City of Mount Dora
510 North Baker Street
Mount Dora, Florida 32757
352-735-7126

Mount Dora City Council

Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
August 19, 2025, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

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1. Councilmember Nate Walker

2. Councilmember Doug Bryant
3. Councilmember Cal Rolfson
4. Councilmember Dennis Dawson
5. Councilmember Marc Crail
6. Vice-mayor John Cataldo
7. Mayor James Homich

UPCOMING MEETING DATES

1. Monday, August 25, 2025, 6:00 p.m., Final Budget Workshop; Overall Budget
2. Tuesday, September 2, 2025, 6:00 p.m., Regular Session
3. Wednesday, September 3, 2025, 6:00 p.m., Special Meeting - 1st Public Hearing to Consider Adoption of Tentative Budgets; Proposed Millage Rate
4. Monday, September 8, 2025, City Council Workshop: Parking
5. Thursday, September 11, 2025, 6:00 p.m., Special Meeting; Conduct Public Hearings to Consider Adoption of Fire Assessment Rate Resolution

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, 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. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK AT LEAST 48 HOURS PRIOR TO THE PROCEEDINGS. TELEPHONE (352) 735-7126 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Proclamation Recognizing Postmaster Lynn Blanton Upon Her Retirement

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Introduction:
This is a request to have a proclamation read for retiring Postmaster Lynn Blanton to recognize and honor Ms. Blanton's decades of exemplary public service and lasting impact on the Mount Dora community.

Discussion:

After more than 32 years of dedicated service with the United States Postal Service (USPS), Postmaster Lynn Blanton is retiring. Ms. Blanton has served as Postmaster for Mount Dora for the past six and a half years, providing outstanding leadership and commitment to customer service throughout her tenure.

Her USPS career began in 1993 as a Clerk in Valley City, Ohio. Over the years, she has mentored and trained numerous postal employees, with many advancing to leadership roles, including several who were promoted to Postmaster positions. Under her leadership, the Mount Dora Post Office achieved the prestigious Five-Star Banner Program Status in March 2025—a national recognition awarded for excellence in customer service performance.

In addition to her distinguished postal career, Ms. Blanton is a proud veteran of the United States Air Force, where she served as a KC-135A Aircraft Crew Chief.

Budget Impact:
There is no budget impact.

Strategic Impact:
Strategic Initiative 1: Promote Economic Development
Ms. Blanton's longstanding leadership at the Mount Dora Post Office echoes the City's commitment to cultivating a vibrant community and top-performing local economy. A public

proclamation aligns with the City's goal of nurturing institutions and individuals who enhance Mount Dora's reputation as Lake County's best place to live, learn, play, work, and do business.

Recommendation:

Staff recommends issuing a formal proclamation to commemorate her retirement and express the City's appreciation.

Attachment(s):

1. Proclamation Lynn Blanton Postmaster Retirement2025

Prepared by: Jeanann Hand, City Clerk
Reviewed by:

Jeanann Hand, City Clerk	Approved - 8/6/2025
Vince Sandersfeld, City Manager	Final Approval - 8/6/2025

PROCLAMATION

Honoring the Retirement of Lynn Blanton
Postmaster of Mount Dora, Florida

WHEREAS, Lynn Blanton has served the United States Postal Service with unwavering dedication for more than 32 years, beginning her postal career as a Clerk in Valley City, Ohio in June 1993; and

WHEREAS, prior to her distinguished postal career, Lynn Blanton served honorably in the United States Air Force for 3.5 years as a KC-135A Aircraft Crew Chief stationed at K.I. Sawyer Air Force Base in Michigan, where she also met her husband, Ron Blanton, with whom she recently celebrated their 37th wedding anniversary; and

WHEREAS, Lynn has served as Postmaster of Mount Dora for the past 6 years and 6 months, during which she hired 20 team members and played a pivotal role in mentoring and advancing the careers of 14 employees, including 3 who became Postmasters, 2 who became Supervisors, and 14 who transitioned into career Carrier positions; and

WHEREAS, under her leadership, the Mount Dora Post Office earned national recognition in March 2025 by being awarded the prestigious **USPS 5-Star Banner Program Status**, a distinction achieved through excellence in customer service, including 100% Mystery Shop performance, a five-star social media rating, and a 95% POS OSAT score based on over 50 customer surveys completed in the last quarter; and

WHEREAS, Lynn Blanton has demonstrated an enduring commitment to professionalism, excellence, and mentorship, and has proudly led what she calls "the greatest team in [her] USPS career," making a lasting impact on both the Postal Service and the Mount Dora community;

NOW, THEREFORE, I, James L. Homich, Mayor of the City of Mount Dora, Florida, do hereby recognize and commend **LYNN BLANTON Postmaster, Mount Dora Post Office** for her exceptional service, leadership, and contributions to our city and our nation, and extend to her the heartfelt gratitude of the Mount Dora community on the occasion of her well-earned retirement.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Mount Dora to be affixed this 19th day of August, 2025.

_____
James L. Homich, Mayor

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Simpson Farmhouse Expansion Project Plans

Introduction:
The Simpson Farmhouse Expansion project includes building a 2,300 sq ft meeting room facility directly behind the Simpson Farmhouse.

Discussion:
The 2024-25 deliverable for the Simpson Farmhouse Expansion project is an architect's plan for the exterior of the addition. Halff Engineering produced a concept site plan for the project in 2023-24 (ATTACHMENT #1). Bentley Group has produced exterior renderings of the Simpson Farmhouse Expansion project (ATTACHMENTS #2 and #3). The goal of this effort was to produce an architectural rendering of a stand-alone building that would complement the 1905 Simpson Farmhouse. Exterior finishes are expected to mimic the farmhouse's, albeit with modern materials (aluminum siding, double-pane windows, etc.).

The design intends to connect the two buildings with sidewalks and landscaping, leading visitors to both sites to two shared parking lots. Care was taken to match rooflines and window styles. Particular emphasis was made on reducing the visual impact of the new building from Donnelly Street, as well as producing a pleasing southern facade facing W. 20th Street, which are the two most visible views of the new building.

The Library Advisory Board reviewed these plans at their meeting on June 9, 2025. The Historic Preservation Board reviewed these plans on June 25, 2025.

Budget Impact:
The 2024-25 portion of the project is budgeted for $50,000 (GL #310-5555-580.62-01-LI2303), of which $14,000 will be spent on the architectural plans.

Strategic Impact:

Strategic Initiative #3, Goal 7, Objective 7.1 - Expand infrastructure to meet the needs of a growing community.
Strategic Initiative #1, Goal 2, Objective 2.1 - Promote pedestrian access throughout the City.

Recommendation:
Informational.

Attachment(s):
1. ATTACHMENT #1 - SFH Concept Plan 7-12-24 Revised
2. ATTACHMENT #2 - SFH Preliminary Design
3. ATTACHMENT #3 - SFH Perspective West - Donnelly Street

Prepared by: Cathy Lunday, Library Director
Reviewed by:
Jeanann Hand, City Clerk — Approved - 8/5/2025
Vince Sandersfeld, City Manager — Final Approval - 8/5/2025

ATTACHMENT #1

- PROPOSED CONCRETE PATH
- PROPOSED COQUINA PATH
- PROPOSED BUILDING DEMOLITION
- PROPOSED LANDSCAPING AREA
- PROPOSED ASPHALT
- TREES TO BE REMOVED
- PROPOSED STORMWATER SYSTEM

N

Scale: 1"= 30'

30 0 30 60

SCALE IN FEET

OLD EUSTIS ROAD

LIMIT AVENUE

FOREST RD

N DONNELLY ST

W 20TH AVENUE

E 20TH AVENUE

PROP. RETAINING WALL

EXIST. STREET LIGHT POWER TO BE RELOCATED

EXIST. PARKING TO BE REGRADED AND RESTRIPED

EXIST. BUIDLING ELECTRICAL TO BE RELOCATED

EXIST. FENCE TO BE REMOVED

PROP. RETAINING WALL

EXIST. PARKING TO BE REGRADED AND RESTRIPED

EXIST. ACCESSIBLE RAMP TO BE REPLACED

CONNECT TO EXIST. SIDEWALK

EXIST. CONTROL STRUCTURE TO BE ADJUSTED

PROP. RETAINING WALL

PROP. MEETING BUILDING

PROP. WATER FOUNTAIN RELOCATION

EXIST. PIPES TO BE REMOVED

EXIST. FENCE TO BE REMOVED

EXIST. INLET TO BE REMOVED

PROP. GAZEBO LOCATION

PROP. RETAINING WALL

PROP. MES

PROP. GATE LOCATION (TYP.)

EXIST. GAS UTILITY TO BE ADJUSTED

PROP. FENCE (TYP.)

EXIST. TREE LINE TO REMAIN

EXIST. LIGHT POLE TO REMAIN

18' DRIVE AISLE

PROP. STORM PIPE (TYP.)

EXIST. PORCH TO BE REDUCED AND STAIRS ADJUSTED

EXIST. MANHOLE TO BE REMOVED

EXIST. READING GARDEN FEATURES TO BE RELOCATED

EXIST. PIPE TO BE REMOVED

EXIST. GATE TO BE REMOVED

CONNECT TO EXIST. SIDEWALK

EXIST. LIGHT POLE TO REMAIN

EXIST. VAULT TO BE ADJUSTED

PROP. RAISED CROSS WALK

PROP. TYPE C DBI

EXIST. FENCE TO BE REMOVED

EXIST. SIGN TO BE RELOCATED

EXIST. LIGHT POLE TO BE RELOCATED

EXIST. GAS UTILITY TO BE ADJUSTED

EXIST. GATE TO BE REMOVED

PROP. STORM MH

EXIST. PIPE TO BE REMOVED

EXIST. LIGHT POLE TO BE RELOCATED

EXIST. ELECTRICAL TO BE RELOCATED

CONNECT TO EXIST. SIDEWALK

NOTES:

1. ALL PATHS ARE 6' WIDE UNLESS OTHERWISE NOTED
2. BUILDING TO INCLUDE A STEM WALL FOUNDATION

DATE	REVISION
	1
	2
	3
	4
	5
	6
	7
	8

MOUNT DORA, FLORIDA

SIMPSON FARMHOUSE CONCEPT PLAN

SITE CONCEPTUAL PLAN

CITY OF MOUNT DORA

halff

802 NORTH HALL ALLEE
TAVARES, FLORIDA 32778
TEL. (352) 343-8481

CERTIFICATE OF AUTHORIZATION NUMBER: 33380

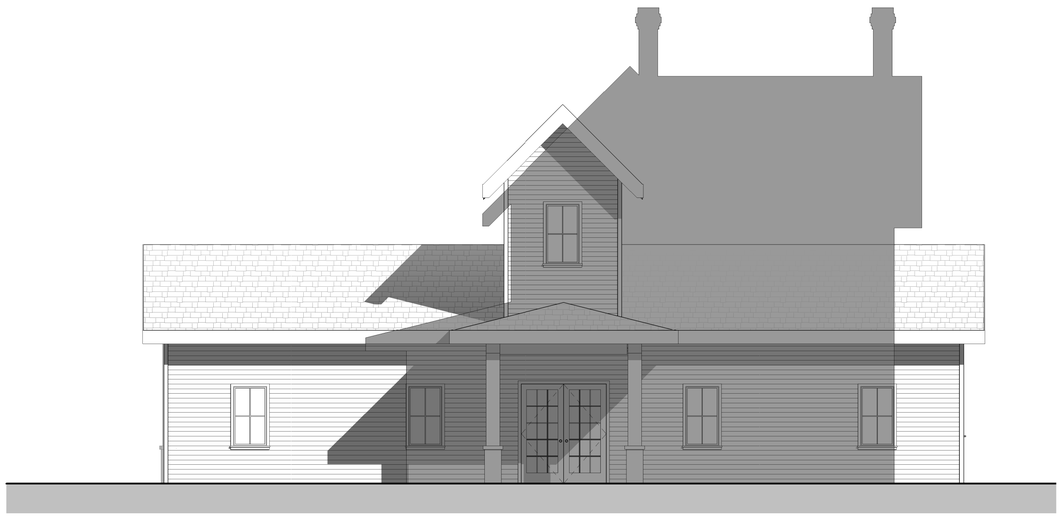
DATE:	JULY 2024
DESIGNED BY:	CLB
DRAWN BY:	MC
CHECKED BY.:	CH
JOB NO.:	044712.123
FILE NAME: SIMPSON FARMH	
Sheet A3.0	

7/12/2024 4:33 PM AH4810

CITY OF MOUNT DORA
SIMPSON FARMHOUSE EXPANSION PRELIMINARY DESIGN

1995 N. DONNELLY STREET
CITY OF MOUNT DORA, FLORIDA 32757

CONCEPTUAL PHASE - NOT FOR CONSTRUCTION



ARCHITECTURE

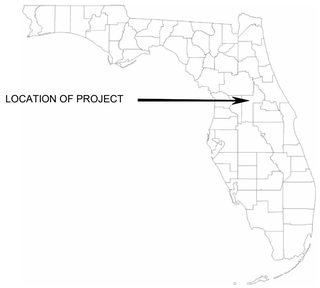
REGISTERED ARCHITECT:	GARY KRANSTON
FL LICENSE NO.:	11541
CERTIFICATE OF AUTHORIZATION:	AAC002023

THE RESPONSIBLE PROFESSIONALS HEREBY CERTIFY THAT THIS DRAWING SET IS PROPERLY PREPARED AND ACCURATE TO THEIR BEST KNOWLEDGE AT THE TIME OF SIGNATURE AND SEAL. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE INDICATED ARCHITECT, INTERIOR DESIGNER OR PROFESSIONAL ENGINEER ON THE DATE INDICATED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

INDEX OF DRAWINGS - GENERAL

Sheet #	SHEET NAME	REV. No.	REV DATE
1. ARCHITECTURAL			
AA-001	COVER SHEET		
AA-110	DIMENSION PLAN		
AA-140	ROOF PLAN		
AA-201	BUILDING ELEVATIONS		

AREA PLANS



PROJECT CONTACTS

ARCHITECTURE, STRUCTURAL AND CIVIL:

BENTLEY GROUP, INC.
651 W. WARREN AVE., SUITE 200
LONGWOOD, FLORIDA 32750
(407) 331-6116
http://www.bentleygroupinc.com

BPA & ID CA NO. - AAC002023

☐ GARY KRANSTON, R.A. 11541 ☐ BRENTON DAILY, P.E. 81028 ☐ CARLOS REXACH, P.E. 79700

CLIENT:

CITY OF MOUNT DORA
1995 N. DONELLY STREET
MOUNT DORA, FL 32757

NO.	DATE	DESCRIPTION	BY
REVISIONS			

SCALE: AS NOTED
DRAWN BY: MARIA SANTOS
PROJECT MNGR: GK/FS
PROJ. #: 2024.049.A
DATE: 04/10/2025

ISSUED FOR: ■ PRELIMINARY ☐ PERMITTING ☐ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

PRELIMINARY DRAWINGS
CONCEPTUAL PHASE
NOT FOR CONSTRUCTION

BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

BENTLEY

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T 407.331.6116
WWW.BENTLEYGROUPINC.COM

CITY OF MOUNT DORA
SIMPSON FARMHOUSE EXPANSION
1995 N DONNELLY ST., MOUNT DORA, FL

COVER SHEET

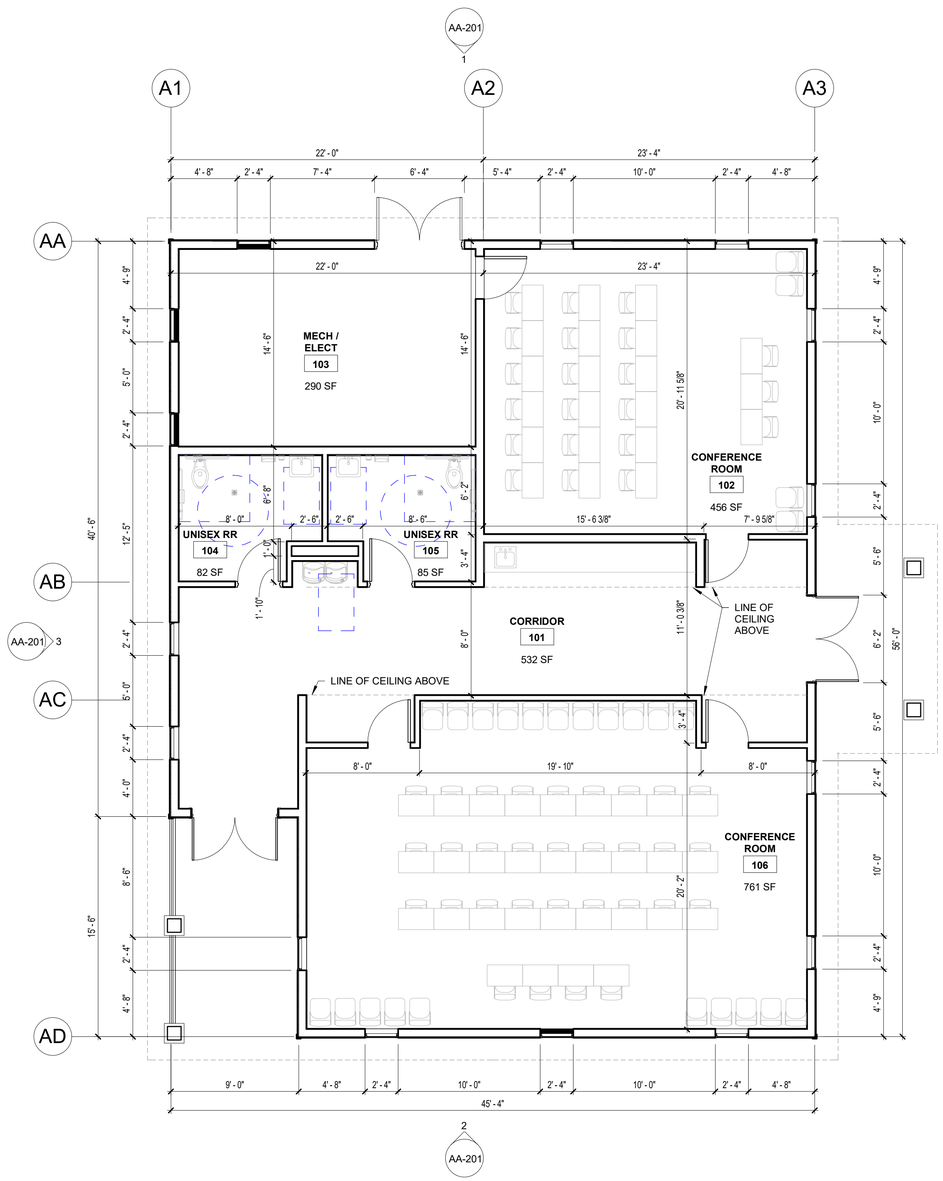
SHEET NO. AA-001

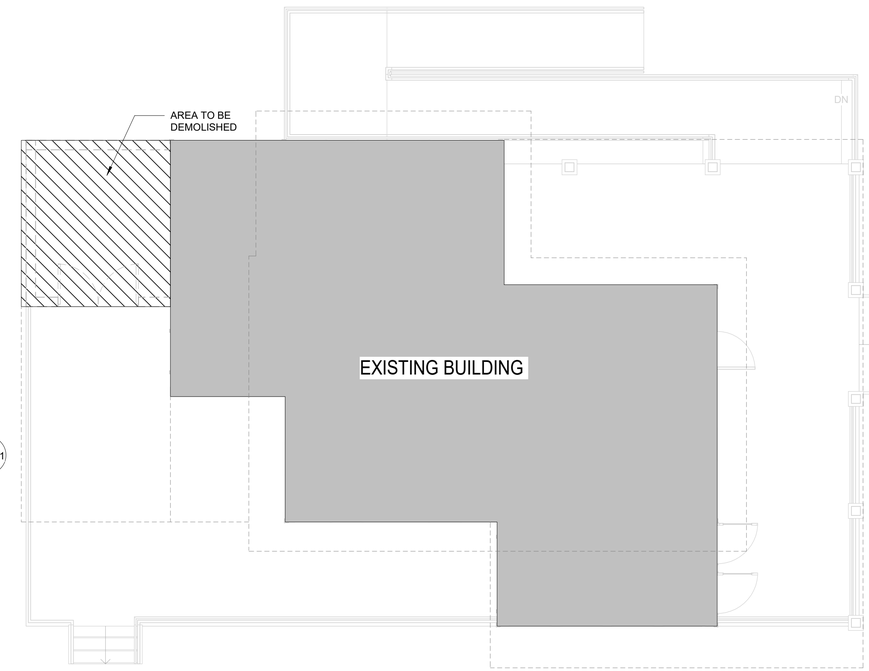
CONCEPTUAL PHASE
NOT FOR CONSTRUCTION

C:\Users\felixs\Documents\2024.049.A COMD Farmhouse Expansion_felixs\RB\RH.rvt

DIMENSION GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. ALL DIMENSIONS TO INTERIOR PARTITIONS ARE TYPICALLY TAKEN FROM FACE OF STEEL OR FACE OF MASONRY.
3. ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF MASONRY TO OUTSIDE OF MASONRY.
4. SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
5. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
6. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
8. REFER TO SHEET AA-002 FOR SYMBOL & NOTATION LEGEND.
9. ALL FURNITURE SHOWN DASHED, SEE EQUIPMENT PLANS FOR SCOPE OF WORK.





1 FIRST FLOOR PLAN - DIMENSIONED
3/16" = 1'-0"

N

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

NO.	DATE	DESCRIPTION	BY
REVISIONS			

SCALE: AS NOTED
DRAWN BY: MARIA SANTOS
PROJECT MNGR: GK/FS
PROJ. #: 2024.049.A
DATE: 04/10/2025

ISSUED FOR: ■ PRELIMINARY ☐ PERMITTING ☐ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

PRELIMINARY DRAWINGS
CONCEPTUAL PHASE
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WWW.BENTLEYGROUPINC.COM

CITY OF MOUNT DORA
SIMPSON FARMHOUSE EXPANSION
1995 N DONNELLY ST., MOUNT DORA, FL

DIMENSION PLAN

SHEET NO
AA-110

CONCEPTUAL PHASE
NOT FOR CONSTRUCTION

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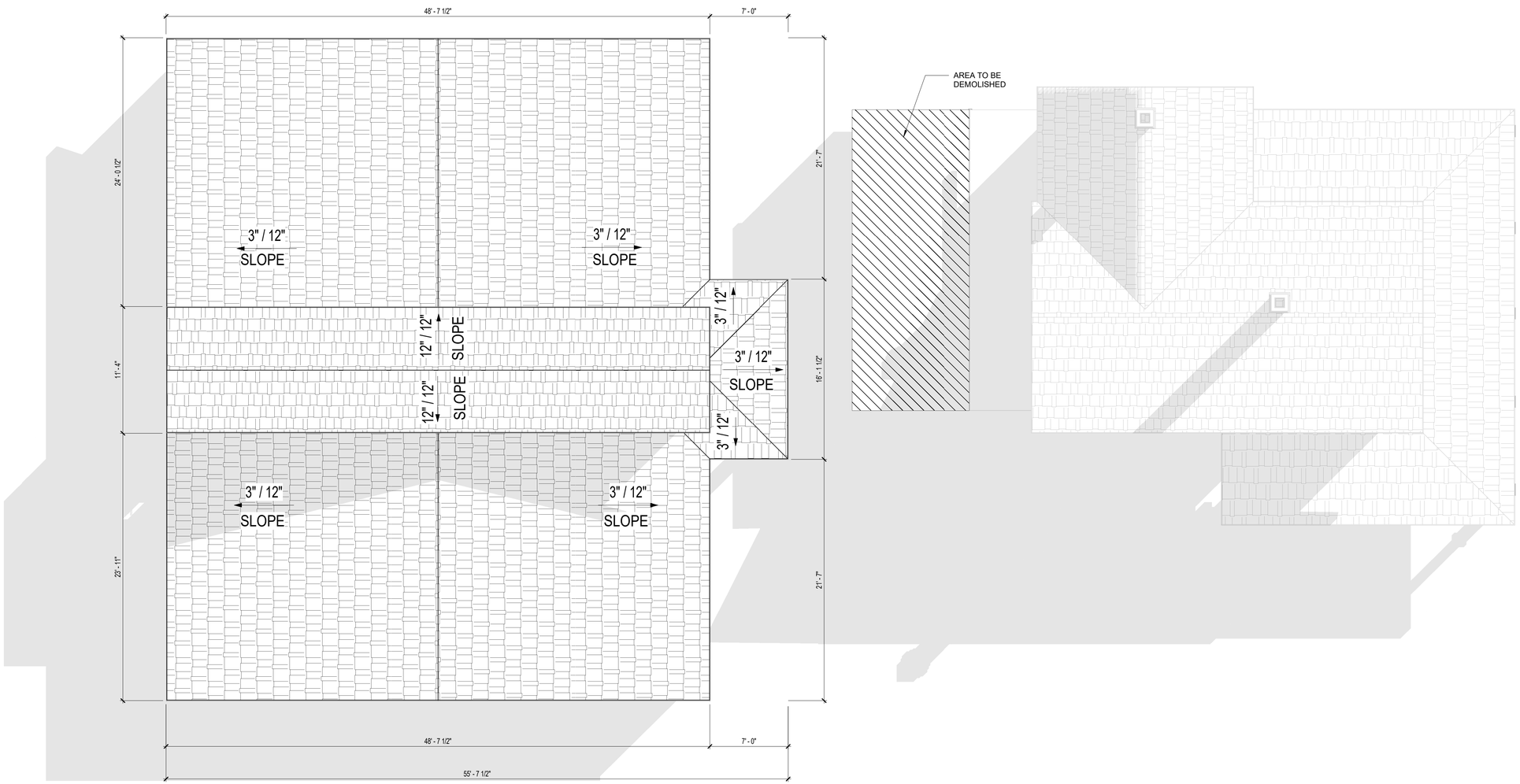

2 ROOF PLAN
3/16" = 1'-0"

N

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

SCALE: AS NOTED
DRAWN BY: MARIA SANTOS
PROJECT MNGR: GK/FS
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CITY OF MOUNT DORA
SIMPSON FARMHOUSE EXPANSION
1995 N DONNELLY ST., MOUNT DORA, FL

ROOF PLAN

SHEET NO
AA-140

CONCEPTUAL PHASE
NOT FOR CONSTRUCTION

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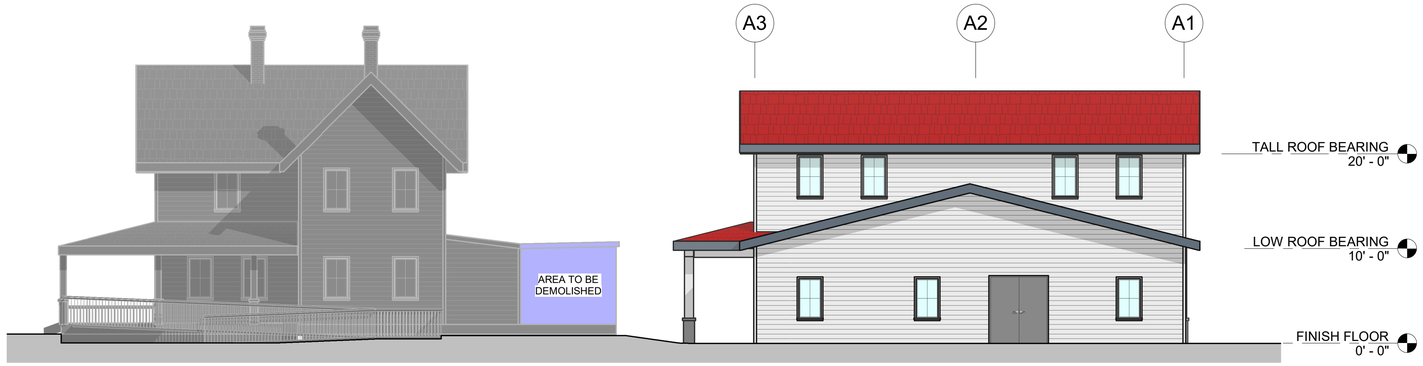

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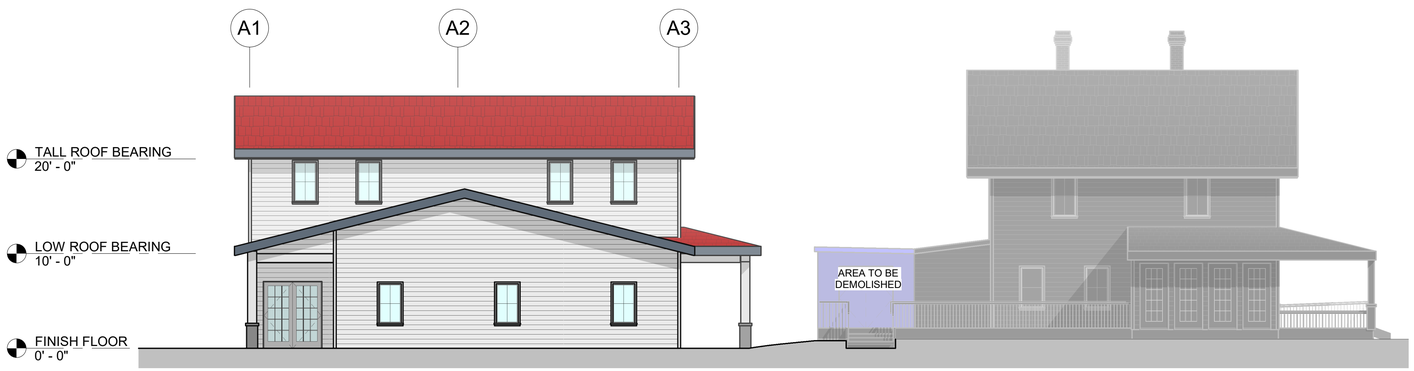
1/8" = 1'-0"



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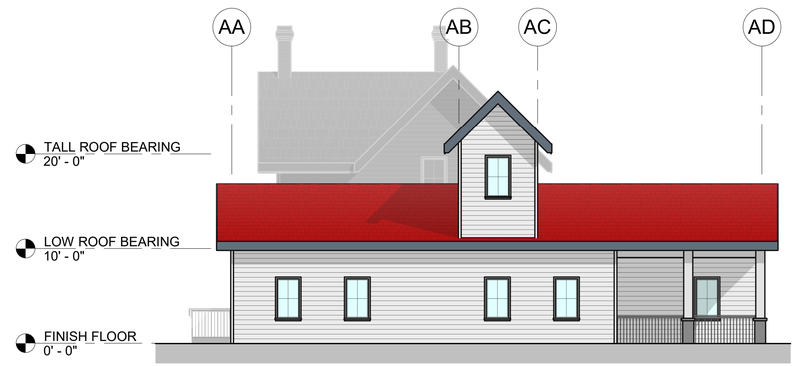

3 WEST ELEVATION
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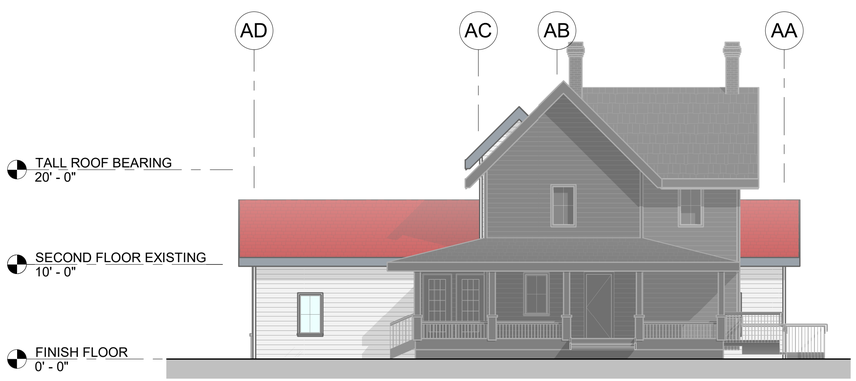
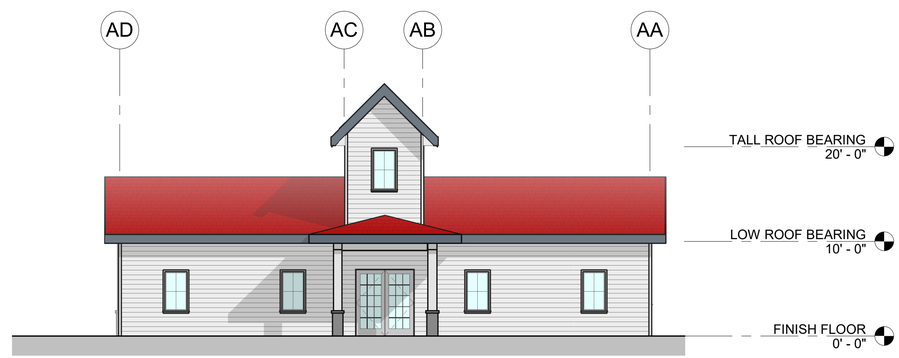


4 OVERALL EAST ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"

NO.	DATE	DESCRIPTION	BY
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SCALE: AS NOTED
DRAWN BY: MARIA SANTOS
PROJECT MNGR: GK/FS
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PRELIMINARY DRAWINGS
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CITY OF MOUNT DORA
SIMPSON FARMHOUSE
EXPANSION
1995 N DONNELLY ST., MOUNT DORA, FL

BUILDING ELEVATIONS

SHEET NO
AA-201

CONCEPTUAL PHASE
NOT FOR CONSTRUCTION

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OVERALL EAST ELEVATION

1/8" = 1'- 0'

OVERALL WEST ELEVATION

1/8" = 1'- 0'

OVERALL NORTH ELEVATION

1/8" = 1'- 0'

OVERALL SOUTH ELEVATION

1/8" = 1'- 0'

Library Simpson Farmhouse Expansion

North and South Elevations

BENTLEY

Library Simpson Farmhouse Expansion

Exterior Render

CITY OF MOUNT DORA

ATTACHMENT #3

Simpson Farmhouse

Perspective West from Donnelly Street

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Project (Construction and Others) Updates

Introduction:
This is an opportunity for staff to provide an update to City Council on the ongoing projects throughout the City.

Discussion:
Staff will present updates on current projects and be available to answer any questions.

Budget Impact:
N/A

Strategic Impact:
Strategic Initiative 3: Strengthen and Expand Mount Dora's Infrastructure

Recommendation:
Informational purposes only.

Attachment(s):

Prepared by: Misty Sommer, Director of Economic Development & Public Information
Reviewed by:

Misty Sommer, Director of Economic Development & Public Information	Approved - 8/5/2025
Jeanann Hand, City Clerk	Approved - 8/6/2025
Vince Sandersfeld, City Manager	Final Approval - 8/6/2025

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of the School Resource Officer Agreement Between the City of Mount Dora and the Round Lake Charter School

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Introduction:
This is a request for Council to approve the School Resource Officer agreement between the City of Mount Dora and Round Lake Charter School.

Discussion:
The State of Florida requires every public school to have at least one armed security officer on the campus. To satisfy state law, the Round Lake Charter School requests to enter into an agreement with the City of Mount Dora to provide two School Resource Officers (SROs) at the Round Lake Charter School.

The Mount Dora Police Department is committed to providing a safe environment in the schools in the City of Mount Dora. The Mount Dora Police Department has historically placed School Resource Officers (SRO) at the Round Lake Charter School. The Round Lake Charter School is in the process of annexing into the City of Mount Dora and has requested the return of the Police Department's School Resource Officers (SRO) program. The Police Department subscribes to the National Association of School Resource Officers (NASRO) in determining the number of SROs assigned to a school. Generally, departments assign one (1) SRO per 1,000 students; however, the City also factors campus size (acreage and number of buildings), school location, traffic concerns, and the number of non-sworn safety team members on campus. As a result of the number of students, the campus size, location and heavy traffic, the Round Lake Charter School has requested two (2) SROs.

The School Resource Officer (SRO) program at the Round Lake Charter School provides many benefits to the school and to the students in the City of Mount Dora:

1. SROs enhance the overall safety of the school environment by preventing and responding to potential threats, ensuring a safer environment for the students and staff.

2. By having a visible law enforcement presence, SROs will deter criminal activity, such as bullying, drug use and violence; helping to create a positive school climate.
3. SROs foster positive relationships between law enforcement and students, helping to build trust and improve communication. The trust developed between the SRO and the students will lead to a feeling of comfort when reporting concerns or seeking help.
4. SROs serve as a bridge between the school and the community, encouraging collaboration and fostering a sense of community responsibility and involvement.
5. SROs are trained to handle conflicts and can provide mediation services, helping to resolve disputes among students before they escalate into serious incidents.
6. SROs provide educational programs such as safety, drug prevention, and the legal system, equipping students with valuable knowledge and life skills.
7. In the event of a crisis, SROs are trained to respond quickly and effectively, providing immediate assistance and coordination with other emergency services.
8. SROs act as a resource for students facing mental health challenges, connecting them with appropriate services and support within the school.

The Mount Dora Police Department's School Resource Officer (SRO) program significantly contributes to a safe and supportive learning environment, promoting the well-being of the students, staff, and the citizens of Mount Dora. The presence of SROs provides a safe learning environment, supports students, and fosters a positive relationship between law enforcement and the community.

Budget Impact:
The total cost of salary and benefits for two (2) school resource officers is $196,469.96. The Round Lake Charter School has agreed to reimburse the City of Mount Dora for all time spent at the school, estimated to be approximately $142,062.90.

Strategic Impact:
The strategic impact of School Resource Officers based at the Round Lake Charter School is significant. The school will maintain enhanced safety protocols, proactive prevention strategies, crisis management capabilities, community engagement opportunities, educational outreach, and support for vulnerable students.

Strategic Initiative 4: Provide High-Quality Services

Recommendation:
City Council approval of the agreement between the Round Lake Charter School and the City of Mount Dora for the School Resource Officer Program.

Attachment(s):
1. Attachment 1 Mount Dora SRO Budget Worksheet 2025-26
2. Round Lake Charter SRO Contract 25.26

Prepared by: Michael Gibson, Chief of Police

Reviewed by:

Michael Gibson, Chief of Police	Approved - 7/10/2025
Matthew Dodson, Budget Officer	Approved - 7/14/2025
Steven Weber, Finance Director	Approved - 7/14/2025
City Attorney, City Attorney	Approved - 8/5/2025
Jeanann Hand, City Clerk	Approved - 8/6/2025
Vince Sandersfeld, City Manager	Final Approval - 8/7/2025

ATTACHMENT #1

SRO/D Budget Data
2025-26

Agency Name _____

							Benefits								
Officer / Deputy Name	**Assigned School**	**Rank**	**Annual Hours**	**Hourly Rate of Pay**	**Total Annual Salary**	**OT**	**FICA**	**Pension / Retirement**	**Medical Insurance**	**Clinic**	**Worker's Comp**	**Life Insurance**	**Total Benefits**	**Total Annual Cost**	**Reimburseable (188 days of salary)**
Brooke Mason	Mount Dora High School	Corporal	2080	33.3622	$ 69,393.38	$ 6,488.28	$ 5,308.59	$ 8,861.53	$ 11,013.24	$ 3,423.00	$ 2,234.47		$ 30,840.83	$ 106,722.49	$ 77,168.57
Robert Thomas	Mount Dora High School	SRO #1	2080	30.8118	$ 64,088.54	$ 5,992.28	$ 4,902.77	$ 8,184.11	$ 11,013.24	$ 3,423.00	$ 2,063.65		$ 29,586.77	$ 99,667.59	$ 72,067.34
Anthony Buffkin	Mount Dora Middle School	SRO #2	2080	31.2027	$ 64,901.62	$ 6,068.30	$ 4,964.97	$ 8,287.94	$ 11,013.24	$ 3,423.00	$ 2,089.83		$ 29,778.98	$ 100,748.90	$ 72,849.20
Jessica Reed-Hebert	Triangle Elementary School	SRO #3	2080	33.1021	$ 68,852.37	$ 6,437.70	$ 5,267.21	$ 8,792.45	$ 11,013.24	$ 3,423.00	$ 2,217.05		$ 30,712.94	$ 106,003.00	$ 76,648.32
														$ 413,141.99	$ 298,733.43

							Benefits								
Officer / Deputy Name	**Assigned School**	**Rank**	**Annual Hours**	**Hourly Rate of Pay**	**Total Annual Salary**	**OT**	**FICA**	**Pension / Retirement**	**Medical Insurance**	**Clinic**	**Worker's Comp**	**Life Insurance**	**Total Benefits**	**Total Annual Cost**	**Reimburseable (188 days of salary)**
SRO	Round Lake	Officer-level 5	2080	30.2939	$ 63,011.31	$ 5,891.56	$ 4,820.37	$ 8,046.54	$ 11,013.24	$ 3,423.00	$ 2,028.96		$ 29,332.11	$ 98,234.98	$ 71,031.45
SRO	Round Lake	Officer-level 5	2080	30.2939	$ 63,011.31	$ 5,891.56	$ 4,820.37	$ 8,046.54	$ 11,013.24	$ 3,423.00	$ 2,028.96		$ 29,332.11	$ 98,234.98	$ 71,031.45
Officer / Deputy Name	**Assigned School**	**Rank**	**Annual Hours**	**Hourly Rate of Pay**	**Total Annual Salary**	**OT**	**FICA**	**Pension / Retirement**	**Medical Insurance**	**Clinic**	**Worker's Comp**	**Life Insurance**	**Total Benefits**	**Total Annual Cost**	**Reimburseable (188 days of salary)**
SRO	Mount Dora Christian	Officer-level 5	2080	30.2939	63011.312	5891.557672	4820.365368	8046.544542	11013.24	3423	2028.964246		29332.11416	$ 98,234.98	71031.44758

Everything this color was updated

Reimbursed:	
260	5 days a week times 52 weeks
188	Amount of reimburseable days
$ 377.83	Daily costs of Officer
$ 71,031.45	**Daily cost of Officer times 188 days**
72.30769%	Percentage of salary reimbursed

AGREEMENT BETWEEN THE ROUND LAKR CHARTER SCHOOL BOARD, MOUNT DORA, FLORIDA, AND THE CITY OF MOUNT DORA, FOR SCHOOL RESOURCE OFFICER PROGRAM [2025-2026]

This **AGREEMENT** is entered into by and between the **City of Mount Dora**, a Florida municipal corporation, hereinafter referred to as "LAW ENFORCEMENT AGENCY" and the **Round Lake Charter Inc, Mount Dora, Florida**, a political subdivision of the State of Florida, hereinafter referred to as "Round Lake Charter Inc".

WITNESSETH:

WHEREAS, the ROUND LAKE CHARTER INC is seeking two (2) School Resource Officers (SROs) to interact with students during the regular class schedule and at extra-curricular school activities so as to provide additional security to students, school personnel, the school community and school property; and

WHEREAS, the LAW ENFORCEMENT AGENCY is willing to place two (2) **City of Mount Dora** Police Officers at **Round Lake Charter School (2)** for the purpose of carrying out this school program.

NOW, THEREFORE, in and for consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree that the LAW ENFORCEMENT AGENCY will provide two (2) sworn **City of Mount Dora** Police Officers who are certified pursuant to Section 943.10(1) *Florida Statutes* to the ROUND LAKE CHARTER INC to act as SROs at one (1) designated schools under the terms and conditions of this Agreement.

1. Term of Agreement. The term of this Agreement shall be for the next school year, beginning the 11th day of August 2025 through the last day of school for students in May 2026.

2. Compensation. The ROUND LAKE CHARTER INC will pay the **City of Mount Dora** an amount equivalent to the exact services rendered for that portion of the salary and benefits of the SRO(s) directly attributable to services performed provided pursuant to the terms of this Agreement. Such compensation shall be invoiced to the ROUND LAKE CHARTER INC by the LAW ENFORCEMENT AGENCY in monthly installments following the services rendered for

the month, commencing on the 1st day of September 2025 for services rendered beginning August 11, 2025 and continuing on the 1st day of each month thereafter until the term of the contract has expired. Invoices shall be paid by the ROUND LAKE CHARTER INC within fifteen (15) days of receipt. In the event that The Board of County Commissioners of Lake County, Florida, agrees to pay for any or all of the police officers assigned to the schools pursuant to this Agreement, then the LAW ENFORCEMENT AGENCY agrees that the ROUND LAKE CHARTER INC may assign its obligation to pay under this section to The Board of County Commissioners of Lake County, Florida.

3. Scope. The LAW ENFORCEMENT AGENCY shall assign an SRO for one (1) designated school. The SROs shall interact with students and provide security at the one (1) designated school. In addition, the SROs shall have the duties and responsibilities listed in Exhibit "A" attached hereto.

4. Background Investigations. The LAW ENFORCEMENT AGENCY represents and warrants to the ROUND LAKE CHARTER INC that the LAW ENFORCEMENT AGENCY has read and is familiar with Sections 1012.32, 1012.465, 1012.467 and 1012.468, *Florida Statutes* regarding background investigations. The LAW ENFORCEMENT AGENCY covenants to comply with all requirements of the above-cited statutes and shall provide ROUND LAKE CHARTER INC with proof of compliance upon request. The LAW ENFORCEMENT AGENCY agrees, to the extent permitted by law and only to the extent permitted by 768.28, *Florida Statutes*, to indemnify and hold harmless the ROUND LAKE CHARTER INC, it's officers, agents and employees from any liability in the form of physical injury, death, or property damage resulting from the LAW ENFORCEMENT AGENCY's failure to comply with the requirements of this paragraph or Florida Statute Sections, 1012.32, 1012.465, 1012.467 and 1012.468, *Florida Statutes*. Any claim against the LAW ENFORCEMENT AGENCY by the ROUND LAKE CHARTER INC under the preceding sentence shall not include punitive damages or any interest for the period before judgment. Additionally, the LAW ENFORCEMENT AGENCY shall not be liable pursuant to this indemnity to pay a claim or judgment by any one person which exceeds the sum of $200,000 or any claim or judgment, or portions thereof, which, when totaled with all other claims or judgments paid by the LAW ENFORCEMENT AGENCY arising out of the incident or

occurrence, exceeds the sum of $300,000. Further, nothing in this paragraph shall be construed as an admission of liability on behalf of the LAW ENFORCEMENT AGENCY.

5. Assignment of Officers. The LAW ENFORCEMENT AGENCY shall determine which SROs will be assigned under this Agreement and will also determine the particular school to which the SROs will be assigned to. The LAW ENFORCEMENT AGENCY shall provide a notice of the assigned SROs to the school principal of Round Lake Charter School. In the event that the principal of the school where the SRO is assigned believes that the particular SRO is not effectively performing his/her duties and responsibilities, the Principal shall notify the ROUND LAKE CHARTER INC's Director of Safety and Security in writing. If the situation is not corrected within three (3) working days, the ROUND LAKE INC's Director of Safety and Security shall contact the SRO's immediate supervisor and the Charter Board Chairman in writing and provide a copy of said notice to each of them. If the situation is not resolved to the mutual satisfaction of the SRO's immediate supervisor the ROUND LAKE CHARTER INC Director of Safety and Security and the Charter Board Chairman within ten (10) days, or if, during the same contract period, the Principal determines for a second time that the SRO is not effectively performing his/her duties and responsibilities, then the Principal shall recommend to the ROUND LAKE CHARTER INC's Director of Safety and Security and Charter Board Chairman that the SRO be removed from the program at his/her school, and shall state the reasons as well as the efforts to resolve the problems in writing. The Charter Board Chairman, or his/her designee, shall review the request and, if approved, shall provide written notification to the LAW ENFORCEMENT AGENCY who shall transfer the SRO or take other appropriate action within ten (10) business days. In the event the Principal considers the SRO's conduct to present a threat to the safety or well-being of the students or staff, the principal will immediately notify the ROUND LAKE CHARTER INC's Director of Safety and Security, Charter Board Chairman, and the LAW ENFORCEMENT AGENCY. Upon receipt of such notification, the LAW ENFORCEMENT AGENCY shall take appropriate and necessary action.

6. Dismissal/Replacement/Absence. The LAW ENFORCEMENT AGENCY may dismiss or reassign SROs with or without cause. In the event of the resignation, dismissal, or reassignment of an SRO, or in the case of long-term absences by an SRO, the LAW

ENFORCEMENT AGENCY shall provide a temporary replacement for the SRO as soon as practical.

7. Leaves/Coverage. The Chief of Police or another designated scheduling officer will approve vacations, sick leaves, and other leaves of absence for the SRO. The SRO will communicate approved vacation, sick leaves, trainings or any other leave that impacts SRO presence in schools with the ROUND LAKE CHARTER INC's Director of Safety and Security. LAW ENFORCEMENT AGENCY shall provide coverage of an SRO during any time in which the SRO will be off campus of the school to include, but not be limited to vacations, sick leaves, other leaves of absence, or due to other related assignments.

8. Hours of Assignment. The SROs will be stationed at Round Lake Charter School for eighty (80) hours per two-week period, Monday through Friday, as assigned and scheduled by the respective school Principal and as approved by the LAW ENFORCEMENT AGENCY.

9. Additional Hours of Assignment. Additional hours of assignment during a two-week period may be made with prior approval of the LAW ENFORCEMENT AGENCY, if requested by the respective school Principal. If the additional hours worked requires additional compensation be paid to the SROs, the LAW ENFORCEMENT AGENCY will include this additional compensation on the next monthly invoice to be paid by the ROUND LAKE CHARTER INC.

10. Off Campus Assignments. Upon the request of the respective school Principal and with the prior approval of the LAW ENFORCEMENT AGENCY, an SRO's duties may occasionally include his/her assignment at school functions and activities that are held off campus.

11. Reassignment in Emergency Situations. Nothing in this Agreement shall prevent or interfere with the ability of the LAW ENFORCEMENT AGENCY to temporarily withdraw an assigned SRO from his/her post at the three (3) designated schools to respond to emergency situations as determined in the sole judgment and discretion of the LAW ENFORCEMENT AGENCY.

12. Supervising Authority. During the term of this Agreement, the SROs assigned shall remain employees of the LAW ENFORCEMENT AGENCY, under the authority of the chain of

command of the LAW ENFORCEMENT AGENCY, and subject to all other rules and regulations of the LAW ENFORCEMENT AGENCY. The SROs will report to their respective school Principal for assignment of duties and work schedules, including the extracurricular activities during the regular school day, for up to eighty (80) hours for each officer per two-week period. Each SRO shall remain, at all times, an employee of the LAW ENFORCEMENT AGENCY. Workers Compensation coverage, as required by law, will be provided for the officer by the LAW ENFORCEMENT AGENCY.

13. Salary and Benefits. The LAW ENFORCEMENT AGENCY will provide the salary and benefits to each SRO assigned, including uniforms and equipment and any applicable overtime pay as agreed to above.

14. Vehicle. The LAW ENFORCEMENT AGENCY will provide vehicles for SROs if or when determined necessary by the LAW ENFORCEMENT AGENCY.

15. Threats to School Safety.

A. Pursuant to Section 1006.13(4), *Florida Statutes*, any acts that pose a threat to school safety, whether committed by a student or adult, shall be reported to the School Principal, or his or her designee, who shall report the acts to the SRO and the CHARTER BOARD's Director of Safety and Security or ROUND LAKE CHARTER INC's District Threat Management Coordinator.

B. If requested by the School Principal, or his or her designee, the SRO, or other appropriate law enforcement officers, shall assist in the investigation of the acts that pose a threat to school safety; upon conclusion of the investigation, the SRO shall report the findings of the investigation to the ROUND LAKE CHARTER INC's Director of Safety and Security, or ROUND LAKE CHARTER INC's District Threat Management Coordinator to properly document the disposition of the incident. Additionally, the School Principal, or his or her designee, shall consult with SRO concerning appropriate delinquent acts and crimes.

16. Termination of Agreement. This Agreement may be terminated by either party upon thirty (30) days written notice. Notice shall be deemed given as of the date of deposit of such written NOTICE in the course of transmission in the United States Postal Service and addressed as follows:

CHARTER BOARD:	Round Lake Charter Board Chairman 31333 Round Lake Road Mount Dora, FL 32757
LAW ENFORCEMENT AGENCY:	Chief of Police City of Mt. Dora Police Department 1300 N. Donnelly Street Mount Dora, FL 32757

Upon termination pursuant to this subsection, payment will be made by the CHARTER BOARD or reimbursement made by the LAW ENFORCEMENT AGENCY based on a pro rata charge for services for that portion of the school year covered by this Agreement prior to termination.

17. Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to the subject matter hereto and supersedes all prior Agreements, representations and understandings either oral, written or otherwise relating thereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the respective dates under each signature.

ROUND LAKE CHARTER INC

By: _____
Jason Short, Chairman

Date: 6/3/25

Approved as to form:

_____
Charter Board Attorney

Attest: _____
Christy Bohnstadt, Principal

"LAW ENFORCEMENT AGENCY"

CITY OF MOUNT DORA, FLORIDA

By: _____
James Homich, Mayor

Date: _____

Approved as to form:

_____
City of Mount Dora Attorney

Attest: _____
Signature / Title

EXHIBIT "A"

In addition to the routine duties and responsibilities of the SROs, the SROs shall have the following specific duties and responsibilities:

1. Each SRO shall at all times perform his/her duties in accordance with City of Mount Dora Police Department's standard operating procedures.

2. The SRO shall serve as resource instructors providing programs in crime prevention that encourage students to become responsible citizens.

3. The SRO shall also assist the orderly flow of traffic on school grounds.

4. Each SRO shall maintain all law enforcement powers, duties, and responsibilities inclusive of his/her position as City of Mount Dora Police Officers while assigned to the SRO program.

5. Each SRO shall be responsible to his/her agency in all matters relating to employment; however, activities conducted by the SRO which are part of the regular school instruction program shall be under the direction of the Principal or his/her designee.

6. Each SRO shall be at his/her school during normal school hours of operation and shall utilize the school's computer-based visitor management system to sign in and out to verify attendance. During times that the SRO is unable to be on campus or need to leave campus, those times will be coordinated with the Principal or his/her designee and each SRO's supervisor. The SRO supervisor will assure that the School has a replacement SRO on campus.

7. The SRO shall perform such duties as directed by his/her agency when school is not in session. The Principal or his/her designee shall advise the Officer's supervisor of the school's calendar.

8. The SRO may contact students during school hours in conjunction with a criminal investigation so long as such contact does not interfere with or impede the orderly operation of the school or the rights of the individual students.

9. All student record information will be maintained in accordance with the provisions of Florida Statutes.

10. The SRO shall interface with students between class breaks, during lunch periods, before and after school and at school activities at which the SRO is in attendance. The SRO will not be assigned to a permanent school related duty post so as not to establish predictable patterns.

11. In the interest of maintaining a safe and orderly school environment, student and campus supervision is of critical importance. The SRO shall take a prominent role in supervision responsibilities, which shall be coordinated with and agreed to by the SRO and the designated

school Principal. While school is in session, the SRO shall be present on and around the school campus except as permitted in paragraph 6 of this Exhibit A.

12. The SRO shall serve as a referral resource for students, faculty, and parents to community agencies.

13. The SRO shall serve as a Law Enforcement resource to school administration and the District Director of Safety and Security.

14. The SRO shall be familiar and offer support with the plans and strategies for the prevention and control of dangerous situations at the school.

15. The SRO shall be familiar with and shall remain up to date with school safety legislation, specifically Rule 6A-1.0018, F.A.C. and all corresponding Florida Statutes. Accordingly, the SRO shall assist school administration with ensuring compliance with State legislation and District best practices.

16. The SRO, or a designated officer of the LAW ENFORCEMENT AGENCY, shall serve as the mandated sworn law enforcement officer on the School-Based Threat Management Team (SBTMT); and accordingly will complete the required Florida Harm Prevention and Threat Management Model (Florida Model) training in accordance with State Board Rule 6A-1.0018, F.A.C. and §1006.07, Florida Statutes.

17. The SRO and responding LAW ENFORCEMENT AGENCY shall be present and shall actively participate in all active assailant drills, as per State Board Rule 6A-1.0018, F.A.C. [House Bill 1421 (2022)]. The presence of the SRO and each Officer shall be documented in the After Action Report submitted by school administration.

18. The SRO, in accordance with §394.463, Florida Statutes, shall take the lead with or assist District mental health personnel with initiating involuntary examinations for students and staff who meet criteria as defined in Statutes.

19. The SRO will coordinate / consult with the Florida Department of Children and Families (DCF) as necessary to provide necessary support for children and / or families in need.

20. The SRO shall coordinate activities with the school administration and the school guidance department in an effort to identify those students who exhibit indications of early delinquent behavior.

21. The SRO shall attend meetings of school faculty and requested administrative meetings during school hours on a regular basis.

22. The SRO shall not act as a school disciplinarian, as disciplining students is a school responsibility. However, the principal shall contact the SRO for any violations of the law, and the SRO shall determine whether law enforcement action is appropriate.

23. The SRO shall take law enforcement action as necessary and as permitted under Florida law and shall inform the school Principal of such action unless it would impede a criminal investigation, under such circumstances as practical. The SRO shall take appropriate law enforcement action against intruders and unwanted guests who may appear at the school and related school functions, to the extent that the SRO may do so under the authority of law. Whenever practical, the SRO shall advise the Principal before requesting additional law enforcement assistance on campus.

24. The SRO shall be informed by school personnel of any situation occurring on school grounds that would appear to be a violation of the law of criminal nature.

25. The SRO shall maintain detailed accurate records of his/her activities, and provide a written daily report to the LAW ENFORCEMENT AGENCY who shall provide such information to the Safety and Security Department of the ROUND LAKE CHARTER INC.

26. The SRO and school administration shall work together to keep each other informed during the course of all criminal investigations as permitted by law and as practical. This provision shall not be interpreted so as to interfere with or impede the SRO's law enforcement duties, obligations, and/or powers.

27. The SRO shall work with school administration when determining whether an arrest should be made, or if there is an alternative solution to the incident which would still be in compliance with Florida law. The final decision on whether arrest is appropriate will lie with the attending SRO or other law enforcement officer on scene at the incident. This provision shall not be interpreted so as to interfere with or impede the SRO's law enforcement duties, obligations, or powers.

28. The SRO shall affect a physical arrest for felonies committed on school grounds, particularly those that are "Zero Tolerance", as permitted by law.

29. The SRO shall give assistance to other law enforcement officers and government agencies in matters regarding his/her school assignment, whenever necessary.

30. The parties shall comply with the provisions of the Family Educational Rights and Privacy Act ("FERPA").

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of Memorandum of Understanding for School Resource Officer Services between the City of Mount Dora and the Lake County Sheriff's Office

---

Introduction:
This is a request for Council to approve the Memorandum of Understanding between the City of Mount Dora and the Lake County Sheriff's Office to provide School Resource Officer Services at The Round Lake Charter School.

Discussion:
The Mount Dora Police Department is committed to providing a safe environment in the schools in the City of Mount Dora. The Round Lake Charter School is a pre-K through eighth (8) grade public charter school located at 31333 Round Lake Road. The real property of Round Lake Charter School is currently within the jurisdiction of Lake County, Florida. The board of Round Lake Charter has initiated the annexation process into the municipal district of the City of Mount Dora and has requested the return of the Police Department's School Resource Officer Program.

In anticipation of the annexation of Round Lake Charter to occur early in the 2025-2026 school year, Round Lake Charter has contracted directly with the City of Mount Dora to provide School Resource Officer services. The agreement will necessitate a jurisdiction agreement with the Lake County Sheriff's Office until the annexation has been completed.

The memorandum of understanding between the City of Mount Dora and the Lake County Sheriff's Office will satisfy any jurisdiction matters until the annexation of the real property of Round Lake Charter occurs.

Budget Impact:

The total cost of salary and benefits for two (2) school resource officers is $196,469.96. The Round Lake Charter School has agreed to reimburse the City of Mount Dora for all time spent at the school, estimated to be approximately $142,062.90, or 72.3%.

Strategic Impact:

The strategic impact of a School Resource Officer based at the Round Lake Charter School will be significant. The school will gain enhanced safety protocols, proactive prevention strategies, improved crisis management, community engagement opportunities, educational outreach, and added support for vulnerable students.

Strategic Initiative 4: Provide High Quality Services

Recommendation:

Council to approve the Memorandum of Understanding between the City of Mount Dora and the Lake County Sheriff's Office to provide School Resource Officer duties at the Round Lake Charter School.

Attachment(s):

1. MOU Between LCSO and City of Mount Dora for Round Lake REVISED

Prepared by: Michael Gibson, Chief of Police

Reviewed by:

Michael Gibson, Chief of Police	Approved - 8/4/2025
Matthew Dodson, Budget Officer	Approved - 8/6/2025
Steven Weber, Finance Director	Approved - 8/6/2025
City Attorney, City Attorney	Approved - 8/12/2025
Jeanann Hand, City Clerk	Approved - 8/12/2025
Vince Sandersfeld, City Manager	Final Approval - 8/12/2025

MEMORANDUM OF UNDERSTANDING BETWEEN LAKE COUNTY SHERIFF AND THE CITY OF MOUNT DORA FOR SCHOOL RESOURCE OFFICER SERVICES

This Memorandum of Understanding for School Resource Officer Services (hereinafter referred to as the "Agreement" or "MOU") is made and entered into by and entered into by and between Peyton C. Grinnell, as Sheriff of Lake County, Florida, (hereinafter referred to as "SHERIFF") and the City of Mount Dora, Florida (hereinafter referred to as "DEPARTMENT") collectively the "SHERIFF" and the "DEPARTMENT" being the "PARTIES."

W I T N E S S E T H:

WHEREAS, Round Lake Charter is a pre-K through eighth (8th) grade public charter school located at 31333 Round Lake Road, Mount Dora, Florida 32757 ("ROUND LAKE") currently located within the jurisdiction of Lake County, Florida; and

WHEREAS, pursuant to Fla. Stat. § 1006.12 ROUND LAKE may establish a school resource officer program through a cooperative agreement with a law enforcement agency; and

WHEREAS, pursuant to an Agreement between SHERIFF and ROUND LAKE, SHERIFF placed a Lake County Deputy Sheriff at ROUND LAKE for the 2024-2025 school year for the purpose of providing School Resource Deputy Services; and

WHEREAS, while ROUND LAKE is currently located within the jurisdiction of Lake County, Florida, the annexation of real property which includes ROUND LAKE into the municipal district of the City of Mount Dora, Florida is anticipated; and

WHEREAS, the DEPARTMENT operates the Mount Dora Police Department for the provision of law enforcement services to the citizens of Mount Dora, Florida; and

WHEREAS, for the 2025-2026 school year, ROUND LAKE has contracted directly with the DEPARTMENT to provide School Resource Officer ("SRO") Services.

NOW THEREFORE, for mutual consideration, the PARTIES hereby agree as follows:

1. Authority. SHERIFF hereby authorizes the DEPARTMENT to contract directly with ROUND LAKE for its school resource officer program. Accordingly, the DEPARTMENT shall solely be responsible to act as the SRO for ROUND LAKE for the 2025-2026 school year, without any assistance or contribution from the SHERIFF.

2. Term of Agreement. The term of this Agreement shall be for the 2025-2026 school year beginning August 11, 2025, through the last day of school for students in May 2025, unless terminated earlier by mutual written agreement of the PARTIES.

3. Termination. This Agreement may be terminated at any time upon the mutual written consent of the PARTIES.

4. Sovereign Immunity. Nothing herein shall operate as a waiver of the PARTIES' sovereign immunity pursuant to the Florida Constitution and §768.28, Fla.Stat. There are no intended third-party beneficiaries to this agreement, and nothing herein shall be construed to grant any person, firm, or other entity which is not a signatory to this MOU any rights, benefits, or privileges to rely on or demand performance of any provision of this MOU.

5. Governing Law. This MOU and all of the rights and obligations of the PARTIES hereto shall be governed both procedurally and substantively by and construed according to the laws of the State of Florida. The PARTIES further agree that jurisdiction regarding the rights and obligations of either party under this MOU and any litigation resulting therefrom, whether by arbitration or otherwise, shall lie exclusively in the Fifth Judicial Circuit in and for Lake County, Florida.

6. Notices. All notices, demands or other writings required to be given or made or sent in this MOU, or which may be given or made or sent by either party to the other, shall be deemed to have fully been given or made or sent when in writing and addressed as follows:

SHERIFF	DEPARTMENT
Peyton C. Grinnell, Sheriff Lake County Sheriff's Office 360 West Ruby Street Tavares, FL 32778	Michael Gibson, Chief of Police Mount Dora Police Department 1300 N. Donnelly Street Mt. Dora, FL 32757

All notices required, or which may be given hereunder shall be considered properly given if: (1) personally delivered, (2) sent by certified United States Mail, return receipt requested, or (3) sent by private overnight letter delivery company.

7. Indemnification. The DEPARTMENT shall indemnify and hold harmless the SHERIFF, its agents and employees, from and against any and all losses, claims, costs, expenses, damages and liabilities (including reasonable attorney's fees), arising out of, connected with or resulting directly or indirectly from a claim by a third party in connection with DEPARTMENTS' Agreement with ROUND LAKE or its SRO services. Per Section 4 of this Agreement, said indemnification is subject to the limitations set forth in §768.28, Fla.Stat., which shall be applicable whether the underlying action sounds in contract or tort.

8. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the PARTIES agree that there are no commitments, agreements or understandings concerning the subject matter of this MOU that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

[*The rest of this page is intentionally left blank.*]

IN WITNESS WHEREOF, the PARTIES have made and executed this MOU on the respective dates under each signature.

SHERIFF

On this ___ day of _____, 2025

BY: _____
Peyton C. Grinnell, as Sheriff
of Lake County, Florida

DEPARTMENT
City of Mount Dora, Florida

On this ___ day of _____, 2025

BY: _____
James Homich, Mayor

Attest: _____
Jeanann Hand, City Clerk

Approved as to form:

_____
City of Mount Dora Attorney

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of Agreement for Towing, Wrecker and Storage Services Between the City of Mount Dora and Almand's Citgo Service Station Inc.

Introduction:
This is a request for Council to approve the agreement with Almand's Citgo Service Station, Inc. for towing, wrecking, and storage services.

Discussion:
The Mount Dora Police Department seeks City Council approval of a new agreement between the City of Mount Dora and Almand's Citgo Service Station, Inc. for towing, wrecker, and storage services. The agreement establishes the operational terms, legal requirements, and responsibilities for both the contractor and the City, including 24/7 availability, vehicle evidence handling, and emergency response support. The agreement also maintains compliance with applicable Florida Statutes and ensures proper rotation protocols are used for dispatching authorized wrecker services.

The Mount Dora Police Department utilizes a rotation system for towing services in situations involving abandoned, impounded, or wrecked vehicles. To maintain a reliable and legally compliant service, the City has selected Almand's Citgo Service Station, Inc. as one of its authorized providers. This agreement outlines expectations for response times (within 30 minutes), evidence handling, secure storage, and required insurance coverage. Highlights of the agreement include:

- Towing of City vehicles and evidence-hold vehicles at no cost to the City
- Contractor responsibility for cleanup and debris removal at accident scenes
- Prohibition of unauthorized repairs without consent from vehicle owners
- Required 24/7 service availability and secure storage facilities
- Compliance with all applicable public records, insurance, and licensing laws
- Provisions for early termination by the City for cause or convenience.

The agreement term is one year with an option for automatic renewal for an additional year unless either party opts out with 30 days' notice.

Budget Impact:
There is no impacts to city budget. Under the agreement, all towing and storage fees for private vehicles are the responsibility of the vehicle's owner or their insurer. The contractor agrees to tow City-owned vehicles and store forfeiture-related vehicles at no cost to the City. This provides continued operational support without affecting the general fund or requiring an appropriation.

Strategic Impact:
Strategic Initiative 4: Provide High-Quality Services.

This agreement supports the City's strategic objectives of maintaining public safety, improving emergency response efficiency, and ensuring transparency and fairness in service contracts. By formalizing clear terms and accountability measures, the City mitigates risk, reduces liability, and strengthens relationships with service providers to ensure timely and effective support during public safety incidents.

Recommendation:
City Council to approve the Agreement for Towing, Wrecker, and Storage Services with Almand's Citgo Service Station, Inc.

Attachment(s):
1. Agreement for Towing , Wrecker and Storage Almands Citgo

Prepared by: Michael Gibson, Chief of Police
Reviewed by:

Michael Gibson, Chief of Police	Approved - 8/6/2025
Matthew Dodson, Budget Officer	Approved - 8/6/2025
Steven Weber, Finance Director	Approved - 8/6/2025
City Attorney, City Attorney	Approved - 8/11/2025
Jeanann Hand, City Clerk	Approved - 8/11/2025
Vince Sandersfeld, City Manager	Final Approval - 8/11/2025

AGREEMENT FOR TOWING, WRECKER AND STORAGE SERVICES

BETWEEN THE CITY OF MOUNT DORA
AND
ALMAND'S CITGO SERVICE STATION, INC.

THIS AGREEMENT is made and entered into this ____ day of _____, 2025, by and between the CITY OF MOUNT DORA, a municipal corporation of the State of Florida, 510 N. Baker Street, Mount Dora, Florida 32757, hereinafter referred to as the "CITY", and ALMAND'S CITGO SERVICE STATION, INC., 2 South Bay Street, Eustis, FL 32726, hereinafter referred to as "CONTRACTOR".

WHEREAS, the CITY desires wrecker service and vehicle storage facilities to be provided to the CITY, where any impounded, abandoned, illegally parked, or wrecked motor vehicle or trailer is in need of being towed or is need of being hauled from the scene of any accident; and

WHEREAS, CONTRACTOR has agreed to render to the CITY a high level of professional towing, wrecker and storage service, and the CITY is desirous of contracting for such services upon the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION 1. TERM.

The term of this Agreement shall be for a period of one (1) year beginning on the date of execution of this Agreement by both parties. The term may be automatically renewed for one (1) additional year by mutual agreement of the parties unless a party provides written notice of non-renewal to the other party at least 30 days prior to the renewal date (contract anniversary date).

SECTION 2. EARLY TERMINATION.

Termination for Cause. Upon determination by the CITY that CONTRACTOR has failed to comply with any of the terms, conditions, or requirements of this Agreement or applicable law, the CITY may terminate this Agreement upon written notice stating the reason(s) for such termination. Written notice shall be mailed to the CONTRACTOR's address contained herein at least ten (10) days before the effective date of termination.

Termination for Convenience. This Agreement may be terminated by the CITY for convenience, upon seven (7) days written notice by the CITY to CONTRACTOR.

SECTION 3. COVENANTS OF CITY.

The CITY shall maintain a list of authorized wrecker operators, including CONTRACTOR, for use by the City of Mount Dora Police Department ("Police Department") whenever the Police Department requires wrecker or towing services for motor vehicles, boats, or trailers. Only authorized wrecker operators shall be placed on such list. The Police Department shall utilize the

services of the authorized wrecker operators in the following manner, such that the number of calls to various authorized wrecker operators is substantially equal.

(A) Rotation of Wrecker Operators

1. When a wrecker operator responds to a rotation wrecker call and removes a vehicle from the scene, the wrecker operator will be rotated to the bottom of the rotation list.

2. When a wrecker operator responds to a call or to remove a vehicle that is later determined to require only a service call, the wrecker operator will not be rotated to the bottom of the rotation list.

3. When a wrecker operator removes an abandoned vehicle, the wrecker operator will not be rotated to the bottom of the list.

4. When a call for a rotation wrecker is canceled, the wrecker operator will not be rotated to the bottom of the list.

5. Police officers will advise dispatch of the nature of the rotation wrecker request and any subsequent changes in or cancelation of the request.

(B) Unavailability of CONTRACTOR. If an authorized wrecker operator is unavailable at the time it is called on the rotation list, the police officer or dispatcher needing, requesting or ordering an authorized wrecker shall contact the next authorized wrecker operator on the rotation list and shall continue such procedure until the list of all authorized wrecker operators is exhausted. The police officer or dispatcher shall then be authorized to use his or her discretion in obtaining service from a wrecker service not appearing on the rotation list.

(C) Inability to Handle Call. If an authorized wrecker operator is unable to handle the call at the time it is called on the wrecker list as a result of such authorized wrecker operator having improper or insufficient equipment to handle the call, such authorized wrecker operator shall be given the option to contact another wrecker service that can handle the call on a subcontract basis. However, such subcontracted wrecker service will be subject to all limitations and rights granted and imposed upon the authorized wrecker operator by the city. If the subcontracted wrecker service fails to perform as required in this article and under the approved contract with the authorized wrecker operator, the burden and penalties of failing to perform shall be upon the authorized wrecker operator who subcontracted the rotation call.

SECTION 4. COVENANTS OF CONTRACTOR.

(A) Towing and Storage

1. Upon request of the CITY, or its authorized agent, CONTRACTOR agrees to tow, haul, and store any impounded, abandoned, or wrecked motor vehicle, boat, or trailer. Such shall be towed to CONTRACTOR's storage facilities unless CONTRACTOR is directed to tow such to another location by the CITY.

2. CONTRACTOR shall render prompt, efficient and competent service whenever summoned by City or its authorized agents. In no event shall Wrecker Operator take longer than (30) minutes to respond to such a summons. The collection of all towing and storage fees shall be the sole responsibility of Wrecker Operator. It is expressly agreed between the parties hereto that City will not be responsible or liable for any fees or charges for any of the services performed under this Agreement, except as stated herein.

3. If the vehicle to be towed has been involved in a motor vehicle accident, the CONTRACTOR shall clean all debris from the public right-of-way. Right- of-way is construed to include, but not limited to, private and public streets, highways, parkways, parking areas, swale areas and sidewalks. All debris must be removed from the scene of the accident by the CONTRACTOR and taken to the premises of the CONTRACTOR for proper disposal. Should the CITY determine that the CONTRACTOR failed to remove and dispose of the debris as required herein, the CONTRACTOR shall be called back for the removal of said debris. After the call-back, the CONTRACTOR must return and remove the debris within 30 minutes.

4. No repairs shall be made to any towed, impounded, abandoned, or wrecked vehicle by CONTRACTOR, its agents, servants, or employees, unless the owner of such wrecked, impounded, abandoned, or towed vehicle shall have first requested and consented to such repairs and shall have entered into a contract with the CONTRACTOR for the repairs to be made and for the price, payment, and terms of payment, therefore.

(B) Hours of Availability

1. If a vehicle is towed to CONTRACTOR's place of business, then upon release authorization by CITY, CONTRACTOR shall immediately have the motor vehicle, boat, or trailer available for release to the owner from 9:00 a.m. through 5:00 p.m., Monday through Friday, excluding Saturdays, Sundays and holidays, or at any other time mutually agreed upon by CITY and CONTRACTOR.

2. All vehicle releases will be to the owner or individual authorized to possess the vehicle towed when such person presents themselves at CONTRACTOR's place of business. No vehicle which has been towed at the direction of the CITY and placed as an evidence hold shall be released without express authorization by CITY.

3. CONTRACTOR shall provide twenty-four (24) hour, seven (7) days a week, wrecker and storage services. CONTRACTOR shall maintain a twenty-four (24) answer service.

(C) Compliance with Law

1. CONTRACTOR shall obtain and maintain a CITY Business Tax Receipt and a copy forwarded to the CITY.

2. CONTRACTOR shall at all times comply with all applicable state statutes and CITY ordinances in performing any and all duties and services in connection with this Agreement, including but not limited to Section 713.78, Florida Statutes, as may be amended, and shall timely file any forms or notices as provided by law.

(D) Licenses and Insurance

1. **Indemnity and Insurance Requirements**. The CITY shall in no way be liable or responsible to any person or persons, including CONTRACTOR, its agents and employees, for any accident or damage that may occur arising out of the services provided by CONTRACTOR to the CITY or any other person or entity, or due to the operation or maintenance of equipment owned or used by CONTRACTOR. CONTRACTOR agrees to indemnify the CITY, its employees, council members, successors and assigns and hold it harmless against any and all liability, loss, cost, claims, damages to persons or property, actions, causes of actions (legal, equitable or administrative), or any expense connected therewith, including, but not limited to, reasonable attorney's fees and suit costs by reason of the negligence, failure to act, default, or misconduct of CONTRACTOR in the performance of the services described herein, and in the operation or maintenance of facilities, vehicles, or equipment owned or used by CONTRACTOR. Prior to commencement of services under this Agreement, the Wrecker Operator shall have and maintain insurance coverage in accordance with the following minimum requirements.

1.1. Worker's Compensation/Employer's Liability Insurance as required by the Worker's Compensation Laws of the State of Florida.

1.2. General Liability Insurance – Comprehensive General Liability with coverage including Contractual Liability, Independent Contractors Liability, Garage Keepers Legal Liability, and On Hook and Cargo. Said coverage shall be as follows:

General Aggregate	$2,000,000
Personal Injury	$1,000,000
Bodily Injury and Property Damage	$1,000,000 (each occurrence)
Fire Damage	$100,000

Garage liability in an amount not less than $500,000 per occurrence for bodily injury and property damage combined, endorsed to include automobile service operations.

1.3. Automobile Liability Insurance shall be maintained by the Wrecker Operator with a combined single limit of not less than $1,000,000.00 Bodily Injury and Property Damage, as to the ownership, maintenance, and use of all owned, non-owned, leased or hired vehicles.

1.4. The insured in said policies shall be CONTRACTOR, with the CITY as additional insured, and such policies shall be kept in full force and effect throughout the term of this Agreement in the aforesaid amounts. Prior to or

contemporaneous with the execution of this Agreement, CONTRACTOR shall provide to the CITY certificates and policies of insurance evidencing insurance as required herein.

(E) Equipment and Storage Facilities

1. All wreckers owned or leased by CONTRACTOR shall be equipped with high visibility, amber-colored rotating or flashing lights as prescribed by Section 316.2397, Florida Statutes. Each wrecker shall carry a minimum of ten (10) flares to protect any accident scene.

2. All storage facilities provided by CONTRACTOR under this Agreement for any towed or hauled motor vehicles, boats or trailers shall, as a minimum requirement, be in a securely fenced area with storage facilities adequate to contain ten (10) passenger motor vehicles, boats or trailers at any one time; and to have an inside secure storage area to accommodate a minimum of two (2) passenger vehicles, boats or trailers at any one time. The term "inside secure storage" shall mean within a roofed structure with solid walls and a closeable door, such that the enclosed vehicles can be secured away from access by persons with access to the open storage area(s).

3. The area owned/leased by CONTRACTOR for the purpose of storage under the terms of this Agreement is located at 2 South Bay Street, Eustis, FL 32726.

4. The CITY reserves the right to inspect any or all of the wreckers owned or leased by CONTRACTOR to determine adaptability, serviceability and mechanical condition, and to inspect the vehicle storage(s) of CONTRACTOR described above. The right of inspection shall continue for the term of this Agreement.

(F) Repairs to Towed Vehicles

1. No repairs shall be made to any towed, impounded, abandoned or wrecked vehicle, boat or trailer by CONTRACTOR, his agents, servants or employees unless the owner of such wrecked, impounded, abandoned or towed vehicle, boat or trailer shall first have entered into an agreement with CONTRACTOR for the repairs to be made and for the price, payment and terms of payment, therefore.

2. No work, repairs or modifications of any nature shall commence on any vehicle, boat or trailer until CONTRACTOR secures written permission from the CITY or its agent(s). The purpose of this subsection is to preserve any item(s) which may be utilized in any legal proceeding, whether civil or criminal, in which the CITY may be an interested party.

(G) Documents and Records

1. CONTRACTOR shall keep and maintain full and complete records of each and every vehicle, boat or trailer towed or stored by CONTRACTOR under the terms of this Agreement. These records shall include a complete description of every vehicle, boat or trailer, regarding make, model and color, tag numbers and state, VIN or hull

number, date towed and name of CONTRACTOR's employee effecting the release of said article to owner or other authorized claimant. Such records shall be made available to the CITY upon request.

2. The CITY reserves the right to require CONTRACTOR to complete a report on a form provided by CITY for each vehicle towed. Such a report shall provide all information the CITY may deem necessary and shall be filled out contemporaneous with towing or hauling when required by the CITY.

(H) Release of Vehicle

1. CONTRACTOR shall secure a written release from the CITY and duly record same in CONTRACTOR's records before releasing any motor vehicle, boat or trailer placed "on hold" or "impound" at the request of the CITY.

2. No vehicle towed by CONTRACTOR to a storage facility and placed "on hold" or "impounded" at the request of the CITY shall be disposed of in any fashion (conversion of title, sale, destruction, return to owner, etc.) without a release from an authorized representative of the CITY or the Police Department.

3. If the CITY and/or Police Department did not place a "hold" or "impound" on a towed vehicle, CONTRACTOR may dispose of the vehicle without obtaining a written release from the CITY and/or Police Department, so long as the vehicle is disposed of in accordance with State of Florida law.

(I) Accident Scene

1. CONTRACTOR shall sweep glass from the roadway and remove all debris or hazards from the scene and comply with the requirements of Section 316.2044(2), Florida Statutes.

(J) Drivers and Other Employees

1. CONTRACTOR declares that all drivers used on CITY calls shall be courteous and competent. CONTRACTOR agrees to be responsible for such drivers and to maintain those standards. CONTRACTOR further agrees that such drivers shall meet all qualifications for operating equipment used as may be required by law.

2. The CITY may refuse or revoke the authorization of the CONTRACTOR, and terminate or deny renewal of this Agreement based upon a determination that the CONTRACTOR or, if the CONTRACTOR is other than a natural person, the company or any of its ultimate equitable owners, officers, directors, partners, managers, members, or managing members has:

   a. been convicted of, found guilty of, or pled guilty or nolo contendere to, regardless of the adjudication of guilt, a felony within the last 10 years without restoration of the person's civil rights;

b. been convicted of, found guilty of, or pled guilty or nolo contender to, regardless of the adjudication of guilt or whether civil rights have been restored, a felony or first degree misdemeanor within the last 10 years involving repossession of a motor vehicle under Chapter 493, Fla. Stat.; repair of a motor vehicle under s. 559.901-559.9221, Fla. Stat.: carjacking under s. 812.133, Fla. Stat.; operation of a chop shop under s. 812.16, Fla. Stat.; failure to maintain records of motor vehicle parts and accessories under s. 860.14, Fla. Stat.; violations relating to airbags under ss. 860.145 or 860.146, Fla. Stat.; overcharging for repairs and parts under s. 860.15, Fla. Stat.; violation of towing or storage requirements for a motor vehicle under ss. 321.051, 713.78, 715.07, or chapter 323, Fla. Stat.; or other crime directly related to the business of operating a wrecker;

c. responded to a call while under the influence of alcohol or any controlled substance or chemical; or

d. violated a material term of this Agreement without cure upon reasonable notice.

(K) Rates

1. The rates charged by CONTRACTOR for services shall not exceed those established by Chapter 15, Section 15-7 of the Lake County Code of Ordinances, as may be amended from time to time and incorporated by reference herein, and shall be payable by the bona fide owner of the vehicle, boat, or trailer, or authorized insurance representative of the owner.

2. All wrecker bills shall be itemized as to the services rendered.

3. CONTRACTOR's rates shall be posted so as to be seen at CONTRACTOR's establishments and inside each wrecker used on the rotation list.

4. City Vehicles:
   a. In the event a motor vehicle, boat or trailer in which the CITY has a possessory interest requires towing services for any reason whatsoever, CONTRACTOR agrees to tow such vehicle, boat or trailer at no charge from any area in Lake County to any other place located in Lake County, Florida designated by the CITY.

   b. The CITY may use a towing service not subject to this contract when such vehicle to be towed is under a new car warranty and the dealer designates a towing service to be used during such warranty or warranty period.

   c. CONTRACTOR further agrees to tow a vehicle from its place of business to another location designated by the CITY, and to return said vehicle to CONTRACTOR's place of business, when the CITY has a need for special equipment (e.g., vehicle lift) and such equipment is not available at CONTRACTOR's place of business.

d. All vehicles seized by the CITY for forfeiture pursuant to Chapter 932, Florida Statutes, shall be stored at no charge, and for the purposes of this agreement will be treated as a CITY vehicle.

SECTION 5. PUBLIC RECORDS.

The CONTRACTOR shall comply with all applicable public records laws, and shall:

a. Keep and maintain public records required by the CITY to perform the service.

b. Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement's term and following completion of the Agreement if CONTRACTOR does not transfer the records to the CITY.

d. Upon completion of the Agreement, transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR or keep and maintain public records required by the CITY to perform the service. If CONTRACTOR transfers all public records to the CITY upon completion of the Agreement, CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If CONTRACTOR keeps and maintains public records upon completion of the Agreement, CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

e. A request to inspect or copy public records relating to this Agreement must be made directly to the CITY. If the CITY does not possess the requested records, the CITY shall immediately notify CONTRACTOR of the request, and CONTRACTOR must provide the records to the CITY or allow the records to be inspected or copied within a reasonable time. If CONTRACTOR does not comply with the CITY's request for records, the CITY shall be entitled to legal and/or equitable relief as may be necessary to enforce this provision, including, but not limited to, injunctive relief. If CONTRACTOR fails to provide the public records to the CITY within a reasonable time, CONTRACTOR may be subject to penalties under s. 119.10, Florida Statutes.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS:

JEANANN HAND, CITY CLERK
510 N BAKER STREET

MOUNT DORA, FL 32757
HANDJ@CI.MOUNT-DORA.FL.US
352-735-7100

SECTION 6. APPLICABLE LAW, VENUE, JURY TRIAL.

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall lie in Lake County, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.

SECTION 7. ENTIRE AGREEMENT.

This Agreement constitutes the entire agreement between the parties and shall supersede, replace and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or affect whatsoever on this Agreement.

SECTION 8. INDEPENDENT CONTRACTOR.

This Agreement does not create an employee/employer relationship between the parties. It is the parties' intention that CONTRACTOR, its employees, sub-contractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the CITY for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. CONTRACTOR will retain sole and absolute discretion in the judgment of the manner and means of carrying out CONTRACTOR's activities and responsibilities hereunder.

SECTION 9. COMPLIANCE WITH ALL LAWS.

CONTRACTOR, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, county, and municipal governments, as well as their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this Agreement or are adopted at any time following the execution of this Agreement.

SECTION 10. ASSIGNMENT.

This Agreement shall only be assignable by CONTRACTOR upon the express written consent of the CITY.

SECTION 11. SEVERABILITY.

All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be

illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid. If necessary, to preserve the intent of the parties, the parties shall negotiate in good faith to amend this Agreement, adopting a substitute provision for the one deemed invalid or unenforceable that is legally binding and enforceable.

SECTION 12. WAIVER.

Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, or condition, or right of election, but same shall remain in full force and effect.

SECTION 13. NOTICE.

The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the CITY and CONTRACTOR. All notices required and/or made pursuant to this Agreement to be given to the CLERK and the CONTRACTOR shall be in writing and given by way of the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

CITY:	City of Mount Dora Attention: City Manager 510 N. Baker Street Mount Dora, Florida 32756
With copy to:	Patrick Brackins, Esq. 2300 Maitland Center Pkwy, Ste. 100 Maitland, FL 32751
CONTRACTOR:	Almand's Citgo Service Station, Inc. Attention: Dennis Almand 2 South Bay Street Eustis, FL 32726

SECTION 14. MODIFICATION.

The covenants, terms, and provisions of this Agreement may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

SECTION 15. PUBLIC ENTITY CRIMES.

As required by section 287.133, Florida Statutes, CONTRACTOR warrants that it is not on the convicted contractor list for a public entity crime committed within the past thirty-six (36) months. CONTRACTOR further warrants that it will neither utilize the services of, nor contract with,

any supplier, sub-contractor, or consultant in connection with this Agreement for a period of thirty-six (36) months from the date of being placed on the convicted contractor list.

SECTION 16. JOINT AUTHORSHIP.

This Agreement shall be construed as resulting from joint negotiation and authorship. No part of this Agreement shall be construed as the product of any one of the parties hereto.

SECTION 17. EQUAL OPPORTUNITY EMPLOYER.

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all sub-contractors it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.

SECTION 18. AUDITING, RECORDS, AND INSPECTION.

In the performance of this Agreement, CONTRACTOR shall keep books, records, and accounts of all activities, related to the Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records, and accounts related to the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the CITY and shall be retained by CONTRACTOR, for a period of five (5) years after termination or completion of the Agreement or until the full CITY audit is complete, whichever comes first. The CITY shall retain the right to audit the books during the Five (5) year retention period. All books, records, and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, chapter 119, Florida Statutes. The CITY also has the right to conduct an audit within sixty (60) days from the effective date of this Agreement to determine whether the CONTRACTOR has the ability to fulfill its contractual obligations to the satisfaction of the CITY. The CITY has the right to terminate this Agreement based upon the findings in this audit without regard to any notice requirement for termination.

SECTION 19. SOVEREIGN IMMUNITY.

The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of the CITY for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law. This section shall not limit any remedies as specifically contained in this Agreement.

SECTION 20. EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY).

Pursuant to Florida Statutes, Section 448.095, CONTRACTOR shall be registered with and

utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, CONTRACTOR shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to CONTRACTOR stating that the subcontractor does not employ, contract with or subcontract with any ineligible individuals and CONTRACTOR must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement by the CITY without regard to any notice otherwise required herein. In the event the CITY incurs costs as a result of CONTRACTOR'S breach of this provision, any and all such costs shall be paid by CONTRACTOR immediately upon receipt of notice of the same from the CITY. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: http://www.dhs.gov/E-Verify.

SECTION 21. HUMAN TRAFFICKING.

In compliance with Section 787.06(13), Florida Statutes, CONTRACTOR shall execute a Human Trafficking Affidavit attesting that CONTRACTOR and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

SECTION 22. USE OF CITY NAME, LOGO, SEAL, FLAG AND/OR LETTERHEAD.

CONTRACTOR may only use the CITY'S name, logo, seal and/or flag with the express written permission of the City and consistent with any CITY policy related to the same. In addition, CONTRACTOR shall not use the CITY'S letterhead, or any attempted rendition thereof, for issuing any correspondence related to this Agreement without the express written permission of the CITY.

[Signature Pages to Follow]

CITY OF MOUNT DORA

_____
JAMES HOMICH
MAYOR of the City of Mount Dora

ATTEST:

_____
JEANANN HAND
CITY CLERK

For the use and reliance of City of Mount Dora only
Approved as to form and legal sufficiency

_____
Patrick Brackins
City Attorney

ALMAND'S CITGO SERVICE STATION, INC.

Print: Skyler Almand

Title: VP

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization of Skyler Almand, as VP of Almand's Towing, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Contractor, and who is personally known to me or who produced N/A as identification, and who did/did not take an oath this 9th day of July, 2025.

(stamp)

NOTARY PUBLIC

Notary Public State of Florida
Claudia C Almand
My Commission HH 520988
Expires 8/21/2028

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of Agreement for Towing, Wrecker and Storage Services Between the City of Mount Dora and The Truck Shop, Inc.

Introduction:
This is a request for Council to approve the agreement with The Truck Shop, Inc. for towing, wrecking, and storage services.

Discussion:
This Mount Dora Police Department seeks City Council approval of a new agreement between the City of Mount Dora and The Truck Shop, Inc. for towing, wrecker, and storage services. The agreement establishes the operational terms, legal requirements, and responsibilities for both the contractor and the City, including 24/7 availability, vehicle evidence handling, and emergency response support. The agreement also maintains compliance with applicable Florida Statutes and ensures proper rotation protocols are used for dispatching authorized wrecker services.

The Mount Dora Police Department utilizes a rotation system for towing services in situations involving abandoned, impounded, or wrecked vehicles. To maintain a reliable and legally compliant service, the City has selected The Truck Shop, Inc. as one of its authorized providers. This agreement outlines expectations for response times (within 30 minutes), evidence handling, secure storage, and required insurance coverage. Highlights of the agreement include:

- Towing of City vehicles and evidence-hold vehicles at no cost to the City
- Contractor responsibility for cleanup and debris removal at accident scenes
- Prohibition of unauthorized repairs without consent from vehicle owners
- Required 24/7 service availability and secure storage facilities
- Compliance with all applicable public records, insurance, and licensing laws
- Provisions for early termination by the City for cause or convenience

The agreement term is one year with an option for automatic renewal for an additional year unless either party opts out with 30 days' notice.

Budget Impact:
There are no impacts to budget.. Under the agreement, all towing and storage fees for private vehicles are the responsibility of the vehicle's owner or their insurer. The contractor agrees to tow City-owned vehicles and store forfeiture-related vehicles at no cost to the City. This provides continued operational support without affecting the general fund or requiring an appropriation.

Strategic Impact:
Strategic Initiative 4: Provide High-Quality Services.

This agreement supports the City's strategic objectives of maintaining public safety, improving emergency response efficiency, and ensuring transparency and fairness in service contracts. By formalizing clear terms and accountability measures, the City mitigates risk, reduces liability, and strengthens relationships with service providers to ensure timely and effective support during public safety incidents.

Recommendation:
City Council approved the Agreement for Towing, Wrecker, and Storage Services with The Truck Shop, Inc.

Attachment(s):
1. Agreement for Towing and Wrecker Services The Truck Stop 7.18.25

Prepared by: Michael Gibson, Chief of Police
Reviewed by:

Michael Gibson, Chief of Police	Approved - 8/6/2025
Matthew Dodson, Budget Officer	Approved - 8/6/2025
Steven Weber, Finance Director	Approved - 8/6/2025
City Attorney, City Attorney	Approved - 8/11/2025
Jeanann Hand, City Clerk	Approved - 8/11/2025
Vince Sandersfeld, City Manager	Final Approval - 8/11/2025

AGREEMENT FOR TOWING, WRECKER AND STORAGE SERVICES

BETWEEN THE CITY OF MOUNT DORA
AND
THE TRUCK SHOP, INC.

THIS AGREEMENT is made and entered into this 16th day of July, 2025, by and between the CITY OF MOUNT DORA, a municipal corporation of the State of Florida, 510 N. Baker Street, Mount Dora, Florida 32757, hereinafter referred to as the "CITY", and THE TRUCK SHOP, INC., 15226 Old U.S. Hwy 441, Tavares, FL 32778, hereinafter referred to as "CONTRACTOR".

WHEREAS, the CITY desires wrecker service and vehicle storage facilities to be provided to the CITY, where any impounded, abandoned, illegally parked, or wrecked motor vehicle or trailer is in need of being towed or is need of being hauled from the scene of any accident; and

WHEREAS, CONTRACTOR has agreed to render to the CITY a high level of professional towing, wrecker and storage service, and the CITY is desirous of contracting for such services upon the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION 1. TERM.

The term of this Agreement shall be for a period of one (1) year beginning on the date of execution of this Agreement by both parties. The term may be automatically renewed for one (1) additional year by mutual agreement of the parties unless a party provides written notice of non-renewal to the other party at least 30 days prior to the renewal date (contract anniversary date).

SECTION 2. EARLY TERMINATION.

Termination for Cause. Upon determination by the CITY that CONTRACTOR has failed to comply with any of the terms, conditions, or requirements of this Agreement or applicable law, the CITY may terminate this Agreement upon written notice stating the reason(s) for such termination. Written notice shall be mailed to the CONTRACTOR's address contained herein at least ten (10) days before the effective date of termination.

Termination for Convenience. This Agreement may be terminated by the CITY for convenience, upon seven (7) days written notice by the CITY to CONTRACTOR.

SECTION 3. COVENANTS OF CITY.

The CITY shall maintain a list of authorized wrecker operators, including CONTRACTOR, for use by the City of Mount Dora Police Department ("Police Department") whenever the Police Department requires wrecker or towing services for motor vehicles, boats, or trailers. Only authorized wrecker operators shall be placed on such list. The Police Department shall utilize the

services of the authorized wrecker operators in the following manner, such that the number of calls to various authorized wrecker operators is substantially equal.

(A) Rotation of Wrecker Operators

1. When a wrecker operator responds to a rotation wrecker call and removes a vehicle from the scene, the wrecker operator will be rotated to the bottom of the rotation list.

2. When a wrecker operator responds to a call or to remove a vehicle that is later determined to require only a service call, the wrecker operator will not be rotated to the bottom of the rotation list.

3. When a wrecker operator removes an abandoned vehicle, the wrecker operator will not be rotated to the bottom of the list.

4. When a call for a rotation wrecker is canceled, the wrecker operator will not be rotated to the bottom of the list.

5. Police officers will advise dispatch of the nature of the rotation wrecker request and any subsequent changes in or cancelation of the request.

(B) Unavailability of CONTRACTOR. If an authorized wrecker operator is unavailable at the time it is called on the rotation list, the police officer or dispatcher needing, requesting or ordering an authorized wrecker shall contact the next authorized wrecker operator on the rotation list and shall continue such procedure until the list of all authorized wrecker operators is exhausted. The police officer or dispatcher shall then be authorized to use his or her discretion in obtaining service from a wrecker service not appearing on the rotation list.

(C) Inability to Handle Call. If an authorized wrecker operator is unable to handle the call at the time it is called on the wrecker list as a result of such authorized wrecker operator having improper or insufficient equipment to handle the call, such authorized wrecker operator shall be given the option to contact another wrecker service on Mount Dora Police Departments rotation list that can handle the call on a subcontract basis. However, such subcontracted wrecker service will be subject to all limitations and rights granted and imposed upon the authorized wrecker operator by the city. If the subcontracted wrecker service fails to perform as required in this article and under the approved contract with the authorized wrecker operator, the burden and penalties of failing to perform shall be upon the authorized wrecker operator who subcontracted the rotation call.

SECTION 4. COVENANTS OF CONTRACTOR.

(A) Towing and Storage

1. Upon request of the CITY, or its authorized agent, CONTRACTOR agrees to tow, haul, and store any impounded, abandoned, or wrecked motor vehicle, boat, or trailer. Such shall be towed to CONTRACTOR's storage facilities unless CONTRACTOR is directed to tow such to another location by the CITY.

2. CONTRACTOR shall render prompt, efficient and competent service whenever summoned by City or its authorized agents. In no event shall Wrecker Operator take longer than (30) minutes to respond to such a summons. The collection of all towing and storage fees shall be the sole responsibility of Wrecker Operator. It is expressly agreed between the parties hereto that City will not be responsible or liable for any fees or charges for any of the services performed under this Agreement, except as stated herein.

3. If the vehicle to be towed has been involved in a motor vehicle accident, the CONTRACTOR shall clean all debris from the public right-of-way. Right- of-way is construed to include, but not limited to, private and public streets, highways, parkways, parking areas, swale areas and sidewalks. All debris must be removed from the scene of the accident by the CONTRACTOR and taken to the premises of the CONTRACTOR for proper disposal. Should the CITY determine that the CONTRACTOR failed to remove and dispose of the debris as required herein, the CONTRACTOR shall be called back for the removal of said debris. After the call-back, the CONTRACTOR must return and remove the debris within 30 minutes.

4. No repairs shall be made to any towed, impounded, abandoned, or wrecked vehicle by CONTRACTOR, its agents, servants, or employees, unless the owner of such wrecked, impounded, abandoned, or towed vehicle shall have first requested and consented to such repairs and shall have entered into a contract with the CONTRACTOR for the repairs to be made and for the price, payment, and terms of payment, therefore.

(B) Hours of Availability

1. If a vehicle is towed to CONTRACTOR's place of business, then upon release authorization by CITY, CONTRACTOR shall immediately have the motor vehicle, boat, or trailer available for release to the owner from 9:00 a.m. through 5:00 p.m., Monday through Friday, excluding Saturdays, Sundays and holidays, or at any other time mutually agreed upon by CITY and CONTRACTOR.

2. All vehicle releases will be to the owner or individual authorized to possess the vehicle towed when such person presents themselves at CONTRACTOR's place of business. No vehicle which has been towed at the direction of the CITY and placed as an evidence hold shall be released without express authorization by CITY.

3. CONTRACTOR shall provide twenty-four (24) hour, seven (7) days a week, wrecker and storage services. CONTRACTOR shall maintain a twenty-four (24) answer service.

(C) Compliance with Law

1. CONTRACTOR shall obtain and maintain a CITY Business Tax Receipt and a copy forwarded to the CITY.

2. CONTRACTOR shall at all times comply with all applicable state statutes and CITY ordinances in performing any and all duties and services in connection with this Agreement, including but not limited to Section 713.78, Florida Statutes, as may be amended, and shall timely file any forms or notices as provided by law.

(D) Licenses and Insurance

1. **Indemnity and Insurance Requirements**. The CITY shall in no way be liable or responsible to any person or persons, including CONTRACTOR, its agents and employees, for any accident or damage that may occur arising out of the services provided by CONTRACTOR to the CITY or any other person or entity, or due to the operation or maintenance of equipment owned or used by CONTRACTOR. CONTRACTOR agrees to indemnify the CITY, its employees, council members, successors and assigns and hold it harmless against any and all liability, loss, cost, claims, damages to persons or property, actions, causes of actions (legal, equitable or administrative), or any expense connected therewith, including, but not limited to, reasonable attorney's fees and suit costs by reason of the negligence, failure to act, default, or misconduct of CONTRACTOR in the performance of the services described herein, and in the operation or maintenance of facilities, vehicles, or equipment owned or used by CONTRACTOR. Prior to commencement of services under this Agreement, the Wrecker Operator shall have and maintain insurance coverage in accordance with the following minimum requirements.

1.1. Worker's Compensation/Employer's Liability Insurance as required by the Worker's Compensation Laws of the State of Florida.

1.2. General Liability Insurance – Comprehensive General Liability with coverage including Contractual Liability, Independent Contractors Liability, Garage Keepers Legal Liability, and On Hook and Cargo. Said coverage shall be as follows:

General Aggregate	$2,000,000
Personal Injury	$1,000,000
Bodily Injury and Property Damage	$1,000,000 (each occurrence)
Fire Damage	$100,000

Garage liability in an amount not less than $500,000 per occurrence for bodily injury and property damage combined, endorsed to include automobile service operations.

1.3. Automobile Liability Insurance shall be maintained by the Wrecker Operator with a combined single limit of not less than $1,000,000.00 Bodily Injury and Property Damage, as to the ownership, maintenance, and use of all owned, non-owned, leased or hired vehicles.

1.4. The insured in said policies shall be CONTRACTOR, with the CITY as additional insured, and such policies shall be kept in full force and effect throughout the term of this Agreement in the aforesaid amounts. Prior to or

contemporaneous with the execution of this Agreement, CONTRACTOR shall provide to the CITY certificates and policies of insurance evidencing insurance as required herein.

(E) Equipment and Storage Facilities

1. All wreckers owned or leased by CONTRACTOR shall be equipped with high visibility, amber-colored rotating or flashing lights as prescribed by Section 316.2397, Florida Statutes. Each wrecker shall carry a minimum of ten (10) flares to protect any accident scene.

2. All storage facilities provided by CONTRACTOR under this Agreement for any towed or hauled motor vehicles, boats or trailers shall, as a minimum requirement, be in a securely fenced area with storage facilities adequate to contain ten (10) passenger motor vehicles, boats or trailers at any one time; and to have an inside secure storage area to accommodate a minimum of two (2) passenger vehicles, boats or trailers at any one time. The term "inside secure storage" shall mean within a roofed structure with solid walls and a closeable door, such that the enclosed vehicles can be secured away from access by persons with access to the open storage area(s).

3. The area owned/leased by CONTRACTOR for the purpose of storage under the terms of this Agreement is located at 15226 Old U.S. Hwy 441, Tavares, FL 32778.

4. The CITY reserves the right to inspect any or all of the wreckers owned or leased by CONTRACTOR to determine adaptability, serviceability and mechanical condition, and to inspect the vehicle storage(s) of CONTRACTOR described above. The right of inspection shall continue for the term of this Agreement.

(F) Repairs to Towed Vehicles

1. No repairs shall be made to any towed, impounded, abandoned or wrecked vehicle, boat or trailer by CONTRACTOR, his agents, servants or employees unless the owner of such wrecked, impounded, abandoned or towed vehicle, boat or trailer shall first have entered into an agreement with CONTRACTOR for the repairs to be made and for the price, payment and terms of payment, therefore.

2. No work, repairs or modifications of any nature shall commence on any vehicle, boat or trailer until CONTRACTOR secures written permission from the CITY or its agent(s). The purpose of this subsection is to preserve any item(s) which may be utilized in any legal proceeding, whether civil or criminal, in which the CITY may be an interested party.

(G) Documents and Records

1. CONTRACTOR shall keep and maintain full and complete records of each and every vehicle, boat or trailer towed or stored by CONTRACTOR under the terms of this Agreement. These records shall include a complete description of every vehicle, boat or trailer, regarding make, model and color, tag numbers and state, VIN or hull

number, date towed and name of CONTRACTOR's employee effecting the release of said article to owner or other authorized claimant. Such records shall be made available to the CITY upon request.

2. The CITY reserves the right to require CONTRACTOR to complete a report on a form provided by CITY for each vehicle towed. Such a report shall provide all information the CITY may deem necessary and shall be filled out contemporaneous with towing or hauling when required by the CITY.

(H) Release of Vehicle

1. CONTRACTOR shall secure a written release from the CITY and duly record same in CONTRACTOR's records before releasing any motor vehicle, boat or trailer placed "on hold" or "impound" at the request of the CITY.

2. No vehicle towed by CONTRACTOR to a storage facility and placed "on hold" or "impounded" at the request of the CITY shall be disposed of in any fashion (conversion of title, sale, destruction, return to owner, etc.) without a release from an authorized representative of the CITY or the Police Department.

3. If the CITY and/or Police Department did not place a "hold" or "impound" on a towed vehicle, CONTRACTOR may dispose of the vehicle without obtaining a written release from the CITY and/or Police Department, so long as the vehicle is disposed of in accordance with State of Florida law.

(I) Accident Scene

1. CONTRACTOR shall sweep glass from the roadway and remove all debris or hazards from the scene and comply with the requirements of Section 316.2044(2), Florida Statutes.

(J) Drivers and Other Employees

1. CONTRACTOR declares that all drivers used on CITY calls shall be courteous and competent. CONTRACTOR agrees to be responsible for such drivers and to maintain those standards. CONTRACTOR further agrees that such drivers shall meet all qualifications for operating equipment used as may be required by law.

2. The CITY may refuse or revoke the authorization of the CONTRACTOR, and terminate or deny renewal of this Agreement based upon a determination that the CONTRACTOR or, if the CONTRACTOR is other than a natural person, the company or any of its ultimate equitable owners, officers, directors, partners, managers, members, or managing members has:

   a. been convicted of, found guilty of, or pled guilty or nolo contendere to, regardless of the adjudication of guilt, a felony within the last 10 years without restoration of the person's civil rights;

b. been convicted of, found guilty of, or pled guilty or nolo contender to, regardless of the adjudication of guilt or whether civil rights have been restored, a felony or first degree misdemeanor within the last 10 years involving repossession of a motor vehicle under Chapter 493, Fla. Stat.; repair of a motor vehicle under s. 559.901-559.9221, Fla. Stat.: carjacking under s. 812.133, Fla. Stat.; operation of a chop shop under s. 812.16, Fla. Stat.; failure to maintain records of motor vehicle parts and accessories under s. 860.14, Fla. Stat.; violations relating to airbags under ss. 860.145 or 860.146, Fla. Stat.; overcharging for repairs and parts under s. 860.15, Fla. Stat.; violation of towing or storage requirements for a motor vehicle under ss. 321.051, 713.78, 715.07, or chapter 323, Fla. Stat.; or other crime directly related to the business of operating a wrecker;

c. responded to a call while under the influence of alcohol or any controlled substance or chemical; or

d. violated a material term of this Agreement without cure upon reasonable notice.

(K) Rates

1. The rates charged by CONTRACTOR for services shall not exceed those established by Chapter 15, Section 15-7 of the Lake County Code of Ordinances, as may be amended from time to time and incorporated by reference herein, and shall be payable by the bona fide owner of the vehicle, boat, or trailer, or authorized insurance representative of the owner.

2. All wrecker bills shall be itemized as to the services rendered.

3. CONTRACTOR's rates shall be posted so as to be seen at CONTRACTOR's establishments and inside each wrecker used on the rotation list.

4. City Vehicles:
   a. In the event a motor vehicle, boat or trailer in which the CITY has a possessory interest requires towing services for any reason whatsoever, CONTRACTOR agrees to tow such vehicle, boat or trailer at no charge from any area in Lake County to any other place located in Lake County, Florida designated by the CITY.

   b. The CITY may use a towing service not subject to this contract when such vehicle to be towed is under a new car warranty and the dealer designates a towing service to be used during such warranty or warranty period.

   c. CONTRACTOR further agrees to tow a vehicle from its place of business to another location designated by the CITY, and to return said vehicle to CONTRACTOR's place of business, when the CITY has a need for special equipment (e.g., vehicle lift) and such equipment is not available at CONTRACTOR's place of business.

d. All vehicles seized by the CITY for forfeiture pursuant to Chapter 932, Florida Statutes, shall be stored at no charge, and for the purposes of this agreement will be treated as a CITY vehicle.

SECTION 5. PUBLIC RECORDS.

The CONTRACTOR shall comply with all applicable public records laws, and shall:

a. Keep and maintain public records required by the CITY to perform the service.

b. Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement's term and following completion of the Agreement if CONTRACTOR does not transfer the records to the CITY.

d. Upon completion of the Agreement, transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR or keep and maintain public records required by the CITY to perform the service. If CONTRACTOR transfers all public records to the CITY upon completion of the Agreement, CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If CONTRACTOR keeps and maintains public records upon completion of the Agreement, CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

e. A request to inspect or copy public records relating to this Agreement must be made directly to the CITY. If the CITY does not possess the requested records, the CITY shall immediately notify CONTRACTOR of the request, and CONTRACTOR must provide the records to the CITY or allow the records to be inspected or copied within a reasonable time. If CONTRACTOR does not comply with the CITY's request for records, the CITY shall be entitled to legal and/or equitable relief as may be necessary to enforce this provision, including, but not limited to, injunctive relief. If CONTRACTOR fails to provide the public records to the CITY within a reasonable time, CONTRACTOR may be subject to penalties under s. 119.10, Florida Statutes.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS:

JEANANN HAND, CITY CLERK
510 N BAKER STREET

MOUNT DORA, FL 32757
HANDJ@CI.MOUNT-DORA.FL.US
352-735-7100

SECTION 6. APPLICABLE LAW, VENUE, JURY TRIAL.

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall lie in Lake County, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.

SECTION 7. ENTIRE AGREEMENT.

This Agreement constitutes the entire agreement between the parties and shall supersede, replace and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or affect whatsoever on this Agreement.

SECTION 8. INDEPENDENT CONTRACTOR.

This Agreement does not create an employee/employer relationship between the parties. It is the parties' intention that CONTRACTOR, its employees, sub-contractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the CITY for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. CONTRACTOR will retain sole and absolute discretion in the judgment of the manner and means of carrying out CONTRACTOR's activities and responsibilities hereunder.

SECTION 9. COMPLIANCE WITH ALL LAWS.

CONTRACTOR, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, county, and municipal governments, as well as their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this Agreement or are adopted at any time following the execution of this Agreement.

SECTION 10. ASSIGNMENT.

This Agreement shall only be assignable by CONTRACTOR upon the express written consent of the CITY.

SECTION 11. SEVERABILITY.

All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be

illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid. If necessary, to preserve the intent of the parties, the parties shall negotiate in good faith to amend this Agreement, adopting a substitute provision for the one deemed invalid or unenforceable that is legally binding and enforceable.

SECTION 12. WAIVER.

Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, or condition, or right of election, but same shall remain in full force and effect.

SECTION 13. NOTICE.

The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the CITY and CONTRACTOR. All notices required and/or made pursuant to this Agreement to be given to the CLERK and the CONTRACTOR shall be in writing and given by way of the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

CITY:	City of Mount Dora Attention: City Manager 510 N. Baker Street Mount Dora, Florida 32756
With copy to:	Patrick Brackins, Esq. 2300 Maitland Center Pkwy, Ste. 100 Maitland, FL 32751
CONTRACTOR:	The Truck Shop, Inc. Attention: Natalie Cosson 15226 Old U.S. Hwy 441 Tavares, FL 32778

SECTION 14. MODIFICATION.

The covenants, terms, and provisions of this Agreement may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

SECTION 15. PUBLIC ENTITY CRIMES.

As required by section 287.133, Florida Statutes, CONTRACTOR warrants that it is not on the convicted contractor list for a public entity crime committed within the past thirty-six (36) months. CONTRACTOR further warrants that it will neither utilize the services of, nor contract with,

any supplier, sub-contractor, or consultant in connection with this Agreement for a period of thirty-six (36) months from the date of being placed on the convicted contractor list.

SECTION 16. JOINT AUTHORSHIP.

This Agreement shall be construed as resulting from joint negotiation and authorship. No part of this Agreement shall be construed as the product of any one of the parties hereto.

SECTION 17. EQUAL OPPORTUNITY EMPLOYER.

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all sub-contractors it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.

SECTION 18. AUDITING, RECORDS, AND INSPECTION.

In the performance of this Agreement, CONTRACTOR shall keep books, records, and accounts of all activities, related to the Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records, and accounts related to the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the CITY and shall be retained by CONTRACTOR, for a period of five (5) years after termination or completion of the Agreement or until the full CITY audit is complete, whichever comes first. The CITY shall retain the right to audit the books during the Five (5) year retention period. All books, records, and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, chapter 119, Florida Statutes. The CITY also has the right to conduct an audit within sixty (60) days from the effective date of this Agreement to determine whether the CONTRACTOR has the ability to fulfill its contractual obligations to the satisfaction of the CITY. The CITY has the right to terminate this Agreement based upon the findings in this audit without regard to any notice requirement for termination.

SECTION 19. SOVEREIGN IMMUNITY.

The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of the CITY for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law. This section shall not limit any remedies as specifically contained in this Agreement.

SECTION 20. EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY).

Pursuant to Florida Statutes, Section 448.095, CONTRACTOR shall be registered with and

utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, CONTRACTOR shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to CONTRACTOR stating that the subcontractor does not employ, contract with or subcontract with any ineligible individuals and CONTRACTOR must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement by the CITY without regard to any notice otherwise required herein. In the event the CITY incurs costs as a result of CONTRACTOR'S breach of this provision, any and all such costs shall be paid by CONTRACTOR immediately upon receipt of notice of the same from the CITY. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: http://www.dhs.gov/E-Verify.

SECTION 21. HUMAN TRAFFICKING.

In compliance with Section 787.06(13), Florida Statutes, CONTRACTOR shall execute a Human Trafficking Affidavit attesting that CONTRACTOR and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

SECTION 22. USE OF CITY NAME, LOGO, SEAL, FLAG AND/OR LETTERHEAD.

CONTRACTOR may only use the CITY'S name, logo, seal and/or flag with the express written permission of the City and consistent with any CITY policy related to the same. In addition, CONTRACTOR shall not use the CITY'S letterhead, or any attempted rendition thereof, for issuing any correspondence related to this Agreement without the express written permission of the CITY.

[Signature Pages to Follow]

CITY OF MOUNT DORA

_____
JAMES HOMICH
MAYOR of the City of Mount Dora

ATTEST:

_____
JEANANN HAND
CITY CLERK

For the use and reliance of City of Mount Dora only
Approved as to form and legal sufficiency

_____
Patrick Brackins
City Attorney

THE TRUCK SHOP, INC.

Print: Natalie Cosson

Title: President

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization of Natalie Cosson, as President of the Truck Shop Inc, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Contractor, and who is personally known to me or who produced FL DRV. LIC. as identification, and who did/did not take an oath this 16 day of July, 2025.

(stamp)

Carissa Miller
NOTARY PUBLIC

CARISSA MILLER
Notary Public - State of Florida
Commission # HH 461668
My Comm. Expires Nov 6, 2027

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of Meeting Minutes

Introduction:
This is a request for City Council to approve meeting minutes.

Discussion:
The City Clerk prepares minutes and presents them to City Council as an opportunity to make suggestions or corrections prior to final approval.

Budget Impact:
This item has no budget impact.

Strategic Impact:
Accurate approved minutes support all elements of the City's Strategic Plan as they provide a transparent public record of the City government's service to its community.

Recommendation:
City Council to approve Meeting Minutes.

Attachment(s):
1. 06.17.2025.CRA Board Minutes_DRAFT
2. 06.17.2025.City Council Regular Session Minutes_DRAFT.edited
3. 07.01.2025.City Council Regular Session Minutes_DRAFT.edited
4. 07.15.2025.City Council Regular Session Minutes_DRAFT.edited

Prepared by: Jeanann Hand, City Clerk
Reviewed by:

Vince Sandersfeld, City Manager Final Approval - 8/4/2025

CITY OF MOUNT DORA, FLORIDA
CRA BOARD MINUTES
June 17, 2025
City Hall 510 North Baker Street
Mount Dora, Florida 32757

CALL TO ORDER

Having been duly advertised as required by law, at 6:12 p.m., Chairperson James Homich called to order the regular session of the Mount Dora City Council in the City Hall council chamber.

ROLL CALL

Members Present
James Homich, Chairperson
John Cataldo, Vice-chair
Cal Rolfson, District 2
Dennis Dawson, District 3
Nate Walker, District 5
Doug Bryant, At-large

Members Not Present
Marc Crail, District 4

Also Present
Vince Sandersfeld, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

PUBLIC COMMENT

Chairperson Homich opened public comment. No one spoke. Chairperson Homich closed public comment.

ACTION ITEMS

1. Commercial Visual Improvement Program (CVIP) Grant Agreement for 440 North Donnelly Street

Community Development Director Adam Sumner explained that the CRA Board previously approved the Commercial Visual Improvement Program (CVIP) under Resolution No. 2018-37.

The current application, submitted by E 5th Ave 100 LLC, requests a grant covering 50% of the cost to replace the canopy at 440 N. Donnelly Street, the former location of One Flight Up restaurant. The total project cost is $9,912.24, with the proposed grant award totaling $4,956.12.

The program requires a "significant visual improvement" to the property. The previous canopy was in disrepair. The applicant was encouraged to consider additional upgrades to meet the program's intent, but was unable to identify any further improvements at this time.

Some Board members expressed concern that canopy replacement alone may not meet the intended threshold of "significant visual improvement."

Chairperson Homich opened public comment.

DRAFT

Suzanne Scheck, 308 North Tremain Street, spoke in opposition to the grant award.

Public comment was then closed.

Board members and staff discussed the program's eligibility criteria. To qualify, recipients must be commercial property owners and pay property taxes, as required by state law.

The City Attorney confirmed there were no legal objections to the program or the application.

It was noted that recipients receive a certificate to display, identifying them as CVIP grant recipients.

Chairperson Homich disclosed that he had previously represented the former tenants in a legal matter involving the landlord of this property. The case is no longer active.

Applicant Tristan Weld of CFL Property Group was present.

MOTION BY MR. ROLFSON TO APPROVE THE CVIP GRANT FOR 440 NORTH DONNELLY STREET; MR. DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 5-1 ROLL CALL VOTE.

YES Cataldo
Homich
Rolfson
Walker
Dawson
NO Bryant

OTHER BUSINESS
The ineligibility of the Mount Dora Center for the Arts (MDCA) to receive this grant was discussed. MDCA is non-profit.

ADJOURNMENT
MOTION BY MR. ROLFSON TO ADJOURN; MR. WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 6:27 p.m.

JAMES HOMICH, CHAIRPERSON
CRA BOARD

JEANANN HAND, CITY CLERK

DRAFT

CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL MINUTES
June 17, 2025
City Hall 510 North Baker Street
Mount Dora, Florida 32757

CALL TO ORDER

Having been duly advertised as required by law, at 6:00 p.m., Mayor James Homich called to order the regular session of the Mount Dora City Council in the City Hall council chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence and the Pledge of Allegiance were led by Mayor Homich.

ROLL CALL

Members Present	Also Present
James Homich, Mayor	Vince Sandersfeld, City Manager
John Cataldo, Vice-mayor	Patrick Brackins, City Attorney
Cal Rolfson, District 2	Jeanann Hand, City Clerk
Dennis Dawson, District 3	
Nate Walker, District 5	
Doug Bryant, At-large	

Members Not Present

Marc Crail, District 4

PRESENTATIONS

1. Deputy Fire Chief Pinning

Fire Chief Joseph Hightower introduced the new Deputy Fire Chief. Mayor Homich swore Deputy Chief Dara Hennessey into office.

2. Proclamation Juneteenth

Mayor Homich read the proclamation into the record.

PUBLIC COMMENT

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

DRAFT

1. Request Approval of Meeting Minutes

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA AND THE CONSENT AGENDA; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

Mayor Homich adjourned the meeting at 6:12 p.m. to begin the CRA Board Meeting.

The City Council Regular Session reconvened at 6:27 p.m.

ACTION ITEMS

1. Request Approval of Task Authorization with Bentley Group, Inc. for Fire Station #34 Administration Building and Fire Station Alterations

This project has been budgeted for several cycles, and the City is now ready to proceed. Funding will come from the Fire Services Bond, not the General Fund.

The Task Authorization is for civil, architectural, and structural design for a new Administrative Building and renovations to Fire Station #34. The current station no longer meets modern design standards, and staffing has outgrown the space.

Staff told Council that the new building will include offices, a conference room, a training room that can function as an Emergency Operations Center, and a public entrance. Renovations to the existing station will add updated kitchen and dining areas, a dayroom, individual bunk and bathroom spaces, office improvements, a new station alerting system, and additional storage. No renovations under this authorization apply to the Police Department.

The Fire Department does not plan to add apparatus or staff at Station 34, and there is no current need for a third fire station.

Council spoke about the Fitch report, which studied the City's fire emergency readiness.

This task authorization is in accordance with the City's Consultants' Competitive Negotiation Act (CCNA) agreement approved by Council last October.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATION WITH BENTLEY GROUP, INC. FOR FIRE STATION #34 ADMINISTRATION BUILDING AND FIRE STATION ALTERATIONS; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES ***Walker***

Rolfson

Cataldo

Dawson

Homich

Bryant

DRAFT

NO None

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Adoption of **Resolution No. 2025-15**, Approving a Preliminary Fire Assessment Rate

Mr. Brackins read Resolution 2025-15 by title only.

RESOLUTION NO. 2025-15

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE RE-IMPOSITION OF THE FIRE SERVICES SPECIAL ASSESSMENT AND ESTABLISHMENT OF PRELIMINARY ASSESSMENT FOR FISCAL YEAR 2025-26; PROVIDING FOR AUTHORITY; PROVIDING A PURPOSE AND DEFINITIONS; PROVIDING FOR THE DELIVERY OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS; PROVIDING FOR THE IMPOSITION AND COMPUTATION OF FIRE SERVICES SPECIAL ASSESSMENTS; PROVIDING A LEGISLATIVE DETERMINATION OF SPECIAL BENEFIT AND FAIR APPORTIONMENT; PROVIDING FOR COST APPORTIONMENT METHODOLOGY; PROVIDING FOR PARCEL APPORTIONMENT METHODOLOGY; PROVIDING A DETERMINATION OF FIRE SERVICES ASSESSED COSTS AND THE ESTABLISHMENT OF ANNUAL FIRE SERVICES SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025-26; PROVIDING FOR AN ASSESSMENT ROLL; PROVIDING FOR AUTHORIZATION OF PUBLIC HEARING; PROVIDING FOR NOTICE BY PUBLICATION; PROVIDING FOR NOTICE BY MAIL; PROVIDING A METHOD OF COLLECTION; PROVIDNG FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This resolution is required by the City's Fire Assessment Ordinance, which authorizes the imposition of a Fire Services Assessment for fire protection services, facilities, and programs. Each year, the City must pass an Initial Assessment Resolution establishing the maximum assessment rate.

The Fire Services Assessment Rate per residential dwelling unit is currently $209. Commercial rates are based on the square footage of the facility. The final rates for the coming year will be established at the City Council special meeting on September 10, 2025. The City is considering raising the assessment fee to $239. Those participating in the Fire Assessment Hardship Reimbursement Program will not experience an increase in their portion of payment.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

Council requested a more prominent advertisement for the Fire Assessment Hardship Reimbursement program. Mr. Sandersfeld said that staff is already working on that. This vote is for the highest rate that may pass. It is possible that the actual adopted rate may not be the number that is voted on at this meeting.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION 2025-15, APPROVING A PRELIMINARY FIRE ASSESSMENT RATE; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 5-1 ROLL CALL VOTE.

YES Cataldo

Dawson

DRAFT

Rolfson

Bryant

Walker

NO Homich

2. Request Adoption of **Resolution 2025-28**, Accepting a Donation of Surplus Property from the Florida Department of Transportation (FDOT) for a Public Purpose

Mr. Brackins read Resolution 2025-28 by title only.

RESOLUTION NO. 2025-28

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO CERTAIN REAL PROPERTY IDENTIFIED AS PARCEL 104, PART, WHICH IS NO LONGER NEEDED FOR STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION PURPOSES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ACCEPTANCE OF REAL PROPERTY FOR PUBLIC PURPOSES; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR DIRECTION TO CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld and Public Works Director George Marek spoke about the item. FDOT has prepared a quitclaim deed for the donation of a tract that is the remainder of the property that FDOT acquired to widen SR 46. Mount Dora will receive the part of the parcel that was not needed to widen the road. It is a condition of acceptance of an FDOT surplus property donation that the City must be used for a public purpose. No adverse impacts are evident.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

Council and staff discussed the property's location and the absence of a cross-access easement.

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION 2025-28, ACCEPTING DONATION OF SURPLUS PROPERTY FROM FDOT FOR A PUBLIC PURPOSE; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES Rolfson

Homich

Cataldo

Bryant

Dawson

Walker

NO None

DRAFT

3. Request Adoption of **Resolution No. 2025-29,** Formalizing the Grant Application to Florida Department of Transportation (FDOT) District Five for the Public Transit Service Development Program Funding

Mr. Brackins read Resolution 2025-29 by title only.

RESOLUTION NO. 2025-29

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2027 FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FIVE SERVICE DEVELOPMENT GRANT PROGRAM APPLICATION FOR THE EXPANSION OF THE FREEBEE PARKING SHUTTLE SERVICE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR COMMITMENT TO SHARE IN FEES AND EXPENSES; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Council and staff discussed the map displaying the areas that the shuttle service would serve. The Freebee service route would reach the library. This item is not committing to the Freebee service at this time, but rather is asking for Council's approval to apply for this funding opportunity.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION 2025-29, FORMALIZING THE GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FIVE FOR THE PUBLIC TRANSIT SERVICE DEVELOPMENT PROGRAM FUNDING; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES ***Rolfson***

Homich

Cataldo

Bryant

Dawson

Walker

NO ***None***

4. Request Adoption of **Resolution No. 2025-30,** Approving the Grant Application for the Window Replacement at 308 East Fifth Avenue

Mr. Brackins read Resolution 2025-30 by title only.

RESOLUTION No. 2025-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE FLORIDA DIVISION OF HISTORICAL RESOURCES SPECIAL CATEGORY PROGRAM REQUESTING $90,000 FOR THE

DRAFT

EDUCATION HALL PROJECT AND FURTHER AUTHORIZING AN AMOUNT OF $90,000 AS THE CITY'S MATCHING FUNDS.

Building Official John Abner spoke about the item. The primary goal of the grant is to restore the first-floor windows to their historic style. The proposed windows are not impact resistant, but the location is not a high-velocity wind zone. Staff and Council discussed the window choice, and staff explained that the main goal is efficiency.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION 2025-30, APPROVING THE GRANT APPLICATION FOR THE WINDOW REPLACEMENT AT 308 EAST FIFTH AVENUE; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES Homich

Dawson

Cataldo

Rolfson

Bryant

Walker

NO None

5. Request Adoption of **Resolution No. 2025-25**, Approving Aerial Fireworks Display at the July 26, 2025, Last Call Mount Dora Summer Concert Event

Mr. Brackins read the resolution by title only.

RESOLUTION NO. 2025-25

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2025 LAST CALL SUMMER CONCERT EVENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING AUTHORIZATION FOR FIREWORKS DISPLAY AND DOCK CLOSURE; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld introduced the item. Council discussed whether fireworks were a reasonable expense. Cultural and Special Events Manager Chris Carson reported there was no fireworks display at the Corn Festival. He presented reasons to include a fireworks display as part of an event. He reminded Council of the large amount of school supplies that are collected through this event. The value of the supplies exceeds the cost of the fireworks display. Restaurants and entertainment district businesses also benefit from this well-attended event. Council and staff further discussed their perceived values of this event.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION 2025-25, APPROVING AN AERIAL FIREWORKS DISPLAY AT THE JULY 26, 2025, LAST CALL MOUNT DORA SUMMER

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CONCERT EVENT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 5-1 ROLL CALL VOTE.

YES Rolfson

Walker

Homich

Dawson

Cataldo

NO Bryant

PRIORITY PROJECT UPDATES

1. Odor Issues
2. Parking Downtown Improvements

Staff had no updates on the above projects.

Mr. Brackins spoke about the Florida Department of Environmental Protection releasing the City from the Consent Order and meeting with counsel specializing in environmental issues. The City and the County will be filing a petition concerning the application for an expansion permit filed by the landfill.

CITY MANAGER'S REPORT

1. Lobbyist Update
2. Northeast CRA and CRA Financial Statements and Final Communications Letters

Mr. Sandersfeld directed attention to the agenda documents related to the two items above.

At Mr. Sandersfeld's request, Economic Development Director Misty Sommer spoke about the new tourism campaign partnership with Orlando City Soccer. Ms. Sommer planned to present an agreement at the next Council meeting.

CITY ATTORNEY'S REPORT

Mr. Brackins had no report.

COMMUNICATIONS AND REPORTS

Councilmember Walker spoke about the upcoming Juneteenth event at Cauley Lott Park and the Recreation Center groundbreaking.

He requested an update on Pine Avenue drainage. Mr. Marek spoke about the steps the City is taking to address this challenge. Councilmember Walker urged the City to take action.

Councilmember Walker requested an update from the City Attorney on policies and protocols related to Council governance, City management, and the Charter.

Mr. Brackins will present the information to Council at an upcoming meeting.

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Councilmember Rolfson spoke about the Lake Sumter Metropolitan Planning Organization (MPO) meeting taking place on June 18, during which the MPO will select its Transportation Improvement Projects for the year.

Councilmember Dawson mentioned that the Florida League of Cities (FLC) is looking for committee members. The Clerk would assist any members who wish to participate.

Vice-mayor Cataldo asked Mr. Marek about the activation of a traffic light and his sidewalk plan. Mr. Marek will review priorities with the City Manager.

Mayor Homich spoke about the groundbreaking and the Northeast CRA County meeting.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 8:08 p.m.

DRAFT

CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL MINUTES
July 1, 2025
City Hall 510 N. Baker St.
Mount Dora, FL 3275

CALL TO ORDER

Having been duly advertised as required by law, at 6:00 p.m., Mayor James Homich called to order the Regular Session of City Council in the Mount Dora City Hall Council Chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence and Pledge of Allegiance to the Flag were led by Mayor Homich.

ROLL CALL

Members Present
James Homich, Mayor
John Cataldo, Vice-mayor
Cal Rolfson, District 2
Dennis Dawson, District 3
Marc Crail, District 4
Nate Walker, District 5
Doug Bryant, At-large

Also Present
Vince Sandersfeld, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

PRESENTATIONS

1. Proclamation Parks and Recreation Month

Mayor Homich read the proclamation into the record. Parks and Recreation Director Troy Shonk spoke about his staff and the work that they do.

2. Presentation of Donnelly Park Site Concept Plans and Various Park Sites

Mr. Shonk provided presentations on Donnelly Park renovations and work that will be done on various other park sites. Mr. Shonk answered questions asked by Council.

Landscape Architect Carrie Reed spoke about the proposed park design concepts for Donnelly Park, providing two plans. Council spoke with Ms. Reed and Mr. Shonk about elements of the presented design concepts. They talked about the Donnelly renovation's role in downtown beautification. The time capsules will be protected. Accessibility was discussed.

Mr. Shonk informed Council about the Parks and Recreation Advisory Board's and other stakeholders' support for these designs after being provided opportunities for feedback. Some members of Council expressed concern about the loss of green space in Donnelly Park, while

DRAFT

others saw the advantage of controlling the consistency of the green space with the tiers presented in the plans.

Mayor Homich opened public comment.

Janet Gamache, 1004 North Rossiter Street, shared her experience as an event coordinator who utilizes Donnelly Park. She spoke in favor of the concepts and provided input on the presented green space and tent placement.

Brian Young, 1004 North Rossiter Street, discussed the presented concepts and shared his experience with the ease of pedestrian movement throughout the park. He spoke in favor of Concept 2.

Eric McDonald, 1826 Overlook Drive, spoke positively about the changes that have taken place at Donnelly Park thus far. He complimented the City Manager for his accomplishments in that regard.

Rachel O'Ryan, Mount Dora Area Chamber of Commerce, spoke in favor of the presented concepts.

Mayor Homich closed public comment.

PUBLIC COMMENT

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

1. Request Approval of Meeting Minutes

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA AND THE CONSENT AGENDA; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Request Authorization for Mayor to Sign on behalf of City Council the Federally-Funded Subaward and Grant Agreement for Donnelly Street Stabilization, Erosion Control Phase II Project

Public Works Director George Marek spoke about this request to authorize the Mayor to sign the grant agreement so that the City may accept the award. This was a federally funded Subaward and Grant Agreement with the Florida Division of Emergency

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Management (FDEM). The grant provides funding for Phase II of the Donnelly Street Stabilization and Erosion Control Project, which is designed to stabilize the eroded roadside slope and re-establish the pedestrian pathway on Donnelly Street north of Limit Avenue that had deteriorated due to stormwater runoff.

Council and staff discussed the timeline of the project and the City's ability to adhere to the grant's specifications. Upon securing the funding, the City is prepared to proceed with the construction phase of this project, the first step of which would be contractor selection. The temporary sidewalk will be available throughout construction, and the contractor will assist with restoring the area to its original state after the project is completed. The grant requires a 10 percent match by the City.

Mr. Marek spoke about the sub-recipient management portion, which adds funds to the original grant. Council and staff discussed the areas that would be affected by this project. The City will work with the businesses in those areas to avoid conflict and congestion.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO AUTHORIZE THE MAYOR TO SIGN ON BEHALF OF THE CITY COUNCIL THE FEDERALLY-FUNDED SUBAWARD AND GRANT AGREEMENT FOR DONNELLY STREET STABILIZATION, EROSION CONTROL PHASE II PROJECT; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Homich
Walker
Cataldo
Rolfson
Dawson
Bryant
Crail
NO None

2. Request Approval of Contract with Orlando City Soccer for Annual Tourism Campaign

Economic Development Director Misty Sommer explained that this is a request for City Council to approve a contract with Orlando City Soccer for the City's 2024-25 annual tourism campaign.

The City has launched a variety of tourism campaigns to promote visitation throughout the year. For the 2024–25 campaign, staff is recommending a sponsorship agreement with Orlando City Soccer due to the strong alignment with their demographics, diverse and engaged fanbase, extensive marketing territory, and broad media reach.

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Ms. Sommer told Council that the proposed campaign would run from August 1 to October 31, 2025, and explained the benefits the City would receive. A live event featuring an appearance by the team would be part of the campaign, although a date had not been set.

Council and staff discussed the compatibility of Orlando City Soccer's demographic with the City's demographic.

Ms. Sommer introduced Ms. O'Ryan, who spoke to Council about the Chamber's new fundraiser, Mount Dora Magic Bash, which involves live magic shows, sessions for children at the library, and strolling magicians.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE CONTRACT WITH ORLANDO CITY SOCCER FOR THE ANNUAL TOURISM CAMPAIGN; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES	***Bryant***
	Rolfson
	Walker
	Cataldo
	Homich
	Dawson
	Crail
NO	***None***

CITY MANAGER'S REPORT

Mr. Sandersfeld introduced the City's new Finance Manager, Steven Weber.

CITY ATTORNEY'S REPORT

Mr. Brackins spoke about the presentation he would deliver at an upcoming meeting.

He reported that he had met with City staff and the environmental attorney near the landfill.

He spoke briefly about Senate Bills 180 and 786.

COMMUNICATIONS AND REPORTS

Councilmember Dawson spoke about the County’s recent joint planning agreement (JPA) meeting and the Florida League of Cities legislative committees.

DRAFT

Councilmember Crail commended Mr. Marek and Police Chief Michael Gibson for recent accomplishments.

Councilmember Bryant spoke about the JPA meeting and commended Ms. Sommer and Ms. O'Ryan for their work related to generating local tourism.

Councilmember Rolfson spoke about the Lake-Sumter Metropolitan Planning Organization's strategy documents.

There was a consensus of the Council to re-appoint Councilmember Rolfson as the City's voting delegate at the Florida League of Cities annual business meeting in August.

Vice-mayor Cataldo spoke about the JPA roundtable, and the concept of county-city mirroring of land use.

Mayor Homich spoke about the JPA roundtable.

ADJOURNMENT

MOTION BY COUNCILMEMBER ROLFSON TO ADJOURN; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 8:08 p.m.

JAMES HOMICH, MAYOR
City of Mount Dora

JEANANN HAND, CITY CLERK

DRAFT

CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL MINUTES
July 15, 2025
City Hall 510 N. Baker St.
Mount Dora, FL 3275

CALL TO ORDER

Having been duly advertised as required by law, at 6:00 p.m., Vice-mayor Cataldo called to order the July 15, 2025, meeting of the Mount Dora City Council in the City Hall council chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

Vice-mayor Cataldo led a moment of silence and the Pledge of Allegiance to the Flag.

ROLL CALL

Members Present
John Cataldo, Vice-mayor
Cal Rolfson, District 2
Dennis Dawson, District 3
Nate Walker, District 5
Doug Bryant, At-large

Members Not Present
James Homich, Mayor
Marc Crail, District 4

Also Present
Vince Sandersfeld, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

PUBLIC COMMENT

Vice-mayor Cataldo opened public comment. No one spoke. Vice-mayor Cataldo closed public comment.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

APPROVAL OF CONSENT AGENDA

1. Request Approval of Fourth Amendment to Interlocal Agreement Between Lake County, Florida with the City of Mount Dora for Library Services

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE CONSENT AGENDA; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Request Approval of Contract with Core and Main LP Providing an Advanced Metering Infrastructure

DRAFT

Electric Utility Director Steve Langley explained the purpose of the item.

The City of Mount Dora currently uses a drive-by Automatic Meter Reading system for electric and water meters. To enhance efficiency and service, the Electric Department requested to upgrade to an Advanced Metering Infrastructure (AMI) system. The upgrade includes replacing approximately 6,700 electric meters and conducting a water meter pilot project with further water meter upgrades phased in as budget permits.

The AMI system offers real-time data collection, operational improvements, and enhanced customer service. Features include real-time usage monitoring, bill payment, outage alerts, water leak detection, and personalized alerts, empowering customers to manage their utility consumption more effectively.

Council and staff discussed data retention, the use of the system for water utilities, the degree of cost-savings that will result from use of this software, improved communication available through the new system, improved efficiency offered by the new system, long-term savings that will result from use of this program, ease of data accessibility to customers, the necessity for City trucks to read water meters until the system is implemented for the City's water utility, the ability for customers to opt out of switching to the new system, reasons for opting-out, grant availability, and the ability for customers to view their data to budget their energy usage. Items to be signed after approval of this item are the agreement with Core and Main, the software agreement, and the agreement reserving the frequency for the City's dedicated communication network.

Vice-mayor Cataldo opened public comment. No one spoke. Vice-mayor Cataldo closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONTRACT WITH CORE AND MAIN LP PROVIDING AN ADVANCED METERING INFRASTRUCTURE; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 5-0 ROLL CALL VOTE.

YES ***Cataldo***
Dawson
Walker
Rolfson
Bryant
NO ***None***

2. Request Approval of Agreement Letter with Florida Municipal Power Agency (FMPA)

Mr. Langley explained that this item is related to project management for the AMI implementation.

The City participates in FMPA joint purchasing projects, which include a Master Services Agreement between FMPA and Quanta Technology, LLC for AMI support services.

DRAFT

Quanta will provide project management support using a certified AMI project manager as an independent stakeholder for the City's interests. This will include working with Core and Main's project manager in project planning, governance, risk management, action tracking, issue resolution, meter exchange data validation, and overseeing system acceptance tests.

The agreement is with FMPA, which has a deal with Quanta. The cost listed is the cost that will be paid to FMPA for services provided by Quanta.

Council and staff discussed costs.

Vice-mayor Cataldo opened public comment. No one spoke. Vice-mayor Cataldo closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGREEMENT LETTER WITH FLORIDA MUNICIPAL POWER AGENCY (FMPA); VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 5-0 ROLL CALL VOTE.

YES Dawson
Rolfson
Cataldo
Walker
Bryant
NO None

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Adoption of **Resolution No. 2025-16**, Approving Maximum Millage Rate for Fiscal Year 2025-2026 Budget

Mr. Brackins read Resolution No. 2025-16 by title only.

RESOLUTION NO. 2025-16

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO THE PROPOSED MILLAGE RATE OF 6.6000 MILLS FOR FISCAL YEAR 2025-26 FOR THE CITY OF MOUNT DORA, FLORIDA; PROVIDING FOR THE PROPOSED LEVY OF AD VALOREM TAXES AND PERCENTAGE INCREASES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING A PUBLIC HEARING SCHEDULE FOR BUDGET ADOPTION; PROVIDING FOR CERTIFIED COPIES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

DRAFT

Mr. Sandersfeld and Budget Officer Matthew Dodson presented to Council information about the proposed maximum millage rate and dates for the upcoming budget public hearings.

The proposed maximum millage rate for FY2025-26 is 6.6000 mills, the same as the prior year. While this allows flexibility during budget discussions, the final adopted rate can be lower but not higher without further public notice and hearings.

The required public hearings are scheduled for September 3, 2025 (Special Meeting) and September 16, 2025.

Council and staff discussed reasons for setting a maximum rate that will most likely not be the same amount as the final rate.

Vice-mayor Cataldo opened public comment. No one spoke. Vice-mayor Cataldo closed public comment.

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2025-16, APPROVING MAXIMUM MILLAGE RATE FOR FISCAL YEAR 2025-2026 BUDGET; COUNCILMEMBER BRYANT SECONDED THE MOTION. MOTION PASSED WITH A 5-0 ROLL CALL VOTE.

YES Walker
Bryant
Dawson
Cataldo
Rolfson
NO None

2. Request Adoption of **Resolution 2025-31,** Approving Budget Amendment

Mr. Brackins read Resolution 2025-31 by title only.

RESOLUTION 2025-31

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024-2025; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF 2024-2025 BUDGET ADJUSTMENTS; PROVIDING FOR RETROACTIVE AUTHORIZATION OF PROCUREMENT ACTIONS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Dodson told Council that budget amendments require City Council approval when revenue and/or expenditures are increased or decreased from the original approved budget. An extensive mid-year review of revenues and expenditures for each fund found the need for an increased

DRAFT

budget amount for the Wastewater Treatment Plant #2 Expansion project. The amount of the proposed increase is $1,384,970.

Council and staff discussed the accounting structure demonstrated throughout the documentation of the funds as they move to implement this budget amendment. The increased amount will be drawn from wastewater impact fees. Carry-overs were also discussed.

Vice-mayor Cataldo opened public comment. No one spoke. Vice-mayor Cataldo closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION 2025-31, APPROVING BUDGET AMENDMENT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 5-0 ROLL CALL VOTE.

YES Dawson
Bryant
Walker
Rolfson
Cataldo
NO None

PRIORITY PROJECT UPDATES

1. Odor Issues

Mr. Brackins provided an update on impending actions.

2. Parking
3.

Mr. Sandersfeld reported that decorative lights were installed on the Fifth Avenue path to the parking lot. He informed Council about the Parking Workshop on September 8 at 6:00 p.m.

CITY MANAGER'S REPORT

Mr. Sandersfeld directed attention to the lobbyist update in the agenda packet. He told Council that Steve Langley would be Acting City Manager while Mr. Sandersfeld attends the Florida League of Cities Annual Conference.

CITY ATTORNEY'S REPORT

Mr. Brackins announced his upcoming attendance at the Florida Municipal Attorneys Association Conference on July 24-26.

COMMUNICATIONS AND REPORTS

DRAFT

Councilmember Rolfson spoke about the Heartland League of Cities Luncheon presentation on July 11. He commended the City for providing necessary information to the League.

Councilmember Dawson spoke about the Sylvan Park neighborhood's happiness with the Parks and Recreation Department for the work done in their area.

Councilmember Bryant spoke about the Florida Department of Government Efficiency (DOGE)'s most recent request and its effect on staff workload.

Vice-mayor Cataldo spoke with Mr. Shonk regarding the current irrigation installation on Tremain Trail. The section upon which work is being done is a pilot section for further work.

ADJOURNMENT

MOTION BY COUNCILMEMBER ROLFSON TO ADJOURN; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 6:45 p.m.

DRAFT

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of Task Authorization with Kimley-Horn and Associates, Inc. for Design Services to Produce the Pine Avenue Drainage Improvements Project

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Introduction:
This is a request for the Council to approve a task authorization with Kimley-Horn and Associates, Inc. for design services and production of the Pine Avenue Drainage Improvements Project construction plans.

Discussion:
Drainage system improvements are needed along Pine Avenue from Highland Street to US Highway 441. Existing storm sewer system pipes and structures are inadequate to convey stormwater runoff without excessive street flooding. Additional storm sewer capacity is needed to meet design standards. This involves the construction of larger diameter pipes at a lower invert (depth) than the existing pipes.

A project of this scope involves, of necessity, the reconstruction of much of the existing roadway and underground utilities. As a result, the project plan will include replacement of the pavement, curb and gutter, and sidewalks on both sides of the impacted streets, with infrastructure meeting current standards.

This engineering design includes production of construction plans for the entire project scope. However, a project of this magnitude may require phased construction in order to satisfy budgetary constraints. Therefore, the plans will be designed such that the project can be built in successive segments, starting at the east end of Pine Avenue and proceeding west to N. Clayton Street.

Every effort will be made to pursue available grant funding for this eligible stormwater management, flood reduction, and pollution reduction project.

Budget Impact:
This design project is proposed to cost $410,079.00 for which funds are budgeted under GL#445-5555-580.63-01-SW2511.

Strategic Impact:
Objective 10.4 - Effectively manage stormwater runoff while protecting the environment and minimizing flooding.

Objective 13.1 - Pursue federal, state and local grants to fund City projects and studies.

Recommendation:
Council approve the task authorization with Kimley-Horn and Associates, Inc. for design services and production of the Pine Avenue Drainage Improvements Project construction plans.

Attachment(s):

1. Attachment #1 PineAvenueDrainageImprovemnts
2. TaskAuthorzation_Kimley-Horn_PineAveDrainageImprovements

Prepared by: Jeanann Hand, City Clerk
Reviewed by:

GEORGE MAREK, Public Works Director	Approved - 8/6/2025
Matthew Dodson, Budget Officer	Approved - 8/6/2025
Steven Weber, Finance Director	Approved - 8/6/2025
City Attorney, City Attorney	Approved - 8/12/2025
Jeanann Hand, City Clerk	Approved - 8/12/2025
Vince Sandersfeld, City Manager	Final Approval - 8/12/2025

Kimley»Horn

ATTACHMENT #1

Scope of Work
Pine Avenue Drainage Improvements

Describing a specific agreement between Kimley-Horn and Associates, Inc. ("FIRM") and the City of Mount Dora, a Florida municipal corporation; (the "CITY"); the Mount Dora Community Redevelopment Agency (the "CRA"), a public body corporate and politic, duly established and operating under the authority of Chapter 163, Part III, Florida Statutes (F.S.); the Northeast Community Redevelopment Agency (the "Northeast CRA"), a public body corporate and politic, duly established and operating under the authority of Chapter 163, Part III, F.S. in accordance with the terms of the Master Agreement for Continuing Contract For Professional Services For Civil Engineering Services For Stormwater Management and Design for RFQ 24-GS-013 dated October 1, 2024, which is incorporated herein by reference.

Identification of Project:

Project: Pine Avenue Drainage Improvements

Client: City of Mount Dora ("CITY")

Project Manager: Victor Gallo, P.E.

Project Understanding:

This proposal identifies the scope, schedule, and fee for engineering services for the CITY for the Roadway and Drainage Improvements along E Pine Avenue from Clayton Street to US 441.

The Project will consist of designing/optimizing a closed drainage conveyance systems while maintaining the existing width of the roadways along E Pine Ave from Clayton Street to US 441. The total project length is approximately 4,000 ft including side street returns. The improvements will include proposed drainage inlets, swales and stormwater management facilities needed to accommodate the water quantity and quality requirements prior to the discharge into US 441 FDOT drainage system. In areas of closed drainage conveyance, the roadway typical will include Type F curb and gutter and sidewalk within the existing pavement width of the roadway.

All design work shall comply with the direction of CITY Council provided at the 30% design review and prior to proceeding to the Final Design Phase. Kimley-Horn will coordinate with CITY Staff early during the design for direction to limit impacts to existing features along the corridor. Kimley-Horn will present the 30% Concept Plans to the CITY Council at up to two (2) meetings. Final Design work shall comply with the requirements of the appropriate regulatory agencies.

This proposal also includes:

- Engineering services for the design of drainage improvement along Rhodes Street between Pine Avenue and Jackson Avenue
- Utility Relocation for the CITY's Water and Sewer systems impacted by the drainage improvements proposed under this project.

Specific Scope of Basic Services:

Task 1 – 30% Design Submittal

A. Concept Plans

Based on coordination with CITY staff, Kimley-Horn will prepare concept plans and present design

alternatives for the drainage improvements along E Pine Ave from Clayton Street to US 441 in accordance with CITY Staff direction, FDOT Greenbook, the Proposed Public Rights-of-Way Accessibility Guidelines (PROWAG), FDOT Drainage Manual, and requirements by regulatory agencies. Kimley-Horn will present the 30% Design Plans to the CITY Council at up to two (2) meetings.

The construction documents will be prepared on 11"x17" half size sheets at a horizontal scale of 1" = 40'. The plans will be prepared on topographic information provided by a licensed surveyor described in Task 6 and additional field survey as described below. The plans will include up to two (2) typical sections to depict the edge of roadway, medians, roadside buffer areas, sidewalk, and other elements within the CITY owned right-of-way.

The plan and profile sheets will show the roadway and drainage horizontal information for the project. Various elements such as swales, inlets, pipes, existing dirt road width, intersecting roadways, driveways and right-of-way lines will be shown and dimensioned.

B. Drainage Design

1. Flood Area Modeling. An ICPR model to determine the 100-year flood stage along E Pine Ave from Clayton Street and Highland Street. This will be used to determine if the residences within the flooded area will be able to be raised to the desired Flood Protection Elevation. An application (not included in this scope of work) may be submitted to FEMA's Hazard Mitigation Grant Program to cover the costs of lifting flood-prone structures to prevent future damage.

2. Flood Mitigation and Existing Drainage System Optimization. Identify alternatives to reduce or eliminate flooding along the E Pine Avenue corridor and identify suitable outfall locations. This task will include providing water quality treatment and peak discharge attenuation to avoid impacts downstream. Stormwater management facilities considered will be either modifications to existing ponds or new ponds within current undeveloped parcels. A conceptual drainage collection and conveyance system layout will be prepared showing a schematic of inlets, pipes, ditches and stormwater management facilities.

Task 2 – Final Design Plans Submittal

A. Roadway Construction Plans

Based on the coordination with CITY Staff established after the 30% Design Phase, Kimley-Horn will prepare the Final Design and Construction Plans for the roadway and drainage improvements along E Pine Ave.

The plan and profile sheets will show the roadway and drainage horizontal and vertical information for the project. Various elements such as swales, inlets, pipes, existing dirt road width, intersecting roadways, driveways and right-of-way lines will be shown and dimensioned. The plans will include grading details for the roadway and drainage improvements along E Pine Ave. Grading details will be shown for up to thirty seven (37) driveways, up to seven (7) intersections, and up to twenty five (25) curb ramps along E Pine Ave.

Cross sections will be developed at 50-foot intervals along the baseline of survey at a scale of 1" = 20' horizontal and 1" = 10' vertical. Existing underground utilities will be shown based on information provided by the utility companies or as identified during surveying efforts. Soil profiles from auger borings will be shown in the cross sections as needed.

It is anticipated that Traffic Control Plans (TCP) will be prepared by the Contractor and is not included this Task.

Kimley-Horn will design the signing and pavement marking for the 0.76 miles of roadway in accordance with the current version of the Manual on Uniform Traffic Control Devices (MUTCD), the FDOT Standard Plans, and established accessibility guidelines. The design will be shown on 1”=40” scale plan sheets and will be incorporated into the roadway construction plan set. The plans will include type, color, and spacing of striping and raised pavement markings. Regulatory, warning, and directional signing will also be shown on the Signing and Pavement Marking Plans. All agency comments will be handled under the permitting task.

B. Drainage Construction Plans

Drainage Map(s) will be prepared for the project at a scale of 1” = 200’. The drainage maps will show roadway drainage basins, pond locations, existing drainage features, offsite basins and flow patterns/arrows. Design information relative to the proposed storm sewer pipes, drainage structures and swales will be shown on the drainage plan and profile sheets*. Proposed drainage structure cross sections are not included in this Task.* Kimley-Horn will design roadside swales and stormwater management as needed to accommodate the Project. Drainage calculations will be prepared and documented in a Drainage Report. The following sheets will be prepared:

- Drainage Maps
- Drainage Plan Sheets
- Summary of Drainage Structures
- Miscellaneous Drainage Detail Sheets
- Retention/Detention Pond Detail Sheets
- Retention Pond Cross Sections
- Erosion Control Plan Sheets
- SWPPP

C. Permitting

It is anticipated that the drainage and water quality improvements will require a St. Johns River Water Management District (SJRWMD) Environmental Resource Permit (ERP).

Kimley-Horn will provide water quality calculations in support of SJRWMD ERP application.

Kimley-Horn will prepare and submit a permit application package to the SJRWMD. Kimley-Horn will respond to up to two (2) Requests for Additional Information (RAI) from the SJRWMD. The CITY will be responsible for signing all necessary application forms and all application fees associated with the permit application.

A meeting will be held with FDOT to determine if a Drainage Connection Permit is required for the continued discharge from E Pine Avenue to the US 441 roadside ditch. FDOT permit applications will not be included in this task, but may be performed if authorized by the CITY.

A. Utility Coordination

Kimley-Horn will make utility contacts at 30% (Greenlines Only) and 60% plans (RGBs and UWS), maintain status sheet and provide updates (upon request). This task includes coordination and follow up with the Utility Agency Owners (UAOs) and hold utility design meeting at 60% plans and review of marked plans to ensure all EOR identified conflicts have been addressed.

Task 3 – Utility Design Services

This task includes the removal and replacement of approximately 1,200 LF of existing 6-in water main and removal and replacement of approximately 1,700 LF of existing 8-in force main along Pine Avenue, between Unser Street and US 441. Kimley-Horn will collect and review existing City data, including record drawings and GIS information, for the existing utilities within the project area. Following the completion of the proposed drainage design, Kimley-Horn will provide engineering services to address the associated utility conflicts. Engineering services will consist of 60% and 90% utility design plans. Comments from the 60% design plans will be incorporated into the 90% utility design plans. The utility design plans will identify horizontal and vertical placement of the relocated utilities and other necessary features to accommodate the design.

Kimley-Horn will prepare draft technical specifications and an Engineers Opinion of Probable Cost (OPC) at both 60% and 90% design. FDEP permit applications for the water main and force main will be completed. Kimley-Horn will attend two review meetings with the CITY to discuss 60% and 90% comments. A final bid deliverable set will include Bid drawings, technical specifications, and a final OPC.

Task 4 – Identify Funding Opportunities

Kimley-Horn will conduct a grant, funding, and loan search of Federal, State, Local, and non-governmental sources that align with the CITY expectations. Kimley-Horn will prepare a Funding Opportunity Matrix that identifies up to three (3) funding sources, delineating the grant program name, critical grant program dates, cost-share requirements and grant program priorities. Kimley-Horn will present the preliminary Funding Matrix to the Client in a virtual meeting.

Please note additional research, beyond the scope of this task, may be necessary to ensure priority alignment with an identified source of funding once a grant program's Notice of Funding Opportunity is released.

Kimley-Horn will assess grant opportunities the CITY has identified and report to the CITY the specifics of the grant program, such as mandatory match, eligibility, program priority areas and extent of compliance required to fulfill the grant program. Additionally, Kimley-Horn will assess whether the grant program is in good alignment to the project(s) the CITY plans to implement.

Task 5 – Bid Assistance Services

Kimley-Horn will prepare one (1) opinion of probable construction cost and one (1) contractor bid tabulation form for the Project for use by the CITY during the bidding process. Kimley-Horn will attend one (1) pre-bid meeting and provide input as directed by the CITY. Kimley-Horn will prepare responses to questions submitted by the contractors to the CITY during the bidding period.

Task 6 – Survey Services and Subsurface Utility Verification

Kimley-Horn will retain the services of L&S Diversified to prepare a Topographic Survey of a corridor totaling approximately 5,000 linear feet, along Pine Ave from Clayton Street to US 441, in Mount Dora, Lake County, including up to 50' along side streets, and survey along Rhodes St from Pine Ave to Jackson Ave, as well as 600' along the southwest edge of pavement of US 441; and approximately 3 Acres of topo on a parcel adjacent to Pine Ave, as shown on survey limits. Refer to attached subconsultant proposal for additional information.

Additionally, L&S will perform Subsurface Utility Designation Quality Level "B" within the survey limits along the roadways, and up to twenty (20) soft digs for utilities (Quality Level "A" Designates)

Task 7 – Geotechnical Services

Kimley-Horn will retain the services of KSM Engineering and Testing to perform borings for the roadway reconstruction and potential stormwater retention area. Refer to the attached subconsultant proposal for additional information.

Project Deliverables:

- 30% Concept Plans
- Final Construction Plans
- Drainage Report
- SJRWMD application package
- Geotechnical engineering report
- Utility test hole data sheets
- Opinion of probable construction cost
- Contractor bid tabulation form

Additional Services if required:

The following services are not included in this proposal, but may be performed if authorized by the CITY. Payment for these additional services will be agreed upon prior to their performance.

- Traffic Control Plans
- Drainage structure cross sections
- Engineering inspection services
- Attendance at meetings in addition to those noted in the scope of services
- Certified Arborist evaluation for tree preservation
- Lighting Plans
- Grant program proposal preparation
- In-depth eligibility assessments
- Existing grant agreements' compliance management
- Development of compliance programs and training for internal staff
- Coordinating outreach and educational activities related to the project
- Construction phase services (Shop Drawings, RFIs, etc.)
- FDOT Permitting

Information Provided By Client:

The CITY will provide the following information, upon which Kimley-Horn can rely:

- Available right of way data
- Available record or as-built plans
- Available permits
- Data regarding the existing road conditions

Method of Compensation:

It is understood this proposal is for a maximum amount of **$410,076**.

Kimley-Horn will perform the **Drainage Improvement Design Services** in Tasks 1-7 for a lump sum fee of **$410,076** inclusive of expenses. A breakdown of fee by task is provided in the table below:

Task	Fee
Task 1: 30% Design Submittal	$72,580
Task 2: Final Design Plans Submittal	$166,620
Task 3: Utility Design Services	$41,630
Task 4: Identify Funding Opportunities	$9,250
Task 5: Bid Assistance Services	$10,110
Task 6: Survey Services and SUE	$97,936
Task 7: Geotechnical Services	$11,950

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice.

ACCEPTED:

CITY OF MOUNT DORA

BY:_____

TITLE:_____

DATE:_____

KIMLEY-HORN AND ASSOCIATES, INC.

BY:_____
Hao T. Chau, PE

TITLE: Vice-President

DATE: 08/04/2025

KIMLEY-HORN AND ASSOCIATES, INC.

BY:_____
Victor H. Gallo, PE

TITLE: Project Manager_____ _____

DATE: 08/04/2025_____

APPENDIX A - CONSULTANT'S COMPENSATION PROPOSAL
CIVIL BREAKDOWN OF FEES

Kimley»Horn	Principal		Senior Professional II		Senior Professional I		Professional		Analyst II		Analyst I		Senior CAD Designer		CAD Technician		Clerical		TOTAL	
Rate ($/Hour):	$345		$345		$250		$200		$175		$135		$120		$105		$90			
Kimley-Horn and Associates, Inc.	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost
Task 1 - 30% Design Submittal	0	$0	4	$1,380	42	$10,500	72	$14,400	172	$30,100	120	$16,200	0	$0	0	$0	0	$0	410	$72,580
Task 2 - Final Design Plans Submittal	0	$0	16	$5,520	80	$20,000	220	$44,000	340	$59,500	260	$35,100	0	$0	0	$0	0	$0	916	$164,120
SJRWMD Permitting Fee																				$2,500.00
Task 3 - Utility Design Services	0	$0	4	$1,380	32	$8,000	30	$6,000	96	$16,800	70	$9,450	0	$0	0	$0	0	$0	232	$41,630
Task 4 - Identify Funding Opportunities	0	$0	0	$0	0	$0	20	$4,000	30	$5,250	0	$0	0	$0	0	$0	0	$0	50	$9,250
Task 5 - Bid Assistance Services	0	$0	2	$690	8	$2,000	16	$3,200	20	$3,500	0	$0	0	$0	0	$0	8	$720	54	$10,110
TOTAL LUMP SUM FEE:	0	$0	24	$8,280	154	$38,500	322	$64,400	608	$106,400	450	$60,750	0	$0	0	$0	0	$0	1558	$300,190

L & S Diversified

August 1, 2025

To
Victor Gallo, PE

Kimley-Horn
200 S Orange Ave. Ste 600
Orlando, FL 32801

PINE AVENUE DRAINAGE IMPROVEMENTS

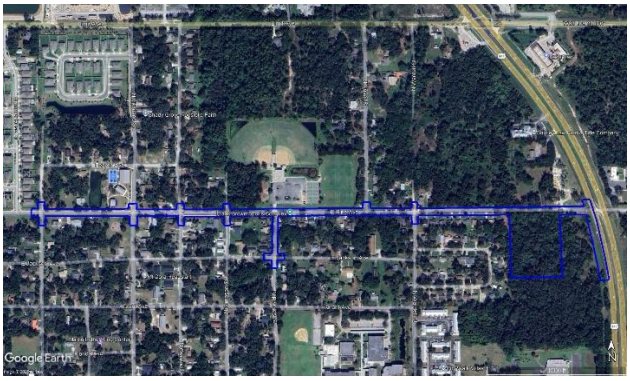
Proposal for Surveying and Mapping Services

Dear Victor,

We appreciate your consideration of L&S Diversified, LLC to provide professional surveying services for the above-referenced project. Below we have outlined the scope of services, cost, and schedule for the project.

Project Understanding

L&S Diversified will prepare a Topographic Survey of a corridor totaling approximately 5,000 linear feet, along Pine Ave from Claytin Street to US 441, in Mt. Dora, Lake County, including up to 50' along side streets, and survey along Rhodes St from Pine Ave to Jackson Ave, as well as 600' along the south-west edge of pavement of US 441; and approximately 3 Acres of topo on a parcel adjacent to Pine Ave, as shown on survey limits. A separate line item has been included for Tree Survey within the 3 Acres section of the survey. Additionally, L&S will perform Subsurface Utility Designation Quality Level "B" within the survey limits along the roadways, and up to twenty (20) soft digs for utilities (Quality Level "A" Designates)



Attachments and Exhibits

- Exhibit "A" Survey Limits
- Exhibit "B" Fee Table

SURVEYING SCOPE OF SERVICES

L & S Diversified will provide all labor, equipment and resources necessary to provide the following scope of services.

Survey Control

L & S will establish horizontal and vertical control monuments at acceptable intervals to facilitate project engineering. Horizontal coordinates will be referenced to Florida State Plane, North American Datum of 1983 (NAD83). Elevations will be referenced to North American Vertical Datum of 1988 (NAVD88).

Topographic Survey (50-Grid and/or Cross Sections)

The Topographic Survey will include the horizontal location and elevation of all above ground improvements, utilities, and accessible gravity systems.

The survey will be displayed at 1-foot contour intervals.

Tree Survey

The Tree Survey will include the location and description of all specimen trees as required by the client or municipality.

Survey Deliverables

- Survey(s) in Civil 3D 2024
- Survey(s) in PDF

Printed hard copies will be billed at an additional cost.

SUB-SURFACE UTILITY SCOPE OF SERVICES

Subsurface Utility Excavation (Quality Level A)

L & S will perform up to twenty (20) soft excavation test holes at locations determined by the client.

Each location will include a Sub-Surface Utility Report. The Report will include the horizontal location, pipe size, elevation, and depth of top of pipe from natural ground. The material will be noted only if visible.

A reference nail and disk, and stake will be set at ground level for each excavation.

Subsurface Utility Designation (Quality Level B)

L & S will field mark (paint & flag) all public sub-surface utility mains discovered within the project limits.

The paint and flags will be surveyed and mapped.

Sub-Surface Utility Engineering Deliverables

- Field Sketches in PDF
- Sub-Surface Utility Report in PDF
- Survey of Designated Utilities in Civil 3D

Printed hard copies will be billed at an additional cost.

PROPOSED COST

Task	Cost
Survey Control	$11,310
Topographic Survey	$35,366
Tree Survey	$5,354
Utility Designation	$19,426
Utility Testholes	$23,480
MOT Allowance	$3,000
Total Estimated Cost	**$97,936**

SCHEDULE

Task	Duration (Weeks)
Field	5
Office	3
QA/QC	1
Total Duration	**9**

It is anticipated that L & S Diversified will begin work on the proposed scope of services within 10 days of receipt of your executed Notice to Proceed.

The proposed cost and schedule is valid for 45 days from the date submitted.

NOTES & EXCLUSIONS

If the client desires to change the proposed scope of services an additional fee will be negotiated.

Reimbursables such as shipping, printing, or overtime will be **Billed as an Extra Cost on a Time and Materials Basis.** L & S will request approval from the client for these services.

Public entity or jurisdictional agency fees are to be paid directly by the client. These fees include, but are not limited to, platting, impact, re-zoning, permitting, review and application fees. L & S Diversified has no control over the procedures of public entities or jurisdictional agencies, and therefore, cannot guarantee timing and outcome of permits and entitlements.

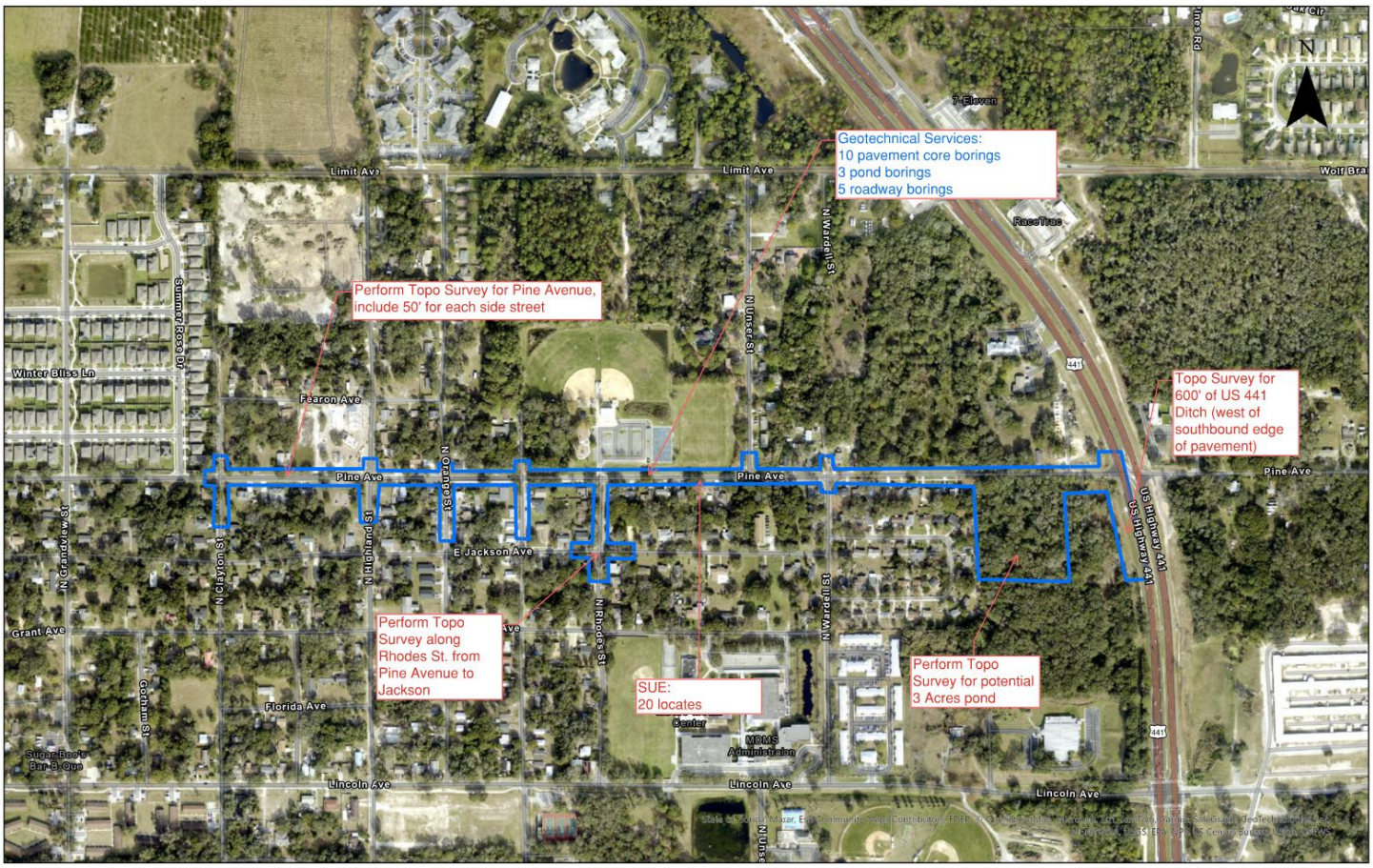
Thank you for this opportunity and we look forward to working with you on this exciting new project. Should you have any questions, please do not hesitate to call.

Sincerely,
L & S Diversified

Maria Santamarina-Aris
Project Manager

Client Date

Exhibit “A” – Survey Limits



KSM Proposal No.: 250556
July 25, 2025

Professional Service Agreement

Client Name: **Kimley-Horn**
Attn: Victor Gallo, P.E.
200 South Orange Avenue, Suite 600, Orlando, FL 32801
Phone: 407.982.3286 | c. 813.494.5446
Email: Victor.Gallo@kimley-horn.com

Re: **Proposal for Geotechnical Engineering Services**
Pine Avenue Drainage Improvements
Mount Dora, FL

Dear Mr. Gallo,

Thank you for the opportunity to submit a proposal to perform geotechnical engineering services on the above referenced project. Keller, Schleicher and MacWilliam Engineering and Testing, Inc. (referred to as "KSM") proposes the following geotechnical engineering services relating to the above-mentioned Project in general accordance with the Industry Standard of Care.

Project Description – The project is located along Pine Avenue from US Highway 441 west towards N. Clayton Street, approximately 0.75 miles, in Mount Dora, Florida. KSM understands that drainage improvements are proposed along the existing roadway alignment and a new stormwater pond is anticipated. Based on recent aerials and street views, Pine Avenue is a two-lane roadway that appears to be experiencing cracking east of the sports complex entrance east to US Highway 441 and the proposed pond location appears to be heavily wooded.

Field Investigation – Testing will be performed in general accordance with applicable ASTM and/or industry standards. The following field exploration has been requested:

- Perform ten (10) pavement cores and base depth checks along the Pine Avenue alignment. Each location will be backfilled with cold-patch asphalt compound.
- Perform five (5) Standard Penetration Test (SPT) borings to depths of about 10 below grade along Pine Avenue.
- Perform three (3) SPT borings to depths of about 20 feet below grade within the proposed pond location.
- Perform three (3) "Usual Open Hole" constant head permeability or obtain bulk samples for constant head laboratory permeability tests.

Laboratory Services

- Perform limited laboratory testing in general accordance with ASTM, FM, and/or AASHTO Standards to confirm visual classifications. Testing may include, but is not limited to, single and/or full sieves, moisture content, organic content, corrosion series, permeability, and/or Atterberg limits.

Engineering Services

A geotechnical report will be provided covering the investigation including:

- Boring logs illustrating the visually and laboratory tested classification in general accordance with the Unified Soil Classification System, thickness of each encountered strata, estimated relative density, and observed groundwater depth.
- Provide seasonal high groundwater table estimates at our boring locations.
- Provide recommendations for site preparation and earthwork considerations.
- Provide soil parameters and construction considerations for utility installation.
- Provide asphalt and base thickness results at our core locations and provide recommendations for the proposed roadway in general accordance with FDOT Standards.

Stormwater Retention

- Provide laboratory and/or in-field permeability results.
- Provide the estimated depth of the confining layer(s), if encountered.
- Provide estimated seasonal groundwater fluctuations.
- Provide estimated Hydrologic Soil Groups.
- Provide estimated fillable porosity.

Scope Limitations - KSM will contact Sunshine 811 to locate public utilities around the boring locations. The client is responsible for marking all known and private underground utilities. Access to the boring locations should be provided by the client – at a minimum KSM requires stable paths cleared through undeveloped sites that are free of debris and vegetation and sufficient for our drill rig to traverse and for our work to be performed safely.

We will make reasonable efforts to minimize ground disturbance to the property as a result of our field exploration. However, in the normal course of our work activities some disturbances will occur. We have not budgeted to restore the site beyond backfilling our boreholes with soil cuttings. Our services do not include re-vegetation and/or landscaping restoration or repairing rutting caused by our drilling equipment.

Required Permitting - The scope of work outlined in the tasks above does not include any permitting services that may be required to perform our testing.

Maintenance of Traffic - MOT will be required for this project along Pine Avenue.

Clearing - Limited clearing will be required to access the boring within the proposed pond location. We are estimating 1-day of clearing will be required.

Our fee to complete the geotechnical investigation and engineering services, including the furnishing of all material along with labor necessary for the laboratory testing and preparing the report is estimated to be **as follows:**

Field Investigation, Laboratory Testing, and Engineering Analysis		**$ 7,950.00**
Maintenance of Traffic		**$ 2,100.00**
Clearing (1-day estimated)		**$ 1,900.00**
	Total	**$11,950.00**

We look forward to working with you on this project.

Respectfully Submitted,

Eric A. McAra, P.E.
Vice President of Engineering

ESM/co/KSM
This proposal is good for 60 days

Accepted this _____day of _____, 2025, by

_____
Signature

_____
Printed Name

All invoices are due upon receipt. Past due balances will accrue interest charges at 1.5% monthly. Client agrees to pay any collection costs incurred to collect the amount balance, including reasonable attorney's fees.

Schedule and Additional Services

KSM will work closely with the Client to establish a favorable schedule to complete all field and laboratory work. The above indicated fee is based on the site being open and accessible for our truck-mounted drill rig or for a KSM technician to gain access to the project site to complete the requested geotechnical testing. Open and accessible means that a normal size truck can safely drive into the site and perform the required borings, heavily wooded areas or sites with steep inclines or declines will need to be cleared / altered in order for KSM to access the site safely. **Additional fees will apply if another drill rig is required to be mobilized to complete the required soil boring or if our technicians are unable to perform the requested testing**. Please note that if unsuitable material is encountered, KSM will have to mobilize another drill rig as the truck-mounted drill rig is not designed for deep borings and reserves the right to amend our total fee. If additional locations are requested after the approval of this Agreement, KSM reserves the right to amend as required based upon the request.

Cancellation Terms

KSM's schedule to complete the requested field work varies each day and is unfortunately weather dependent. If KSM is unable to perform the required field work due to unforeseen weather conditions, KSM will automatically move your project onto the next available workday and the client shall be notified. Please note that if you wish to cancel any services to be performed by KSM, the client must do so in writing and prior to the scheduled day of the service. Cancellation via phone is not accepted unless accompanied by an email the same day. Cancellation after field work has begun or completed will be subjected to partial or full payment of the agreed upon fee and the client agrees to pay the fees to cover the work completed.

Limitation of Liability

The client hereby agrees, to the fullest extent permitted by law, that KSM's and its officers and employees total liability to the client and all others for any and all injuries, claims, losses, expenses, damages (including consequential damages), or claim expenses arising out of the agreement or its breach, from any cause shall not exceed $1,000 or the total amount of the Service provided, whichever is greater. Such causes include, but are not limited to, KSM negligence, errors, omissions, strict liability, breach of contract, and breach of warranty. The client agrees to defend, indemnify and hold KSM harmless from all claims for liability in excess of the limits set forth above, for injury or loss sustained or alleged by any person or entity, whether a party to the agreement or not, and allegedly arising out of KSM performance or services.

Client Terms & Conditions

KSM will perform the Services in accordance with the following "Industry Standard of Care: (A) in a prompt, diligent, competent and professional manner; (B) during normal business hours for Client; and (C) in accordance with: (1) that degree of care and skill exercised by engineers providing similar services to other customers and in accordance with the custom and trade of KSM's industry; (2) any practices otherwise specified in writing by Client to KSM; (3) the specific plans, specifications, standards, descriptions, recommendations and drawings that have been provided to KSM

including, without limitation, any amendments or alterations to them made by Client from time to time; and (4) in compliance with all applicable laws, including any and all state engineering rules and regulations. In the event KSM shall provide any type of inspection services, it is understood and agreed that KSM neither guarantees such contractors' or subcontractors' performance nor assumes any duty to supervise construction and safety procedures followed by the Client or its contractor(s) and subcontractor(s) nor for any public liability for property damage caused through acts of the Client and its contractor(s) and subcontractor(s).

Client recognizes that KSM is not responsible for or have control over means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the construction of a building or project on the behalf of Client or the Client's customers, nor shall KSM be responsible for Client and its contractor(s) or subcontractor(s) failing to comply with building code or specific recommendations or structural design by KSM. If Client makes any alteration to the provided report or permit drawings without the consent of KSM in connection with any reuse by Client, Client shall defend, indemnify and hold harmless KSM against claims arising solely out of such alteration; provided, however, nothing herein shall be deemed to release KSM from liability for that portion of the Project Documents prepared by KSM.

Any claim arising out of or related in any way to this Completed Service or Agreement (a "Claim") shall be subject to mediation as a condition precedent to binding dispute resolution. Unless the Parties mutually agree otherwise, mediations under this Agreement shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. The Parties shall share the mediator's fee and any filing fees equally. The mediation proceeding shall be held in the city with the largest population in the state in which a project for which Services are provided is located over which the dispute arises. If the Parties do not resolve a dispute through mediation, the method of binding dispute resolution shall be Litigation in a court of competent jurisdiction. DUE TO THE SPECIALIZED NATURE OF CONSTRUCTION LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHT TO A TRIAL BY JURY.

The Consultant should be retained to perform and/or monitor Construction Testing services. If Client elects to not have Consultant provide Construction Testing services or terminates, modifies, or reduces any portion of Consultant's services under this Agreement, Client shall indemnify and hold Consultant and its consultants harmless from and against damages, losses, and judgments arising from claims by Client or any third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, related to the services or activities Consultant did not provide or in which Consultant did not participate.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES; KELLER, SCHLEICHER and MacWILLIAM IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER, PRINCIPAL, ETC. MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT OR SERVICE.

CONTINUING PROFESSIONAL SERVICES CONTRACT
TASK AUTHORIZATION

Subject to the provisions contained in the Continuing Contract for Professional Services (the "Continuing Contract") between the **CITY OF MOUNT DORA** (the "AUTHORITY") and **Kimley-Horn and Associates, Inc.**, (the "FIRM"), dated October 1, 2024, which was competitively procured through RFQ #24-GS-013 and in accordance with § 287.055, *Florida Statutes*, **THIS TASK AUTHORIZATION**, made effective on this ___ day of _____, 20___, authorizes the FIRM to provide professional services as set forth below:

PROJECT INFORMATION
Project Name: Pine Avenue Drainage Improvements
Project Number: GL445-5555-580.63-01-SW2511
Firm Contact: Victor H. Gallo, PE, Project Manager
Authority Contact: George Marek, P.E. , Director of Public Works

1. **Scope of Services/Deliverables**. The FIRM shall provide to the AUTHORITY those professional services as described in the Scope of Work (the "Services"), attached hereto as **Exhibit "1"**, or as described in the FIRM's Project Proposal identified as Attachment 1, and incorporated herein by this reference.
2. **Contract Time**. The FIRM shall commence the Services upon receipt of the purchase order. The FIRM shall complete all work under this Task Authorization within [10] calendar days from the commencement date, unless otherwise extended by a written amendment approved by the CITY. Time is of the essence for this Project.
3. **Compensation**. The total payment for this Task Authorization shall not exceed [$410,076.00]. Payments to the FIRM for the Services shall be made on a time-and-materials basis. Monthly payments will be issued for each completed subtask, calculated based on the actual time spent by the FIRM and in accordance with the Fee Schedule set forth in **Exhibit "2"**, or as described in the FIRM's Project Proposal identified as Attachment 1, and incorporated herein by this reference.
4. **Invoices**. The FIRM shall submit invoices to: City of Mount Dora, Attn: Accounts Payable, 510 N. Baker St., Mount Dora, FL 32757. (email: accountspayable@ci.mount-dora.fl.us)
5. **Project Personnel**. The FIRM shall identify in writing all Key Employees and subconsultants who will be assigned to this Project. The FIRM shall ensure that all assigned personnel possess the necessary qualifications and experience to successfully complete the Project. The FIRM shall notify the AUTHORITY of any changes to the Key Employees or subconsultants assigned to the Project, including any terminations or replacements.
6. **Incorporation of Continuing Contract**. This Task Authorization is issued pursuant to and is governed by the terms and conditions of the Continuing Contract. All provisions of the Continuing Contract are hereby incorporated by reference and shall apply to the performance of the Services under this Task Authorization unless otherwise specified herein.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Task Authorization, effective the date first written above.

AUTHORITY

_____
James Homich, Mayor/Chairman

ATTEST:

_____
Jeanann Hand, City Clerk

Approved as to form and legal sufficiency:

_____
Patrick Brackins, City Attorney

FIRM

_____

Print: _____

Company: _____

Title: _____

Date: _____

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of the First Reading for **Ordinance No. 2025-21**, Annexation, Taylor Morrison of Florida, Inc., Lochside Development (143.26 +/- Acres)

Introduction:
This is a request for City Council to approve the first reading of Ordinance No. 2025-21 and hold a public hearing for the second reading and adoption.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:
As required by Florida Statutes, Section 166.041(4), the completed Business Impact Estimate is provided in Attachment #1. The staff report and application are provided in Attachment #2.

The sequences of events are as follows:

1. The application was submitted to the Office on July 14, 2025; and
2. The Development Review Committee reviewed the application and had no concerns or objections to the annexation request, and forwarded the application to City Council for consideration.

The subject property is being developed as a residential subdivision with 158 lots for single-family, detached dwelling units. The property is zoned Planned Unit Development (PUD) by County Ordinance 2022-44 and will continue to develop with these entitlements in the same fashion as the property on the south side of U.S. Highway 441 (FKA Mount Dora Groves South).

Budget Impact:
The City's ad valorem tax base will increase once the property is incorporated into the city limits. The annexation application fee of $2,000.00 has been waived in accordance with the annexation incentive program established via Resolution No. 2021-05, adopted by City Council on January 5, 2021.

Strategic Impact:
The City's annexation program is consistent with Growth Management Goals for the city, which include the annexation of areas within the JPA which are logical and do not create enclaves.

Strategic Initiative 1: Promote Economic Development
Promote Economic Development to position Mount Dora as a City with a diverse, vibrant, sustainable economy.

Recommendation:
City Council Approve the First Reading of Ordinance No. 2025-21 and hold a hearing for the second reading and adoption.

Attachment(s):
1. Attachment #1 Business Impact Estimate
2. Attachment #2 Annexation Summary Report MDGN Lochside 20250811
3. Ordinance No. 2025-21_ MD Groves North (Lochside) Annexation

Prepared by: Michele Janiszewski, Senior Planner
Reviewed by:

Michele Janiszewski, Senior Planner	Approved - 8/11/2025
City Attorney, City Attorney	Approved - 8/13/2025
Jeanann Hand, City Clerk	Approved - 8/13/2025
Vince Sandersfeld, City Manager	Final Approval - 8/13/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: **2025-21**

ORDINANCE TITLE: **Annexation of 143.26 +/- acres owned by Taylor Morrison of Florida, Inc., also known as the Lochside Development**

DEPARTMENT: **Planning & Zoning**

MEETING DATE: **August 19, 2025 (First Reading)**

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Mount Dora's website by the time notice of the proposed ordinance is published.

ORDINANCE NO: 2025-21

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF US HIGHWAY 441 AND EAST OF SR 44; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

[1] See Section 166.041(4)(c), Florida Statutes.

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Mount Dora;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):
This ordinance annexes 143 +/- acres into the city limits. The property is located within the JPA which supports the City's long-term vision.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
   a. An estimate of direct compliance costs that businesses may reasonably incur;
   No direct impact to general businesses.

   b. Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
   No new charges or fees are set forth in the ordinance.

   c. An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
   No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):
N/A

ATTACHMENT #2

CITY OF MOUNT DORA

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

ANNEXATION SUMMARY REPORT
TAYLOR MORRISON OF FLORIDA, INC
PROJECT NAME: MOUNT DORA GROVES NORTH (LOCHSIDE)

Report Date:
August 19, 2025

Reference/Support:
Section 1.3, *LDC*
Chapter 171, *Florida Statutes*
Mount Dora and Lake County Joint Planning Agreement (JPA)

Background:

Owner:	Taylor Morrison of Florida, Inc.
Applicant:	Taylor Morrison of Florida, Inc. Julia Salvo, AICP, Vice President of Forward Planning
Existing Use:	Vacant Land
Proposed Use:	Single Family Residential (156-lots)
Future Land Use:	County PUD (Ordinance #2022-43)
Current Zoning:	County PUD (Ordinance #2022-44)
JPA:	Yes
City Council District:	4
Site Area:	144.13 +/- acres

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Med Density	R-1A	Loch Leven (Lake)/SFR
South	City	PUD	PUD	MDGS PUD (Comm, Condo)
East	City	Res. Low	PUD	MD Country Club/FDOT Pond
West	County	Res. Low	AG	SFR
West	City	Commercial/	PUD	Retail (Publix Center)
		Office/Res Med	PUD	Retail/SFR

Analysis:
The applicant has petitioned the City for annexation for a collection of parcels located on the north side of US Highway 441 and east of SR 44. This action is for annexation only. The site directly borders the City limits on the north, east, and west. The site is located in the City's Joint Planning Area (JPA) and eligible for annexation.

The subject property is being developed as a residential subdivision with 158 lots for single-family, detached dwelling units. The property is zoned Planned Unit Development (PUD) by County Ordinance 2022-44 and will continue to develop with these entitlements in the same fashion as the property on the south side of U.S. Highway 441 (FKA Mount Dora Groves South). Pursuant to the pre-annexation agreement between the City and the Developer, the property may not be assigned a city land use or zoning district until Certificates of Occupancy (CO) have been issued for all residential and commercial development. Once annexed, the property will obtain Building Permits through the City and pay the City-established impact fees.

Attachments:
Application
Lake County Ordinance 2022-44
Site Plan

RECEIVED
By Whitney Scott at 12:47 pm, Jul 14, 2025

ATTACHMENT #2

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

ANNX25-03

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

VOLUNTARY ANNEXATION APPLICATION

Date: July 8, 2025 Project Address: US Highway 441

1. Applicant's Name: Julie Salvo, AICP; Vice President Forward Planning
   Company's Name: Taylor Morrison of Florida, Inc.
   Address: 2600 Lake Lucien Drive, Ste. 350
   City, State & Zip: Maitland, FL 32751
   Phone: 407.670.8863 E-mail: jsalvo@taylormorrison.com

2. Property Owner's Name(s):
   Company's Name: Taylor Morrison of Florida, Inc.
   Address: 2600 Lake Lucien Drive, Ste.
   City, State & Zip: Maitland, FL 32751
   Phone: 407.670.8863 E-mail: jsalvo@taylormorrison.com

3. The property generally located (list adjacent streets): Northeast side of US Highway 441, east of State Road 44 and N. Donnelly Street

5. Alt Key(s): 1445671, 3884341

6. Size of property in Acres: 143.26 +/- Square Feet: 6,240,406 +/-

7. Does property have, or will it have City Water and Sewer? ☒ Yes ☐ No

8. Does property have, or will it have Well or Septic Tank? ☐ Yes ☒ No

9. Current Zoning District (County): Urban Medium Density

10. Future Land Use Category (County): Urban Medium Density

11. Requested Zoning District (City): PUD

12. Requested Future Land Use Category (City): Medium Density Residential

ATTACHMENT #2

13. Present use and structures on the property (list number of residential dwelling units):
156 proposed lots, amenity and private boat launch

14. Public or Private Roadways*: Private (inside gate) & Public Access Road
**Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*

15. Is this project within the Joint Planning Agreement boundaries? ☒ Yes ☐ No

Property owners of land outside the City of Mount Dora who desire to be incorporated within the City of Mount Dora may petition for annexation subject to Florida law and the requirements of the City of Mount Dora.

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 and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Owner(s) of Record Signature(s)

July 8, 2025
Date

ATTACHMENT #2

Property Record Card

General Information

Name:	TAYLOR MORRISON OF FLORIDA INC	**Alternate Key:**	1445671
Mailing Address:	2600 LAKE LUCIEN DR STE 350 MAITLAND, FL 32751 *Update Mailing Address*	**Parcel Number:**	20-19-27-0001-000-00500
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	US HIGHWAY 441 MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-29-00 EAST 568.50 FEET, NORTH 12-19-00 EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42-36-45 EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 03-21-00 WEST 1319.06 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING--LESS FROM THE SOUTHEAST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-49 WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40-01-41 WEST ALONG THE CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01-52-24 EAST ALONG SAID WEST LINE 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 500, CONTINUE NORTH 01-52-24 EAST ALONG SAID WEST LINE OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE		

SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF BEGINNING, RUN SOUTH 89-32-16 WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01-52-24 EAST 156.80 FEET, NORTH 28-04-40 EAST 102.02 FEET, NORTH 09-02-50 WEST 371.53 FEET, NORTH 19-09-37 EAST 298.28 FEET, SOUTH 89-31-13 EAST 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB 32 PG 42, THENCE SOUTH 03-54-31 WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH 03-54-31 WEST 747.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-32-16 WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 202.31 FEET TO THE POINT OF BEGINNING-- ORB 6309 PG 2311

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0	CITRUS	47.120	Acre	$6,728,736.00	$6,728,736.00
2	WETLAND (9600)	0	0		8.120	Acre	$365.00	$365.00
3	SUBMERGED LAND (9500)	0	0		76.480	Acre	$0.00	$0.00

Click here for Zoning Info Map

FEMA Flood

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (CUBU1)	112	SF	1949	$179.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6309 / 2311	03/25/2024	Warranty Deed	Qualified	Vacant	$10,000,000.00
1205 / 651	12/01/1992	Warranty Deed	Unqualified	Vacant	$1.00
1205 / 646	12/01/1992	Warranty Deed	Unqualified	Vacant	$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$6,729,280	$6,729,280	$6,729,280	5.0364	$33,891.35

SCHOOL BOARD STATE	$6,729,280	$6,729,280	$6,729,280	3.1240	$21,022.27
SCHOOL BOARD LOCAL	$6,729,280	$6,729,280	$6,729,280	2.9980	$20,174.38
LAKE COUNTY WATER AUTHORITY	$6,729,280	$6,729,280	$6,729,280	0.2940	$1,978.41
NORTH LAKE HOSPITAL DIST	$6,729,280	$6,729,280	$6,729,280	0.4100	$2,759.00
ST JOHNS RIVER FL WATER MGMT DIST	$6,729,280	$6,729,280	$6,729,280	0.1793	$1,206.56
LAKE COUNTY MSTU STORMWATER	$6,729,280	$6,729,280	$6,729,280	0.4957	$3,335.70
LAKE COUNTY MSTU AMBULANCE	$6,729,280	$6,729,280	$6,729,280	0.4629	$3,114.98
LAKE COUNTY VOTED DEBT SERVICE	$6,729,280	$6,729,280	$6,729,280	0.0918	$617.75
LAKE COUNTY MSTU FIRE	$6,729,280	$6,729,280	$6,729,280	0.4800	$3,230.05
				Total: 13.5721	**Total:** $91,330.45

Exemptions Information

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

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

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

ATTACHMENT #2

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Property data updated nightly.
Site Notice

ATTACHMENT #2

Property Record Card

General Information

Name:	TAYLOR MORRISON OF FLORIDA INC	**Alternate Key:**	3884341
Mailing Address:	2600 LAKE LUCIEN DR STE 350 MAITLAND, FL 32751 *Update Mailing Address*	**Parcel Number:**	20-19-27-0003-000-05900
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	US HIGHWAY 441 MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	NE 1/4 OF SW 1/4 & W 1/2 OF NW 1/4 OF SE 1/4 LYING NE'LY OF US HWY 441 ORB 6309 PG 2311		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT FUTURE DEVELOPMENT (0001)	0	0		12.170	Acre	$1,737,876.00	$1,737,876.00
2	BILLBOARD SITE (1020)	0	0		1.000	Lot	$0.00	$0.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6309 / 2311	03/25/2024	Warranty Deed	Qualified	Vacant	$10,000,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$1,737,876	$1,737,876	$1,737,876	5.0364	$8,752.64
SCHOOL BOARD STATE	$1,737,876	$1,737,876	$1,737,876	3.1240	$5,429.12
SCHOOL BOARD LOCAL	$1,737,876	$1,737,876	$1,737,876	2.9980	$5,210.15
LAKE COUNTY WATER AUTHORITY	$1,737,876	$1,737,876	$1,737,876	0.2940	$510.94
NORTH LAKE HOSPITAL DIST	$1,737,876	$1,737,876	$1,737,876	0.4100	$712.53
ST JOHNS RIVER FL WATER MGMT DIST	$1,737,876	$1,737,876	$1,737,876	0.1793	$311.60
LAKE COUNTY MSTU STORMWATER	$1,737,876	$1,737,876	$1,737,876	0.4957	$861.47
LAKE COUNTY MSTU AMBULANCE	$1,737,876	$1,737,876	$1,737,876	0.4629	$804.46
LAKE COUNTY VOTED DEBT SERVICE	$1,737,876	$1,737,876	$1,737,876	0.0918	$159.54
LAKE COUNTY MSTU FIRE	$1,737,876	$1,737,876	$1,737,876	0.4800	$834.18
				Total: 13.5721	**Total:** $23,586.63

Exemptions Information

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

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

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regarding the completeness and accuracy of the data herein, its use or interpretation, the user bears the sole responsibility for ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

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Property data updated nightly.
Site Notice

INSTRUMENT#: 2024038268 OR BK 6309 PG 2311 PAGES: 4 4/3/2024 4:24:49 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $35.50 DEED DOC:$70000.00

ATTACHMENT #2

This instrument was prepared by
and should be returned to:
Tyler Hill, Attorney
Hill Ward Henderson
P.O. Box 2231
Tampa, Florida 33601

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of March 28, 2024, by **SIMPSON FAMILY PARTNERSHIP, LTD.**, a Florida limited partnership ("**Grantor**"), whose mailing address is 445 Limit Avenue, Mount Dora, Florida 32757, to and in favor of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation ("**Grantee**"), whose mailing address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751.

W I T N E S S E T H :

Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, its successors and assigns, all that certain land located in Lake County, Florida, more fully described in Exhibit A attached hereto and incorporated herein by reference (the "**Land**"), together with all improvements of every nature whatsoever which may be located in or on, or attached to, or used or intended to be used in connection with the operation of the Land, all easements, rights of way, streets, sewer rights, air rights, water rights and powers, if any, all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to the Land and all strips, canals or gores of land, if any, lying adjacent to the Land and any reversionary rights, if any, attributable to the Land or appurtenances and all subsurface right, title, and interest in the Land.

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

Grantor covenants it is lawfully seized of the above-described Land in fee simple, it has good, right and lawful authority to sell and convey the above-described Land, and it warrants it will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other, subject, however, to those matters listed on Exhibit B attached hereto, without intent to reimpose same.

ATTACHMENT #2

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

GRANTOR:

WITNESSES:
(As to both Signatories)

SIMPSON FAMILY PARTNERSHIP, LTD., a Florida limited partnership

Linda Paananen
Print Name: Linda Paananen
Address: 6037 Spring Creek Ct
Mt Dora FL 32757

By: _____
Michael Lee Simpson
General Partner

Carol E Murray
Print Name: Carol E. Murray
Address: 215 N Eola Dr
Orlando, FL 32801

By: _____
Howard James Simpson, III
General Partner

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on March 25, 2024, by Michael Lee Simpson and Howard James Simpson, III, as General Partners of SIMPSON FAMILY PARTNERSHIP, LTD., a Florida limited partnership, on behalf of the partnership. Such officers ☐ are personally known to me or ☒ have produced a valid driver's license as identification.

Carol E. Murray
Notary Public
State of Florida
Comm# HH060417
Expires 11/16/2024

NOTARY PUBLIC

My Commission Expires: 11-16-2024

ATTACHMENT #2

EXHIBIT A
Legal Description – TM SF Parcel

PARCEL 1:

NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING NORTHEASTERLY OF US HWY 441.

PARCEL 2:

FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°29'00" EAST 568.50 FEET, NORTH 12°19'00" EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42°36'45" EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 03°21'00" WEST 1319.06 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°01'41" WEST ALONG THE CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG SAID WEST LINE 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 500, CONTINUE NORTH 01°52'24" EAST ALONG SAID WEST LINE OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH 28°04'40" EAST 102.02 FEET, NORTH 09°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28 FEET, SOUTH 89°31'13" EAST 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB 32 PG 42, THENCE SOUTH 03°54'31" WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH 03°54'31" WEST 747.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°32'16" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 202.31 FEET TO THE POINT OF BEGINNING.

ATTACHMENT #2

EXHIBIT B

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. Phosphate, Minerals, Metals and Petroleum Reservations and Reservation of Road Rights of Way in favor of the State of Florida, through the Trustees of the Internal Improvement Fund, as set forth in that certain Deed recorded in Deed Book 225, Page 442. (Note: As to said reservation, the reservation for mining and exploration have been modified by the release of the right of entry into the Land, as contained in Section 270.11 of the Florida Statutes)

3. Drainage Easement in favor of the State of Florida recorded in Official Records Book 118, Page 36.

4. Easement for Storm Sewer in favor of the State of Florida recorded in Official Records Book 120, Page 428.

5. Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc., recorded in Official Records Book 348, Page 445.

6. Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc., recorded in Official Records Book 446, Page 893.

7. Terms and conditions contained in Interlocal Agreement between the City of Eustis and the City of Mount Dora recorded in Official Records Book 1115, Page 2012.

8. Easement in favor of Sumter Electric Cooperative, Inc. recorded in Official Records Book 5017, Page 42; as affected by Subordination of Utility Interests recorded in Official Records Book 5310, Page 2351.

9. Perpetual Easement in favor of the State of Florida Department of Transportation recorded in Official Records Book 5496, Page 1501.

10. Lake County, Florida Ordinance 2022-43, FLU-22-05-4 Mount Dora Groves North recorded June 13, 2023 in Official Records Book 6158, Page 2286.

11. Lake County, Florida Ordinance 2022-44, Mount Dora Groves North RZ-22-14-4, recorded June 13, 2023 in Official Records Book 6158, Page 2385.

12. Memorandum of Non-Solicitation Covenant (to be recorded immediately following this deed).

Note: All recording references are to Lake County, Florida.

ALSO DESCRIBED AS (PREPARED BY THIS FIRM)

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 20; THENCE RUN NORTH 89°51'17" EAST ALONG THE NORTH LINE OF SAID SECTION 20 ALSO BEING IN PART THE SOUTH LINE OF LOCH LEVEN PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 68 THROUGH 71 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR A DISTANCE OF 651.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 20, AND SAID SOUTH LINE OF LOCH LEVEN PHASE ONE, ALSO BEING THE SOUTH LINE OF LOCH LEVEN PHASE TWO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 92 AND 93 OF SAID PUBLIC RECORDS AND THE SOUTH LINE OF LAKES OF MOUNT DORA, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 47 THROUGH 56 OF SAID PUBLIC RECORDS, RUN NORTH 89°51'17" EAST FOR A DISTANCE OF 2607.63 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 20; THENCE DEPARTING SAID NORTH LINE OF SECTION 20 AND SAID SOUTH LINES, RUN SOUTH 02°26'03" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1067.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 42 THROUGH 44 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 42°09'25" EAST ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY LINE OF LOT 93 FOR A DISTANCE OF 336.32 FEET TO A POINT ON THE WEST LINE OF SAID THE COUNTRY CLUB OF MOUNT DORA UNIT 2; THENCE RUN SOUTH 03°54'50" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 426.32 FEET; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING BEARINGS AND DISTANCES: NORTH 89°31'11" WEST FOR A DISTANCE OF 240.69 FEET; THENCE RUN SOUTH 19°09'39" WEST FOR A DISTANCE OF 298.28 FEET; THENCE RUN SOUTH 09°02'48" EAST FOR A DISTANCE OF 371.53 FEET; THENCE RUN SOUTH 28°04'42" WEST FOR A DISTANCE OF 102.02 FEET; THENCE RUN SOUTH 01°52'26" WEST FOR A DISTANCE OF 156.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 20; THENCE RUN NORTH 89°32'15" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 70.06 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 01°52'26" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, ALSO BEING THE EAST LINE OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 FOR A DISTANCE OF 1111.88 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 441, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 110010 STATE ROAD 500; THENCE RUN NORTH 40°01'43" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1484.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2010.08 FEET, WITH A CHORD BEARING OF NORTH 63°27'01" WEST, AND A CHORD DISTANCE OF 1598.01 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°50'37" FOR A DISTANCE OF 1643.39 FEET TO A POINT ON THE NON-TANGENT EAST LINE OF OFFICIAL RECORDS BOOK 2732, PAGE 1036, ALSO BEING THE EAST LINE OF PUBLIX-441 AND 44-B ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 29 AND 30 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EAST LINES: NORTH 07°18'08" EAST FOR A DISTANCE OF 562.80 FEET; THENCE RUN NORTH 13°08'08" EAST FOR A DISTANCE OF 95.83 FEET TO THE SOUTHEAST CORNER OF SIMPSON COVE ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 5 AND 6 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 13°08'08" EAST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 2732, PAGE 1036 AND THE EAST LINE OF SAID SIMPSON COVE ESTATES FOR A DISTANCE OF 760.38 FEET TO THE NORTHEAST CORNER OF SAID SIMPSON COVE ESTATES AND A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 20; THENCE RUN SOUTH 89°47'51" WEST ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID SIMPSON COVE ESTATES FOR A DISTANCE OF 343.46 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 00°18'17" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 496.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 144.13 ACRES MORE OR LESS.

LEGEND:

P.O.C. ..... POINT OF COMMENCEMENT
P.O.B. ..... POINT OF BEGINNING
PB ..... PLAT BOOK
PG ..... PAGE
ORB ..... OFFICIAL RECORDS BOOK
R/W ..... RIGHT-OF-WAY
D ..... DESCRIBED OR DEED
M ..... MEASURED
P ..... PLAT
R ..... RADIUS
Δ ..... CENTRAL ANGLE
L ..... ARC LENGTH
C ..... CHORD LENGTH
CB ..... CHORD BEARING
MES ..... MITERED END SECTION
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
OHUL ..... OVERHEAD UTILITY LINE
EP ..... EDGE OF PAVEMENT
CCR ..... CERTIFIED CORNER RECORD
TOB ..... TOP OF BANK
TOE ..... TOE OF SLOPE
INV ..... INVERT
CLF ..... CHAIN LINK FENCE
℄ ..... CENTERLINE
WV ..... WATER VALVE
RWV ..... RECLAIM WATER VALVE
BFP ..... BACKFLOW PREVENTER
EM ..... ELECTRIC METER
WM ..... WATER METER
T ..... TELEPHONE SERVICE
E ..... ELECTRIC SERVICE
V ..... UTILITY VAULT
..... FIRE HYDRANT
..... WOOD POWER POLE
..... CONCRETE POWER POLE
..... LIGHT POLE
..... GUY ANCHOR
..... DRAINAGE MANHOLE
..... BURIED GAS MARKER
..... BURIED FIBER OPTIC
..... SIGN
ARV ..... AIR RELEASE VALVE
..... PUMP MOTOR
× 100.0' ..... SPOT ELEVATION
× WF 1 ..... WETLAND FLAG/DESIGNATION
..... RECOVERED 1/2" IRON ROD AND CAP LB #6723, UNLESS NOTED OTHERWISE
..... FIBER OPTIC MARKER
..... WATER VALVE
..... BACKFLOW PREVENTER

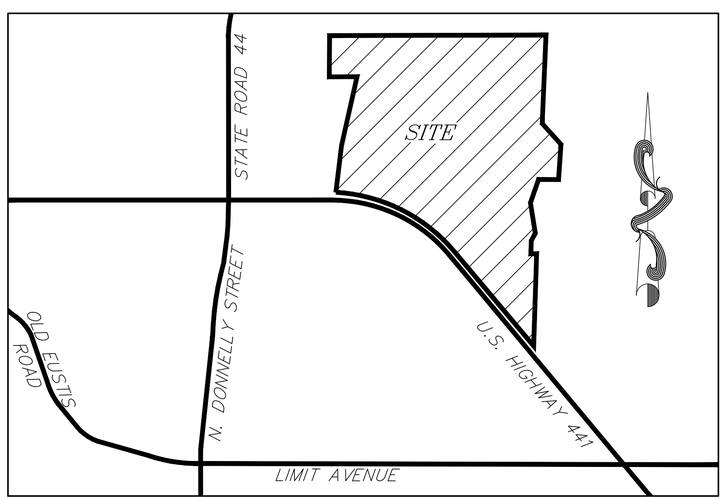
SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF NORTH 89°51'17" EAST RELATIVE TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT FOR FLORIDA EAST ZONE UTILIZING LAKE COUNTY ENGINEERING POINTS 11 91 GPS5 AND 11 91 GPS6.
2. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE LEGAL DESCRIPTION PROVIDED BY THE TITLE INSURANCE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 24078732, EFFECTIVE DATE APRIL, 2025 AT 5:00 PM WITH THE OPINION OF TITLE GIVEN BY CARLTON FIELDS, P.A. DATED APRIL 11, 2025. THIS LEGAL DESCRIPTION WAS PREVIOUSLY PREPARED BY THIS FIRM AND THE EXTERIOR BOUNDARY CONFORMS TO THE CURRENT RECORDED TITLE BOUNDARIES OF RECORD
3. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
4. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
6. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, VISIBLE ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND UTILITIES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
8. THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A, DEFINED AS NO BASE FLOOD ELEVATION DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12042103599E, MAP NO. 12069C0359E, MAP REVISED DECEMBER 18, 2012.
   THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
9. THERE WAS NO VISUAL EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS.
10. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
11. THE SUBJECT PROPERTY IS CURRENTLY BEING USED AS A CITRUS GROVE
12. THERE WAS NO VISUAL EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN THE RIGHT-OF-WAY.
13. THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.
14. THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS, GORES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM U.S.HIGHWAY 441 AND BRISTOL LAKES ROAD, WHICH IS COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAY;
15. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
16. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. THE SURVEYOR WAS NOT PROVIDE A ZONING REPORT OR ANY INFORMATION REGARDING BUILDING SETBACKS, OR ANY OTHER RESTRICTIONS RELATED TO THE SURVEYED LANDS.
18. THERE ARE BUILDINGS ON THE SITE AND THEY ARE GRAPHICALLY SHOWN HEREON. THE BUILDINGS ARE SUBJECT TO DEMOLITION DUE TO FUTURE CONSTRUCTION.
19. ELEVATIONS SHOWN HEREON ARE BASED ON LAKE COUNTY SURVEY DEPARTMENT VERTICAL DATUM AND IS BASED ON BENCH MARK 1191 GPS 6 ELEVATION 172.64' AND BENCH MARK 1191 GPS 3 ELEVATION 171.71'; NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
20. THE PARCELS DESCRIBING THE PROPERTY ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES AND WITH STATE ROAD 441 (A PUBLIC RIGHT-OF-WAY), ALL WITHOUT GAPS, GORES, OVERLAPS OR HIATUSES, EXCEPT FOR A POSSIBLE GAP AND OVERLAP EXIST ALONG THE WEST LINE OF PARCEL 7 WITH THE PLAT RECORDED OF PUBLIX-441 AND 44B AND THE PLAT OF SIMPSON COVE ESTATES AS MONUMENTED.
21. THE ORDINARY HIGH WATER LINE (OHWL). ELEVATION HAS NOT BEEN DETERMINED FOR LOCH LEVEN. THE STATE OF FLORIDA MAY OWN OR CLAIM TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE. THE SAFE UPLAND LINE SHOWN HEREON WAS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS BEING AT AN ELEVATION OF 162.6 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE SAFE UPLAND IS AT OR ABOVE THE ORDINARY HIGH WATER LINE. THE ORDINARY HIGH WATER LINE IS AN AMBULATORY BOUNDARY THAT WILL SHIFT IN RESPONSE TO LONG TERM NATURAL CHANGES IN THE SHORELINE (I.E., ACCRETION, EROSION, RELICTION AND SUBMERGENCE).

THE PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 24078732, EFFECTIVE DATE APRIL 1, 2025 AT 5:000 P.M.. THE INSTRUMENTS INCLUDED IN THE ENCUMBRANCES AND/OR EXCEPTIONS TO TITLE HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

2. PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED IN DEED BOOK 225, PAGE 442. (NOTE: AS TO SAID RESERVATION, THE RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MODIFIED BY THE RELEASE OF THE RIGHT OF ENTRY INTO THE INSURED PREMISES, AS CONTAINED IN SECTION 270.11 OF THE FLORIDA STATUTES). **AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NO PLOTTABLE EASEMENTS.**
3. DRAINAGE EASEMENT IN FAVOR OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 118, PAGE 36. **AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.**
4. EASEMENT FOR STORM SEWER IN FAVOR OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 120, PAGE 428. **AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.**
5. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 445. **AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NO PLOTTABLE EASEMENTS. (THE NW ¼ OF THE NW ¼ LESS THE N ¾ OF THE NW ¼ OF THE NW ¼ SECTION 20 -19-27).**
6. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 446, PAGE 893. **AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NO PLOTTABLE EASEMENTS. (E 1/2 OF W 1/2 OF NW 1/4 NORTH OF US HIGHWAY 441)**
7. TERMS AND CONDITIONS CONTAINED IN INTERLOCAL AGREEMENT BETWEEN THE CITY OF EUSTIS AND THE CITY OF MOUNT DORA RECORDED IN OFFICIAL RECORDS BOOK 1115, PAGE 2012. **AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NO PLOTTABLE EASEMENTS.**
8. EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORDS BOOK 5017, PAGE 42; AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 5310, PAGE 2351. **AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.**
9. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 5496, PAGE 1501. **AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON**
10. LAKE COUNTY, FLORIDA ORDINANCE 2022-43, FLU-22-05-4 MOUNT DORA GROVES NORTH RECORDED JUNE 13, 2023 IN OFFICIAL RECORDS BOOK 6158, PAGE 2286, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NO PLOTTABLE EASEMENTS.**
11. LAKE COUNTY, FLORIDA ORDINANCE 2022-44, MOUNT DORA GROVES NORTH RZ-22-14-4, RECORDED JUNE 13, 2023 IN OFFICIAL RECORDS BOOK 6158, PAGE 2385, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NO PLOTTABLE EASEMENTS.**
12. COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER MATTERS CONTAINED IN MEMORANDUM OF NON-SOLICITATION COVENANT RECORDED IN OFFICIAL RECORDS BOOK 6309, PAGE 2300, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA **AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NO PLOTTABLE EASEMENTS.**
13. COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER MATTERS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS BOOK 6309, PAGE 2315, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA **AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NO PLOTTABLE EASEMENTS.**

ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LANDS



LOCATION MAP NOT TO SCALE

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(407) 654-5355 LB#8627

BOUNDARY AND TOPOGRAPHIC SURVEY OF LOCHSIDE

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FOR: TAYLOR MORRISON OF FLORIDA

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

DATE	REVISIONS
4/22/25	UPDATE TITLE

JOB # 20240402
DATE: MAY 28, 2024
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: DH/TS
DRAWN BY: SEJ
CHECKED BY: JLR

SHEET 1 OF 3

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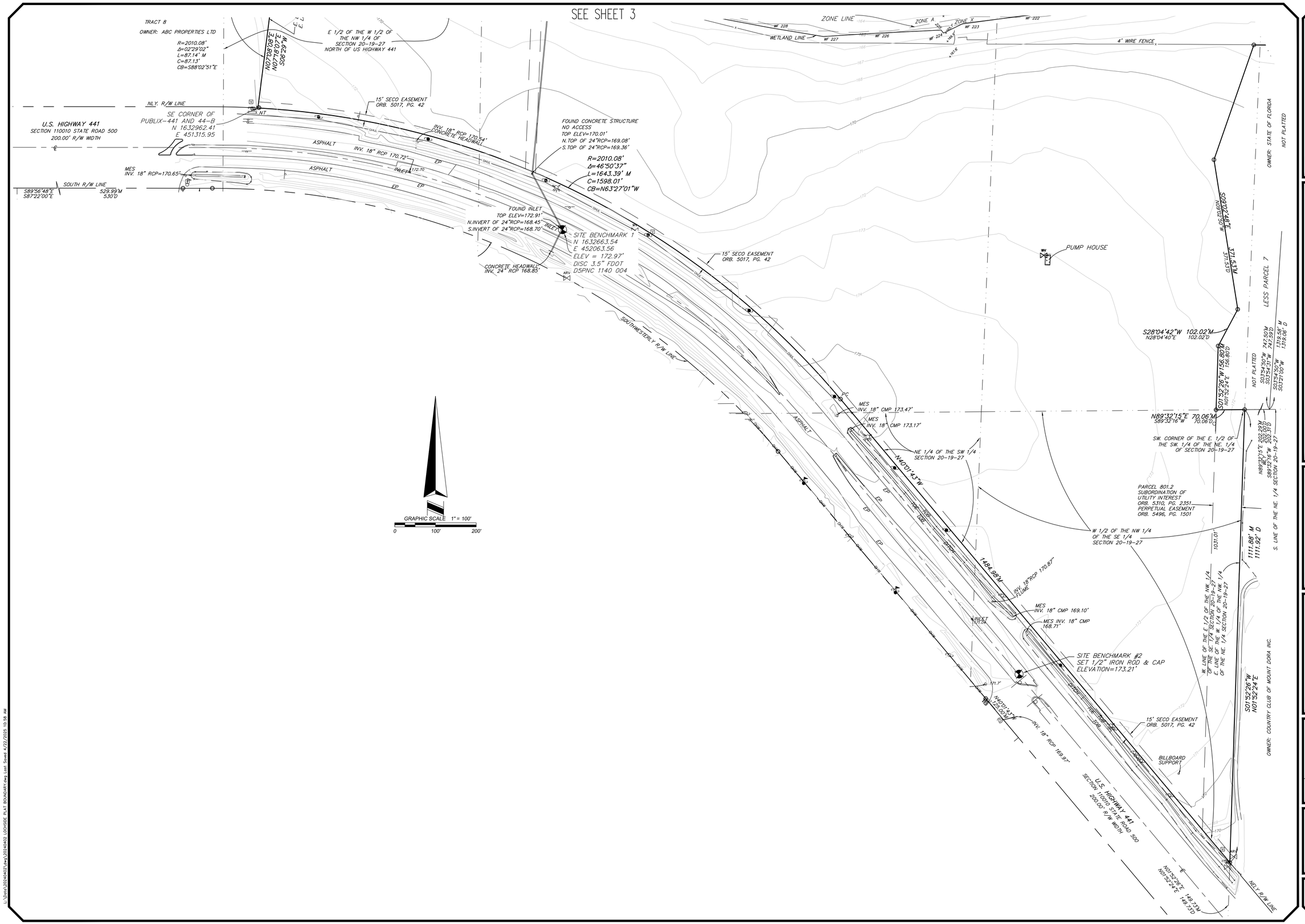

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BOUNDARY AND TOPOGRAPHIC SURVEY
OF
LOCHSIDE
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FOR:
TAYLOR MORRISON OF FLORIDA

DATE	REVISIONS

JOB # 20240402
DATE: MAY 28,2024
SCALE: 1"=100'
CALC BY: SEJ
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SHEET 2 OF 3

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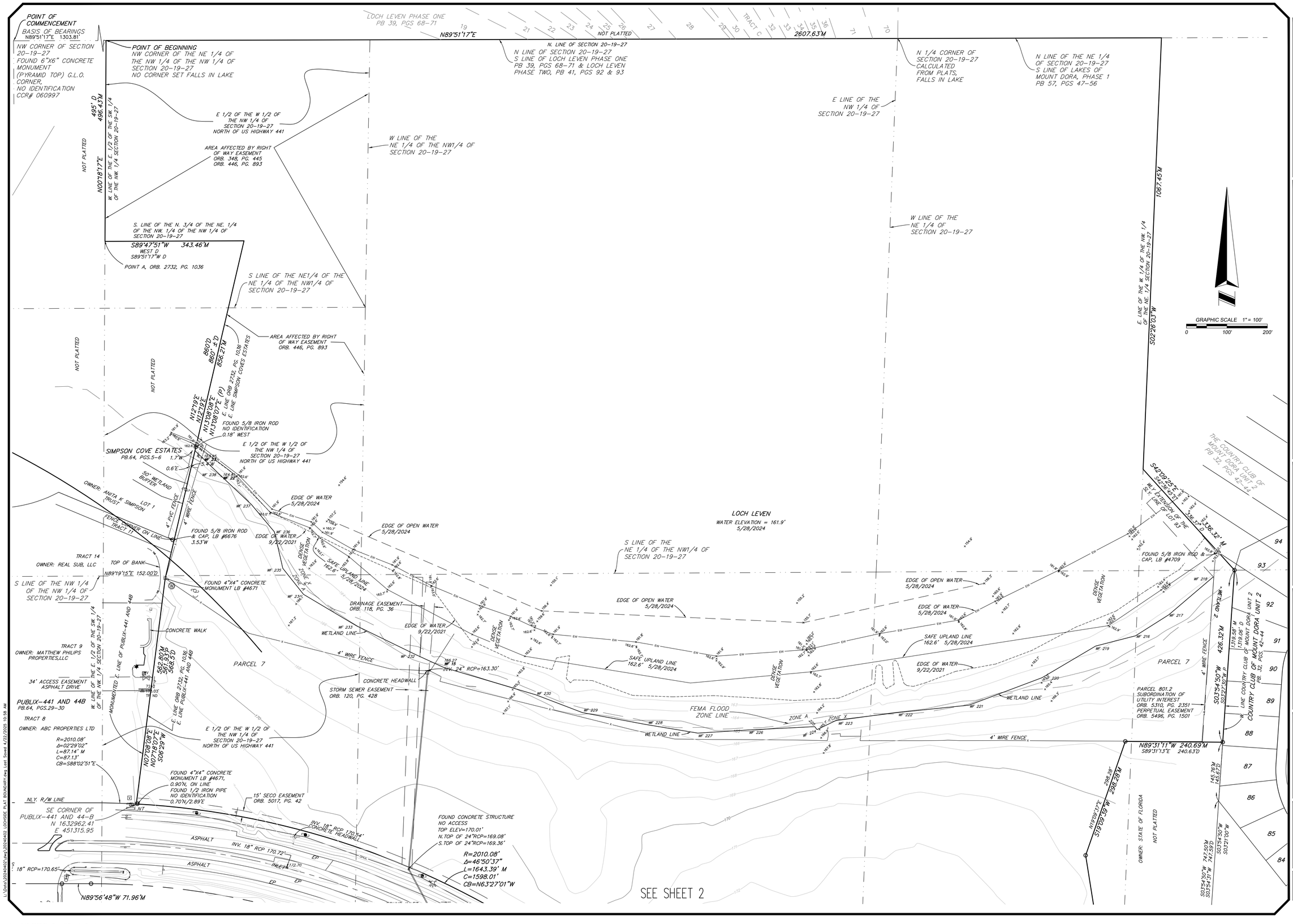

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BOUNDARY AND TOPOGRAPHIC SURVEY OF LOCHSIDE

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FOR: TAYLOR MORRISON OF FLORIDA

DATE	REVISIONS

JOB # 20240402
DATE: MAY 28,2024
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: DH/TS
DRAWN BY: SEJ/JCB
CHECKED BY: DY

SHEET 3 OF 3

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INSTRUMENT#: 2023070346 OR BK 6158 PG 2385 PAGES: 13 6/13/2023 9:33:09 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $112.00

ATTACHMENT #2

ORDINANCE 2022-44

Mount Dora Groves North

RZ-22-14-4

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Tara Tedrow, Lowndes Law (the "Applicant"), submitted a rezoning application on behalf of Simpson Family Partnership LTD (the "Owner"), to rezone approximately 144.23 +/- acres from Agriculture (A), Urban Residential District (R-6), and Neighborhood Commercial (C-1), to Planned Unit Development (PUD) to accommodate a 275-lot single-family residential development; and

WHEREAS, the subject property consists of approximately 144.23 +/- gross acres (62.3 +/- net acres) located north of US Highway 441 and south of Loch Leven, in the unincorporated Mount Dora area, in Section 20, Township 19 South, Range 27 East, identified by Alternate Key Number 3884341 and 1445671, and more particularly described in Exhibit "A" – Legal Description; and

WHEREAS, the property is located within the Urban Medium Density Future Land Use Category, as designated by Ordinance 2022-43; and

WHEREAS, the Lake County Planning & Zoning Board did on the 7th day of September 2022 review Petition RZ-22-14-4; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 11th day of October 2022; and

WHEREAS, the Board of County Commissioners has reviewed the recommended application and ordinance, the recommendations of the Lake County Planning & Zoning Board and County staff, and comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map to Planned Unit Development (PUD). The uses of the property shall be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit "B". To the extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance shall take precedence.

A. Permitted Land Uses.

1. A maximum of 275 Single-Family Dwelling Units, not to exceed 4.42 dwelling units per net acre. A mandatory homeowner's association must be established.
2. The subdivision shall be developed as a clustered subdivision, consistent with the Wekiva Study area policies contained within the Comprehensive Plan, as amended.
3. Accessory uses directly associated with the above uses may be approved by the County Manager or designee. Any other use of the site not specified above shall require approval of an amendment to this Ordinance by the Board of County Commissioners.

ATTACHMENT #2

B. Open Space, Impervious Surface Ratio, Building Height, and Lot Size.

1. Open Space: A minimum of twenty (20) percent of the net buildable area shall be designated as Open Space. Open Space standards shall adhere to the definition in the Comprehensive Plan, as amended.
2. Impervious Surface Area: Maximum ISR shall be 0.65 for the overall development. Individual lots may be developed at a higher ISR if the Developer demonstrates that the overall ISR of the development will not exceed 0.65.
3. Maximum Building Height: The maximum building height is forty (40) feet.
4. Minimum Lot Sizes: Lakefront lots shall contain no less that 7,700-square feet, with a minimum lot width of 70-feet and a minimum lot depth of 110-feet. All other lots shall contain no less than 4,400-square feet, with a minimum lot width of 40-feet and a minimum lot depth of 110-feet.

C. Setbacks. The development standards for Single-Family Dwelling Units shall be as follows:

Front Setback:	12-feet from the property line
Garage Setback:	20-feet from the property line
Front Porch Setback:	12-feet from the property line
Secondary Front Setback:	15-feet from the property line
Side Setback:	5-feet from the property line
Rear Setback:	10-feet from the property line (primary structure), 5-feet from the property line (accessory structures)
Wetland Setback:	50-feet from jurisdictional wetland line

D. Residential Design Guidelines.

1. General Neighborhood Design and Layout.
   a. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and to provide a diverse range of housing styles. Larger building types set on large lots are encouraged for corners and at prominent intersections. Smaller lots are encouraged surrounding or adjacent to common open spaces.
   b. Neighborhood design for Mount Dora Groves should respect the character of the existing topography and maximize preservation of environmental areas and native vegetation.
   c. Front elevations shall be designed to emphasize entries, porches, and other residential use features, and to de-emphasize vehicular use area and garages and shall generally be consistent with Exhibit "C".
   d. A higher level of elevation design and finish shall be maintained on both faces or corner lots with similar articulation and detail on both street-facing facades.

ATTACHMENT #2

e. Driveways on corner lots are encouraged to be located as far as possible from street intersections.

2. Housing Models and Style Varieties.

a. Each development of 50 or more homes shall have at least seven base models, developments of less than 50 units but more than 20 units shall have at least five base models, and developments of less than 20 units shall have at least three base models. Each base model proposed shall have multiple variations and design options available for customization.

b. Each single-family dwelling unit shall present an individual character through building placement, floorplan, exterior elevation, and color. No two buildings with the same exterior elevation shall be located adjacent to one another. Flexibility in the building elevation variation requirements may be considered at the discretion of the homeowner's association provided the overall intent of this section is maintained.

c. Minimum structure size shall be 1,500 square feet living area (heated and air-conditioned space).

3. Architectural Styles and Components.

a. Desired architectural components. The following list of architectural components represents a partial list of desired elements associated with traditional residential architecture. Not all residential styles or buildings will contain every element in the list but must include components consistent with the established style.

i. Open air front or wrap around porches;

ii. Stoops and Covered entry;

iii. Overhangs and awnings;

iv. Gable or hip type roofs;

v. Second story balconies;

vi. Decorative roof treatments, including, but not limited to pediments, dormers, ridge cresting, decorative bridgeboard, stickwork, brackets, rafter tails, and decorative shingles.

vii. Decorative window treatments, including, but not limited to double-hung windows, arched windows, transoms, bay windows, and louvered shutters.

b. Prohibited architectural components.

i. Front facing garage doors that exceed 55% of the street primary front façade;

ii. Homes that have less than two windows on the front facing façade are prohibited. Full glass front doors and/or sidelights shall count towards the window requirements.

c. The mixing of elements from multiple architectural styles within a single residential building is discouraged.

4. Roof Elements.

ATTACHMENT #2

a. All roof projections, including chimneys, dormers, flues, and vents shall be compatible in scale, height and material with the structure from which they project. Chimney hardware must be screened within an architectural feature such as a decorative chimney cap in keeping with the architectural style of the home.

b. Gutters and downspouts are highly encouraged as long as they are consistent with the established architectural style of the residential building.

c. When overhangs and awnings are included, they shall be no less than one foot deep when measured perpendicular to the building face, to function as an energy conservation measure and/or to protect people and the house from inclement weather. Required setbacks shall be measured from the bearing wall of the primary structure and not the overhang/awning.

5. Windows and Doors.

a. All-front, street-facing facades shall have windows and doors covering at least 15 percent of the primary front façade (exclusive of the garage façade in calculating this area). Full glass front doors and sidelights shall count towards meeting this requirement.

b. The front entry of the residential unit should be in scale with the façade and designed appropriate to the established architectural style of the building.

6. Exterior Finishes.

a. Exterior finishes shall be consistent with the established architectural style of the residential building.

b. Acceptable finishes may include wood, cement board, brick, rock and masonry. Stucco is acceptable if consistent with the established architectural style of the building.

c. Prohibited finishes include Exterior Insulation Finishing Systems (EIFs), foam moldings, and vinyl siding.

d. All exterior color shall be predominately earth tones.

7. Garages.

a. Garages shall not comprise more than 55 percent of the front of the residence.

b. Garages facing the street shall be recessed at least five feet from the primary front façade of the home or shall include hinges, handles, and coach lights.

c. Garage doors should be simple in design with door patterns and accent colors complementary to the architectural character of the home. Windows are encouraged to reduce the visual impact.

d. Side facing garage doors, if chosen, must incorporate a minimum of 15% in area windows and trim on the wall facing the front street.

e. Two-car garages must be a minimum of 20 feet deep.

f. Either side load or front load garage design may be utilized. All single-family dwelling units shall be designed with a 2-car garage minimum.

ATTACHMENT #2

g. Conversion of garage into living space shall be prohibited.

8. Lot trees. Each single-family lot is required to plant a minimum of three trees on the lot prior to issuance of the certificate of occupancy. A minimum of one canopy type tree must be located in the front yard. The size of the trees must be a minimum caliper of 3.0 inches, Florida Number One Grade or Better, and 8 to 12 feet in height upon planting.

9. A development entrance with residential-scaled landscaping and signage shall be constructed. Entrance features of consistent design are required at both primary and secondary entrances of each project to enhance the visual identity of the development. Gates at entrances are allowed if the internal roads are private. Publicly dedicated roads shall not be gated.

10. Streets within residential neighborhoods shall be designed for people, as well as vehicles. Each residential unit shall have direct access to a sidewalk. Residential streets should be designed to encourage slower speeds.

11. Pedestrian and bicycle connections shall be provided to promote access to surrounding areas, including schools, public buildings, parks, and nearby commercial areas.

12. Street lighting along roadways in developments should provide a smooth, even pattern that eliminates glare or light flow intrusion onto adjacent properties. Fixtures should be installed according to optimum spacing as recommended by the manufacturer. Light poles should not exceed 30 feet in height. Illumination for vehicles in residential neighborhoods should be approximately 0.50 foot-candles. Street lighting shall be designed consistent with the International Dark-Sky Association lighting principals.

13. Boat Docks and Ramps are permitted in accordance with Land Development Regulations (LDR) Section 10.01.04. Any communal boat ramp or dock will be for resident use only and not publicly accessible.

14. Front Yard fencing shall not exceed 4-feet in height.

15. RV storage on lots with or without a single-family dwelling unit is prohibited.

16. The Architectural Design Standards above shall be incorporated into the Homeowners Association Restrictive Covenants or other applicable documents.

17. All areas of the Planned Unit Development (PUD) shall maintain grass height of 12 inches or less until as such time as the PUD fully develops.

ATTACHMENT #2

E. Landscaping, Buffering, and Screening Requirements.

Buffer Number	Location	Adjacent Property	Buffer Width	Buffer Type
1	North	Loch Leven	50-feet	50-foot-wide Upland Buffer
2	East	Country Club of Mount Dora	Fence/Wall	Fence and/or Precast Wall adjacent to FDOT Access & Utility Easement & Pond
3	South*	US 441	25-feet	Type "C" (25-foot-wide), as defined by LDR Chapter 9.01.06
4	West (Commercial)	Loch Leven Landing	N/A	Use existing buffer on neighboring property per LDR Section 9.01.06 – MD Ordinance 2008-1015: 30-foot Type B Buffer
5	West (Residential)	Residential	10-feet	Type "A" (10-foot-wide), as defined by LDR Chapter 9.01.06
6	Frontage Road	Loch Leven Landing / US 441	25-feet, or Fence/Wall	Type "C" (25-foot-wide) on south side of frontage road along US 441; Fence and/or Wall on north side of frontage road adjacent to residential properties

*The first 15-feet adjacent to US 441 will not have plantings due to a 15-foot-wide SECO easement; buffer plantings will be located within the remaining 10-feet.

1. A fence and/or wall immediately adjacent to the residences along U.S. 441 shall be provided. The fence and/or wall will be constructed with architectural enhancement such as brick, stone, or similar materials, and must be setback from the landscape buffer and frontage road.
2. Drought tolerant, native trees, and vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.
3. Best Management Practices for native landscaping and "right plant-right place" landscaping techniques shall be utilized in the design and installation of invasive exotic plant species in all landscape plantings is prohibited.
4. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.
5. The homeowner's association is required to enforce compliance with the County's fertilizer regulations contained under LDR Section 6.13.00, as amended, and shall incorporate the same into the Homeowners Association Restrictive Covenants or other applicable documents.

ATTACHMENT #2

6. Landscaping, irrigation, and screening shall be in accordance with the Comprehensive Plan and LDR, as amended

F. Transportation.

1. Primary access shall be from US 441 and will require permitting from the Florida Department of Transportation (FDOT). All access management shall be in accordance with the FDOT, Comprehensive Plan and Land Development Regulations, as amended.
2. Cross-Access to the adjacent Loch Leven Landing development shall be required to assist with access management and traffic circulation for this development and neighboring shopping center; provided, however, that if the final cross-connection is not allowed by Loch Leven Landing, developer will only be required to construct the connection to the westerly property line. Owner/developer is not required to obtain a cross-access easement or construction easement from Loch Leven Landing.
3. The development will provide a location for, and will design, a 12' golf cart trail from the western edge of the FDOT 70' easement to the development's full median opening at US 441 to allow the residents of the Country Club of Mount Dora access to the frontage road. The golf cart trail will be located within the 15' SECO easement adjacent to US 441, and will be constructed with either asphalt or concrete. This requirement is subject to SECO's approval. Further, the golf cart trail will only be constructed if either the City of Mount Dora or the County Club of Mount Dora assumes ownership and maintenance of this facility.
4. If required, the development will provide for, and design, a frontage road for traffic circulation provided, however, that road will only be constructed if either the City of Mount Dora or the Country Club of Mount Dora assumes ownership and maintenance of these facilities. The frontage road will be 34' of right-of-way from the westerly boundary to the full median opening at US 441.
5. The development shall be required to design, permit, and construct a traffic signal on US 441 and the site entrance, if warranted by FDOT, along with coordinating the design and operation with both the Florida Department of Transportation (FDOT) and Lake County.
6. Sidewalks will be required within the development.
7. Internal roads within the development shall be designed to meet Florida Greenbook and Lake County road design standards.
8. If the roads within the PUD are platted as public roads, future road maintenance will be funded through the use of a municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

G. Environmental Requirements. An Environmental Assessment must be submitted within 6-months of the date the preliminary plat application is filed to address natural vegetative communities, wildlife corridors and designated species. The assessment shall be prepared in accordance with other applicable provisions of the LDR.

ATTACHMENT #2

H. Stormwater and Floodplain Management.

1. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.
2. The developer shall be responsible for conducting any flood studies required for developing the site and shall comply with FEMA regulations, the Comprehensive Plan and the LDR, as amended. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

I. Signage. All signage shall be consistent with the Comprehensive Plan and LDR, as amended.

J. Lighting. Exterior lighting must be in accordance with the LDR, as amended, and consistent with Dark-Sky Principles.

K. Noise. The development must comply with the noise protection provisions contained with the LDR, as amended.

L. Utilities. Water and sewer shall be provided to the development by the City of Mount Dora unless the City declines the provision of such utility services. A copy of the utility service agreement shall be provided to the County if entered into between the parties. If the City declines to provide utilities, the developer shall provide central water and sewer through alternative means as approved by the County.

M. Mass Grading for Site Development. All grading for the site development shall be in accordance with the LDR, as amended.

N. Concurrency Management Review and Impact Fees. The Owner and Developer shall comply with concurrency management regulations and shall be subject to all applicable concurrency requirements as set forth in the LDRs.

O. Development Review and Approval. Prior to the issuance of any permits, the developer will be required to submit applications for a preliminary plat, construction plans, and final plat generally consistent with Exhibit "B" - Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

P. PUD Expiration. Physical development shall commence within three (3) years from the effective date of this Ordinance. Failure to commence construction within three (3) years of approval shall cause the revocation of this Ordinance, in accordance with the Comprehensive Plan, as amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the preliminary plat, construction plans, or final plat, commencement of physical development shall be equally extended so long as the development is proceeding in good faith and does not allow the originally extended development order to expire.

Q. Future Amendments to Statutes, Code, Plans, and/or Regulations. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

ATTACHMENT #2

Section 2. Conditions as altered and amended which pertain to the above tract of land shall mean:

A. After establishment of the facilities as provided herein, the property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.

B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building, structure, add other uses, or alter the land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the LDR, as amended, and obtaining the permits required from the other appropriate governmental agencies.

C. This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present Owners and any successors and shall be subject to each condition herein set out.

D. Construction and operation of the proposed use shall always comply with the regulations of this and other governmental permitting agencies.

E. The transfer of ownership or lease of any or all the property described in this Ordinance shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the LDR, as amended.

F. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Section 3. Severability: If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Filing with the Department of State. The clerk is hereby directed forthwith to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

ATTACHMENT #2

Ordinance #2022-44
Mount Dora Groves North (RZ-22-14-4)

Section 5. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 11 **day of** October**, 2022.**

FILED with the Secretary of State October 26th**, 2022.**

EFFECTIVE October 11th**, 2022.**

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Sean M. Parks, Chairman

ATTEST:

Gary J. Cooney, Clerk of the
Board of County Commissioners
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY

Melanie Marsh, County Attorney

ATTACHMENT #2

Ordinance #2022-44
Mount Dora Groves North (RZ-22-14-4)

Exhibit "A" – Legal Description

PARCEL 6:

NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING NORTHEASTERLY OF US HWY 441.

PARCEL 7:

FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°29'00" EAST 568.50 FEET, NORTH 12°19'00" EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42°36'45" EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 03°21'00" WEST 1319.06 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°01'41" WEST ALONG THE CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG SAID WEST LINE 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 500, CONTINUE NORTH 01°52'24" EAST ALONG SAID WEST LINE OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH 28°04'40" EAST 102.02 FEET, NORTH 09°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28 FEET, SOUTH 89°31'13" EAST 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB 32 PG 42, THENCE SOUTH 03°54'31" WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH 03°54'31" WEST 747.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 20, THENCE SOUTH 89°32'16" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 202.31 FEET TO THE POINT OF BEGINNING.

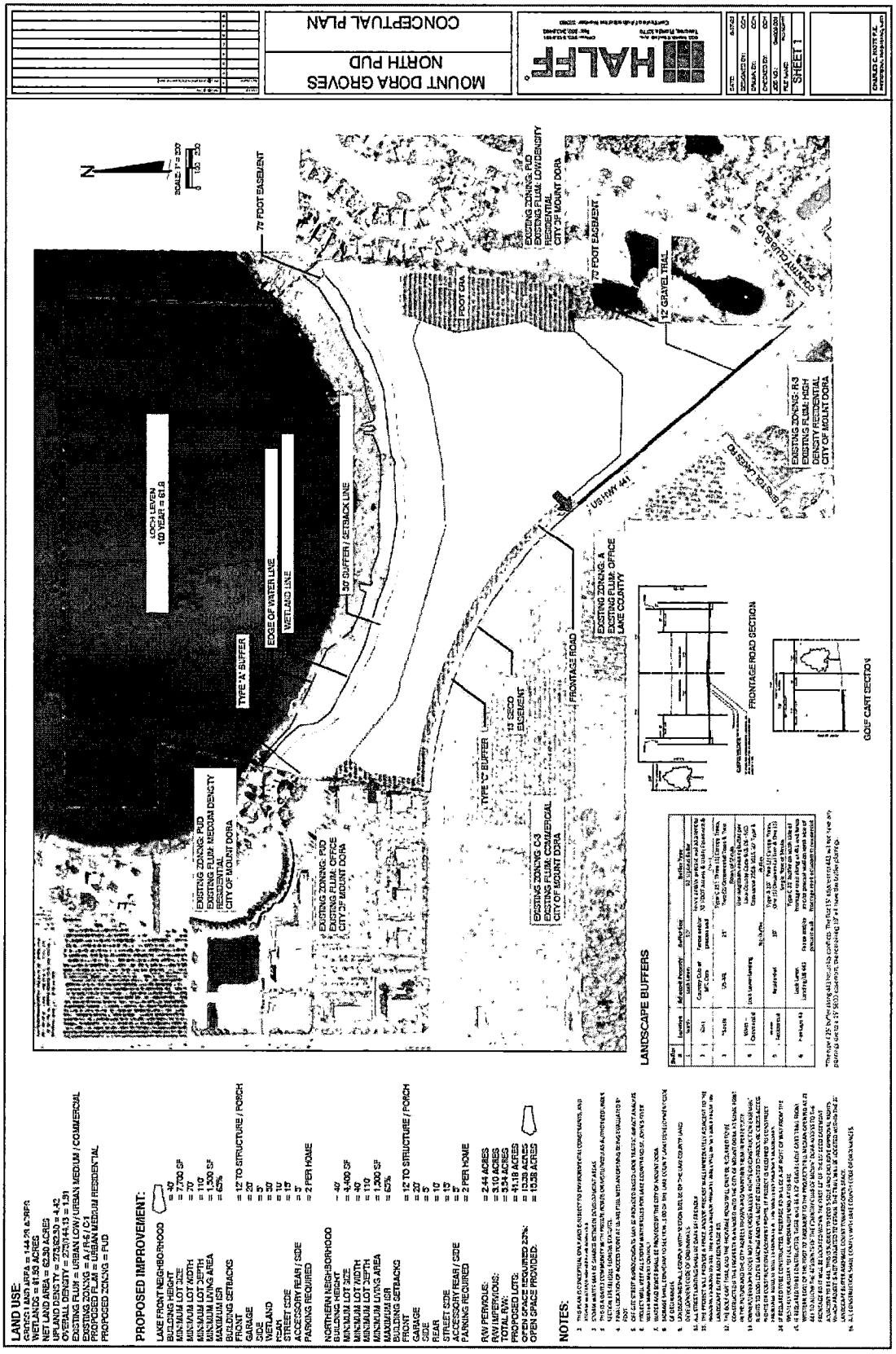
THE ABOVE DESCRIBED TRACTS OF LAND LIE IN LAKE COUNTY, FLORIDA AND CONTAIN 144.23 ACRES MORE OR LESS.

ATTACHMENT #2

Ordinance #2022-44
Mount Dora Groves North (RZ-22-14-4)

1

Exhibit "B" – Concept Plan

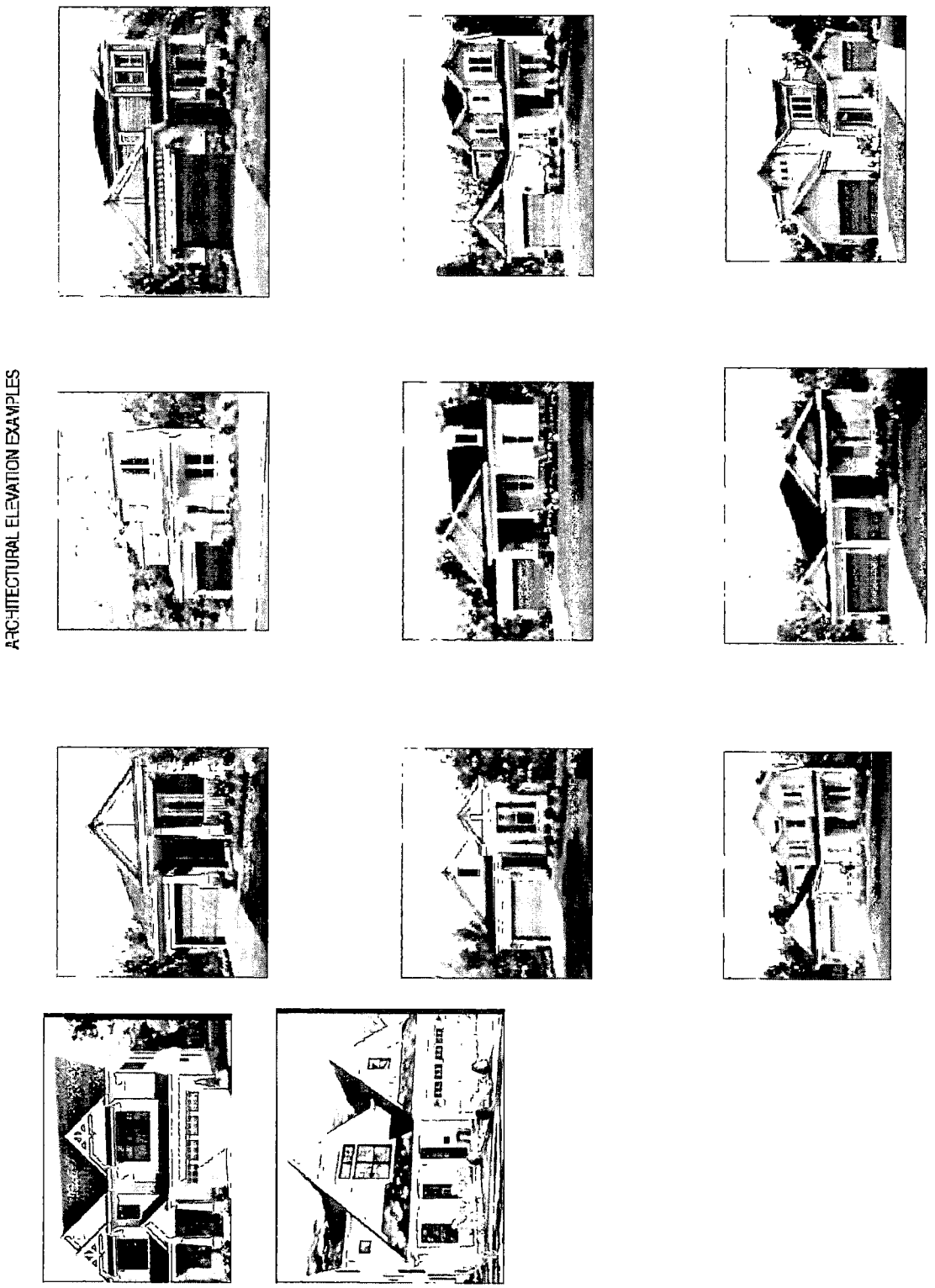


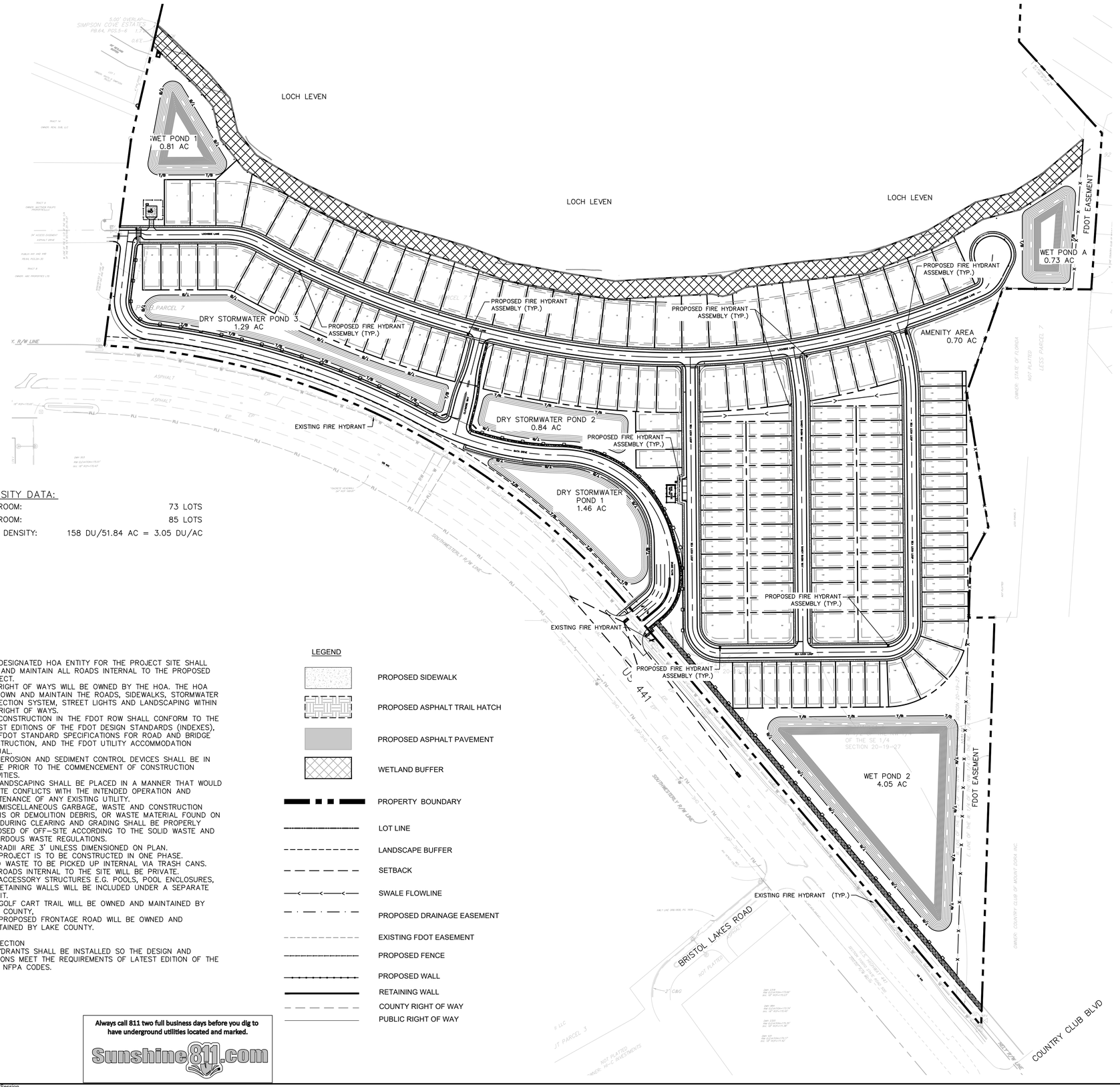
2

ATTACHMENT #2

Ordinance #2022-44
Mount Dora Groves North (RZ-22-14-4)

EXHIBIT "C" – Elevations





SITE DATA:

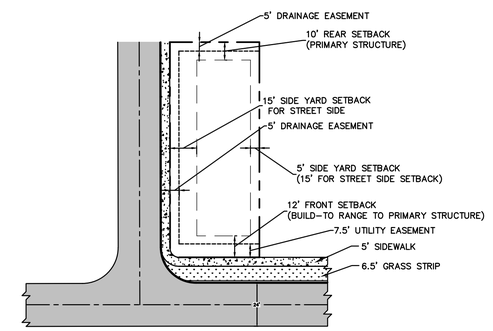
TOTAL PROPERTY AREA:	144.13 ACRES (6,278,303 SQ FT)
TOTAL DEVELOPMENT AREA:	51.84 ACRES
STORMWATER AREA:	9.27 AC
WETLAND AREA:	5.37 AC
PROPOSED RESIDENTIAL AREA:	22.82 AC
MAX IMPERVIOUS SURFACE AREA RATIO:	65% (0.65)
PROPOSED IMPERVIOUS AREA:	18.05 AC (12.5%)
MINIMUM OPEN SPACE REQUIRED:	20%
OPEN SPACE PROVIDED:	13.07 AC (25%)
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	40'
MINIMUM ROAD WIDTH:	24'
R.O.W. WIDTH:	50' R.O.W.
EXISTING ZONING:	PUD
PROPOSED LOTS:	158
FLOOD ZONE:	A (BFE 165')

TOTAL LOTS:

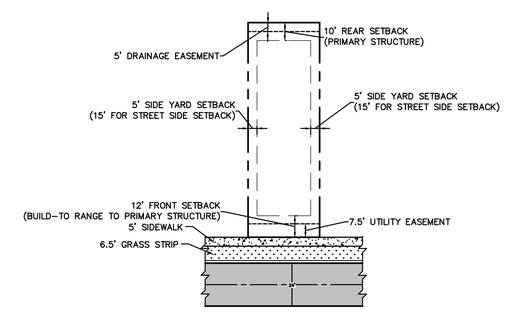
	158
70'S X 125' MIN:	31 LOTS
50'S X 125' MIN:	38 LOTS
40'S X 125' MIN:	89 LOTS

SITE DENSITY DATA:

3 BEDROOM:	73 LOTS
4 BEDROOM:	85 LOTS
GROSS DENSITY:	158 DU/51.84 AC = 3.05 DU/AC



SINGLE-FAMILY DETACHED CORNER LOT DIAGRAM



SINGLE-FAMILY DETACHED LOT DIAGRAM

NOTES:

1. THE DESIGNATED HOA ENTITY FOR THE PROJECT SITE SHALL OWN AND MAINTAIN ALL ROADS INTERNAL TO THE PROPOSED PROJECT.
2. ALL RIGHT OF WAYS WILL BE OWNED BY THE HOA. THE HOA WILL OWN AND MAINTAIN THE ROADS, SIDEWALKS, STORMWATER COLLECTION SYSTEM, STREET LIGHTS AND LANDSCAPING WITHIN THE RIGHT OF WAYS.
3. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
4. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
5. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
6. ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS.
7. ALL RADII ARE 3' UNLESS DIMENSIONED ON PLAN.
8. THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE.
9. SOLID WASTE TO BE PICKED UP INTERNAL VIA TRASH CANS.
10. ALL ROADS INTERNAL TO THE SITE WILL BE PRIVATE.
11. ALL ACCESSORY STRUCTURES E.G. POOLS, POOL ENCLOSURES, OR RETAINING WALLS WILL BE INCLUDED UNDER A SEPARATE PERMIT.
12. THE GOLF CART TRAIL WILL BE OWNED AND MAINTAINED BY LAKE COUNTY.
13. THE PROPOSED FRONTAGE ROAD WILL BE OWNED AND MAINTAINED BY LAKE COUNTY.

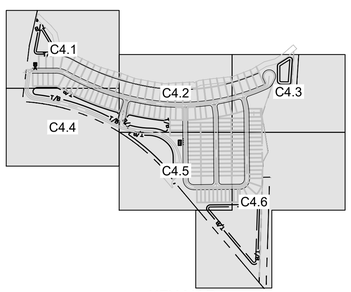
FIRE PROTECTION
1. FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF LATEST EDITION OF THE FFPC AND NFPA CODES.

LEGEND

- PROPOSED SIDEWALK
- PROPOSED ASPHALT TRAIL HATCH
- PROPOSED ASPHALT PAVEMENT
- WETLAND BUFFER
- PROPERTY BOUNDARY
- LOT LINE
- LANDSCAPE BUFFER
- SETBACK
- SWALE FLOWLINE
- PROPOSED DRAINAGE EASEMENT
- EXISTING FDOT EASEMENT
- PROPOSED FENCE
- PROPOSED WALL
- RETAINING WALL
- COUNTY RIGHT OF WAY
- PUBLIC RIGHT OF WAY

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com



KEY MAP:
1" = 700'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER CERTIFICATE OF AUTHORIZATION
DEREK E. RAMSBURG, P.E.
LICENSE NUMBER 73890
STATE OF FLORIDA
DATE: 1/25/2024

KHA PROJECT 249105004
DATE 1/25/2024
SCALE AS SHOWN
DESIGNED BY DER
DRAWN BY SJC
CHECKED BY DER

SITE PLAN

LOCHSIDE

LAKE COUNTY FLORIDA

SHEET NUMBER
C4.0

Drawing name: K:\ORL_Civil\249105004-Mount Dora Groves CDs\CADD\CONST\PRELIMINARY PLAT\PlanSheets\C4.0 - OVERALL - SITE PLAN.dwg C4.0 Jan 25, 2024 8:25am by: Sabrina.Collins
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ORDINANCE NO: 2025-21

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF US HIGHWAY 441 AND EAST OF SR 44; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Julie Salvo, AICP, Vice President Forward Planning (Applicant), on behalf of Taylor Morrison of Florida, Inc. (Property Owner) have certain rights to or are the fee simple owners of that property generally located on the north side of US Highway 441 and east of SR 44 in unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit "A"** (Property); and

WHEREAS, pursuant to Florida Statutes, Section 171.044**,** the Property Owners have filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora; and

WHEREAS, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property will not result in the creation of an enclave, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

WHEREAS, the City has determined that all procedural and notice requirements mandated by Florida Statues, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws, related to the voluntary annexation of property, have been followed and satisfied.

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

SECTION 1. **LEGISLATIVE FINDINGS AND INTENT.** The City of Mount

Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. VOLUNTARY ANNEXATION. The Property located on the north side of US Highway 441 and east of SR 44, in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described as follows:

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 20, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 20; THENCE RUN NORTH 89°51'17" EAST ALONG THE NORTH LINE OF SAID SECTION 20 ALSO BEING IN PART THE SOUTH LINE OF LOCH LEVEN PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 68 THROUGH 71 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR A DISTANCE OF 651.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 20, AND SAID SOUTH LINE OF LOCH LEVEN PHASE ONE, ALSO BEING THE SOUTH LINE OF LOCH LEVEN PHASE TWO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 92 AND 93 OF SAID PUBLIC RECORDS AND THE SOUTH LINE OF LAKES OF MOUNT DORA, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 47 THROUGH 56 OF SAID PUBLIC RECORDS, RUN NORTH 89°51'17" EAST FOR A DISTANCE OF 2607.63 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 20; THENCE DEPARTING SAID NORTH LINE OF SECTION 20 AND SAID SOUTH LINES, RUN SOUTH 02°26'03" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1067.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 42 THROUGH 44 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 42°09'25" EAST ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY LINE OF LOT 93 FOR A DISTANCE OF 336.32 FEET TO A POINT ON THE WEST LINE OF SAID THE COUNTRY CLUB OF MOUNT DORA UNIT 2; THENCE RUN SOUTH 03°54'50" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 426.32 FEET; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING BEARINGS AND DISTANCES: NORTH 89°31'11" WEST FOR A DISTANCE OF 240.69 FEET; THENCE RUN SOUTH 19°09'39" WEST FOR A DISTANCE OF 298.28 FEET; THENCE RUN SOUTH 09°02'48" EAST FOR A DISTANCE OF 371.53 FEET; THENCE RUN SOUTH 28°04'42" WEST FOR A DISTANCE OF 102.02 FEET; THENCE RUN SOUTH 01°52'26" WEST FOR A DISTANCE OF 156.80 FEET TO A POINT ON THE

SOUTH LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 20; THENCE RUN NORTH 89°32'15" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 70.06 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 01°52'26" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, ALSO BEING THE EAST LINE OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 FOR A DISTANCE OF 1111.88 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 441, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 110010 STATE ROAD 500; THENCE RUN NORTH 40°01'43" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1484.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2010.08 FEET, WITH A CHORD BEARING OF NORTH 63°27'01" WEST, AND A CHORD DISTANCE OF 1598.01 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°50'37" FOR A DISTANCE OF 1643.39 FEET TO A POINT ON THE NON-TANGENT EAST LINE OF OFFICIAL RECORDS BOOK 2732, PAGE 1036, ALSO BEING THE EAST LINE OF PUBLIX-441 AND 44-B ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 29 AND 30 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EAST LINES: NORTH 07°18'08" EAST FOR A DISTANCE OF 562.80 FEET; THENCE RUN NORTH 13°08'08" EAST FOR A DISTANCE OF 95.83 FEET TO THE SOUTHEAST CORNER OF SIMPSON COVE ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 5 AND 6 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 13°08'08" EAST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 2732, PAGE 1036 AND THE EAST LINE OF SAID SIMPSON COVE ESTATES FOR A DISTANCE OF 760.38 FEET TO THE NORTHEAST CORNER OF SAID SIMPSON COVE ESTATES AND A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 20; THENCE RUN SOUTH 89°47'51" WEST ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID SIMPSON COVE ESTATES FOR A DISTANCE OF 343.46 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 00°18'17" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 496.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 144.13 ACRES MORE OR LESS.

SECTION 3. **EFFECT OF ANNEXATION.** On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and

immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

SECTION 4. AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES. City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council District Four (4) is hereby amended to include the Property, more particularly described as follows:

> A PARCEL OF LAND COMPRISING A PORTION OF SECTION 20, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA.
>
> BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 20; THENCE RUN NORTH 89°51'17" EAST ALONG THE NORTH LINE OF SAID SECTION 20 ALSO BEING IN PART THE SOUTH LINE OF LOCH LEVEN PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 68 THROUGH 71 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR A DISTANCE OF 651.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 20, AND SAID SOUTH LINE OF LOCH LEVEN PHASE ONE, ALSO BEING THE SOUTH LINE OF LOCH LEVEN PHASE TWO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 92 AND 93 OF SAID PUBLIC RECORDS AND THE SOUTH LINE OF LAKES OF MOUNT DORA, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 47 THROUGH 56 OF SAID PUBLIC RECORDS, RUN NORTH 89°51'17" EAST FOR A DISTANCE OF 2607.63 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 20; THENCE DEPARTING SAID NORTH LINE OF SECTION 20 AND SAID SOUTH LINES, RUN SOUTH 02°26'03" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1067.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 42 THROUGH 44 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 42°09'25" EAST ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY LINE OF LOT 93 FOR A DISTANCE OF 336.32 FEET TO A POINT ON THE WEST LINE OF SAID THE COUNTRY CLUB OF MOUNT DORA UNIT 2; THENCE RUN SOUTH 03°54'50" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 426.32 FEET; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING BEARINGS AND DISTANCES: NORTH 89°31'11" WEST FOR A DISTANCE OF 240.69 FEET; THENCE RUN SOUTH 19°09'39" WEST FOR A DISTANCE OF 298.28 FEET; THENCE RUN SOUTH 09°02'48" EAST FOR A DISTANCE OF 371.53 FEET; THENCE RUN SOUTH 28°04'42" WEST FOR A DISTANCE OF 102.02 FEET; THENCE RUN SOUTH 01°52'26" WEST FOR A DISTANCE OF 156.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF

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CONTAINS 144.13 ACRES MORE OR LESS.

SECTION 5. FILING REQUIREMENTS. In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

SECTION 6. 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 and the rezoning on the Property. 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 7. **SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 8. **LIMITED CODIFICATION AND SCRIVENER'S ERRORS.** The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. 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 9. **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 10. **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 11. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: **August 19, 2025**

SECOND READING: **September 2, 2025**

PASSED AND ADOPTED this 2nd day of September 2025.

[Signatures on following page]

_____

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

_____

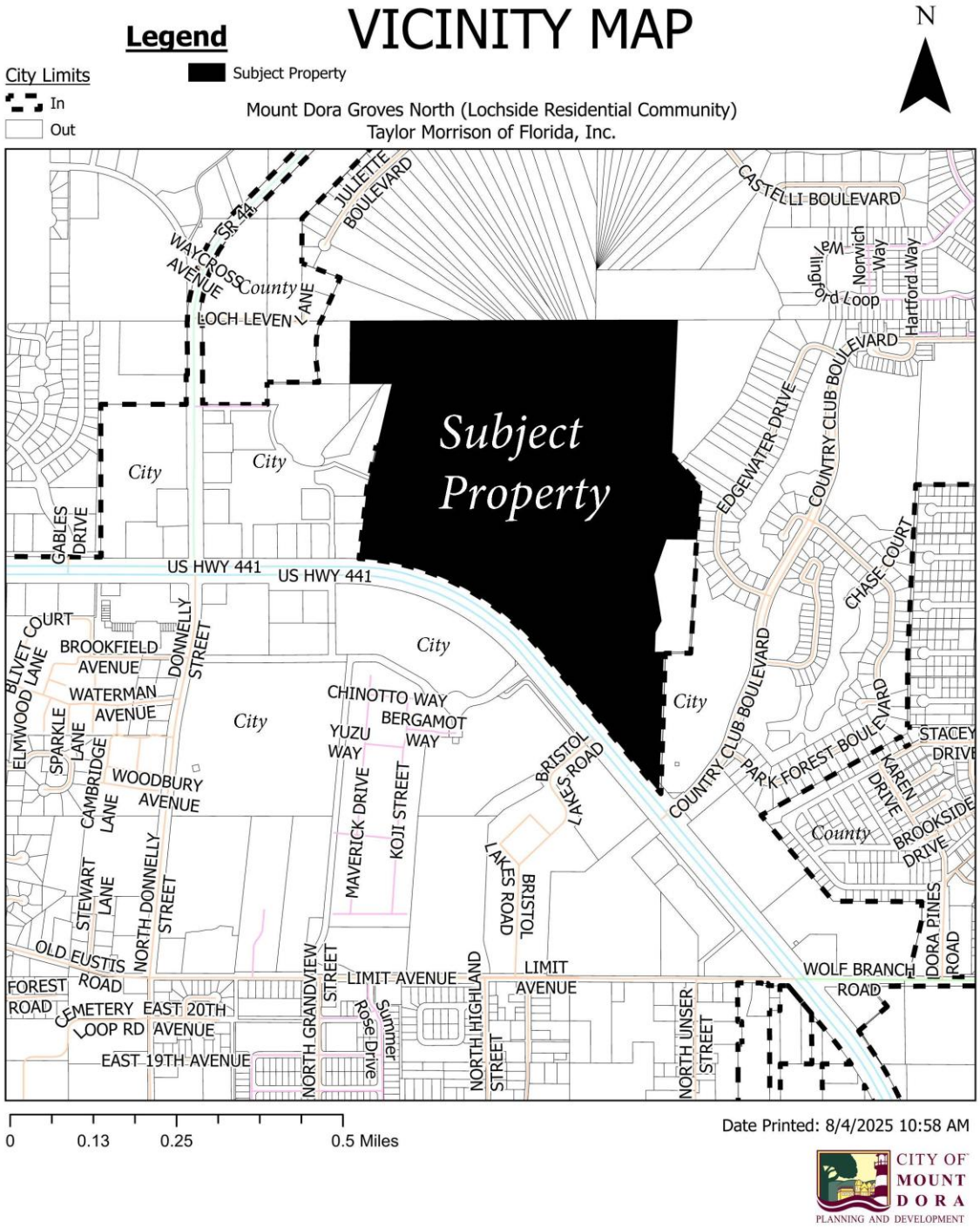
Jeanann Hand
City Clerk

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

_____

Patrick Brackins
City Attorney

EXHIBIT "A"
Property Depiction



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-12** Annexation KB Home Orlando, LLC for the Hillside Development (19.96 Acres)

Introduction:
Request Final Reading and Adoption of Ordinance No. 2025-12 Annexation KB Home Orlando, LLC for the Hillside Development (19.96 Acres)

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:
As required by Florida Statutes, Section 166.041(4), Attachment #1 is the completed "Business Impact Estimate." A staff summary and the application are provided in Attachment #2. The advertisements for the adoption hearing are provided in Attachment #3.

Project timeline is as follows:

1. The application was submitted to the Office on May 13, 2025;
2. The Development Review Committee reviewed the application and had no concerns nor objections to the annexation request, and approved the annexation request and recommended to forward to City Council; and
3. The City Council at their regularly scheduled meeting held on August 5, 2025, approved the First Reading of Ordinance No. 2025-12 and the request to hold a hearing for the Second Reading and Adoption.

The FLUM and rezoning are being processed in concert under separate ordinances. Upon annexation, the property's future land use will be assigned from County Urban Low to City Low/Medium Density and the zoning will be assigned from County PUD to City PUD. This action is for annexation only. The site boarders the City limits on the north side of the property. The site is located in the City's Joint Planning Area (JPA) and is eligible for annexation.

Budget Impact:
The City's ad valorem tax base will increase once the property is incorporated into the city limits. The annexation application fee of $2,000.00 has been waived in accordance with the annexation incentive program established via Resolution No. 2021-05, adopted by City Council on January 5, 2021.

Strategic Impact:
The City's annexation program is consistent with Growth Management Goals for the city, which include the annexation of areas within the JPA which are logical and reduce enclaves.

Strategic Initiative 1: Promote Economic Development
Promote Economic Development to position Mount Dora as a City with a diverse, vibrant, sustainable economy.

Recommendation:
City Council Approve the Final Reading of Ordinance No. 2025-12.

Attachment(s):
1. Attachment #1 - Business Impact Estimate.2025-12
2. Attachment #2 - DRC Annex Memo
3. Attachment #3 - Legal Advertisments for Hillside Annexation
4. Ordinance 2025-12 Annexation - Hillside at Mount Dora

Prepared by: Michele Janiszewski, Senior Planner
Reviewed by:

Michele Janiszewski, Senior Planner	Approved - 8/8/2025
Matthew Dodson, Budget Officer	Approved - 8/11/2025
Steven Weber, Finance Director	Approved - 8/11/2025
City Attorney, City Attorney	Approved - 8/13/2025
Jeanann Hand, City Clerk	Approved - 8/13/2025
Vince Sandersfeld, City Manager	Final Approval - 8/13/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: **ORDINANCE NO: 2025-12**

ORDINANCE TITLE: **Annexation of 19.96 acres (Hillside Development)**

DEPARTMENT: **Planning and Zoning**

MEETING DATE: **August 5, 2025 (First Reading)**
August 19, 2025 (Second Reading and Adoption)

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Mount Dora's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

[1] See Section 166.041(4)(c), Florida Statutes.

ATTACHMENT #1

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Mount Dora;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This ordinance annexes 19.96 acres into the municipal limits of Mount Dora. The Property Owner filed a petition to annex their property into the municipal limits of the City of Mount Dora.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

N/A

ATTACHMENT #2

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

DATE: June 30, 2025

TO: City Council

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

RE: Request for Voluntary Annexation; 19.96 Acres (Site Area); located on the east side of US 441 and north of Robie Avenue (Location); 2329 Robie Avenue, Mount Dora (Site Address); Stephen McConn, VP Land Development, KB Home Orlando, LLC (Owner, Applicant); Hillside at Mount Dora (Project Name)
Project No. ANNX25-01

Recommendation:
Staff recommends approval of the above-referenced request for voluntary annexation of 19.96 acres.

References/Support:
Section 1.3, *LDC*
Chapter 171, *Florida Statutes*
Mount Dora and Lake County Joint Planning Agreement (JPA)

Site Summary:

Owner:	KB Home Orlando, LLC
Applicant:	KB Home Orlando, LLC
Existing Use:	Residential Subdivision (Under Site Development)
JPA:	Yes
Proposed Use:	Residential
Future Land Use:	County Urban Low Density (Max. 4 DU/AC)
Proposed FLU:	City Low/Medium Density (Max. 4 DU/AC)
Current Zoning:	County PUD (Planned Unit Development)
Proposed Zoning:	City PUD (Planned Unit Development)
City Council District:	District 2
Site Area:	19.96 +/- acres

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home
	County	Regional Office	LM (Light Industrial)	Vacant, Borrow Pit
South	County	Regional Office	R-1, R-2, LM, Ag	Residential (Single Family Dwellings)
East	County	Urban Low	CFD	NeuLife Rehab
West	County	Urban Low	R-7	Residential (Single Family Dwellings)

Analysis:

The applicant has petitioned the City for annexation for a parcel located on the east side of US Highway 441 and north of Robie Avenue. This application is in accompaniment with a Future Land Use Map (FLUM) amendment and rezoning. The applicant's proposal is for Low Medium Density (Maximum 4 dwelling units per acre) Future Land Use and a Planned Unit Development (PUD) Zoning District for a residential subdivision containing eighty-nine (89) single-family dwelling units, publicly dedicated roads, and privately maintained stormwater management system. The FLUM and rezoning are being processed in concert under separate requests. This action is for annexation only. The site boarders the City limits on the north side of the property. The site is located in the City's Joint Planning Area (JPA) and eligible for annexation.

Notification:

JPA Notice to Lake County: July 17, 2025
Notice to Lake County BCC [Ch. 171.044(3) F.S]: July 17, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal Ad (1): August 8, 2025
Non-Legal Ad (2): August 15, 2025
Notice after adoption per 171.044(3) F.S.: Date to be scheduled

Public Hearing Schedule:

DRC: June 26, 2025
City Council 1st Reading: August 5, 2025
City Council 2nd Reading/Adoption: August 19, 2025

Attachments:
Vicinity Map
Application

ATTACHMENT #2

Vicinity Map

Legend

City Limits

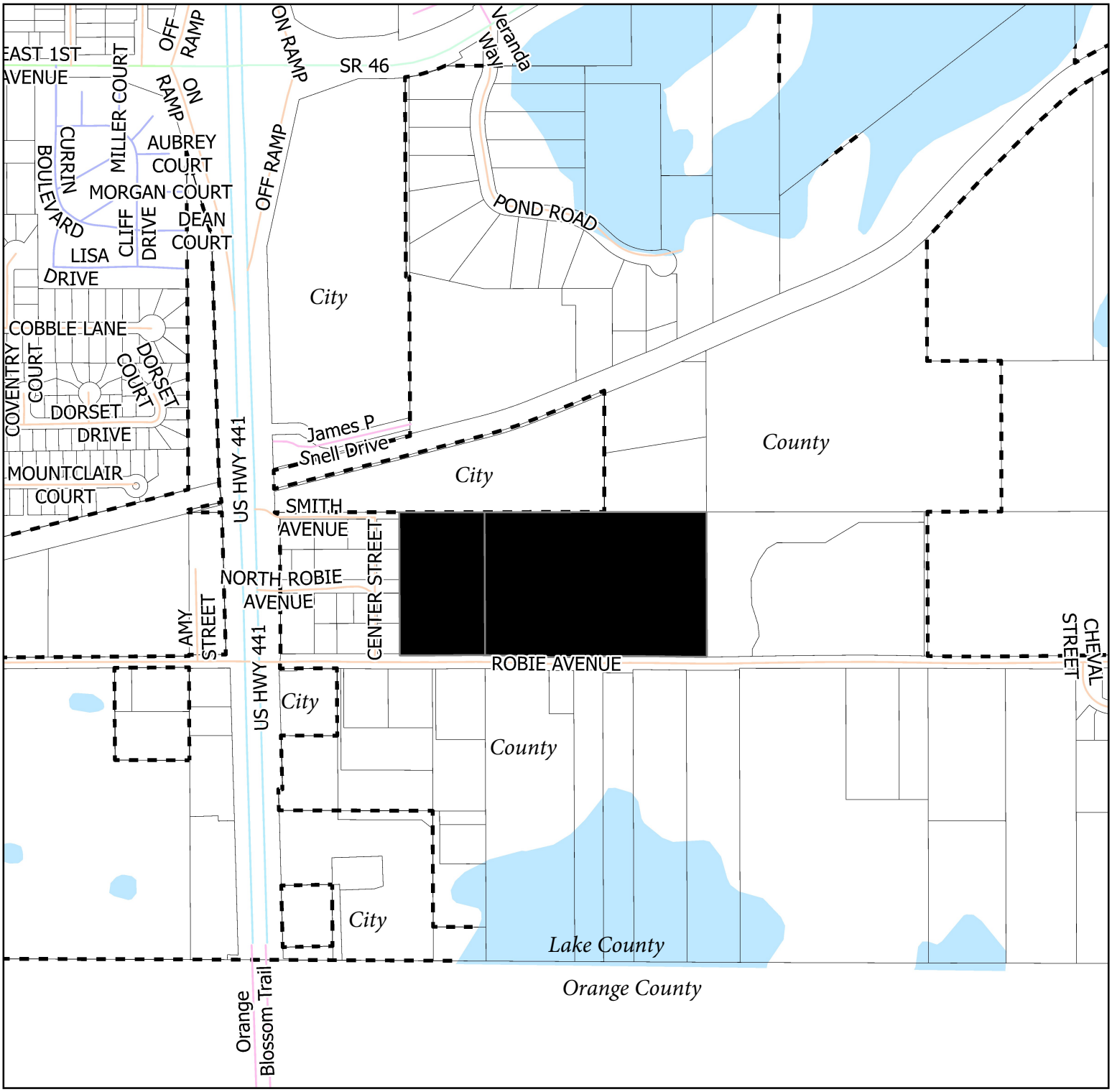
In

Out

Subject Parcels

Hillside at Mount Dora
19.96 +/- Acres

N



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Date Printed: 6/23/2025 4:51 PM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

ATTACHMENT #2

ANNX25-01

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

VOLUNTARY ANNEXATION APPLICATION

Date: 5/13/2025 Project Address: 2329 Robie Ave, Mt. Dora, FL 32757

1. Applicant's Name: Stephen McConn, VP Land Development
   Company's Name: KB Home Orlando, LLC
   Address: 9102 Southpark Center Loop, Suite 100
   City, State & Zip: Orlando, FL 32819
   Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com
2. Property Owner's Name(s): KB Home Orlando, LLC
   Company's Name: KB Home Orlando, LLC
   Address: 9102 Southpark Center Loop, Suite 100
   City, State & Zip: Orlando, FL 32819
   Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com
3. The property generally located (list adjacent streets): North of Robie Ave, approximately 1,270 lf east of US HWY 441
5. Alt Key(s): 1124786 & 1048419
6. Size of property in Acres: 19.96 Square Feet: 869,457
7. Does property have, or will it have City Water and Sewer? ☒ Yes ☐ No
8. Does property have, or will it have Well or Septic Tank? ☐ Yes ☒ No
9. Current Zoning District (County): PUD - Planned Unit Development
10. Future Land Use Category (County): Urban Low
11. Requested Zoning District (City): PUD - Planned Unit Development
12. Requested Future Land Use Category (City): Low/Medium Density Residential

13. Present use and structures on the property (list number of residential dwelling units):
Detached single family 80 dwelling unit residential sub division

14. Public or Private Roadways*: Public
**Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*

15. Is this project within the Joint Planning Agreement boundaries? ☒ Yes ☐ No

Property owners of land outside the City of Mount Dora who desire to be incorporated within the City of Mount Dora may petition for annexation subject to Florida law and the requirements of the City of Mount Dora.

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 and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Owner(s) of Record Signature(s) — Date: 5/13/2025

ATTACHMENT #2
SUBMITTAL CHECKLIST & PROCEDURES

Provide electronic copies (PDF) of the application, drawings, reports, and all supported documents listed below. Application Submittals may be uploaded to City's FTP site at the following link: https://mountdora.files.com. Application drawings and document may be copied to CD or thumb drive and delivered to the Planning and Development Department.

PROCEDURES

1. Application Submittal Due Date: Completed application form with support documents must be submitted on or before the first Monday on any month.
   ***** Incomplete submittals will not be accepted*****

2. Development Review Committee (DRC) no longer holds formal meetings. Project comment reports will be sent on or before the last Wednesday of the month in which the submittal was received and reviewed.

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

4. The application will be forwarded to the City Council for final action.

SUBMITTAL CHECKLIST

NOTE: RESOLUTION 2021-05 WAS PASSED BY CITY COUNCIL ON JANUARY 5, 2021 WHICH APPROVED A TEMPORARY WAIVER OF APPLICATION FEES AND ASSOCIATED COSTS FOR ANNEXATION INTO THE CITY OF MOUNT DORA.

The following must be submitted electronically:

1. Application Fee: *(Checks made payable to City of M*
   $ 500.00 for one single-family residence
   $ 2,000.00 for all others

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

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

   Note: Hearing Notifications: *The applicant shall reimburse the City for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such publication or mailing costs shall be billed directly to the applicant.*

2. Completed and signed Annexation Application by owner(s) of record.
3. The Property Card(s) from the Lake County Property Appraiser's office.
4. Map referencing the city limits.
5. Both the County and City Future Land Use Maps and Zoning Maps.
6. Proof of ownership (warranty deed or title certificate).
7. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Include one reduced survey copy not larger than 11" x 17" paper size, if the original

survey is prepared on a large size paper.

8. Legal description of the property to be annexed, plus provide legal description in MS Word format (include in CD or email to staff).
9. Provide method of providing services including water, sewer, roads, drainage, schools and police protection.
10. Owner authorization letter, notarized from the owner(s), designating the applicant/party to act on their behalf.
11. Requested land use designation and zoning. Upon annexation the existing County Future Land Use (FLU) designation shall remain until such time the City's Future Land Use Map is amended. Upon annexation the existing County zoning classification shall remain until such time a City zoning district is assigned, which maybe concurrent with annexation.
12. Processing fee established and amended from time to time by resolution.

ATTACHMENT #2

Property Record Card

General Information

Name:	KB HOME ORLANDO LLC	**Alternate Key:**	1048419
Mailing Address:	9102 SOUTHPARK CENTER LOOP STE 100 ORLANDO, FL 32819 *Update Mailing Address*	**Parcel Number:**	33-19-27-0003-000-02400
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	ROBIE AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	E 380 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 ORB 6276 PG 542 546		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0		6.000	Acre	$825,000.00	$825,000.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6276 / 542	01/25/2024	Warranty Deed	Qualified	Vacant	$3,360,000.00
6276 / 546	01/25/2024	Quit Claim Deed	Unqualified	Vacant	$100.00
5606 / 1600	12/17/2020	Warranty Deed	Qualified	Vacant	$705,000.00
3456 / 1569	05/30/2007	Warranty Deed	Unqualified	Vacant	$1.00
3456 / 1567	05/30/2007	Warranty Deed	Unqualified	Vacant	$1.00
3433 / 2394	05/15/2007	Warranty Deed	Unqualified	Vacant	$1.00
3369 / 2270	12/29/2006	Warranty Deed	Unqualified	Vacant	$1.00
3226 / 999	06/27/2006	Trustees Deed	Unqualified	Vacant	$1.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Vacant	$1.00

ATTACHMENT #2

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$825,000	$261,320	$261,320	5.0364	$1,316.11
SCHOOL BOARD STATE	$825,000	$825,000	$825,000	3.1240	$2,577.30
SCHOOL BOARD LOCAL	$825,000	$825,000	$825,000	2.9980	$2,473.35
LAKE COUNTY WATER AUTHORITY	$825,000	$261,320	$261,320	0.2940	$76.83
NORTH LAKE HOSPITAL DIST	$825,000	$261,320	$261,320	0.4100	$107.14
ST JOHNS RIVER FL WATER MGMT DIST	$825,000	$261,320	$261,320	0.1793	$46.85
LAKE COUNTY MSTU STORMWATER	$825,000	$261,320	$261,320	0.4957	$129.54
LAKE COUNTY MSTU AMBULANCE	$825,000	$261,320	$261,320	0.4629	$120.97
LAKE COUNTY VOTED DEBT SERVICE	$825,000	$261,320	$261,320	0.0918	$23.99
LAKE COUNTY MSTU FIRE	$825,000	$261,320	$261,320	0.4800	$125.43
				Total: 13.5721	**Total:** $6,997.51

Exemptions Information

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

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

ATTACHMENT #2

Government Exemption (amount varies) Learn More View the Law

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

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Property data updated nightly.
Site Notice

ATTACHMENT #2

Property Record Card

General Information

Name:	KB HOME ORLANDO LLC	**Alternate Key:**	1124786
Mailing Address:	9102 SOUTHPARK CENTER LOOP STE 100 ORLANDO, FL 32819 *Update Mailing Address*	**Parcel Number:**	33-19-27-0003-000-02500
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	2329 ROBIE AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	W 3/4 OF S 1/2 OF NE 1/4 OF SW 1/4 ORB 6276 PG 542 546		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0		14.000	Acre	$1,925,000.00	$1,925,000.00

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

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU1)	325	SF	1935	$520.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6276 / 542	01/25/2024	Warranty Deed	Qualified	Vacant	$3,360,000.00
6276 / 546	01/25/2024	Quit Claim Deed	Unqualified	Vacant	$100.00
5606 / 1600	12/17/2020	Warranty Deed	Qualified	Vacant	$705,000.00
3456 / 1569	05/30/2007	Warranty Deed	Unqualified	Improved	$1.00
3456 / 1567	05/30/2007	Warranty Deed	Unqualified	Improved	$1.00
3433 / 2394	05/15/2007	Warranty Deed	Unqualified	Improved	$1.00
3369 / 2270	12/29/2006	Warranty Deed	Unqualified	Improved	$1.00

ATTACHMENT #2

3226 / 999	06/27/2006	Trustees Deed	Unqualified	Improved	$1.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Improved	$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$1,925,520	$610,540	$610,540	5.0364	$3,074.92
SCHOOL BOARD STATE	$1,925,520	$1,925,520	$1,925,520	3.1240	$6,015.32
SCHOOL BOARD LOCAL	$1,925,520	$1,925,520	$1,925,520	2.9980	$5,772.71
LAKE COUNTY WATER AUTHORITY	$1,925,520	$610,540	$610,540	0.2940	$179.50
NORTH LAKE HOSPITAL DIST	$1,925,520	$610,540	$610,540	0.4100	$250.32
ST JOHNS RIVER FL WATER MGMT DIST	$1,925,520	$610,540	$610,540	0.1793	$109.47
LAKE COUNTY MSTU STORMWATER	$1,925,520	$610,540	$610,540	0.4957	$302.64
LAKE COUNTY MSTU AMBULANCE	$1,925,520	$610,540	$610,540	0.4629	$282.62
LAKE COUNTY VOTED DEBT SERVICE	$1,925,520	$610,540	$610,540	0.0918	$56.05
LAKE COUNTY MSTU FIRE	$1,925,520	$610,540	$610,540	0.4800	$293.06
				Total: 13.5721	**Total:** $16,336.61

Exemptions Information

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

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

ATTACHMENT #2

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	*Learn More*	*View the Law*
Economic Development Exemption	*Learn More*	*View the Law*
Government Exemption (amount varies)	*Learn More*	*View the Law*

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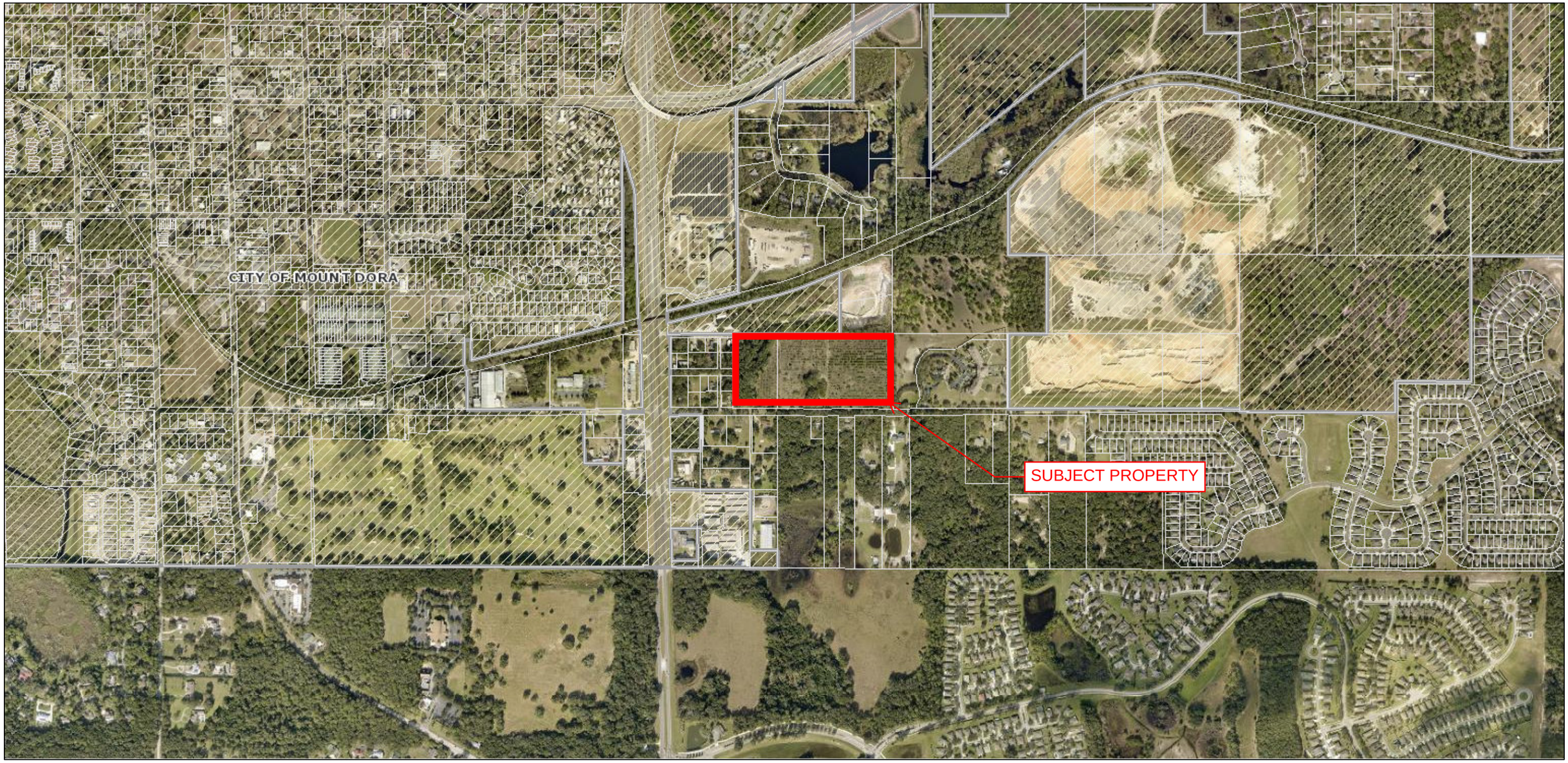
Property data updated nightly.
Site Notice

MT DORA CITY LIMITS



May 13, 2025

Tax Parcels

City Limits In

1:10,000

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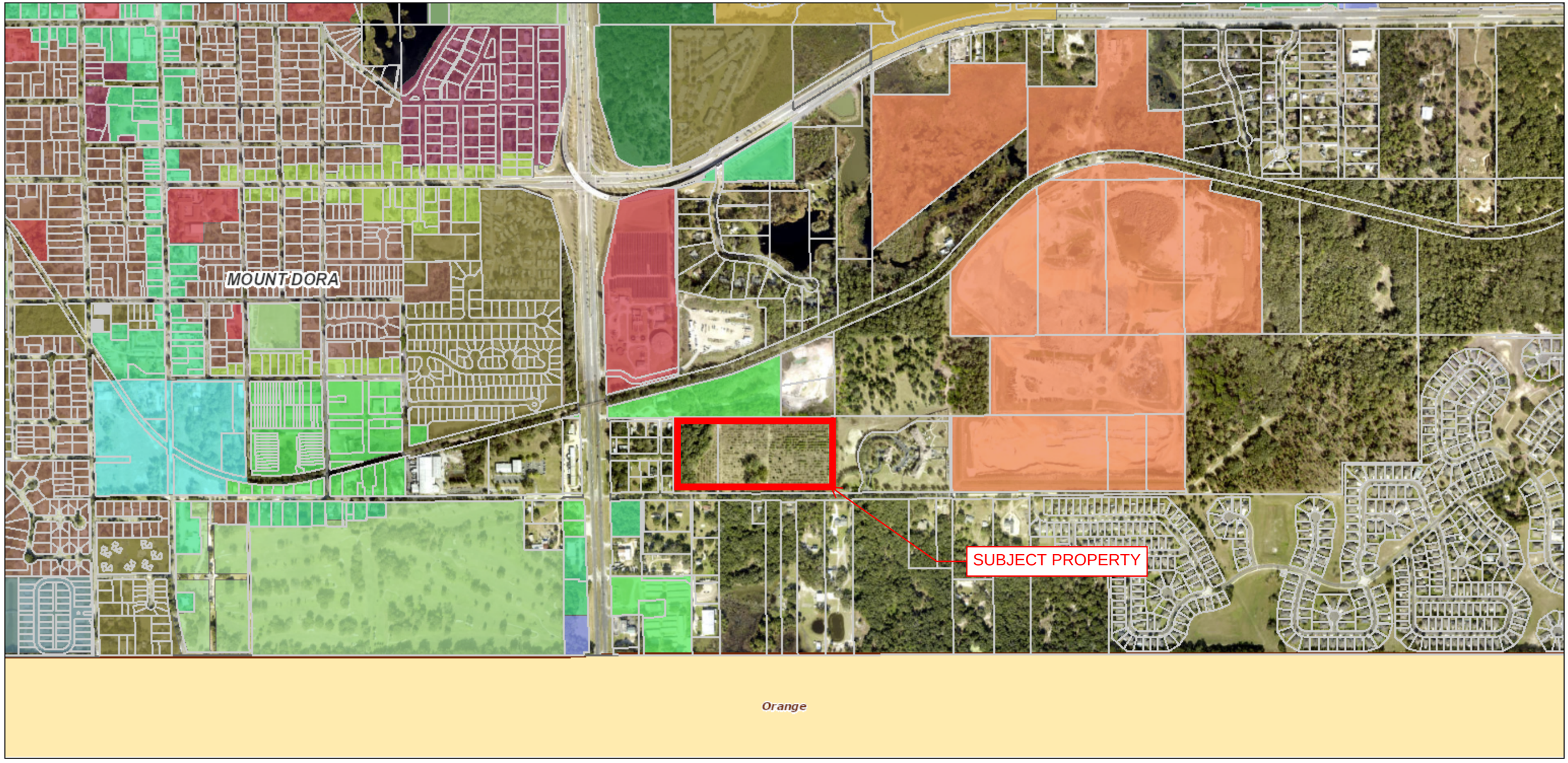
0 0.175 0.35 0.7 km

Lake BCC

ATTACHMENT #2

MT DORA FUTURE LAND USE MAP



May 13, 2025

- Tax Parcels
- City Limits In
- Surrounding Counties

Future Land Use

- COMM
- CRSV
- CSRV
- EC
- HD
- IND
- LD
- LM
- MD
- MU-1
- MU-2
- OFF
- PL
- PLI
- RD
- REC
- RH
- RM
- RP

1:11,285

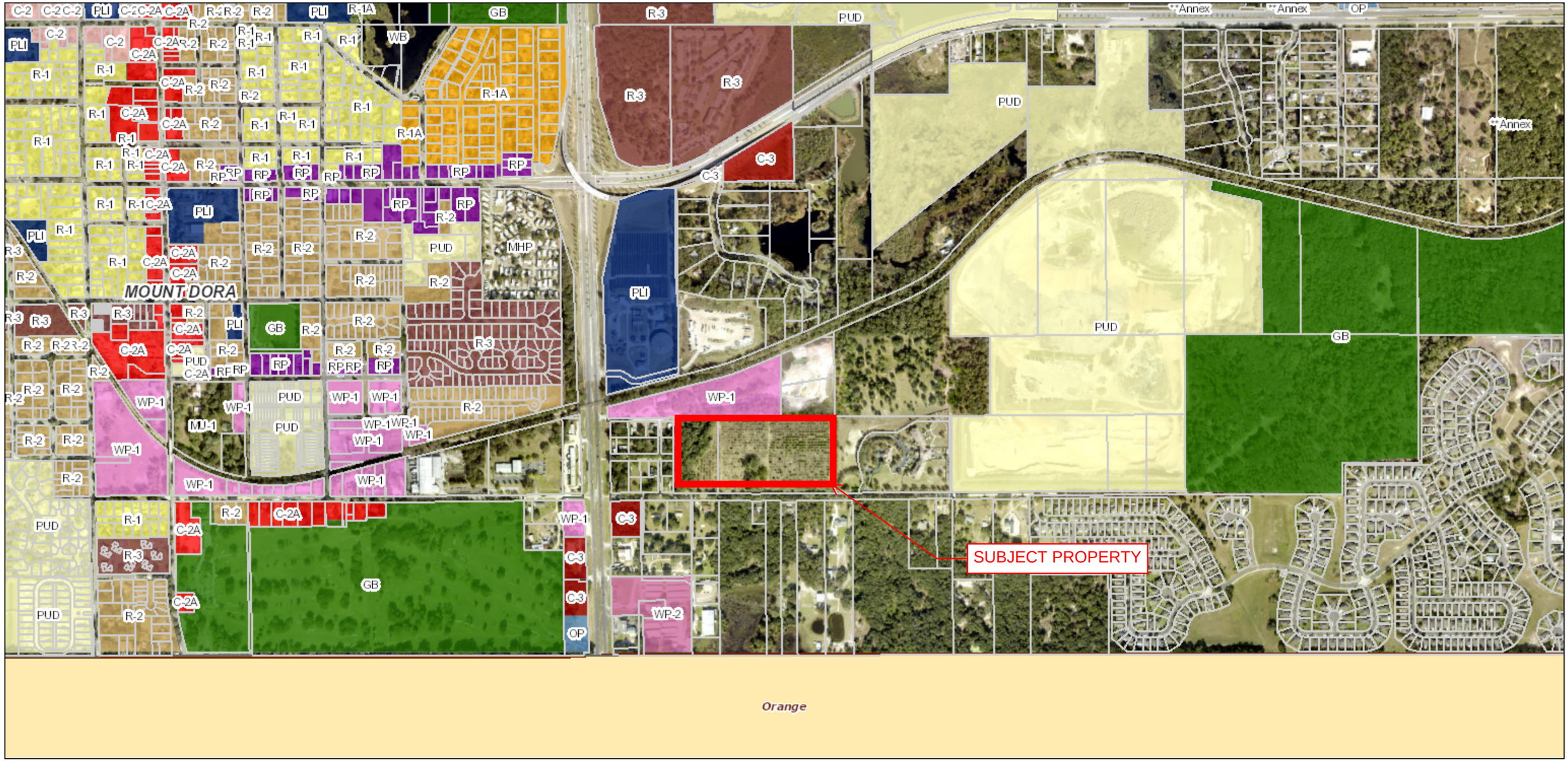
0 0.125 0.25 0.5 mi

0 0.2 0.4 0.8 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Various municipalities

ATTACHMENT #2

MT DORA ZONING MAP



May 13, 2025

1:11,285

0 0.125 0.25 0.5 mi

0 0.2 0.4 0.8 km

Tax Parcels
City Limits In
Surrounding Counties

Zoning

Urban Expansion
5001

Right-of-Way
Railroad
Neighborhood Commercial
Downtown Commercial
Peripheral Commercial
Highway Commercial

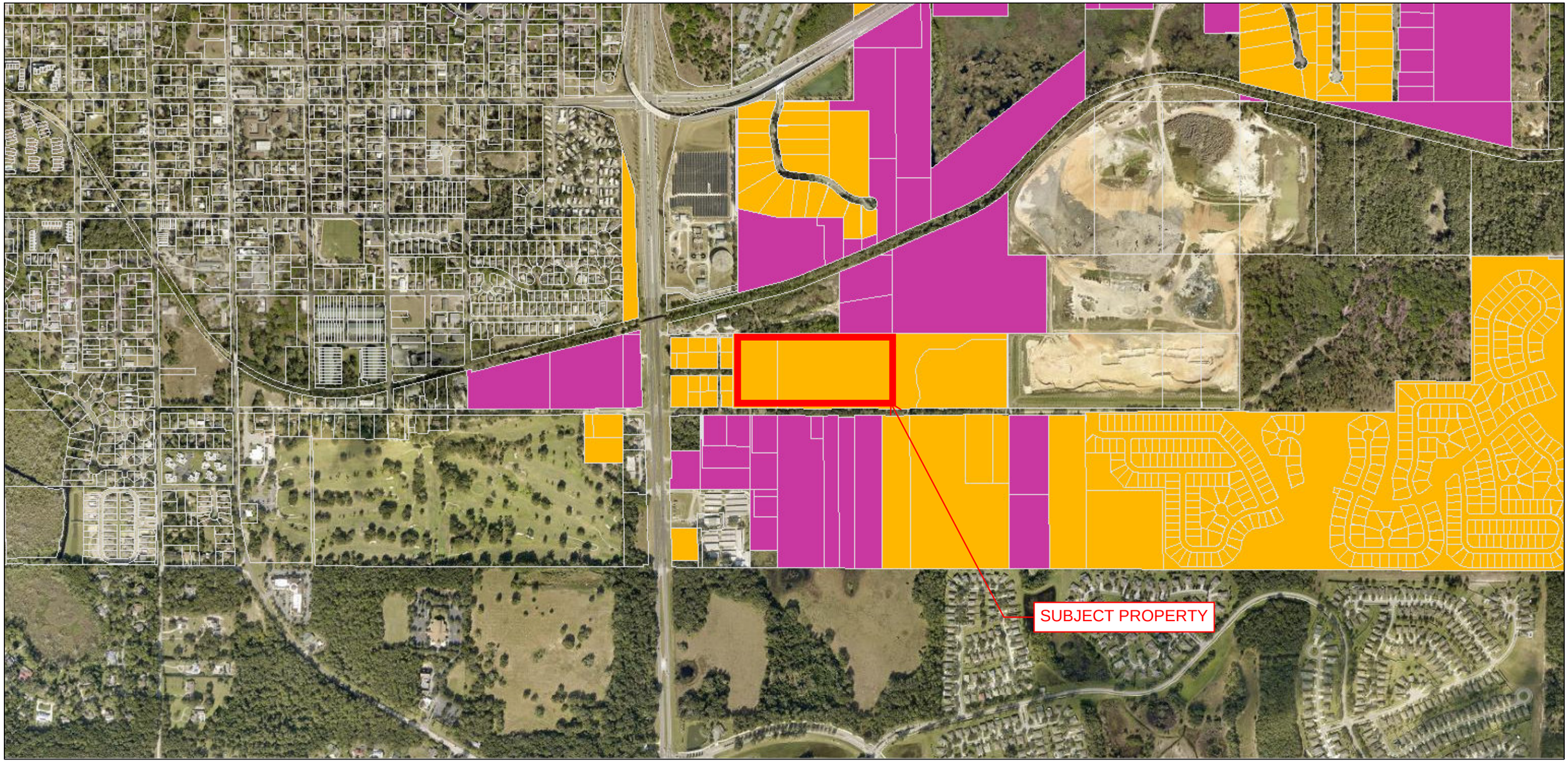
Single-Family Residential and Agricultural
Office Profesional
Public Lands and Institutional
Planned Unit Development
R-1 Single Family Residential
R-1A Single Family Residential

R-1AAA Single Family Residential
Duplex Residential
Multi-Family Residential
Residential/Manufactured
Residential Professional
Workplace

Workplace

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Various municipalities

LAKE COUNTY FUTURE LAND USE MAP



May 13, 2025

1:10,000

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Lake BCC

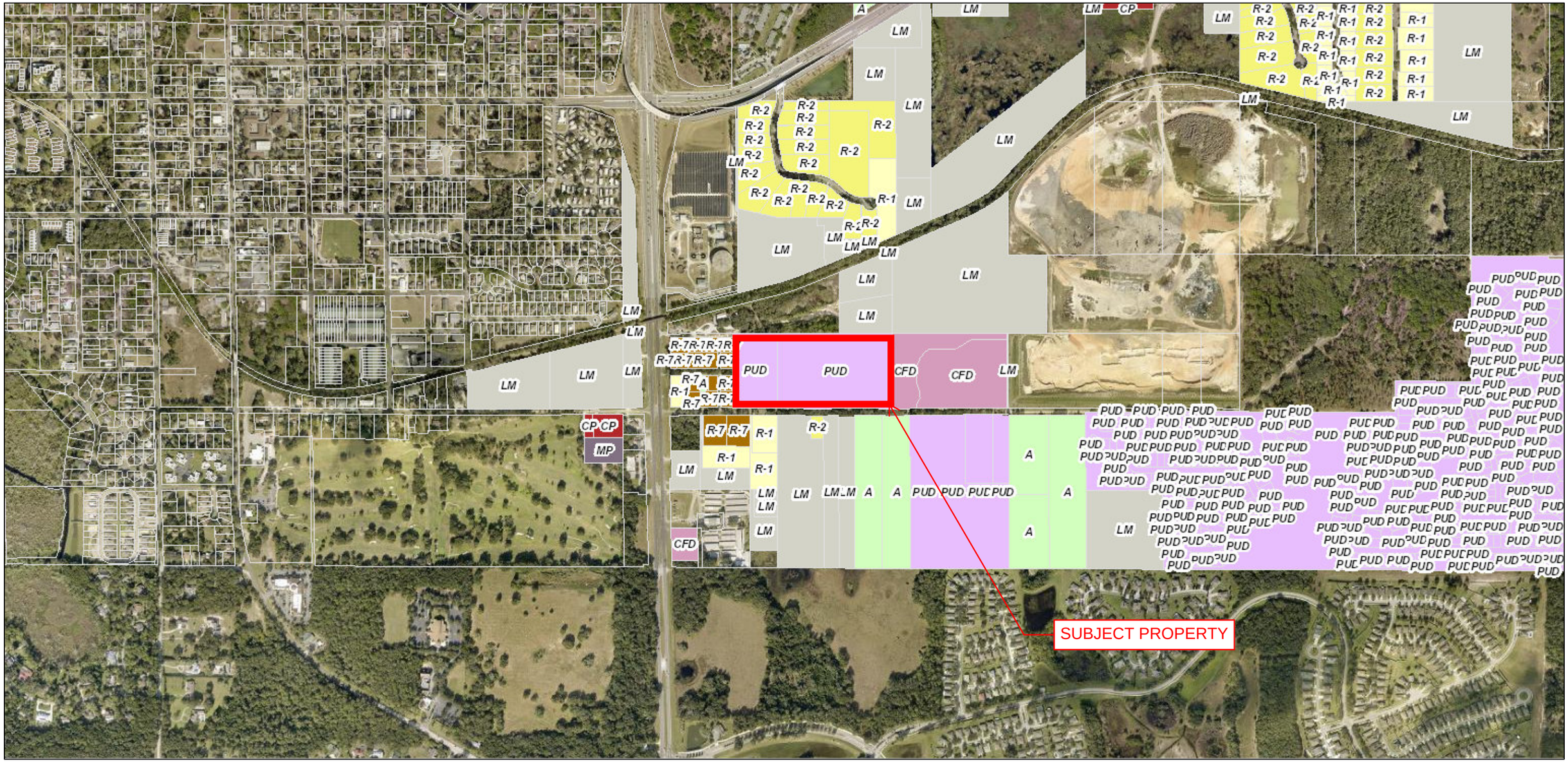
Tax Parcels

Future Land Use 2030

- Bella Collina
- Green Swamp Interlachen
- Cagans Crossing
- Conservation
- Green Swamp Core Conservation
- Green Swamp Ridge
- Green Swamp Rural
- Green Swamp Rural Conservation
- Heavy Industrial
- Mt Plymouth - Sorrento Main Streeet District
- Mt Plymouth - Sorrento Proper
- Mt Plymouth - Sorrento Receiving Area
- Office
- Public Service Facility and Infrastructure
- Receiving Area A-1-20
- Recreation
- Regional Commercial
- Rural
- Rural Transition
- Sending Area A-1-20
- Sending Area A-1-40
- Urban High Density
- Urban Low Density
- Urban Medium Density

LAKE COUNTY ZONING MAP

ATTACHMENT #2



May 13, 2025

Tax Parcels	R-2	RMRP	CP
Zoning	R-3	RM	LM
A	R-4	RV	HM
AR	R-6	C-1	MP
RA	R-7	C-2	CFD
R-1	RP	C-3	PUD

1:10,000

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Lake BCC

INSTRUMENT#: 2024010106 OR BK 6276 PG 542 PAGES: 4 1/29/2024 10:14:05 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $35.50 DEED DOC:$23520.00

ATTACHMENT #2

Prepared by and return to:
R. Travis Rentz, Esq.
GODBOLD, DOWNING & BILL, P.A.
222 W. Comstock Ave., Suite 101
Winter Park, FL 32789

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "**Special Warranty Deed**") is made and entered into as of the 25th day of January, 2024, by and between **KURLY KEY PROPERTIES, LLC,** a Florida limited liability company, whose address is 1444 Belfiore Way, Windermere, FL 34786 ("**Grantor**"), to **KB HOME ORLANDO LLC,** a Delaware limited liability company, whose address is 9102 Southpark Centre Loop, Suite 100, Orlando, FL 32819 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

W I T N E S S E T H:

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in **Lake** County, Florida ("**Property**"):

See Exhibit "A" attached hereto

The property conveyed does not constitute the homestead of any Grantor named herein.

TOGETHER WITH (a) all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, (b) all buildings, structures, and improvements thereto or thereon, if any (the "**Improvements**"); (c) all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith and/or any of the Improvements (if any), including, without limitation, all (i) development and concurrency rights and credits, impact fee credits, prepaid fees, air rights, timber rights, riparian and littoral rights, water, water rights, water stock, water capacity, sewer, wastewater and reuse water rights, sewage treatment capacity, other utility capacity and rights, concurrency certificates, approvals, and permits relating to any of the Property, (ii) strips, gaps, gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to any of the Property, including all of Grantor's right, title and interest in any gaps, gores, or hiatuses, located between the Property and any adjacent right-of-way and (iii) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced from any of the Property.

ATTACHMENT #2

Prepared by and return to:
R. Travis Rentz, Esq.
GODBOLD, DOWNING & BILL, P.A.
222 W. Comstock Ave., Suite 101
Winter Park, FL 32789

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "**Special Warranty Deed**") is made and entered into as of the 25th day of January, 2024, by and between **KURLY KEY PROPERTIES, LLC,** a Florida limited liability company, whose address is 1444 Belfiore Way, Windermere, FL 34786 ("**Grantor**"), to **KB HOME ORLANDO LLC,** a Delaware limited liability company, whose address is 9102 Southpark Centre Loop, Suite 100, Orlando, FL 32819 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

W I T N E S S E T H:

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in **Lake** County, Florida ("**Property**"):

See Exhibit "A" attached hereto

The property conveyed does not constitute the homestead of any Grantor named herein.

TOGETHER WITH (a) all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, (b) all buildings, structures, and improvements thereto or thereon, if any (the "**Improvements**"); (c) all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith and/or any of the Improvements (if any), including, without limitation, all (i) development and concurrency rights and credits, impact fee credits, prepaid fees, air rights, timber rights, riparian and littoral rights, water, water rights, water stock, water capacity, sewer, wastewater and reuse water rights, sewage treatment capacity, other utility capacity and rights, concurrency certificates, approvals, and permits relating to any of the Property, (ii) strips, gaps, gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to any of the Property, including all of Grantor's right, title and interest in any gaps, gores, or hiatuses, located between the Property and any adjacent right-of-way and (iii) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced from any of the Property.

ATTACHMENT #2

TO HAVE AND TO HOLD, the above-described Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

AND Grantor hereby warrants that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but not otherwise, subject to, (a) real estate taxes or assessments for the year 2024 and subsequent years; and (b) the matters set forth on **Exhibit "B"** attached hereto and made a part hereof, all of which, by reference hereto, shall not service to reimpose same.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Printed name: R. Travis Parte
Address:
222 W. Comstock Ave #101
Winter Park, FL 32789

Printed name: Betsy A. Sanabria
Address:
222 W. Comstock Ave #101
Winter Park, FL 32789

KURLY KEY PROPERTIES, LLC
a Florida limited liability company

By:
Name: Marcelo Jr. Carvajal
Title: Authorized Member

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of (check one) [✓] physical presence or [ ] online notarization, this 25th day of January, 2024, by Marcelo Jr. Carvajal Authorized Member of KURLY KEY PROPERTIES, LLC, a Florida limited liability company, who is personally known to me or has produced Driver's License as identification.

BETSY A. SANABRIA
Commission # HH 238107
Expires April 23, 2026

(SEAL)

Notary Public
STATE OF FLORIDA

ATTACHMENT #2

EXHIBIT "A"
LEGAL DESCRIPTION

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

ATTACHMENT #2

EXHIBIT "B"

1. Matters contained on the Plat of Robie Terrace, as recorded October 8, 1925 in Plat Book 6, Page 12.

2. Matters contained on the Plat of A Replat of Lots 3 to 16 inclusive of Blk. 2 and Lots 3 to 16 inclusive of Blk. 4 of Robie Terrace, as recorded December 8, 1936 in Plat Book 10, Page 79.

3. Distribution Easement in favor of Florida Power Corporation recorded February 20, 1986 in Book 867, Page 1057.

4. Grant of Easement in favor of the City of Mount Dora recorded September 16, 1998 in Book 1644, Page 1012

5. Ordinance No. 2021-31 recorded October 19, 2021 in Book 5817, Page 1486.

6. Ordinance No. 2021-31 recorded October 19, 2021 in Book 5817, Page 1501.

7. Final Development Order recorded in Book 6124, Page 1832.

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

LEGAL DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 00°17'39" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 1328.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°57'29" EAST FOR A DISTANCE OF 939.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROBIE AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 1644, PAGE 1012 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00°12'02" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 633.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89°55'16" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/ OF SAID SECTION 33, FOR A DISTANCE OF 1370.08 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00°07'52" EAST, ALONG THE EAST LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 636.26 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE ON ROBIE AVENUE; THENCE RUN NORTH 89°57'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1369.32 FEET TO THE **POINT OF BEGINNING**.

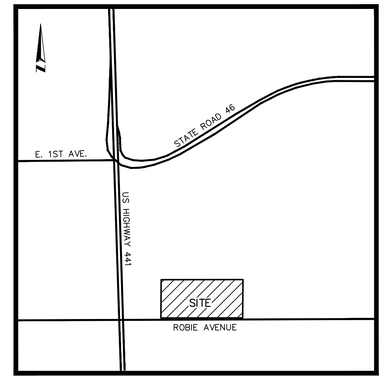
CONTAINING 19.96 ACRES MORE OR LESS.

SCHEDULE B-II TITLE EXCEPTIONS:

9. Matters contained on the Plat of Robie Terrace, as recorded October 8, 1925 in Plat Book 6, Page 12. **DOES NOT AFFECT SUBJECT PROPERTY.**
10. Matters contained on the Plat of A Replat of Lots 3 to 16 inclusive of Blk. 2 and Lots 3 to 16 inclusive of Blk. 4 of Robie Terrace, as recorded December 8, 1936 in Plat Book 10, Page **AFFECTS SUBJECT PROPERTY (THE WEST 380 FEET OF SUBJECT PROPERTY)**
11. Distribution Easement in favor of Florida Power Corporation recorded February 20, 1986 in Book 867, Page 1057 **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE (THE EAST PORTION OF SUBJECT PROPERTY)**
12. Grant of Easement in favor of the City of Mount Dora recorded September 16, 1998 in Book 1644, Page 1012 **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT OF WAY LINE OF ROBIE AVENUE AS BEING N89°57'29"W. FOR ANGULAR DESIGNATION ONLY.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2037-5371005, EFFECTIVE DATE SEPTEMBER 11, 2023 @ 8:00 AM.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
10. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12069C0390E, MAP DATE 12/18/2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
11. ADDRESS: 2329 ROBIE AVENUE, MOUNT DORA, FL 32757
12. LAST DATE IN FIELD: OCTOBER 3, 2023



VICINITY MAP (NOT TO SCALE)

CERTIFICATION:

To:
-KB HOME ORLANDO LLC, A DELAWARE LIMITED LIABILITY COMPANY
-FIRST AMERICAN TITLE INSURANCE COMPANY
-GODBOLD, DOWNING, BILL & RENTZ, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7a, 8, 11, 13 and 18 of Table A thereof. The field work was completed on 10/3/2023.

Date of Plat or Map: 10/5/2023

James L. Rickman, P.S.M. #5633 Allen & Company

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 •FAX 407 654-5356
admin@allen-company.com

ALTA/NSPS LAND TITLE BOUNDARY SURVEY OF MT. INES SITE

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

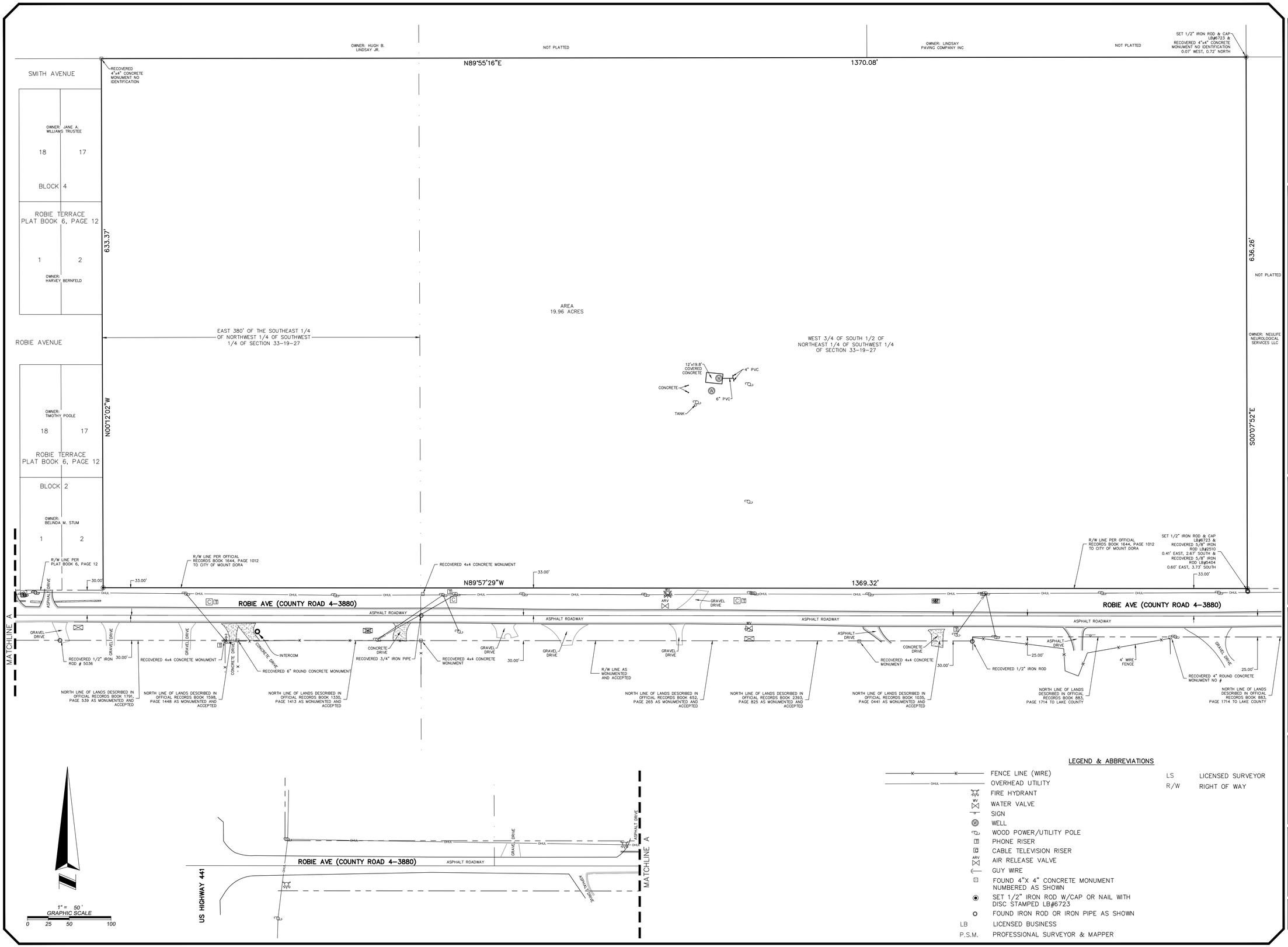
FOR: KB HOME ORLANDO, LLC

DATE	REVISIONS

JOB # 20210446
DATE: 10/5/23
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 1 OF 2

Drawing name: L:\Jobs\20210446\dwg\20210446 ALTA.dwg SHEET 1



Drawing name: L:\Data\20210446\dwg\20210446 ALTA.dwg SHEET 2

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356
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ALTA/NSPS LAND TITLE BOUNDARY SURVEY OF MT. INES SITE

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

FOR: KB HOME ORLANDO, LLC

DATE	REVISIONS

JOB # 20210446
DATE: 10/5/23
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 2 OF 2

ATTACHMENT #3

NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2025-12
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2025-12. The final public hearing on the ordinance will be held on **August 19, 2025, at 6:00 p.m.** or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance 2025-12 is as follows:

ORDINANCE NO: 2025-12

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

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

Notice: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

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

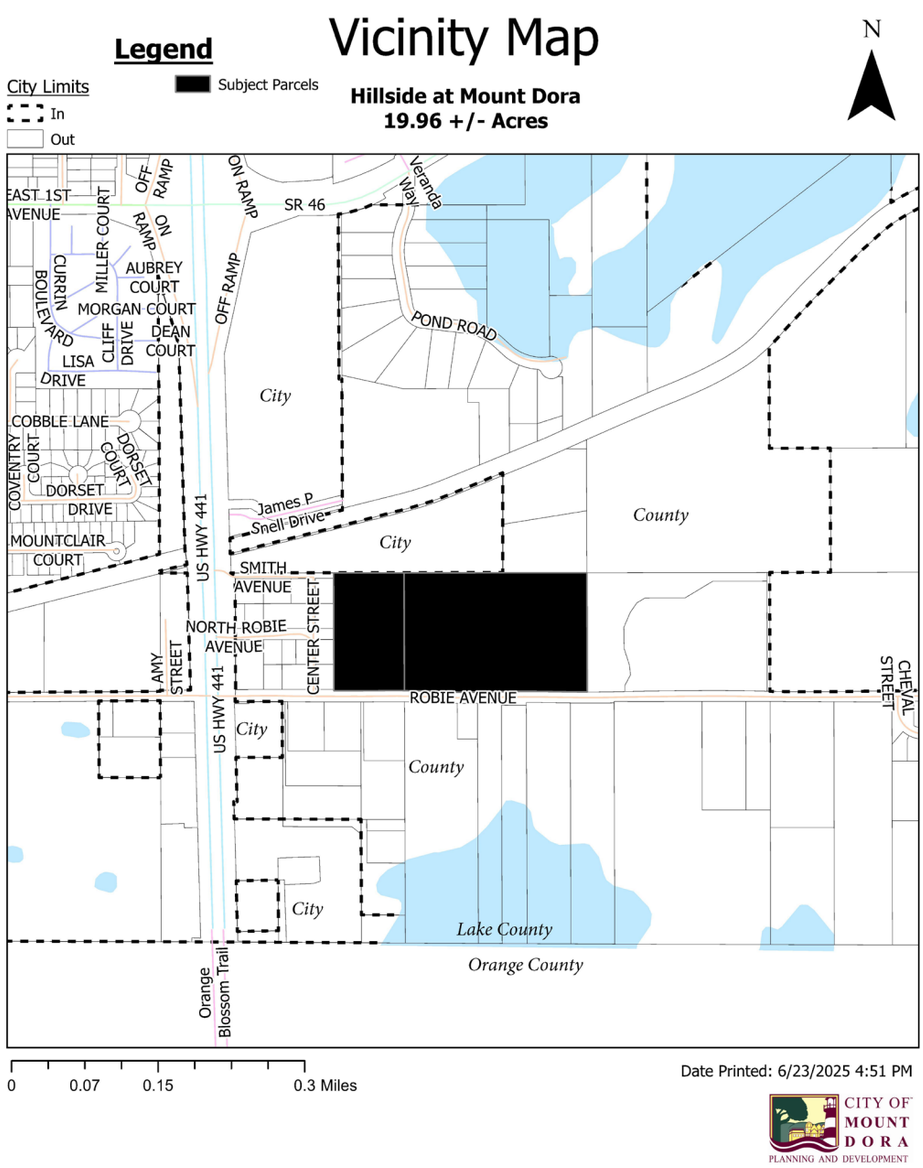
Published Legal Notice: August 8, 2025

ATTACHMENT #3
NOTICE OF ANNEXATION
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to annex land within the area shown on the map in this advertisement. Final hearing on the voluntary annexation, Ordinance No. 2025-12, will be held on Tuesday, August 19, 2025 at 6:00 p.m., or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

ORDINANCE NO: 2025-12

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTIES GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The proposed ordinance with complete legal description (metes and bounds) may be inspected by the public at the City Clerk's Office or the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Interested parties may appear at the above meeting and be heard with respect to the proposed ordinance.

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

Non-Legal Dates Published Twice on:
August 8, 2025
August 15, 2025

ORDINANCE NO: 2025-12

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, KB Home Orlando, LLC (Property Owner) is the fee simple owner of those properties generally located on the east side of US Highway 441 and north of Robie Avenue in unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit "A"** (Property); and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the Property Owner has filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora bearing the signature of all owners of the Property; and

WHEREAS, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property will not result in the creation of an enclave, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

WHEREAS, the City has determined that all procedural and notice requirements mandated by Florida Statues, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws related to the voluntary annexation of property have been followed and satisfied.

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

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

SECTION 2. **VOLUNTARY ANNEXATION.** The Property generally located on east side of US Highway 441 and north of Robie Avenue in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described as follows:

> The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:
>
> The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.
>
> Containing 19.96 acres more or less.

SECTION 3. **EFFECT OF ANNEXATION.** On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

SECTION 4. **AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES.** City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council District Two (2) is hereby amended to include the Property, more particularly described as follows:

> The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:
>
> The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.
>
> Containing 19.96 acres more or less.

SECTION 5. **FILING REQUIREMENTS.** In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

SECTION 6. **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 and the rezoning on the Property. 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 7. **SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 8. **LIMITED CODIFICATION AND SCRIVENER'S ERRORS.** The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. 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 9. **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 10. **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 11. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: **August 5, 2025**

SECOND READING: **August 19, 2025**

PASSED AND ADOPTED this 19th day of August, 2025

Signatures on next page

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

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

Patrick Brackins, City Attorney

EXHIBIT "A"
Property Survey
(1 of 2)

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

The east 380 feet Sk 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

LEGAL DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 00°17'39" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 1328.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°57'28" EAST FOR A DISTANCE OF 939.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°27'02" WEST ALONG THE WEST LINE OF SAID EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROBIE AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 1614, PAGE 1012 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°27'02" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 633.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89°55'16" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1370.08 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00°07'52" EAST, ALONG THE EAST LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 635.26 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE ON ROBIE AVENUE; THENCE RUN NORTH 89°57'28" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1369.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.96 ACRES MORE OR LESS.

SCHEDULE B-II TITLE EXCEPTIONS:

9. Matters contained on the Plat of Robie Terrace, as recorded October 8, 1975 in Plat Book 6, Page 12. DOES NOT AFFECT SUBJECT PROPERTY.

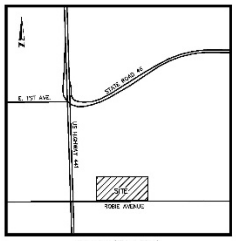
*10. Matters contained on the Plat of A Resub. of Lots 3 to 16 inclusive of Blk. 2 and Lots 3 to 16 inclusive of Blk. 4 of Robie Terrace, as recorded December 8, 1948 in Plat Book 10, Page . AFFECTS SUBJECT PROPERTY (THE WEST 380 FEET OF SUBJECT PROPERTY)

*11. Distribution Easement in favor of Florida Power Corporation recorded February 20, 1986 in Book 857, Page 1057 AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE (THE EAST PORTION OF SUBJECT PROPERTY)

*12. Grant of Easement in favor of the City of Mount Dora recorded September 16, 1998 in Book 1614, Page 1012 AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT OF WAY LINE OF ROBIE AVENUE AS BEING N89°57'29"W, FOR ANGULAR DESIGNATION ONLY.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2037-5371005, EFFECTIVE DATE SEPTEMBER 11, 2023 @ 8:00 AM.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHATSOEVER.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNDOCUMENTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNDOCUMENTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
10. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12069C0336E, MAP DATE 12/18/2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
11. ADDRESS: 2329 ROBIE AVENUE, MOUNT DORA, FL 32757
12. LAST DATE IN FIELD: OCTOBER 3, 2023



VICINITY MAP (NOT TO SCALE)

CERTIFICATION:

TO:
-KB HOME ORLANDO LLC, A DELAWARE LIMITED LIABILITY COMPANY
-FIRST AMERICAN TITLE INSURANCE COMPANY
-COBRO D. BOWKING, PLLC & RENTZ, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7a, 8, 11, 13 and 16 of Table A thereof. The fieldwork was completed on 10/3/2023.

Date of Plat or Map: 10/17/23

James L. Hickman, PSM #6533 Allen & Company

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 FAX 407 654-5356
admin@allen-company.com

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
OF
MT. INES SITE
SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

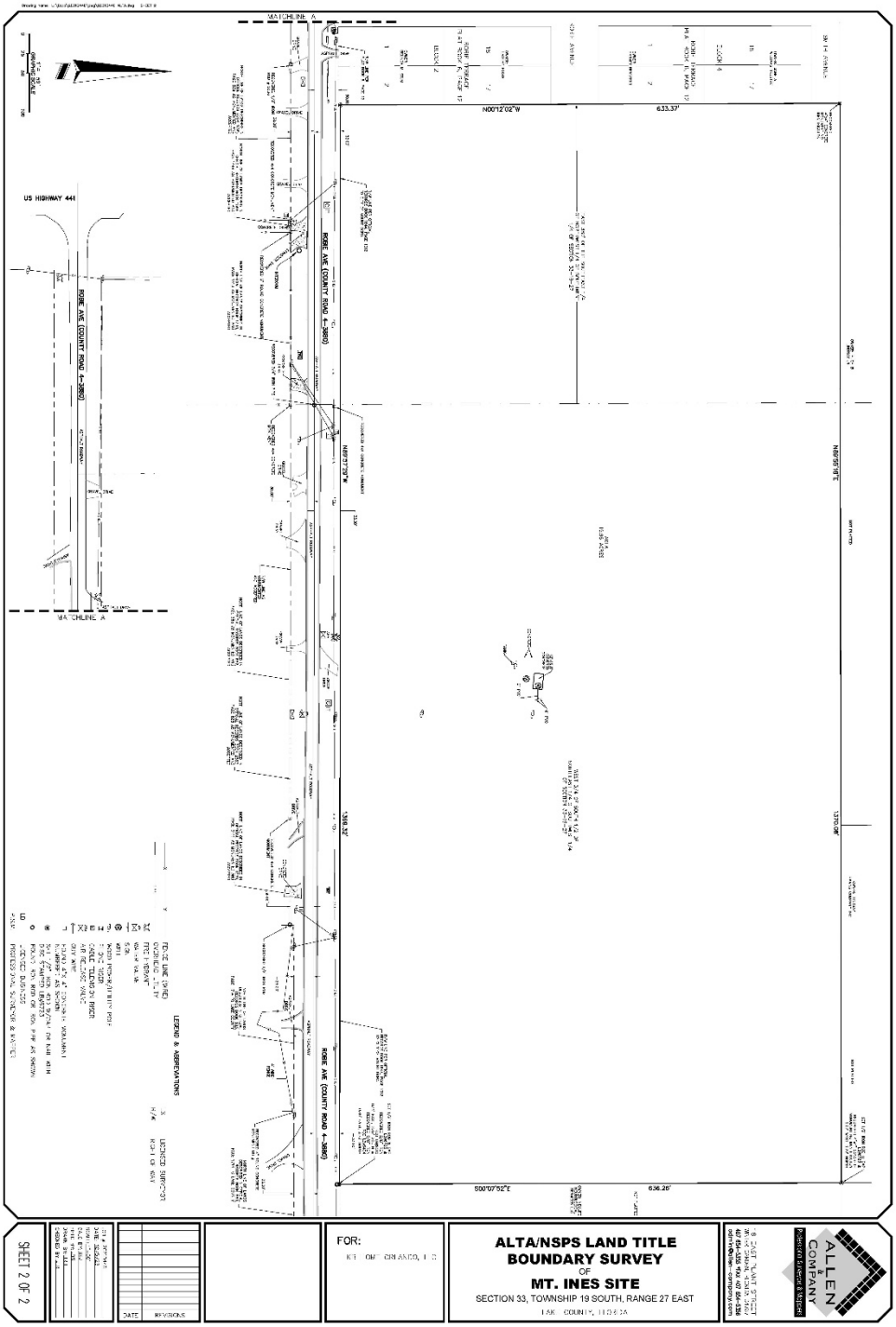
FOR:
KB HOME ORLANDO, LLC

DATE	REVISIONS

JOB # 2024319
DATE 12/5/23
SCALE: 1"=50'
DRAWN BY JL
FIELD BY JCD
CHECKED BY JLH

SHEET 1 OF 2

EXHIBIT "A"
Property Survey
(1 of 2)



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-13**, Small-Scale Future Land Use Map Amendment KB Home Orlando, LLC for the Hillside Development

---

Introduction:
This is a request for City Council to approve the final reading of Ordinance No. 2025-13.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Applicant Presentation
Testimony by others on behalf of applicant or opposition with a legitimate interest in the matter, who can provide substantial competent evidence.
Rebuttal by Applicant
Discussion
Council Action

Discussion:
As required by Florida Statutes, Section 166.041(4), Attachment #1 is the completed "Business Impact Estimate" form. This request is associated with land use type action. Additional information on the request and the application are provided in Attachment #2 (PZC/LPA Staff Report). The advertisements for the adoption hearing are provided in Attachment #3.

This Ordinance shall take effect 31 days after the adoption of the annexation Ordinance, per Florida Statutes.

The sequence of events are as follows:

1. The Development Review Committee (DRC) reviewed Small-Scale Future Land Use Map Amendment and had no comments or objections to the request.

2. The Planning and Zoning Commission (PZC), acting as the Local Planning Agency, at their regularly scheduled meeting held on July 16, 2025, recommended approval of the Small-Scale Future Land Use Map Amendment from Lake County Urban Low to City Low/Medium Density.
3. The City Council at their regularly scheduled meeting held on August 5, 2025, approved the First Reading of Ordinance No. 2025-13 and the request to hold a hearing for the Second Reading and Adoption.

Budget Impact:
There are no budgetary impacts on the City relative to processing the application to amend the future land use map.

Strategic Impact:
Future Land Use Map amendments which address density and/or intensity changes are consistent with Growth Management and Economic Development Goals to foster development and growth opportunities. GOAL 1: Economic Development; Objective 1.3. Attract new commercial businesses/residential development.

Strategic Initiative 1: Promote Economic Development
Promote Economic Development to position Mount Dora as a City with a diverse, vibrant, sustainable economy.

Recommendation:
City Council to approve the final reading of Ordinance No. 2025-13.

Attachment(s):
1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - PZC Memo - Hillside FLUM
3. Attachment #3 - Hillside Land Use Advertisments
4. Ordinance 2025-13 Hillside FLUM

Prepared by: Michele Janiszewski, Senior Planner
Reviewed by:

Michele Janiszewski, Senior Planner	Approved - 8/8/2025
Matthew Dodson, Budget Officer	Approved - 8/11/2025
Steven Weber, Finance Director	Approved - 8/11/2025
City Attorney, City Attorney	Approved - 8/13/2025
Jeanann Hand, City Clerk	Approved - 8/13/2025
Vince Sandersfeld, City Manager	Final Approval - 8/13/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER:	**ORDINANCE NO: 2025-13**
ORDINANCE TITLE:	**Future Land Use Map Amendment on 19.96 acres from County Urban Low to City Low/Medium Density (Hillside Development)**
DEPARTMENT:	**Planning and Zoning**
MEETING DATE:	**August 5, 2025 (First Reading)** **August 19, 2025 (Second Reading and Adoption)**

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Mount Dora's website by the time notice of the proposed ordinance is published.

ORDINANCE NO: 2025-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

[1] See Section 166.041(4)(c), Florida Statutes.

ATTACHMENT #1

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;

b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Mount Dora;

c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This ordinance amends the land use map on 19.96 acres from County Urban Low to City Low/Medium Density. The Property Owner filed a petition to amend the land use map to assign the property a city land use category.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

N/A

ATTACHMENT #2

CITY OF MOUNT DORA

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

DATE DUE: July 17, 2025

TO: Planning and Zoning Commission

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

RE: Application to Amend the Future Land Use Map; 19.96 Acres (Site Area); located on the east side of US 441 and north of Robie Avenue (Location); 2329 Robie Avenue, Mount Dora (Site Address); 33-19-27-0003-000-02400, 33-19-27-0003-000-02500 (Parcel IDs); Stephen McConn, VP Land Development, KB Home Orlando, LLC (Owner, Applicant); Hillside at Mount Dora (Project Name) Project No. FLUM25-01SM

Recommendation:
Staff recommends approval with conditions of the above-referenced request for the Small-Scale Future Land Use Map Amendment and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation.

References/Support:
City of Mount Dora Comprehensive Plan 2045
City of Mount Dora Land Development Code
Chapter 163 Florida Statutes

Background/Information:
The applicant is requesting an amendment to the City's Future Land Use Map. The proposed amendment will change approximately 19.96 acres from County Urban Low Density (Max. 4 du/ac) to City Low/Medium Density Residential. The proposal is for future development of eighty (80) single-family dwelling units. The Applicant indicates the property is developed with site improvements including roadway, stormwater management system, retaining wall, and lift station.

EXISTING FLU	PROPOSED FLUM	SUBJECT SITE AREA	MAXIMUM INTENSITY ALLOWED
County Urban Low	City Low Medium Density	19.96 acres	4.0 dwelling units / acre

Development Summary - Maximums Intensity:
- From: County Urban Low Medium Density Maximum Intensity (4 du/ac x 19.96 acres): 79.84 du
- To: City Commercial Maximum Square Footage (4 du/ac x 19.96 acres): 79.84 du
- Change: No change in density

ATTACHMENT #2

Future Land Use Element Policy 4.g(2): **Low Medium Density:** Maximum of 4.0 dwelling units/acre. Primarily for single-family residential and customary accessory uses and elementary schools. Boathouses, churches, group homes (consistent with policy 4.a. of the Housing Element) home occupations and recreational facilities are also allowed in this district. Impervious surface ration is 0.65. Public utility facilities may also be located in this category provided they can meet criteria for development established in the land development regulations.

Land Use Report:

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home
	County	Regional Office	LM (Light Industrial)	Vacant, Borrow Pit
South	County	Regional Office	R-1, R-2, LM, Ag	Residential (Single Family Dwellings)
East	County	Urban Low	CFD	NeuLife Rehab
West	County	Urban Low	R-7	Residential (Single Family Dwellings)

Request Type: Small-Scale Future Land Use Map Amendment

Existing Use: Vacant Land, site improved for residential subdivision

Proposed Use: Residential Subdivision (80-lots)

Proposed Future Land Use: City Low Medium Density Residential (19.96 acres)

Current Future Land Use: County Urban Low

Current Zoning: County Planned Unit Development (PUD)

Proposed Zoning: City Planned Unit Development (PUD)

JPA: Yes, City of Mount Dora and Lake County Joint Planning Agreement

Overlay Zones/Areas: None

Critical State Concern: No

Site Area: 19.96 +/- acres

PUBLIC IMPACTS AND CAPACITY ANALYSIS

Housing: The proposed Future Land UIse change from County Urban Low Density to City Low/Medium Density Residential would not affect the amount of land available for residential uses. There are no significant housing and populations impacts with the proposed future land use map amendment, as the change is equal density. (19.96 acres x 4 du/ac = 80

units) x 2.6 pph = Maximum 8 persons.

Traffic: Based on the existing entitlements, the proposed land use category change will not result in any additional average daily trips (ADT). The surrounding roadway network should have sufficient capacity to accommodate the 80 lots entitled to the project through the County PUD.

Wastewater: *Infrastructure Element Policy 1.d:* Infrastructure Element of the Comprehensive Plan established level-of-service standards as: (1) Water level-of-service standard: 350 gallons per day (GPD) per equivalent residential unit (ERU); (2) Sewer level-of-service standard: 300 GPD per EU; and (3) Solid waste level of service standard: 7.1 pounds per capita per day.

Potable Water: The minimum design for water distribution systems shall provide for at least 100 percent of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. The proposed change will not negatively impact capacity.

Reclaim Water: Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Policy 1.c(1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available at this location.

Solid Waste: City's standard is 7.1 pounds per capita per day (LOS disposal).

Stormwater: Protect water resources in Mount Dora. Control of erosion, sedimentation and flooding are mandatory. Limit post-improvement stormwater discharge to pre-improvement rates based on the 25-year, 96-hour storm. Building first floor elevations must be flood-free for the 100-year, 96-hour storm. Comply with Land Development Code Chapter 6.2 drainage standards. Upon development of new single-family residential dwellings, the Owner is required to provide drainage plans per Land Development Code.

Habitat: The properties are nearing completion of site work to include roadways stormwater management system, retaining walls, and common areas.
According to USDA Soil Survey, the property contains approximately 3.1 acres of Apopka Sand, and 16.86 acres of Candler sand.

	The subject site development does not propose impact to any unique or ecologically significant area of vegetation or Habitat.
Wetlands/ Environmental:	According to FEMA Flood Maps, the subject 19.96 acre property is in Floodzone X. Development of the site does not propose any modifications to the flood line.

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

Notification:
JPA Notice to Lake County: July 17, 2025
Legal Ad for PZC: July 4, 2025
Notice to Lake County BCC [Ch. 171.044(3) F.S]: July 17, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal Ad: August 8, 2025

Public Hearing Schedule:
DRC: June 26, 2025
PZC: July 16, 2025
City Council: August 5, 2025

Attachments:
Vicinity Map
FLUM Area Map
Proposed Future Land Use Map
Exhibit A FLU Map II-2a
Application (on file)

ATTACHMENT #2

Vicinity Map

Legend

City Limits

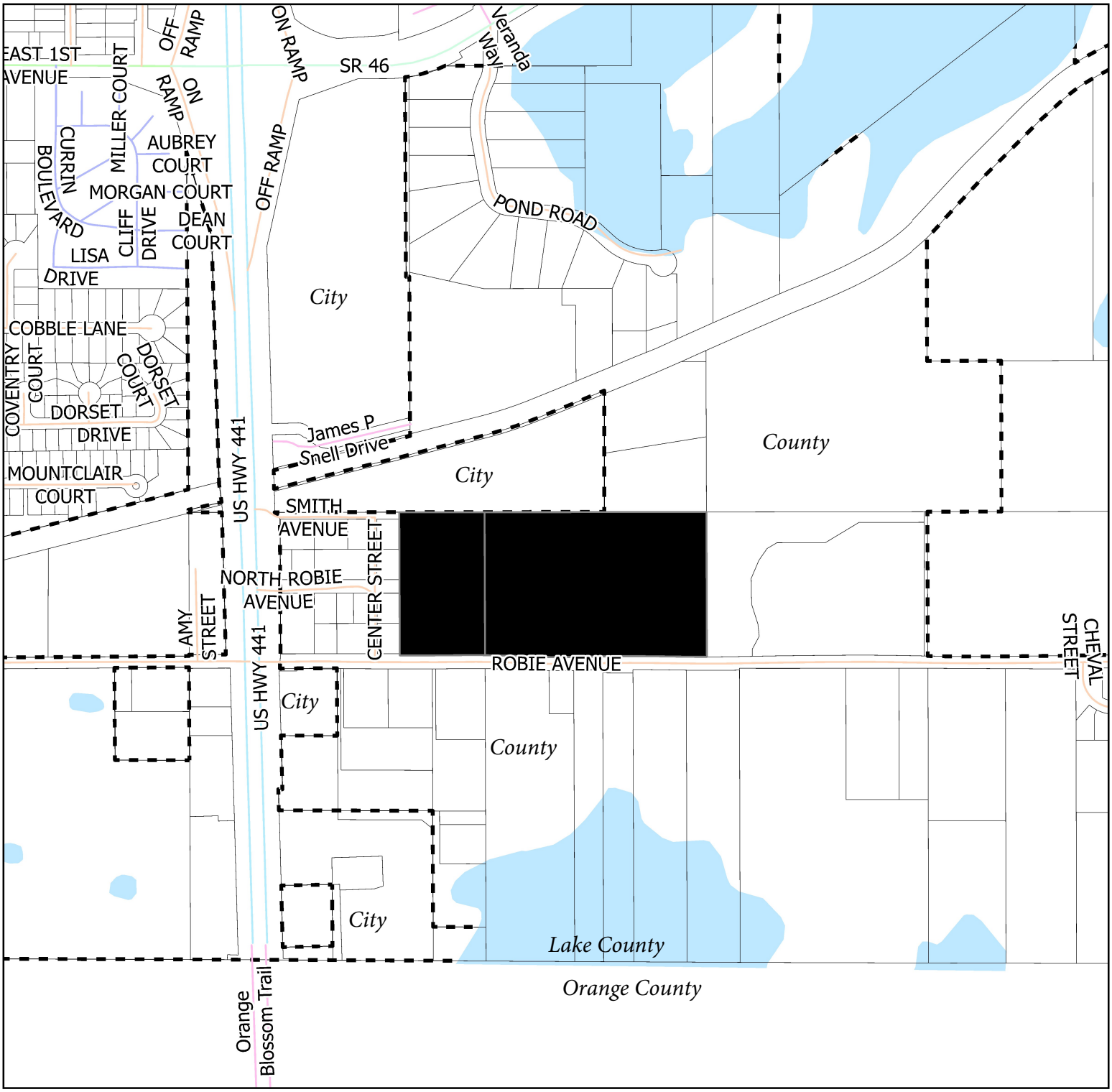
In

Out

Subject Parcels

Hillside at Mount Dora
19.96 +/- Acres

N



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CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

ATTACHMENT #2

AERIAL MAP

Legend

City Limits

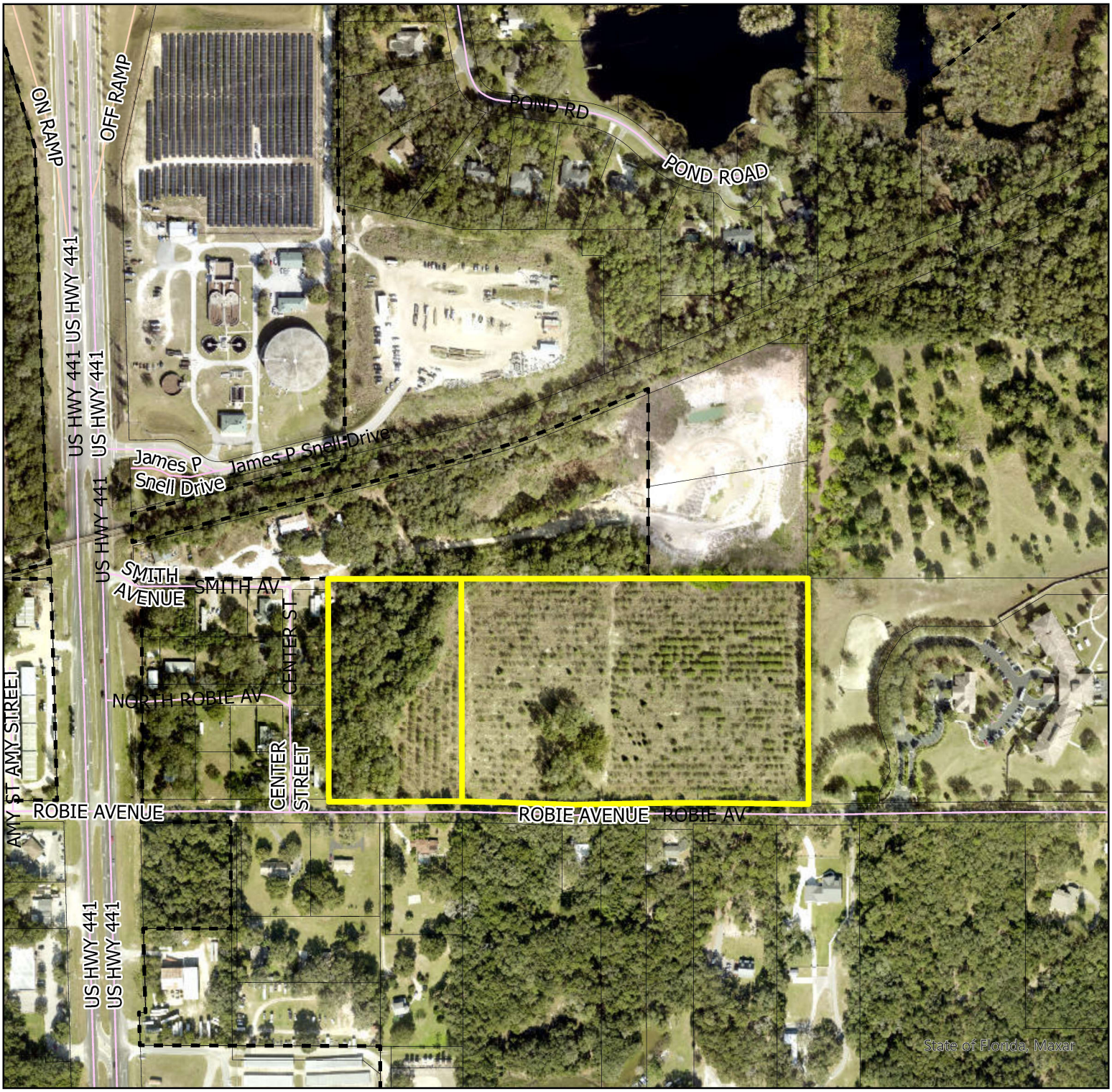
In

Out

Subject Properties

Hillside at Mount Dora / 2329 Robie Avenue

N



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CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

ATTACHMENT #2

Future Land Use Map
Composite City & Lake County

N

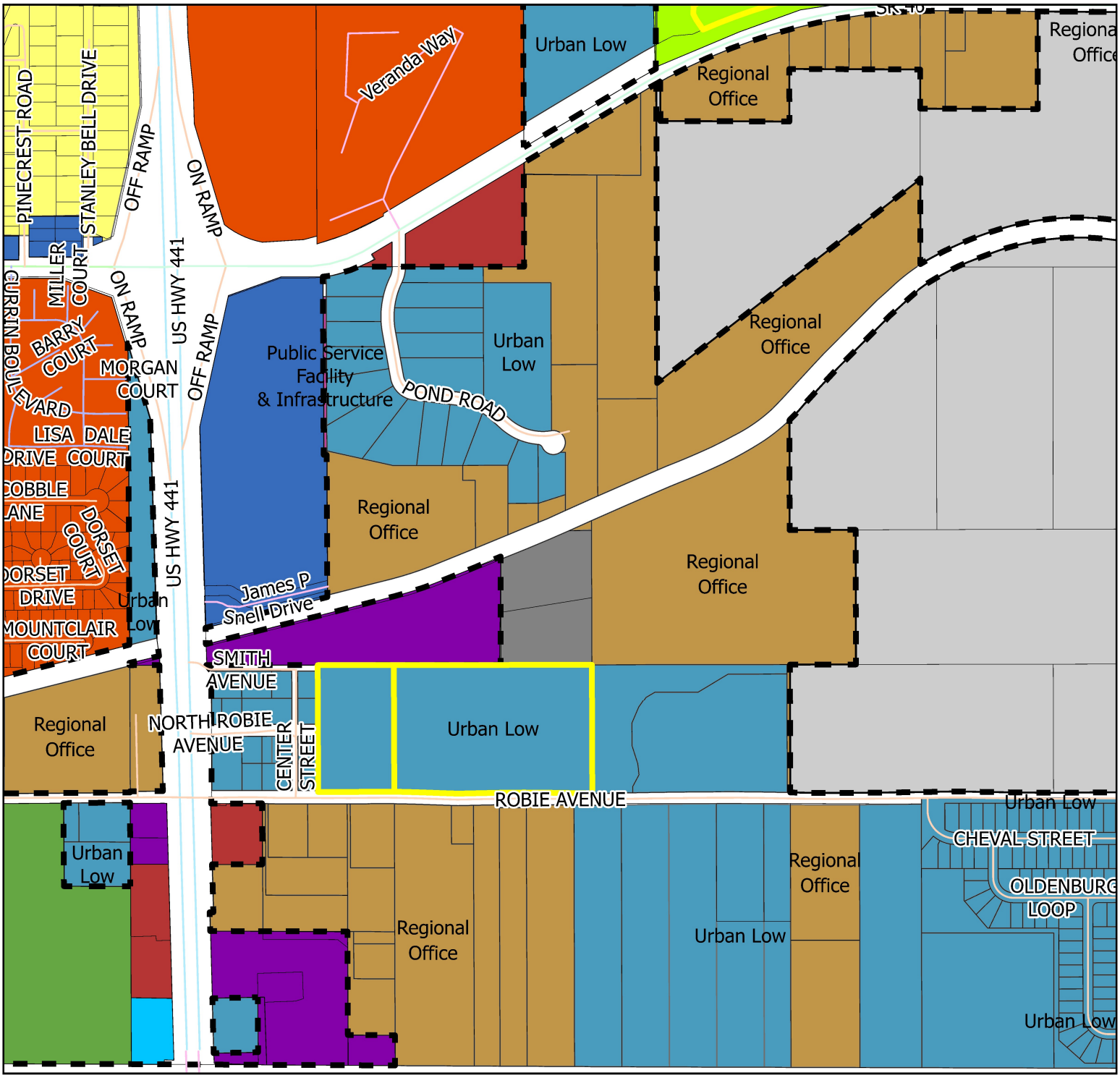
Legend

City Limits

In

Out

Subject Parcels



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CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

ATTACHMENT #2

CITY OF MOUNT DORA

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

FUTURE LAND USE MAP AMENDMENT SMALL-SCALE (10 ACRES OR LESS) APPLICATION

Date : 5/13/2025 Project Name: Hillside at Mt Dora

1. Applicant's Name: Stephen McConn, VP Land Development
   Company's Name: KB Home Orlando, LLC
   Address: 9102 Southpark Center Loop, Suite 100
   City, State & Zip: Mt Dora, FL 32757
   Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com

2. Owner's Name: KB Home Orlando, LLC
   Company's Name: KB Home Orlando, LLC
   Address: 9102 Southpark Center Loop, Suite 100
   City, State & Zip: Mt Dora, FL 32757
   Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com

3. The property generally located and list adjacent streets: North of Robie Ave, approximately 1,270 lf east of US HWY 441

4. The address(s) of the property: 2329 Robie Ave, Mt. Dora, FL 32757

5. Size of property in Acres: 19.96 Square Feet: 869,457

6. Current Zoning District: PUD - Planned Unit Development

7. Requested Zoning District: PUD - Planned Unit Development
   (Separate application required for change in zoning district)

8. Future Land Use Category : Urban Low

9. Requested Future Land Use Category: Low/Medium Density Residential

ATTACHMENT #2

10. Present use and structures on the property (list number of residential dwelling units):
Detached single family 80 dwelling unit residential sub division

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

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

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City/County	Industrial/Regional Office	WP-1/LM	Industrial
South	County	Regional Office	LM/A/R-1/R-7	Residential
East	County	Urban Low	CFD	Assisted Living
West	County	Urban Low	R-7	Residential

(districts/categories may be abbreviated)

13. Present use and structures on the property (list number of residential dwelling units):
Detached single family 80 dwelling unit residential sub division

14. Proposed use of property: Single family residential

15. List the specific Comprehensive Plan Policy that allows proposed use:
Housing Element and Infrastructure Element

16. State the reason for this request: Annexation for utility service

17. Describe changed condition justifying the amendment: Site was permitted and developed in Lake County and annexing for public utility services.

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: Single family developments of four dwelling units per acre or less is consistent with the Low/Medium Residential designation of the City's Comprehensive Plan.

19. Describe the extent to which the proposed amendment is compatible with existing land uses: Site is adjacent to Urban Low (max 4 du/ac) on the east and west and also serves as a buffer between the existing lower density residential development to the south and industrial use to the north.

ATTACHMENT #2

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: Public water, sewer, and reclaim has already been committed to the project to serve the 80 single family dwelling units. Please reference Mt Dora approved construction plans dated 2/5/2024.

21. Describe the extent of environmental impacts on the resources of proposed amendment:

No environmental impacts

22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: Property is contiguous to Mt Dora City limits, consistent with policies outlined in the City's Comprehensive plan, compatible with the adjacent land uses, and it is within the City's public utility service area. Annexation and zoning applications being processed concurrently.

CERTIFICATION AND SIGNATURE

AFFIDAVIT

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

Signature of Applicant

Stephen McConn
Print or Type Name

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ Orange
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 13th day of May 20 25 by Stephen McConn who is personally known to me or who has produced _____ as identification and who did_____ or did not _____ take an oath.

SEAL: Notary Public State of Florida
Eileen Sesto
My Commission HH 152862
Expires 07/12/2025

Notary Public

Eileen Sesto.
Print or Type Name

ATTACHMENT #2

Built on Relationships®

9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

888-KB-HOMES
kbhome.com

May 19, 2025

Hillside at Mt Dora Justification Statement for Future Land Use Map Amendment (Mt Ines PUD/Hillside at Mt Dora (PR22-11FNLC))

Background

The subject 19.96 acre property situated on the north side of Robie Ave, approximately 1,270 linear feet east of US Highway 441 is a fully developed 80-unit detached single family sub-division that was entitled and permitted in Unincorporated Lake County. The property is also within the Mount Dora JPA. KB Home, the owner, applicant, and developer respectfully requests an amendment to the City of Mt Dora's Future Land Use Map to accompany a companion Annexation request to obtain public services from City owned potable water, reclaim water, and sanitary sewer utilities, as required by the conditional approval of the above referenced project. Mt Dora has concurrently reviewed and approved the construction documents during the entitlement period and has visually inspected and accepted the infrastructure installed by the developer, which will be conveyed to the city. This request is also accompanied by a companion Rezoning Application for a PUD designation, which is consistent with the existing Lake County zoning.

Request

The applicant is requesting a **Low/Medium Density Residential** designation to allow up to four dwelling units per acre, which is consistent with the current underlying Lake County land use of **Urban Low**. Please refer to 'Exhibit A', attached herein, for the current Lake County FLUA designation, which was adopted September 7, 2021 under Ordinance 2021-30.

EXHIBIT A

ATTACHMENT #2
ORDINANCE 2021 – 30
FLU-21-02-4
Mt. Ines Property

INSTRUMENT #2021144121
OR BK 5817 PG 1501 - 1503 (3 PGS)
DATE: 10/19/2021 2:27:09 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $27.00

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE FUTURE LAND USE MAP FROM REGIONAL OFFICE TO URBAN LOW FUTURE LAND USE CATEGORY FOR A 20.13 ACRE PROPERTY LOCATED NORTH OF ROBIE AVE, IN THE MOUNT DORA AREA, AS DESCRIBED IN THIS ORDINANCE; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal planning, and land development regulation in the State of Florida; and

WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County Commissioners of Lake County to "[p]repare and enforce comprehensive plans for the development of the county"; and

WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May 2010, the Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030 Comprehensive Plan; and

WHEREAS, on the 23rd day of July 2010, the State of Florida Department of Community Affairs, now known as the Community Planning and Development Division of the Florida Department of Economic Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

WHEREAS, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan became effective and designated the property as part of the Regional Office Future Land Use Category; and

WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of Comprehensive Plan Amendments; and

WHEREAS, on the 7th day of April 2021, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

WHEREAS, on the 27th day of April 2021, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for approval to transmit to the state planning agency and other reviewing agencies; and

WHEREAS, on the 7th day of September 2021, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for adoption; and

WHEREAS, it serves the health, safety and general welfare of the residents of Lake County to adopt the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Comprehensive Plan Future Land Use Map Amendment. The 2030 Comprehensive Plan Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property, described in Exhibit "A" attached and incorporated in this Ordinance, from Regional Office to Urban Low Density Future Land Use Category.

Section 2. Advertisement. This Ordinance was advertised pursuant to Sections 125.66 and 163.3184, Florida Statutes.

Section 3. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners' intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

ENACTED this 7 day of September, 2021.

FILED with the Secretary of State September 21, 2021.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Sean M. Parks, Chairman

ATTEST:

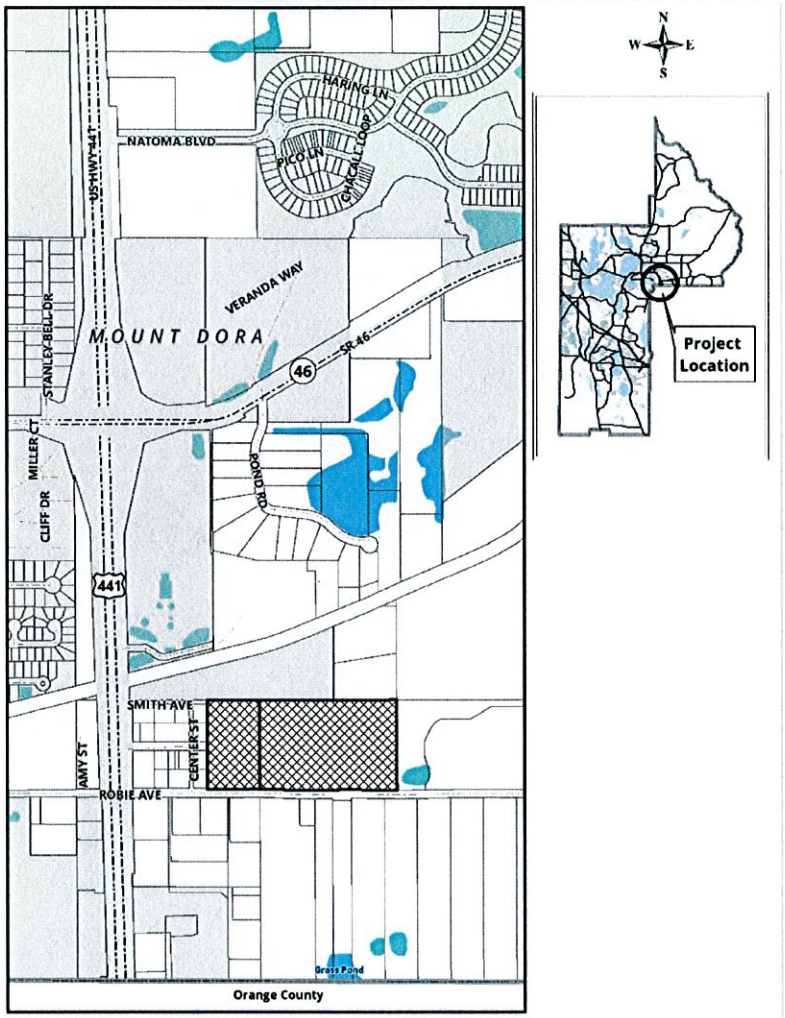
Gary J. Cooney, Clerk
Board of County Commissioners of
Lake County, Florida

Approved as to form and legality:

Melanie Marsh, County Attorney

Exhibit "A" – Legal Description

The East 380 feet of the Southeast ¼ of the Northwest ¼ of Southwest ¼ and the West ¾ of the South ½ of Northeast ¼ of Southwest ¼, Section 33, Township 19 South, Range 27 East, Lake County, Florida.



ATTACHMENT #2

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

September 21, 2021

Mr. Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Stephanie Cash

Dear Mr. Cooney:

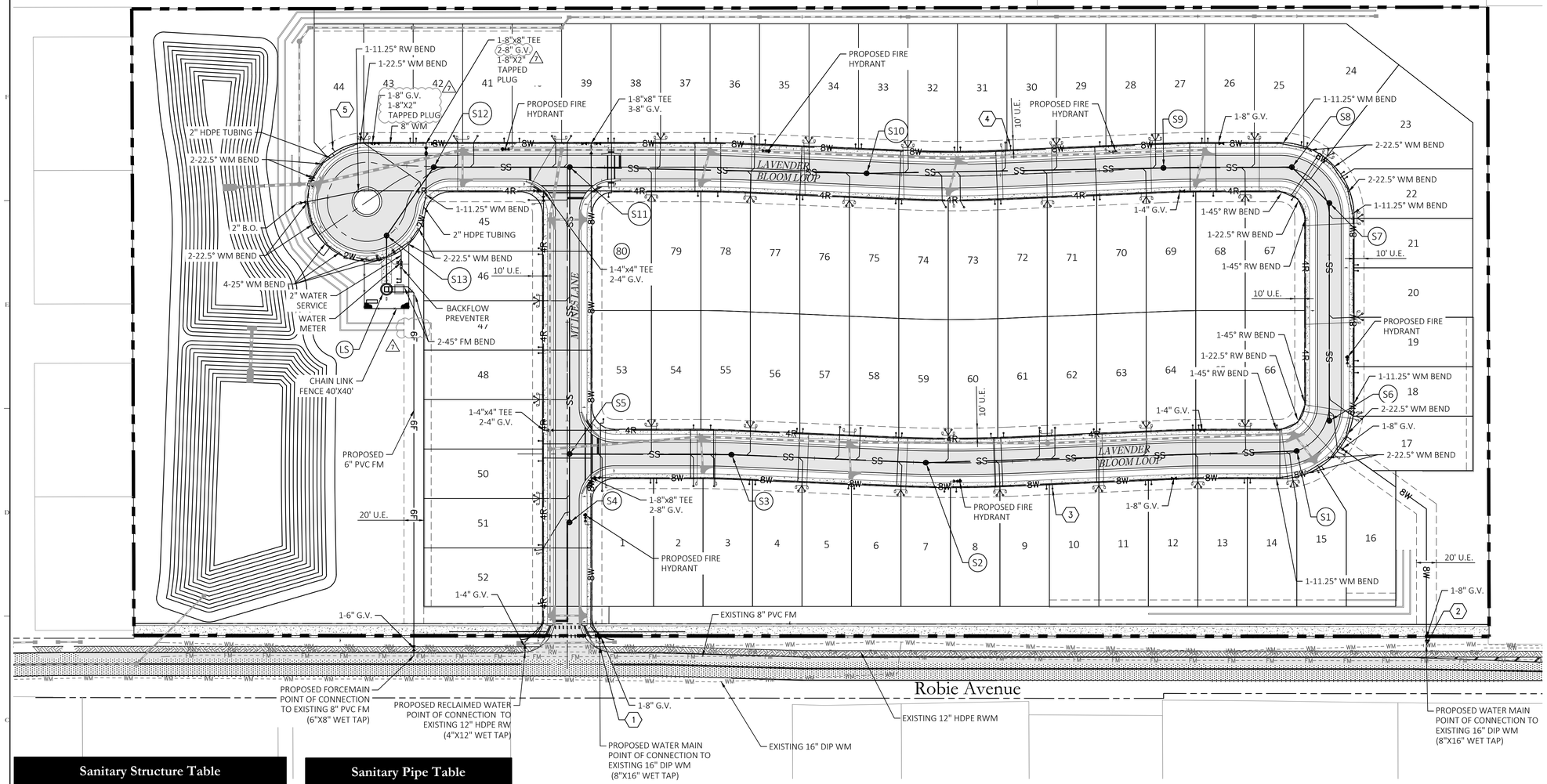
Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your electronic copy of Lake County Ordinance No. 2021-30, which was filed in this office on September 20, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270



Sanitary Structure Table

Structure Number	Structure Type	Top Elev.	Inverts
LS	WET WELL	123.00	110.90 – 8" (N)
S1	SAN. M.H.	138.97	133.97 – 8" (W)
S2	SAN. M.H.	135.85	124.88 – 8" (E) 124.78 – 8" (W)
S3	SAN M.H.	128.22	119.85 – 8" (E) 119.75 – 8" (W)
S4	SAN. M.H.	123.83	118.68 – 8" (N)
S5	SAN. M.H.	124.12	118.40 – 8" (E) 118.40 – 8" (S) 118.30 – 8" (N)
S6	SAN. M.H.	139.11	135.11 – 8" (N)
S7	SAN. M.H.	139.48	134.23 – 8" (S) 134.13 – 8" (NW)
S8	SAN. M.H.	138.84	133.50 – 8" (SE) 133.40 – 8" (W)
S9	SAN. M.H.	137.29	131.84 – 8" (E) 131.74 – 8" (W)
S10	SAN. M.H.	133.34	128.44 – 8" (E) 128.34 – 8" (W)
S11	SAN. M.H.	122.35	113.50 – 8" (E) 113.50 – 8" (S) 113.40 – 8" (W)
S12	SAN M.H.	119.97	112.85 – 8" (E) 112.75 – 8" (SW)
S13	SAN. M.H.	119.69	112.41 – 8" (NE) 112.31 – 8" (S)

Sanitary Pipe Table

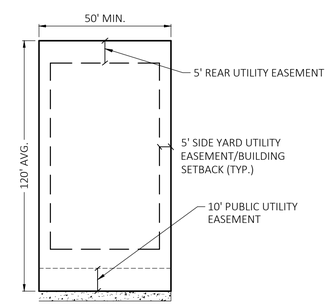
From Structure	Length	Size & Materials	Slope
S1	375'	8" PVC	2.42%
S2	197'	8" PVC	2.51%
S3	164'	8" PVC	0.83%
S4	69'	8" PVC	0.40%
S5	290'	8" PVC	1.66%
S6	220'	8" PVC	0.40%
S7	52'	8" PVC	1.20%
S8	130'	8" PVC	1.20%
S9	300'	8" PVC	1.10%
S10	300'	8" PVC	4.95%
S11	137'	8" PVC	0.40%
S12	84'	8" PVC	0.40%
S13	54'	8" PVC	2.59%

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 50% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN AND FORCEMAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
7. UTILITY SLEEVES SHALL CONSIST OF SCH 40 PVC PIPE, CAPPED, 2' O.C. MIN. EACH END SHALL BE TERMINATED 2' MINIMUM BEHIND SIDEWALK, AND MARKED FOR FUTURE LOCATION AND RETRIEVAL, WITH MIN. DEPTH OF 24".
8. ALL WATER & RECLAIM SERVICES TO HOME LOTS SHALL BE 1" POLY TUBING; UNLESS 2" METERS ARE NEEDED, THEN USE 2" POLY TUBING
9. CONTRACTOR SHALL INSTALL ALL METER BOXES TO FINISHED SOD GRADE
10. GATE VALVES ARE SHOWN APART FROM TEES & CROSSES FOR GRAPHICAL PURPOSES ONLY
11. WATERMAIN SHALL BE CONSTRUCTED A MINIMUM 6 FT. FROM EDGE OF PAVEMENT.
12. ALL GATE VALVES AND CURB STOPS SHALL NOT BE PLACED WITHIN ANY ROAD CURB AND GUTTER
13. OVER STORY TREES MUST BE LOCATED GREATER THAN 12 FEET FROM A PUBLIC WATER, SEWER, GAS, ELECTRIC, COMMUNICATION AND GAS, WITHIN THE CITY'S UTILITY SERVICE AREA.
14. ALL PRESSURE PIPES UNDER ROADWAY SHALL BE DIP PER LAKE COUNTY REQUIREMENTS

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	
N/A	BT SAMPLE POINT	1
N/A	AIR RELEASE VALVE	ARV
N/A	SANITARY MANHOLE & ID#	1
N/A	BLOW-OFF VALVE	8W B.O.



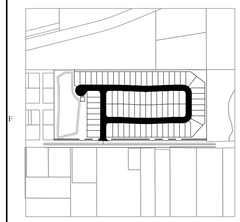
TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

NOTES:

1. REQUIRED 36 -INCH CLEAR SPACE AROUND CIRCUMFERENCE OF FIRE HYDRANTS.
2. FIRE HYDRANT FLOW TEST SHALL BE WITNESSED BY CITY OF MOUNT DORA FIRE INSPECTOR PRIOR TO APPROVAL OF ANY BUILDING PERMITS.
3. FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED 50% OF THE MANUFACTURERS RECOMMENDED DEFLECTION.
5. ACCESS WAY MUST HAVE A MINIMUM WIDTH OF AT LEAST TWENTY (20) FEET, UNOBSTRUCTED VERTICAL CLEARANCE OF 13-6" AND CAPABLE OF SUPPORTING IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS.
6. APPROVED TURN AROUND (MINIMUM 50' RADIUS) SHALL BE PROVIDED FOR DEAD ENDS IN EXCESS OF 150'.

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024
CITY OF MOUNT DORA

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 60'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

MASTER UTILITY PLAN

Sheet No.:

C5.00

Seal:

JEFFREY M. TRIBBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIBBLE
P.E. NO. 082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME – HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-MUP

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

LEGAL DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 00°17'39" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 1328.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°57'29" EAST FOR A DISTANCE OF 939.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROBIE AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 1644, PAGE 1012 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00°12'02" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 633.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89°55'16" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/ OF SAID SECTION 33, FOR A DISTANCE OF 1370.08 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00°07'52" EAST, ALONG THE EAST LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 636.26 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE ON ROBIE AVENUE; THENCE RUN NORTH 89°57'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1369.32 FEET TO THE **POINT OF BEGINNING**.

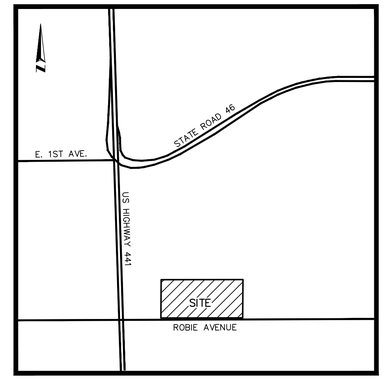
CONTAINING 19.96 ACRES MORE OR LESS.

SCHEDULE B-II TITLE EXCEPTIONS:

9. Matters contained on the Plat of Robie Terrace, as recorded October 8, 1925 in Plat Book 6, Page 12. **DOES NOT AFFECT SUBJECT PROPERTY.**
10. Matters contained on the Plat of A Replat of Lots 3 to 16 inclusive of Blk. 2 and Lots 3 to 16 inclusive of Blk. 4 of Robie Terrace, as recorded December 8, 1936 in Plat Book 10, Page **AFFECTS SUBJECT PROPERTY (THE WEST 380 FEET OF SUBJECT PROPERTY)**
11. Distribution Easement in favor of Florida Power Corporation recorded February 20, 1986 in Book 867, Page 1057 **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE (THE EAST PORTION OF SUBJECT PROPERTY)**
12. Grant of Easement in favor of the City of Mount Dora recorded September 16, 1998 in Book 1644, Page 1012 **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT OF WAY LINE OF ROBIE AVENUE AS BEING N89°57'29"W. FOR ANGULAR DESIGNATION ONLY.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2037-5371005, EFFECTIVE DATE SEPTEMBER 11, 2023 @ 8:00 AM.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
10. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12069C0390E, MAP DATE 12/18/2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
11. ADDRESS: 2329 ROBIE AVENUE, MOUNT DORA, FL 32757
12. LAST DATE IN FIELD: OCTOBER 3, 2023



VICINITY MAP (NOT TO SCALE)

CERTIFICATION:

To:
-KB HOME ORLANDO LLC, A DELAWARE LIMITED LIABILITY COMPANY
-FIRST AMERICAN TITLE INSURANCE COMPANY
-GODBOLD, DOWNING, BILL & RENTZ, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7a, 8, 11, 13 and 18 of Table A thereof. The field work was completed on 10/3/2023.

Date of Plat or Map: 10/5/2023

James L. Rickman, P.S.M. #5633 Allen & Company

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 •FAX 407 654-5356
admin@allen-company.com

ALTA/NSPS LAND TITLE BOUNDARY SURVEY OF MT. INES SITE

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

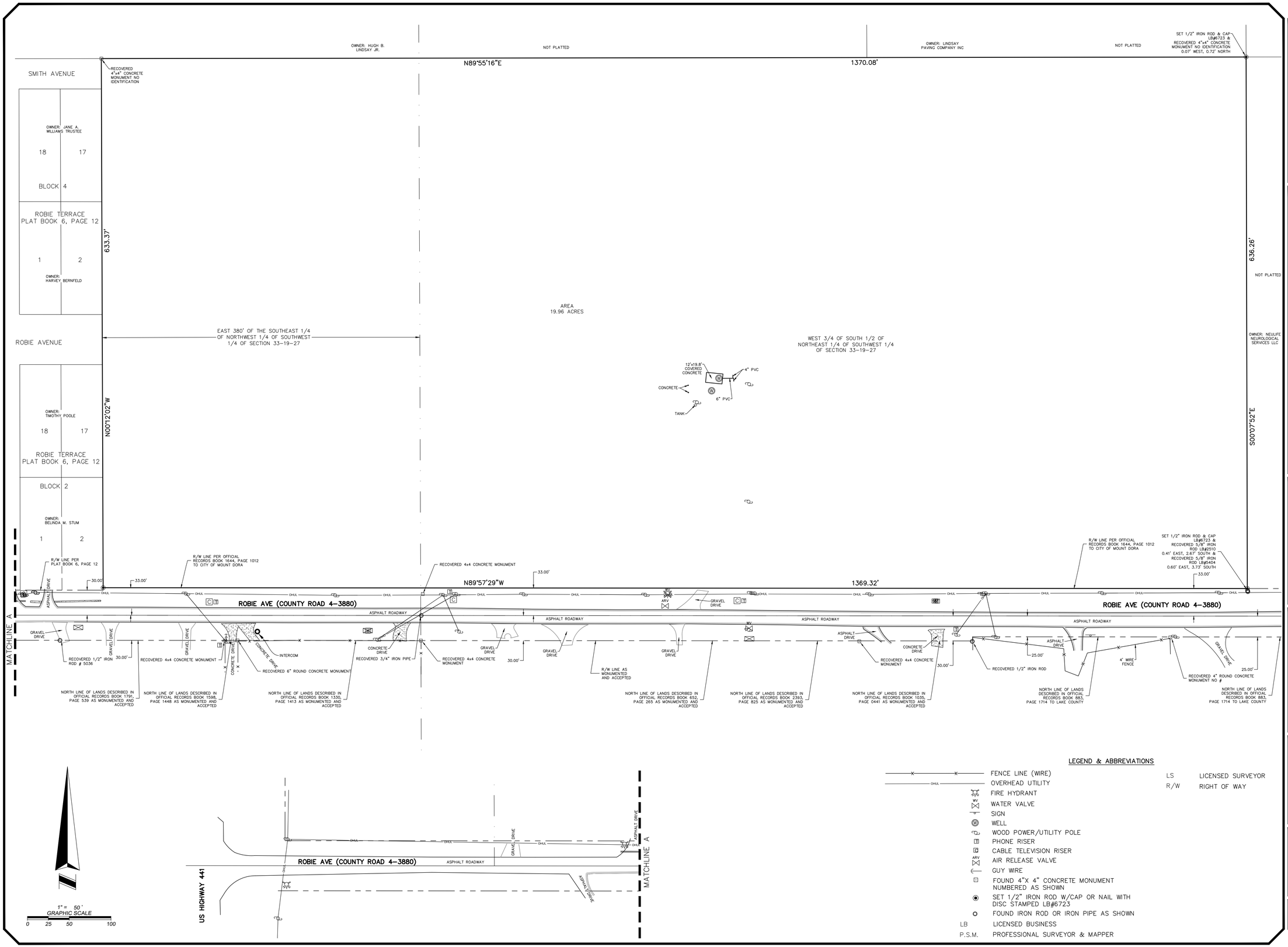
FOR: KB HOME ORLANDO, LLC

DATE	REVISIONS

JOB # 20210446
DATE: 10/5/23
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 1 OF 2

Drawing name: L:\Jobs\20210446\dwg\20210446 ALTA.dwg SHEET 1



Drawing name: L:\Data\20210446\dwg\20210446 ALTA.dwg SHEET 2

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356
admin@allen-company.com

ALTA/NSPS LAND TITLE BOUNDARY SURVEY OF MT. INES SITE

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

FOR: KB HOME ORLANDO, LLC

DATE	REVISIONS

JOB # 20210446
DATE: 10/5/23
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 2 OF 2

ATTACHMENT #3

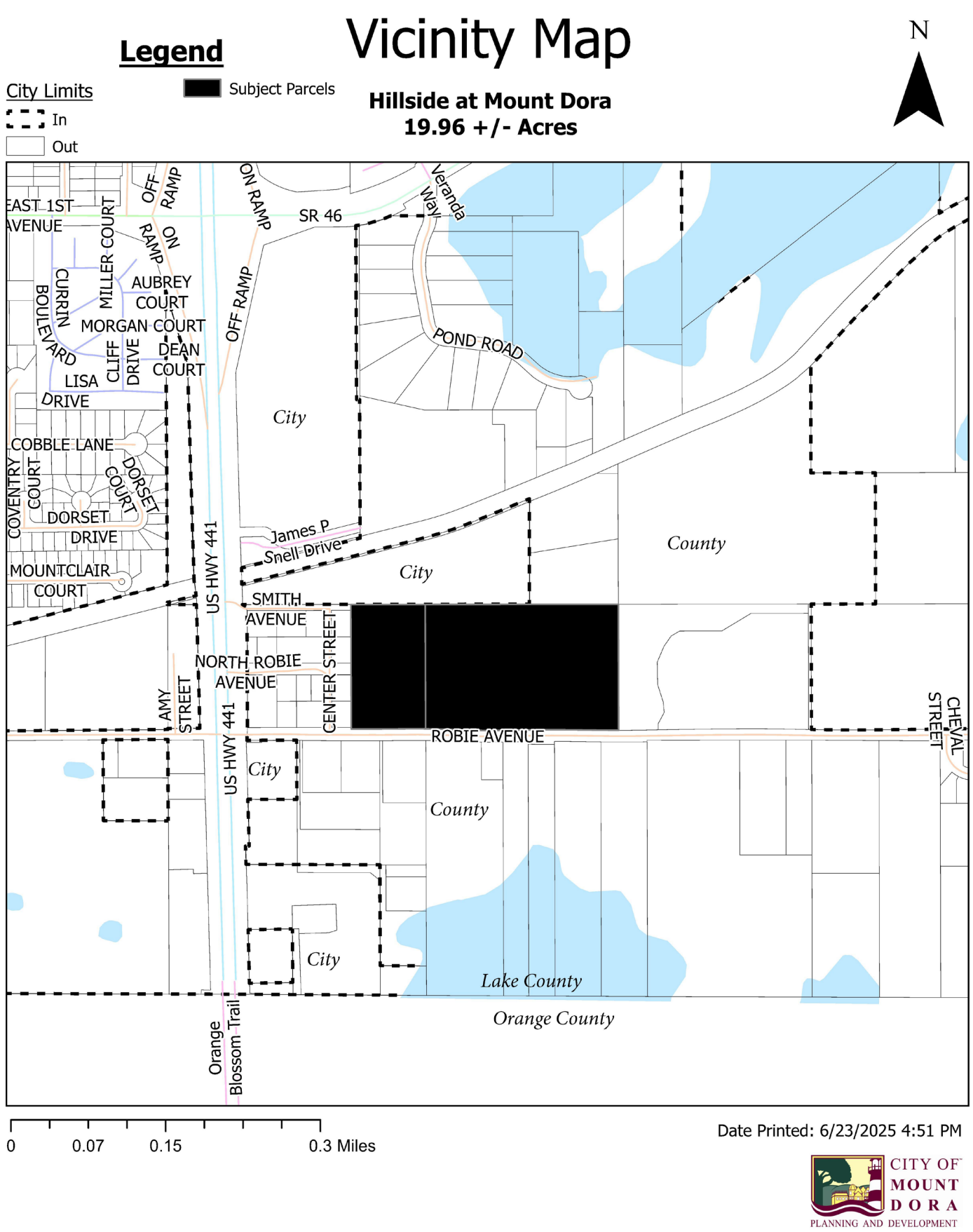
NOTICE OF COMPREHENSIVE PLAN CHANGE
FUTURE LAND USE MAP AMENDMENT
ORDINANCE NO. 2025-13
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the Planning and Zoning Commission and the City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-13 for proposed changes to the City of Mount Dora Comprehensive Plan to amend the Future Land Use Map. The title and substance of proposed Ordinance is as follows:

ORDINANCE NO: 2025-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045 FROM 'COUNTY URBAN LOW' TO 'CITY LOW/MEDIUM DENSITY RESIDENTIAL' FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE, COMPRISING 19.96 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Further, the adoption of Ordinance No. 2025-13 includes a Future Land Use Map Amendment changing certain lands from County Urban Low to City Low Medium Density Residential as depicted on the map of this advertisement below:



ATTACHMENT #3

The City Council of the City of Mount Dora, Florida will conduct public hearing to consider the adoption of Ordinance No. 2025-13 on **Tuesday, August 19, 2025**. The meeting will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed comprehensive plan amendment.

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

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

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

For Questions or Comments, please email staff at **planning@mountdora.gov.**

Title in 18 point
2 column, 10.5 inch; Non-legal
Publish: August 8, 2025

ATTACHMENT #3

NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2025-13
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance No. 2025-13. The final public hearing on the ordinance will be held on **Tuesday, August 19, 2025 at 6:00 p.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance No. 2025-13 is as follows:

ORDINANCE NO: 2025-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045 FROM 'COUNTY URBAN LOW' TO 'CITY LOW MEDIUM DENSITY RESIDENTIAL' FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE, COMPRISING 19.96 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

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

Notice: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

ATTACHMENT #3

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

Published (Legal Notice): August 8, 2025

ORDINANCE NO: 2025-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Florida Statutes, Section 163.3167 empowers the City of Mount Dora to adopt and amend the City of Mount Dora Comprehensive Plan 2045; and

WHEREAS, pursuant to Florida Statutes, Section 163.3187, KB Homes Orlando LLC (Property Owner) submitted an application to the City requesting a change in Future Land Use designation and amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to that property located east side of US Highway 441 and north of Robie Avenue, as depicted in **Exhibit "A"** attached hereto (Property); and

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

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

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

WHEREAS, on July 16, 2025, the City of Mount Dora Planning and Zoning Commission approved the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property; and

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

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

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

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

A. The Future Land Use designation of 'City Low Medium Density Residential' is hereby assigned to that Property located east side of US Highway 441 and north of Robie Avenue, identified by Tax Parcel ID # 33-19-27-0003-000-02400 Alt. Key # 1048419; Tax Parcel ID # 33-19-27-0003-000-02500 Alt. Key # 1124786 and more particularly described as:

> The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:
>
> The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.
>
> Containing 19.96 acres more or less.

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

SECTION 3. **IMPLEMENTING ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. **SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the requested Future Land Use change and amendment to Future Land Use Map II-2a of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, as well

as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

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

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

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

SECTION 8. **EFFECTIVE DATE.** This Ordinance shall be effective immediately upon adoption; however, pursuant to Florida Statutes, Section 163.3187, the subject small-scale Future Land Use Map amendment shall become effective 31 days after adoption of this Ordinance by the City, unless otherwise challenged within 30 days after said adoption. In the event of a timely challenge, the subject small-scale Future Land Use Map amendment shall become effective once the Florida Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted small-scale Future Land Use Map amendment is in compliance with the Plan.

FIRST READING: August 5, 2025

SECOND READING: August 19, 2025

PASSED AND ADOPTED this 19th day of August, 2025.

_____
James Homich
MAYOR of the City of Mount Dora, Florida

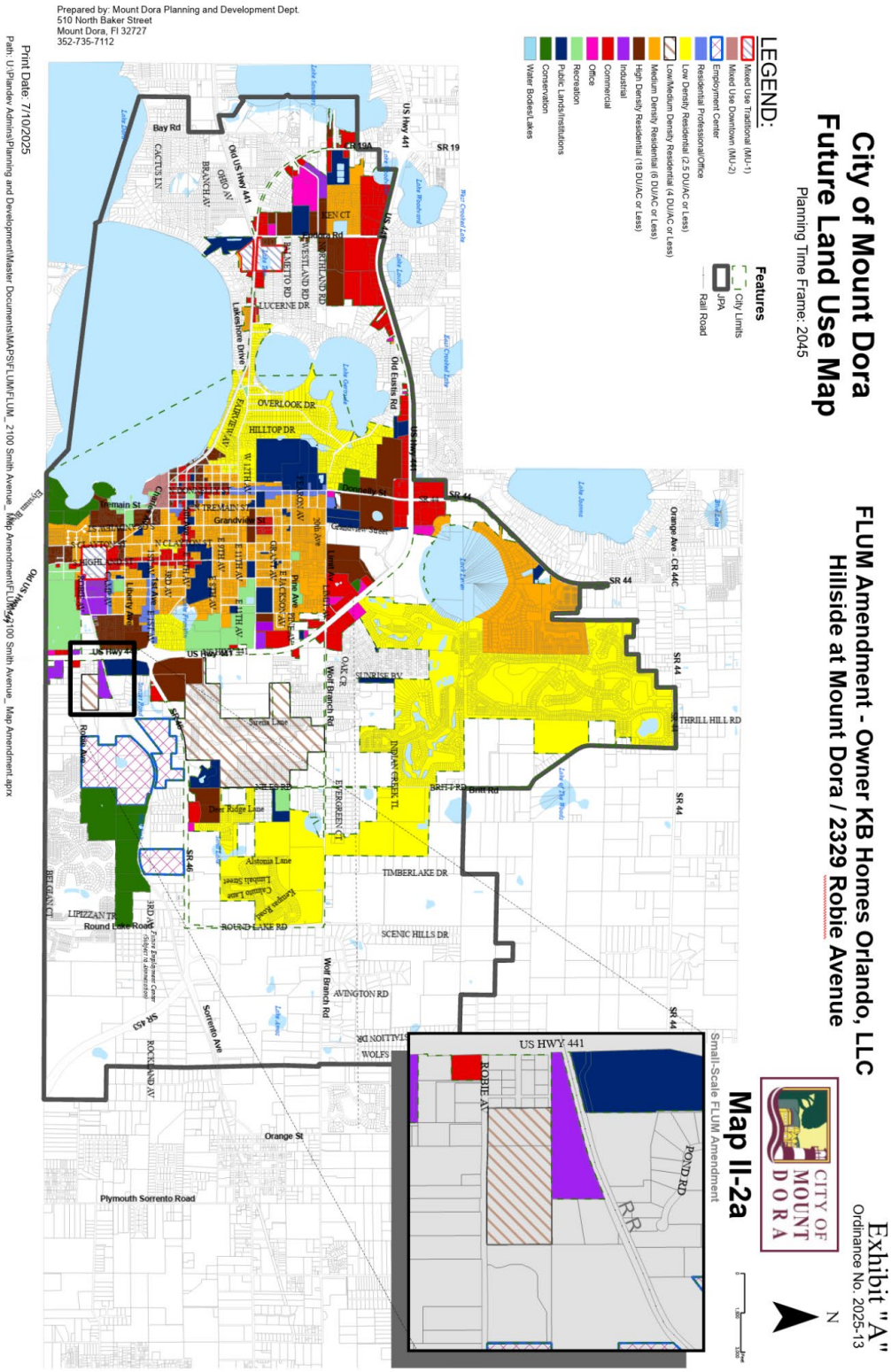
ATTEST:

_____
JEANANN HAND
CITY CLERK

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

_____
Patrick Brackins, City Attorney

EXHIBIT "A"
Future Land Use Map Amendment



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-14**, Change in Zoning KB Home Orlando, LLC for the Hillside Development

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Introduction:
Request Final Reading and Adoption of Ordinance No. 2025-14, Change in Zoning, KB Home Orlando, LLC for the Hillside Development.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Applicant Presentation
Testimony by others on behalf of applicant or opposition with a legitimate interest in the matter, who can provide substantial competent evidence.
Rebuttal by Applicant
Discussion
Council Action

Discussion:
As required by Florida Statutes, Section 166.041(4), Attachment #1 is the completed Business Impact Estimate. This request is associated with a land use action. The staff report and application are provided in Attachment #2. Legal advertisements for public hearings are included in Attachment #3.

The applicant has submitted an annexation and future land use amendment application to run concurrently with the rezoning application.

The sequence of events leading to the presentation before City Council are as follows:

1. The Development Review Committee (DRC) reviewed rezoning application and had no comments or objections to the request.

2. The Planning and Zoning Commission (PZC), at their regularly scheduled meeting held on July 16, 2025, recommended approval of the rezoning request from County PUD to City PUD.
3. The City Council at their regularly scheduled meeting held on August 5, 2025, recommended approval of First Reading of Ordinance 2025-14 and to hold a hearing for the Second Reading and Final Adoption.

Budget Impact:
There are no budgetary impacts on the City relative to the processing of the rezoning action.

Strategic Impact:
Rezoning requests which address density and intensity changes are consistent with Growth Management Goals. This particular change in zoning is consistent with the City's goals for conservation protection measures and land use regulations.

Strategic Initiative 1: Promote Economic Development
Promote Economic Development to position Mount Dora as a City with a diverse, vibrant, sustainable economy.

Recommendation:
City Council approve the Second Reading and Adoption of Ordinance No. 2025-14.

Attachment(s):
1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - Staff Report for Hillside Rezoning
3. Attachment #3 - Legal Notices - Hillside Rezoning
4. Ordinance 2025-14 - Hillside Rezoning

Prepared by: Michele Janiszewski, Senior Planner
Reviewed by:

Michele Janiszewski, Senior Planner	Approved - 8/8/2025
Matthew Dodson, Budget Officer	Approved - 8/11/2025
Steven Weber, Finance Director	Approved - 8/11/2025
City Attorney, City Attorney	Approved - 8/13/2025
Jeanann Hand, City Clerk	Approved - 8/13/2025
Vince Sandersfeld, City Manager	Final Approval - 8/13/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER:	**ORDINANCE NO: 2025-14**
ORDINANCE TITLE:	**Rezone 19.96 acres from County PUD to City PUD (Hillside Development)**
DEPARTMENT:	**Planning and Zoning**
MEETING DATE:	**August 5, 2025 (First Reading)** **August 19, 2025 (Second Reading and Adoption)**

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Mount Dora's website by the time notice of the proposed ordinance is published.

ORDINANCE NO: 2025-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRCIT CLASSIFICATION CHANGE FROM COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO CITY PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE, COMPRISING 19.96 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

[1] See Section 166.041(4)(c), Florida Statutes.

ATTACHMENT #1

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;

b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Mount Dora;

c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This ordinance amends the zoning map on 19.96 acres from County PUD to City PUD. The Property Owner filed a petition to amend the zoning map to assign the property a city zoning district.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

N/A

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

DATE DUE: July 16, 2025

TO: Planning and Zoning Commission

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

RE: **Request for Change in Zoning** from Planned Unit Development (County) to Planned Unit Development (City) for 19.96 Acres; located on the east side of US 441 and north of Robie Avenue (Location); 2329 Robie Avenue, Mount Dora (Site Address); Stephen McConn, VP Land Development, KB Home Orlando, LLC (Owner, Applicant); Hillside at Mount Dora (Project Name)
Project No. Z25-02

Recommendation:
Staff recommends approval of the above-referenced request for change in zoning from County PUD to City PUD and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment. Approval subject to Traffic Impact Analysis prior to filing of the Site Plan.

Reference/Support:
Section 3.3. *LDC*

Background:

Existing Use:	Vacant Land, developed for residential subdivision
Proposed Use:	Residential Subdivision (80-lots)
Proposed Zoning:	City PUD
Current Zoning:	County PUD
Future Land Use:	County Urban Low
Proposed FLU:	City Low Medium Density Residential
Overlay Zones/Areas:	None
ISR Maximum:	60%
Site Area:	19.96 +/- acres
JPA:	Yes

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home
	County	Regional Office	LM (Light Industrial)	Vacant, Borrow Pit
South	County	Regional Office	R-1, R-2, LM, Ag	Residential (Single Family Dwellings)
East	County	Urban Low	CFD	NeuLife Rehab
West	County	Urban Low	R-7	Residential (Single Family Dwellings)

Staff Analysis

The applicant is requesting to change the zoning from County Planned Unit Development (PUD) to City PUD. The applicant is requesting a Final PUD designation of approximately 19.96 acres located east of US Highway 441 and north of Robie Avenue. The applicant has submitted annexation and future land use amendment applications to run concurrently with the rezoning application.

The applicant has indicated the intended use to develop the 19.96 acre site with eighty (80) single-family dwelling units. The subject property is nearing site development to include the construction of roadways, stormwater management system, and graded the site to facilitate the development of individual lots. A PUD Master Plan was provided with the rezoning application, and the applicant intends to carry the same PUD entitlements forward with the City PUD with no amendments.

This parcel is located adjacent to US Highway 441, identified as a *Principal Arterial (Urban)* roadway (Map III-1 of the Roadway Functional Classification Map – City's Comprehensive Plan 2045). The requested change will have no impact from the existing County PUD zoning district and is compatible with surrounding land use patterns along US Highway 441. Existing uses within this area ranges from City waste water plant, self-storage, fuel and oil facility, retail, used vehicle sales, church, land fill, truck storage, etc. Uses along Robie adjacent to the east consistent of residential and vacant lands. Robie Avenue is under Lake County jurisdiction.

There will be one (1) form of ingress/egress to the development site. The development will be accessed off of Robie Avenue. Robie Avenue is under Lake County jurisdiction.

The subject development is proposed to connect to City's central water system for potable and sanitary sewer. The development is proposed to connect the City's reclaim system. Impact fees are collected at the time of permitting for connection to City systems.

The PUD application is subject to annexation and change in Future Land Use from County Urban Low to City Low Medium Density Residential The FLUM amendment is being processed in concert with the PUD petition.

Critera Section 3.3.4

A review of the criteria in Section 3.3.4 of the Land Development Code reveals the following:

1. The need and justification for the change: The proposed change in zoning is associated with

an annexation. Annexation of lands required assignment of both City Future Land Use and zoning designations. The applicant would like the ability to construct eighty (80) single-family dwelling units. The proposed residential uses are allowed in PUD Zoning District. The proposed change in zoning does not affect the development standards and impacts on City services.

2. The effect of the change, if any, on the particular property and on surrounding property: The proposed City PUD should not have a negative effect on this property nor on the surrounding property. The proposed zoning is consistent with the land use pattern and character of the area. Again, as stated in previous criteria, the proposed change in zoning does not propose any change to the PUD Master Plan and will have no less or more impact on City services.

3. The relationship of the proposed amendment to the purpose of the City's *Comprehensive Plan*, with appropriate consideration as to whether the proposed change will further the purpose of this Code and the Plan: Again, the proposed change in zoning is associated with an annexation. The proposed PUD zoning will require a small-scale Future Land Use Map Amendment from County Urban Low to City Low Medium Density Residential. The proposed change to PUD and City Low Medium Density Residential is consistent with the City's Comprehensive Plan.

4. The availability and provision of adequate services and facilities: Services and facilities are currently available to this property. However, at the time of writing this memorandum, Wastewater Treatment Plant #2 (WWTP2) is at or nearing capacity, and capacity is not available for not approved or unpermitted projects. The subject application vested the proposed capacity for the development at the time of County's Preliminary Plat approval. Pursuant to the JPA agreement at the time, the preliminary plat application was forwarded to the City of Mount Dora for review and comments.

5. The impact on the natural environment: There are no adverse impacts on the natural environment as a result of this rezoning. The subject properties are already developed with site improvements to include roadways and stormwater management systems.

Notifications:
JPA Notice to Lake County: July 17, 2025
Legal Notice PZC/CC: July 4, 2025
Notice to Surrounding Owners: July 4, 2025
Non-Legal with Map Ad City Council 1st Reading: July 4, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal with Map Ad City Council Adoption: August 8, 2025

Public Hearing Schedule:
DRC: June 26, 2025
PZC: July 16, 2025 (10:00 am)
City Council 1st Reading: August 5, 2025 (6:00pm)
City Council 2nd Reading/Adoption: August 19, 2025 (6:00pm)

Attachments:
PUD Master Plan
Vicinity Map
Aerial Map
Zoning Area Map
Application (On-file)

Vicinity Map

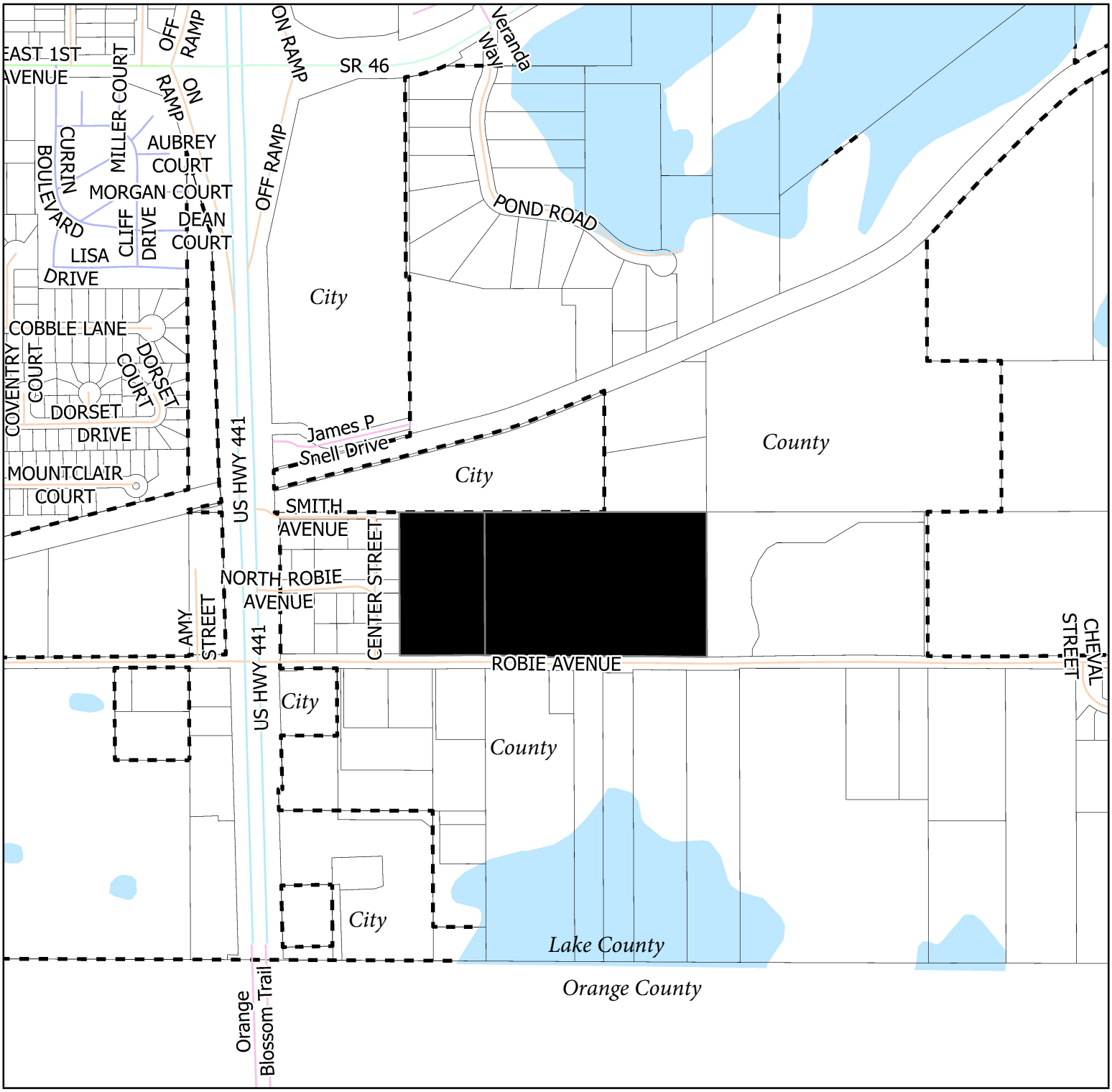
Legend

City Limits
In
Out

Subject Parcels

Hillside at Mount Dora
19.96 +/- Acres

N



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Date Printed: 6/23/2025 4:51 PM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

AERIAL MAP

Legend

City Limits

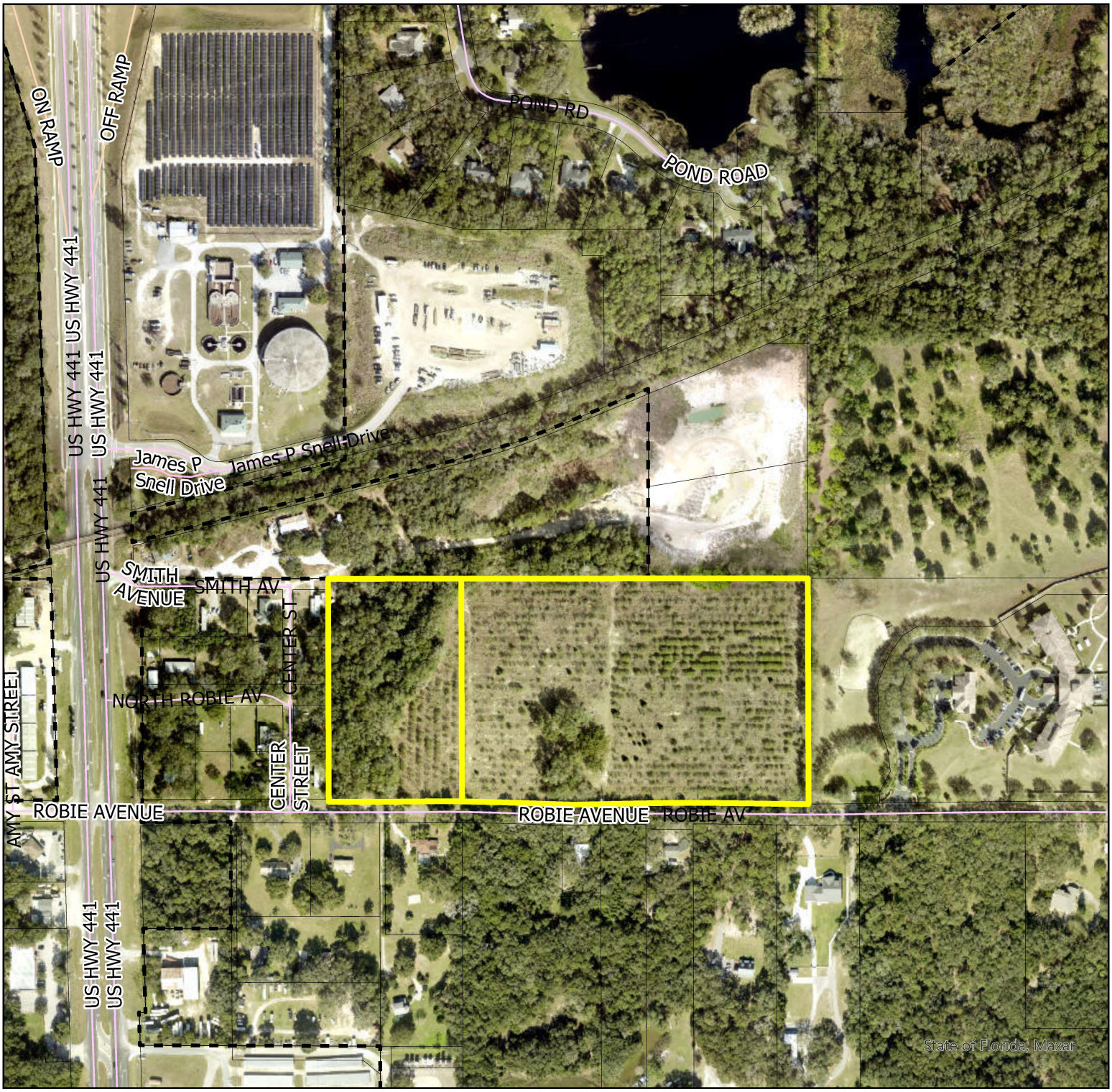
In

Out

Subject Properties

Hillside at Mount Dora / 2329 Robie Avenue

N



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Date Printed: 7/10/2025 10:37 AM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

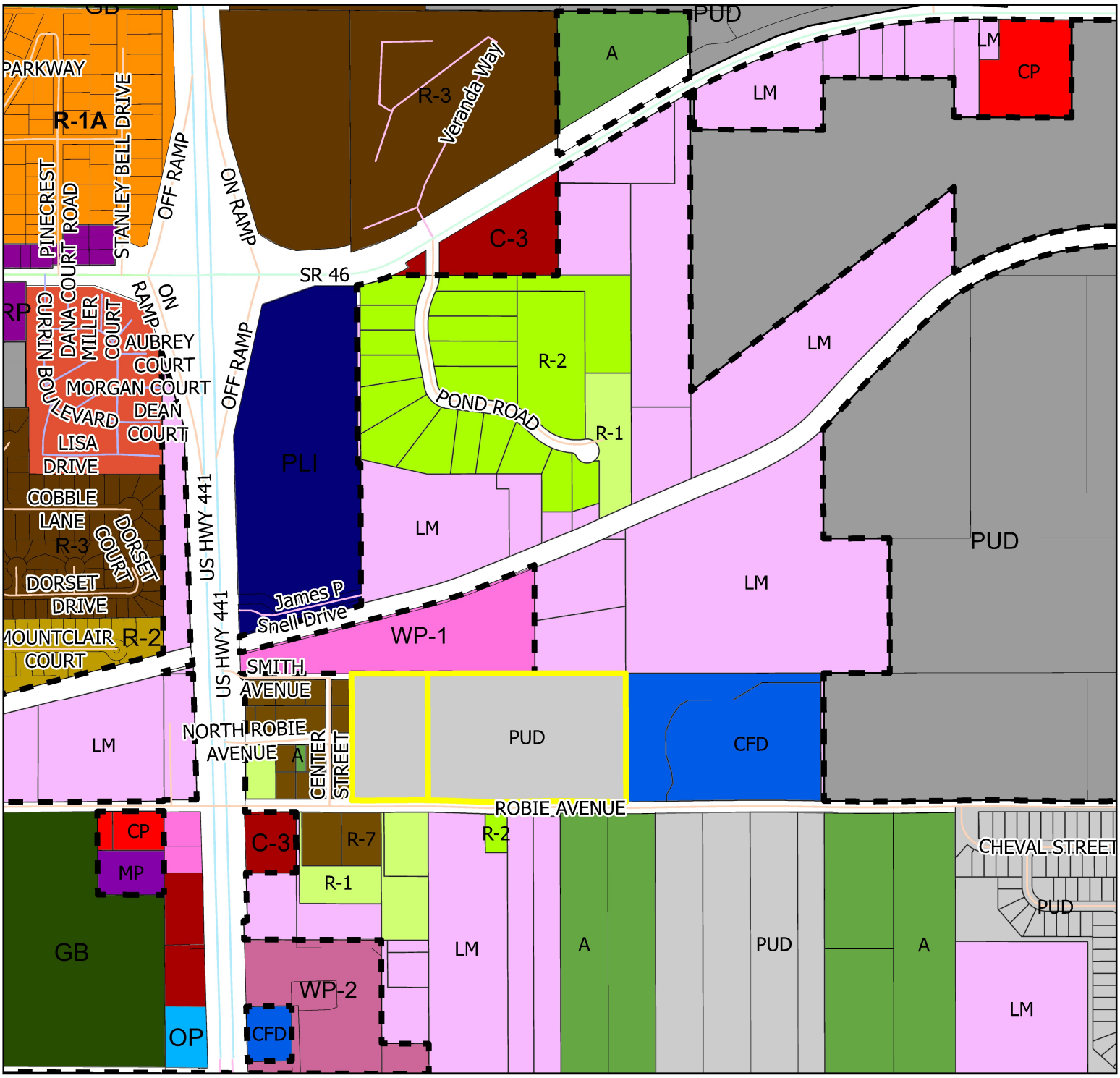
Zoning Area Map
Composite City & Lake County

N

Legend

City Limits
- In
- Out

Subject Properties



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CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

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@citvofmountdora.com

FINAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Date: 5/13/2025 Project Name: Hillside at Mt. Dora

1. Applicant's Name: Stephen McConn, VP Land Development
   Company's Name: KB Home Orlando, LLC
   Address: 9102 Southpark Center Loop STE 100
   City, State & Zip: Orlando, Florida 32819
   Phone: 407-587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com

2. Property Owner's Name(s): KB Home Orlando, LLC
   Company's Name: KB Home Orlando, LLC
   Address: 9102 Southpark Center Loop STE 100
   City, State & Zip: Orlando, Florida 32819
   Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com

3. Engineer's Name: Jeff Trimble
   Company's Name: Poulos and Bennett
   Address: 2602 E. Livingston St.
   City, State & Zip: Orlando, Florida 32803
   Phone: 813-503-9885 E-mail: jtrimble@poulosandbennett.com

4. Landscape Architect: Bruce Hall
   Company's Name: Catalyst Design Group
   Address: 941 W. Morse Blvd STE 100
   City, State & Zip: Winter Park, Florida 32789
   Phone: 615-622-7200 E-mail: bhall@catalyst-dg.com

5. The property generally located and list adjacent streets: North of Robie Ave, approximately 1,270 lf east of US HWY 441

6. Size of property in Acres: 19.96 Square Feet: 869,457

7. Zoning District: PUD Future Land Use Category: Urban Low (Lake Co.)

8. Number of Structures and/or units to be built: 80

9. Is the proposed use(s) permissible in requested district? Yes

10. Provide description of the proposed use: Single-Family residential

11. Provide phase breakdown and description of phases: One

12. State the reason for this request (attach written summary if additional space is needed):
As part of a voluntary annexation. Currently PUD zoning in Lake County and we are requesting a zoning designation of PUD in the City of Mt. Dora.

13. Has an application been filed within the last 12 months (describe, if yes)? No

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 **Date** 4/23/2025

Property Record Card

General Information

Name:	KB HOME ORLANDO LLC	**Alternate Key:**	1124786
Mailing Address:	9102 SOUTHPARK CENTER LOOP STE 100 ORLANDO, FL 32819 *Update Mailing Address*	**Parcel Number:**	33-19-27-0003-000-02500
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	2329 ROBIE AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	W 3/4 OF S 1/2 OF NE 1/4 OF SW 1/4 ORB 6276 PG 542 546		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0		14.000	Acre	$1,925,000.00	$1,925,000.00

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

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU1)	325	SF	1935	$520.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6276 / 542	01/25/2024	Warranty Deed	Qualified	Vacant	$3,360,000.00
6276 / 546	01/25/2024	Quit Claim Deed	Unqualified	Vacant	$100.00
5606 / 1600	12/17/2020	Warranty Deed	Qualified	Vacant	$705,000.00
3456 / 1569	05/30/2007	Warranty Deed	Unqualified	Improved	$1.00
3456 / 1567	05/30/2007	Warranty Deed	Unqualified	Improved	$1.00
3433 / 2394	05/15/2007	Warranty Deed	Unqualified	Improved	$1.00
3369 / 2270	12/29/2006	Warranty Deed	Unqualified	Improved	$1.00

3226 / 999	06/27/2006	Trustees Deed	Unqualified	Improved	$1.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Improved	$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$1,925,520	$610,540	$610,540	5.0364	$3,074.92
SCHOOL BOARD STATE	$1,925,520	$1,925,520	$1,925,520	3.1240	$6,015.32
SCHOOL BOARD LOCAL	$1,925,520	$1,925,520	$1,925,520	2.9980	$5,772.71
LAKE COUNTY WATER AUTHORITY	$1,925,520	$610,540	$610,540	0.2940	$179.50
NORTH LAKE HOSPITAL DIST	$1,925,520	$610,540	$610,540	0.4100	$250.32
ST JOHNS RIVER FL WATER MGMT DIST	$1,925,520	$610,540	$610,540	0.1793	$109.47
LAKE COUNTY MSTU STORMWATER	$1,925,520	$610,540	$610,540	0.4957	$302.64
LAKE COUNTY MSTU AMBULANCE	$1,925,520	$610,540	$610,540	0.4629	$282.62
LAKE COUNTY VOTED DEBT SERVICE	$1,925,520	$610,540	$610,540	0.0918	$56.05
LAKE COUNTY MSTU FIRE	$1,925,520	$610,540	$610,540	0.4800	$293.06
				Total: 13.5721	**Total:** $16,336.61

Exemptions Information

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

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

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	*Learn More*	*View the Law*
Economic Development Exemption	*Learn More*	*View the Law*
Government Exemption (amount varies)	*Learn More*	*View the Law*

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Property data updated nightly.
Site Notice

Property Record Card

General Information

Name:	KB HOME ORLANDO LLC	**Alternate Key:**	1048419
Mailing Address:	9102 SOUTHPARK CENTER LOOP STE 100 ORLANDO, FL 32819 *Update Mailing Address*	**Parcel Number:**	33-19-27-0003-000-02400
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	ROBIE AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	E 380 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 ORB 6276 PG 542 546		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0		6.000	Acre	$825,000.00	$825,000.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
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5606 / 1600	12/17/2020	Warranty Deed	Qualified	Vacant	$705,000.00
3456 / 1569	05/30/2007	Warranty Deed	Unqualified	Vacant	$1.00
3456 / 1567	05/30/2007	Warranty Deed	Unqualified	Vacant	$1.00
3433 / 2394	05/15/2007	Warranty Deed	Unqualified	Vacant	$1.00
3369 / 2270	12/29/2006	Warranty Deed	Unqualified	Vacant	$1.00
3226 / 999	06/27/2006	Trustees Deed	Unqualified	Vacant	$1.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Vacant	$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$825,000	$261,320	$261,320	5.0364	$1,316.11
SCHOOL BOARD STATE	$825,000	$825,000	$825,000	3.1240	$2,577.30
SCHOOL BOARD LOCAL	$825,000	$825,000	$825,000	2.9980	$2,473.35
LAKE COUNTY WATER AUTHORITY	$825,000	$261,320	$261,320	0.2940	$76.83
NORTH LAKE HOSPITAL DIST	$825,000	$261,320	$261,320	0.4100	$107.14
ST JOHNS RIVER FL WATER MGMT DIST	$825,000	$261,320	$261,320	0.1793	$46.85
LAKE COUNTY MSTU STORMWATER	$825,000	$261,320	$261,320	0.4957	$129.54
LAKE COUNTY MSTU AMBULANCE	$825,000	$261,320	$261,320	0.4629	$120.97
LAKE COUNTY VOTED DEBT SERVICE	$825,000	$261,320	$261,320	0.0918	$23.99
LAKE COUNTY MSTU FIRE	$825,000	$261,320	$261,320	0.4800	$125.43
				Total: 13.5721	**Total:** $6,997.51

Exemptions Information

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

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

Government Exemption (amount varies) *Learn More* *View the Law*

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Property data updated nightly.
Site Notice

EXHIBIT 7.2 - LANDSCAPE PLAN

DEMOLITION NOTES

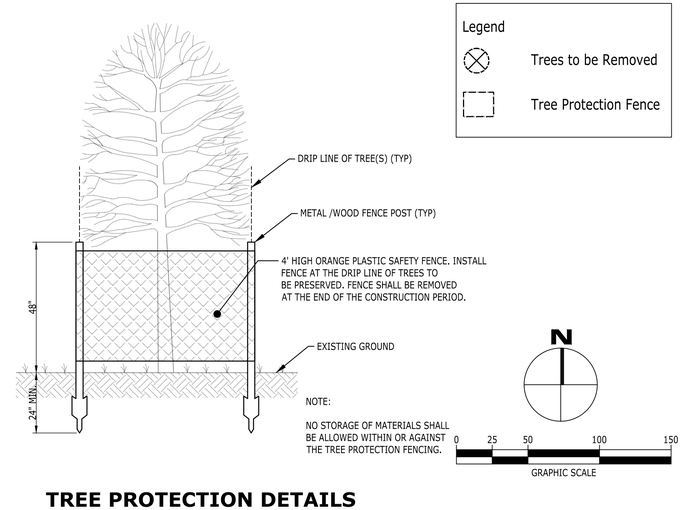
1. All base information provided by owner. contractor shall field verify all information prior to beginning work.
2. Contractor shall notify all pertinent utility companies 48 hours minimum prior to digging for verification of all underground utilities. Plans are prepared according to the best information available at the time of preparing these documents.
3. The contractor shall become completely familiar with existing site conditions prior to beginning installation. All existing site improvements, paving, landscape, lighting, and other site elements to remain shall be protected from damage unless otherwise noted.
4. The contractor shall report any discrepancies between the construction drawings and actual field conditions to the owner's representative immediately.
5. The contractor shall coordinate all work with related contractors and with the general construction of the project in order to not impede the progress of work of others or the contractor's own work.
6. Contractor shall coordinate access and staging area with the owner.
7. Report and document all existing damage of existing site features and elements to the owner prior to beginning work. Contractor shall be responsible for all subsequent damage.
8. Contractor shall protect, by whatever means necessary, the existing site features and elements to remain. All damaged items shall be replaced or repaired at no additional cost to the owner. Notify owner immediately if any damages occur.
9. Contractor shall provide all necessary safety measures that may be required during the construction process to protect the public and owner at all times as per all applicable codes and recognized local practices.
10. Contractor shall refer to the hardscape, fencing, landscape and irrigation plans and details for complete instructions.
11. Coordinate all irrigation demolition with the irrigation contractor and irrigation plans/details typical.
12. Contractor shall protect all existing plant materials indicated on the plans to remain. All plant material indicated to remain damaged by the contractor shall be replaced by the contractor at no additional cost to the owner with same size, quality, and type of plant material.
13. Contractor shall be responsible for all erosion control and protection measures as may be required by locally approved means. contractor shall follow all local governing codes and requirements.
14. Contractor shall clean the work areas at the end of each working day. Construction rubbish and debris shall be collected and deposited off-site daily. All materials and equipment stored on-site shall be kept in an organized manner daily.
15. Contractor shall layout all demolition lines and verify layout with the owner's representative prior to beginning any construction work.
16. Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately response to the Positive Response System.

TREE PROTECTION AND PRESERVATION NOTES

1. Protect designated existing trees scheduled to remain against:
   -Unnecessary cutting, breaking, or skinning of roots
   -Skinning and bruising of bark
   -Smothering of trees by stockpiling construction or excavation materials within protection barrier
2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
4. No grade changes shall be made within the protective barrier zones without prior approval.
5. The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
6. General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
7. Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
8. No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
9. No more than 30% of the trees roots may be pruned.
10. A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
11. All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
12. After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.

Legend

- Trees to be Removed
- Tree Protection Fence



NOTE:

NO STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN OR AGAINST THE TREE PROTECTION FENCING.

TREE PROTECTION DETAILS

NO SCALE

CITY OF MOUNT DORA
Department of Planning and Development
Project Number : PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Catalyst DESIGN GROUP
941 WEST MORSE BLVD., SUITE 100, ORLANDO, FL 32789
(689) 219-8900 | WWW.CATALYST-DG.COM

KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
3	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
1	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
TREE REMOVAL PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
L1.0

P:\2021\20210249_kb homes hillside at mt. dora\dwg\construction\20210249_L1.0_DEM_CD.dwg-L1.0 Tree Removal Plan Jan 23, 2024 lulu

Tree Removal List

ID	Tree	DBH (Inch)	Note	to be Removed
1815	OAK	40	HERITAGE TREE	*
1816	OAK	40	HERITAGE TREE	*
1743	OAK	42	HERITAGE TREE	*
1153	OAK	45	HERITAGE TREE	*
1341	OAK	48	HERITAGE TREE	*
1468	OAK	48	HERITAGE TREE	*
1469	OAK	48	HERITAGE TREE	*
1959	OAK	48	HERITAGE TREE	*
1151	OAK	45	HERITAGE TREE, REMAIN	
1327	CHINA	6	INVASIVE	*
1328	CHINA	6	INVASIVE	*
1336	CHINA	6	INVASIVE	*
1349	CHINA	6	INVASIVE	*
1356	CHINA	6	INVASIVE	*
1369	CHINA	6	INVASIVE	*
1375	CHINA	6	INVASIVE	*
1393	CHINA	6	INVASIVE	*
1465	CAMPHOR	6	INVASIVE	*
1161	CAMPHOR	8	INVASIVE	*
1162	CAMPHOR	8	INVASIVE	*
1318	CHINA	8	INVASIVE	*
1319	CHINA	8	INVASIVE	*
1320	CHINA	8	INVASIVE	*
1374	CHINA	8	INVASIVE	*
1322	CHINA	12	INVASIVE	*
1331	CHINA	12	INVASIVE	*
1384	CHINA	12	INVASIVE	*
1473	CHINA	12	INVASIVE	*
1321	CHINA	14	INVASIVE	*
1350	CHINA	14	INVASIVE	*
1155	CAMPHOR	18	INVASIVE	*
1472	CHINA	20	INVASIVE	*
1157	CAMPHOR	22	INVASIVE	*
1148	CAMPHOR	26	INVASIVE	*
1462	CAMPHOR	48	INVASIVE	*
1470	CHINA	48	INVASIVE	*
1152	CAMPHOR	55	INVASIVE	*
1456	CAMPHOR	110	INVASIVE	*
1147	CAMPHOR	160	INVASIVE	*
1671	OAK	6	REMAIN	
1947	OAK	6	REMAIN	
1669	OAK	8	REMAIN	
1670	OAK	8	REMAIN	
1937	OAK	8	REMAIN	
1946	OAK	8	REMAIN	
1202	OAK	10	REMAIN	
1884	OAK	10	REMAIN	
1187	OAK	12	REMAIN	
1882	OAK	14	REMAIN	
1948	OAK	14	REMAIN	
1176	OAK	15	REMAIN	
1186	OAK	15	REMAIN	
1196	OAK	15	REMAIN	
1883	OAK	15	REMAIN	
1175	OAK	18	REMAIN	
1192	OAK	20	REMAIN	
1200	OAK	20	REMAIN	
1885	OAK	20	REMAIN	
1860	OAK	30	SPCIMEN TREE	*
1894	OAK	30	SPCIMEN TREE	*
1861	OAK	30	SPCIMEN TREE	*
1952	OAK	30	SPCIMEN TREE	*
1163	OAK	32	SPCIMEN TREE	*
1167	OAK	32	SPCIMEN TREE	*
1168	OAK	32	SPCIMEN TREE	*
1668	OAK	32	SPCIMEN TREE	*
1955	OAK	34	SPCIMEN TREE	*
1686	OAK	36	SPCIMEN TREE	*
1739	OAK	36	SPCIMEN TREE	*
1773	OAK	36	SPCIMEN TREE	*
1960	OAK	38	SPCIMEN TREE	*
1150	OAK	6		*
1158	OAK	6		*
1676	OAK	6		*
1677	OAK	6		*
1682	OAK	6		*
1703	OAK	6		*
1706	OAK	6		*
1710	OAK	6		*
1734	OAK	6		*
1735	OAK	6		*
1737	OAK	6		*
1744	OAK	6		*
1749	OAK	6		*
1758	OAK	6		*
1772	OAK	6		*
1776	OAK	6		*
1783	OAK	6		*
1800	OAK	6		*
1801	OAK	6		*
1805	OAK	6		*
1810	OAK	6		*
1811	OAK	6		*
1819	OAK	6		*
1821	OAK	6		*
1856	OAK	6		*
1871	OAK	6		*
1875	OAK	6		*
1876	OAK	6		*

ID	Tree	DBH (Inch)	Note	to be Removed
1667	OAK	24		*
1668	OAK	32		*
1669	OAK	8	REMAIN	
1670	OAK	8	REMAIN	
1671	OAK	6	REMAIN	
1672	OAK	10		*
1673	OAK	15		*
1674	OAK	12		*
1675	OAK	18		*
1676	OAK	6		*
1677	OAK	6		*
1678	OAK	8		*
1679	OAK	12		*
1680	OAK	18		*
1681	OAK	12		*
1682	OAK	6		*
1683	OAK	8		*
1684	OAK	15		*
1685	OAK	15		*
1686	OAK	36		*
1687	OAK	15		*
1688	OAK	10		*
1689	OAK	15		*
1690	OAK	8		*
1691	OAK	15		*
1692	OAK	15		*
1693	OAK	8		*
1694	OAK	15		*
1695	OAK	8		*
1696	OAK	10		*
1697	OAK	24		*
1698	OAK	24		*
1699	OAK	8		*
1700	OAK	24		*
1701	OAK	18		*
1702	OAK	8		*
1703	OAK	6		*
1704	PINE	12		*
1705	OAK	8		*
1706	OAK	6		*
1707	OAK	15		*
1708	OAK	15		*
1709	OAK	20		*
1710	OAK	6		*
1711	OAK	10		*
1712	OAK	18		*
1713	OAK	18		*
1714	OAK	24		*
1715	OAK	24		*
1716	OAK	28		*
1717	OAK	22		*
1718	OAK	10		*
1719	OAK	10		*
1733	OAK	20		*
1734	OAK	6		*
1735	OAK	6		*
1736	OAK	18		*
1737	OAK	6		*
1738	OAK	12		*
1739	OAK	36		*
1740	OAK	10		*
1741	OAK	8		*
1742	OAK	14		*
1743	OAK	42	HERITAGE TREE	*
1744	OAK	6		*
1745	OAK	20		*
1746	OAK	10		*
1747	OAK	10		*
1748	OAK	10		*
1749	OAK	6		*
1750	OAK	18		*
1751	OAK	16		*
1752	OAK	16		*
1753	OAK	24		*
1754	OAK	10		*
1755	OAK	10		*
1756	OAK	10		*
1757	OAK	18		*
1758	OAK	6		*
1759	OAK	18		*
1760	OAK	10		*
1761	OAK	12		*
1762	OAK	12		*
1763	OAK	24		*
1767	OAK	18		*
1768	OAK	12		*
1769	OAK	12		*
1770	OAK	10		*
1771	OAK	10		*
1772	OAK	6		*
1773	OAK	36		*
1774	OAK	24		*
1775	OAK	15		*
1776	OAK	6		*
1777	OAK	28		*
1778	OAK	10		*
1783	OAK	6		*
1799	OAK	8		*
1800	OAK	6		*

ID	Tree	DBH (Inch)	Note	to be Removed
1303	OAK	15		*
1306	OAK	15		*
1459	OAK	15		*
1460	OAK	15		*
1662	OAK	15		*
1673	OAK	15		*
1684	OAK	15		*
1685	OAK	15		*
1687	OAK	15		*
1689	OAK	15		*
1691	OAK	15		*
1692	OAK	15		*
1694	OAK	15		*
1707	OAK	15		*
1708	OAK	15		*
1775	OAK	15		*
1807	OAK	15		*
1820	OAK	15		*
1822	OAK	15		*
1823	OAK	15		*
1831	OAK	15		*
1832	OAK	15		*
1838	OAK	15		*
1843	OAK	15		*
1850	OAK	15		*
1855	OAK	15		*
1866	PINE	15		*
1872	OAK	15		*
1879	OAK	15		*
1883	OAK	15	REMAIN	
1886	OAK	15		*
1963	OAK	15		*
1968	OAK	15		*
1970	OAK	15		*
1971	OAK	15		*
1973	OAK	15		*
1974	OAK	15		*
1751	OAK	16		*
1752	OAK	16		*
1944	OAK	16		*
1966	OAK	16		*
1155	CAMPHOR	18	INVASIVE	*
1166	OAK	18		*
1175	OAK	18	REMAIN	
1256	OAK	18		*
1257	OAK	18		*
1258	OAK	18		*
1262	OAK	18		*
1299	OAK	18		*
1301	OAK	18		*
1302	OAK	18		*
1675	OAK	18		*
1680	OAK	18		*
1701	OAK	18		*
1712	OAK	18		*
1713	OAK	18		*
1736	OAK	18		*
1750	OAK	18		*
1757	OAK	18		*
1759	OAK	18		*
1767	OAK	18		*
1803	OAK	18		*
1853	OAK	18		*
1893	OAK	18		*
1939	OAK	18		*
1192	OAK	20	REMAIN	
1200	OAK	20	REMAIN	
1260	OAK	20		*
1310	OAK	20		*
1472	CHINA	20	INVASIVE	*
1709	OAK	20		*
1733	OAK	20		*
1745	OAK	20		*
1802	OAK	20		*
1833	OAK	20		*
1839	OAK	20		*
1885	OAK	20	REMAIN	
1964	OAK	20		*
1965	OAK	20		*
1157	CAMPHOR	22	INVASIVE	*
1717	OAK	22		*
1842	OAK	22		*
1961	OAK	22		*
1160	OAK	24		*
1205	OAK	24		*
1261	OAK	24		*
1264	OAK	24		*
1309	OAK	24		*
1463	OAK	24		*
1665	OAK	24		*
1667	OAK	24		*
1697	OAK	24		*
1698	OAK	24		*
1700	OAK	24		*
1714	OAK	24		*
1715	OAK	24		*
1753	OAK	24		*
1763	OAK	24		*
1774	OAK	24		*

ID	Tree	DBH (Inch)	Note	to be Removed
1925	OAK	10		*
1926	OAK	10		*
1927	OAK	8		*
1928	OAK	8		*
1929	OAK	6		*
1930	OAK	6		*
1931	OAK	8		*
1932	OAK	8		*
1933	OAK	8		*
1934	OAK	8		*
1935	OAK	6		*
1936	OAK	14		*
1937	OAK	8	REMAIN	
1938	OAK	10		*
1939	OAK	18		*
1940	OAK	6		*
1941	OAK	8		*
1942	OAK	6		*
1943	OAK	10		*
1944	OAK	16		*
1945	OAK	24		*
1946	OAK	8	REMAIN	
1947	OAK	6	REMAIN	
1948	OAK	14	REMAIN	
1952	OAK	(2) 15		*
1953	OAK	28		*
1954	OAK	24		*
1955	OAK	(2) 17		*
1956	OAK	10		*
1957	OAK	10		*
1958	OAK	12		*
1959	OAK	48	HERITAGE TREE	*
1960	OAK	(2) 19		*
1961	OAK	22		*
1962	OAK	10		*
1963	OAK	15		*
1964	OAK	20		*
1965	OAK	20		*
1966	OAK	16		*
1967	OAK	12		*
1968	OAK	15		*
1969	OAK	8		*
1970	OAK	15		*
1971	OAK	15		*
1972	OAK	12		*
1973	OAK	15		*
1974	OAK	15		*

	Protected Trees & Specimen Trees	Heritage Trees
Total Number of Caliper to be Removed (Inch)	4078	359
Required Tree Mitigation (Inch)	2039	359
Total Required Tree Mitigation (Inch)	2398	

	Number	Proposed Caliper/ tree (Inch)	Total Caliper (Inch)
Proposed Canopy Trees	296	3	888
Proposed Ornamental Trees	84	2	168
Total Proposede Tree Caliper	1056		
Tree Bank Payment for Mitigation	(2398-1056)/2.5 Cal. X $75 = $ 40,260		

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CITY OF MOUNT DORA

Catalyst DESIGN GROUP
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LAKE COUNTY, FL

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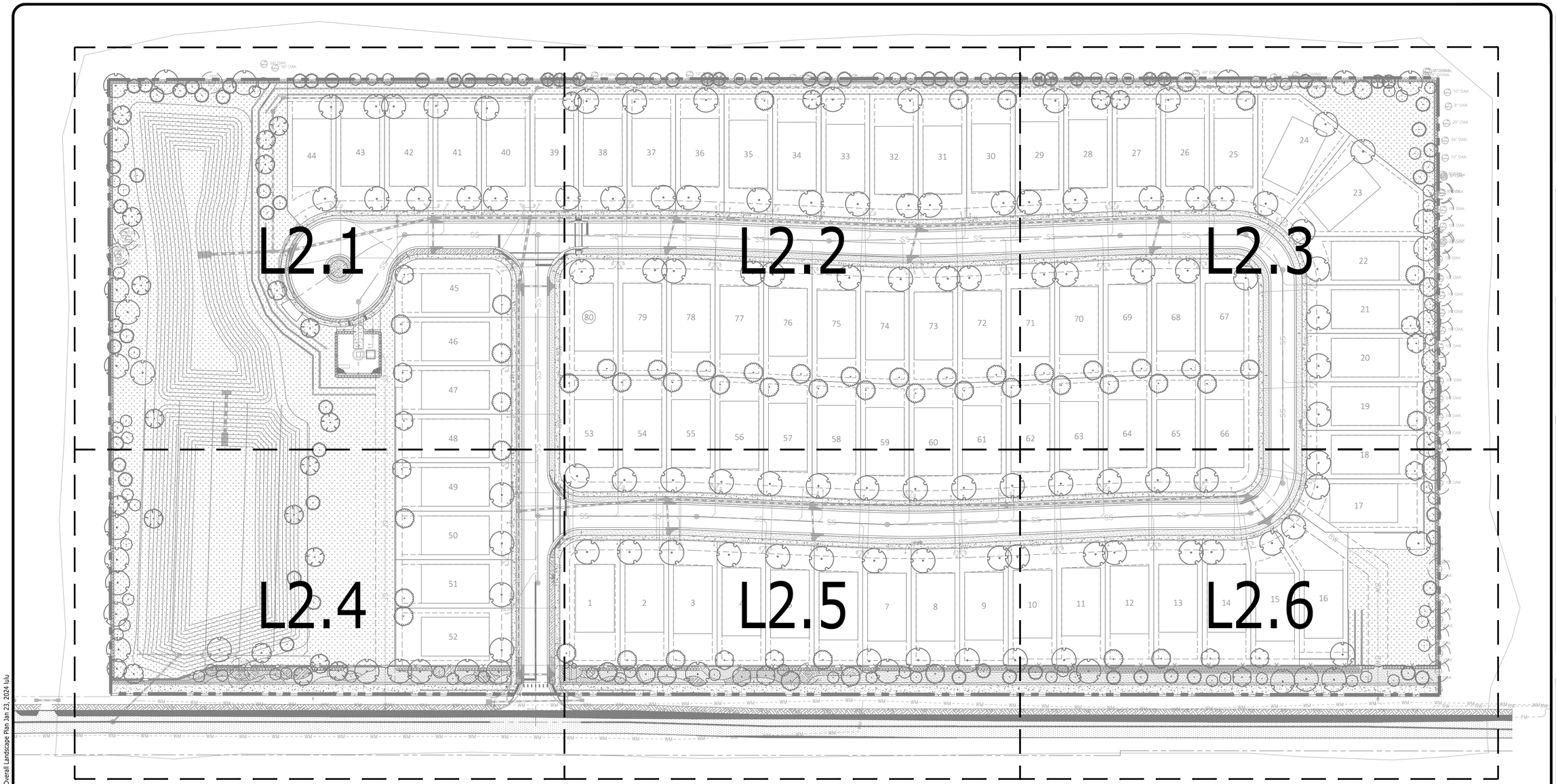
DRAWING TITLE
TREE REMOVAL LIST & CALCULATION

PROJECT NUMBER
20210249

DRAWING NUMBER
L1.1

P:\2021\20210249_kb homes hillside at mt. dora\dwg\construction\20210249_L1.0_DEM_CD.dwg-L1.1 Tree Removal List & Calculation Jan 23, 2024 lulu



Code Compliance Table					
	Requirement				Proposed
Buffer (9.01.06/A&B)					
North Buffer (1370 lf)	Type B (15')	Canopy	3/100 lf	41.1	1 Existing 41 Proposed
		Ornamental	2/100 lf	27.4	28
		Shrub	1 row		See Plan
East Buffer (633 lf)	Type B (15')	Canopy	3/100 lf	19.0	4 Existing 15 Proposed
		Ornamental	2/100 lf	12.7	13
		Shrub	1 row		See Plan
West Buffer (636 lf)	Type B (15')	Canopy	3/100 lf	19.1	3 Existing 17 Proposed
		Ornamental	2/100 lf	12.7	13
		Shrub	1 row		See Plan
South Buffer (1345 lf)	Type A (15')	Canopy	3/100 lf	40.4	5 Existing 36 Proposed
		Ornamental	2/100 lf	26.9	27
		Shrub	1 row		See Plan
Front Yard Tree (9.01.06/C & 9.01.08/B)					
80 Lots		Canopy Trees	50' O.C.	80.0	80
Retention Pond (9.01.07/I)					
Pond Perimeter: 1468 lf		Canopy Trees	3/150 lf	29.4	30
Individual Single-Family (9.01.08/A)					
		Canopy Trees	2/Lot	160.0	160 (Front Yard Tree Included)

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N

0 25 50 100 150
GRAPHIC SCALE

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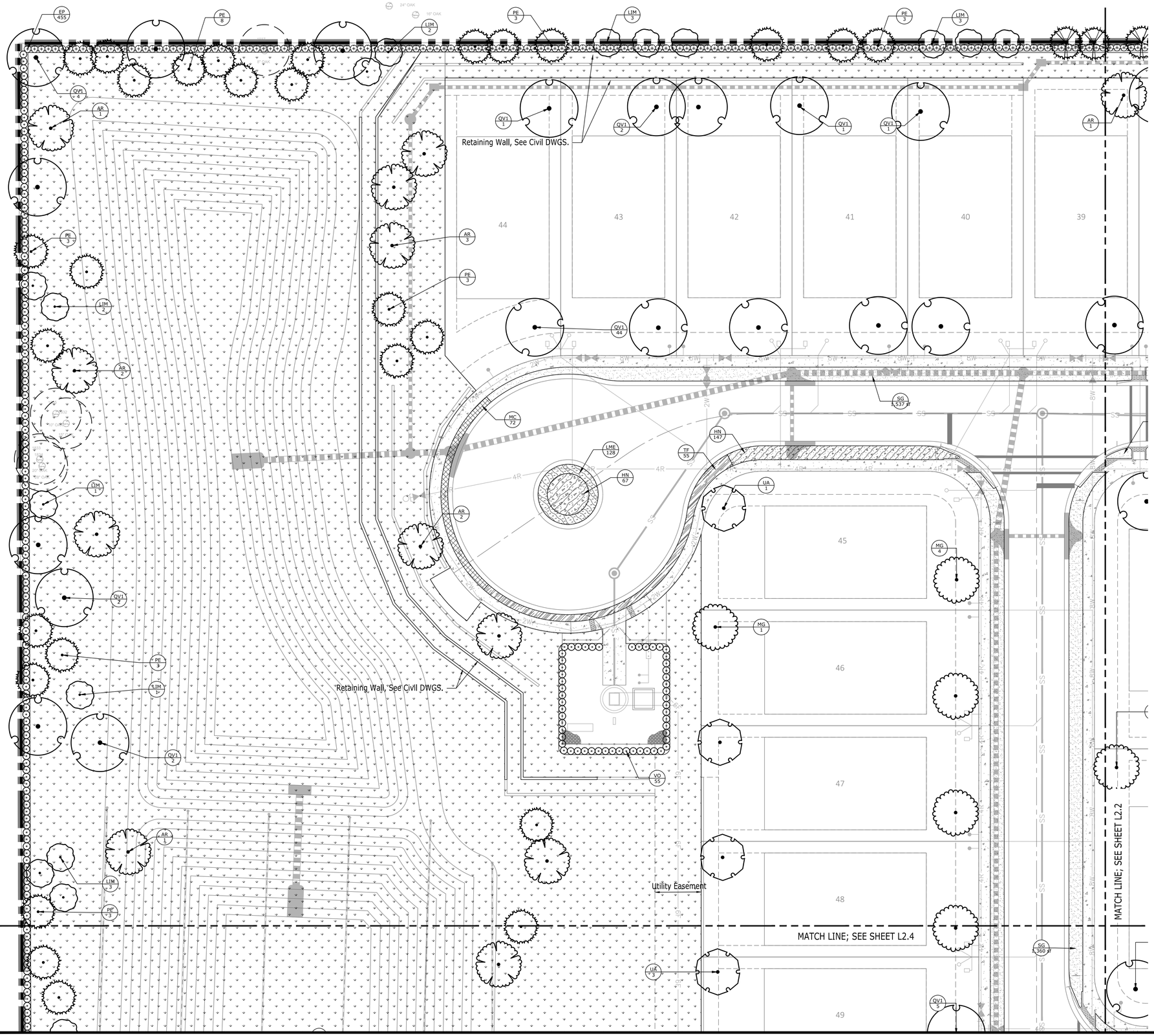
DRAWING TITLE
OVERALL LANDSCAPE PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
L2.0

P:\2021\20210249_kb homes hillside at mt. dora\dwg\construction\20210249_L2.0_LAN_CD.dwg-L2.0 Overall Landscape Plan Jan 23, 2024 lulu



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AR	22	Florida Flame Red Maple
	ED	3	Japanese Blueberry Tree
	LIM	81	Crape Myrtle Multi-Trunk
	MG	59	Southern Magnolia
	PE	57	Slash Pine
	PP	12	Longleaf Pine
	PO	3	American Sycamore
	QV1	131	Southern Live Oak
	UA	14	Winged Elm
SHRUBS			
	EP	697	Thorny Elaeagnus
	VO	672	Walter`s Viburnum
SHRUB AREAS			
	DV	216	African Iris
	GS	124	Golden Thyrallis
	HN	532	Dwarf Firebush
	IS	289	Dwarf Yaupon
	LG	604	Giant Liriope
	LME	642	Liriope
	MC	213	Pink Muhly Grass
	R4	182	Coral Drift Groundcover Rose
	SB2	85	Sand Cord Grass
	TF	114	Fakahatchee Grass
	ZP	84	Coontie
SOD			
	PA	181,295 sf	Argentine Bahiagrass
	SG	36,590 sf	St. Augustine Grass

Department of Planning and Development
Project Number : PR22-11FNLC
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CITY OF MOUNT DORA

N

0 10 20 40 60
GRAPHIC SCALE

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DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
L2.1

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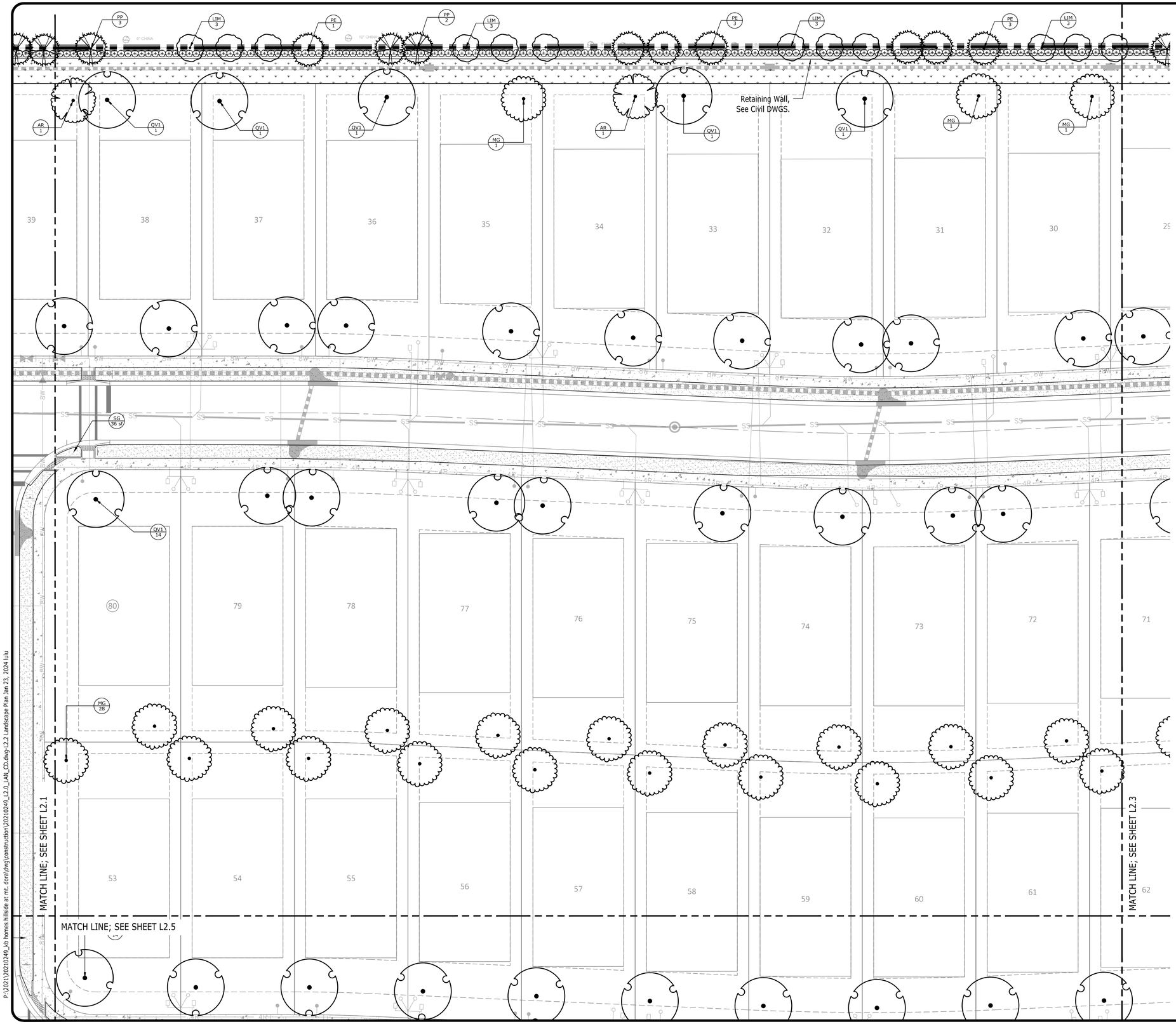

PLANT SCHEDULE

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	ZP	84	Coontie
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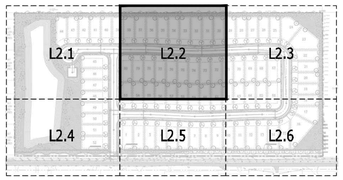
CITY OF MOUNT DORA



N

0 10 20 40 60
GRAPHIC SCALE

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DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
L2.2

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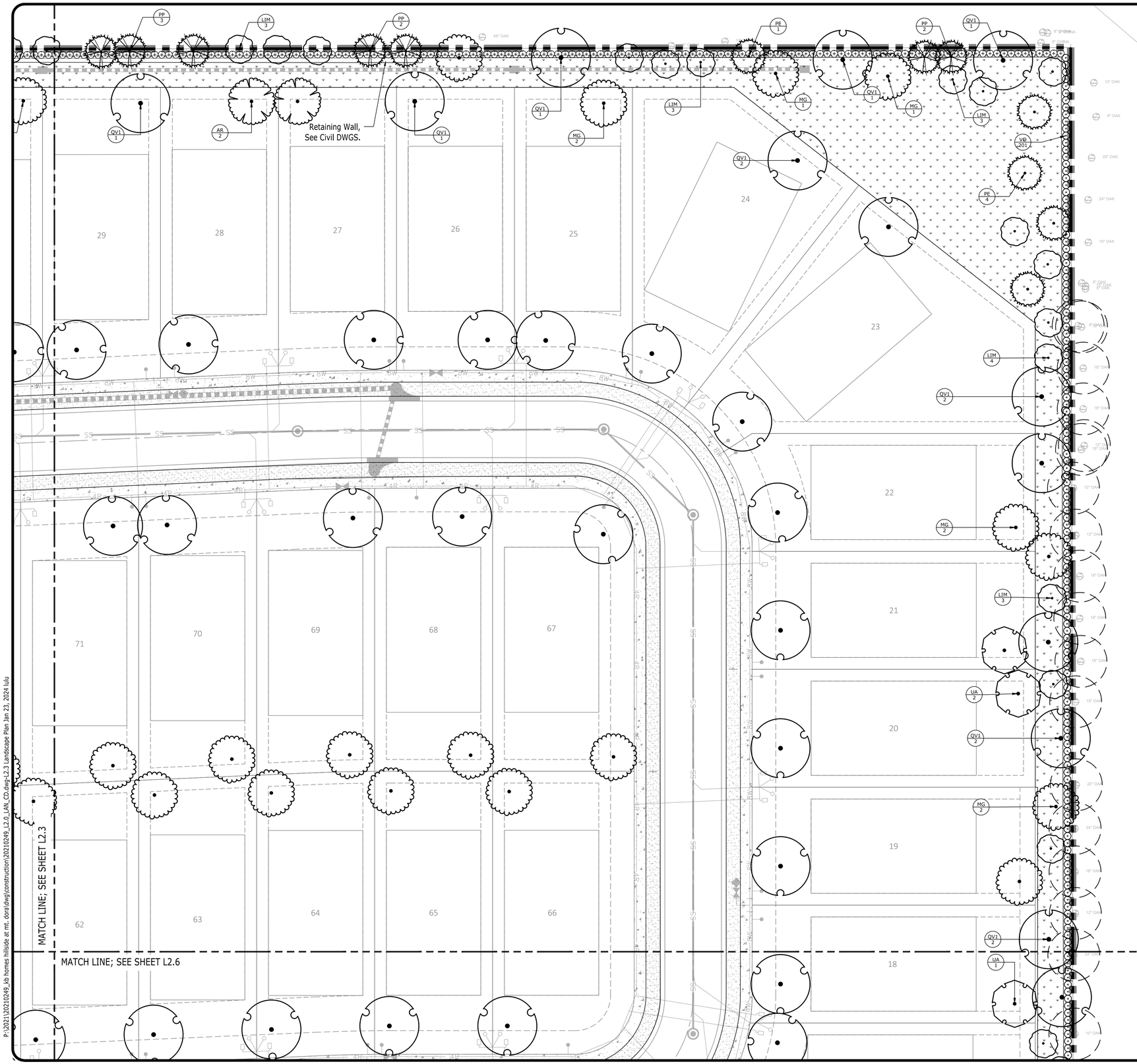

PLANT SCHEDULE

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SHRUBS			
	EP	697	Thorny Elaeagnus
	VO	672	Walter`s Viburnum
SHRUB AREAS			
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	GS	124	Golden Thyrallis
	HN	532	Dwarf Firebush
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	SB2	85	Sand Cord Grass
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	ZP	84	Coontie
SOD			
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Department of
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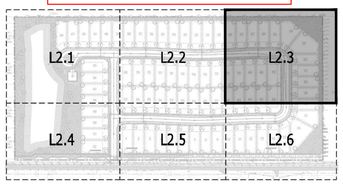
CITY OF MOUNT DORA



N

0 10 20 40 60
GRAPHIC SCALE

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DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
L2.3

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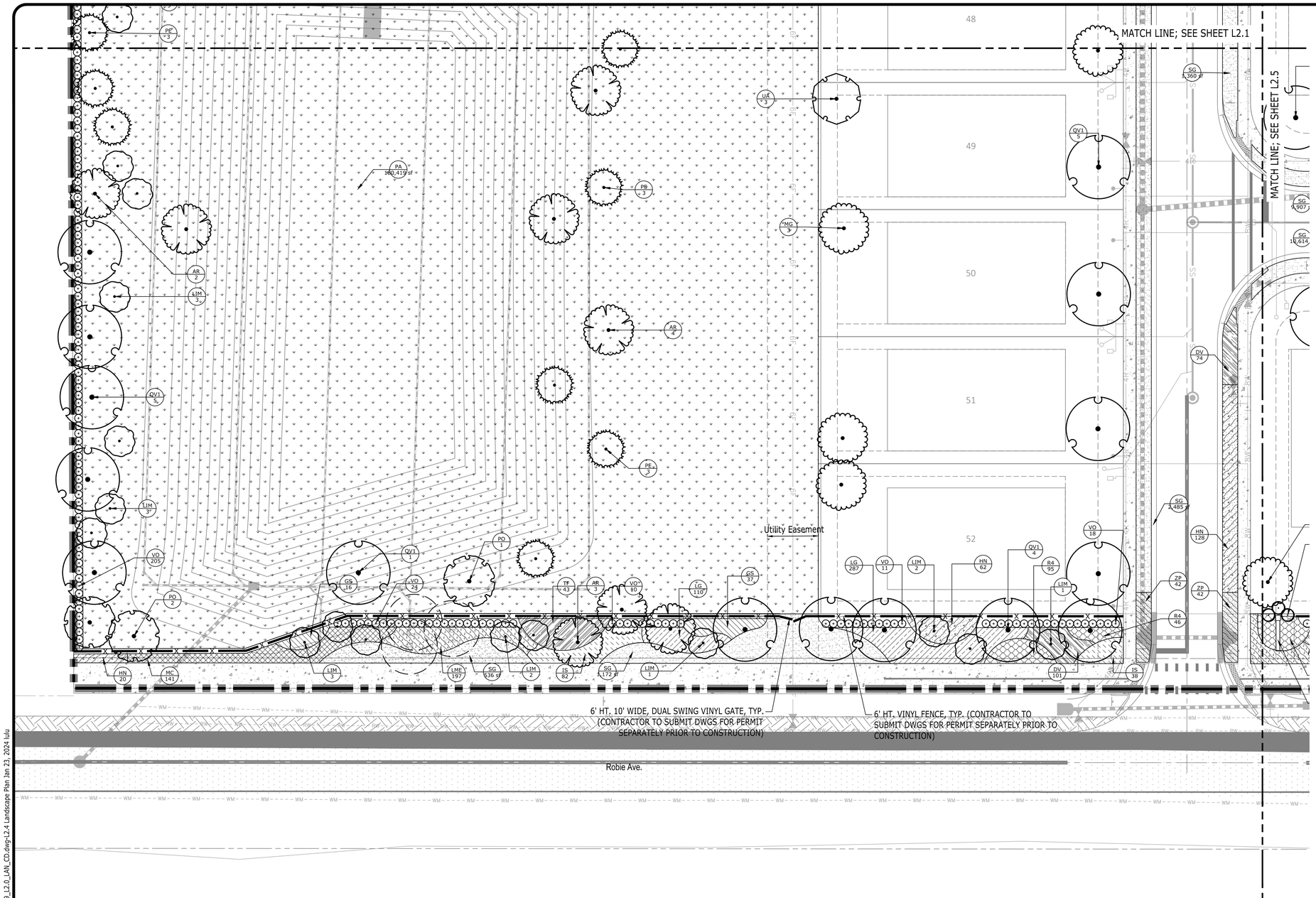

PLANT SCHEDULE

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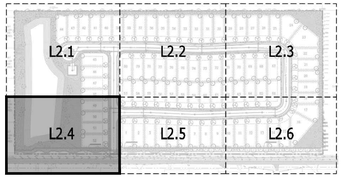

N

0 10 20 40 60
GRAPHIC SCALE

Catalyst DESIGN GROUP
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DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
L2.4

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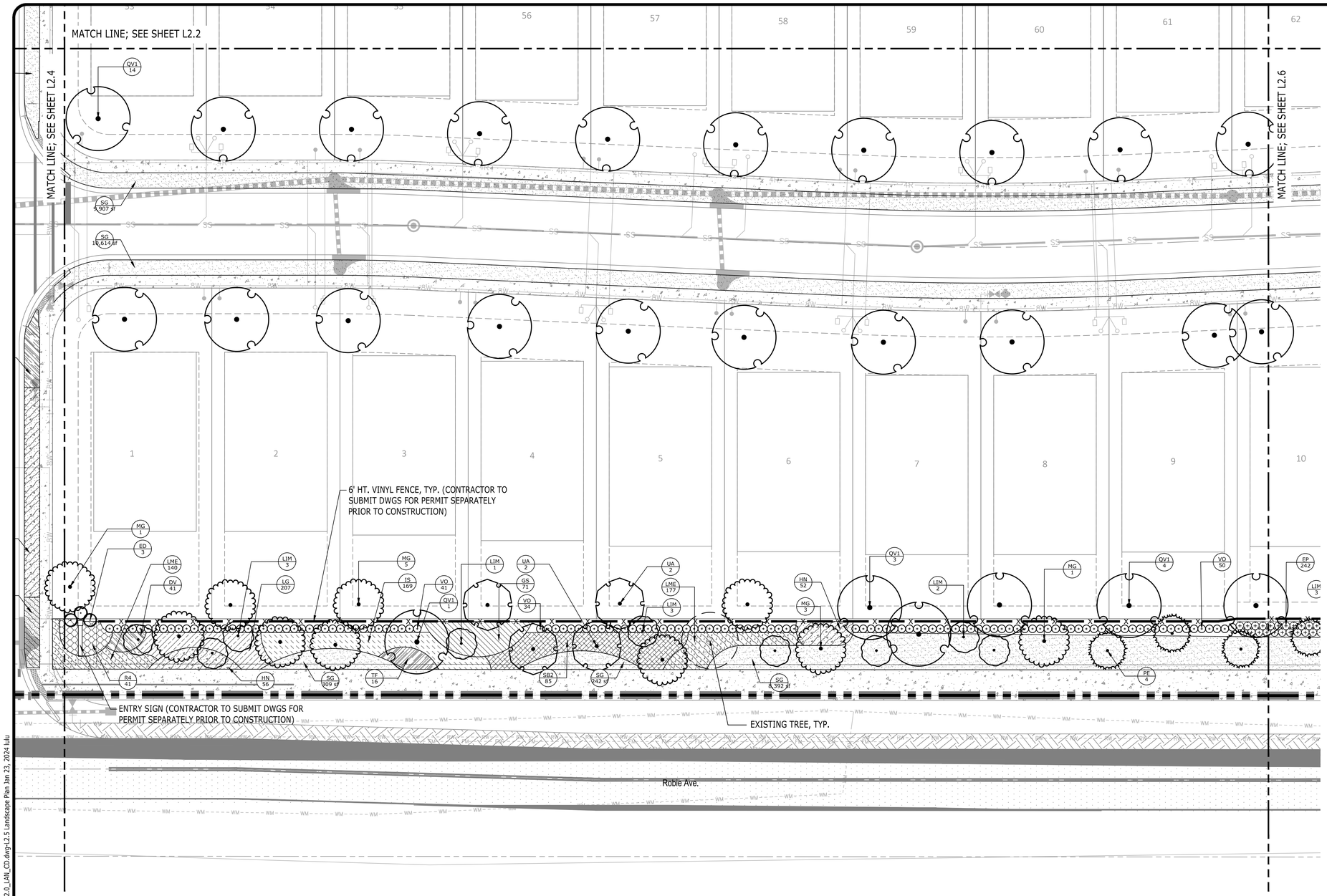

PLANT SCHEDULE

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TREES			
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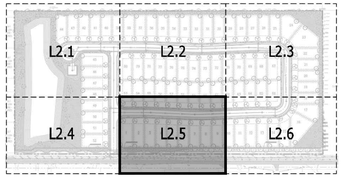
	LG	604	Giant Liriope
	LME	642	Liriope
	MC	213	Pink Muhly Grass
	R4	182	Coral Drift Groundcover Rose
	SB2	85	Sand Cord Grass
	TF	114	Fakahatchee Grass
	ZP	84	Coontie
SOD			
	PA	181,295 sf	Argentine Bahiagrass
	SG	36,590 sf	St. Augustine Grass

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024
CITY OF MOUNT DORA



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GRAPHIC SCALE

Catalyst DESIGN GROUP
941 WEST MORSE BLVD., SUITE 100, ORLANDO, FL 32789
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KB HOME
(407) 587-3404
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Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
3	01/23/2024	City Re-submittal (Revision 3)
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DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
L2.5

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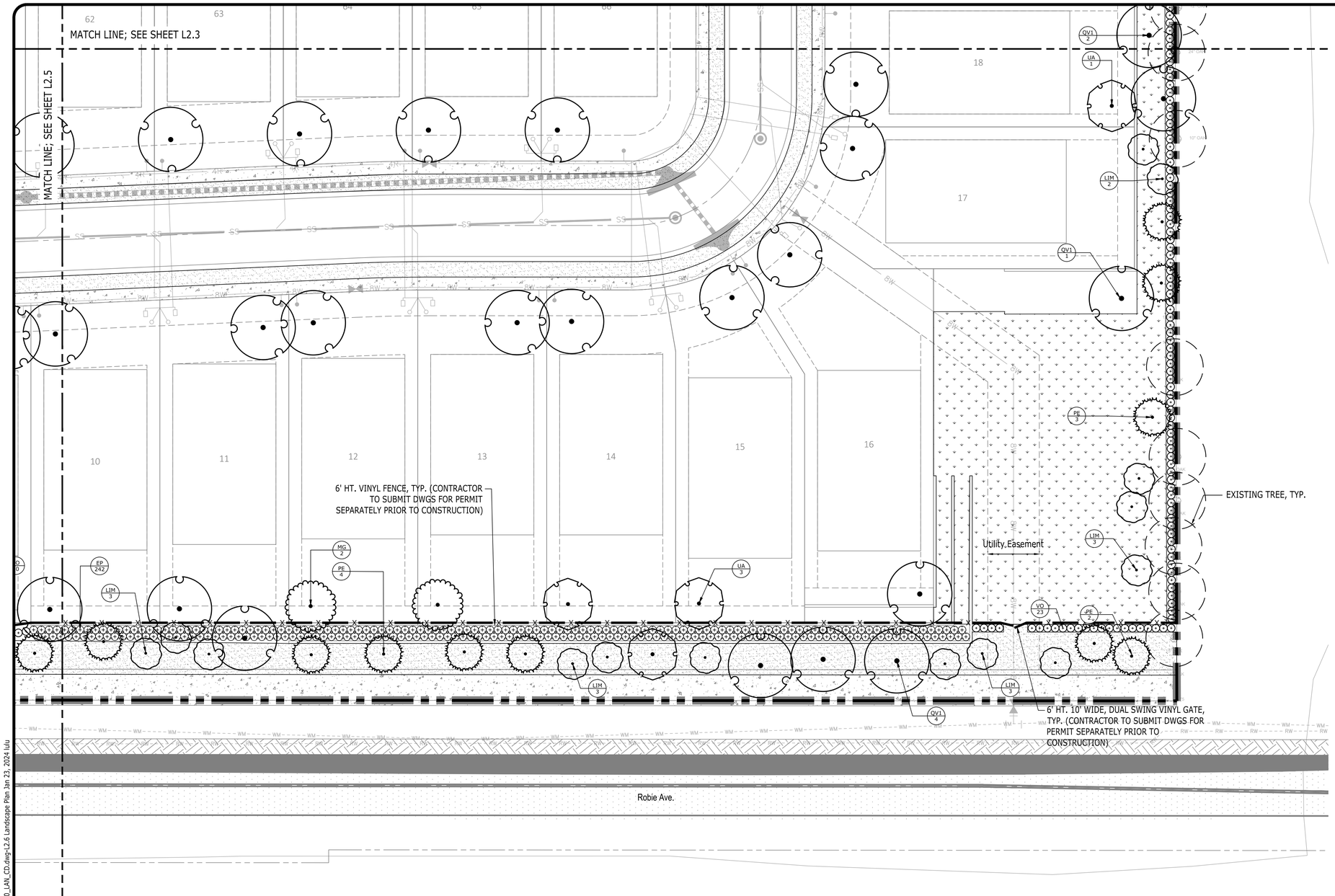
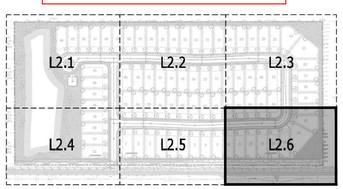


PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AR	22	Florida Flame Red Maple
	ED	3	Japanese Blueberry Tree
	LIM	81	Crape Myrtle Multi-Trunk
	MG	59	Southern Magnolia
	PE	57	Slash Pine
	PP	12	Longleaf Pine
	PO	3	American Sycamore
	QV1	131	Southern Live Oak
	UA	14	Winged Elm
SHRUBS			
	EP	697	Thorny Elaeagnus
	VO	672	Walter`s Viburnum
SHRUB AREAS			
	DV	216	African Iris
	GS	124	Golden Thyrallis
	HN	532	Dwarf Firebush
	IS	289	Dwarf Yaupon
	LG	604	Giant Liriope
	LME	642	Liriope
	MC	213	Pink Muhly Grass
	R4	182	Coral Drift Groundcover Rose
	SB2	85	Sand Cord Grass
	TF	114	Fakahatchee Grass
	ZP	84	Coontie
SOD			
	PA	181,295 sf	Argentine Bahiagrass
	SG	36,590 sf	St. Augustine Grass

Department of Planning and Development
Project Number : PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024
CITY OF MOUNT DORA



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GRAPHIC SCALE

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HILLSIDE
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LAKE COUNTY, FL

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DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
L2.6

P:\2021\20210249_kb homes hillside at mt. dora\dwg\construction\20210249_L2.0_LAN_CD.dwg-L2.6 Landscape Plan Jan 23, 2024 lulu

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	AR	22	Florida Flame Red Maple	Acer rubrum `Florida Flame`	FG.	2.5" CAL.	10`-12` X 5`-6`
	ED	3	Japanese Blueberry Tree	Elaeocarpus decipiens TM	30 GAL.	2"	7`-8` HT. FTG
	LIM	81	Crape Myrtle Multi-Trunk	Lagerstroemia indica `Muskogee`	30 GAL.	MULTI-TRUNK	10`-12` HT. X 5`-6` SPRD
	MG	59	Southern Magnolia	Magnolia grandiflora `D.D. Blanchard` TM	65 GAL.	3" CAL.	12`-14` HT. X 5`-6` SPRD
	PE	57	Slash Pine	Pinus elliotti	30 GAL.	2" CAL.	10`-12` HT. X 5`-6` SPRD.
	PP	12	Longleaf Pine	Pinus palustris	30 GAL.	2" CAL.	8`-10` HT. X 4`-5` SPRD.
	PO	3	American Sycamore	Platanus occidentalis	100 Gal.		
	QV1	131	Southern Live Oak	Quercus virginiana	FG.	3.5" CAL.	14`-16` HT., 6`-7` SPRD.
	UA	14	Winged Elm	Ulmus alata	25 GAL.	2.5" CAL.	10`-12` HT. X 5`-6` SPRD

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	EP	697	Thorny Elaeagnus	Elaeagnus pungens	3 GAL.	1.75` HT., 1.5` Sprd.	36" O.C.
	VO	672	Walter`s Viburnum	Viburnum obovatum	3 GAL.	18"-24" OA.	36" O.C.
SHRUB AREAS							
	DV	216	African Iris	Dietes vegeta	1 GAL.	Full	18" O.C.
	GS	124	Golden Thyrallis	Galphimia speciosa	3 GAL.	2` HT.	30" O.C.
	HN	532	Dwarf Firebush	Hamelia nodosa	3 GAL.	24"-30" OA, FULL	24" O.C.
	IS	289	Dwarf Yaupon	Ilex vomitoria `nana`	3 GAL.	12"-16" OA	24" O.C.
	LG	604	Giant Liriope	Liriope gigantea	3 GAL.	Full	18" O.C.
	LME	642	Liriope	Liriope muscari `Emerald Goddess`	1 GAL.	10"-14" HT., 5-7 PPP	18" O.C.
	MC	213	Pink Muhly Grass	Muhlenbergia capillaris	3 GAL.	Full	24" O.C.
	R4	182	Coral Drift Groundcover Rose	Rosa x 'Meidrifora' TM	3 GAL.	Full	18" O.C.
	SB2	85	Sand Cord Grass	Spartina bakeri	3 GAL.	24"-30" OA, FULL	36" O.C.
	TF	114	Fakahatchee Grass	Tripsacum dactyloides	3 GAL.	Full	36" O.C.
	ZP	84	Coontie	Zamia pumila	3 GAL.	18"-24" OA	24" O.C.
SOD							
	PA	181,295 sf	Argentine Bahiagrass	Paspalum notatum 'Argentine'	Sod		
	SG	36,590 sf	St. Augustine Grass	Stenotaphrum glabrum americanum	Sod		

3

1. THE PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
2. ALL LANDSCAPE AREAS TO BE COVERED WITH 3" DEEP CYPRESS MULCH.
3. CONTRACTOR SHALL NOT OVERTHROW MULCH ONTO PLANT MATERIAL.
4. CONTRACTOR SHALL USE MULCH FINES TO COVER PERENNIAL PEANUTS, ASIATIC JASMINE PLANTING BEDS.
5. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC SYSTEM WITH RAIN SENSOR.

LANDSCAPE NOTES

1. Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
2. Contractor shall re-grade all areas disturbed by plant removal, relocation, and/or installation work.
3. Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
4. The contractor shall provide an approved planting soil mixture for all plant material. see specifications for requirements.
5. The contractor shall be responsible for stability and plumb condition of all trees and shrubs, and shall be legally liable for any damage caused by instability of any plant materials. staking of trees or shrubs shall be done in accordance with plans and specifications.
6. The contractor shall insure adequate vertical drainage in all plant beds and planters. If inadequate vertical drainage is encountered, the contractor shall submit recommendations for providing adequate drainage to the owner's representative.
7. Contractor shall field-adjust location of plant material prior to initiating installation for the review and approval of the owner's representative.
8. Upon completion of all landscaping, an inspection for substantial completion of the work shall be held. The contractor shall notify the owner's representative for scheduling the inspection at least seven (7) days prior to the anticipated inspection date.
9. Contractor shall submit written guarantee of survivability of all plant material for a period of one year from date of substantial completion.
10. Contractor must review and accept, approve all graded areas prior to the commencement of planting.
11. Trees adjacent to buildings should be planted at least the diameter of the tree canopy or a min. of 10'-0" (whichever is greater) away from the building wall.
12. Maintenance shall begin after each plant has been installed and shall continue until the project has been deemed substantially complete. maintenance includes watering, pruning, weeding, mulching, replacements of sick or dead plants, and any other care necessary for the proper growth of the plant material.
13. All plant material shall be in full and strict accordance with Florida No. 1 grade or better, according to the "Grades and Standards for Nursery Plants" published by the Florida Department of Agriculture and Consumer Services.
14. All planting beds shall be top-dressed with a 3" layer of mulch as specified.
15. Contractor shall coordinate all planting work with irrigation work. contractor shall be responsible for all hand watering as required to supplement irrigation watering and rainfall.
16. The contractor shall review plans to become thoroughly familiar with surface and subsurface utilities.
17. The plant quantities shown on the landscape contract documents are for the convenience of the contractor. The contractor is responsible for verifying all quantities and reporting any discrepancies to the landscape architect for clarification prior to contract award and commencement of work.
18. Peg sod on slopes greater than 3:1.
19. Contractor shall protect existing vegetation to remain as shown on drawings or by means approved by the owner's representative.
20. Contractor to clean, prune, and shape edges of existing vegetation as directed by owner's representative. Create smooth bed lines around existing vegetation.
21. The contractor shall bear all costs of testing of soils, amendments, etc. associated with the work. See specifications for additional testing requirements.
22. All installation of plant material shall comply with applicable jurisdictional codes. The contractor is responsible for obtaining all permits associated with this work.
23. Prior to planting installation, the contractor shall confirm the availability of all the specified plant materials. Submit dated photographs of all tree material and specimen material as to the owner's representative for review.
24. All plant material sizes specified are minimum sizes. container size shall be increased if necessary to provide overall plant size specified.
25. If plant material does not comply with the requirements as specified herein, the owner's representative reserves the right to reject such plants and require the contractor to replace rejected work and continue specified maintenance until re-inspected and found to be acceptable.

CITY OF MOUNT DORA
Department of Planning and Development
Project Number : PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Catalyst DESIGN GROUP
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HILLSIDE
Permit Set
LAKE COUNTY, FL

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DRAWING TITLE
LANDSCAPE SCHEDULE & NOTES

PROJECT NUMBER
20210249

DRAWING NUMBER
L2.7

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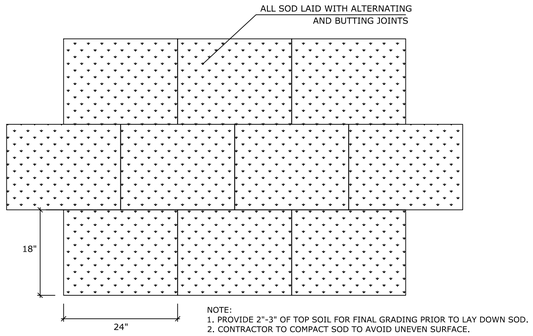

1 SOD PLANTING
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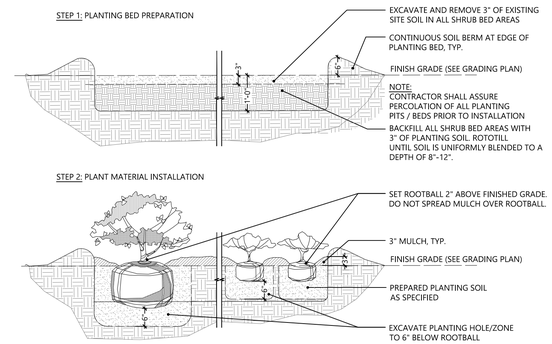

2 SHRUB & GROUNDCOVER PLANTING
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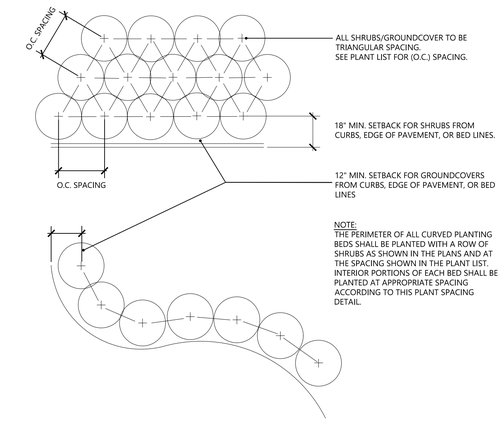

3 SHRUB & GROUNDCOVER SPACING
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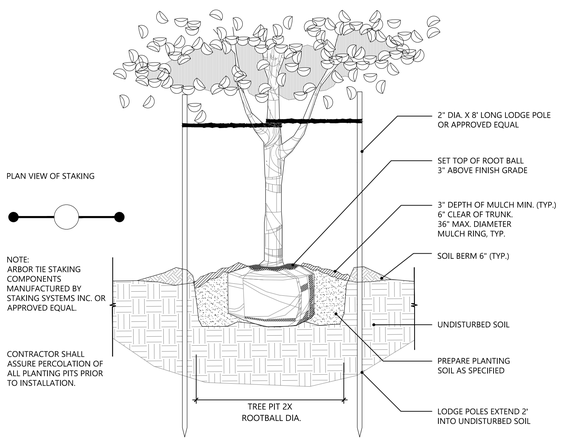

3 TREE PLANTING - LESS THAN 3" CAL.
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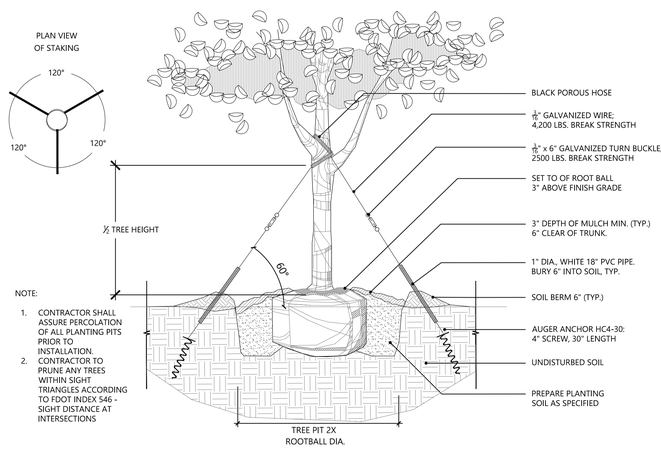

4 TREE PLANTING - 3" TO 7" CAL.
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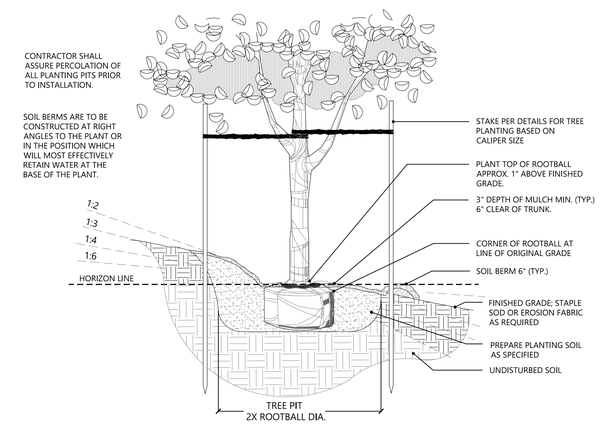
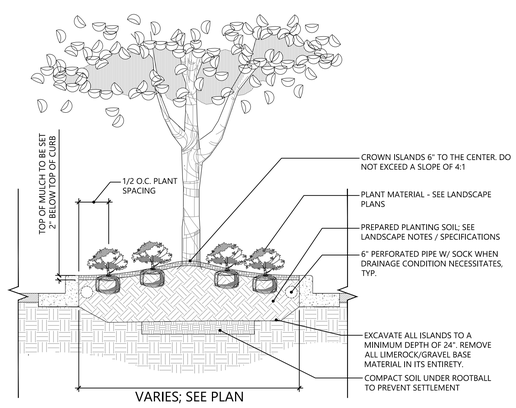


6 TREE PLANTING ON SLOPE
SCALE: NTS



5 SLAND CROWN PLANTING
SCALE: NTS

Department of Planning and Development
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CITY OF MOUNT DORA

Catalyst DESIGN GROUP
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HILLSIDE
Permit Set
LAKE COUNTY, FL

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DRAWING TITLE
LANDSCAPE DETAILS

PROJECT NUMBER
20210249

DRAWING NUMBER
L2.8

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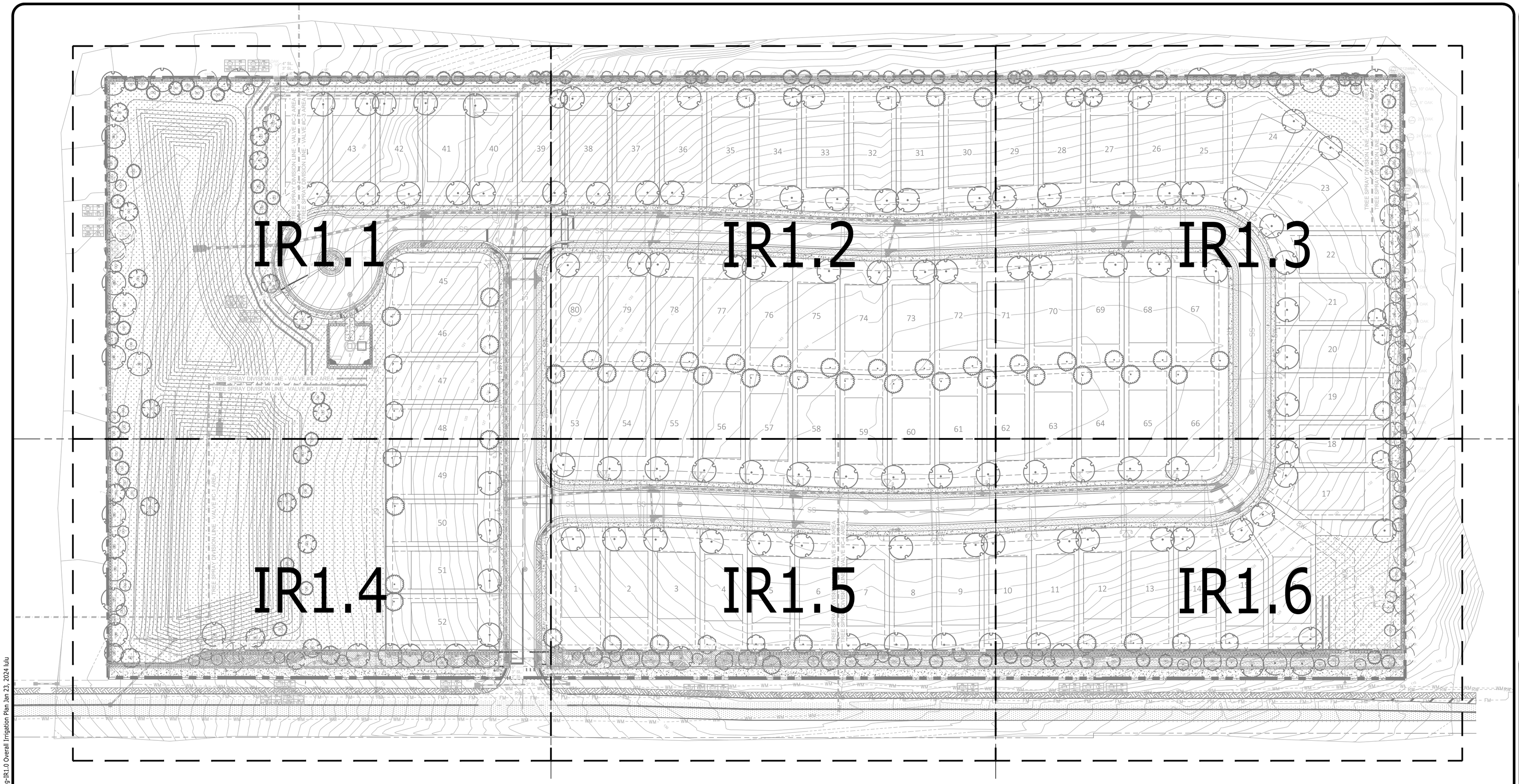

Department of Planning and Development
Project Number : PR22-11FNLC
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CITY OF MOUNT DORA

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GRAPHIC SCALE

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DRAWING TITLE
OVERALL IRRIGATION PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.0

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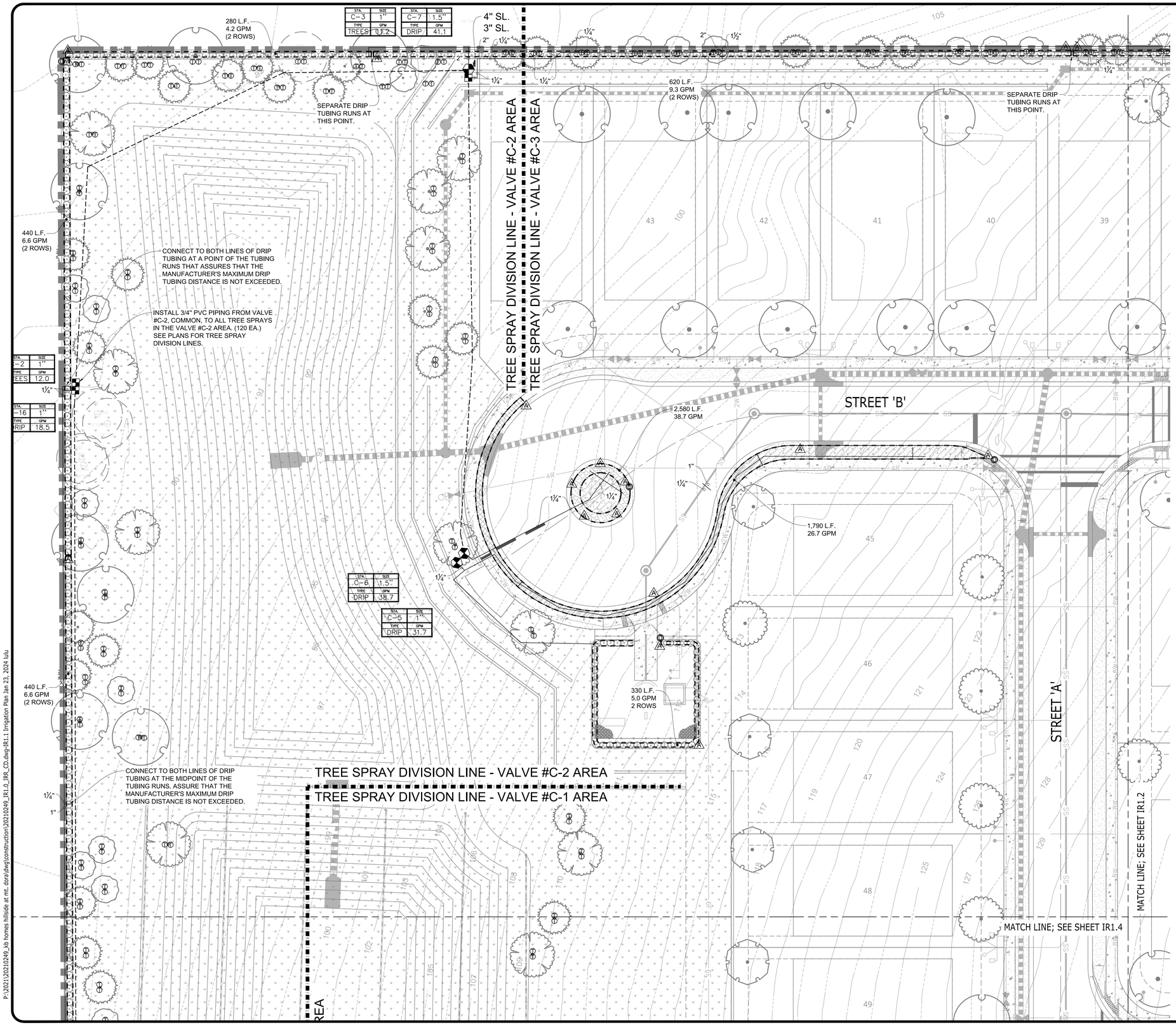

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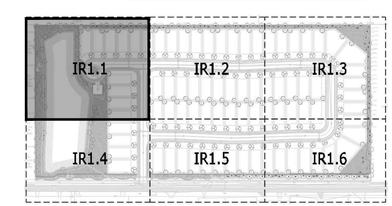

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GRAPHIC SCALE

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DRAWING TITLE
IRRIGATION PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.1

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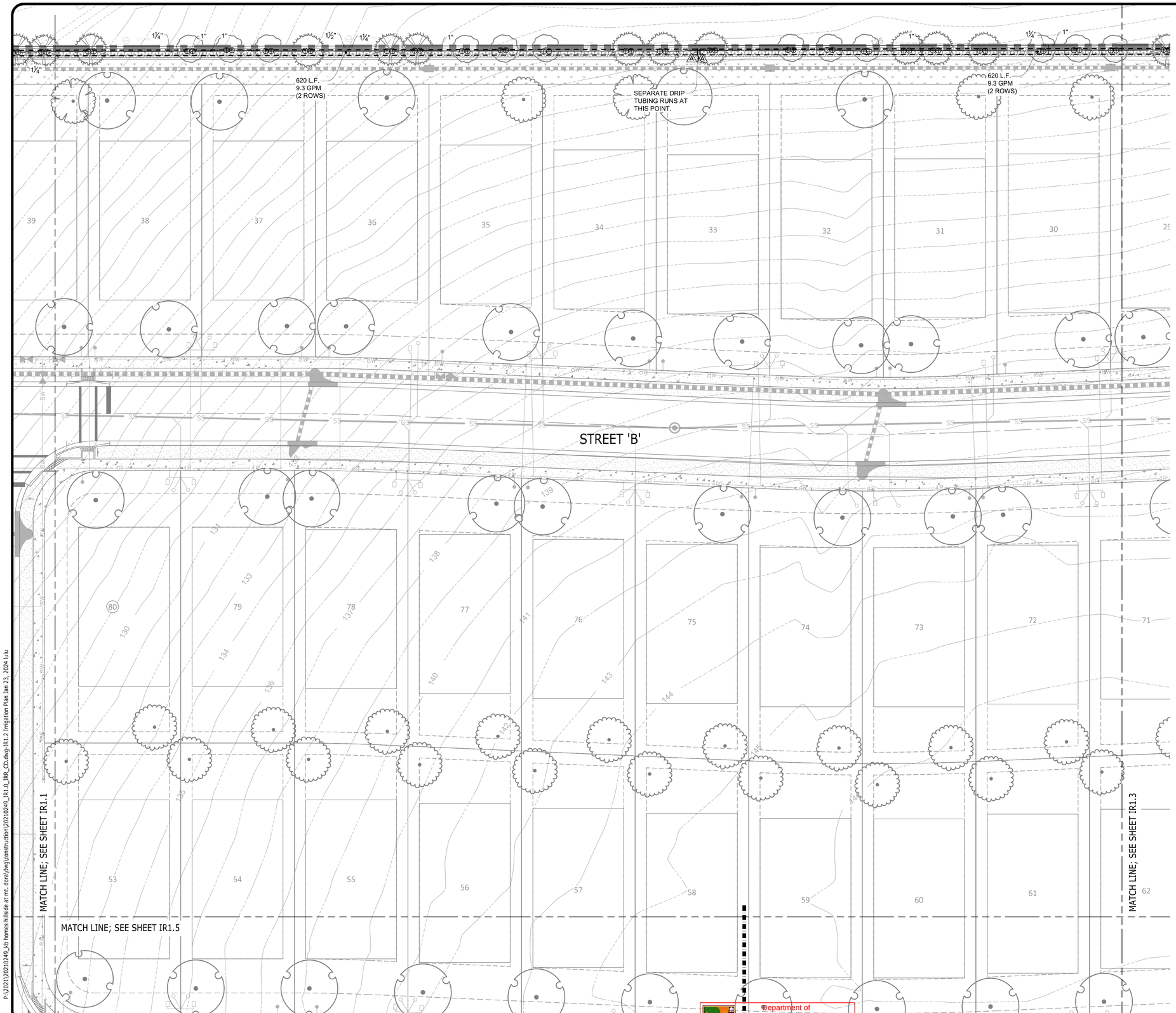

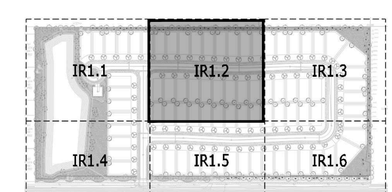

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GRAPHIC SCALE

Department of Planning and Development
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DRAWING TITLE
IRRIGATION PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.2

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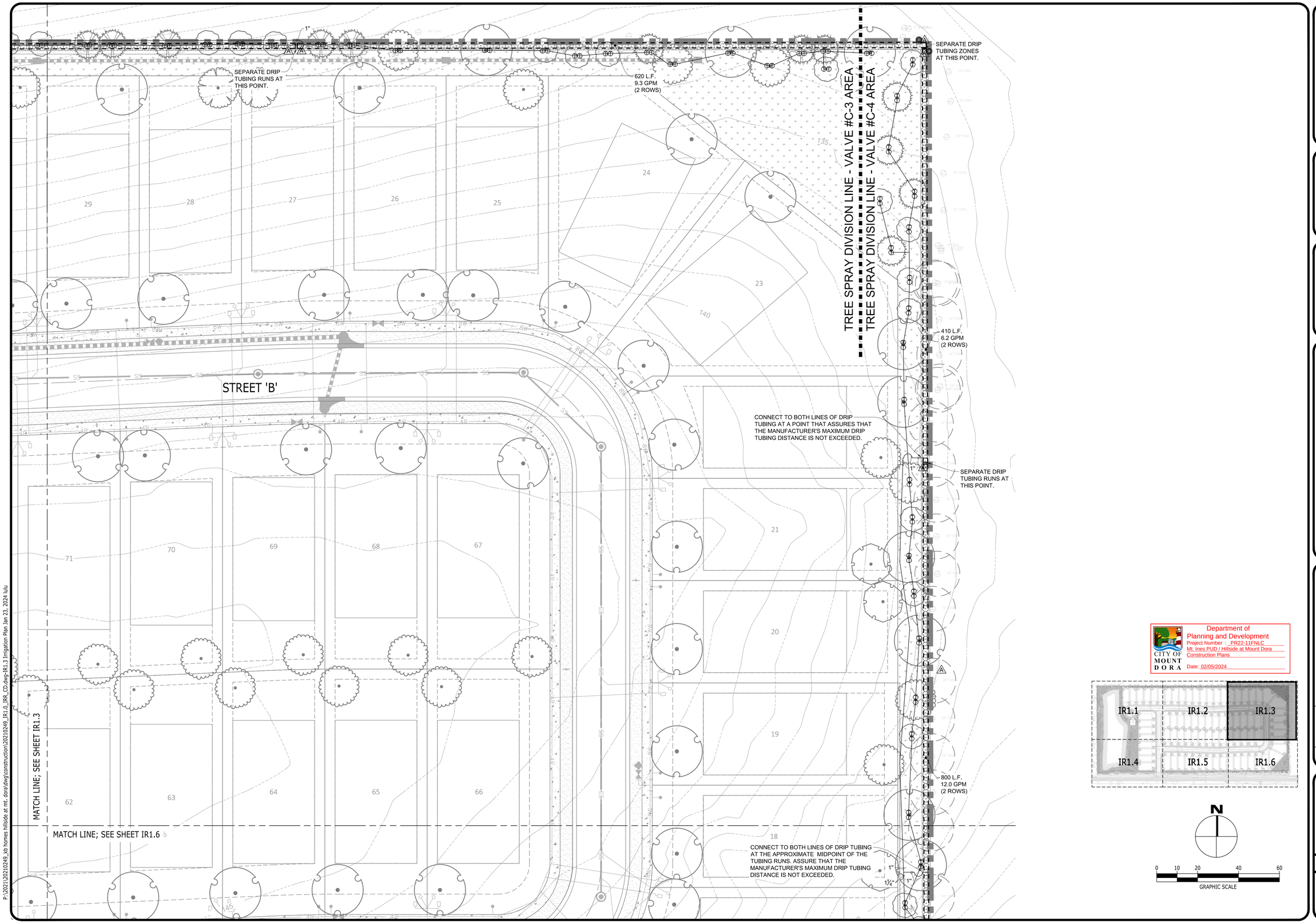

Department of Planning and Development
Project Number : PR22-11FNLC
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IRRIGATION PLAN

PROJECT NUMBER
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DRAWING NUMBER
IR1.3

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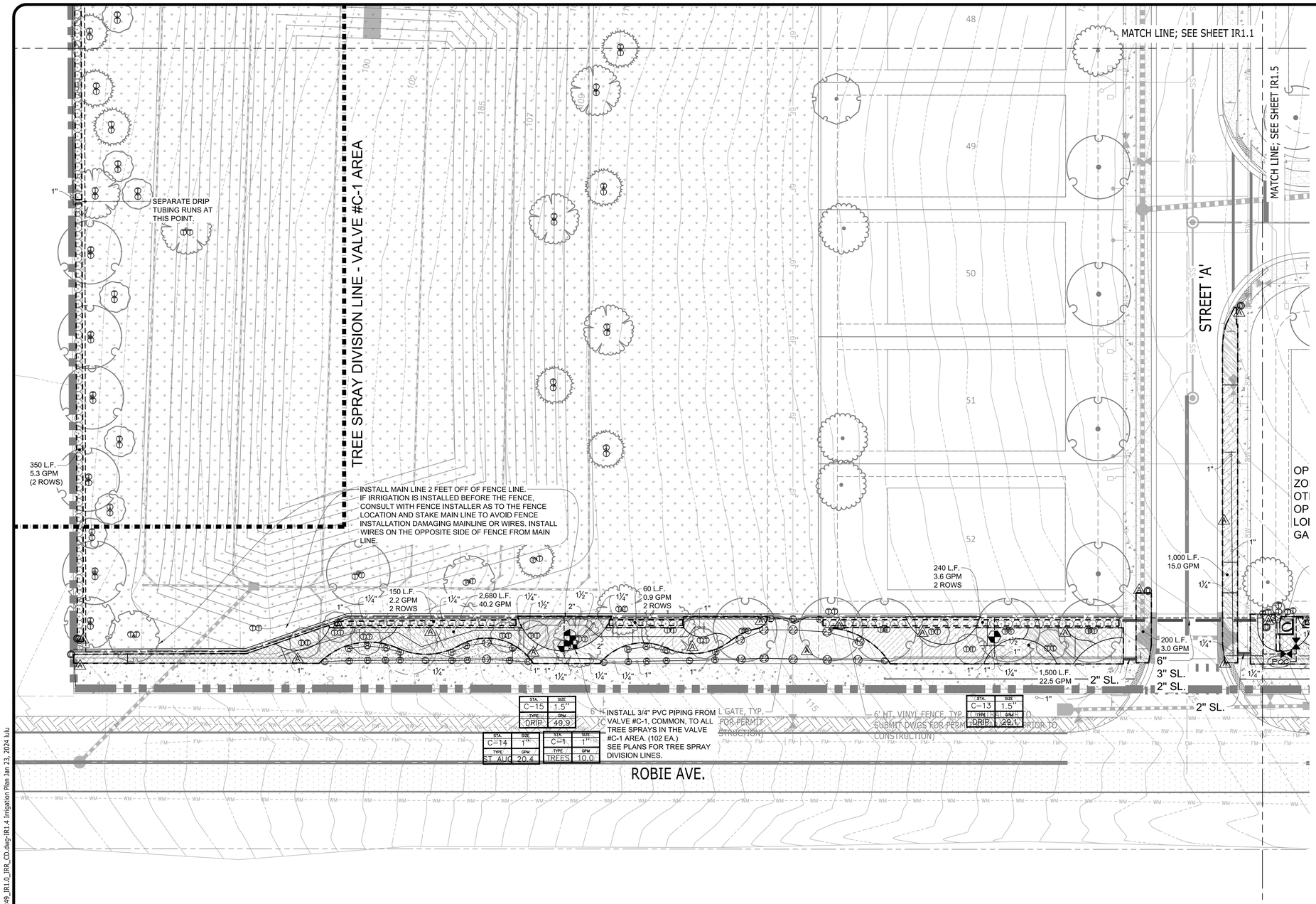

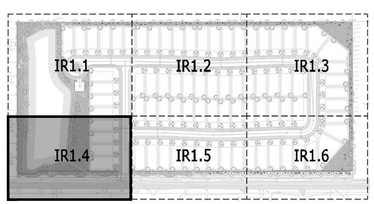

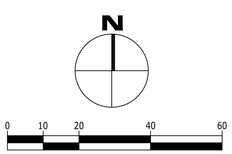

Department of Planning and Development
CITY OF MOUNT DORA
Project Number : PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

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HILLSIDE
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LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
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DRAWING TITLE
IRRIGATION PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.4

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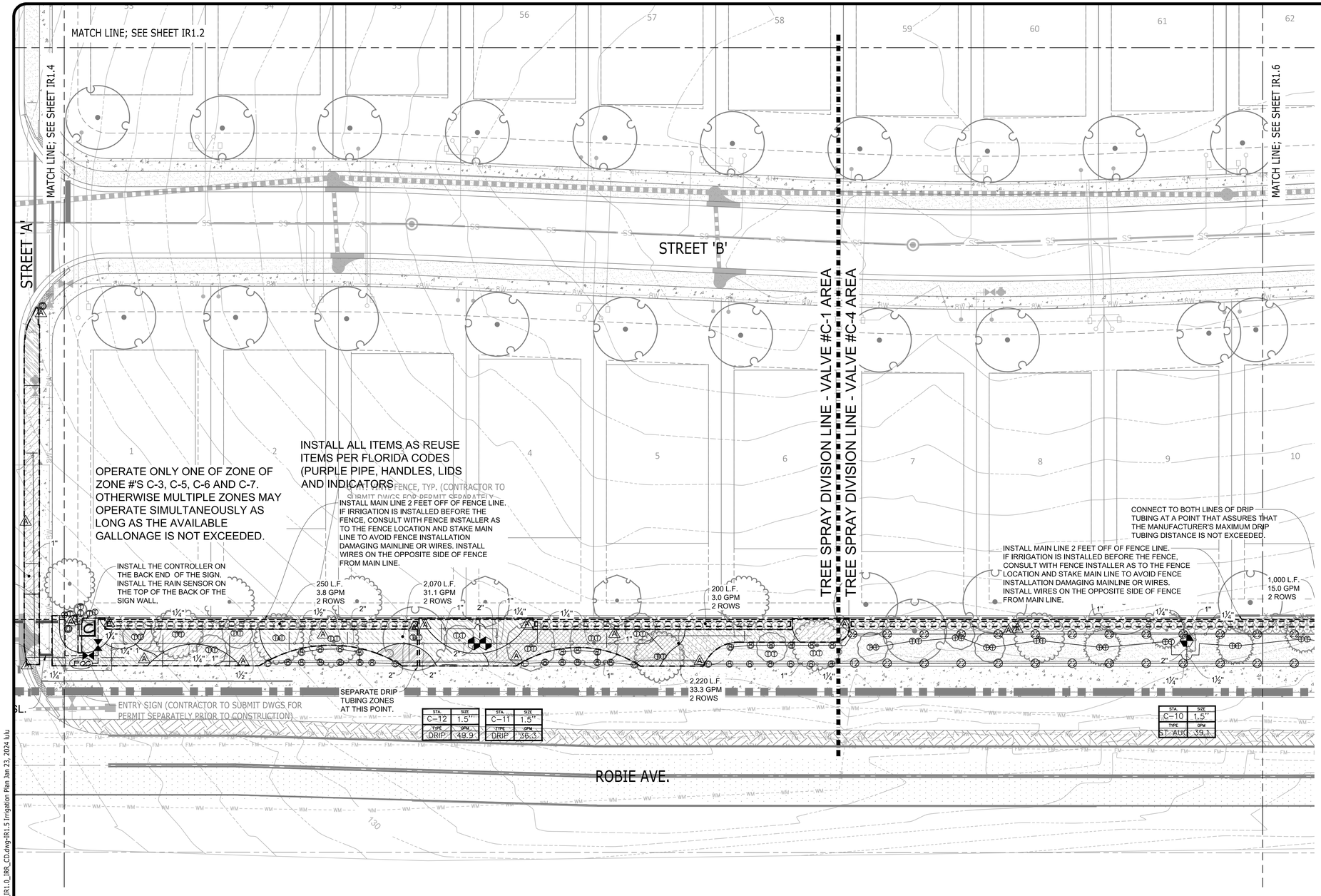

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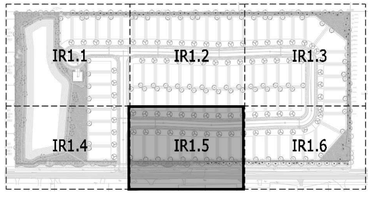

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GRAPHIC SCALE

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DRAWING TITLE
IRRIGATION PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.5

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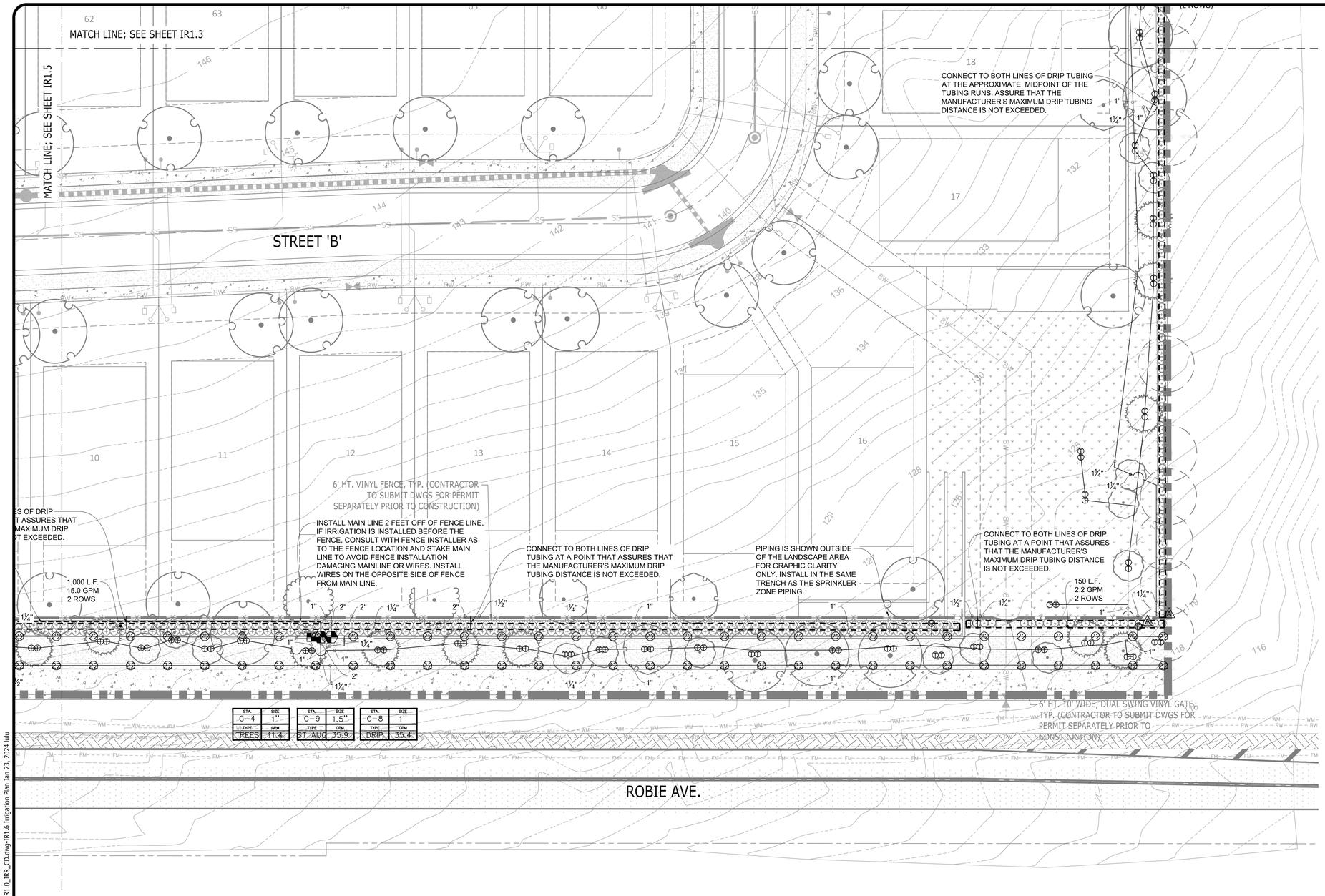

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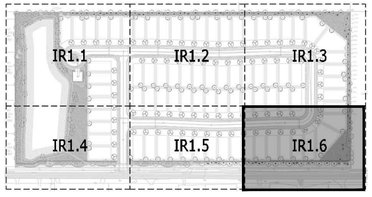

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GRAPHIC SCALE

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DRAWING TITLE
IRRIGATION PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.6

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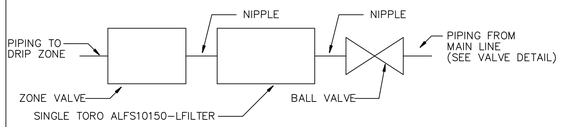


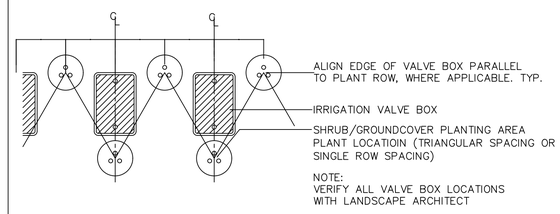
NOTES:

INSTALL A SEPARATE VALVE BOX FOR EACH VALVE AND FILTER.
(3) JUMBO VALVE BOXES

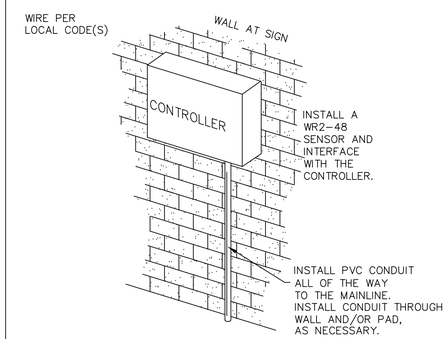
INSTALL THE FILTER IN ORIENTATION THAT ALLOWS REMOVAL OF CAP FOR FLUSHING (UPWARDS).

IZE THE FILTER FOR AT LEAST 125% OF INSTALLED ZONE GALLONAGE

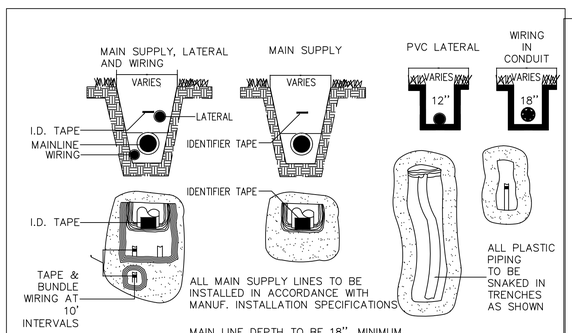
1 VALVE W/ FILTER SCHEMATIC
N.T.S.



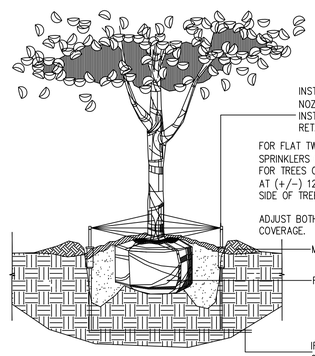
2 TYPICAL VALVE BOX GROUPING
N.T.S.



3 CONTROLLER MOUNTING
N.T.S.



4 PIPE AND WIRE TRENCH CONFIGURATION
N.T.S.

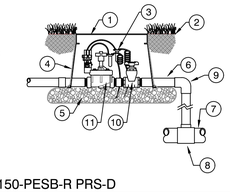


5 TREE SPRINKLER LOCATIONS
N.T.S.

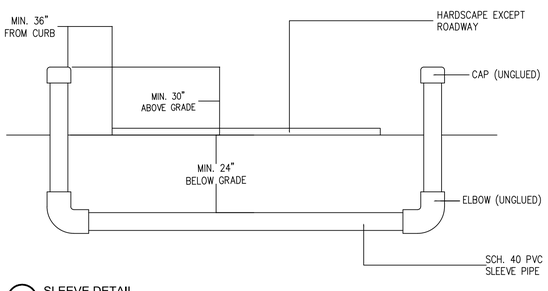
CONVENTIONAL WIRING APPLICATIONS

1. RAIN BIRD VB-STDPL PURPLE VALVE BOX WITH LID FLUSH WITH FINISHED GRADE
2. FINISHED GRADE
3. RAIN BIRD WC20 WIRE SPLICE KIT (1) OF (2)
4. FILTER FABRIC
5. 6-INCH THICK LAYER OF WASHED 3/4" GRAVEL
6. SCH-80 NIPPLES (1) OF (4). LENGTH AS REQUIRED.
7. MAINLINE, SEE SPECIFICATIONS FOR TYPE.
8. MAINLINE FITTING, SEE SPECIFICATIONS FOR TYPE.
9. SCH-80 FITTING.
10. NIBCO T-113 GATE VALVE, SAME SIZE AS SOLENOID VALVE.
11. RAIN BIRD PESB-R VALVE.

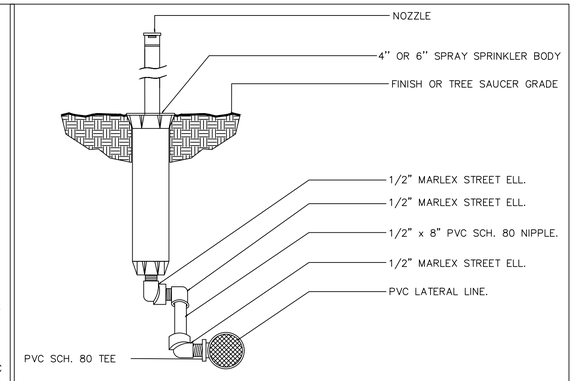
NOTES:
1. IF SCH-80 PVC FITTINGS ARE SPECIFIED FOR MAINLINE, CONTRACTOR MAY USE SOLVENT WELD FITTING RATHER THAN STANDARD SLIP BY TREAD SERVICE TEE.
2. COIL MINIMUM 30" ADDITIONAL WIRE IN VALVE BOX.
3. SEAL VALVE BOX SIDE WALL OPENINGS PRIOR TO BACK FILLING. COMPACT SOIL TO 95% DENSITY.
4. USE TEFLON TAPE ON ALL TREADED FITTINGS.
5. FLUSH MAINLINE PRIOR TO INSTALLING VALVES.



6 RAIN BIRD 100/150-PESB-R PRS-D
NTS WITH GATE VALVE

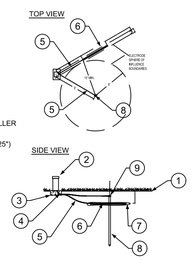


7 SLEEVE DETAIL
N.T.S.



8 SPRAY HEAD AT GRADE
N.T.S.

1. FINISH GRADE
2. CONTROLLER
3. CONCRETE PAD
4. 1.5" SCH-40 PVC SWEEP ELL
5. 6 AWG SOLID BARE COPPER WIRES. CONNECTED DIRECTLY TO CONTROLLER GRD BAR.
6. COPPER GROUND PLATE (4"x96"x.0625") WITH MINIMUM 50 LB GROUND ENHANCEMENT MATERIAL (PAIGE).
7. SPHERE OF INFLUENCE.
8. 5/8" x 8' COPPER CLAD GROUND ROD.
9. CADWELD CONNECTION.



NOTE:
1. DO NOT INSTALL ANY OTHER WIRE OR CABLE WITHIN THE SPHERE OF INFLUENCE.
2. INSTALL GROUNDING PLATE MINIMUM 30" BELOW FINISHED GRADE, OR BELOW FROSTLINE, WHICHEVER IS DEEPER.
3. MEGGAR TEST GROUNDING GRID, MINIMUM 10 OHMS OR LESS REQUIRED, CONTRACTOR TO PROVIDE ON HIS LETTER HEAD, TIME, DATE, AND TEST RESULT. SUBMIT A COPY TO OWNER OR OWNERS REP. PRIOR TO FINAL WALK THROUGH

CONTROLLER GROUNDING DETAIL
NTS

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DRAWING TITLE
IRRIGATION DETAILS

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.7

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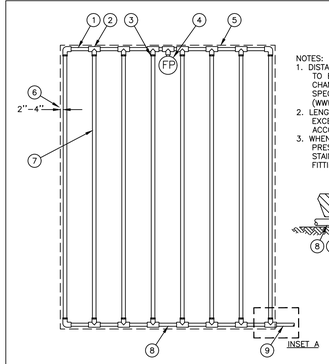
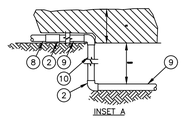


NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



LEGEND
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON–POTABLE: XFSP DRIPLINE
8. PVC SUPPLY HEADER
9. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
10. PVC SCH 40 RISER PIPE

1 XFS DRIPLINE END FEED LAYOUT — 12–18–2012 — N.T.S.

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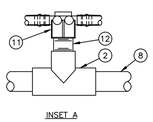

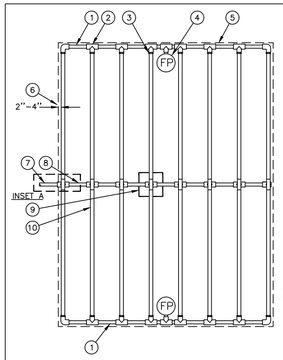

LEGEND
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)– SEE INSET A
10. SUBSURFACE DRIPLINE: RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
11. BARB X FEMALE FITTING: RAIN BIRD XFS–TFA–075 FITTING
12. 3/4" PVC NIPPLE, LENGTH AS NECESSARY

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

2 XFS DRIPLINE CENTER FEED LAYOUT — 12–18–2012 — N.T.S.

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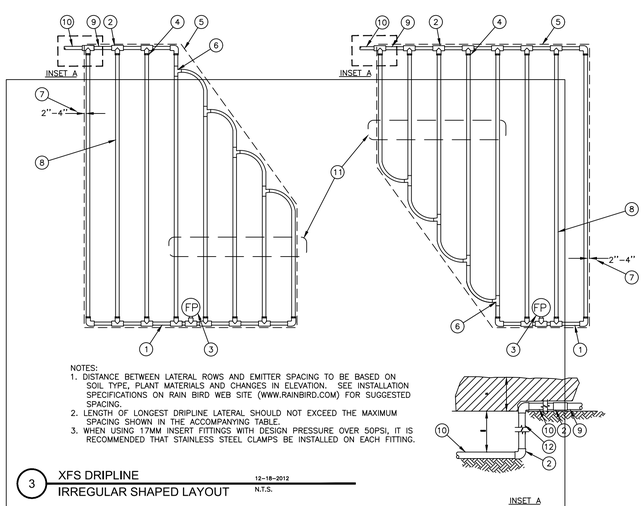
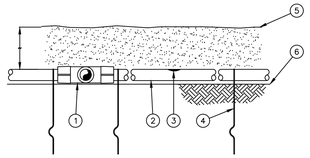


LEGEND
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT"
4. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF–TEE OR RAIN BIRD XFS–CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
8. SUBSURFACE DRIPLINE: RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
9. PVC SUPPLY MANIFOLD
10. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
11. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
12. PVC SCH 40 RISER PIPE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

3 XFS DRIPLINE IRREGULAR SHAPED LAYOUT — 12–18–2012 — N.T.S.

20210249_IR1.0_IRR_CD



NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

LEGEND
1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. SUBSURFACE DRIPLINE: RAIN BIRD XFS SERIES DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS–050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE

4 XFS DRIPLINE AT GRADE — 12–18–2012 — N.T.S.

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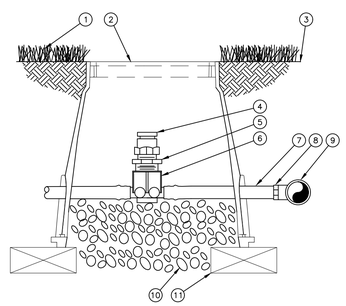
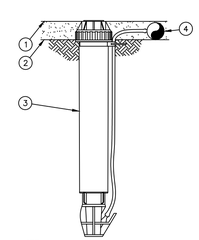


LEGEND
1. TURF GRASS
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. FINISH GRADE
4. 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. 1/2" X 3/4" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFS–TFA FITTING
7. 1/2" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
8. BARB X MALE THREAD CONNECTOR: RAIN BIRD XFF–MA FITTING
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
11. BRICK (1 OF 2)

5 XFS DRIPLINE 1/2" AIR RELIEF VALVE IN XFS DRIPLINE — 12–18–2012 — N.T.S.

20210249_IR1.0_IRR_CD



1. MULCH
2. FINISH GRADE
3. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
4. SUBSURFACE DRIPLINE: RAIN BIRD XFS SERIES DRIPLINE

NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO ¼ PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

6 XFS DRIPLINE OPERATION INDICATOR — 12–18–2012 — N.T.S.

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Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
3	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
1	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
IRRIGATION DETAILS

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.8

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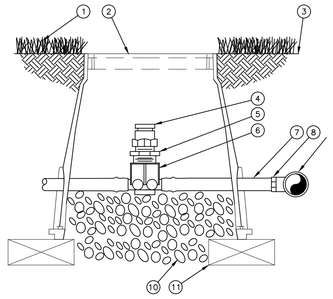

LEGEND

1. TURF GRASS OR PLANTING MATERIAL
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. FINISH GRADE
4. 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE AND WHERE SHOWN
5. 1/2" X 3/4" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFS-TFA FITTING
7. 1/2" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
8. BARB X MALE THREAD CONNECTOR: RAIN BIRD XFF-MA FITTING
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
11. BRICK (1 OF 2)

1 XFS DRIPLINE 1/2" AIR RELIEF VALVE IN XFS DRIPLINE

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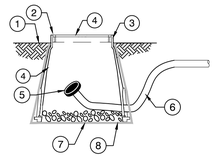


1. FINISHED GRADE
2. TOP OF VALVE BOX FLUSH WITH TOP OF MULCH (PURPLE)
3. 10" ROUND VALVE BOX
4. PURPLE LID
5. HUNTER AFV-B AUTOMATIC DRIP FLUSHING VALVE
6. BLANK TUBING
7. 6-INCHES THICK LAYER OF 3/4" WASHED GRAVEL
8. FILTER FABRIC

CONTRACTOR MUST PLACE (1) FLUSH VALVE FOR EVERY (7) GPM FLOW PER DRIP GRID, MINIMUM (1) PER DRIP GRID.

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

4 HUNTER AUTOMATIC FLUSH VALVE INSTALLATION

NTS

INSTALL RAIN BIRD XFS TUBING, NOT XFD TUBING, WITH ALL FITTINGS AS NECESSARY FOR ALL DRIP TUBING (GROUND COVER AND SHRUB) APPLICATIONS.

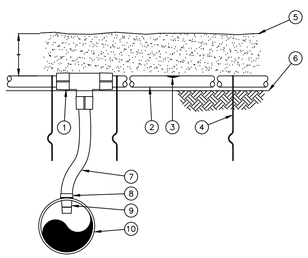
INSTALL A LINE OF TUBING 2" TO 4" FROM HARDSCAPE AND BEDLINES.

INSTALL A MINIMUM OF 2 ROWS OF TUBING IN ANY AREA.

INSTALL TUBING ROWS ON 12" SPACING MAXIMUM.

6 DRIP TUBING NOTES

N.T.S.



LEGEND

1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. SUBSURFACE DRIPLINE: RAIN BIRD XFS SERIES DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE
7. RAIN BIRD XF SERIES BLANK TUBING
8. RATCHET CLAMP (INCLUDED WITH ADAPTER)
9. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFS-INVPC
10. PVC LATERAL PIPE MINIMUM 1-1/2" IN DIAMETER

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

2 XFS DRIPLINE INSERT ADAPTER FOR 1 1/2" OR LARGER PVC

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DETAIL NOTES:

IN LEIU OF ANY FLUSHING CAPS AS SHOWN OR NOTED ON THE DETAILS, INSTALL AUTOMATIC DRIP LINE FLUSHING VALVES THAT WILL FLUSH APPROXIMATELY ONE GALLON OF IRRIGATION WATER AT THE BEGINNING OF EACH IRRIGATION CYCLE.

INSTALL NETAFIM TLFV-1, TORO T-FCH-H-FHT LOC-EZE AUTOMATIC FLUSH VALVE OR EQUAL AUTOMATIC LINE FLUSHING VALVE.

AS APPLICABLE, IN ADDITION TO THE LOCATIONS NOTED ON THE PLANS AND DETAILS, INSTALL A LINE FLUSHING VALVE, A DRIP AIR RELIEF VALVE AND A RAIN BIRD "OPERIND" AT THE SUPPLY MANIFOLD, AT THE FAR ENDS OF THE DRIP TUBING AND AT EVERY 7 GPM INTERVAL OR PART THEREOF OF DRIP TUBING.

INSTALL LANDSCAPE STAPLES EVERY 2-4 FEET OF DRIP TUBING TO STABILIZE THE TUBING.

INSTALL A FILTER (OR FILTERS IN PARALLEL) BETWEEN THE ISOLATION VALVE AND ANY DRIP ZONE VALVE(S). INSTALL FILTER(S) RATED FOR AT LEAST 125 PERCENT OF THE DRIP ZONE GALLONAGE STATED ON THE PLANS AND THE DRIP ZONE GALLONAGE INSTALLED.

INSTALL THE FILTER(S) IN AN ORIENTATION THAT ALLOWS THE MAINTENANCE PERSONNEL EASY ACCESS TO THE FILTER FOR FLUSHING AND SUPPLY THE OWNER WITH ALL ITEMS NECESSARY FOR FLUSHING THE FILTERS, INCLUDING ANY SHUT-OFF VALVES AND HOSES.

DO NOT INSTALL RAIN BIRD XFD TUBING FOR ANY APPLICATIONS. INSTALL XFS TUBING FOR ALL APPLICATIONS.

5 DETAIL VARIATION NOTES

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INSTALL TUBING AT FINISHED GRADE UNDER THE MULCH.

LOOP ALL RUNS OF TUBING WITH A MAXIMUM LOOP DISTANCE FROM THE SUPPLY MANIFOLD OF 300'.

INSTALL ONE PROPERLY SIZED FILTER WITH A STAINLESS STEEL 150 TO 200 MESH SCREEN FOR EACH VALVE.

INSTALL A VACUUM/AIR RELIEF VALVE AT THE OPPOSITE ENDS OF THE LOOPED DRIP NETWORK AND AT THE TERMINATION OF THE SUPPLY MANIFOLD FROM THE AUTOMATIC VALVE.

INSTALL AN AUTOMATIC LINE FLUSHING VALVE AT ALL AIR/VACUUM RELIEF VALVE LOCATIONS WITH ALL FITTINGS AS NECESSARY TO FLUSH THE SYSTEM INTO THE LANDSCAPE, WHEN THE ZONE COMMENCES OPERATION..

INSTALL A RAIN BIRD "OPERIND" AT EACH VACUUM/AIR RELIEF VALVE LOCATION.

DRIP TUBING QUANTITIES AND GALLONAGES ON PLANS ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT QUANTITIES AND GALLONAGES AND CONFIRM THE SYSTEM CAPABILITY TO PROVIDE THOSE GALLONAGES. CONTRACTOR TO BE PAID FOR ACTUAL QUANTITY OF DRIP TUBING AND BLANK TUBING INSTALLED UP TO A MAXIMUM QUANTITY AS SHOWN ON THE PLANS.

QUANTITIES ON PLANS DO NOT INCLUDE BLANK TUBING, LINE FLUSHING VALVES, AIR RELIEF VALVES OR PVC HEADERS. INCLUDE THESE ITEMS AND ANY OTHER ITEMS NECESSARY FOR A FULLY FUNCTIONING AUTOMATIC SYSTEM IN BID AND INSTALLATION.

INSTALL LANDSCAPE STAPLES 6' O.C. AND ANYWHERE ELSE NECESSARY TO SECURE TUBING TO THE GROUND.

FOLLOW THE MANUFACTURER'S INSTALLATION GUIDELINES INCLUDED WITH THE PRODUCTS.

DO NOT CURVE TUBING TO LOOP AT THE ENDS OF RUNS. INSTEAD USE (2) 90 DEG. FITTINGS AND A SHORT PIECE OF TUBING.

7 DRIP TUBING NOTES (CONTINUED)

N.T.S.

XFS DRIPLINE MAXIMUM LATERAL LENGTHS (FEET)

PSI	.9 GPH
15	155
20	169
30	230
40	255
50	285
60	290

3 XFS DRIPLINE MAXIMUM LENGTHS

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INSTALL ALL ITEMS ON THIS SYSTEM PER STATE AND LOCAL REQUIREMENTS FOR A REUSE-FED IRRIGATION SYSTEM, INCLUDING, BUT NOT LIMITED TO, PURPLE SPRINKLER INDICATORS, PURPLE VALVE HANDLES, PURPLE VALVE BOX LIDS, PURPLE PIPING AND PURPLE OR PURPLE STRIPED DRIP TUBING.

ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.

PROVIDE PROOF TO THE LANDSCAPE ARCHITECT THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE.

ANY EXISTING TREE ROOTS, WHEN ENCOUNTERED DURING INSTALLATION OF UTILITIES, SHALL BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS AND COVERED WITH SOIL AS SOON AS POSSIBLE TO REDUCE DEHYDRATION. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.

INSTALL THE SYSTEM IN ACCORDANCE WITH THE LOCAL CODES REGARDING IRRIGATION SYSTEMS.

CONNECT TO THE REUSE STUBOUT AS THE PONT OF CONNECTION.

8 GENERAL IRRIGATION NOTES

N.T.S.

Department of Planning and Development
Project Number : PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024
CITY OF MOUNT DORA

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HILLSIDE
Permit Set
LAKE COUNTY, FL

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DRAWING TITLE
IRRIGATION DETAILS AND NOTES

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.9

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PART 1 – GENERAL

DESCRIPTION

FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND TRANSPORTATION, UNLESS OTHERWISE SPECIFIED, NECESSARY TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE PLANT MATERIALS AND TURF AND MULCH AREAS. FURNISH ALL ITEMS FOR A REUSE IRRIGATION SYSTEM AS REQUIRED BY THE STATE OF FLORIDA AND LOCAL CODES

APPLICABLE STANDARDS

AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS S376.1, "DESIGN, INSTALLATION AND PERFORMANCE OF UNDERGROUND, THERMOPLASTIC IRRIGATION PIPELINES."

ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING."

ASTM D1785, POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND 120.

ASTM D2241 POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE (SDR-PR).

SUBSTITUTIONS

WHEREVER BRAND NAMES ARE USED IN THESE SPECIFICATIONS, USE ONLY THE BRAND SPECIFIED. MAKE NO SUBSTITUTIONS AS A PART OF THIS BID PACKAGE.

PART 2 – MATERIALS

PIPE

FURNISH ALL UNDERGROUND PIPING AS PVC EXCEPT FOR THE PIPING THAT IS TO BE USED BETWEEN THE LATERALS AND SPRINKLER HEADS. ALL PVC PIPE SHALL BE CL 200 PURPLE PIPE (SDR 21) OR BETTER.

SIZE EACH SLEEVE AT LEAST TWICE (2X) THE SIZE OF THE PIPE BEING ROUTED THROUGH IT. INSTALL EACH CONTROL WIRE SLEEVE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES BEING ROUTED THROUGH IT UNDER THE AREA SPECIFIED. CONSULT WITH THE OWNER OR OWNER'S REPRESENTATIVE FOR THE LOCATION, DEPTH, NUMBER AND SIZE OF ANY AVAILABLE EXISTING SLEEVES.

INSTALL ALL ABOVE GROUND PIPE AS D.I.P. OR GALVANIZED PIPE.

FURNISH FLEXIBLE POLYETHYLENE PIPE (POLY PIPE) AS VIRGIN POLYETHYLENE PIPE WITH A MINIMUM OF 5/8" INSIDE DIAMETER IN INDIVIDUAL LENGTHS OF AT LEAST 22" PER PIECE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. NO "FLEX PVC" IS ALLOWED.

PIPE FITTINGS

FOR MAIN LINE PVC PIPE FITTINGS, USE HARCO D.I.P. GASKETED FITTINGS AS MANUFACTURED BY THE HARRINGTON CORP. USE FITTINGS WITH THREADED OUTLETS FOR CONNECTIONS TO THE REMOTE CONTROL CONTROL VALVES.

FOR PVC ZONE PIPE, USE SCHEDULE 40, SOLVENT WELD FITTINGS, MANUFACTURED FROM PVC 12454-B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2466, EXCEPT FOR THREADED FITTINGS. FOR THREADED APPLICATIONS, USE SCHEDULE 80 FITTINGS MANUFACTURED FROM PVC 12454- B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2467.

CONNECT ALL RISER ASSEMBLIES TO THE IRRIGATION PIPELINE WITH A SCHEDULE 80 TEE, AS DESCRIBED ABOVE.

DO NOT USE MALE ADAPTERS FOR ANY APPLICATIONS. INSTEAD, USE ONE HALF OF A SCHEDULE 80 NIPPLE GLUED INTO A SCHEDULE 40 COUPLER.

CONNECT ALL PVC PIPING TO GALVANIZED PIPING USING A "TOE" NIPPLE

SOLVENT CEMENT AND PRIMER

USE A MEDIUM OR HEAVY BODY GRAY SOLVENT CEMENT MANUFACTURED IN ACCORDANCE WITH ASTM D2564 AND PRIMER MANUFACTURED IN ACCORDANCE WITH ASTM F656.

SPRINKLERS

INSTALL PROS-PRS40-06 6" POP-UP SPRINKLERS WITH APPROPRIATE NOZZLES AND SCREENS AT GRADE FOR ALL TURF SPRAY HEAD APPLICATIONS. USE PURPLE INDICATORS.

INSTALL HUNTER PROS-PRS30-04 4" SERIES SPRINKLERS WITH APPROPRIATE NOZZLES AND SCREENS AT GRADE FOR ALL TREE SPRAY APPLICATIONS. USE PURPLE INDICATORS.

INSTALL RAIN BIRD XFS (NOT XFD) PURPLE OR PURPLE STRIPE .9 GPH, 12" O.C. TUBING FOR ALL DRIP TUBING APPLICATIONS.

ELECTRIC VALVES

USE HUNTER ICV SERIES ELECTRIC VALVES WITH PRESSURE REGULATION AND PURPLE HANDLES FOR ALL APPLICATIONS.

CONTROLLER

USE A HUNTER CONTROLLER PER THE LEGEND WITH A SOLAR-SYNC SENSOR FOR THIS SYSTEM.

WIRE

USE U.F. WIRE APPROVED FOR DIRECT BURIAL UNDERGROUND FOR ALL 24 VAC APPLICATIONS.

USE RED #12 AWG WIRE FOR ALL VALVE POWER WIRES.

USE WHITE #12 AWG WIRE FOR ALL VALVE COMMON WIRES.

VALVE BOXES

USE AMETEK JUMBO VALVE BOXES WITH PURPLE LIDS FOR ALL APPLICATIONS.

POINT OF CONNECTION

CONNECT TO THE REUSE STUBOUT CAPABLE OF 50 GPM AT 55 PSI AS THE POC.

SPLICING MATERIALS

USE DBY SPLICE KITS FOR ALL UNDERGROUND WIRE SPLICING APPLICATIONS

MATERIAL QUANTITIES

VERIFY ALL MATERIAL QUANTITIES BEFORE BIDDING.

TESTING MATERIALS

PROVIDE ALL MATERIALS NECESSARY FOR THE TESTING OF THE SYSTEM, INCLUDING PUMPS, GENERATORS, HOSES, PIPING, FITTINGS, ETC.

ASSURE THAT ALL ITEMS FOR TESTING ARE IN A SAFE AND ACCEPTABLE OPERATING CONDITION.

PART 3 – EXECUTION

A. GENERAL

INSTALL PVC PIPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REVIEW CONSTRUCTION PLANS WITH THE OWNER OR OWNER'S REPRESENTATIVE BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION IF THERE IS ANY DOUBT AS TO HEAD LINE OR ZONE PLACEMENT.

INSPECT THE CONSTRUCTION SITE BEFORE ANY WORK BEGINS AND FLAG LOCATIONS OF MAINLINE PIPE, SLEEVES, HEADS AND VALVES FOR REVIEW BY THE LANDSCAPE ARCHITECT/OWNER. FLAGS SHALL BE CLEARLY MARKED OR COLORED TO DESIGNATE THE TYPE OF EQUIPMENT TO BE INSTALLED AT THAT POINT. INSTALLATION SHALL NOT COMMENCE UNTIL THE STAKING/ FLAGGING HAS BEEN APPROVED.

COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO PROVIDE FOR CORRECT APPLICATION OF WATER TO THE PLANT MATERIAL.

PIPE TRENCH CONSTRUCTION

PROVIDE FOR A MINIMUM DEPTH OF COVER OF 18" FOR ALL MAINLINE PIPE AND 12" OF COVER FOR ALL ZONE PIPE AS MEASURED FROM FINISHED GRADE.

PROVIDE THE MINIMUM DEPTH OF COVER, AS SPECIFIED ABOVE, OVER THE TOP OF THE PIPE BEFORE THE TRENCH IS WHEEL-LOADED.

BACK FILL

PROVIDE INITIAL BACK FILL MATERIAL THAT IS FINE-GRAINED MATERIAL FREE FROM COMPACTED EARTH GREATER THAN TWO INCHES IN DIAMETER, ROCKS, OR STONES.

TAMP THE BACK FILL IN LAYERS NOT TO EXCEED SIX INCHES. LIFT AND COMPACT FIRMLY AROUND THE PIPE AND UP TO AT LEAST SIX INCHES ABOVE THE TOP OF THE PIPE. SUFFICIENTLY MOISTEN THE BACK FILL TO PERMIT THOROUGH COMPACTION UNDER AND ON EACH SIDE OF THE PIPE TO PROVIDE SUPPORT FREE FROM VOIDS. AVOID DEFORMING, DISPLACING, OR DAMAGING PIPE DURING THIS PHASE OF THE OPERATION. ASSURE THAT WHEN FINISHED, THE SOIL COMPACTION EQUALS THE ORIGINAL CONDITION.

FITTING AND PIPE CONNECTIONS

SQUARE CUT, CLEAN AND PRIME ALL JOINTS BEFORE CEMENTING.

FULLY ENGAGE ALL JOINTS WHILE CEMENTING.

PVC FITTINGS – MAKE ALL SOLVENT WELD JOINTS IN ACCORDANCE WITH ASTM D2855. PRIME ALL FITTINGS WITH PURPLE PRIMER BEFORE MAKING SOLVENT WELD CONNECTIONS. ALLOW SOLVENT WELDED JOINTS AT LEAST ONE (1) HOUR TO SET UP BEFORE MOVING OR HANDLING. DO NOT PERMIT WATER IN THE PIPE FOR AT LEAST TWENTY-FOUR HOURS AFTER MAKING A SOLVENT WELD ON THAT PIPE UNLESS RECOMMENDED OTHERWISE BY THE SOLVENT CEMENT MANUFACTURER. SEAL ALL THREADED PVC FITTINGS WITH LIQUID TEFLON EXCEPT SPRINKLER HEADS, ELECTRIC VALVE CONNECTIONS AND SWING JOINTS. INSTALL ALL OF THESE EXCEPTIONS USING ONE INCH TEFLON TAPE.

FLUSHING PIPELINES

FLUSH ALL PIPELINES BEFORE SPRINKLERS ARE INSTALLED. MAINTAIN A MINIMUM PIPE VELOCITY OF THREE FEET PER SECOND AND FLUSH FOR A MINIMUM TIME OF:

T = 2L/3 WHERE T = TIME IN SECONDS

& L = PIPE LENGTH IN FEET FROM INLET POINT TO MOST DISTANT POINT IN PIPELINE.

INSTALLING ELECTRIC VALVE CONTROL WIRING

INSTALL WIRING IN THE SAME TRENCH AND ALONG THE SAME ROUTE AS, AND UNDERNEATH THE MAINLINE EXCEPT IN LOCATIONS WHERE THE WIRE WILL PASS UNDER PAVING. AT THOSE LOCATIONS INSTALL THE WIRE INSIDE OF A PVC SLEEVE. INSTALL CONTROL WIRING THROUGH WALLS, FLOORS, AND SLABS IN PVC SLEEVES.

USE A CONTINUOUS WIRE BETWEEN THE DECODER AND VALVE. MAKE AN EXPANSION LOOP OF A MINIMUM 12 INCHES DIAMETER AT EACH WIRE CONNECTION.

ATTACH PERMANENT MARKINGS AT EACH END OF EACH WIRE NEAR THE VALVE TO IDENTIFY IT BY VALVE NUMBER.

AUTOMATIC CONTROLLER INSTALLATION

LOCATION – VERIFY LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

VERIFY THAT SUFFICIENT SLEEVING EXISTS TO ALLOW ROUTING OF THE VALVE WIRING FROM THE CONTROLLER TO EACH VALVE.

VALVE INSTALLATION

INSTALL ALL AUTOMATIC ZONE VALVES AND BALL VALVES IN VALVE BOXES. NUMBER EACH ZONE VALVE BOX ON THE UNDERSIDE AND TOPSIDE OF EACH VALVE BOX COVER WITH BLACK WATERPROOF MARKER FOR REFERENCE.

INSTALL ANY MAIN LINE ISOLATION VALVES IN VALVE BOXES.

INSTALLATION OF SPRAY HEADS.

INSTALLATION SCHEDULE – INSTALL SPRAY HEADS AFTER THE SPRINKLER BODY ASSEMBLIES HAVE BEEN CLEANLY FLUSHED.

ORIENTATION – INSTALL POP-UP UNITS IN A PLUMB POSITION AND FIELD ADJUST SPRINKLER HEADS TO OBTAIN COMPLETE COVERAGE OF IRRIGATED AREA WITH MINIMUM OVER SPRAY ONTO PAVED SURFACES. HEADS ARE TO BE LOCATED ON A MAXIMUM SPACING OF 55% OF THE SPRINKLER COVERAGE DISTANCE AND CLOSER WHERE INDICATED. ADJUST NOZZLE DISTANCE AS NEEDED TO COVER PLANT MATERIALS AND MINIMIZE OVER SPRAY ON STRUCTURES AND PAVEMENT. ALIGN POP-UP SPRAY HEADS IN A VERTICAL ORIENTATION AS SHOWN IN THE DETAILS. ADJUST AS NECESSARY TO PROVIDE THE BEST COVERAGE IN SLOPED AREAS.

RELIEF VALVE INSTALLATION

INSTALL AIR / VACUUM RELIEF VALVES ON THE MAIN LINE WHERE SHOWN. ISOLATE THE RELIEF VALVE WITH A BRASS GATE VALVE. INSTALL IN ACCORDANCE WITH NORMAL LOCAL STANDARDS.

TESTING

PRESSURE TEST THE SYSTEM MAIN LINE BEFORE APPRECIABLY BACKFILLING.

PRESSURE TEST THE SYSTEM MAIN LINE, IN THE PRESENCE OF THE OWNER OR OWNER'S REPRESENTATIVE, FOR A PERIOD OF NO LESS THAN FOUR HOURS, CONTINUOUSLY, AT A PRESSURE OF NO LESS THAN 100 PSI WITH NO LEAKS AND ASSURE THAT ANY TESTS OF THE SYSTEM MAIN LINE MEET THE ORANGE COUNTY PLUMBING CODES. IF LEAKAGE OCCURS, REMEDY THE LEAKAGE PROBLEM AND RETEST. REPEAT THIS PROCESS AS MANY TIMES AS NECESSSARY UNTIL A SUCCESSFUL TEST IS PERFORMED.

INSPECTIONS

THE FOLLOWING INSPECTIONS ARE REQUIRED. NOTIFY OWNER OR OWNER'S REPRESENTATIVE IN ADVANCE THAT EACH ITEM IS READY FOR INSPECTION AS INDICATED BELOW:

INSPECTION OF FLAGGED UNDERGROUND MAINLINE PIPING, SLEEVES, SPRINKLER AND VALVE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION – NOTIFY 48 HOURS IN ADVANCE.

SPRINKLER COVERAGE TEST – NOTIFY 48 HOURS IN ADVANCE.

FINAL INSPECTION – NOTIFY 48 HOURS IN ADVANCE.

TESTING

COVERAGE TESTS – CONDUCT SPRINKLER COVERAGE TESTS UNDER NORMAL OPERATING PRESSURE CONDITIONS BEFORE ANY GROUND COVER OR TURF IS PLANTED. CORRECT AND FIELD ADJUST SPRINKLER ORIENTATION TO PROVIDE UNIFORM PRECIPITATION OVER THE IRRIGATED AREA AND MINIMIZE OVER SPRAY ONTO PAVED SURFACES AND BUILDINGS.

WARRANTY

THE CONTRACTOR SHALL ISSUE TO THE OWNER OR OWNER'S REPRESENTATIVE A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD OF NOT LESS THAN ONE YEAR ON ALL SPRINKLERS, VALVES, THE CONTROLLER, AND HIS LABOR.

DRAWING OF RECORD

THE CONTRACTOR SHALL SUPPLY TO THE OWNER A DRAFTED, SCALED, REPRODUCIBLE PLAN SHOWING ALL CHANGES MADE TO THE EXISTING IRRIGATION SYSTEM AND ALL NEWLY INSTALLED COMPONENTS INCLUDING ALL SPRINKLERS, INCLUDING BODY TYPES AND NOZZLES, PIPE, INCLUDING SIZES AND THE ENDS OF SLEEVING LOCATIONS AS MEASURED FROM AT LEAST TWO FIXED OBJECTS, CONTROLLER, AND WIRE ROUTING. THIS PLAN MAY BE AN ADAPTATION OF THE IRRIGATION DESIGN WITH ANY CHANGES DRAFTED ON THIS PLAN. THE DRAWING SHALL ALSO PROVIDE A MINIMUM OF TWO (2) DIMENSIONS TAKEN FROM FIXED OBJECTS TO EACH AUTOMATIC VALVE AND MANUAL CONTROL VALVE.

ADDITIONAL SUBMITTALS

SUPPLY TO THE OWNER ALL INSTRUCTION SHEETS AND PARTS LISTS COVERING ALL OPERATING AND ELECTRICAL-RELATED EQUIPMENT, BOUND IN ONE FOLDER. FURNISH THE OWNER WITH ANY KEYS FOR LOCKABLE ITEMS ON THIS SYSTEM.

RAIN GAUGE

ASSURE THAT THE CONTROLLER IS INTERFACED WITH A RAIN/FREEZE SWITCH WHICH WILL SHUT THE SYSTEM OFF IN CASE OF RAIN AND FREEZING WEATHER.

MISCELLANEOUS

ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS. CONTACT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF IN ANY DOUBT OF HEAD, LINE OR ZONE PLACEMENT.

ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPED AREAS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WITH THE INSTALLATION.

ALL APPLICABLE CODES SHALL TAKE PRECEDENCE OVER THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR FIELD CHANGES.

FIELD ADJUST NOZZLE SELECTION LOCATIONS AND PLUMB OF SPRINKLERS TO PROVIDE PROPER COVERAGE.

ADJUST ALL VALVE FLOW CONTROL KNOBS AND PRESSURE REGULATORS TO PROVIDE PROPER COVERAGE AND TO REDUCE FOGGING OF SPRINKLERS.

REUSE REQUIREMENTS

PROVIDE ALL ITEMS AS REQUIRED FOR A REUSE FED SYSTEM INCLUDING, BUT NOT LIMITED TO PURPLE PIPE, PURPLE HANDLED VALVES, PURPLE VALVE BOX COVERS, PURPLE SPRINKLER INDICATORS AND ANY ABOVE GROUND PIPING TO BE PAINTED PANTONE 522C PURPLE.

CITY OF MOUNT DORA
Department of Planning and Development
Project Number PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

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LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
IRRIGATION SPECIFICATIONS

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.10

P:\2021\20210249_kb homes hillside at mt. dora\dwg\construction\20210249_IR1.0_IRR_CD.dwg-IR1.10 Irrigation Specifications Jan 23, 2024 lulu

LEGEND

- POC — POINT OF CONNECTION TO REUSE STUB OUT - 50 GPM @ 50 PSI REQUIRED
- HUNTER ACC2 12-STATION CONTROLLER WITH TWO A2M-600 MODULES
- SS — HUNTER SOLAR SYNC SENSOR
- 2-1/2" GASKETED PVC MAIN LINE
- CL200 SOLVENT WELD PVC ZONE PIPING
- SCHEDULE 40 SLEEVE LOCATION
- LINE SIZE GATE VALVE
- HUNTER ICV-151G-FS-R 1.5" ELECTRIC ZONE VALVE ASSEMBLY
- HUNTER ICV-101G-FS-R 1" ELECTRIC ZONE VALVE ASSEMBLY
- LIMITS OF RAIN BIRD .9 GPH, 12" O.C. XFS DRIP TUBING
- A — LOCATION OF HUNTER AFV-B AUTOMATIC FLUSHING VALVE AND DRIP AIR RELIEF VALVE VALVE
- LOCATION OF RAIN BIRD OPERIND
- T — PROS-04-PRS30 SPRINKLER WITH RAIN BIRD 5Q NOZZLE - TREES
- TREE SPRAY DIVISION LINE
- M — HUNTER PROS-06-PRS40-MP800SR-90-R SPRINKLER
- L — HUNTER PROS-06-PRS40-MPLCS-515-R SPRINKLER
- R — HUNTER PROS-06-PRS40-MPRCS-515-R SPRINKLER
- S — HUNTER PROS-06-PRS40-MPSS-530-R SPRINKLER
- C — HUNTER PROS-06-PRS40-MPCORNER-R SPRINKLER
- 12 — HUNTER PROS-06-PRS40-MP1000-90-R SPRINKLER
- 22 — HUNTER PROS-06-PRS40-MP2000-90-R SPRINKLER
- STA. C-# / SIZE # / TYPE APP / GPM # — VALVE STATION NUMBER, SIZE, APPLICATION AND NOMINAL GALLONAGE

Department of Planning and Development
Project Number : PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

CITY OF MOUNT DORA

Catalyst DESIGN GROUP
941 WEST MORSE BLVD., SUITE 100, ORLANDO, FL 32789
(689) 219-8900 | WWW.CATALYST-DG.COM

KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
3	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
1	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
IRRIGATION LEGEND

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.11

P:\2021\20210249_kb homes hillside at mt. dora\dwg\construction\20210249_IR1.0_PRR_CD.dwg-IR1.11 Irrigation Legend Jan 23, 2024 lulu

SAFETYFirst
- PERSONAL ACCOUNTABILITY
- ACTIVE CARING
- HAZARD RECOGNITION

USP: BREAKER M34
FIELD CHECK FOR ACCURACY

CIRCLE FOR SAFETY — DUKE ENERGY.

Safety Reminders / Adverse Conditions

- 911 ADDRESS
2218 ROBIE AVE
MOUNT DORA, FL 32757
DISTANCE FROM 911 ADDRESS TO JOB SITE: 0.1 MILES

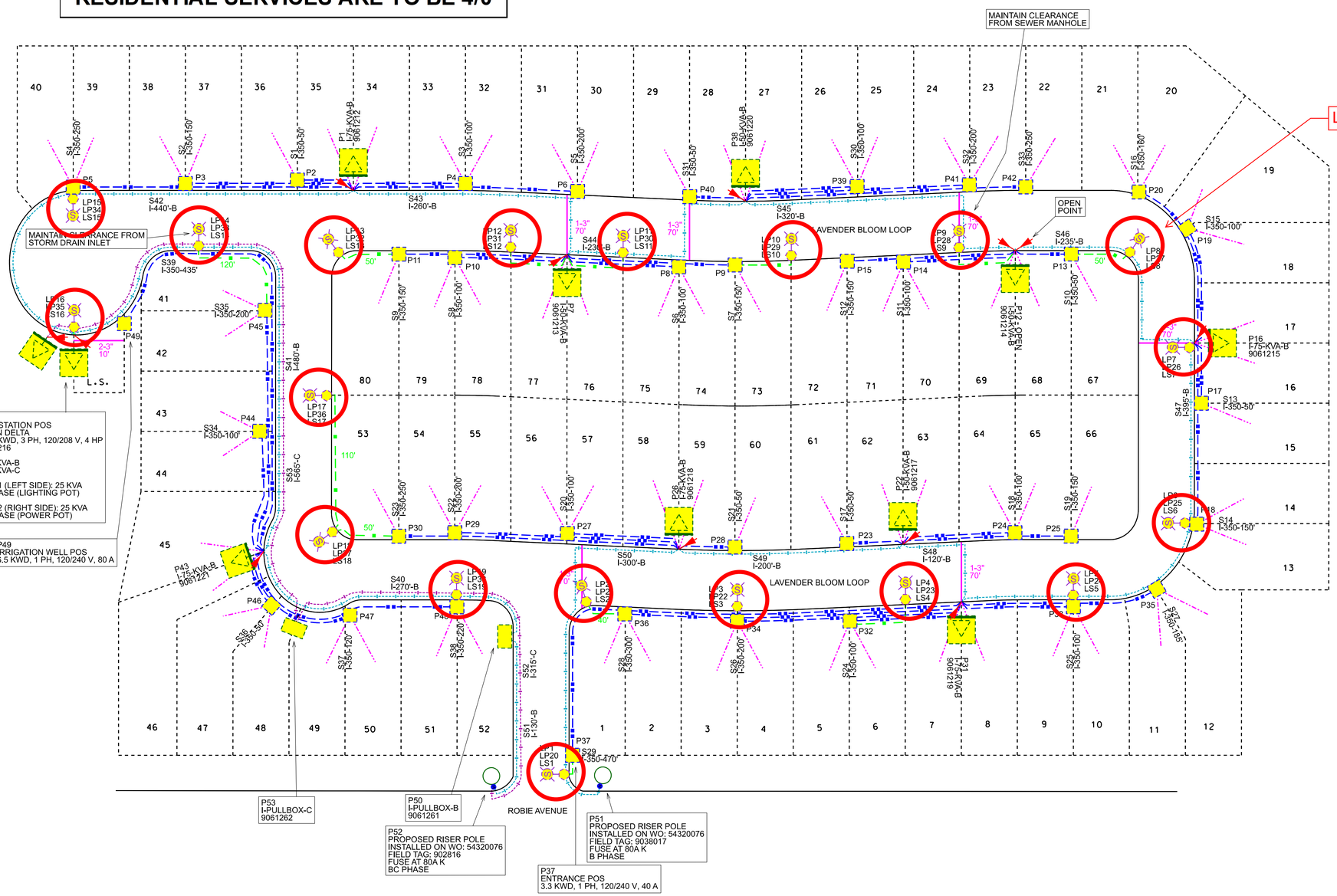
HILLSIDE AT MOUNT DORA
80 LOTS
FINAL CONSTRUCTION PRINT

REMEMBER: Work zone area conditions may have changed for this job! Everyone is responsible for verifying the above safety information is correct prior to any work being performed each day.

DEVELOPER TO INSTALL CONDUIT SYSTEM AND ROAD CROSSINGS

UNLESS OTHERWISE SPECIFIED, ALL RESIDENTIAL SERVICES ARE TO BE 4/0

COMMERCIAL LOAD INFORMATION			
P49	9061260	=	IRRIGATION WELL POS
VOLTAGE		=	120/240 V
KW DEMAND		=	1PH, 6.5 KWD
LARGEST MOTOR		=	80 A



LIGHT POLES	19
PEDESTALS:	19
POLE FIELD TAG ID'S:	
LP1 -	9061090
LP2 -	9061091
LP3 -	9061092
LP4 -	9061093
LP5 -	9061094
LP6 -	9061095
LP7 -	9061096
LP8 -	9061097
LP9 -	9061098
LP10 -	9061099
LP11 -	9061100
LP12 -	9061101
LP13 -	9061102
LP14 -	9061103
LP15 -	9061104
LP16 -	9061105
LP17 -	9061106
LP18 -	9061107
LP19 -	9061108

DRAWN BY: HUGO ROMERO

LEGEND
FACILITIES ARE NOT TO SCALE

- PADMOUNTED TRANSFORMER (SOLID GREEN LINE MARKS FRONT OF TRANSFORMER)
- PULLBOX
- ABOVE GROUND PEDESTAL
- POLE AND STREET LIGHT
- ROAD CROSSING
- SECONDARY CABLE
- STREET LIGHT CABLE
- SERVICE CABLE
- 1/0 AL PRIMARY CABLE A PHASE
- 1/0 AL PRIMARY CABLE B PHASE
- 1/0 AL PRIMARY CABLE C PHASE
- 1/0 AL PRIMARY CABLE ABC PHASE

Work Order Number	52908546
Customer/Contact	MATT BOSSICK
Contact Phone	305-710-1001
Job Site Address	ROBIE AVE
City	MOUNT DORA
County	LAKE
State, Zip	FL, 32757
Designer	KRISTIN CORDELL
Designer Phone	321-662-0294
Circuit ID	M34
Primary Voltage	7.2/12.47 kV
Permit Required	Yes X No___
Permit Type/No.	LAKE COUNTY
Permit Type/No. 2	
Permit Type/No. 3	
Revision Date	09/11/2024

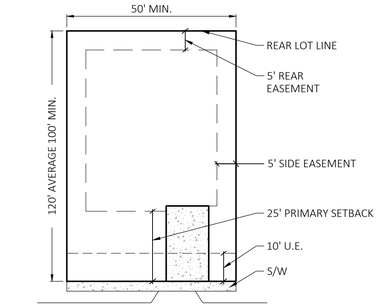
DUKE ENERGY.

Sheet 1 OF 1
Scale = 1"=50'

EXHIBIT 7.2 - LIGHTING PLAN

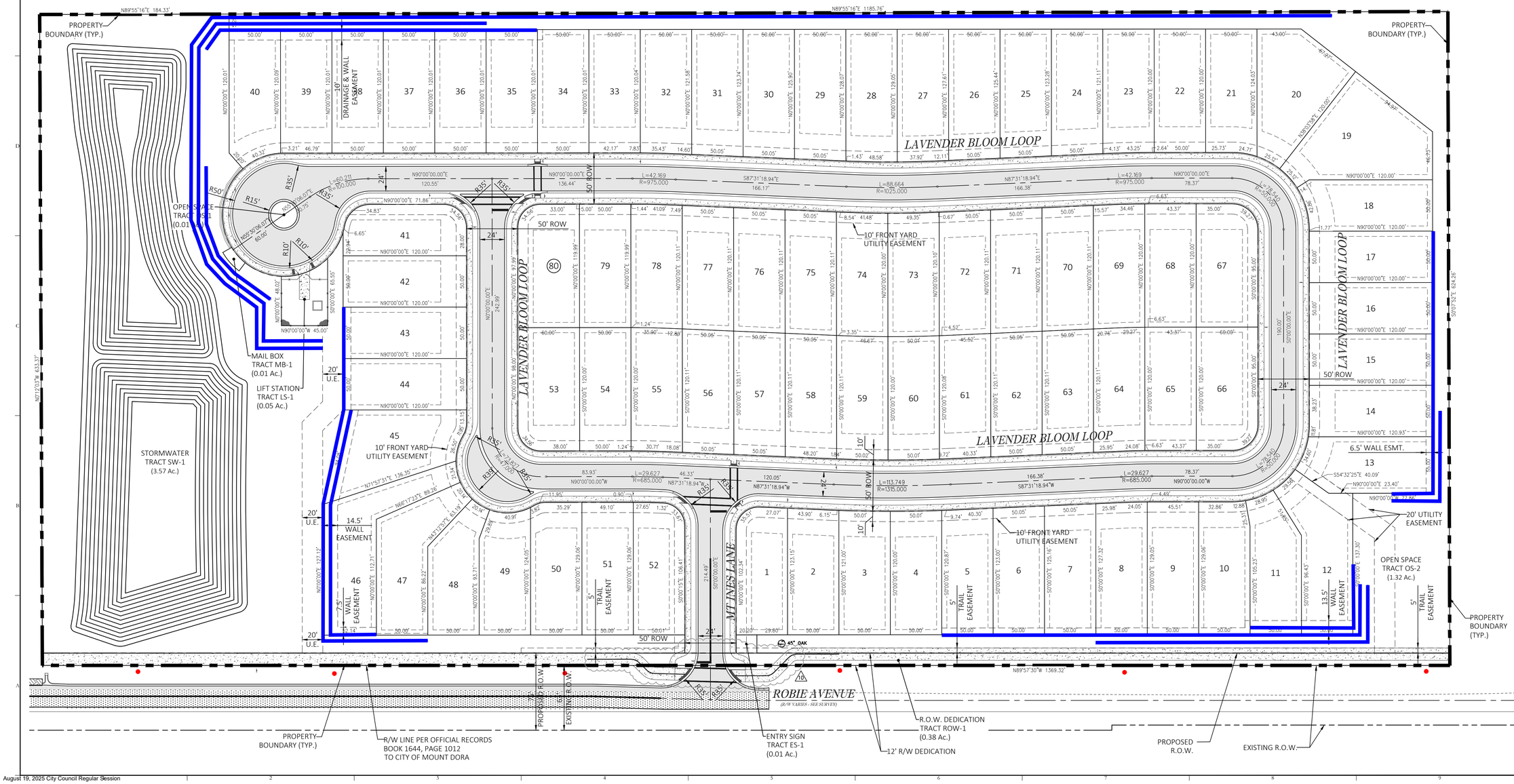
EXHIBIT 7.3 - WALL PLAN

RETAINING WALL

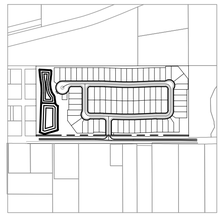


TYPICAL LOT EASEMENT LAYOUT
N.T.S.

25 0 50 100
SCALE IN FEET



Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
11	12/18/24	REVISION RESUBMITTAL TO COUNTY
10	11/12/24	REVISION RESUBMITTAL TO CITY & COUNTY
09	08/23/24	REVISIONS TO CITY & COUNTY
08	05/03/24	RESUBMIT TO FDEP
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 50'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.10

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: December 19, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-GEO

CITY OF MOUNT DORA
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Construction Plans
for
HILLSIDE AT MOUNT DORA
Mt. INES PUD
Lake County, FL

EXHIBIT 7.4 - ENGINEERING PLANS

LEGAL DESCRIPTION:

THE EAST 380 FEET OF SE 1/4 OF NW 1/4 OF SW 1/4 AND THE W 3/4 OF S 1/2 OF NE 1/4 OF SW 1/4, SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

Alternate Key Numbers:
1048419
1124786

UTILITY PROVIDERS:

Sewer:
City of Mt. Dora (CoMD) Utilities
900 North Donnelly Street
Mount Dora, FL 32757

Telephone:
Sprint
P.O. Box 490048
Leesburg, FL 34749-0048
352.326.1620

Water:
City of Mt. Dora (CoMD) Utilities
900 North Donnelly Street
Mount Dora, FL 32757

Gas:
TECO People Gas
1724 Kurt Street
Eustic, FL 32726
352.483.7232

Electric:
Duke Energy
20551 Old Scenic Hwy
Lake Wales, FL 33898

Cable:
Comcast
8130 CR 44 Leg A
Leesburg, FL 34788
352.787.9601 x133

CONSULTANTS:

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston Street.
Orlando, FL 32803
407.487.2594

Environmental:
Alliant Environmental Solutions, LLC.
P.O. Box 3826
DeLand, FL 32721
386.624.7304

Landscape Architect:
Catalyst Design Group
941 W. Morse Boulevard, Suite 100
Winter Park, FL 32789
615.622.7200

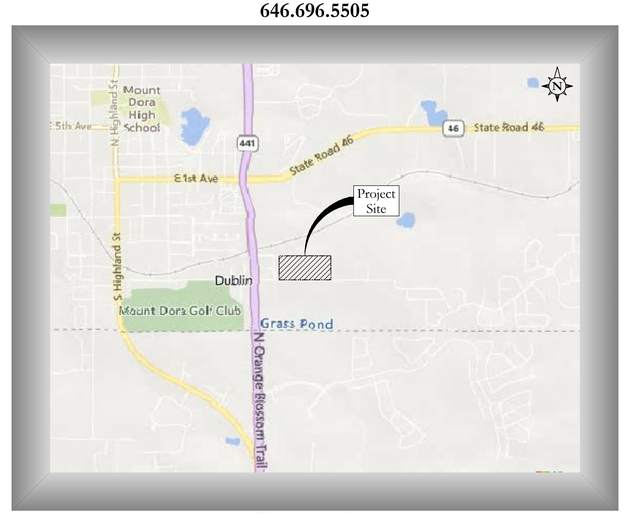
Geotechnical Engineer:
Imperial Testing and Engineering, Inc.
3905 Kidron Road
Lakeland, FL 33811
863.647.2877

Surveyor:
Allen & Company
16 E. Plant Street
Winter Garden, Fl. 34787
407-654-5355

Transportation:
Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, FL 32751
407.628.9955

Surveyor:
Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, FL 32746
407.678.3366

Owner:
Kurly Key Properties LLC
Marcelo Carvajal
1444 Belfiore Way
Windermere, FL 34786
646.696.5505



Vicinity Map
Scale: 1" = 2,000'

Sheet Index

Sheet Id.	Sheet Title	Subm./Rev. 0	1	2	3	4	5	6	7
Civil Plans									
C0.00	Cover Sheet	■	■	■	■	■	■	■	■
C0.01 - C0.02	Construction Notes	■	■	■	■	■	■	■	■
C1.00	Existing Conditions	■	■	■	■	■	■	■	■
C2.00	Master Site Plan	■	■	■	■	■	■	■	■
C2.01	Site Data Notes	■	■	■	■	■	■	■	■
C2.10	Erosion Control Plan & Details	■	■	■	■	■	■	■	■
C3.00	Typical Roadway Sections	■	■	■	■	■	■	■	■
C3.10	Geometry Plan	■	■	■	■	■	■	■	■
C4.00	Master Drainage Plan	■	■	■	■	■	■	■	■
C4.10	Grading & Drainage Plan	■	■	■	■	■	■	■	■
C4.11 - C4.12	Grading Sections	■	■	■	■	■	■	■	■
C4.20 - C4.23	General Construction Details	■	■	■	■	■	■	■	■
C4.24	Outfall Structure Details	■	■	■	■	■	■	■	■
C4.30	Utility Crossings & Asset Tables		■	■	■	■	■	■	■
C5.00	Master Utility Plan	■	■	■	■	■	■	■	■
C6.00	Plan & Profile Mt. Ines Lane	■	■	■	■	■	■	■	■
C6.01 - C6.03	Plan & Profile Lavender Bloom Loop	■	■	■	■	■	■	■	■
C7.00 - C7.06	Offsite Roadway Improvement Plans		■	■	■	■	■	■	■
C9.00	Signage & Striping Plan	■	■	■	■	■	■	■	■
C10.01 C10.10	City Of Mt Dora Utility Construction Notes	■	■	■	■	■	■	■	■
C11.01 - C11.02	Lake County Details	■	■	■	■	■	■	■	■
C12.00	City Of Mt Dora Lift Station Details	■	■	■	■	■	■	■	■
Survey Drawings									
	ALTA/NSPS Land Title Boundary Survey								
	Boundary, Topographic & Tree Survey								
Landscape Reference Drawings									
	Tree Removal Plan & Notes & Details								
	Tree Removal List & Calculations								
	Overall Landscape Plan								
	Landscape Plan								
	Landscape Notes & Details								
	Irrigation Plan & Notes								

Submittal Info

	Date	Description
0	8/17/2022	Submit to the City of Mount Dora, Lake County, SJRWMD
1	11/18/2022	Submit to the City of Mount Dora, Lake County, SJRWMD
2	1/27/2023	Submit to the City of Mount Dora, Lake County, SJRWMD
3	6/19/2023	Resubmit to SJRWMD
4	09/15/2023	Submit to City of Mount Dora, Lake County
5	10/31/2023	Resubmit to SJRWMD
6	11/30/2023	Resubmit to City of Mount Dora & Lake County
7	01/24/2024	Resubmit to City of Mount Dora & Lake County

DEVELOPMENT REVIEW

PROJECT # PR22-11FNLC APPLICATION REQUEST # XXXX
PROJECT NAME: Hillside at Mount Dora (FKA Mt. Ines)
ALTERNATE KEY # 1048419 & 1124786 ORDINANCE # XXXX-XX

REVIEWER PLEASE SIGN AND DATE BELOW

PLANNING & ZONING _____
COMMENTS: _____
ENVIRONMENTAL _____
COMMENTS: _____
LANDSCAPE _____
COMMENTS: _____
PUBLIC SAFETY / EMERGENCY 911 _____
COMMENTS: _____
HEALTH DEPARTMENT _____
COMMENTS: _____
BUILDING _____
COMMENTS: _____
FIRE _____
COMMENTS: _____
CONCURRENCY _____
COMMENTS: _____
PUBLIC WORKS _____
COMMENTS: _____

PRELIMINARY/FINAL DEVELOPMENT REVIEW

APPROVAL _____
DATED _____ **DIRECTOR, OFFICE OF PLANNING & ZONING (OR DESIGNEE)**

NOTE:
CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, THE CITY OF MOUNT DORA REGULATIONS AND SPECIFICATIONS AND LAKE COUNTY REGULATIONS AND SPECIFICATIONS.

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 21-091

Construction Plan for Mt. Ines PUD/Hillside at Mount Dora

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-CS

GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:

- WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
- WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSSW
  WATER MANAGEMENT DISTRICT WETLAND RESOURCE PERMIT
- FDEP WATER DISTRIBUTION
- FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
- FDEP REUSE
- FDEP DREDGE AND FILL
- ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
- LOCAL RIGHT OF WAY USE
- LOCAL UNDERGROUND UTILITIES
- FDOT DRIVEWAY CONNECTION
- FDOT UTILITY
- FDOT STORMWATER DISCHARGE CONNECTION
- FDEP & EPA NPDES STORMWATER
- FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE

2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IN THE STATE OF FLORIDA THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IS THE PERMITTING AGENCY. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.

3. FLORIDA LAW (F.S. 556 - THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.

5. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.

6. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES.

7. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

   ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.

8. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.

9. CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

10. IF AN EAGLE MANAGEMENT PLAN HAS BEEN FILED AND APPROVED BY FLORIDA GAME AND FRESHWATER FISH COMMISSION AND THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE. CONTRACTOR SHALL ABIDE BY THE PERMIT.

11. SEE MISC. NOTE 3 ON SHEET C10.04 FOR PIPE COVER INFORMATION.

12. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.

13. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED.

14. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.

15. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.

16. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.

17. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.

18. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.

19. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.

20. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S SOLE EXPENSE

22. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.

23. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.

24. DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. HOWEVER, IF DEWATERING IS REQUIRED, THEN DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM CITY OF MOUNT DORA, FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

25. WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT THROUGH THE U.S. DEPARTMENT OF LABOR AND THE FLORIDA TRENCH SAFETY ACT.

26. ALL PERSONAL PROPERTY, EXCEPT MAIL BOXES, WITHIN THE RIGHT-OF-WAY THAT IS NOT RELOCATED BY THE PROPERTY OWNER SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE PLANS. MAIL BOXES SHALL BE RELOCATED BY THE CONTRACTOR IN ACCORDANCE WITH FDOT DESIGN STANDARD 532.

27. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND PROTECT EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WITH UTILITY OWNERS AND ENGINEER SHOULD SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS.

28. CONTRACTOR IS TO MAINTAIN UNINTERRUPTED ACCESS TO ALL DRIVEWAYS AT ALL TIMES AND IS TO NOTIFY PROPERTY OWNERS FIVE DAYS PRIOR TO STARTING CONSTRUCTION.

29. SHOULD AGGRESSIVE SOILS BE ENCOUNTERED CONTRACTOR SHALL NOTIFY ENGINEER FOR REMEDIAL ACTION.

30. IMPACTS TO OFFSITE ROADWAYS, IF ANY, WILL NEED TO BE REPAIRED IN ACCORDANCE WITH CITY/COUNTY REQUIREMENTS. IF REQUIRED, CONTRACTOR SHALL OBTAIN SURETY BOND.

31. LANDSCAPING WITHIN DANGER TREE/REMOVAL EASEMENT PER ORB 2593, PG 1468 SHALL BE LIMITED TO A MAXIMUM HEIGHT AT MATURITY OF 120 FT.

32. NO EQUIPMENT EXTENDING HIGHER THAN 15 FT. ABOVE EXISTING GRADE SHALL BE USED WITHIN POWER EASEMENTS.

33. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

34. ANY WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONED PER APPLICABLE AGENCY REQUIREMENTS.

35. VIBRATORY COMPACTION METHODS SHALL NOT BE USED WITHIN ANY EXISTING GAS EASEMENTS.

36. ALL LIGHT POLES AND STRUCTURES TO BE LOCATED IN THE FIELD BY SURVEYOR RETAINED BY CONTRACTOR.

37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE STATE AND/OR LOCAL ENGINEER.

38. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.

39. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY OR TITLE WORK FOR ASSOCIATED ENCUMBRANCES.

40. SURROUNDING DEVELOPMENT AND ELEVATIONS WERE DETERMINED FROM DESIGN DRAWINGS AS LISTED IN THE SURVEYOR SECTION. CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF DIFFERENT.

41. SIGHT LINES SHOWN ON THE PLANS SHALL BE MAINTAINED WITHIN THE TRIANGLES BOTH HORIZONTALLY AND VERTICALLY FROM 30 INCHES TO 8 FEET IN HEIGHT. ALL VERTICAL SITE IMPROVEMENTS SHALL BE REMOVED OR KEPT CLEAR FROM TRIANGLES.

42. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPROVED M.O.T. PLAN ON FILE.

43. CONTRACTOR TO MAINTAIN ALL EXISTING SIDEWALKS OPEN DURING CONSTRUCTION, OR A SAFE, ADA COMPLIANT, TEMPORARY APPROVED PEDESTRIAN PATH SHALL BE PROVIDED UNTIL THE SIDEWALK CAN BE REOPENED.

44. MANHOLE LIDS, VALVE COVERS AND CLEAN-OUTS LOCATED IN TRAVEL LANES SHALL BE TRAFFIC BEARING RATED.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL BE PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA, COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.

   A. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.

   B. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.

   C. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE

      IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.

   D. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.

   E. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.

   F. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.

   G. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.

   H. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED, AND THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.

   I. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLWT.

   J. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.

   K. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.

   L. WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.

   M. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR ALL PARK AND OPEN SPACE TRACTS GRADING. ENGINEER WILL CONFIRM COMPLIANCE WITH AGENCY REQUIREMENTS AND NOTIFY CONTRACTOR IF REMEDIAL ACTION IS NECESSARY.

2. CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.

3. COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S SOLE EXPENSE.

4. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.

5. POTABLE WATER CROSSINGS - POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.

SURVEY AND CONTROL:

1. EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:
   SURVEYOR : IRELAND & ASSOCIATES SURVEYING, INC.
   DRAWING NO. :IS-80712
   DATED : 01-05-2021

2. SURVEYOR'S REFERENCE VERTICAL BENCHMARK:
   DESCRIPTION: FLORIDA DEPT. OF TRANSPORTATION
   LOCATION: FOUND NAIL & DISC FDOT "LB 6566", 555.32' WEST OF NW PROPERTY CORNER
   ELEVATION: 101.623' NAVD88

3. SITE TEMPORARY VERTICAL BENCHMARK: SITE BENCHMARK #1
   DESCRIPTION: REBAR & CAP (LB7623)
   LOCATION: AS SHOWN ON SURVEY
   ELEVATION: 164.05'

4. SITE TEMPORARY VERTICAL BENCHMARK:
   DESCRIPTION: REBAR & CAP (LB7623)
   LOCATION: AS SHOWN ON SURVEY
   ELEVATION: 100.94'

   BENCHMARK LOCATIONS AND ELEVATIONS ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY THEIR CORRECTNESS AT TIME OF CONSTRUCTION.

PAVING, DRAINAGE AND GRADING:

SEE SPECIFIC LOT GRADING NOTES AS WELL ON SHEET C4.01

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.

2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.

3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.

4. ALL UPLAND DEVELOPMENT ONSITE AREA, EXCLUDING LANDSCAPE AREAS, SHALL, AT A MINIMUM, BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 TEST METHOD. THIS REQUIREMENT APPLIES TO ALL WORK PREPARED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ONSITE. ENGINEER RESERVES RIGHT TO WITHHOLD PAYMENT FOR ANY AREA THAT DOES NOT MEET DENSITY AS SPECIFIED.

5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

6. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "STANDARD PLANS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.

7. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY

8. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.

9. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE

   ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.

10. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

11. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

12. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.

13. UNDERDRAIN, IF ANY, SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY-INSTALLED FILTER FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL

14. UNDERDRAIN DISCHARGE PIPE, IF ANY, SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.

15. YARD DRAINS, IF ANY, SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).

16. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.

17. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.

18. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.

19. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.

20. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.

21. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS WELL AS TRACT ACCESS APRONS AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE.

22. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.

23. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.50% UNLESS SPECIFIED OTHERWISE.

24. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.

25. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN FOR APPROVAL.

26. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF POULOS & BENNETT. POULOS & BENNETT HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. POULOS & BENNETT ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.

    GEOTECHNICAL ENGINEER: IMPERIAL TESTING AND ENGINEERING, INC.
    REPORT NO(S).: 23915
    DATE: AUGUST18, 2022

27. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.

28. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.

29. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF LAKE COUNTY,PANEL #12069C0390E, DATED 12/18/2012).

30. ALL DISTURBED FDOT, CITY AND COUNTY RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE PLACED FROM EDGE OF PAVEMENT TO THE TOE OF BANK AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.

31. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.

32. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024
CITY OF MOUNT DORA

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

CONSTRUCTION NOTES

Sheet No.:

C0.01

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F..K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-CN

33. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHALL UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED AND/OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.

34. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.

35. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.

36. ROAD GRADING AND CONSTRUCTION SHALL INCLUDE BRINGING ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO WITHIN 6 INCHES OF FINAL DESIGN GRADE. LOT GRADING REQUIREMENT MAY BE MORE STRINGENT.

37. INLETS WHICH ARE GRAPHICALLY SHOWN ON LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING SHALL BE LOCATED SUCH THAT THE CENTERLINE OF THE INLET TOP IS ALIGNED WITH THE LOT LINE.

38. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET, J OR P STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.

39. NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.

40. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.

41. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.

42. THIS PROJECT WAS DESIGNED TO BE IN COMPLIANCE WITH CITY OF MOUNT DORA, LAKE COUNTY, SJRWMD, FDOT, & FEMA STANDARDS AND REQUIREMENTS. THE DEGREE OF FLOOD PROTECTION AND SURFACE AND GROUNDWATER PROTECTION REQUIRED BY THESE STANDARDS IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. LARGER FLOODS CAN AND WILL OCCUR ON RARE OCCASIONS. FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THESE STANDARDS DO NOT IMPLY THAT LAND OUTSIDE AREAS OF SPECIAL FLOOD HAZARD AREAS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR DAMAGES. THESE STANDARDS SHALL NOT CREATE LIABILITY ON THE PART OF POULOS & BENNETT LLC OR BY ANY OTHER OFFICER OR EMPLOYEE THERE FOR ANY FLOOD DAMAGES OR ADVERSE EFFECTS OF CHANGES IN QUANTITY OR QUALITY OF SURFACE OR GROUNDWATER THAT RESULT FROM RELIANCE ON THESE STANDARDS OR ANY ADMINISTRATIVE DECISION MADE THERE UNDER.

43. CITY ISSUED STORM DRAIN MARKERS WILL BE PROVIDED TO THE CONTRACTOR FOR INSTALLATION ON EACH CURB INLET WITHIN THIS DEVELOPMENT. INSTALLATION OF THESE MARKERS WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS.

(THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERSEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS)

POTABLE WATER NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL GOVERNMENT STANDARDS.

2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.

3. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.

4. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.

5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320(21)(B)3, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

6. ALL WATER MAINS OVER 4" IN DIAMETER SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.

7. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING AND BACTERIOLOGICAL EVALUATION TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.

8. MARK SERVICES WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED BLUE WITH LOT NUMBER CLEARLY MARKED AND A 'W' IMPRESSED IN THE CURB. IT IS THE INTENT THAT EVERY LOT IS CONSISTENT WITH A WATER SERVICE; THEREFORE IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL A WATER SERVICE TO EACH LOT.

9. PIPE MATERIALS:
   ALL PVC PIPE SHALL BE AWWA C900 AND IN ACCORDANCE WITH THE CITY OF MOUNT DORA STANDARD CONSTRUCTION NOTES.

10. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF LOCAL GOVERNMENT . ALL VALVES SHALL BE OPERATED BY LOCAL GOVERNMENT PERSONNEL ONLY. WATERMAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651 AND LOCAL GOVERNMENT STANDARDS.

11. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:
   NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

12. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

13. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
   NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

14. A MINIMUM OF 3 FEET OF COVER SHALL BE MAINTAINED OVER WATERMAINS, UNLESS OTHERWISE NOTED

15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE LEAD FREE PER AWWA STANDARDS.

16. NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A FIRE OR FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.

17. NEW OR ALTERED FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.

18. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.

19. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF A LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

20. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER AND SUBMITTED AND RECEIVED BY THE CITY OF MOUNT DORA UTILITY DEPARTMENT.

21. CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING WITH THE CITY OF MOUNT DORA AND OWNER TO ALLOW ENGINEER AND/OR CITY REPRESENTATIVE'S ATTENDANCE PROVIDING MINIMUM NOTICE OF FIVE (5) WORKING DAYS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.

22. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION OF PAYMENT FOR ANY PORTION OF THE UTILITIES PIPE WORK WHICH HAS NOT BEEN TESTED (OBSERVED BY ENGINEER) AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.

23. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.

24. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.

25. CONCRETE CURBS SHALL BE CHISELED OR IMPRINTED TO SHOW LOCATIONS OF WATER AND SEWER SERVICE LINES/LATERALS. MARKING SHALL CONFORM WITH LOCAL STANDARDS. WHERE NO STANDARDS EXIST, USE "R" FOR RECLAIMED WATER, "W" FOR WATER, AND "S" FOR SANITARY.

26. FIRE HYDRANTS WHICH ARE GRAPHICALLY SHOWN ON OR NEAR LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING OR DIMENSIONING SHALL BE CENTERED ON THE LOT LINE.

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERSEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS

SANITARY SEWER NOTES:

1. ALL MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.

2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.

3. ALL SANITARY SERVICE LATERALS SHALL BE 4 INCH DIAMETER PVC. LATERALS SHALL END WITH A CLEAN OUT AT RIGHT-OF-WAY LINE.

4. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM SHALL BE IN ACCORDANCE WITH FDEP MINIMUM CRITERIA BUILT FOR 8" PVC SEWER LINE SLOPE WILL BE 0.40%, FOR 12" PVC WILL BE 0.22% AND FOR 15" PVC WILL BE 0.15%. ANY LINE NOT MEETING MINIMUM SLOPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.

5. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED ORANGE W/ LOT NUMBER CLEARLY MARKED AND A 'S' IMPRESSED IN THE CURB.

6. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT
   7.1. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM
   7.2. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
   7.3. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

7. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS MUST BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.

8. INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.

9. WATER-TIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.

10. MINIMUM SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY HAZARDS (SANITARY SEWER, FORCE MAIN, STORM SEWER, REUSE WATER) SHALL BE MAINTAINED. A HORIZONTAL CLEARANCE Of TEN (10) FEET IN PARALLEL INSTALLATION AND 12 INCHES VERTICALLY AT CROSSINGS. SHALL A VERTICAL SEPARATION OF LESS THAN THAT STIPULATED BE REQUIRED, THE WATER LINE SHALL BE CONSTRUCTED OF 20 FEET OF PRESSURE TIGHT JOINT DUCTILE IRON PIPE. IF THE REQUIRED 10 FT. HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED IN A D.I.P. SLEEVE OR ENCASED IN CONCRETE IN ACCORDANCE WITH FDEP SPECIFICATIONS.

11. PVC GRAVITY SEWER PIPE SHALL MEET ASTM D3034, SDR26.

12. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.

13. FIBERGLASS LINE ALL MANHOLES WHICH RECEIVE DISCHARGE FROM A FORCEMAIN.

14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 4' MAX. COVER AT LOT CLEAN OUT.

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERSEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS

RECLAIMED WATER NOTES:

1. ALL RECLAIMED WATER PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA. MAINS SHALL BE CLASS 52 DIP IF 24"-30" OF COVER IS PROVIDED AND CLASS 51 IF 30"-36" COVER IS PROVIDED.

2. PROVIDE 6" MINIMUM SEPARATION BETWEEN RECLAIMED WATER AND STORM PIPES AND A MINIMUM OF 3' OF COVER OVER THE RECLAIMED WATER MAIN. RECLAIMED WATER WHEN LESS THAN 3' OF COVER IS ACHIEVED SHALL BE D.I.P. (COVER LESS THAN 3' IS ONLY ALLOWED AT SPECIFIC CROSSINGS APPROVED BY ENGINEER) PROVIDE MECHANICAL JOINTS AND FITTINGS AS NECESSARY FOR THE VERTICAL TRANSITIONS.

3. EXCEPT FOR PVC PIPE, MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 50% OF THE PIPE MANUFACTURER'S RECOMMENDATION. A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE MAINTAINED. WHERE 18" CLEARANCE IS NOT POSSIBLE, WATER AND RECLAIMED WATER WILL BE UPGRADED TO D.I.P.

4. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED PURPLE, AND AN R IMPRESSED IN THE CURB.

5. CASINGS WILL BE PROVIDED FOR SERVICES LOCATED UNDER LANDSCAPE MEDIANS.

6. ALL PVC RECLAIMED WATER PIPE SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF) AND BE PURPLE IN COLOR.

7. ALL DUCTILE IRON RECLAIMED WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE PURPLE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.

8. ALL RECLAIMED WATER MAINS OVER 4" IN DIAMETER SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC RECLAIMED WATER MAINS SHALL BE AWWA C900, SOLID, PANTONE AND PURPLE IN COLOR.

9. HYDROSTATIC TESTING OF THE RECLAIMED WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND M23 FOR PVC PIPE.

10. ALL RECLAIMED WATER HOSE BIBBS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE CONTAINED IN UNDERGROUND SERVICE VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING, PIPELINES, VALVES AND OUTLETS SHALL BE COLOR CODED PANTONE 522C PURPLE AND MARKED PER LOCAL AND STATE CODES TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER.

11. VAULTS FOR RECLAIMED WATER HOSE BIBBS AND OUTLETS SHALL BE LOCKED OR REQUIRE A SPECIAL TOOL FOR OPERATION OF HOSE BIBBS AND OUTLETS.

12. LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF ANY OUTDOOR PUBLIC EATING, DRINKING OR BATHING FACILITIES.

13. A RESIDENTIAL DUAL CHECK VALVE OR OTHER BACKFLOW PREVENTION DEVICE AS SPECIFIED BY THE SEWER/RECLAIMED WATER UTILITY COMPANY IS REQUIRED ON ALL POTABLE WATER LINES AT EACH RESIDENTIAL SITE WHICH IS SERVICED WITH RECLAIMED WATER.

14. SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS PRACTICED.

15. BOX COVERS FOR RECLAIMED WATER SYSTEM ELEMENTS (VALVES, METER, BFP's, ETC.) SHALL, TO THE EXTENT REASONABLE, NOT BE INTERCHANGEABLE WITH BOX COVERS FOR WATER SYSTEM ELEMENTS.

16. RECLAIMED WATER SYSTEMS AND POTABLE WATER SYSTEMS SHALL NOT BE CROSS-CONNECTED. AN AIR GAP OF TWO PIPE DIAMETERS IS REQUIRED BETWEEN SUCH WATERS.

17. THE WETTED EDGE OF AREAS IRRIGATION WITH RECLAIMED WATER SHALL NOT BE CLOSER THAN 75 FEET TO ANY PUBLIC OR PRIVATE POTABLE WATER WELL.

18. NO RECLAIMED WATER TRANSMISSION FACILITY/MAIN SHALL BE WITHIN 75 FEET OF ANY PUBLIC WATER SUPPLY WELL.

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.

2. EXISTING UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE EXCEPT WITHIN 30 FT. OF BUILDING. CAPPED AND PLUGGED PIPE ENDS SHALL BE ENCASED IN CONCRETE, 6" MINIMUM THICKNESS AROUND PIPE. MANHOLE BASES MAY BE LEFT IN PLACE PROVIDED THAT PIPE OPENINGS ARE PLUGGED AND REMAINING BASES ARE FILLED WITH CONCRETE 6" MINIMUM ABOVE HIGHEST INVERT.

3. ANY MATERIALS CLAIMED AS SALVAGE BY OWNER EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.

4. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE USED IN THE WORK.

5. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.

6. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.

7. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

8. DEMOLITION WORK SHALL COMPLY WITH NFPA 241 SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

9. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC WITH THE CITY OF MOUNT DORA PUBLIC WORKS AND ENGINEERING CONSTRUCTION MANAGER PRIOR TO ANY ROAD, LANE OR SIDEWALK CLOSURES.

ADA NOTES:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS, STRIPING AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. SPECIFICATIONS.

2. PAVEMENT GRADES OVER HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION EXCEPT AT RAMPS. (NOTE: RAMP LENGTHS MAY EXCEED 6 FEET.)

3. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL. (NOTE: RAMP LENGTHS REQUIRED MAY EXCEED 6 FT.)

4. WHERE SIDEWALK RAMPS CONNECT TO MIAMI CURB, THE SLOPE OF THE MIAMI CURB SHALL BE NO STEEPER THAN 12:1 TO CONFORM WITH FLORIDA/FEDERAL REGULATORY REQUIREMENTS. TWO FT. LONG

5. WHERE RAMPS ARE POURED ADJACENT TO EXISTING MIAMI CURB, THE CURB SHALL BE REMOVED, FOR A DISTANCE EXTENDING TWO FT. BEYOND EACH END OF THE WALK AND RECONSTRUCTED.

6. SIDEWALK RAMPS SHALL INCLUDE DETECTABLE WARNINGS THAT ARE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND FAIR HOUSING ACT STANDARDS.

7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP CONCRETE POURS.

FIRE PROTECTION NOTES:

1. MAINS DESIGNATED AS FIRE PROTECTION SHALL BE INSTALLED BY A FLORIDA LICENSED FIRE PROTECTION CONTRACTOR AND REVIEWED FOR CONFORMANCE BY A LICENSED FIRE PROTECTION ENGINEER.

2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.

3. IN INSTANCES WHERE THERE ARE NO FIRE HYDRANTS IN CLOSE PROXIMITY TO PROVIDE FIRE PROTECTION, PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3, UNDERGROUND WATER MAINS AND HYDRANTS ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.

4. PER NFPA-1, 18.3.4.1, DURING CONSTRUCTION, CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE PROVIDED AND MAINTAINED AT ALL TIMES.

5. ALL CONSTRUCTION SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 6TH EDITION, AND CURRENT ADOPTED CODES.

6. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION. (NFPA 241 EDITION 2013 SUB-SECTION 7.5.5.2) ACCESS ROADS SHALL SUPPORT THE WEIGHT OF THE CITY OF MOUNT DORA FIRE TRUCK APPARATUS.

7. SUBMIT CONSTRUCTION PLANS SHOWING THE FIRE DEPARTMENT ACCESS ROADS AND THE MATERIAL USED FOR THE ALL-WEATHER ROAD SURFACE THAT WILL SUPPORT THE LIVE LOAD OF THE MDFD APPARATUS FOR APPROVAL BY THE MDFD PRIOR TO THE START OF THE CONSTRUCTION PROJECT. (FFPC , NFPA 1 - UNIFORM FIRE CODE, FLORIDA 2015 EDITION SUB-SECTION 18.1.3.1) FIRE ACCESS ROADWAY TO BE CONSTRUCTED TO SUPPORT THE WEIGHT OF THE CITY OF MOUNT DORA FIRE TRUCK.

8. PLACEMENT HYDRANTS SHALL BE PLACED A MINIMUM OF SIX FEET BUT NOT GREATER THAN NINE FEET FROM THE CURB OR PAVED SURFACE UNLESS OTHERWISE APPROVED. THEY SHALL NOT BE BLOCKED BY HEDGES, TREES, PARKED VEHICLES, BUILDINGS, FENCES, UTILITY POLES, RECEPTACLES, SIGNS AND THE LIKE. HYDRANTS SHALL BE PLACED AT LEAST 30 FEET FROM STRUCTURES. HYDRANTS WITHIN DEVELOPMENTS SHALL BE PLACED SO THAT THE USE OF A HYDRANT OR CONNECTION TO FDCS DOES NOT BLOCK OR PREVENT THE ENTRANCE OR EXIT OF OTHER EMERGENCY VEHICLES RESPONDING TO THE SCENE.

9. NEARBY PARKING (SEE FIGURE 1): PARKING SHALL NOT BE ALLOWED FOR 7 FEET 6 INCHES TO EITHER SIDE OF A HYDRANT. "NO PARKING" AREAS ASSOCIATED WITH A HYDRANT SHALL BE SO MARKED. AN ALTERNATE PARKING ARRANGEMENT MAY BE ALLOWED IF ALL THE FOLLOWING CRITERIA ARE MET.

10. HYDRANT SPECIFICATIONS. ALL FIRE HYDRANTS SHALL HAVE ONE 4.5-INCH STEAMER AND TWO 2.5 INCH PORTS. HYDRANT OUTLET THREADS SHALL HAVE NH STANDARD EXTERNAL THREADS FOR THE SIZE OUTLET SUPPLIED AS SPECIFIED IN NFPA 1963 STANDARD FOR FIRE HOSE CONNECTIONS (AS ADOPTED BY SECTION 6-1-1 OF THE CODE). THE CENTER OF THE STEAMER SHALL BE 18 INCHES MINIMUM ABOVE GRADE. THE 4.5-INCH STEAMER SHALL BE TURNED TO FACE THE ROAD OR ACCESS DRIVE. IF THE HYDRANT IS ON A CORNER, THE STEAMER IS TO FACE THE MAIN ROAD OR ACCESS WAY

11. HYDRANT MAINTENANCE. PRIVATE HYDRANTS SHALL BE PAINTED WITH THE BARREL SILVER. HYDRANTS OWNED BY THE LOCAL WATER AUTHORITY LOCATED WITH-IN THE CITY LIMITS OF MOUNT DORA SHALL BE PAINTED WITH THE BARREL YELLOW. ALL CAPS AND BONNETS WILL BE PAINTED CAPACITY COLOR CODED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE CURRENT EDITION NFPA 291 RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS (AS ADOPTED BY SECTION 6-1-1 OF THE CODE). ALL HYDRANTS ARE TO BE MAINTAINED IN PROPER WORKING ORDER. ALL HYDRANTS ARE TO BE INSPECTED AND HAVE ROUTINE MAINTENANCE DONE ON THEM A MINIMUM OF ONCE ANNUALLY IN ACCORDANCE WITH FS 633.082 BY A CONTRACTOR LICENSED BY THE FLORIDA STATE FIRE MARSHAL. IMMEDIATE REPAIR SHALL BE MADE ON ANY HYDRANT THAT IS FOUND TO BE NON-FUNCTIONAL, DIFFICULT TO OPERATE, OR HAVE A REDUCED FUNCTION OR FLOW. REPAIR AND MAINTENANCE SHALL BE CONTRACTED FOR BY THE ENTITY LEGALLY RESPONSIBLE FOR THE HYDRANT. ALL HYDRANTS ARE TO BE MARKED WITH BLUE ROAD REFLECTORS PER THE FOLLOWING STANDARDS:
   (1) PLACEMENT: THE MARKER SHALL BE INSTALLED IN THE CENTER OF THE DRIVING LANE IN FRONT OF THE FIRE HYDRANT ON THE SAME SIDE OF THE STREET AS THE FIRE HYDRANT.
   (2) MODEL: THE MARKER SHALL BE MODEL 911A BIDIRECTIONAL.
   (3) SIZE: MARKER SIZE SHALL BE 4" X 4" X 3/4".
   (4) BONDING: MARKER SHALL BE BONDED TO ROADWAYS BY USING A TWO PART EPOXY ADHESIVE OR OTHER APPROVED MATERIAL.

12. THE COMPLETE INFRASTRUCTURE SHALL BE INSPECTED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO ANY COMBUSTIBLES ARE BROUGHT ON THE SITE OR GOING VERTICAL WITH ANY STRUCTURES.

13. ALL INFRASTRUCTURE SHALL BE INSTALLED AND INSPECTED BEFORE ANY COMBUSTIBLES ARE ON SITE OR GOING VERTICAL, INCLUDING BUT NOT LIMITED TO ROADS, HYDRANTS, AND SIGNS.

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

CITY OF MOUNT DORA
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

CONSTRUCTION NOTES

Sheet No.:

C0.02

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F..K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-CN

SOILS LEGEND

Soil #	Soil Name
6	APOPKA SAND
9	CANDLER SAND

DEMOLITION LEGEND

SYMBOL	ITEM TO BE REMOVED
	EXISTING TREES-OUT
	EXISTING TREES-OUT

Key Map:

Department of Planning and Development
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SCALE IN FEET:	1" = 100'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

EXISTING CONDITIONS

Sheet No.:

C1.00

Seal:

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LICENSE No. 82417
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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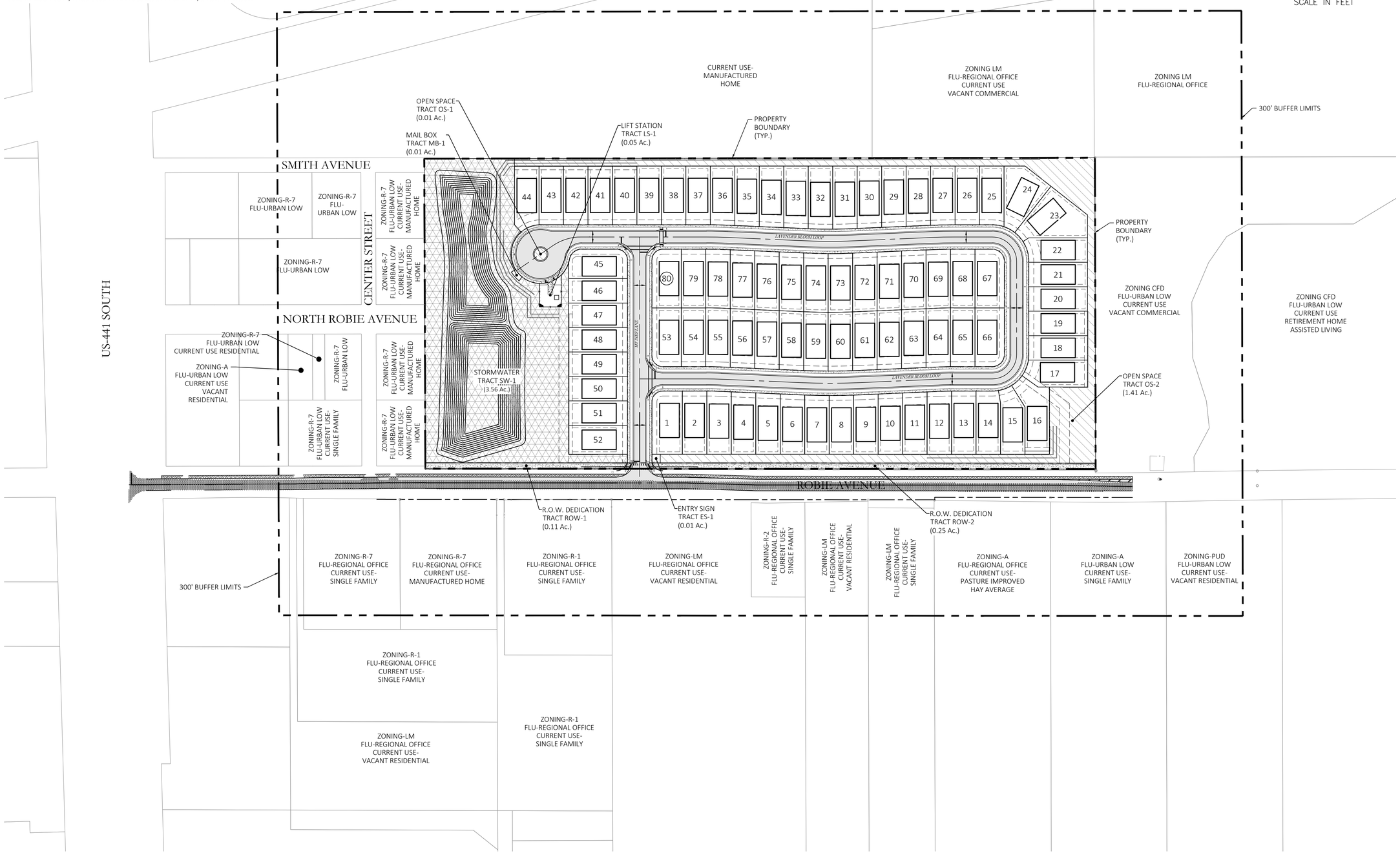
MATTERS CONTAINED ON THE PLAT OF A REPLAT OF LOTS 3 TO 16 INCLUSIVE OF BLK. 2 AND LOTS 3 TO 16 INCLUSIVE OF BLK. 4 OF ROBIE TERRACE, AS RECORDED DECEMBER 8, 1936 IN PLAT BOOK 10, PAGE AFFECTS SUBJECT PROPERTY (THE WEST 380 FEET OF SUBJECT PROPERTY)

DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED FEBRUARY 20, 1986 IN BOOK 867, PAGE 1057 AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE (THE EAST PORTION OF SUBJECT PROPERTY)

GRANT OF EASEMENT IN FAVOR OF THE CITY OF MOUNT DORA RECORDED SEPTEMBER 16, 1998 IN BOOK 1644, PAGE 1012 AFFECTS SUBJECT PROPERTY, SHOWN HEREON.



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Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

MASTER SITE PLAN

Sheet No.:

C2.00

Seal:

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JEFFREY M. TRIMBLE P.E. NO. 0082417

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CITY OF MOUNT DORA

Department of Planning and Development

Project Number: PR22-11FNLC

Mt. Ines PUD / Hillside at Mount Dora

Construction Plans

Date: 02/05/2024

LEGEND

	Storm Water Tract
	Open Space Tract

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General Site Data

Project Site Area	19.96 Ac
Total Stormwater Provided	3.57 Ac.
Net Developable Acres	19.60 Ac.
Proposed Dwelling Units	80 Units
Density	4.0 DU/Ac.
Proposed Zoning	Planned Unit Development (PUD)
FLUC	Urban Low
Flood Panel Number	12069C0390E
Flood Zone Information	Flood Zone 'X'
Joint Planning Area/ISBA	Mt. Dora Joint Planning Area
Overlay District	Wekiva Study Area And Partially Within A Major Commercial Corridor

Building & Lot Data

Min. Lot Width	50'X120'
Max. Building Height	40'
Min. Building Setbacks	
Front	25'
Secondary Front	15'
Rear	5'
Side	5'
Impervious Surface Ration (ISR)	60.00%

Proposed develoment shall comply with noise assessment pursuant to LDR section 14.07.04(13)

Phasing	The project will be constructed in 1 phase.
Boundary Survey	ALTA Survey prepared by Allen & Company, dated 7/1/21
Topographic Survey	Topo Survey prepared by Ireland & Associated Surveying, Inc. Dated 11/17/20, NAVD 88 Vertical Datum
Landscape	Landscape Plans prepared by Catalyst Design Group
Garbage Pickup	Units to be picked up at front right of way.
Public Works Streets & Drainage	1. Street Lights will be provided in accordance with City of Mt. Dora code.
	2. Final crosswalk locations and advisory signage to be determined at construction plan approval.
	3. All construction details are conceptual and subject to review and modification during the approval of final construction plans.
	4. It will be the responsibility of the homeowners association to own and maintain the stormwater management system not located within the public right-of-way.
Lighting	Lighting shall comply with City of Mt. Dora Code.
Pole Signage	Chapter 31.5. Billboards and Pole signs shall be prohibited.
Utilities	1. The site is contiguous with the City of Mount Dora and will require a Covenant to Annex. Project will meet all city of Mount Dora utility codes and requirements for construction.
	2. The City of Mount Dora provided the best information available on utilities existing in the project area to which the proposed development will connect.
Fire Protection	1. Fire hydrants shall be installed so that the design and calculation meet the requirements in the City of Mount Dora subdivision regulations. Minimum required flow shall meet LDR 9.08.02, minimum 1,500 GPM.
	2. Fire access shall be from the front of the proposed dwelling units.
	3. Distance from or spacing of fire hydrants shall be a minimum of 600 feet from the furthermost point of any residential structure and 300 feet from the furthermost point of any commercial structure.
	4. During construction, when combustibles are brought on to the site, access roads and a suitable temporary or permanent supply of water acceptable to the fire department shall be provided and maintained, Chapter 18, NFPA 1, 2020 Edition (FFPC 7th Edition)
Miscellaneous	1. Any existing sceptic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for an issued by the appropriate agencies.
	2. All acreage's are subject to change with final engineering and final plat review and approval.

Developable Land Summary (Acres)

Gross Land Area	19.96
Conservation Area	0.00
Dedicated R.O.W.	0.36
Developable Land Area	19.60
Stormwater Area	3.57
Mailbox Tract MB-1	0.01
Entry Sign Tract ES-1	0.01
Lot Area	16.01

Open Space

A minimum of 25% of the net developable area shall be designated as Open Space.

Open Space Required

Net Developable Acres	(%) Open Space Required	Total Required Open Space (Acres)
19.96	25%	4.99

Open Space Provided

Open Space Use	Open Space Area (Acres)	% of Net Developable Area
Stormwater[1]	3.57	17.9%
Open Space OS-1	0.01	0.1%
Open Space OS-2	1.41	7.2%
Total Open Space Provided	4.99	25.1%

[1] Meets Criteria: Dry Pond, 4:1 Slopes

Common Area Tracts

Tract Purpose/Use	Tract Area (Acres)	% of Gross Acres	Ownership & Maintenance
Open Space Tract OS-1	0.01	0.1%	HOA
Open Space Tract OS-2	1.41	7.1%	HOA
Total Common Area Provided	1.42	7.1%	

General Notes

Ownership / Maintenance

Roadways	Public	To Be Owned & Maintained By The Public
Stormwater Pond	Public	Pond Tract SW-1 To Be Owned & Maintained By HOA.
San. Sewer	Public	To Be Owned & Maintained By City Of Mount Dora
Potable Water	Public	To Be Owned & Maintained By City Of Mount Dora
Reclaim Water	Public	To Be Owned & Maintained By City Of Mount Dora
Open Space Landscape Tracts	Private	To Be Owned & Maintained By HOA

Miscellaneous

Potable Water Services	City Of Mount Dora Utilities
Reclaim Services	City Of Mount Dora Utilities
Irrigation	Reclaimed Water
Wastewater Services	City Of Mount Dora Utilities
Electric Services	Duke Energy
Solid Waste	Lake County Solid Waste Division
Fire Protection	City Of Mount Dora / Lake County Fire Rescue
Average Daily Traffic	768 (80 Units X 9.6)
School Age Population	Elementary 80 X 0.157 = 13
	Middle 80 X 0.079 = 7
	High 80 X 0.114 = 10

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MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

SITE DATA NOTES

Sheet No.:

C2.01

Seal:

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EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) AND CITY OF MOUNT DORA EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
5. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO CITY OF MOUNT DORA ENGINEER FOR REVIEW AND APPROVAL A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR STAKED HAY BALES AND TURBIDITY BARRIERS IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
6. TWO (2) FOOT STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SFWMD, AND CITY OF MOUNT DORA BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. THE CONTRACTOR MUST THEN PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED SWPPP.
9. SILT SCREEN TO BE INSTALLED AROUND THE ENTIRE PROJECT AS SHOWN PRIOR TO CLEARING AND IS TO BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ADJACENT GRADES ARE STABILIZED.
10. DISTURBED AREAS NOT IDENTIFIED TO BE SODDED SHALL BE SEEDED & MULCHED (SEE SEED AND MULCH SPECIFICATIONS THIS SHEET) WITHIN 48 HOURS OF FINAL GRADING.
11. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO SFWMD AND CITY OF MOUNT DORA REQUIREMENTS.
12. LAND PREPARATION PROCESSES SHALL CONFORM TO SECTION V OF THE "STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL" PREPARED FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION AND FLORIDA DEPARTMENT OF TRANSPORTATION, LATEST UPDATE.
13. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PRIOR TO START OF ANY CLEARING OR CONSTRUCTION.
14. CONTRACTOR SHALL RETAIN COPIES OF DATA USED TO COMPLETE THE NOTICE OF INTENT TO CONSTRUCT (NOI), THE SWPPP, AND ALL REPORTS REQUIRED BY THE NPDES GENERIC PERMIT FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
15. CONTRACTOR AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP SHALL SIGN THE CERTIFICATION STATEMENT CONTAINED IN PART V.E.2 OF THE GENERIC PERMIT BEFORE CONDUCTING ANY WORK IDENTIFIED IN THE SWPPP.
16. CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
17. CONTRACTOR SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVEN TO BE INEFFECTIVE.
18. AMENDMENTS TO THE SWPPP SHALL INCLUDE IDENTIFYING ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A POLLUTION PREVENTION MEASURE.
19. AMENDMENTS TO THE SWPPP SHALL BE PREPARED, DATED AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.
20. THE SWPPP SHALL BE AMENDED TO REFLECT ANY CHANGE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN SITE PERMITS APPROVED BY STATE, REGIONAL OR LOCAL OFFICIALS FOR WHICH CONTRACTOR RECEIVES WRITTEN NOTICE AND CONTRACTOR SHALL RE-CERTIFY THAT SUCH CHANGES RELATED TO SUCH WRITTEN NOTICE.
21. THE SWPPP SHALL BE MODIFIED TO REFLECT CORRECTIVE MEASURES TAKEN AS A RESULT OF REGULARLY SCHEDULED INSPECTIONS OR THOSE AFTER A ONE QUARTER (0.25) INCH OR GREATER RAINFALL. SUCH AMENDMENTS TO THE PLAN SHALL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING INSPECTION.
22. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, LLC, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.
23. WELLS IDENTIFIED FOR REMOVAL SHALL BE PLUGGED AND ABANDONDED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND PERFORMED BY A LICENSED CONTRACTOR. CONTRACTOR TO VERIFY PERMITTING REQUIREMENTS WITH LOCAL GOVERNING AUTHORITY, INCLUDING WATER MANAGEMENT DISTRICT. CONTRACTOR SHALL REPORT ANY NEWLY CONSTRUCTED OR DISCOVERED WELLS, OR ADDITIONAL WELL DATA, WITHIN THE AREA OF WORK. ANY WELL CASING IN CLOSE PROXIMITY TO EXISTING OR PROPOSED STRUCTURES SHALL BE CUT OFF BELOW GRADE TO AN ELEVATION DETERMINED AND A LICENSED GEOTECHNICAL ENGINEER SHALL PROVIDE RECOMMENDATIONS FOR BACKFILL AND COMPACTION OVER THE AREA OF WORK. CONTRACTOR TO PROVIDE POST-CLOSURE REPORT TO ENGINEER.
24. CONSERVATION AREAS SHALL REMAIN UNDISTURBED AND ALL CONSTRUCTION, DUMPING AND DISTURBANCE OF SOILS AND VEGETATION INCLUDING MOVING, TRIMMING AND REMOVAL IS PROHIBITED.

NOTES:

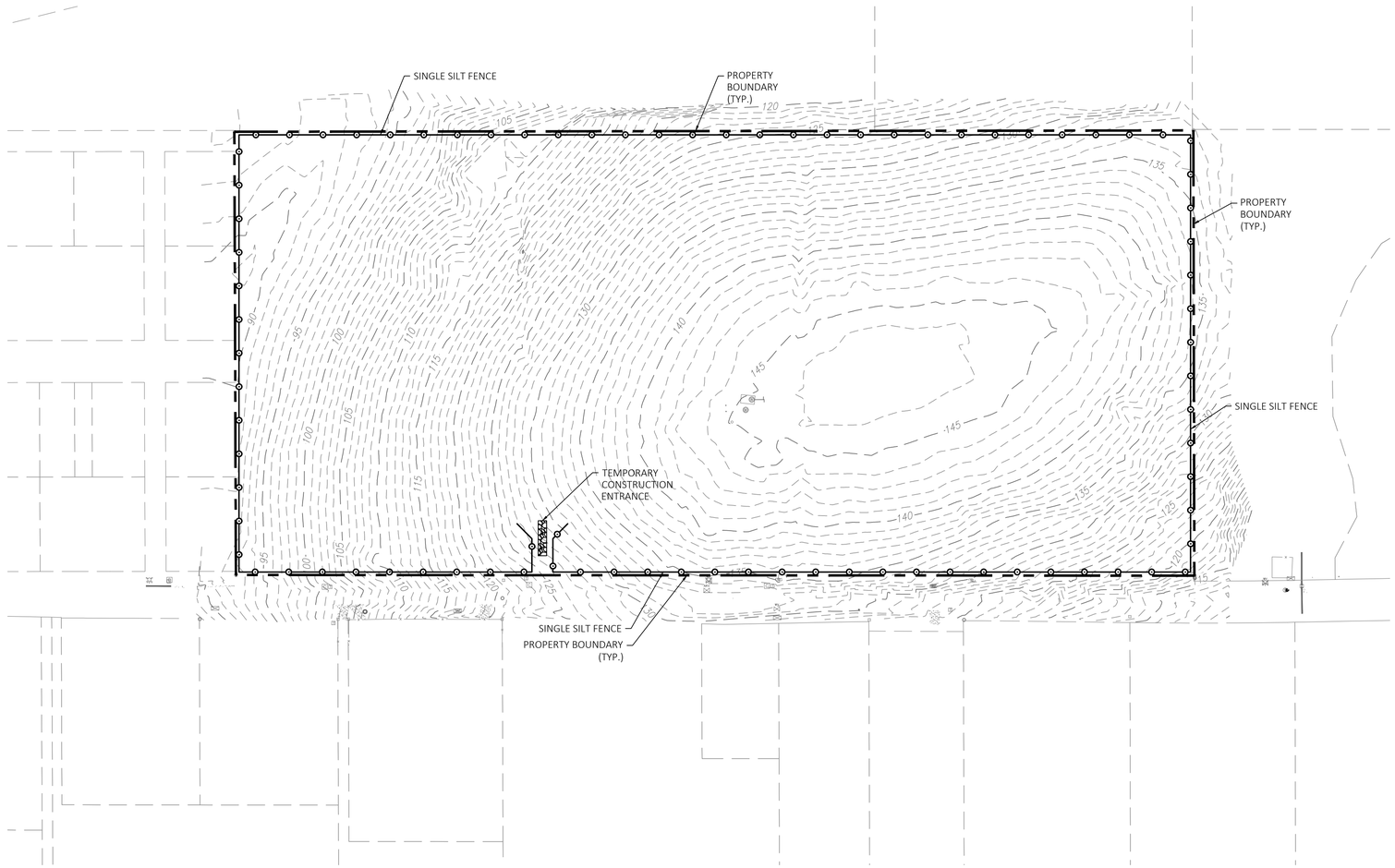
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TEMPORARY ACCESS TO BE CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS.

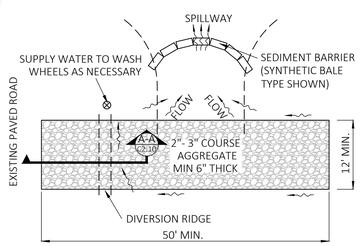
SEED AND MULCH SPECIFICATIONS

1. WINTER (SEPTEMBER THROUGH JANUARY)	PER ACRE
A. RYE GRASS	30 POUNDS
B. BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
C. FERTILIZER 10-10-10	
C.1. STAGE 1 (AT PLANTING)	400 POUNDS
C.2. STAGE 2 (AT GERMINATION)	400 POUNDS
2. SPRING (FEBRUARY THROUGH MARCH)	PER ACRE
A. RYE GRASS	20 POUNDS
B. BROWN TOP MILLET	20 POUNDS
C. BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
D. FERTILIZER 10-10-10	
D.1. STAGE 1 (AT PLANTING)	400 POUNDS
D.2. STAGE 2 (AT GERMINATION)	400 POUNDS
3. SUMMER (MARCH THROUGH AUGUST)	PER ACRE
A. BROWN TOP MILLET	35 POUNDS
B. BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
C. FERTILIZER 10-10-10	
C.1. STAGE 1 (AT PLANTING)	400 POUNDS
C.2. STAGE 2 (AT GERMINATION)	400 POUNDS

DISTURBED AREA

19.96 ACRES

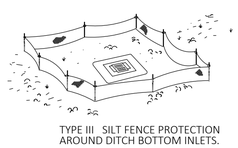




PLAN

TEMPORARY GRAVEL CONSTRUCTION ACCESS

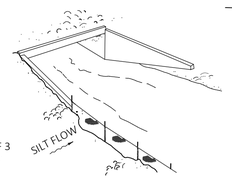
N.T.S.



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART ~, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3.

TYPE III SILT FENCE

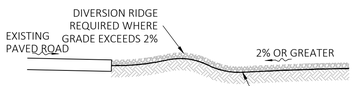


TYPE III SILT FENCE

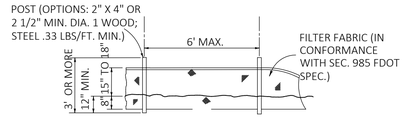
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

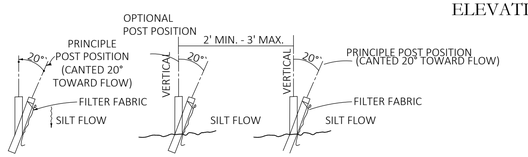
N.T.S.



SECTION A-A



ELEVATION



DOUBLE SILT FENCE SECTION

NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

TYPE III SILT FENCE

N.T.S.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMITT TO CITY OF MT. DORA & LAKE COUNTY
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05	10/31/23	SUBMITT TO SJRWMD
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
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DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 100'

Project Name:

CITY OF MOUNT DORA

HILLSIDE AT MOUNT DORA

Department of Development
Project Number: P22-211FNLC
Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

EROSION CONTROL PLAN & DETAILS

Sheet No.:

C2.10

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE P.E. NO. 0082417

DATE: January 23, 2024

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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

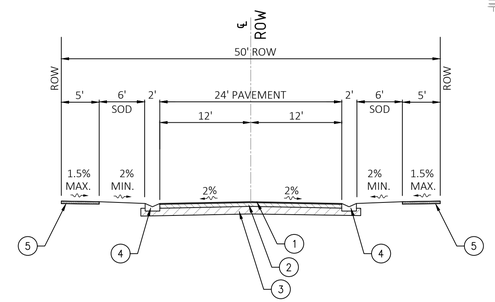
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-ECP

GENERAL PARKING AND DRIVE AREAS SECTION USING LIMEROCK BASE AND STABILIZED SUBGRADE	MINIMUM THICKNESS (INCHES)
SURFACE COURSE ASPHALT SUPERPAVE SURFACE - TYPE SP-9.5 OR 12.5 FINE, TRAFFIC LEVEL "C". STRUCTURAL COEFFICIENT (0.44) (1.5 INCHES)=(0.66)	1.5
BASE COURSE LIMEROCK HAVING A MINIMUM LBR OF 100 AND COMPACTED TO AT LEAST 98 PERCENT OF FM5-5-15. STRUCTURAL COEFFICIENT (0.18)(8 INCHES) =(1.44) OR CRUSHED CONCRETE HAVING A MINIMUM LBR OF 150 AND COMPACTED TO AT LEAST 98 PERCENT OF AASHTO T-180. STRUCTURAL COEFFICIENT (0.18) (8 INCHES) = (1.44)	8
SUBGRADE STABILIZED* TO A MINIMUM LBR OF 40 AND COMPACTED TO AT LEAST 98 PERCENT OF FM5-515. STRUCTURAL COEFFICIENT (0.8) (12 INCHES)=(0.96)	12
Total Structural Coefficient = 2.70	

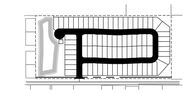
SOURCE: IMPERIAL TESTING AND ENGINEERING, INC, REPORT ENTITLED :PRELIMINARY SITE DEVELOPMENT SUBSOIL EXPLORATION, MT. INES SUBDIVISION, ROBIE AVENUE, MOUNT DORA, FLORIDA, DATED JUNE 22,2021.

NOTES:

1. THE ABOVE PAVEMENT THICKNESS IS THE MINIMUM REQUIRED THICKNESS, CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT WHERE TESTING RESULTS DO NOT MEET THE MINIMUM REQUIRED THICKNESS.
2. CONTRACTOR SHALL INSTALL A 2' STRIP OF SOD ALONG THE BACK OF ALL ROADWAY CURBING.
3. CONTRACTOR TO SOD ALL DISTURBED AREAS WITHIN R.O.W.
4. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
5. ASPHALT MIX WILL REQUIRE A MIX DESIGN APPROVAL BY LAKE COUNTY.
6. SEE EOS FLORIDA, LLC., GEOTECHNICAL REPORT, PROJECT NO. 246621, REVISED NOVEMBER 10, 2020, FOR PAVEMENT RECOMMENDATIONS.

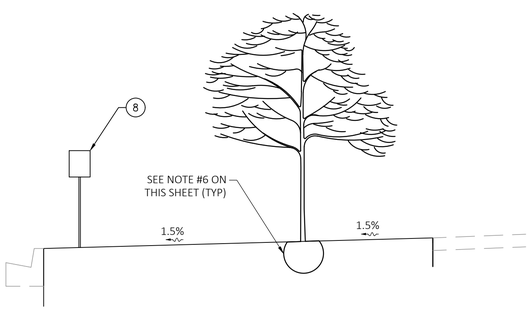


TYPICAL ROAD SECTION (50' ROW)
N.T.S.



KEY MAP
N.T.S.

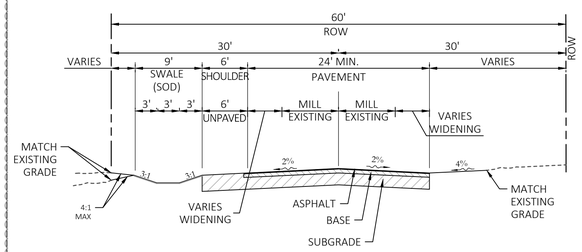
1. SURFACE COURSE
2. BASE COURSE
3. SUBGRADE
4. DROP CURB
5. CONCRETE SIDEWALK



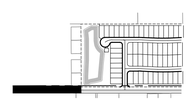
STREET TREE LOCATION DETAIL
N.T.S.

TREE NOTES:

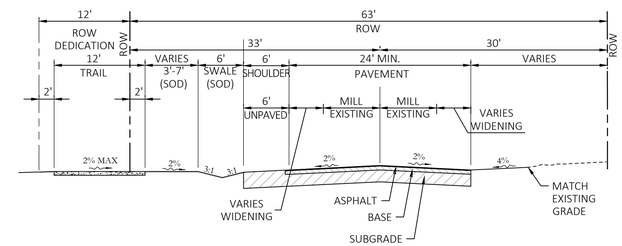
1. SEE LANDSCAPE PLAN AND DETAILS FOR STREET TREE PLANTING REQUIREMENTS.
2. STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH CASE V, FDOT INDEX 17302.
3. STREET TREES SHALL BE PLANTED SO AS TO NOT INHIBIT THE VIEWING OF STREET SIGNS. IN AREAS OF CONFLICT BETWEEN CIVIL AND LANDSCAPE PLANS, THE CIVIL PLANS SHALL DICTATE.
4. IN AREAS WITH LANDSCAPING STRIP LESS THAN 10' WIDE THE TREE ALLOWED SHALL BE A MEDIUM CANOPY TREE.
5. AN IMPERVIOUS PLASTIC ROOT BARRIER WILL BE PROVIDED AT EACH STREET TREE ALONG THE SIDEWALK AND CURB SIDES OF THE ROOT BALL. THE ROOT BARRIER SHALL CONSIST OF SOLID, EXPANDABLE, SELF-LOCKING PANEL SECTIONS WITH INTEGRAL MOLDED COMPONENTS AND 90-DEGREE ROOT DEFLECTING RIBS WHICH SHALL BE INSTALLED 25MM ABOVE THE GRADE TO DETER LATERAL ROOTS FROM GROWING OVER THE BARRIER.
6. STREET TREES WILL BE SMALL OR MEDIUM CANOPY TREES.



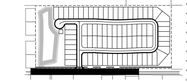
TYPICAL ROBIE AVE ROAD SECTION (60' ROW)
AS PROVIDED BY LAKE COUNTY
N.T.S.



KEY MAP
N.T.S.



TYPICAL ROBIE AVE ROAD SECTION (63' ROW)
AS PROVIDED BY LAKE COUNTY
N.T.S.



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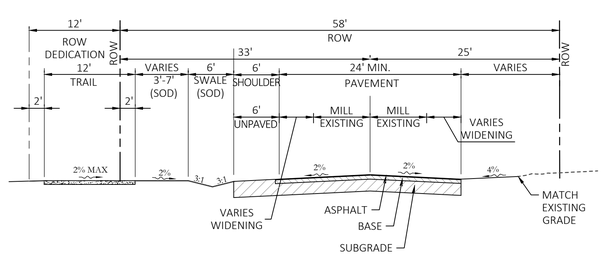
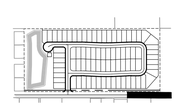


TYPICAL ROBIE AVE ROAD SECTION (58' ROW)
AS PROVIDED BY LAKE COUNTY
N.T.S.



KEY MAP
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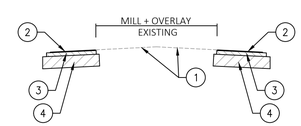

TYPICAL WIDENING
N.T.S.

1. 1" SP9.5 TRAFFIC LEVEL C ASPHALT
2. 2" SP12.5 TRAFFIC LEVEL C ASPHALT
3. 10" 98% COMPACTED LIMEROCK IN 2 LIFTS
4. 12" TYPE B STABILIZED SUBGRADE MIN 40 LBR COMPACTED TO 98%

CITY OF MOUNT DORA
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Key Map:

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SUBMISSIONS/REVISIONS

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SCALE IN FEET:	N.T.S.

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

TYPICAL ROADWAY SECTIONS

Sheet No.:

C3.00

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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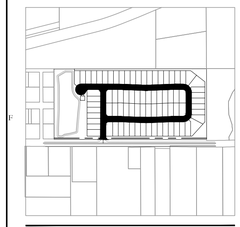
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-TRS

Key Map:



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SCALE IN FEET:	1" = 50'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.10

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE P.E. NO. 082417

DATE: January 23, 2024

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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	29.56	75.00	22.59	S46° 45' 10"W	29.37
C22	28.95	75.00	22.12	S69° 06' 16"W	28.77
C9	40.32	60.00	38.50	N67° 40' 59"E	39.56
C10	3.21	60.00	3.07	N88° 28' 01"E	3.21
C3	34.56	22.00	90.00	N45° 00' 00"W	31.11
C4	34.83	25.00	79.84	S50° 04' 56"W	32.08
C7	21.37	60.00	20.41	S70° 15' 02"W	21.26
C11	7.83	1000.00	0.45	S89° 46' 33"E	7.83
C12	35.43	1000.00	2.03	S88° 32' 12"E	35.42
C13	50.01	1000.00	2.87	S88° 52' 22"E	50.01
C14	37.92	1000.00	2.17	N88° 36' 29"E	37.91
C16	25.12	75.00	19.19	S61° 31' 41"E	25.00
C15	24.71	75.00	18.88	S80° 33' 40"E	24.60
C17	25.12	75.00	19.19	S42° 20' 24"E	25.00
C18	42.86	75.00	32.75	S16° 22' 23"E	42.28

Curve Table

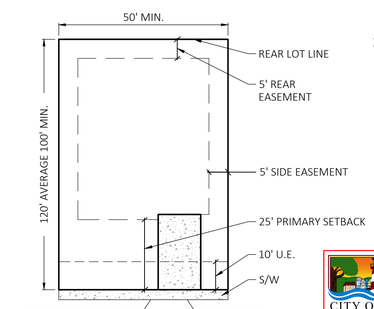
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C20	34.60	75.00	26.43	S22° 14' 34"W	34.30
C19	11.81	75.00	9.03	S4° 30' 47"W	11.80
C23	12.88	75.00	9.84	S85° 04' 53"W	12.86
C24	4.49	660.00	0.39	S89° 48' 18"W	4.49
C25	24.05	660.00	2.09	S88° 33' 58"W	24.05
C26	9.74	1340.00	0.42	S87° 43' 49"W	9.74
C27	50.01	1340.00	2.14	S89° 00' 27"W	50.01
C28	50.01	1340.00	2.14	N88° 51' 14"W	50.01
C29	6.15	1340.00	0.26	N87° 39' 12"W	6.15
C30	27.65	660.00	2.40	N88° 43' 19"W	27.64
C31	0.90	660.00	0.08	N89° 57' 39"W	0.90
C32	34.56	22.00	90.00	S45° 00' 00"W	31.11
C43	39.27	25.00	90.00	N45° 00' 00"E	35.36
C56	39.27	25.00	90.00	N45° 00' 00"W	35.36
C55	6.63	950.00	0.40	S89° 48' 00"W	6.63

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C42	6.63	710.00	0.53	N89° 43' 57"E	6.63
C44	6.63	830.00	0.46	S89° 46' 16"W	6.63
C41	24.08	710.00	1.94	N88° 29' 37"E	24.08
C45	29.27	830.00	2.02	N88° 31' 56"E	29.27
C54	34.46	950.00	2.08	S88° 33' 40"W	34.46
C40	9.72	1290.00	0.43	N87° 44' 16"E	9.72
C46	4.52	1170.00	0.22	N87° 37' 58"E	4.52
C53	49.35	1050.00	2.69	S88° 52' 06"W	49.34
C39	50.01	1290.00	2.22	N89° 03' 51"E	50.01
C47	50.01	1170.00	2.45	S88° 58' 05"W	50.01
C38	50.02	1290.00	2.22	S88° 42' 52"E	50.01
C48	46.67	1170.00	2.29	S88° 39' 53"E	46.67
C52	41.48	1050.00	2.26	N88° 39' 13"W	41.48
C37	1.84	1290.00	0.08	S87° 33' 46"E	1.84
C36	30.71	710.00	2.48	S88° 45' 39"E	30.71

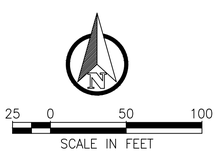
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C49	37.14	830.00	2.56	N88° 48' 13"W	37.13
C51	42.53	950.00	2.57	N88° 48' 16"W	42.53
C35	34.56	22.00	90.00	S45° 00' 00"E	31.11
C50	34.56	22.00	90.00	S45° 00' 00"W	31.11
C1	17.81	25.00	40.82	N46° 33' 25"E	17.44
C34	17.81	25.00	40.82	S46° 28' 23"E	17.44
C2	11.41	25.00	26.15	N13° 04' 22"E	11.31
C6	11.65	25.00	26.71	S23° 31' 01"W	11.55
C8	154.96	60.00	147.98	N25° 33' 25"W	115.35
C33	11.37	25.00	26.06	S13° 01' 52"E	11.27



TYPICAL LOT EASEMENT LAYOUT

N.T.S.



CITY OF MOUNT DORA

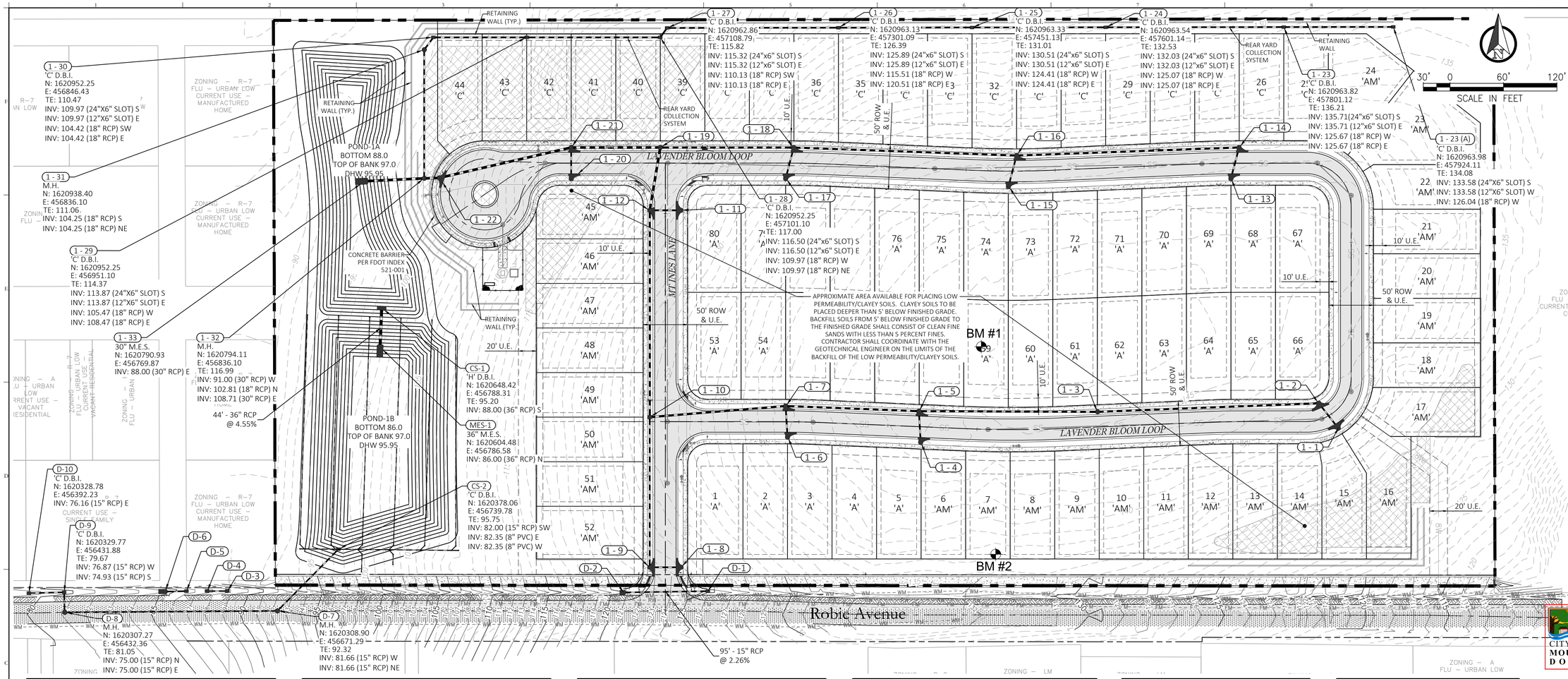
Department of Planning and Development

Project Number: PR22-11FNLC

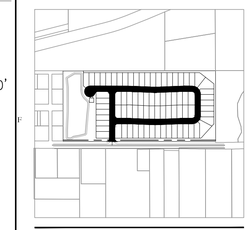
Mt. Ines PUD / Hillside at Mount Dora Construction Plans

Date: 02/05/2024

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-GEO



Key Map:



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CITY OF MOUNT DORA

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LAKE COUNTY, FL

Sheet Title:

MASTER DRAINAGE PLAN

Sheet No.:

C4.00

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE, P.E. NO. 0082417

DATE: January 23, 2024

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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Storm Structure Table

Structure Number	Structure Type	Top Elev.	Inverts
1 – 1	'2' C.I.	139.09	134.08 – 18" (NW)
1 – 2	'2' C.I.	139.09	133.97 – 18" (SE) 133.47 – 24" (W)
1 – 3	M.H.	138.44	132.97 – 24" (E) 132.84 – 24" (W)
1 – 4	'1' C.I.	133.22	127.90 – 18" (N)
1 – 5	'1' C.I.	133.08	127.10 – 24" (E) 127.79 – 18" (S) 124.60 – 24" (W)
1 – 6	'1' C.I.	127.24	122.00 – 18" (N)
1 – 7	'1' C.I.	127.16	121.60 – 24" (E) 121.89 – 18" (S) 114.75 – 24" (W)
1 – 8	'2' C.I.	123.39	117.53 – 18" (W)
1 – 9	'2' C.I.	123.39	117.42 – 18" (E) 117.42 – 18" (N)
1 – 10	M.H.	124.37	112.88 – 24" (E) 116.92 – 18" (S) 112.88 – 24" (N)
1 – 11	'2' C.I.	122.81	117.24 – 18" (W)
1 – 12	'1' C.I.	122.81	112.42 – 24" (S) 117.14 – 18" (E) 109.23 – 30" (N)
1 – 13	'1' C.I.	137.82	128.84 – 18" (N)
1 – 14	'1' C.I.	137.94	128.73 – 18" (S) 128.23 – 24" (W)

Storm Structure Table

Structure Number	Structure Type	Top Elev.	Inverts
1 – 15	'1' C.I.	134.99	126.26 – 18" (N)
1 – 16	'1' C.I.	135.08	125.80 – 24" (E) 126.15 – 18" (S) 125.30 – 24" (W)
1 – 17	'1' C.I.	125.92	117.48 – 18" (N)
1 – 18	'1' C.I.	126.29	120.66 – 24" (E) 117.37 – 18" (S) 117.37 – 24" (W)
1 – 19	M.H.	122.40	114.87 – 24" (E) 109.12 – 30" (S) 109.12 – 30" (W)
1 – 20	'1' C.I.	120.54	115.31 – 18" (N)
1 – 21	'1' C.I.	120.54	108.97 – 30" (E) 115.20 – 18" (S) 108.97 – 30" (W)
1 – 22	'1' C.I.	119.52	108.74 – 30" (E) 108.74 – 30" (W)
1 – 23	'C' D.B.I.	136.21	125.67 – 18" (E) 125.67 – 18" (W)
1 – 23 (A)	'C' D.B.I.	134.08	126.04 – 18" (W)
1 – 24	'C' D.B.I.	132.53	125.07 – 18" (E) 125.07 – 18" (W)
1 – 25	'C' D.B.I.	131.01	124.41 – 18" (E) 124.41 – 18" (W)
1 – 26	'C' D.B.I.	126.39	120.51 – 18" (E) 115.51 – 18" (W)
1 – 27	'C' D.B.I.	115.82	110.13 – 18" (E) 110.13 – 18" (SW)

Storm Structure Table

Structure Number	Structure Type	Top Elev.	Inverts
1 – 28	'C' D.B.I.	117.00	109.97 – 18" (NE) 109.97 – 18" (W)
1 – 29	'C' D.B.I.	114.37	108.47 – 18" (E) 105.47 – 18" (W)
1 – 30	'C' D.B.I.	110.47	104.42 – 18" (E) 104.42 – 18" (SW)
1 – 31	M.H.	111.06	104.25 – 18" (NE) 104.25 – 18" (S)
1 – 32	M.H.	116.99	102.81 – 18" (N) 108.71 – 30" (E) 91.00 – 30" (W)
1 – 33	30" M.E.S.	90.79	88.00 – 30" (E)
CS–1	'H' D.B.I.	95.20	88.00 – 36" (S)
CS–2	'C' D.B.I.	95.75	82.00 – 15" (SW)
D–1	'C' D.B.I.	124.93	121.93 – 15" (W)
D–2	15" M.E.S.	121.23	119.79 – 15" (E)
D–3	'C' D.B.I.	87.82	84.82 – 15" (W)
D–4	'C' D.B.I.	86.69	84.19 – 15" (E)
D–5	'C' D.B.I.	85.53	83.78 – 15" (W)
D–6	15" M.E.S.	85.15	83.71 – 15" (E)

Storm Structure Table

Structure Number	Structure Type	Top Elev.	Inverts
D–7	M.H.	92.32	81.66 – 15" (NE) 81.66 – 15" (W)
D–8	M.H.	81.05	75.00 – 15" (E) 75.00 – 15" (N)
D–9	'C' D.B.I.	79.67	74.93 – 15" (S) 76.87 – 15" (W)
D–10	'C' D.B.I.	78.66	76.16 – 15" (E)
D–11	'C' D.B.I.	76.61	73.61 – 15" (W)
D–12	'C' D.B.I.	76.11	73.36 – 15" (E)
D–13	'C' D.B.I.	75.77	72.77 – 15" (W)
D–14	'C' D.B.I.	75.96	72.69 – 15" (E)
MES–1	36" M.E.S.	89.33	86.00 – 36" (N)

LEGEND

SYMBOL	DESCRIPTION
×100.00 EX	EXISTING ELEVATION
•82.7	PROPOSED ELEVATION
	PROPOSED FLOW ARROW
85	EXISTING MAJOR CONTOUR
84	EXISTING MINOR CONTOUR
85	PROPOSED MAJOR CONTOUR
85	PROPOSED MINOR CONTOUR
	BENCHMARK
	PROPOSED DRAINAGE SWALE & FLOW DIRECTION
	PROPOSED EFS, CI, MH & DBI
	100–YR–FLOOD PLAN

Storm Pipe Table

From Structure	Length	Size & Material	Slope
1 – 1	35'	18" RCP	0.30%
1 – 2	249'	24" RCP	0.20%
1 – 3	201'	24" RCP	2.86%
1 – 4	35'	18" RCP	0.30%
1 – 5	150'	24" RCP	2.00%
1 – 6	35'	18" RCP	0.31%
1 – 7	153'	24" RCP	1.22%
1 – 8	35'	18" RCP	0.30%
1 – 10	232'	24" RCP	0.20%
1 – 10	168'	18" RCP	–0.30%
1 – 12	71'	30" RCP	0.15%
1 – 12	35'	18" RCP	–0.30%
1 – 13	36'	18" RCP	0.30%
1 – 14	250'	24" RCP	0.97%
1 – 16	250'	24" RCP	1.85%
1 – 16	36'	18" RCP	–0.30%
1 – 18	36'	18" RCP	–0.30%
1 – 18	150'	24" RCP	1.67%
1 – 19	100'	30" RCP	0.15%
1 – 21	35'	18" RCP	–0.31%
1 – 21	152'	30" RCP	0.15%
1 – 22	17'	30" RCP	0.18%

Storm Pipe Table

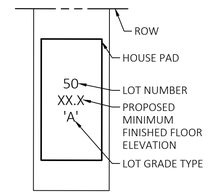
From Structure	Length	Size & Material	Slope
1 – 23	200'	18" RCP	0.30%
1 – 23 (A)	123'	18" RCP	0.30%
1 – 24	150'	18" RCP	0.44%
1 – 25	150'	18" RCP	2.60%
1 – 26	192'	18" RCP	2.80%
1 – 27	13'	18" RCP	1.20%
1 – 28	150'	18" RCP	1.00%
1 – 29	105'	18" RCP	1.00%
1 – 30	17'	18" RCP	1.00%
1 – 31	144'	18" RCP	1.00%
1 – 32	66'	30" RCP	4.52%
CS–1	44'	36" RCP	4.55%
CS–2	97'	15" RCP	0.35%
D–1	95'	15" RCP	2.26%
D–3	23'	15" RCP	2.79%
D–5	24'	15" RCP	0.30%
D–7	239'	15" RCP	2.79%
D–8	23'	15" RCP	0.31%
D–9	40'	15" RCP	1.79%
D–11	34'	15" RCP	0.74%
D–13	28'	15" RCP	0.30%

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FNAL\CITY\21-091-FE-MDP

LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISHED FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
3. SEE SHEET C3.10 FOR BUILDING SETBACKS.
4. INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE HOUSE PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO THE CITY OF MOUNT DORA FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
5. ALL LOTS HAVE BEEN DESIGNED UTILIZING A 1.0% MINIMUM SLOPE. MINIMUM HOUSE PADS HAVE BEEN SET AT THE GREATER OF 18" ABOVE THE FRONTING CENTERLINE OF THE ROADWAY OR 1-FT ABOVE THE 100-YR/24-HR STORM ELEVATION FOR THE RESPECTIVE BASIN.
6. ALL SLOPES >6:1 SHALL BE SODDED.
7. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
8. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
9. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF MOUNT DORA AND A.D.A. SPECIFICATIONS.
10. BORINGS PER REPORT OF GEOTECHNICAL EXPLORATION (REPORT NO. 23915) BY IMPERIAL TESTING AND ENGINEERING INC., 08/18/2022.

NOTES
- PER SECTION A, PLEASE ADD THE YARD DRAINS AS SHOWN
- RETAINING WALL HEIGHTS VARY, SEE ELEVATIONS
- WALL HEIGHTS ARE LINEAR BETWEEN SPOT ELEVATIONS SHOWN



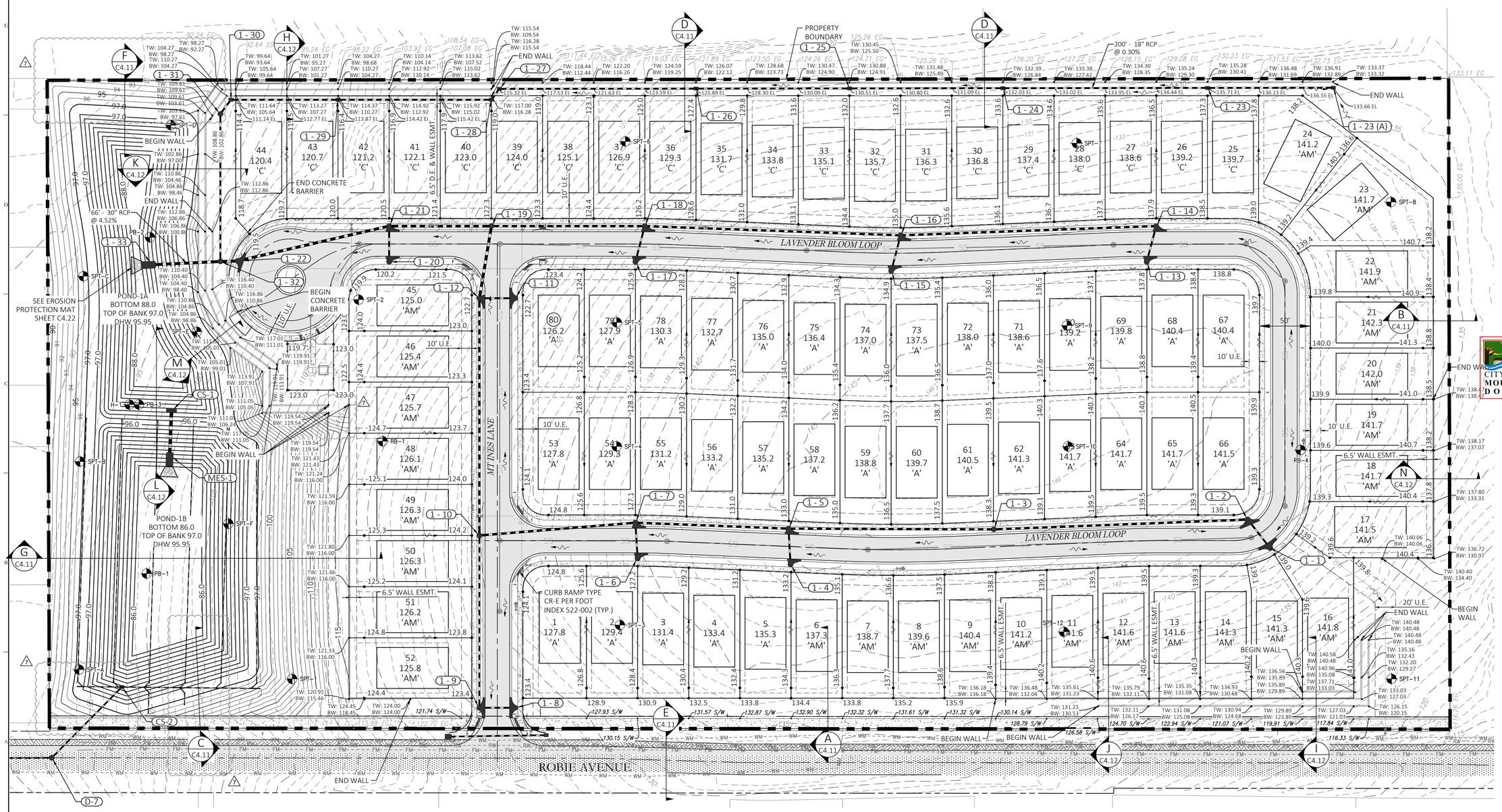
LEGEND

SYMBOL	DESCRIPTION
132.16 EG	EXISTING SPOT GRADE
•82.7	PROPOSED SPOT GRADE
129.83 EL	PROPOSED SWALE/DITCH FLOW LINE ELEV.
TW: 131.50 BW: 133.25	RETAINING WALL GRADES
	DRAINAGE CONVEYANCE SWALE
84	EXISTING CONTOUR
85	PROPOSED CONTOUR
	STEM WALL
BA-55	SOIL BORING

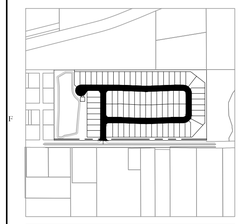
DRAINGE LEGEND

EXISTING	UTILITY TYPE	PROPOSED
	STORM PIPE	
	STORM DBI / YARD DRAIN	
	STORM CURB INLETS	
D	STORM MANHOLES	
N/A	UNDERDRAIN LINES	
94	WET SEASON WATER TABLE	N/A

25' 0 50' 100'
SCALE IN FEET



Key Map:



Consultant:

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 50'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

CITY OF MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.10

Seal:

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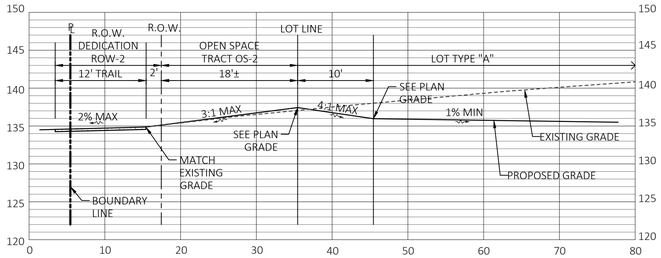
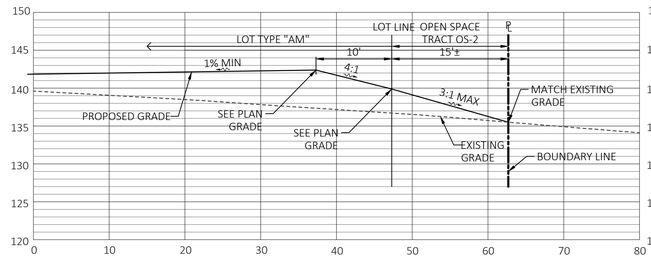
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-GDP



A Typical Grading Section
LOTS 1-4
N.T.S.



B Typical Grading Section
LOTS 20-24
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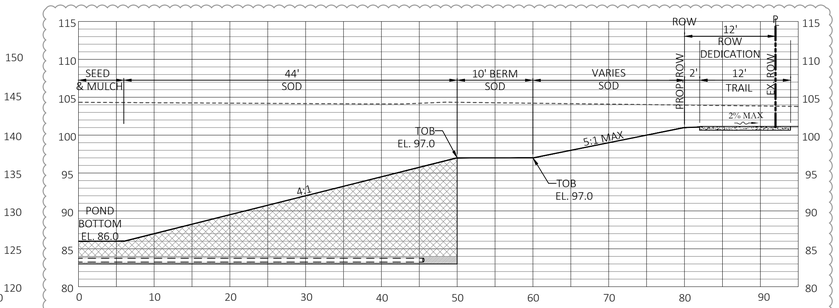

C Typical Grading Section
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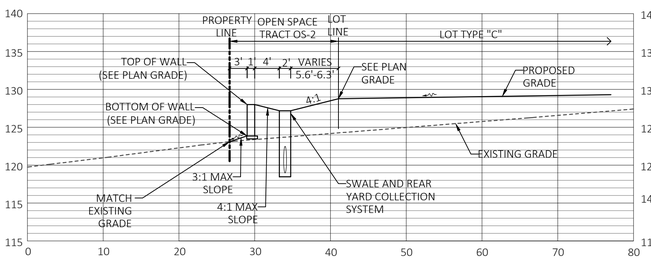

D Typical Grading Section
LOTS 26-39
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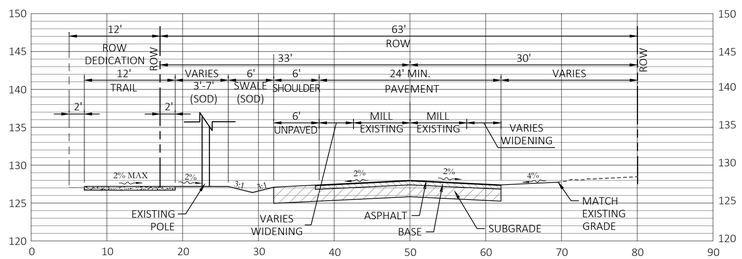

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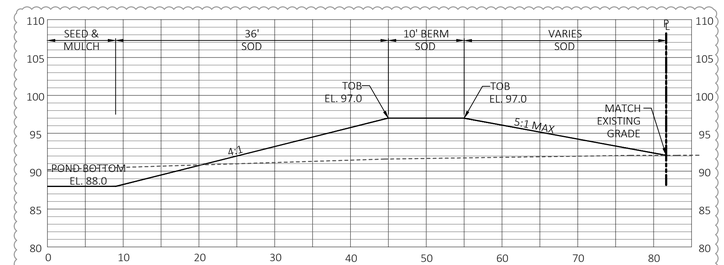

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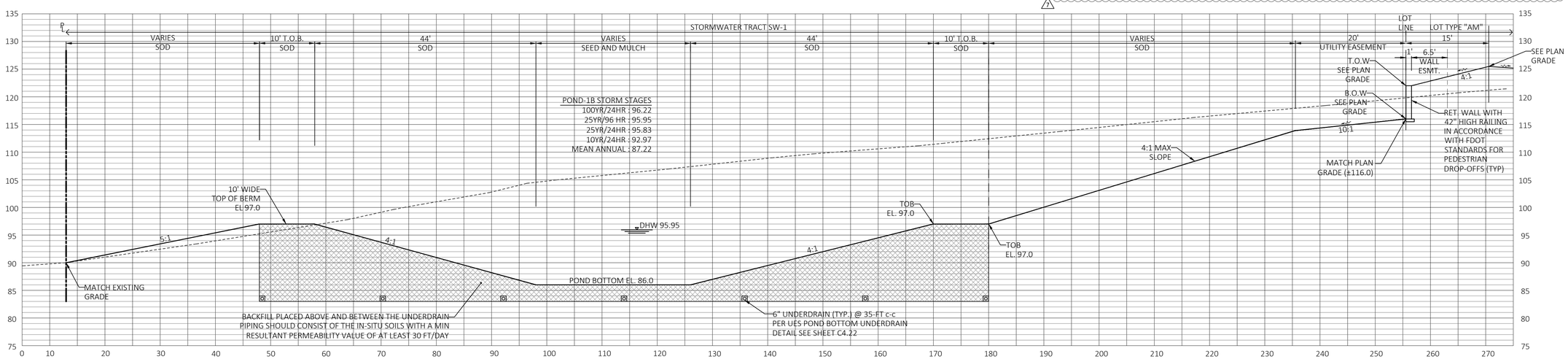
N.T.S.



G Typical Grading Section
N.T.S.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
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MT. INES PUD/ HILLSIDE AT MOUNT DORA

CITY OF MOUNT DORA

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

GRADING SECTIONS

Sheet No.:

C4.11

Seal:

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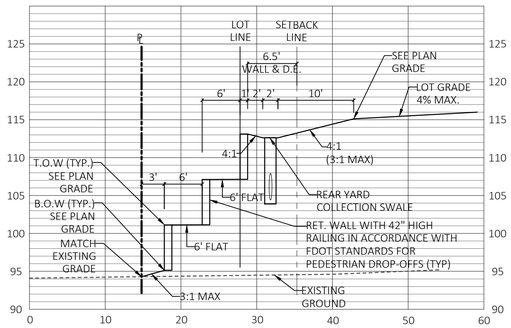
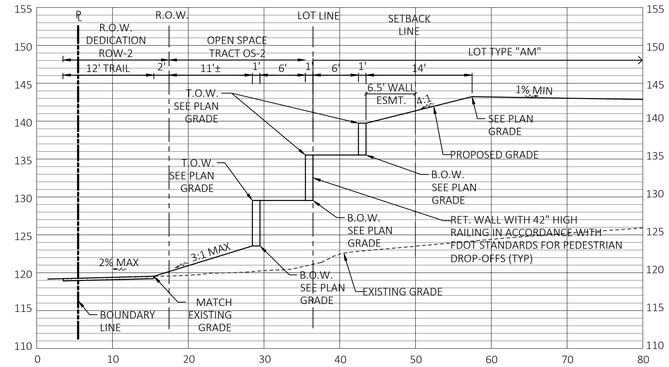


H Typical Grading Section

LOTS 40-44

N.T.S.



I Typical Grading Section

LOT 16

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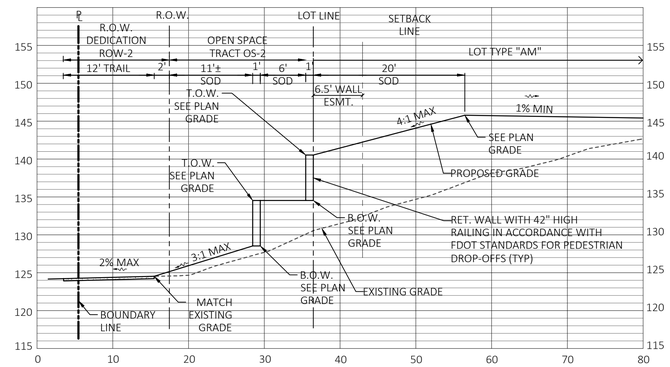

J Typical Grading Section

LOTS 12-15

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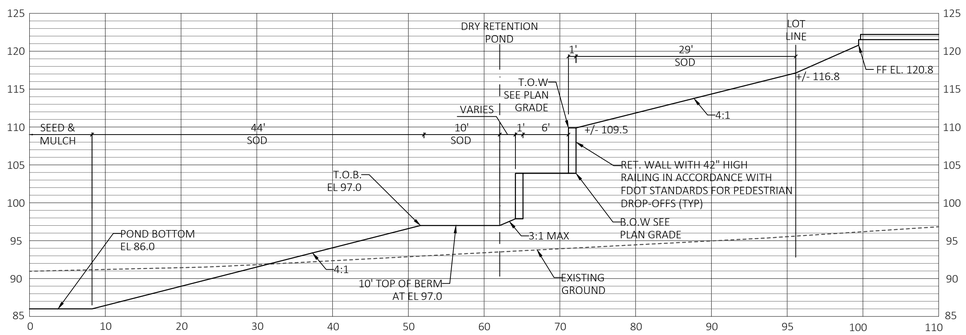

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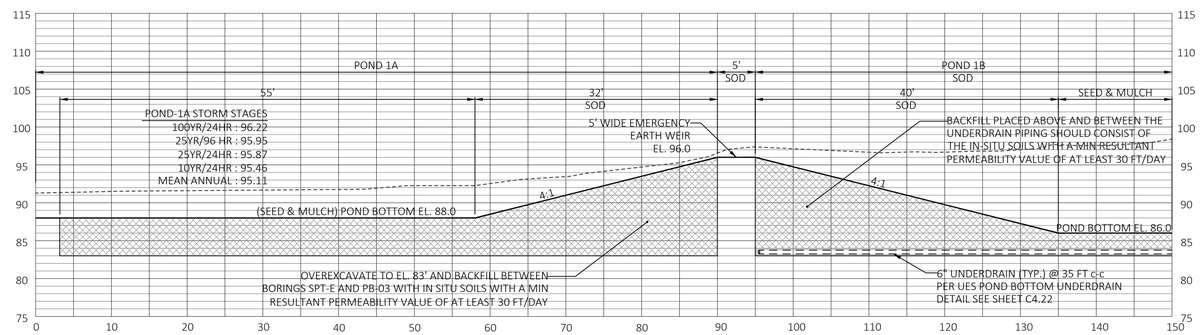

L Typical Grading Section

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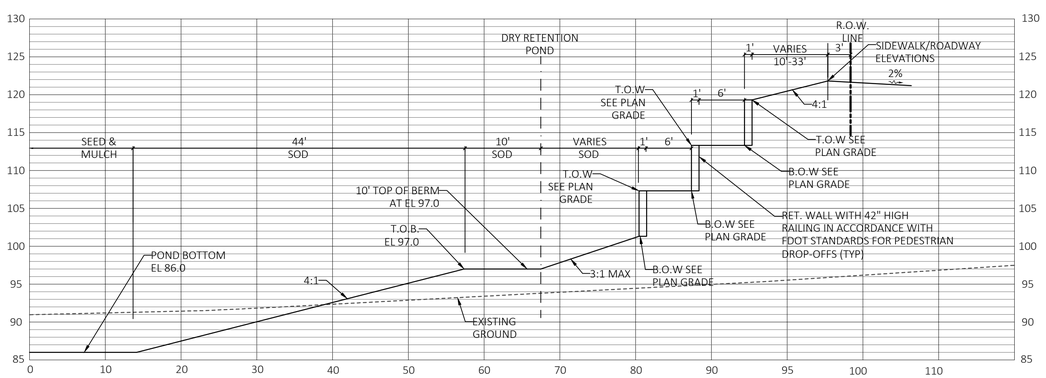
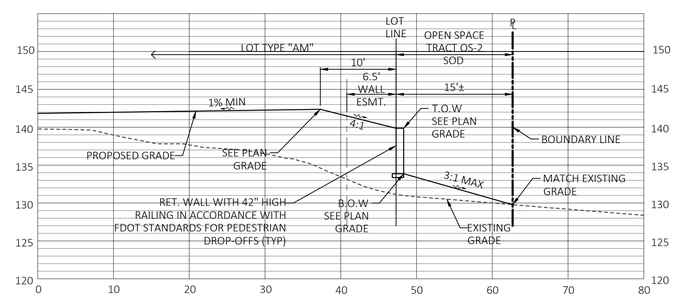


M Typical Grading Section

N.T.S.



N Typical Grading Section

LOTS 17-19

N.T.S.

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02	01/27/23	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N.T.S.

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

CITY OF MOUNT DORA

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

GRADING SECTIONS

Sheet No.:

C4.12

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417

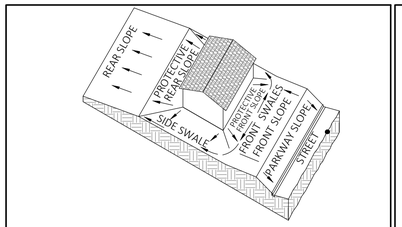
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-GS



TYPE 'C' LOT GRADING
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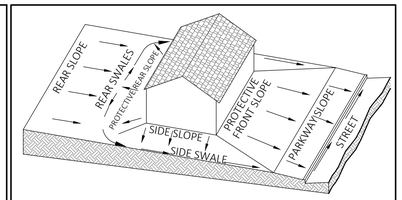

FHA TYPE 'A' LOT GRADING
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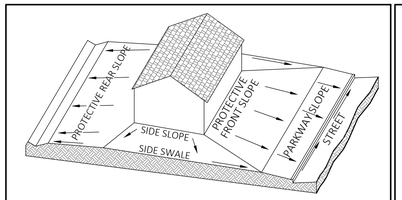

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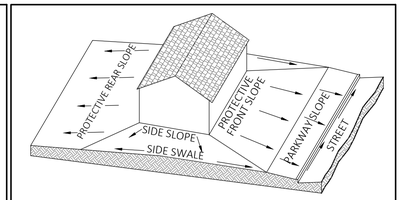

TYPE 'B' LOT GRADING
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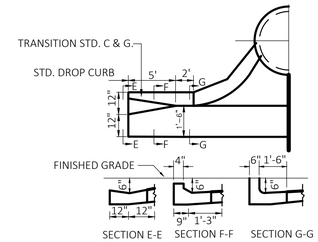
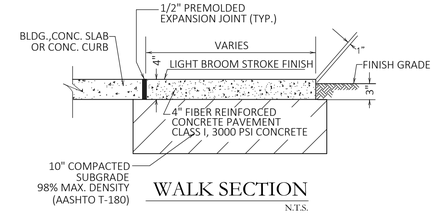


DETAIL OF CURB TRANSITION AT INLET
N.T.S.



WALK SECTION
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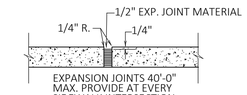

EXPANSION JOINT
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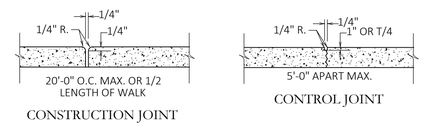
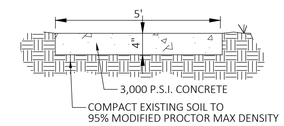


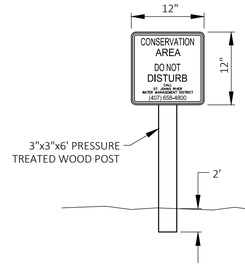
SIDEWALK JOINT DETAIL
NTS



SIDEWALK DETAIL
NTS

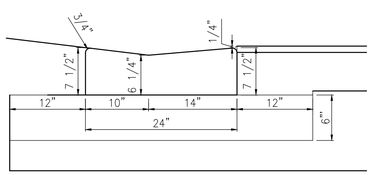
NOTE: SIGNS TO BE PLACED ON R1-1 30"X30" STOP SIGN WITH 24" WIDE STOP BAR. BOTTOM OF SIGN A MINIMUM 7' HIGH. 24" WIDE STOP BAR PER DETAIL.

STOP SIGN DETAIL
NTS



NOTE: SIGNS TO BE PLACED ON EVERY OTHER LOT LINE ON LOTS ABUTTING ALL CONSERVATION AREAS @ 100' INTERVALS

ENVIRONMENTAL PROTECTION SIGN
N.T.S.



DROP CURB DETAIL
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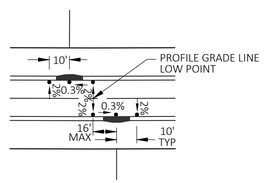
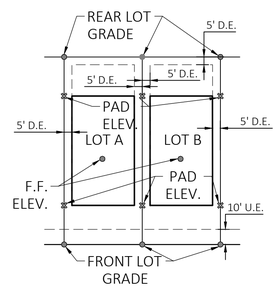


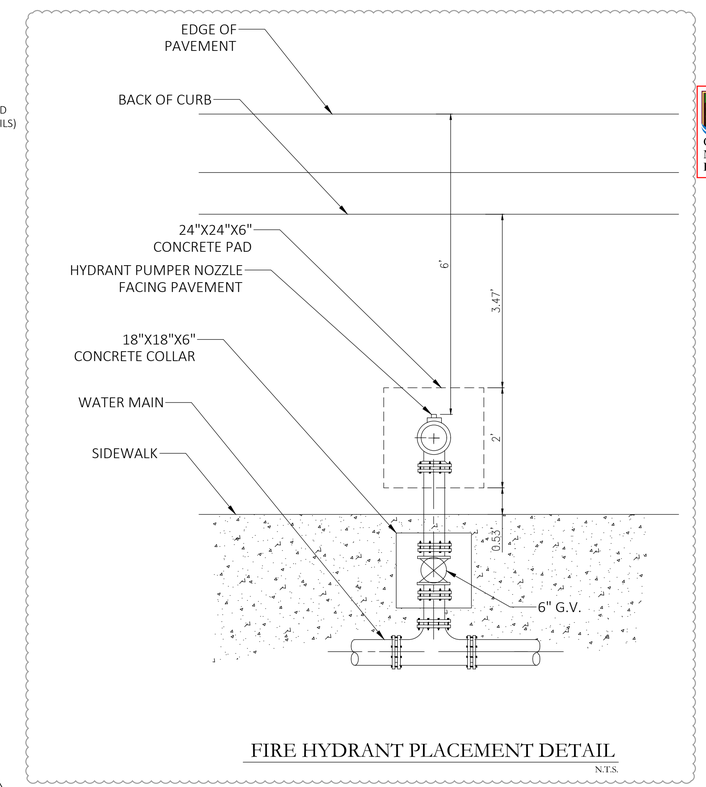
PAVEMENT GRADING @ OFFSET SAG INLET LOT LOCATIONS
NTS



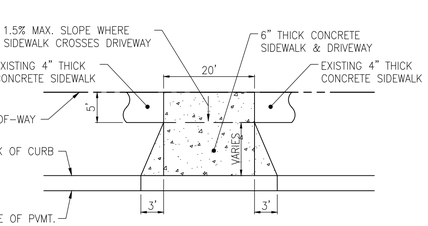
LEGEND
- STANDARD STAKE LOCATIONS
- PAD GRADE STAKE LOCATIONS (SEE PAD GRADE STAKE DETAILS)

1. CONTRACTOR/SURVEYOR TO PROVIDE ELEVATION STAKES AT ALL FOUR (4) LOT CORNERS IN ADDITION TO FIVE (5) STAKES RELATIVE TO HOUSE PAD/FINISHED FLOOR.
2. HOUSE PAD ELEVATIONS TO BE SET AT 8" BELOW FINISHED FLOOR ELEVATIONS.
3. STAKE AT THE CENTER OF THE HOUSE PAD SHALL INCLUDE THE PAD GRADE AND FINISHED FLOOR ELEVATION.

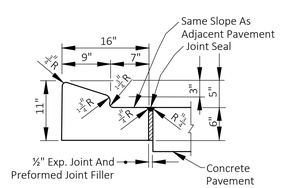
LOT STAKING DETAIL (TYP.)
N.T.S.



FIRE HYDRANT PLACEMENT DETAIL
N.T.S.



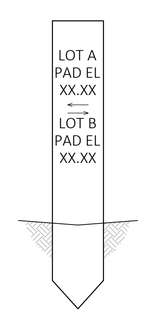
DRIVEWAY ACCESS DETAIL
NOTE: PER FDOT INDEX 515
N.T.S.



For details depicting usage adjacent to flexible pavement, see diagram right.

TYPE A

Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see diagram right.



PAD GRADE STAKE DETAILS (TYP.)
N.T.S.

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LAKE COUNTY, FL

Sheet Title:

GENERAL CONSTRUCTION DETAILS

Sheet No.:

C4.20

Seal:

JEFFREY M. TRIMBLE
LICENSE
No. 82417
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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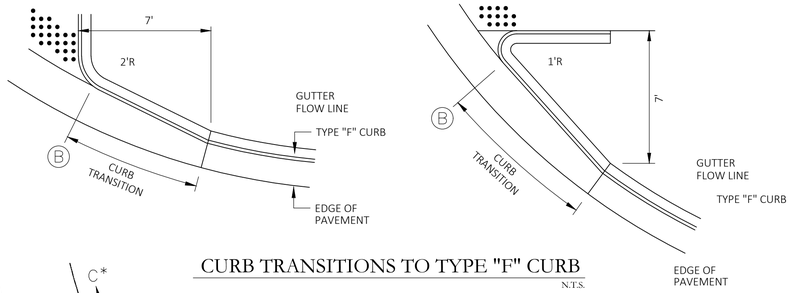
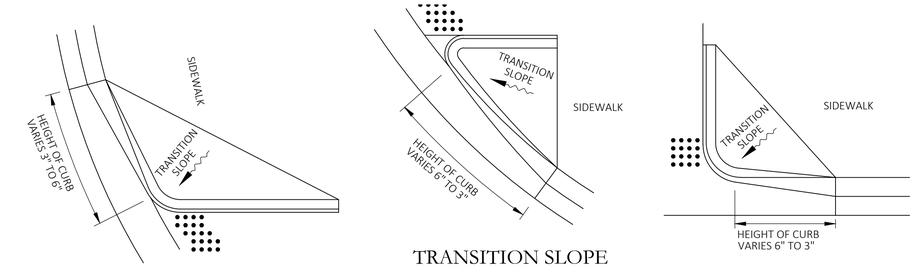
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091 - FE - GDTLS



CURB TRANSITIONS TO TYPE "F" CURB

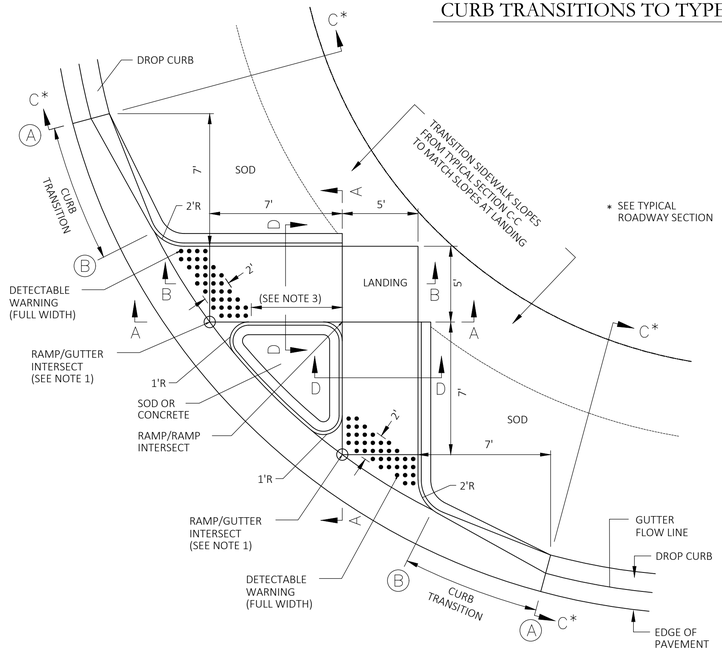
N.T.S.



TRANSITION SLOPE

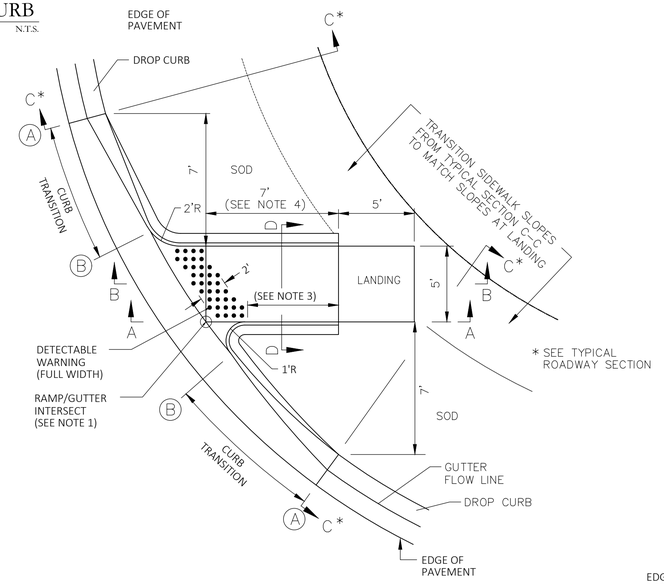
N.T.S.

WHERE CURB RAMP CAN BE ACCESSED BY SIDEWALK ON THE SIDE(S), TRANSITION SLOPE AS SHOWN.



CURB RAMP TYPE 1

N.T.S.



CURB RAMP TYPE 2

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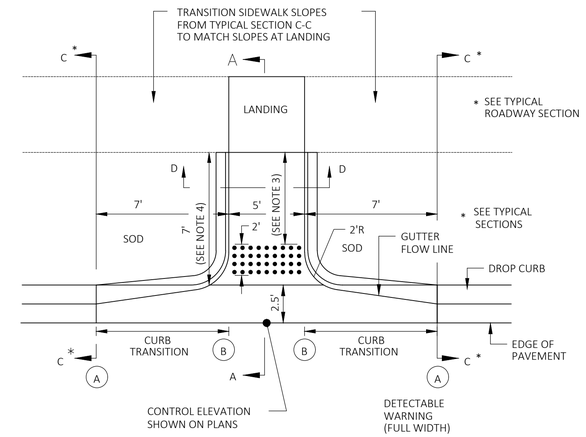

CURB RAMP TYPE 3

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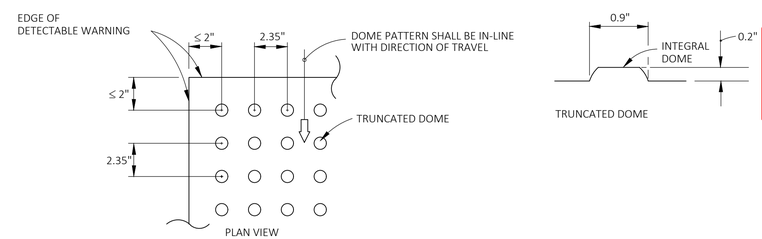
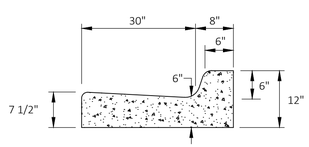


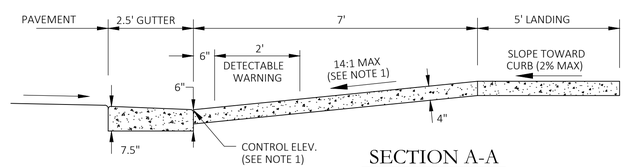
CAST IN PLACE DETECTABLE WARNING SYSTEM

N.T.S.



CURB SECTION AT B (TYPE F CURB)

N.T.S.



SECTION A-A

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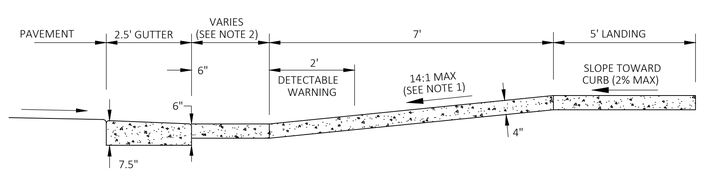

SECTION B-B

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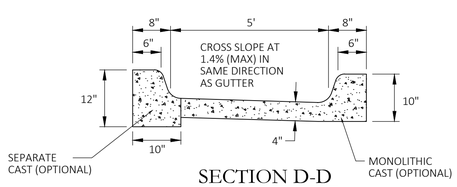

SECTION D-D

N.T.S.

NOTES:

1. (A) THE CONTROL ELEVATION SHALL BE THE LOWER OF THE TWO POINTS WHERE THE RAMP EDGES INTERSECT THE GUTTER FLOW LINE. THE 14:1 RAMP SLOPE SHALL BE ESTABLISHED FROM THE CONTROL ELEVATION. (B) THE SLOPE OF THE RAMP FROM THE HIGHER RAMP/GUTTER INTERSECT SHALL BE ESTABLISHED BY CONNECTING TO THE RAMP/RAMP INTERSECT ESTABLISHED IN STEP (A).
2. SLOPE VARIES (MATCH RAMP AND GUTTER EDGES).
3. HEIGHT OF CURB VARIES FROM 0" (FLUSH) AT TOP OF RAMP TO 6" AT BOTTOM.
4. RAMP MAY BE LENGTHENED TO SUIT FIELD CONDITIONS.
5. RAMP AND CURBS MAY BE POURED MONOLITHICALLY OR SEPARATELY.
6. CONTRACTOR IS RESPONSIBLE FOR CONFORMANCE TO REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), FLORIDA ACCESSIBILITY CODE (FAC) AND LOCAL GOVERNMENT.
7. ANY CONFLICT IN THE PLANS WITH ADA, FAC OR LOCAL CODES WHICH MAY BE DETECTED BY CONTRACTOR SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION.
8. CONTRACTOR SHALL ENSURE THAT CURB RAMPS HAVE TEXTURED SURFACE AND THAT SIDEWALK LONGITUDINAL AND CROSS SLOPES CONFORM TO ADA, FAC AND LOCAL GOVERNMENT STANDARDS.
9. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR PRE-POUR OBSERVATION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP POURS.
10. ALL CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND 24" IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS MAY BE PLACED UP TO 5' BEHIND THE BACK OF CURB.
11. DETECTABLE WARNING SURFACE SHALL BE COLORED BRICK RED
12. DOMES SHALL BE PATTERNED CONCRETE, OVERLAY MAT, TILE OR PAVERS. IN ANY CASE, DIMENSIONS AND PATTERN SHALL BE PRECISELY AS SHOWN.

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CITY OF MOUNT DORA

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Date: 02/05/2024

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

GENERAL CONSTRUCTION DETAILS

Sheet No.:

C4.21

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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POULOS & BENNETT

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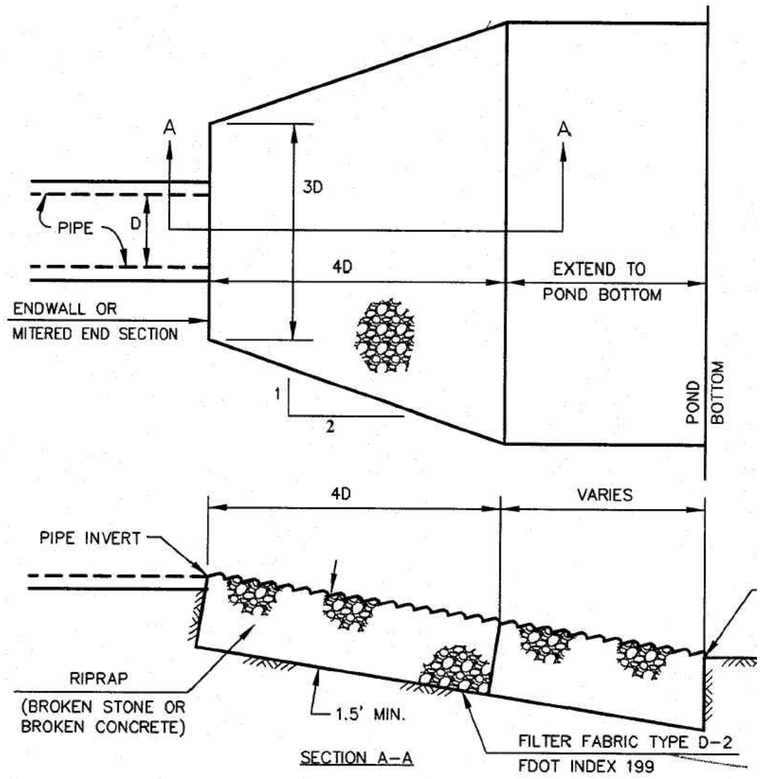
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091 - FE - CDTLS



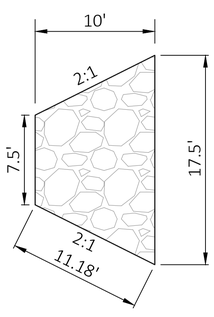
RIPRAP SHALL MEET THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS SECTION 530 INCLUDING THE FOLLOWING GRADATION:

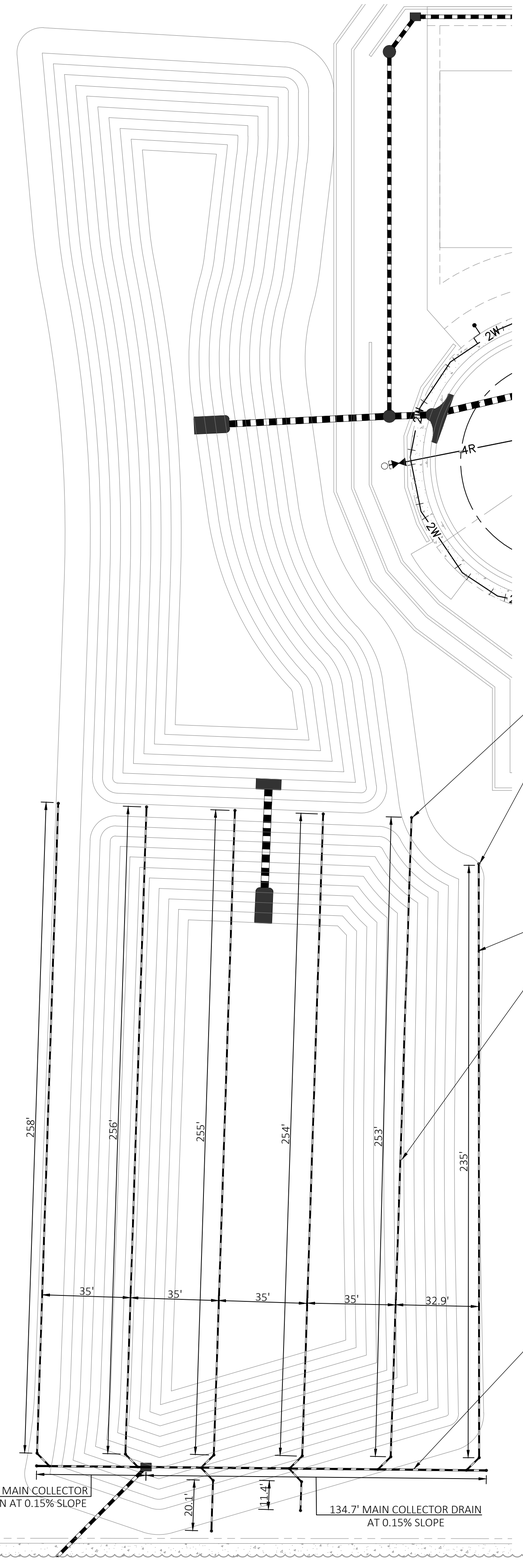
WEIGHT MAX. (POUNDS)	WEIGHT 50% (POUNDS)	WEIGHT MIN. (POUNDS)
75	30	4

ENSURE THAT AT LEAST 97% OF THE MATERIAL BY WEIGHT IS SMALLER THAN WEIGHT MAXIMUM POUNDS. ENSURE THAT AT LEAST 50% OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT 50% POUNDS. ENSURE THAT AT LEAST 90% OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT MINIMUM POUNDS.

RIPRAP APRON DETAIL

NTS

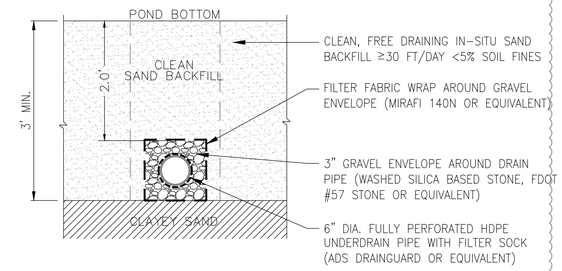




TERMINAL CLEANOUT (TYP.)

6" UNDERDRAIN LATERAL (TYP.) SEE DETAIL THIS SHEET

8" I.D. SOLID WALL SCH 40 PVC PIPE



POND BOTTOM UNDERDRAIN DETAIL

N.T.S.

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06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

CITY OF MOUNT DORA

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

GENERAL CONSTRUCTION DETAILS

Sheet No.:

C4.22

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 082417

DATE: January 23, 2024

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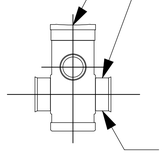
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091 - FE - GDTLS

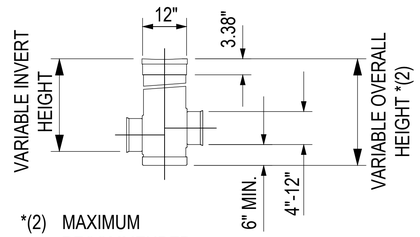
12" DRAIN BASIN



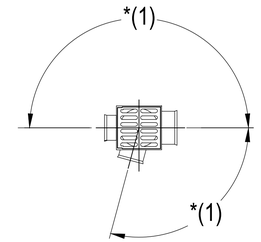
DUCTILE IRON GRATE W / CAST IRON FRAME

INLET AND OUTLET ADAPTERS AVAILABLE 4" THRU12"

VARIOUS TYPES OF OUTLETS WITH WATERTIGHT ADAPTERS FOR:
ADS N-12
SDR-35 SEWER
SCHEDULE 40 DWV
CORRUGATED PVC
RIBBED PVC

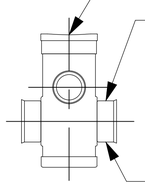


*(2) MAXIMUM RECOMMENDED OVERALL HEIGHT 10'



*(1) ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 359°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

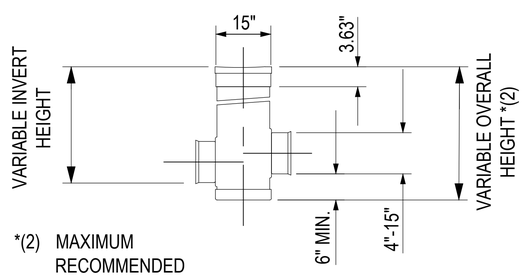
15" DRAIN BASIN



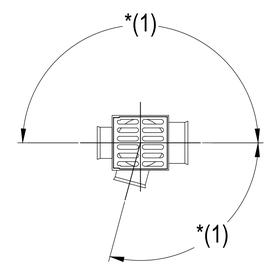
DUCTILE IRON GRATE W / CAST IRON FRAME

INLET AND OUTLET ADAPTERS AVAILABLE 4" THRU15"

VARIOUS TYPES OF OUTLETS WITH WATERTIGHT ADAPTERS FOR:
ADS N-12
SDR-35 SEWER
SCHEDULE 40 DWV
CORRUGATED PVC
RIBBED PVC



*(2) MAXIMUM RECOMMENDED OVERALL HEIGHT 10'



*(1) ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 359°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

NOTE:
THE INLETS ABOVE ARE USED IN THE REAR YARD SWALES.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
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MT. INES PUD/ HILLSIDE AT MOUNT DORA

CITY OF MOUNT DORA
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
GENERAL CONSTRUCTION DETAILS

Sheet No.:
C4.23

Seal:
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LICENSE No. 82417
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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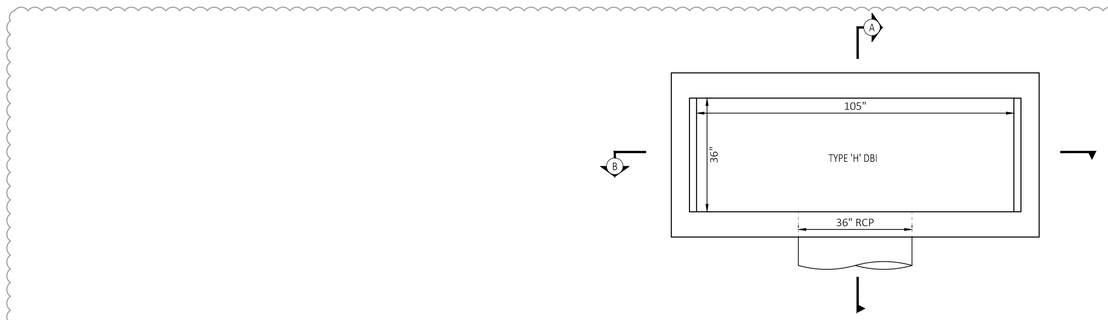
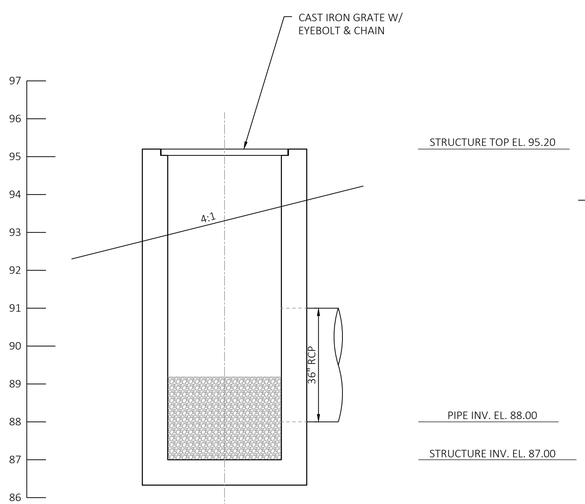
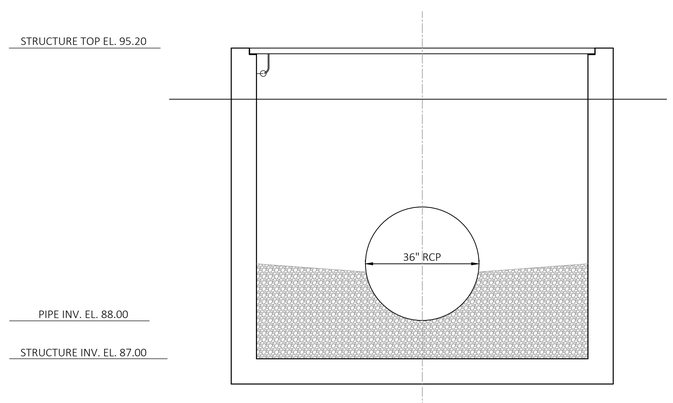
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091 - FE - CDTLS



PLAN VIEW



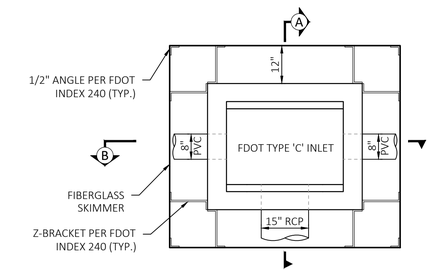
SECTION A



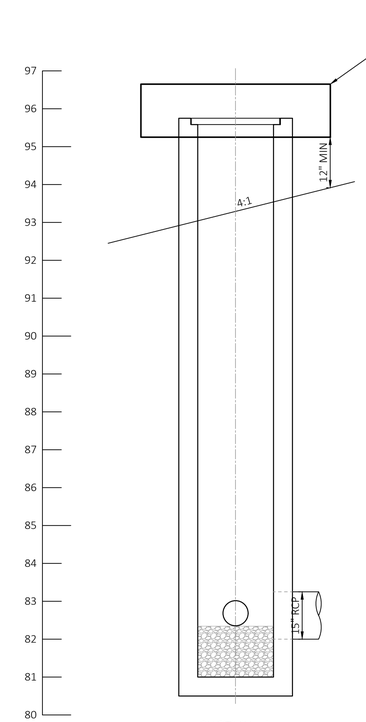
SECTION B

CONTROL STRUCTURE CS-1

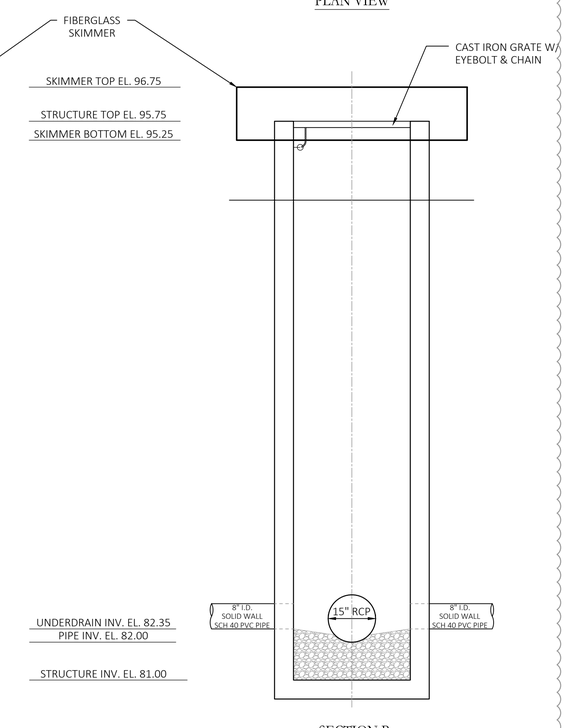
NTS



PLAN VIEW



SECTION A



SECTION B

CONTROL STRUCTURE CS-2

NTS

5

Key Map:

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SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

OUTFALL STRUCTURE DETAILS

Sheet No.:

C4.24

Seal:

JEFFREY M. TRIMBLE
LICENSE
No. 82417
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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CITY OF MOUNT DORA
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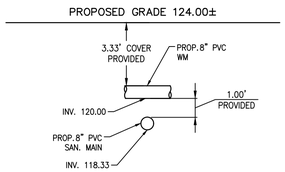

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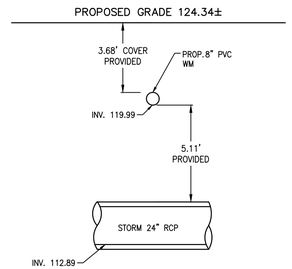

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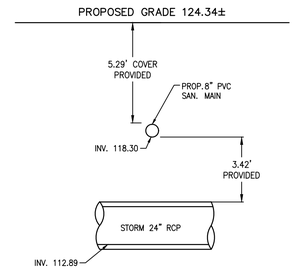

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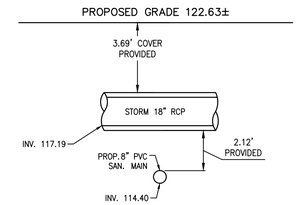

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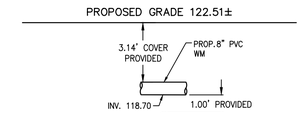

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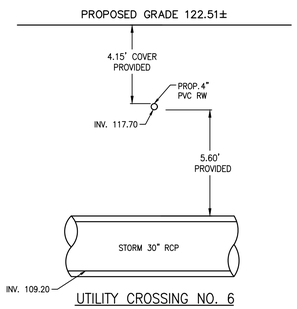

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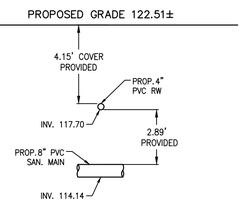

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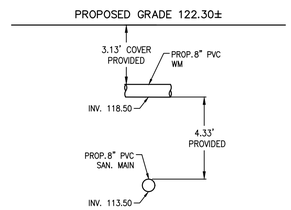

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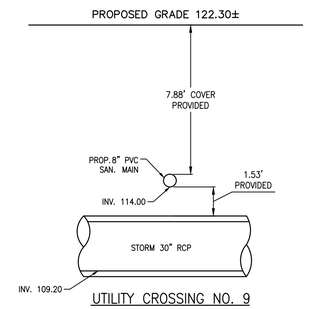

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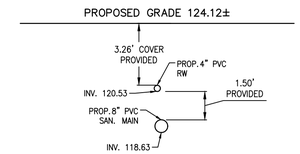

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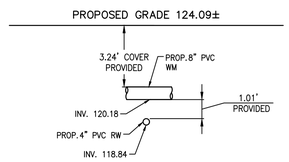

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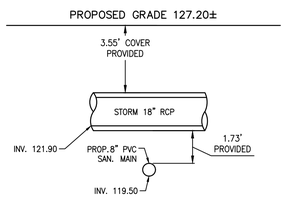

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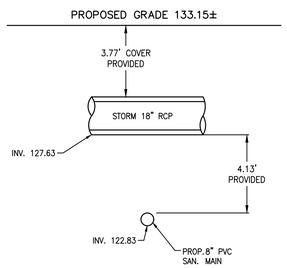

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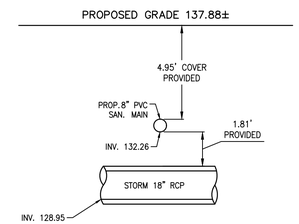

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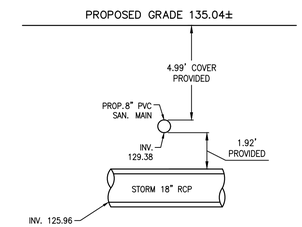

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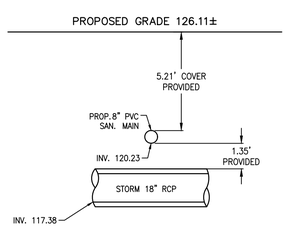

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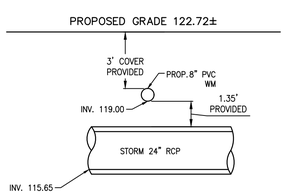

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SCALE: N.T.S.

UTILITY CROSSING NO. 17
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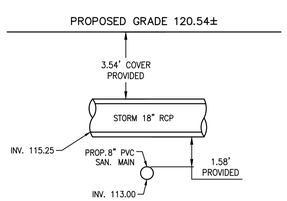

UTILITY CROSSING NO. 18
SCALE: N.T.S.

CROSSING NUMBER	PLAN SHEET #	APPROX STATION	PIPE #1 DESCRIPTION	PIPE#1 INVERT ELEVATION (ft)	PIPE #2 DESCRIPTION	PIPE #2 TOP ELEVATION (ft)
1	C6.00 C6.01	02+16.69 10+20.03	8" PVC WM	120.00	8" PVC SAN	119.00
2	C6.00 C6.01	02+21.68 10+20.03	8" PVC WM	120.00	24" RCP STM	114.89
3	C6.00	02+21.68	8" PVC SAN	118.30	24" RCP STM	114.89
4	C6.00	04+50.34	18" RCP STM	117.19	8" PVC SAN	115.07
5	C6.00 C6.03	04+70.00 27+67.75	8" PVC WM	118.70	4" PVC RW	117.70
6	C6.00 C6.03	04+70.00 27+93.54	4" PVC RW	117.70	30" RCP STM	111.99
7	C6.00 C6.03	04+70.00 27+85.32	4" PVC RW	117.70	8" PVC SAN	114.81
8	C6.00 C6.03	05+06.68 27+67.75	8" PVC WM	118.50	8" PVC SAN	114.17
9	C6.00 C6.03	05+06.68 27+93.54	8" PVC SAN	113.40	30" RCP STM	111.94
10	C6.01	10+02.26	4" PVC RW	120.53	8" PVC SAN	119.03
11	C6.01	10+20.03	8" PVC WM	120.18	4" PVC RW	119.17
12	C6.01	11+35.94	18" RCP STM	121.90	8" PVC SAN	120.17
13	C6.01	12+83.98	18" RCP STM	127.63	8" PVC SAN	123.50
14	C6.03	21+48.10	8" PVC SAN	132.26	18" RCP STM	130.45
15	C6.03	23+98.03	8" PVC SAN	129.38	18" RCP STM	[illegible]
16	C6.03	26+48.58	8" PVC SAN	120.23	18" RCP STM	[illegible]
17	C6.03	27+67.75	8" PVC WM	119.00	24" RCP STM	[illegible]
18	C6.03	28+93.54	18" RCP STM	115.25	8" PVC SAN	113.67

Department of Planning and Development
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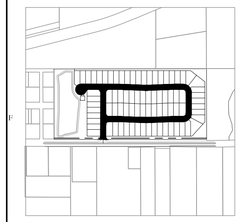
Date: 02/05/2024
CITY OF MOUNT DORA

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
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06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
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00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N.T.S.

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

UTILITY CROSSINGS & ASSET TABLES

Sheet No.:

C4.30

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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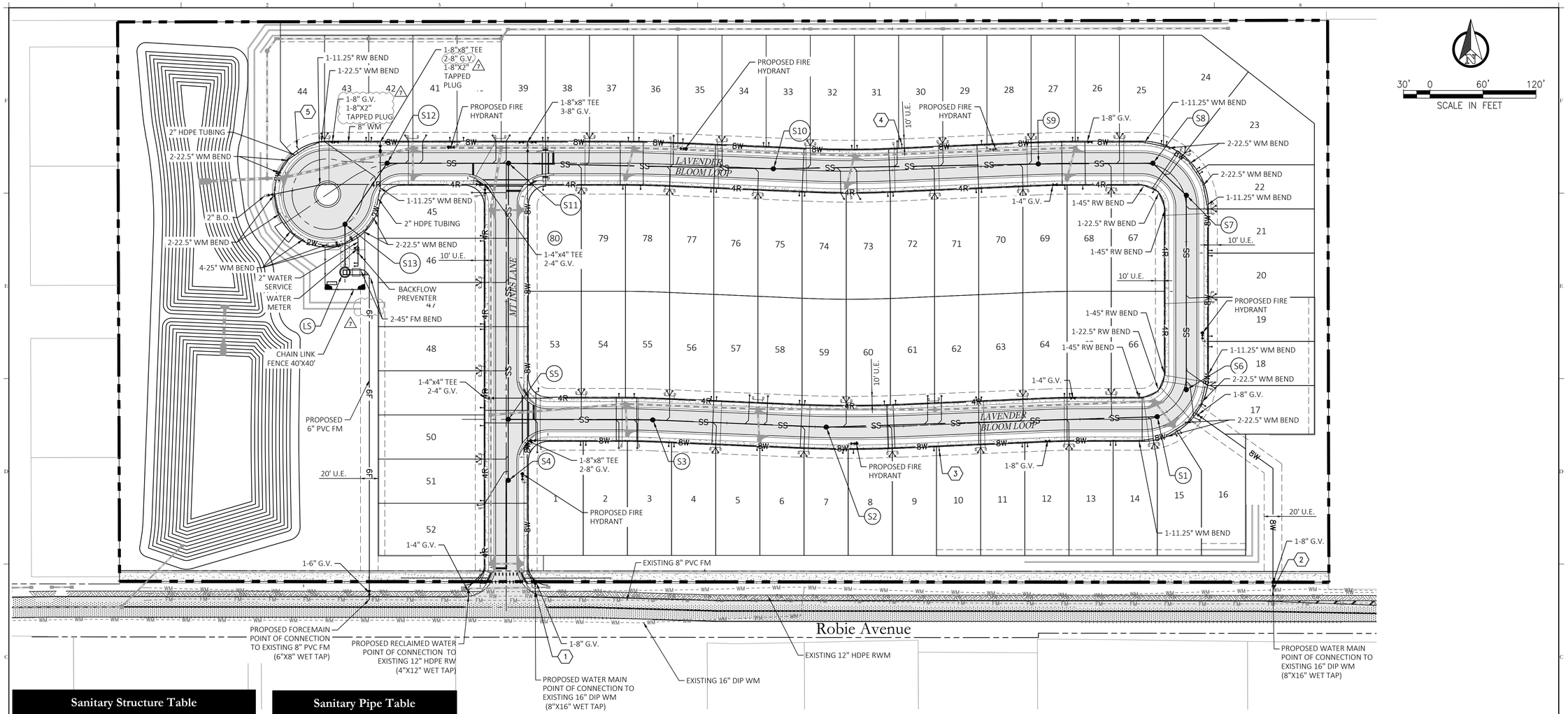
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-UTILCROSS



Sanitary Structure Table

Structure Number	Structure Type	Top Elev.	Inverts
LS	WET WELL	123.00	110.90 – 8" (N)
S1	SAN. M.H.	138.97	133.97 – 8" (W)
S2	SAN. M.H.	135.85	124.88 – 8" (E) 124.78 – 8" (W)
S3	SAN M.H.	128.22	119.85 – 8" (E) 119.75 – 8" (W)
S4	SAN. M.H.	123.83	118.68 – 8" (N)
S5	SAN. M.H.	124.12	118.40 – 8" (E) 118.40 – 8" (S) 118.30 – 8" (N)
S6	SAN. M.H.	139.11	135.11 – 8" (N)
S7	SAN. M.H.	139.48	134.23 – 8" (S) 134.13 – 8" (NW)
S8	SAN. M.H.	138.84	133.50 – 8" (SE) 133.40 – 8" (W)
S9	SAN. M.H.	137.29	131.84 – 8" (E) 131.74 – 8" (W)
S10	SAN. M.H.	133.34	128.44 – 8" (E) 128.34 – 8" (W)
S11	SAN. M.H.	122.35	113.50 – 8" (E) 113.50 – 8" (S) 113.40 – 8" (W)
S12	SAN M.H.	119.97	112.85 – 8" (E) 112.75 – 8" (SW)
S13	SAN. M.H.	119.69	112.41 – 8" (NE) 112.31 – 8" (S)

Sanitary Pipe Table

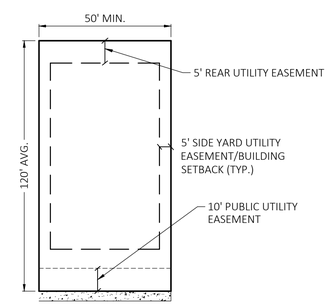
From Structure	Length	Size & Materials	Slope
S1	375'	8" PVC	2.42%
S2	197'	8" PVC	2.51%
S3	164'	8" PVC	0.83%
S4	69'	8" PVC	0.40%
S5	290'	8" PVC	1.66%
S6	220'	8" PVC	0.40%
S7	52'	8" PVC	1.20%
S8	130'	8" PVC	1.20%
S9	300'	8" PVC	1.10%
S10	300'	8" PVC	4.95%
S11	137'	8" PVC	0.40%
S12	84'	8" PVC	0.40%
S13	54'	8" PVC	2.59%

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 50% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN AND FORCEMAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
7. UTILITY SLEEVES SHALL CONSIST OF SCH 40 PVC PIPE, CAPPED, 2' O.C. MIN. EACH END SHALL BE TERMINATED 2' MINIMUM BEHIND SIDEWALK, AND MARKED FOR FUTURE LOCATION AND RETRIEVAL, WITH MIN. DEPTH OF 24".
8. ALL WATER & RECLAIM SERVICES TO HOME LOTS SHALL BE 1" POLY TUBING; UNLESS 2" METERS ARE NEEDED, THEN USE 2" POLY TUBING
9. CONTRACTOR SHALL INSTALL ALL METER BOXES TO FINISHED SOD GRADE
10. GATE VALVES ARE SHOWN APART FROM TEES & CROSSES FOR GRAPHICAL PURPOSES ONLY
11. WATERMAIN SHALL BE CONSTRUCTED A MINIMUM 6 FT. FROM EDGE OF PAVEMENT.
12. ALL GATE VALVES AND CURB STOPS SHALL NOT BE PLACED WITHIN ANY ROAD CURB AND GUTTER
13. OVER STORY TREES MUST BE LOCATED GREATER THAN 12 FEET FROM A PUBLIC WATER, SEWER, GAS, ELECTRIC, COMMUNICATION AND GAS, WITHIN THE CITY'S UTILITY SERVICE AREA.
14. ALL PRESSURE PIPES UNDER ROADWAY SHALL BE DIP PER LAKE COUNTY REQUIREMENTS

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	
N/A	BT SAMPLE POINT	1
N/A	AIR RELEASE VALVE	ARV
N/A	SANITARY MANHOLE & ID#	1
N/A	BLOW-OFF VALVE	8W B.O.

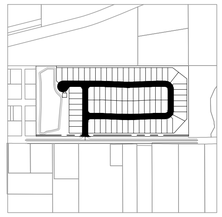


TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

NOTES:

1. REQUIRED 36 -INCH CLEAR SPACE AROUND CIRCUMFERENCE OF FIRE HYDRANTS.
2. FIRE HYDRANT FLOW TEST SHALL BE WITNESSED BY CITY OF MOUNT DORA FIRE INSPECTOR PRIOR TO APPROVAL OF ANY BUILDING PERMITS.
3. FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED 50% OF THE MANUFACTURERS RECOMMENDED DEFLECTION.
5. ACCESS WAY MUST HAVE A MINIMUM WIDTH OF AT LEAST TWENTY (20) FEET, UNOBSTRUCTED VERTICAL CLEARANCE OF 13-6" AND CAPABLE OF SUPPORTING IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS.
6. APPROVED TURN AROUND (MINIMUM 50' RADIUS) SHALL BE PROVIDED FOR DEAD ENDS IN EXCESS OF 150'.

Key Map:



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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 60'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

MASTER UTILITY PLAN

Sheet No.:

C5.00

Seal:

JEFFREY M. TRIBBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIBBLE
P.E. NO. 082417
DATE: January 23, 2024

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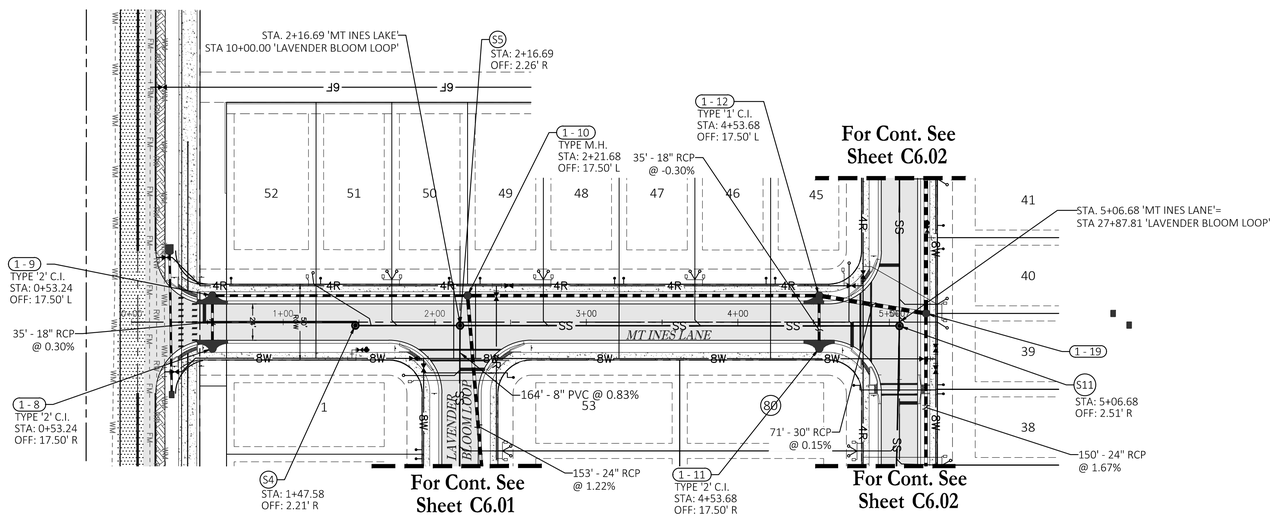
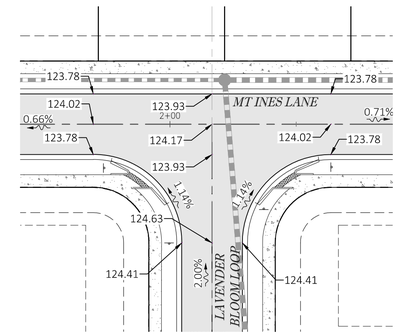
CITY OF MOUNT DORA
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-MUP

Department of Planning and Development
CITY OF MOUNT DORA
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

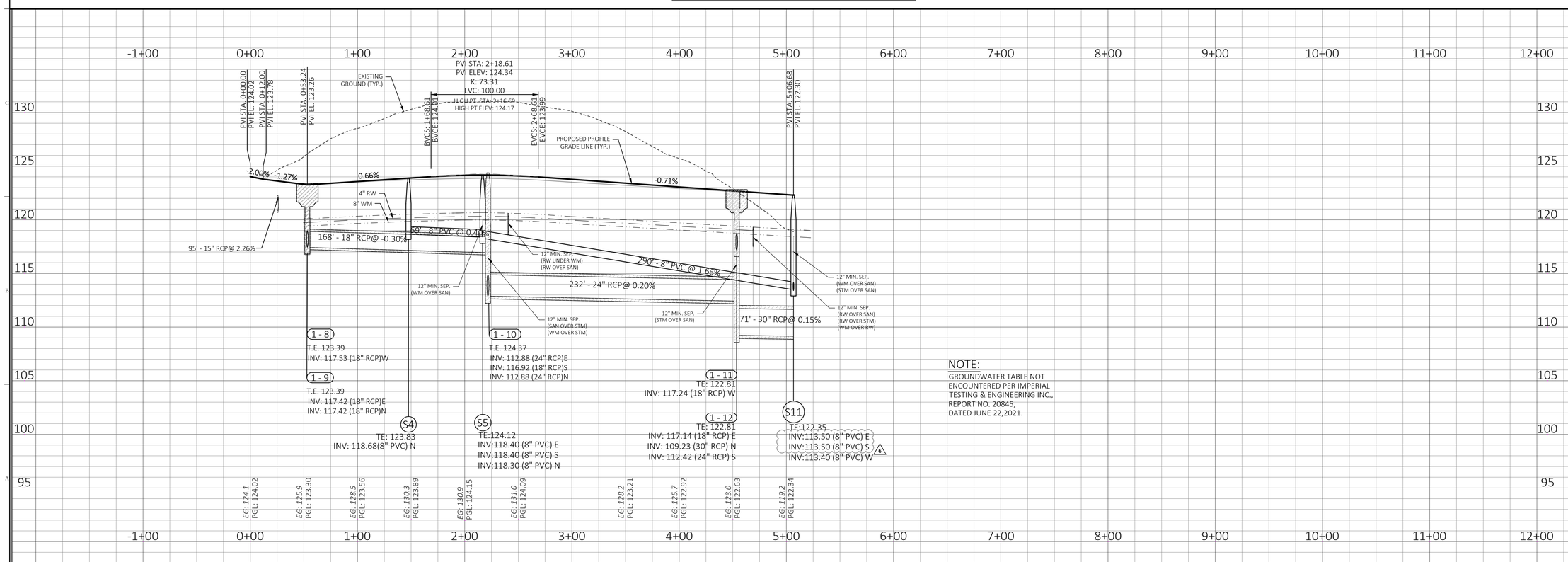
25' 0 50' 100' HOR.
2.5' 0 5' 10' VERT.
SCALE IN FEET





LAVENDER BLOOM LOOP INTERSECTION
1"=30'

MT. INES LANE



NOTE:
GROUNDWATER TABLE NOT ENCOUNTERED PER IMPERIAL TESTING & ENGINEERING INC., REPORT NO. 20845, DATED JUNE 22,2021.

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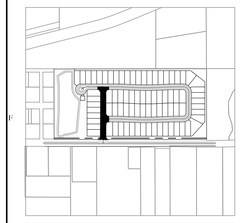

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SUBMISSIONS/REVISIONS

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JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	H: 1"=50'; V: 1"=5'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

PLAN & PROFILE MT. INES LANE

Sheet No.:

C6.00

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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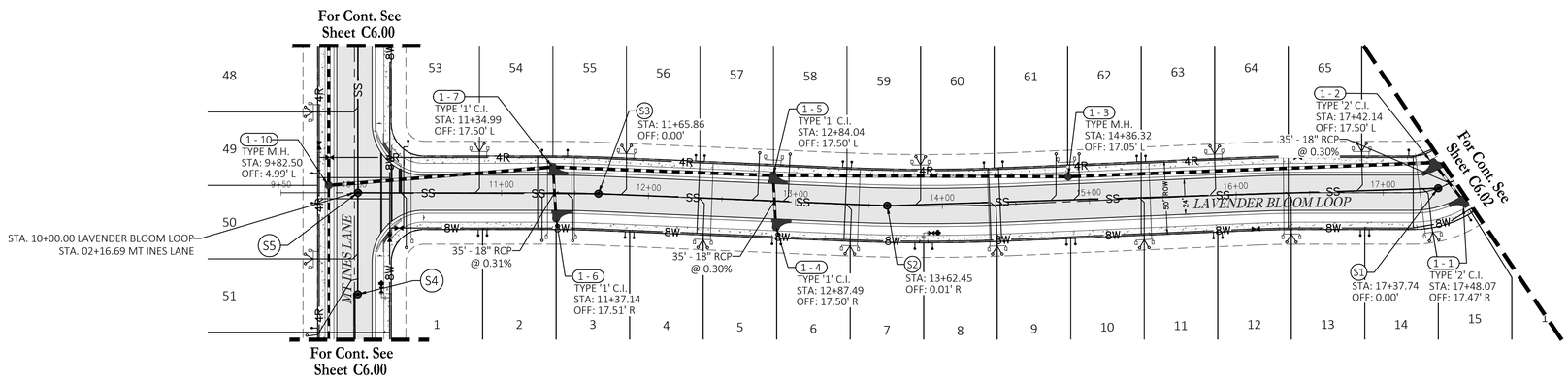
Eng. Bus. No. 28567

Z:\2021\21-091 K9 HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091- FE - PP-SAGE WOOD LANE

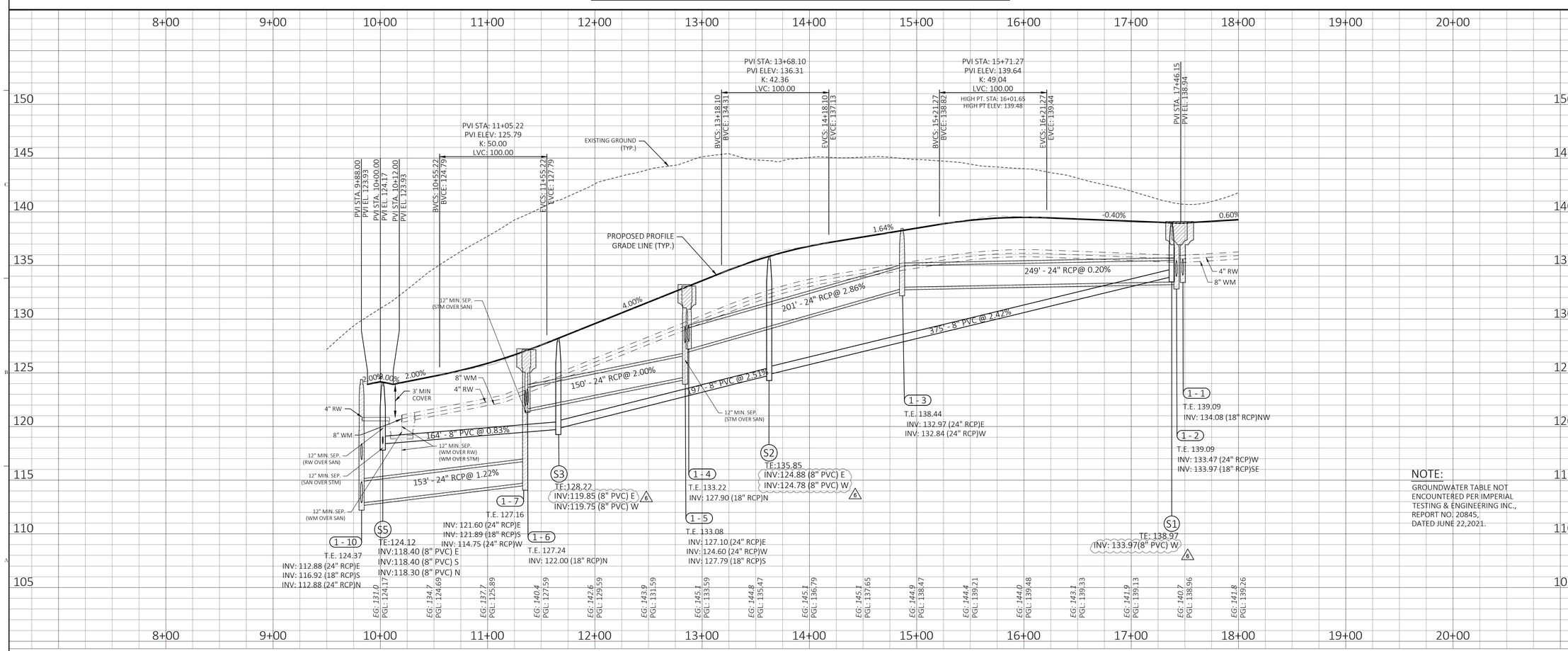
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

CITY OF MOUNT DORA

25' 0 50' 100' HOR.
2.5' 0 5' 10' VERT.
SCALE IN FEET



LAVENDER BLOOM LOOP



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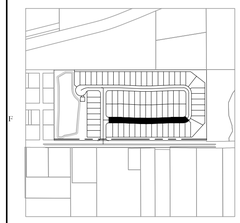

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Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

PLAN & PROFILE LAVENDER BLOOM LOOP

Sheet No.:

C6.01

Seal:

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Department of Planning and Development
CITY OF MOUNT DORA
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Mt. Ines PUD / Hillside at Mount Dora
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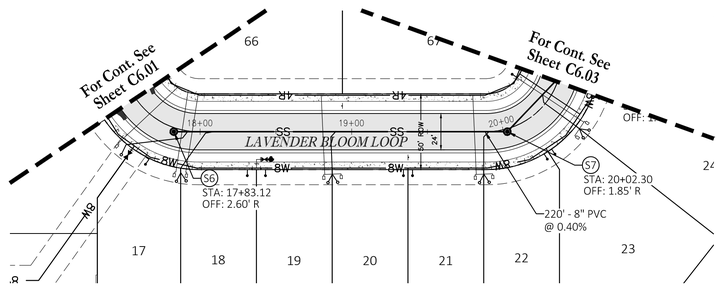
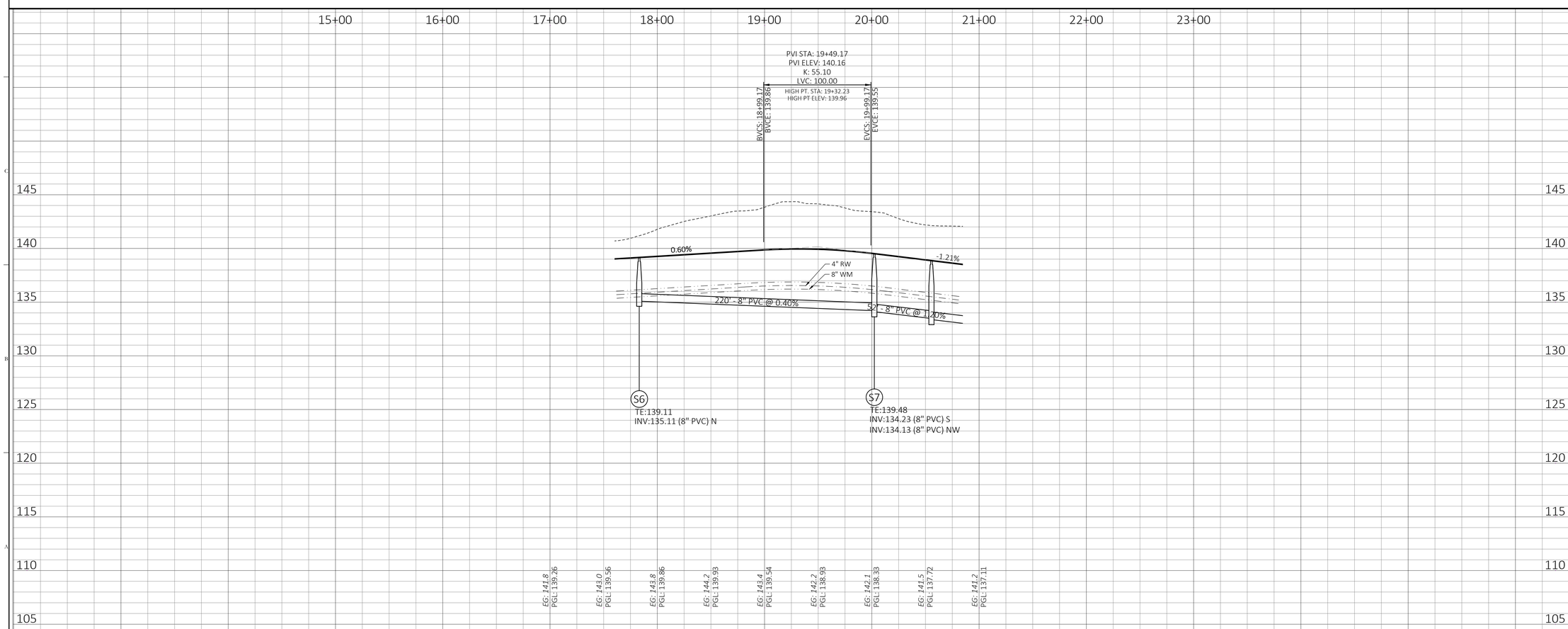


LAVENDER BLOOM LOOP



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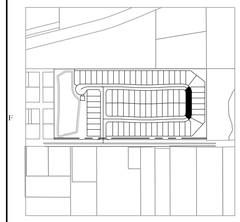

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SUBMISSIONS/REVISIONS

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SCALE IN FEET:	H: 1"=50'; V: 1"=5'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

PLAN & PROFILE LAVENDER BLOOM LOOP

Sheet No.:

C6.02

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
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Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091- FE - PP-LAVENDER BLOOM LOOP

CITY OF MOUNT DORA

Department of Planning and Development
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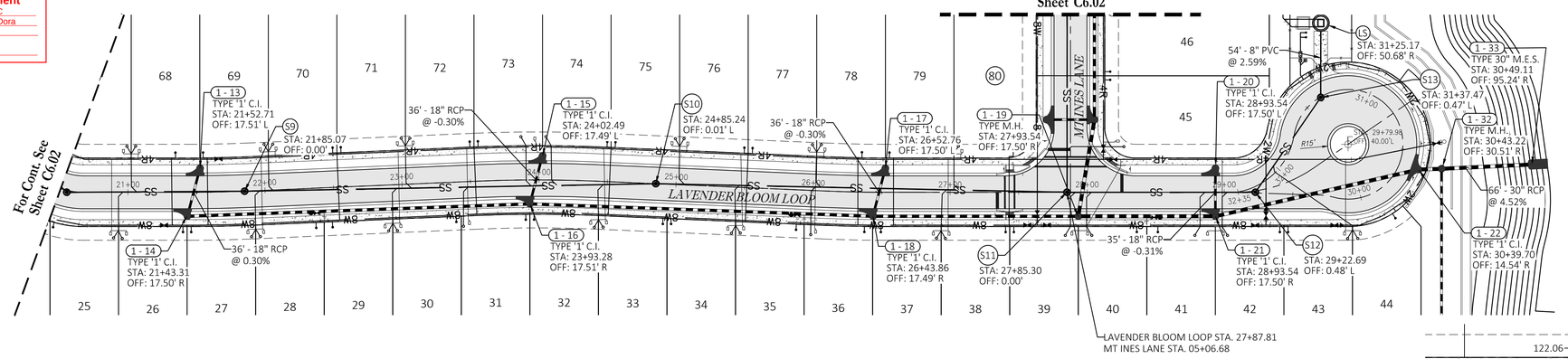
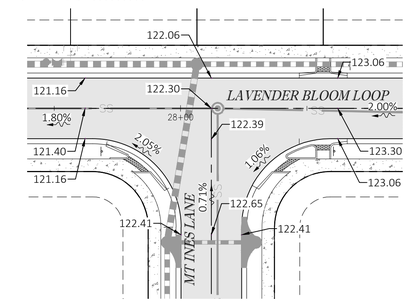
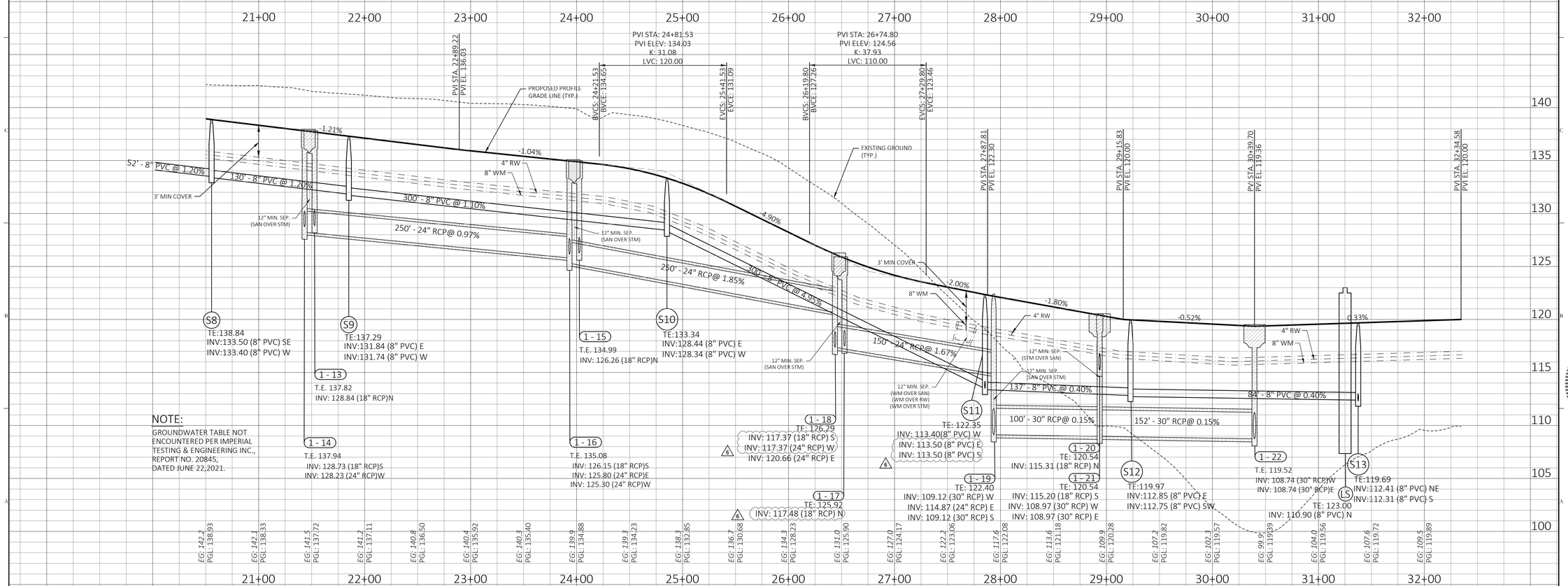
Construction Plans
Date: 02/05/2024



LAVENDER BLOOM LOOP

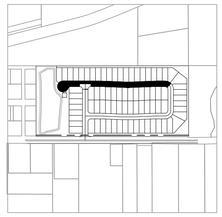


MT. INES LANE INTERSECTION
1"=30'



NOTE:
GROUNDWATER TABLE NOT ENCOUNTERED PER IMPERIAL TESTING & ENGINEERING INC., REPORT NO. 20845, DATED JUNE 22,2021.

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	H: 1"=50'; V: 1"=5'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

PLAN & PROFILE LAVENDER BLOOM LOOP

Sheet No.:

C6.03

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 K9 HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091- FE - PP-LAVENDER BLOOM LOOP

LEGEND

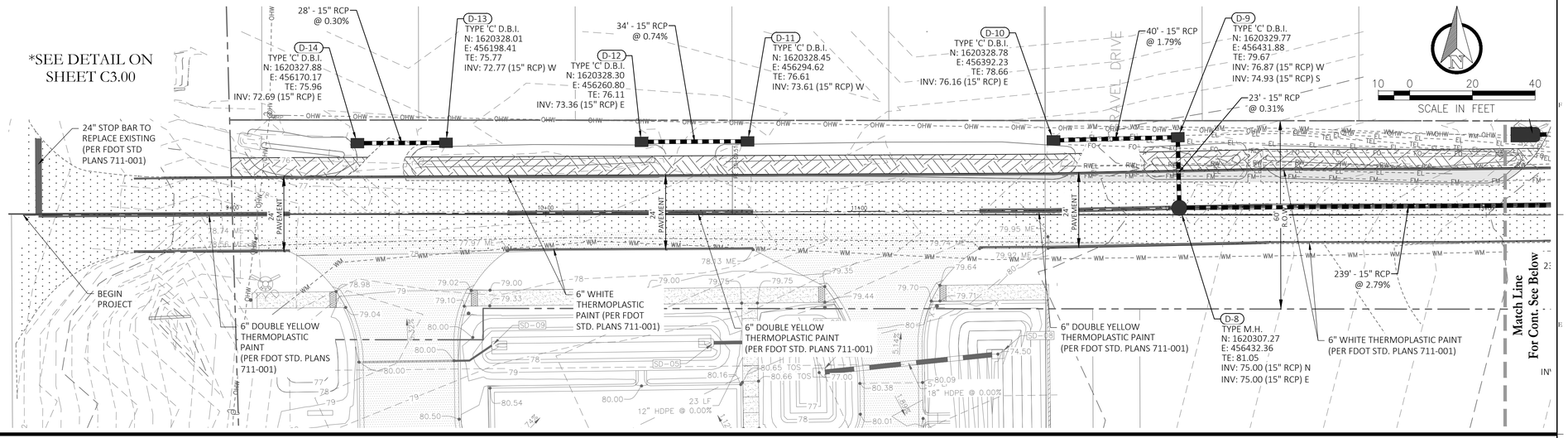
- LIMITS OF PROPOSED PAVEMENT
- LIMITS OF PROPOSED OVERLAY
- UNPAVED SHOULDER 6'

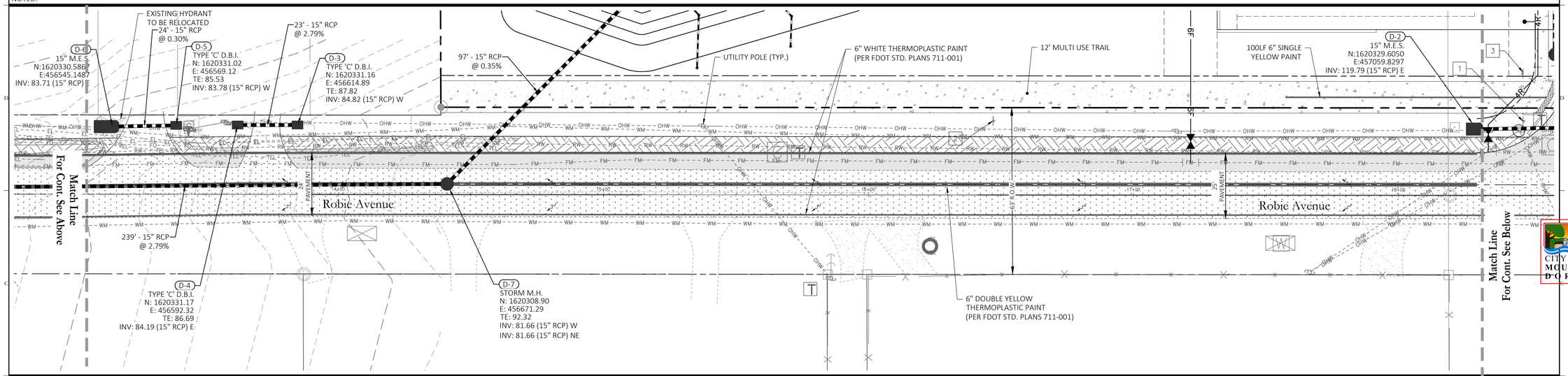
Sign Legend

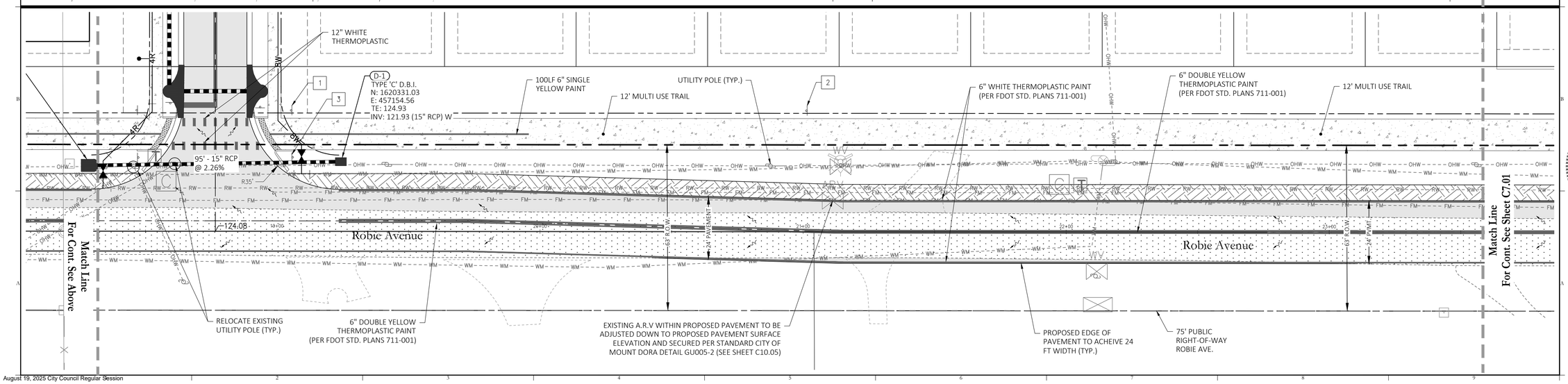
Id.	M.U.T.C.D. Number	Dimensions Width	Dimensions Height	DESCRIPTION
1	R1-1	18"	18"	STOP SIGN
2	W3-1	18"	18"	STOP SIGN AHEAD
3	R5-3	24"	24"	NO MOTOR VEHICLES

NOTES:

1. EXISTING DRIVEWAY APRONS TO BE RECONSTRUCTED PER CITY OF MOUNT DORA STANDARD RESIDENTIAL DRIVEWAY CONSTRUCTION DETAIL GU0019-2. SEE SHEET C10.05
2. ALL STRIPING AND SIGNAGE PER M.U.T.C.D., 2009 EDITION AND THE LATEST F.D.O.T. STANDARDS.
3. REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND F.D.O.T. INDEX 706-001.
4. 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS.
5. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.







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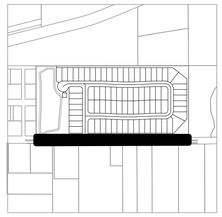

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
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DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 20'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

CITY OF MOUNT DORA
Department of Planning and Development
Project Number PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

OFFSITE ROADWAY IMPROVEMENT PLANS

Sheet No.:

C7.00

Seal: JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE P.E. NO. 0082417

DATE: January 23, 2024

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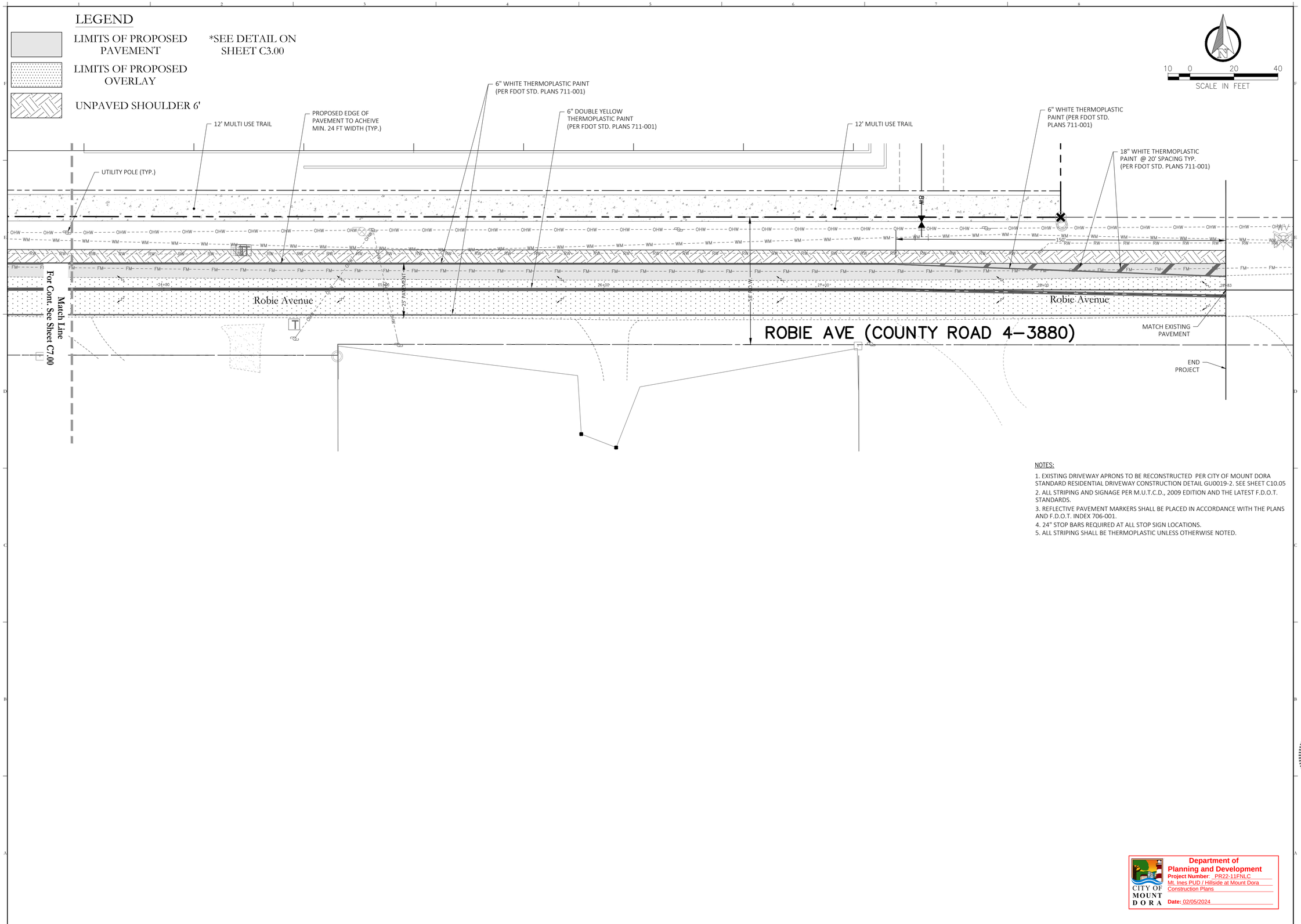
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-GRP



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CITY OF MOUNT DORA
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora Construction Plans
Date: 02/05/2024

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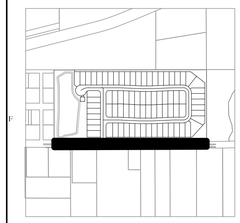

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SUBMISSIONS/REVISIONS

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SCALE IN FEET:	1" = 20'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

OFFSITE ROADWAY IMPROVEMENT PLANS

Sheet No.:

C7.01

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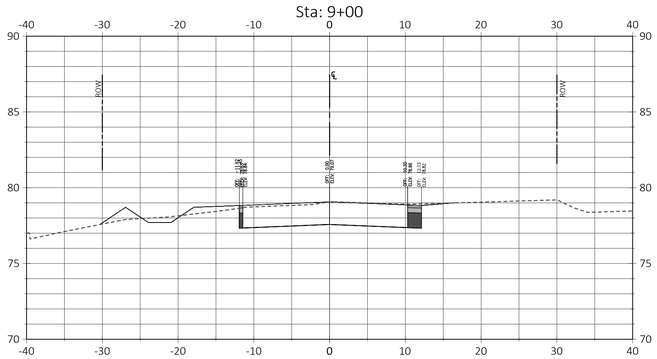

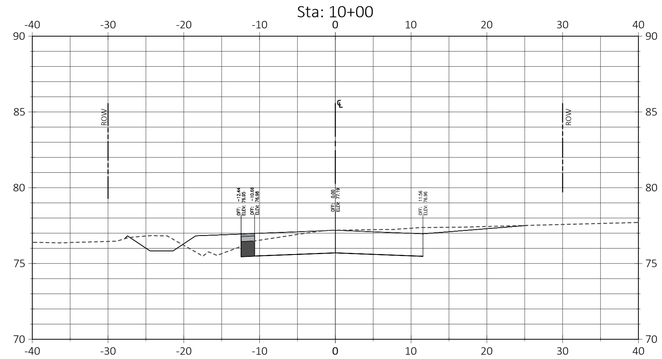

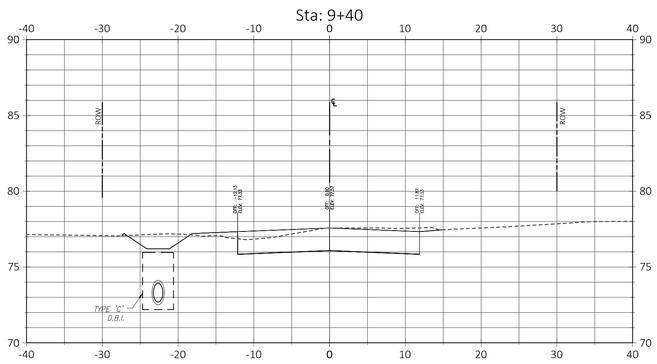

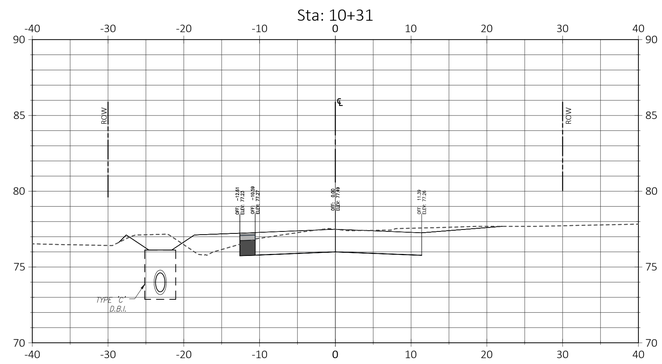

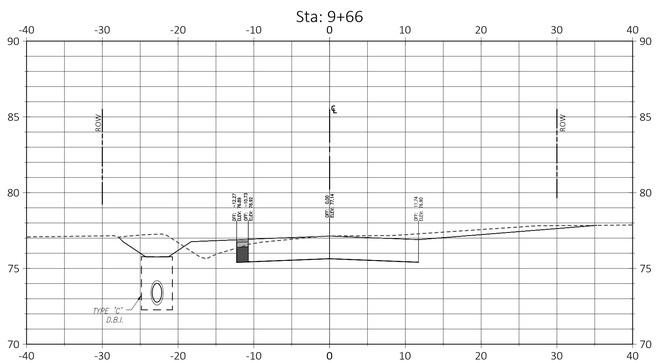

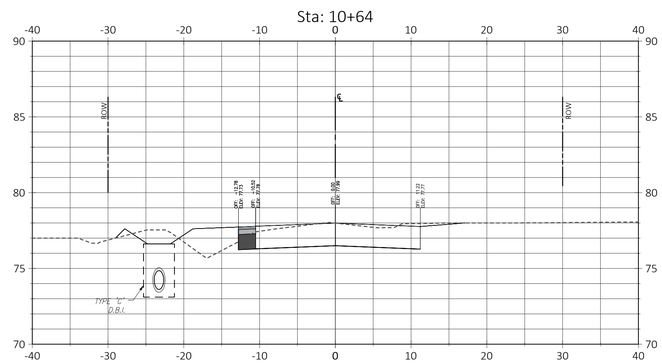

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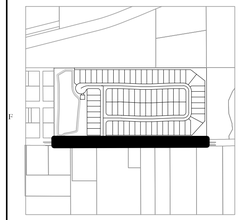

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
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SCALE IN FEET:	1" = 20'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

OFFSITE ROADWAY IMPROVEMENT PLAN SECTIONS

Sheet No.:

C7.02

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417

DATE: January 23, 2024

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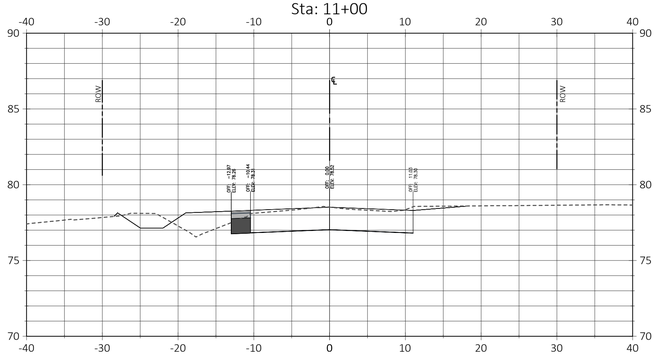
CITY OF MOUNT DORA

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Z:\2021\21-091 K8 HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-GRIP

Sta: 11+00



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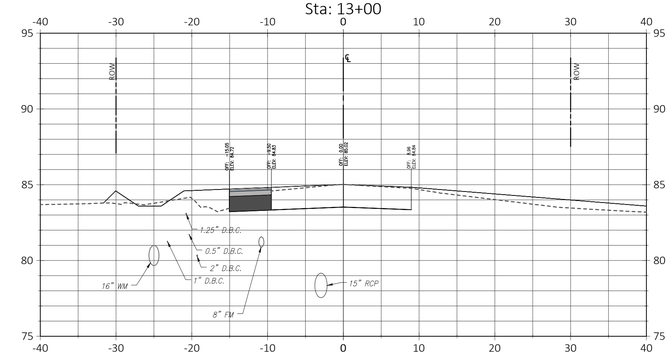

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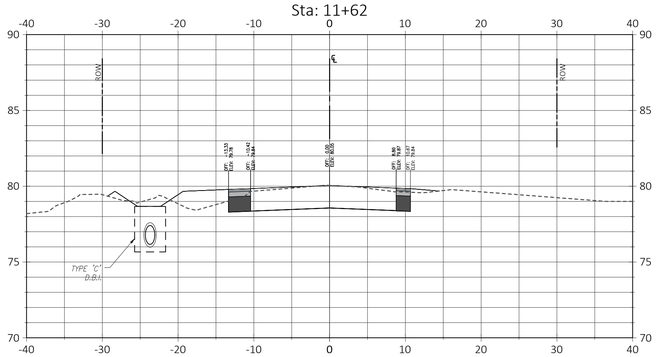

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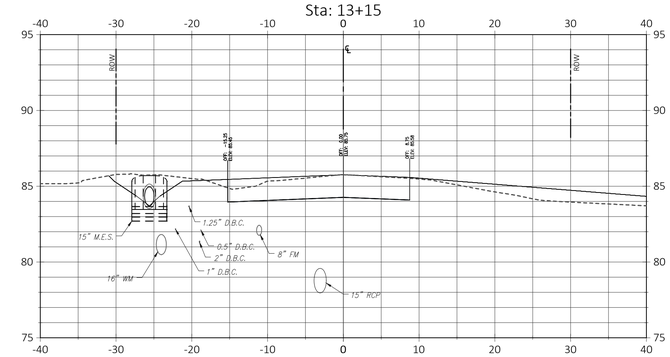

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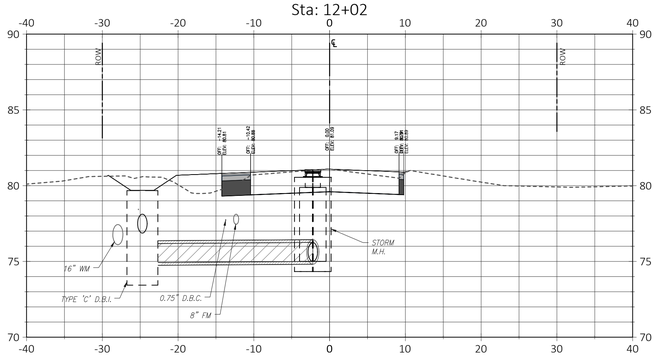

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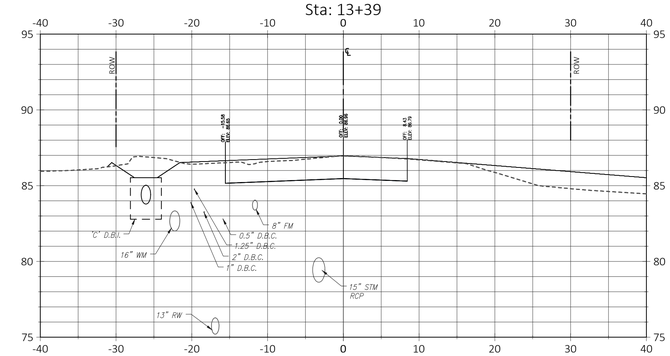

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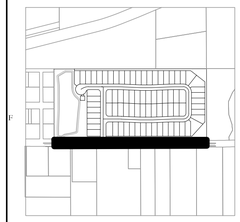

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
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APPROVED BY:	JMT
SCALE IN FEET:	1" = 20'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

OFFSITE ROADWAY IMPROVEMENT PLAN SECTIONS

Sheet No.:

C7.03

Seal:

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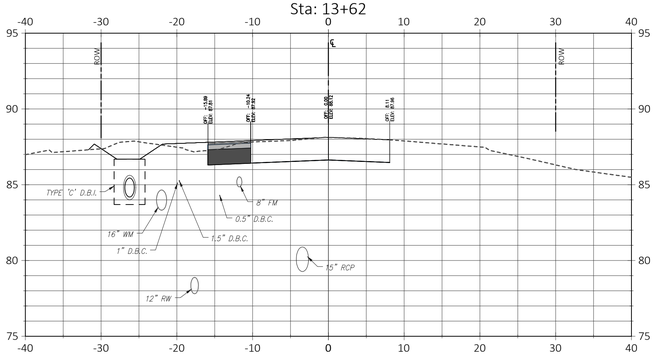
Z:\2021\21-091 K9 HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-GRIP

Sta: 13+62



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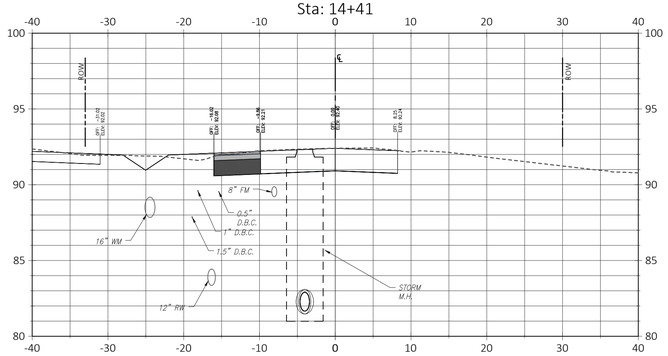

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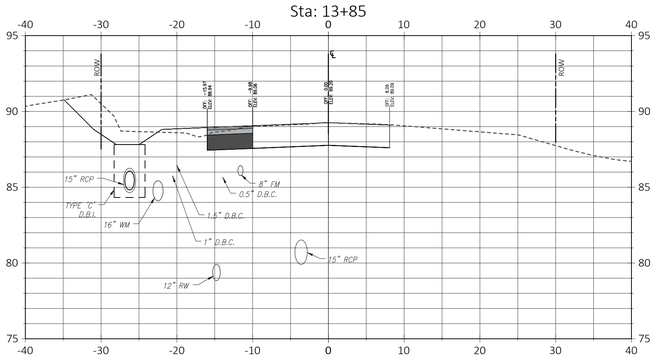

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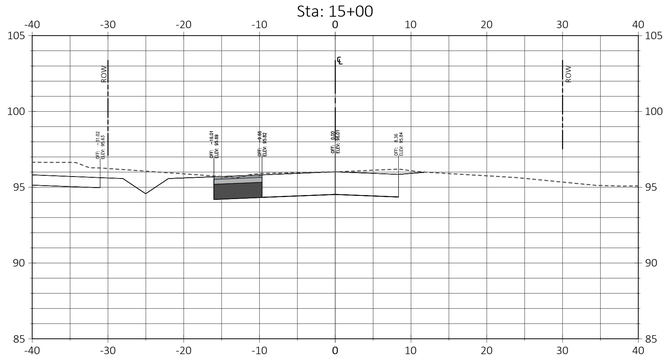

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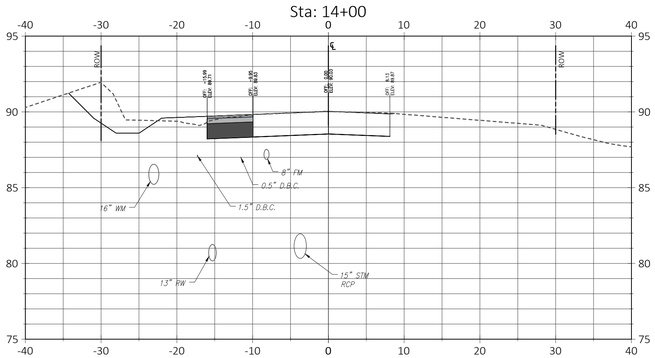

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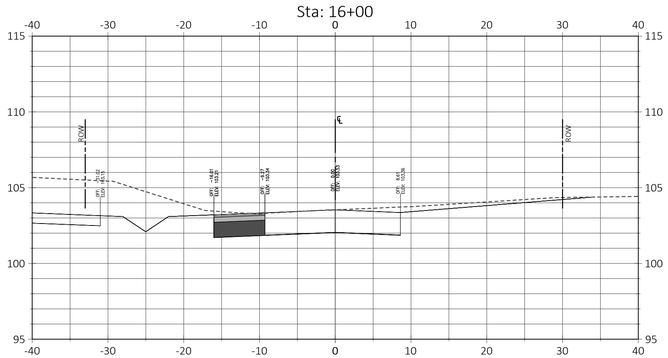

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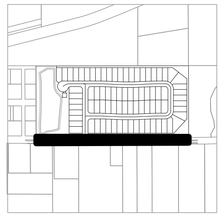

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00	08/17/22	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 20'

Project Name:

HILLSIDE AT MOUNT DORA

Department of Development
Project Number: PR22-11PNLC
Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

CITY OF MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

OFFSITE ROADWAY IMPROVEMENT PLAN SECTIONS

Sheet No.:

C7.04

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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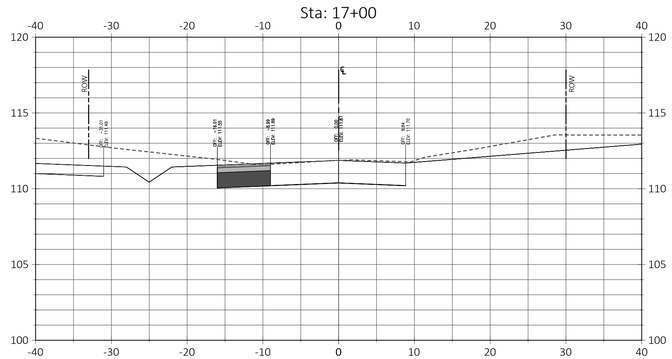
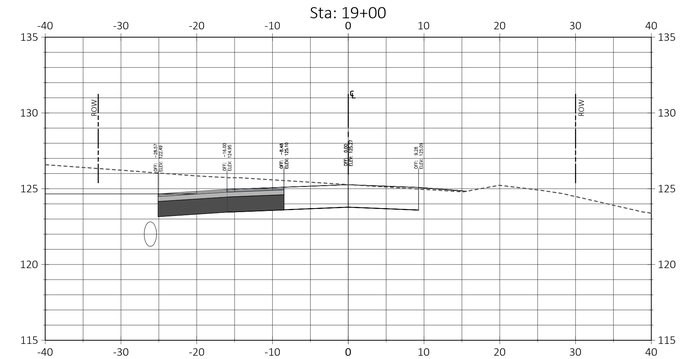
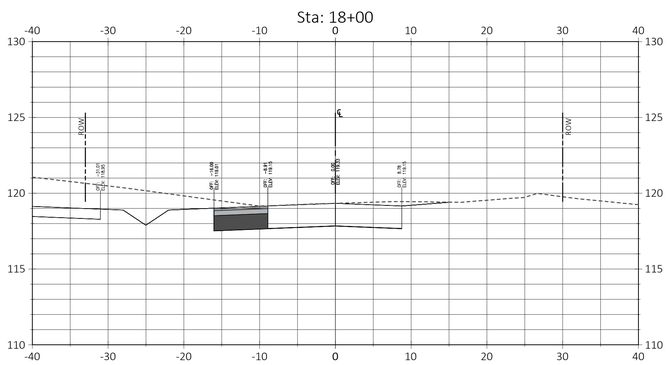
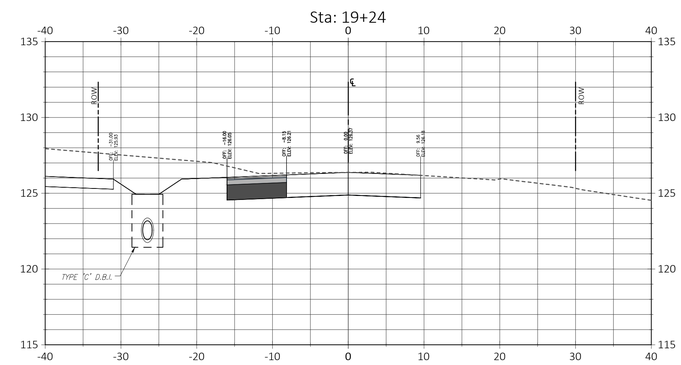
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

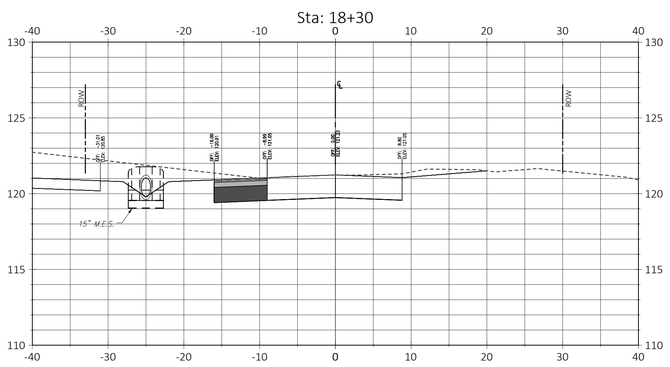
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-GRP

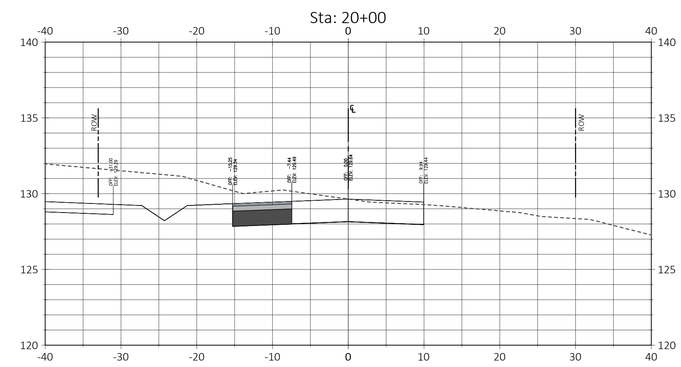












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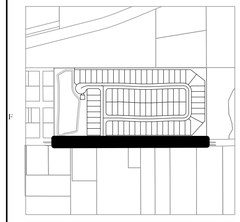

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SUBMISSIONS/REVISIONS

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APPROVED BY:	JMT
SCALE IN FEET:	1" = 20'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

OFFSITE ROADWAY IMPROVEMENT PLAN SECTIONS

Sheet No.:

C7.05

Seal:

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P.E. NO. 0082417
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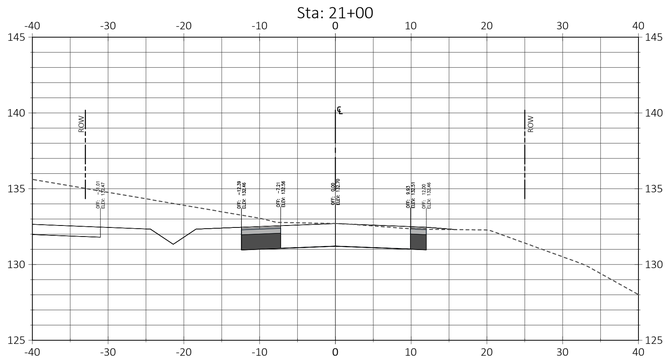
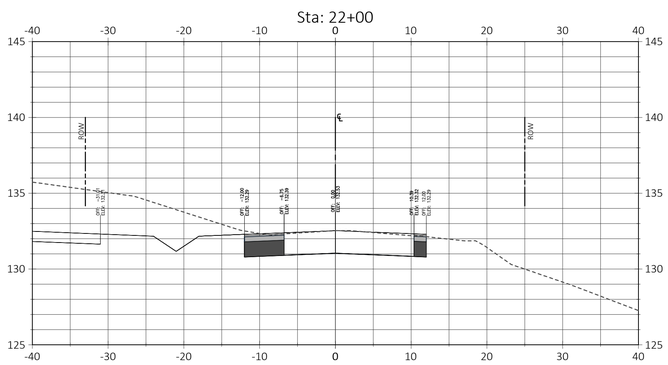
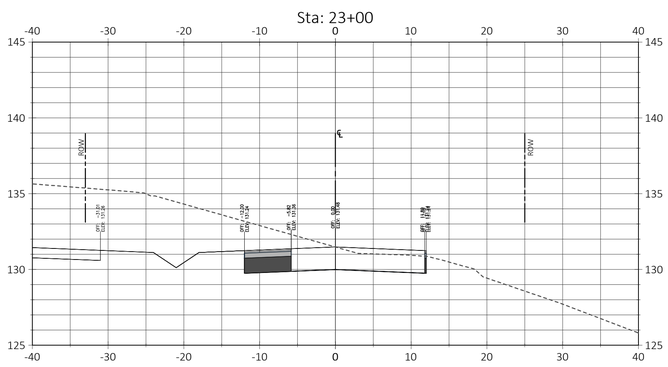
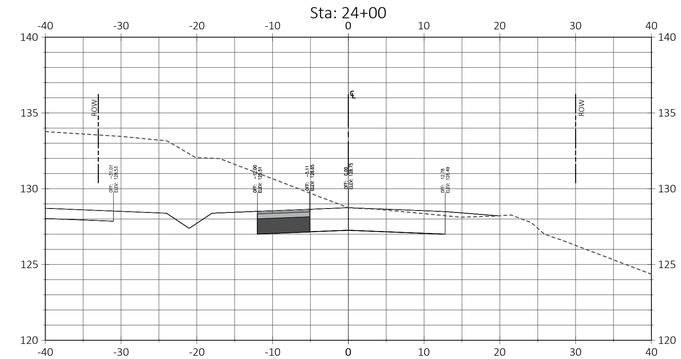
CITY OF MOUNT DORA
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora Construction Plans
Date: 02/05/2024

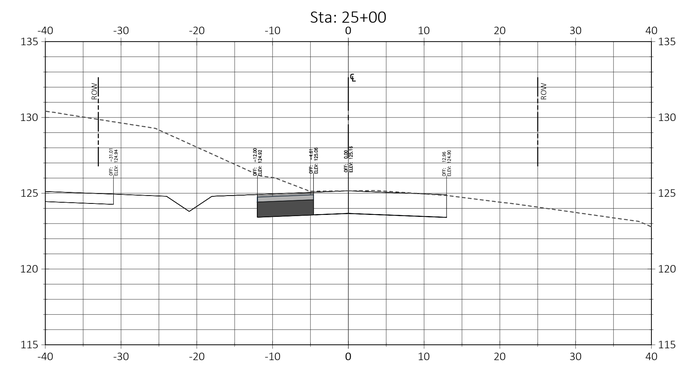
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-GRP

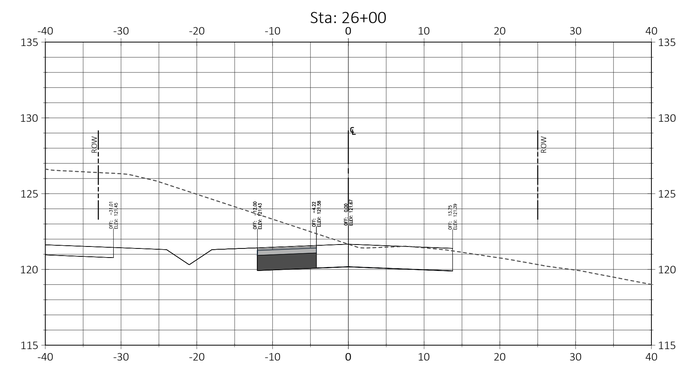












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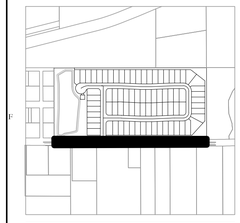

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MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

OFFSITE ROADWAY IMPROVEMENT PLAN SECTIONS

Sheet No.:

C7.06

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Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
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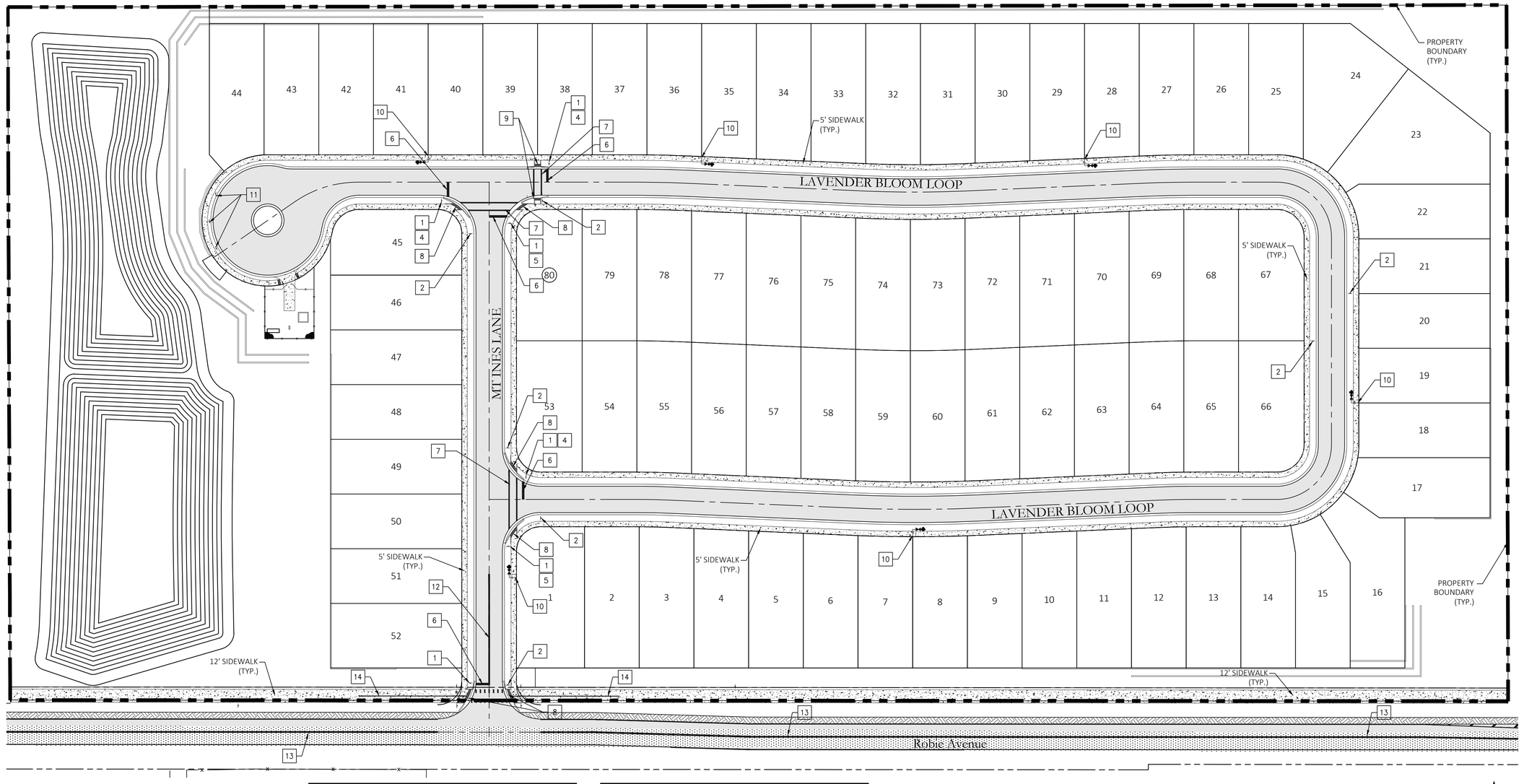


Sign Legend

ID	M.U.T.C.D. Number	Dimensions Width	Dimensions Height	Symbol
1	R1-1	30"	30"	STOP
2	R2-1	18"	24"	SPEED LIMIT 25
4	D3-1	-	8"	MT INES LANE
5	D3-1	-	8"	LAVENDER BLOOM
11	XX	18"	18"	

Pavement Marking Legend

ID	Symbol	Description
6		24" STOP BAR (4' BEHIND CROSSWALK/CURB RAMPS)
7		CROSSWALK PER FDOT INDEX NO. 711-001

Miscellaneous:

8	CURB RAMP (TYPE CR-F) AND DETECTABLE WARNING PER FDOT INDEX NO. 522-002
9	CURB RAMP (TYPE CR-E) AND DETECTABLE WARNING PER FDOT INDEX NO. 522-002
10	THE FIRE HYDRANT MARKER SHALL BE MODEL 911A BIDIRECTIONAL. SIZE: MARKER SIZE SHALL BE 4" X 4" X 3/4". BONDING: MARKER SHALL BE BONDED TO ROADWAYS BY USING A TWO-PART EPOXY ADHESIVE OR OTHER APPROVED MATERIAL. PLACEMENT: THE MARKER SHALL BE INSTALLED IN THE CENTER OF THE DRIVING LANE IN FRONT OF THE FIRE HYDRANT ON THE SAME SIDE OF THE STREET AS THE FIRE HYDRANT.
12	100 LF 6" DOUBLE YELLOW CENTER LINES WITH THERMOPLASTIC PAINT PER FDOT STANDARD PLANS 711-001
13	6" DOUBLE YELLOW CENTER LINES WITH THERMOPLASTIC PAINT PER FDOT STANDARD PLANS 711-001
14	100 LF 6" SINGLE YELLOW LINE WITH THERMOPLASTIC PAINT PER FDOT STANDARD PLANS 711-001

Notes:

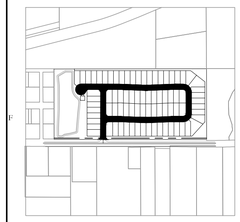
1	NO PARKING ZONES ON STREETS TO BE ENFORCED THROUGH THE HOA DOCUMENTS
2	CONTRACTOR SHALL PROVIDE A MINIMUM 60"x60" TURNAROUND AT INTERVALS OF NO GREATER THAN 200' ALONG ALL 4-FT SIDEWALKS
3	ALL STRIPING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) AND FDOT SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED

N

25 0 50 100

SCALE IN FEET

Key Map:



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Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

SIGNAGE & STRIPING PLAN

Sheet No.:

C9.00

Seal:

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CITY OF MOUNT DORA

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Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-SSP

GENERAL UTILITIES CONSTRUCTION NOTES

1. THE PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY WORK ON EXISTING CITY OF MOUNT DORA UTILITIES. THE CONTRACTOR MUST CONTACT, JOSH KRAMM, UTILITY LINE MANAGER AT HIS OFFICE (352) 735-7151 OR CELL PHONE (352) 516-3691, DISTRIBUTION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032.
2. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN THE DISTURBED AREA AND WATER BODIES, WATERCOURSES OR WETLANDS.
3. CONSTRUCTION MUST BE PER THE DRC APPROVED SITE PLAN. DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES. (NOTE: SIGNIFICANT CHANGES FROM THE DRC APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN THROUGH THE DRC FOR REVIEW.)
4. CONTRACTOR SHALL PROVIDE AN EMERGENCY CONTACT NUMBER LIST FOR KEY SITE PERSONNEL.
5. ENGINEER OF RECORD REVIEWED SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ALL WATER/ SEWER/ RECLAIMED AND STORMWATER SYSTEMS TO BE DEDICATED TO THE CITY OF MOUNT DORA. TWO SETS ARE REQUIRED FOR REVIEW. ONE SET WILL BE RETURNED TO THE ENGINEER OF RECORD.
6. OFF SITE OR ROADWAY RIGHT OF WAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R/W PERMIT(S). A COPY OF THE APPROVED R/W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R/W.
7. THE PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO UTILITY TESTING. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT HIS OFFICE (352) 735-7151 OR CELL (352) 516-3691, DISTRIBUTION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032. HYDROSTATIC TESTING SHALL BE PER THE APPLICABLE PROVISIONS AS SET FORTH IN AWWA STANDARDS. (MINIMUM 150 PSI @ 2 HOURS - POTABLE/RECLAIMED AND MINIMUM 100 PSI @ 2 HOURS - FORCE MAINS).
8. GRAVITY SEWER PIPING TESTS SHALL BE IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION; "RECOMMENDED PRACTICES FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR WILL BE REQUIRED TO PROVIDE VIDEO INSPECTION OF THE ENTIRE LINE DEMONSTRATING SATISFACTORY WORKMANSHIP AND SHOWING POSITIVE FLOW WITHIN THE SANITARY SYSTEM. ANY DEFECTS IN WORKMANSHIP, AREAS OF STANDING WATER OR "BELLIES" SHALL BE CAUSE FOR REJECTION. ONE DVD FORMAT COPY OF THE VIDEO INSPECTION MUST BE PROVIDED TO THE PUBLIC SERVICES DEPARTMENT.
9. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE INSPECTION OF ALL STORM SYSTEM PIPES DEMONSTRATING SATISFACTORY WORKMANSHIP AND SHOWING POSITIVE FLOW WITHIN THE DRAINAGE SYSTEM. ANY DEFECTS IN WORKMANSHIP, AREAS OF STANDING WATER OR "BELLIES" SHALL BE CAUSE FOR REJECTION. ONE DVD FORMAT COPY OF THE VIDEO INSPECTION MUST BE PROVIDED TO THE PUBLIC SERVICES DEPARTMENT.
10. AFTER JUMPER CONNECTION IS REMOVED, WATER & RECLAIMED WATER SERVICES MUST BE LOCKED OUT AND KEY SUPPLIED TO CITY.
11. FOLLOWING SATISFACTORY PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTING PROCEDURE START. THE DISINFECTION SHALL BE ACCOMPLISHED WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD, "DISINFECTING WATER MAINS" AND ALL APPROPRIATE AGENCY APPROVALS.

STANDARD CONSTRUCTION DETAIL
GENERAL NOTES
GU001-1A
ISSUED: 2017
REVISED: --

GENERAL UTILITIES CONSTRUCTION NOTES

12. COPIES OF SATISFACTORY BACTERIOLOGICAL TESTING AND THE FDEP "LETTER OF RELEASE REQUEST" SIGNED BY THE ENGINEER OF RECORD MUST BE SUBMITTED TO THE CITY ENGINEER FOR PROCESSING. NO POTABLE WATER LINE SHALL BE PLACED INTO SERVICE WITHOUT RECEIPT OF FDEP AUTHORIZATION.
13. FDEP CLEARANCE REQUEST MUST BE SUBMITTED THROUGH THE PUBLIC WORKS AND UTILITY DEPARTMENT.
14. EARTHWORK, PAVEMENT AND CONCRETE CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THE CITY LDC, SHALL BE THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
15. COPIES OF ALL MATERIALS AND COMPACTION TESTING PER THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MUST BE PROVIDED PRIOR TO CLOSEOUT.
16. THE PUBLIC SERVICES DEPARTMENT REQUIRES A PRE-CLOSEOUT FIELD REVIEW WITH THE CONTRACTOR /SITE DEVELOPER. THE CONTRACTOR MUST CONTACT PUBLIC SERVICES -ENGINEERING AT (352) 735-7151, TO COORDINATE. ALL ISSUES IDENTIFIED AT THE FIELD REVIEW MUST BE ADDRESSED PRIOR TO PUBLIC SERVICES FINAL CLOSE OUT APPROVAL.
17. LIFT STATION START UP WILL REQUIRE A MINIMUM OF 48 HOURS PRIOR NOTIFICATION TO THE CITY. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT (352) 735-7151 OR (352) 551-9263 OR RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032 TO COORDINATE THE START UP INSPECTION.
18. ALL MANUALS FOR LIFT STATION CONTROL PANELS, GENERATORS, AND PUMPS WILL BE REQUIRED PRIOR TO START UP. THESE MANUALS WILL BE SUBJECT TO CITY REVIEW / APPROVAL TO INCLUDE O&M MANUALS. NO LIFT STATION WILL BE ACCEPTED UNTIL SATISFACTORY DOCUMENTATION HAS BEEN PROVIDED. ANY LIFT STATION PUMP, SIZED LARGER THAN 20 HP, SHALL BE PROVIDED WITH A REBUILD KIT CONSISTING OF BEARINGS SEALS, O-RINGS AND WEAR RINGS. ALSO, A TOOL KIT WITH BOX IS REQUIRED.
19. DEDICATION OF IMPROVEMENTS TO THE PUBLIC SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA LDC 4.3.4(4)(A) - BONDS, 5.3.5(1) - BONDS, AND 7.2.4 - BONDS AND WARRANTIES. THE CITY'S LAND DEVELOPMENT CODE IS AVAILABLE ONLINE AT WWW.MUNICODE.COM FOR YOUR REFERENCE.
20. AS-BUILT DRAWINGS - PER LDC 7.13.6: OWNER / DEVELOPER SHALL PROVIDE FOUR HARD COPIES AND ONE ELECTRONIC OF THE APPROVED FINAL ENGINEERING PLANS CONFORMED TO SHOW ALL AS-BUILT CONDITIONS. AS-BUILTS MUST SHOW ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM FIXED KNOWN LOCATIONS WITHIN THE DEVELOPMENT. CERTIFICATION OF THE PROJECT ENGINEER ATTESTING TO THE ACCURACY OF THE DRAWINGS IF REQUIRED, CITY ACCEPTANCE OF IMPROVEMENTS AND / OR ISSUANCE OF OCCUPANCY WILL BE WITHHELD UNTIL SATISFACTORY AS-BUILTS ARE PROVIDED.

STANDARD CONSTRUCTION DETAIL
GENERAL NOTES
GU001-1B
ISSUED: 2017
REVISED: --

WATER SYSTEM CONSTRUCTION GENERAL NOTES

1. THE CITY'S PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPOSED WATER MAIN.
3. ALL WATER MAINS SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE MINIMUM 1-1/2" BLACK OR BLUE POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE USED.
8. ALL WATER SERVICE ENDINGS SHALL BE MARKED BY 2"x4" LUMBER (PRESSURE TREATED). ALL SERVICE SHALL EXTEND 6 INCHES ABOVE GRADE, SECURED TO THE BASE OF THE LUMBER. ALL SERVICES MUST BE ADJUSTED TO FINAL METER BOX LOCATION BY OWNER PRIOR TO INITIAL METER INSTALLATION.
9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET FOR RESIDENTIAL SERVICE (500' FOR COMMERCIAL, MULTIFAMILY AND INDUSTRIAL). AT ALL WATER TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL BRANCHES.
10. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    - A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER.
    - B. STANDARD GATE VALVES 2" AND LARGER DIAMETER, RESILIENT WEDGE GATE VALVES (AWWA C-509)
    - C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.

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11. ALL POTABLE WATER VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
12. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE RECLAIMED WATER LINES OR AS APPROVED BY THE CITY.
13. ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE, AND HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PIPE OR ENCASEMENT MAY BE USED AS APPROVED BY THE CITY AND FDEP.
14. ALL WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANSED FOR SERVICE, IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
15. WATER MAINS SHALL BE PVC AWWA CLASS C-900, MINIMUM CL-150 (DR-18) DUCTILE IRON PIPE PRESSURE RATING, STANDARD CEMENT LINED, UNLESS OTHERWISE APPROVED BY THE CITY.
16. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
17. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S FIRE (WATER) FLOW CODE AND NFPA 291.
18. ALL WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "W" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR WATER SHALL BE MARKED BY A "V" OR METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED WITH A "B".
19. BLUE REFLECTORS SHALL BE SECURELY AFFIXED TO ROADWAY (CENTER LINE OF ROAD) ADJACENT TO HYDRANT LOCATION.
20. WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH RECLAIMED WATER SERVICE LOCATIONS. IN INSTANCES WHERE WATER SERVICES NEED TO BE OFFSET, 1" SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 5.0 FEET.
21. OUT-OF-SERVICE FIRE HYDRANTS MUST BE CLEARLY MARKED (RED RING ON NOZZLE, LABELED DISK ON NOZZLE) FACING ROADWAY. ALL LABELS AND DISK PROVIDED BY THE CITY OR BLACK BAGGED - NOTIFY THE FIRE DEPT. THAT THE HYDRANT IS OUT OF SERVICE.
22. PRIOR TO TAKING ANY WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUTDOWN WITH CITY APPROVAL.
23. WATER SYSTEMS WILL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. PRIVATE WATER SYSTEMS SUPPLYING FIRE HYDRANTS OR FIRE SPRINKLER SYSTEMS SHALL BE TESTED AT 200 PSI FOR 2 HOURS IN ACCORDANCE WITH NFPA 13. NOTIFY FIRE AND BUILDING DEPARTMENTS PRIOR TO TESTING.

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24. MEGALUGS, SPLIT-RESTRAINED BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS, MINIMUM DEPTH OF BURY ON ALL PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.
25. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CITY, IN THE PRESENCE OF THE CONTRACTOR, PRIOR TO FINAL ACCEPTANCE OF ANY NEW WATER SYSTEM.
26. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE. THE MAIN NOZZLE SHOULD ALWAYS FACE THE STREET AND BE 18" - 22" ABOVE FINAL GRADE.
27. HYDRANT LOCATION AND SPACING SHALL BE AS PER ARTICLE 7.13.2 OF THE LAND DEVELOPMENT CODE.

7.13. - WATER DISTRIBUTION SYSTEMS.

7.13.1.

GENERAL. THIS SECTION SETS FORTH THE GENERAL REQUIREMENTS FOR DESIGN AND INSTALLATION OF WATER DISTRIBUTION SYSTEMS FOR POTABLE WATER SERVICE.

7.13.2.

DESIGN STANDARDS.

1. REFERENCE: NORMAL FLOW DEMANDS FOR DESIGN SHALL BE CALCULATED ON THE BASIS OF FULL ULTIMATE DEVELOPMENT AS KNOWN, OR PROJECTED. THE AVERAGE DAILY FLOW FOR DOMESTIC USE SHALL BE CALCULATED AT THE MINIMUM RATE OF 135 GALLONS PER DAY PER CAPITA, WITH 3.5 PERSONS PER SINGLE-FAMILY RESIDENCE, AND 2.5 PERSONS PER MULTIFAMILY OR MOBILE HOME DWELLING UNIT. MAXIMUM DAY INSTANTANEOUS DEMAND TO BE USED FOR DESIGN SHALL BE 1.0 GALLON PER MINUTE (GPM) PER SINGLE-FAMILY RESIDENCE AND 0.7 GPM PER DWELLING UNIT FOR EACH MULTIFAMILY OR MOBILE HOME UNIT. FLOW DEMANDS FOR COMMERCIAL, INDUSTRIAL OR OTHER SPECIAL DEVELOPMENTS SHALL BE ESTABLISHED FROM EXISTING RECORDS OR BY ESTIMATED PROJECTIONS, USING THE BEST AVAILABLE DATA.
2. WATER DISTRIBUTION SYSTEMS AND/OR WATER MAIN EXTENSIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FIRE PROTECTION REQUIREMENTS OF THE INSURANCE SERVICES OFFICE (NATIONAL BOARD OF FIRE UNDERWRITERS), AS STATED IN THEIR PUBLICATION "GUIDE FOR THE DETERMINATION OF REQUIRED FIRE FLOWS," IF NOT IN CONFLICT WITH THE FOLLOWING:
   - A. FIRE FLOWS IN SINGLE-FAMILY RESIDENTIAL AREAS SHALL PROVIDE A MINIMUM OF 600 GPM AT A 20 PSI RESIDUAL PRESSURE.

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B.

FIRE FLOWS IN COMMERCIAL, INSTITUTIONAL, INDUSTRIAL AREAS AND APARTMENT OR MULTIUNIT COMPLEXES, SHALL PROVIDE A MINIMUM OF 1,500 GPM AT A 20 PSI RESIDUAL PRESSURE. LARGER COMMERCIAL/INDUSTRIAL, MAJOR SHOPPING CENTERS, SCHOOLS, AND SIMILAR USES SHALL HAVE A FIRE FLOW CAPACITY AS DETERMINED NECESSARY BY THE FIRE DEPARTMENT.

C.

FIRE HYDRANTS: DISTANCE FROM OR SPACING OF FIRE HYDRANTS SHALL BE A MINIMUM OF 600 FEET FROM THE FURTHERMOST POINT OF ANY RESIDENTIAL STRUCTURE AND 300 FEET FROM THE FURTHERMOST POINT OF ANY COMMERCIAL STRUCTURE, AS THE FIRE DEPARTMENT WOULD LAY HOSE OR AS OTHERWISE SPECIFIED BY THE FIRE DEPARTMENT TO MEET DETERMINED WATER FLOW REQUIREMENTS FOR FIRE PROTECTION AND/OR INCREASE FIRE PROTECTION EFFECTIVENESS. FIRE HYDRANTS SHALL BE CONNECTED TO WATER MAINS OF EIGHT-INCH MAINS IN ALL AREAS. CONNECTION TO DEAD END STUBS ARE ACCEPTABLE, PROVIDED THAT SAID STUBBED WATER MAIN IS NOT LESS THAN EIGHT INCHES AND WILL PROVIDE ACCEPTABLE FLOW.

D.

SYSTEM SIZE COMPUTATION: THE MINIMUM DESIGN FOR WATER DISTRIBUTION SYSTEMS SHALL PROVIDE FOR AT LEAST 100 PERCENT OF THE COMBINED MAXIMUM DAY-DEMAND RATE AND REQUIRED FIRE FLOW FOR SAID RATE, WITH SPECIAL PROVISIONS FOR PEAK FLOWS IN EXCESS THEREOF. THE ALLOWABLE MINIMUM SERVICE PRESSURE UNDER SAID DESIGN CONDITION SHALL NOT BE LESS THAN 20 POUNDS PER SQUARE INCH. DESIGN COMPUTATION SHALL BE BY THE "HARDY CROSS" PROCEDURE, OR OTHER APPLICABLE METHODS, AS DICTATED BY THE SYSTEM CONFIGURATION.

DESIGN FLOWS AND METHOD OF COMPUTATION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY.

E.

VALVE LOCATIONS: VALVES SHALL BE PROVIDED FOR ALL BRANCH CONNECTIONS, LOOP ENDS, FIRE HYDRANT STUBS, OR OTHER LOCATIONS, AS REQUIRED TO PROVIDE AN OPERABLE, EASILY MAINTAINED, AND REPAIRED WATER DISTRIBUTION SYSTEM. VALVES ARE TO BE PLACED SO THAT THE MAXIMUM ALLOWABLE LENGTH OF WATER MAIN REQUIRED TO BE SHUT DOWN FOR REPAIR WORK SHALL BE 500 FEET IN COMMERCIAL, INDUSTRIAL OR HIGH-DENSITY RESIDENTIAL DISTRICTS, OR 1,000 FEET IN OTHER AREAS.

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7.13.3.

STANDARD REQUIREMENTS.

1. GENERAL: THE MATERIALS OF CONSTRUCTION AND GENERAL INSTALLATION PROCEDURES, WITH THE EXCEPTION OF FIRE HYDRANTS, SHALL COMPLY WITH THE SPECIFIC APPLICABLE STANDARDS SET FORTH UNDER SECTION 7.3, "UTILITY EXCAVATION, TRENCHING AND BACKFILLING," SECTION 7.4, "BORING AND JACKING," AND SECTION 7.5, "PIPE, FITTINGS, VALVES AND APPURTENANCES," AS WELL AS "STANDARD DETAILS-WATER DISTRIBUTION SYSTEMS."
2. FIRE HYDRANTS: HYDRANTS SHALL COMPLY WITH AWWA STANDARD C502, "FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE," AND SHALL BE EQUIPPED WITH A MINIMUM OF ONE PUMPER OUTLET NOZZLE 4½ INCHES IN DIAMETER AND TWO HOSE NOZZLES 2½ INCHES IN DIAMETER. THREADS, NOZZLE CAPS, OPERATING NUTS AND COLOR SHALL CONFORM TO CITY STANDARDS. UNITS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY CLIPS OR FLANGE, AND STEM WITH SAFETY COUPLING LOCATED BELOW BARREL BREAK LINE TO PRECLUDE VALVE OPENING. HYDRANTS SHALL BE DRY TOP TYPE. OUTLET NOZZLES SHALL BE ON THE SAME PLANE, WITH MINIMUM DISTANCE OF 18 INCHES FROM CENTER OF NOZZLES TO GROUND LINE. VALVE SHALL BE COMPRESSION TYPE WITH 5¼ INCHES MINIMUM OPENING UNLESS OTHERWISE REQUESTED AND SHOW INLET CONNECTION TO BE SIX INCHES MINIMUM.
   - A. HYDRANTS SHALL BE INSTALLED PLUMB AND IN TRUE ALIGNMENT WITH THE CONNECTION PIPES TO THE WATER MAIN. THEY SHALL BE SECURELY BRACED AGAINST THE END OF THE TRENCH (UNDISTURBED SOIL) WITH CONCRETE THRUST BLOCKS. THE GRAVEL OR CRUSHED STONE FOR THE DRAIN SUMP, FOLLOWED BY BACKFILLING, SHALL BE CAREFULLY PLACED AND COMPACTED. INSTALLED HYDRANTS SHALL BE PAINTED RED FOR THE FINAL COAT.
   - B. HYDRANT PLACEMENT IS TO BE A MINIMUM OF SIX FEET AND A MAXIMUM OF NINE FEET FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINAL GRADE. STEAMER PORT SHALL BE CORRECTLY POSITIONED FOR THE PROPER CONNECTION, WITH THE APPROVAL OF THE CITY (WATER AND FIRE DEPARTMENT).
3. JOINT RESTRAINING: PRESSURE PIPING FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT, SHALL BE BRACED WITH 2,500 PSI CONCRETE THRUST BLOCKS OR OTHER RESTRAINING ASSEMBLIES. SAID RESTRAINING DEVICES SHALL BE DESIGNED FOR THE MAXIMUM PRESSURE CONDITION (TESTING) AND THE SAFE BEARING LOADS FOR HORIZONTAL THRUST, IF THRUST BLOCKING IS USED.

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4. PIPE DEPTH AND PROTECTION: THE STANDARD MINIMUM COVER FOR WATER DISTRIBUTION SYSTEMS SHALL BE THREE FEET FROM THE TOP OF THE FINISH GRADE. HOWEVER, SHOULD THIS DESIGN NOT BE FEASIBLE, PROTECTIVE CONCRETE SLABS SHALL BE PROVIDED OVER THE PIPE WITHIN THE LIMITS OF THE LESSER COVER. WHERE WATERWAYS, CANALS, DITCHES OR OTHER CUTS ARE CROSSED, DUCTILE IRON PIPE SHALL BE INSTALLED ACROSS AND TO TEN FEET EACH SIDE OF THE BOTTOM. ADDITIONALLY, APPROVED UTILITY CROSSING SIGNS SHALL BE PLACED ON THE PIPE ALIGNMENT AT EACH SIDE OF THE CANAL, ETC.
5. CONNECTIONS AT STRUCTURE: WHERE PIPES ARE TO EXTEND INTO OR THROUGH STRUCTURES, FLEXIBLE JOINTS ARE TO BE PROVIDED AT THE WALL FACE.
6. SPECIAL EXTERIOR PROTECTION FOR CORROSION: EXTRA PROTECTION SHALL BE PROVIDED FOR UNDERGROUND CAST OR DUCTILE IRON PIPE AND FITTINGS WITHIN AREAS OF SEVERE CORROSIVE CONDITIONS. THIS SHALL BE ACCOMPLISHED BY THE INSTALLATION OF POLYETHYLENE ENCASEMENT, THROUGH THE AREA OF CONCERN. THE SOIL TEST EVALUATION TO DETERMINE THE NECESSITY FOR EXTRA PROTECTION IN SUSPECT AREAS SHALL BE AS SET FORTH IN ANSI STANDARD A21.5. ADDITIONALLY, WHERE OTHER EXISTING UTILITIES ARE KNOWN TO BE CATHODICALLY PROTECTED, CAST OR DUCTILE IRON PIPE CROSSING SAID UTILITY SHALL BE INSTALLED PARALLEL TO AND WITHIN TEN FEET OF, PROTECTION SHALL ALSO BE PROVIDED. STEEL PIPE SHALL NOT BE INSTALLED IN SEVERE CORROSION AREAS.
7. AIR VENTING AND BLOWOFFS: WHERE THE WATERMAIN PROFILE IS SUCH THAT AN AIR POCKET OR ENTRAPMENT COULD OCCUR, RESULTING IN FLOW BLOCKAGE, METHODS FOR AIR RELEASE SHALL BE PROVIDED. AIR VENTING CAPABILITIES SHALL BE PROVIDED FOR DISTRIBUTION MAINS BY APPROPRIATELY PLACING FIRE HYDRANTS, BLOWOFFS, OR OTHER MANUAL DEVICES. AT CRITICAL POINTS ON MAJOR MAINS, AUTOMATIC AIR RELEASE ASSEMBLIES SHALL BE INSTALLED. SPECIAL CARE SHALL BE TAKEN TO PRECLUDE ANY CROSS-CONNECTION POSSIBILITY IN THE DESIGN OF AUTOMATIC AIR RELEASE VALVE APPLICATION. ALL DEAD-END WATER MAINS, TEMPORARY OR PERMANENT, SHALL BE EQUIPPED WITH A MANUALLY OPERATED BLOWOFF AT THE TERMINAL.

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UTILITY PLAN DISCLAIMER:

THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
CITY OF MOUNT DORA
Date: 02/05/2024

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

C10.01

Seal:

JEFFREY M. TRIMBLE
LICENSE No. 82417
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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8.

SERVICE CONNECTIONS: CONNECTIONS TO WATER MAINS FOUR INCHES AND LARGER SHALL BE MADE BY DRILLING THE APPROPRIATE SIZE HOLE AND INSTALLATION OF SERVICE SADDLES, WITH SERVICES TO SMALLER SIZES ACCOMPLISHED BY IN-LINE FITTINGS. A FITTING WITH THE SERVICE LINE EXTENDED TO THE PROPERTY LINE OR EASEMENT LINE, PERPENDICULAR TO SAID LINE, AND TERMINATING WITH A PLUGGED CURB STOP AND METER BOX WITH STANDARD PLASTIC METER BOX WITH CAST IRON LID. CONCRETE BOXES SHALL BE USED IN HIGH TRAFFIC AREAS PENDING METER INSTALLATION. ON CURBED STREETS THE EXACT LOCATION FOR EACH INSTALLED SERVICE SHALL BE MARKED BY ETCHING OR CUTTING A "W" IN THE CONCRETE CURB AND PAINTED BLUE. WHERE NO CURB EXISTS OR IS PLANNED, LOCATIONS SHALL BE ADEQUATELY MARKED BY A ONE-HALF-INCH STEEL REBAR, THREE INCHES BELOW FINAL GRADE.

7.13.4.

TESTING.

1.

THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM THE CITY AND/OR OTHER AUTHORIZED AGENCIES, WITH 48 HOURS ADVANCE NOTICE PROVIDED, IN WRITING.

2.

PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM THE CITY. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED. ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES OF THE TEST SECTION, WITH ADDITIONAL RELEASE COCKS PROVIDED IF REQUIRED.

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3.

HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY THE CITY, FOR A PERIOD OF NOT LESS THAN TWO HOURS. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AWWA PROVISIONS FOR PVC-AWWA PUBLICATION M-23 AND FOR DIP-AWWA STANDARD C600, SECTION 4. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULAS:

PVC DIP L = NDP 1/2

7400 L = SDP 1/2

133,200

FOR 150 PSI; TEST: L = 0.00165 ND (PVC)
FOR 150 PSI; TEST: L = 0.000092 SD (DIP)

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR

N = NUMBER OF JOINTS IN SECTION TESTED

S = LENGTH OF PIPE TESTED, IN FEET

D = NOMINAL DIAMETER OF THE PIPE IN INCHES

P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IMPOUNDS PER SQUARE INCH GAUGE.

4.

THE TESTING PROCEDURE SHALL INCLUDE THE CONTINUED APPLICATION OF THE SPECIFIED PRESSURE TO THE TEST SYSTEM, FOR THE TWO-HOUR PERIOD, BY WAY OF A PIPE TAKING SUPPLY FROM A CONTAINER SUITABLE FOR MEASURING WATER LOSS. THE AMOUNT OF LOSS SHALL BE DETERMINED BY MEASURING THE VOLUME DISPLACED FROM SAID CONTAINER.

5.

SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN THE ESTABLISHED LIMITS. THE CONTRACTOR SHALL FURNISH THE NECESSARY LABOR, WATER, PUMPS, GAUGES AND ALL OTHER ITEMS REQUIRED TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

6.

PIPE SECTIONS TO BE PRESSURE TESTED SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI FOR A DURATION OF TWO HOURS BY MEANS OF A PUMP.

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7.13.5.

DISINFECTING. FOLLOWING THE PRESSURE TESTING: THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTING PROCEDURES START. THE DISINFECTION SHALL BE ACCOMPLISHED WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651, "DISINFECTING WATER MAINS" AND ALL APPROPRIATE AGENCY APPROVALS. COMPUTATION OF THE AMOUNTS OF CHLORINE TO BE USED FOR DISINFECTION SHOULD BE APPROVED BY THE CITY OR ITS ENGINEER CONSULTANT.

1.

CARE SHALL BE TAKEN TO PROVIDE DISINFECTION TO THE TOTAL SYSTEM AND EXTREMITIES SHALL BE CAREFULLY FLUSHED PRIOR TO CHLORINATION. AFTER DISINFECTION AND FINAL FLUSHING HAVE BEEN ACCOMPLISHED, SAMPLES OF WATER FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED AND SUBMITTED TO AND AS DIRECTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR OTHER APPROPRIATE APPROVAL AGENCY. SHOULD THESE SAMPLES OR SUBSEQUENT SAMPLES PROVE TO BE UNSATISFACTORY, THEN THE PIPING SHALL BE DISINFECTED UNTIL A SUFFICIENT NUMBER OF SATISFACTORY SAMPLES ARE OBTAINED.

2.

THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND MATERIALS AND PERFORM THE WORK NECESSARY FOR THE DISINFECTING PROCEDURES, INCLUDING ADDITIONAL DISINFECTION AS REQUIRED.

3.

CONTRACTOR SHALL PROVIDE THE CITY WITH 48 HOURS ADVANCED NOTICE OF DISINFECTION.

7.13.6.

AS-BUILT RECORD DRAWINGS. THE DEVELOPER MUST PROVIDE ONE COMPLETE SET OF MYLARS AND FOUR COMPLETE SETS OF WHITE COPY PRINTS OF "AS-BUILT RECORD DRAWINGS" OF THE PROJECT, SHOWING ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM FIXED KNOWN LOCATIONS WITHIN THE DEVELOPMENT. THE AS-BUILT RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY THE PROJECT DESIGN ENGINEER ATTESTING TO THE ACCURACY OF THE LOCATIONS OF THE FACILITIES. THE AS-BUILT RECORD DRAWINGS ARE TO BE PROVIDED BEFORE THE CITY CAN ACCEPT THE IMPROVEMENTS.

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RECLAIMED WATER SYSTEM CONSTRUCTION GENERAL NOTES

1. THE CITY'S PUBLIC SERVICES DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY RECLAIMED WATER SYSTEM CONSTRUCTION.
2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW RECLAIMED WATER MAIN BEING LAID.
3. ALL RECLAIMED WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET, WITH RESULTS PROVIDED TO THE CITY.
6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE ALLOWED. TUBING COLOR SHALL BE PURPLE.
8. ALL WATER SERVICE ENDINGS SHALL BE SECURED BY WIRE TO 2"x4" STAKES, APPROXIMATELY 2' ABOVE GRADE, WITH "Y" BRANCHES AT THE GROUND LEVEL, OR MAY BE PLACED IN RECLAIMED WATER METER BOXES AS SUPPLIED BY THE CITY AT THE TIME OF FINAL SUB- DIVISION INSPECTION.
9. RECLAIMED WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET.
10. AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS, PROVIDED ADEQUATE DOWNSTREAM VALVING EXISTS.
11. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    - A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER.
    - B. STANDARD GATE VALVES 2" TO 12" DIAMETER, RESILIENT SEAT GATE VALVES (AWWA C-509)
    - C. BUTTERFLY VALVES GREATER THAN 12" DIAMETER (AWWA C-504) ONLY WITH WRITTEN CITY ENGINEER APPROVAL.
    - D. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.
12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE.
13. AS STANDARD PRACTICE, RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.

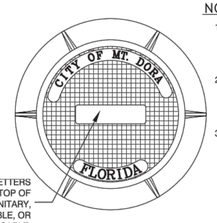
MOUNT DORA FLORIDA Incorporated 1925	STANDARD CONSTRUCTION DETAIL GENERAL NOTES: RECLAIMED WATER	RW001-1A ISSUED: 2017 REVISED: --

RECLAIMED WATER SYSTEM CONSTRUCTION GENERAL NOTES

12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE.
13. AS STANDARD PRACTICE, RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.
14. ALL RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 30 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PRESSURE CLASS RATING OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY.
15. ALL RECLAIMED WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND OTHERWISE TESTED IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
16. RECLAIMED WATER MAINS SHALL BE PVC AWWA CLASS C-900, MINIMUM CL-150 (DR-18) DUCTILE PIPE PRESSURE CLASS RATING, STANDARD CEMENT LINED, UNLESS OTHERWISE APPROVED BY THE CITY.
17. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
18. ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE READILY DISTINGUISHABLE BY THEIR PANTENE PURPLE COLOR OR TAPE MARKINGS.
19. ALL RECLAIMED WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "RW" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR RECLAIMED WATER SHALL BE MARKED BY A "V" SET INTO THE PAVEMENT.
20. RECLAIM WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH POTABLE WATER SERVICE LOCATIONS. IN INSTANCES WHERE RECLAIMED WATER SERVICES NEED TO BE OFFSET, 1" SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 5.0 FEET.
21. ALL RECLAIMED WATER HOSE CONNECTIONS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE LOCKABLE CONTAINED IN UNDERGROUND SERVICES VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING SHALL BE COLOR-CODED, OR OTHERWISE MARKED, TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER.
22. PRIOR TO TAKING ANY RECLAIMED WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUTDOWN WITH CITY APPROVAL.

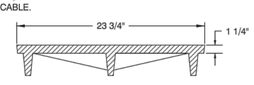
MOUNT DORA FLORIDA Incorporated 1925	STANDARD CONSTRUCTION DETAIL GENERAL NOTES: RECLAIMED WATER	RW001-1B ISSUED: 2017 REVISED: --

NOTES:

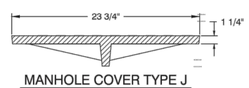


RAISED 1 1/2" LETTERS FLUSHED WITH TOP OF COVER LABELED SANITARY, STORM, POTABLE, OR RECLAIMED AS APPLICABLE.

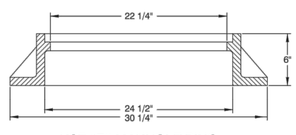
1. ARTERIAL ROADWAYS- USF RING AND COVER SERIES 170-BJ. HEAVY DUTY LOAD RATING. COVER WEIGHT 217#, TOTAL WEIGHT 372#.
2. ALL OTHER APPLICATIONS- USF RING AND COVER SERIES 170-J. HEAVY DUTY LOAD RATING. COVER WEIGHT 150#, TOTAL WEIGHT 305#.
3. CITY IDENTIFIER SHALL BE USED FOR CITY OWNED STRUCTURES ONLY. PRIVATE FACILITIES SHALL ONLY BE IDENTIFIED AS TO USE.



MANHOLE COVER TYPE BJ



MANHOLE COVER TYPE J



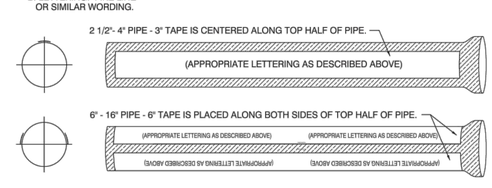
USF 170 MANHOLE RING

MOUNT DORA FLORIDA Incorporated 1925	MANHOLE FRAME & COVER	GU002-1 ISSUED: 2017 REVISED: --

GENERAL NOTES:

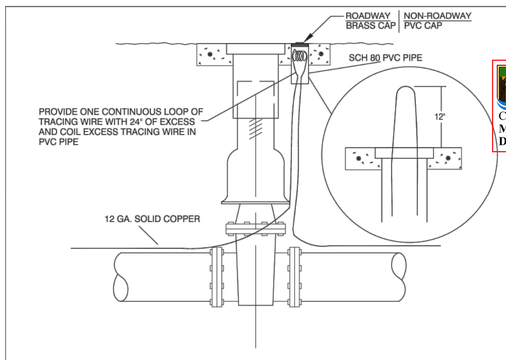
ALL UTILITY PIPE SHALL BE INSTALLED WITH 3 INCH WIDE SELF ADHESIVE VINYL CONTINUOUS TAPE. FOR IDENTIFICATION PURPOSES. TAPE SHALL BE COLOR CODED AND WORDED AS FOLLOWS:
(NOTE: TRACING WIRE INSULATION SHALL BE SIMILARLY COLOR CODED)

1. POTABLE WATER.
   A. COLOR: BLUE WITH BLACK LETTERING
   B. LETTERING: POTABLE WATER MAIN OR SIMILAR WORDING.
2. RECLAIMED WATER.
   A. COLOR: PURPLE WITH WHITE OR YELLOW LETTERING.
   B. LETTERING: RECLAIMED WATER OR SIMILAR WORDING.
3. FIRE LINES.
   A. COLOR: RED WITH BLACK LETTERING
   B. LETTERING: FIRE LINE OR SIMILAR WORDING.
4. GRAVITY SEWER.
   A. COLOR: BROWN OR GREEN WITH BLACK LETTERING.
   B. LETTERING: SEWER LINE OR SIMILAR WORDING.
5. SEWER FORCE MAIN.
   A. COLOR: GREEN WITH BLACK LETTERING.
   B. LETTERING: SEWER FORCE MAIN OR SIMILAR WORDING.



METAL RECLAIMED WATER MAIN WITH IDENTIFICATION TAPE
NTS

MOUNT DORA FLORIDA Incorporated 1925	PIPE IDENTIFICATION DUCTILE IRON	GU003-1 ISSUED: 2017 REVISED: --



TRACING WIRE GENERAL NOTES:

1. ALL PIPE SHALL BE INSTALLED WITH 12 GA. SOLID COPPER TRACING WIRE AS MANUFACTURED BY COPPERHEAD TAPED TO PIPE AT 10' INTERVALS. TRACING WIRE MUST BE INSTALLED DIRECTLY ABOVE THE PIPE IN A CONTINUOUS CIRCUIT AND BROUGHT TO THE SURFACE AT VALVE BOXES, METER BOXES, MANHOLES, CLEANOUTS, ETC., AS FOLLOWS:
2. POTABLE WATER AND RECLAIMED WATER SYSTEMS-TRACING WIRE SHALL ALLOW TRACEABILITY OF ALL PIPE BRANCHES INCLUDING THOSE FOR HYDRANTS AND SERVICE CONNECTIONS. TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A PVC PIPE FOR EASY ACCESSIBILITY.
3. FORCE MAINS-TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A VALVE OR METER BOX FOR EASY ACCESSIBILITY.
4. ON DEAD END MAINS THE TRACING WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED PVC VALVE BOX AT THE END OF THE RUN.
5. WATER TIGHT SPLICE SHALL BE APPROVED BY THE CITY OF MT. DORA AND SHALL BE COPPERHEAD DIRECT BURY CONNECTIONS.
6. SEE DETAIL GU002-1 FOR COLOR CODING, INCLUDING WIRE INSTALLATION AND TAPE.

MOUNT DORA FLORIDA Incorporated 1925	TRACING WIRE CONNECTION	GU004-1 ISSUED: 2017 REVISED: --

UTILITY PLAN DISCLAIMER:

THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMITT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMITT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMITT TO SJRWMD
04	09/15/23	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY
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00	08/17/22	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

CITY OF MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

C10.02

Seal:

JEFFREY M. TRIMBLE
LICENSE
No. 82417
STATE OF FLORIDA
PROFESSIONAL ENGINEER

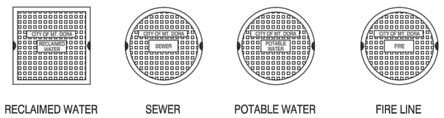
JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

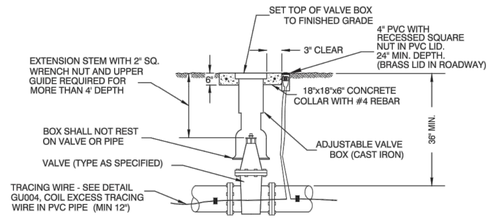
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LOUTLS



TYPICAL VALVE BOX COVER DETAILS

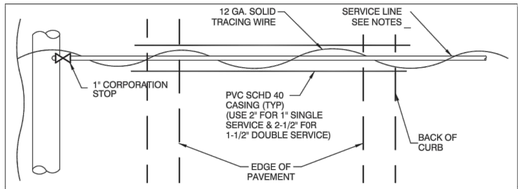
NOTE: COVERS AND RINGS TO TRAFFIC RATED PER FDOT STANDARDS AND SPECIFICATIONS.



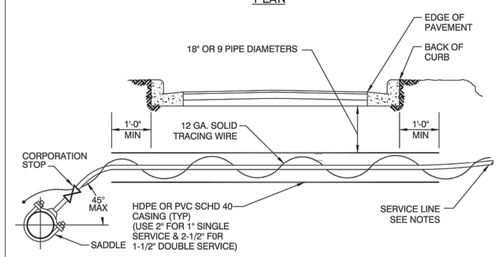
TYPICAL VALVE AND VALVE BOX DETAIL

ADDITIONAL REFERENCE: FIRE HYDRANT DETAIL PW002-4.

VALVE, VALVE BOX, AND COVER — GU005-1 — ISSUED: 2017 — REVISED: --



PLAN



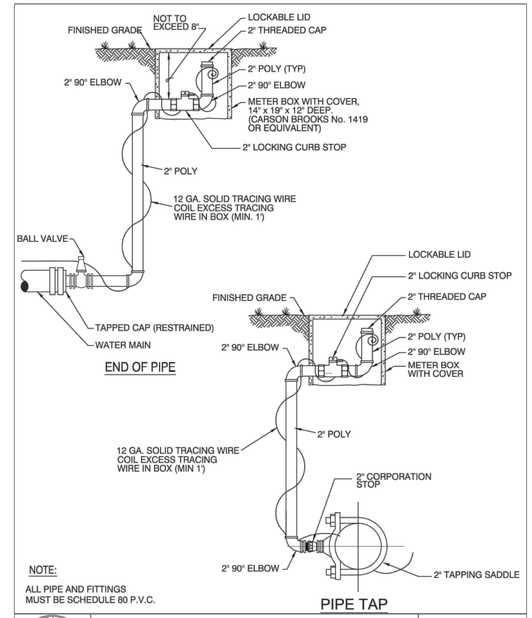
SECTION

NOTES:

SERVICE LINE CONTINUATION SEE DETAIL:

1. RW002 - RECLAIMED WATER SINGLE SERVICE CONNECTION.
2. PW004 - POTABLE WATER SINGLE SERVICE CONNECTION.
3. PW005 - POTABLE WATER DOUBLE SERVICE CONNECTION.

BORE AND JACK FOR WATER SERVICE CONNECTION — GU008-1 — ISSUED: 2017 — REVISED: --

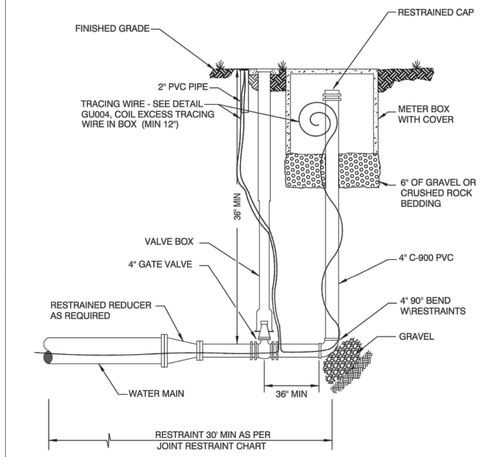


NOTE:

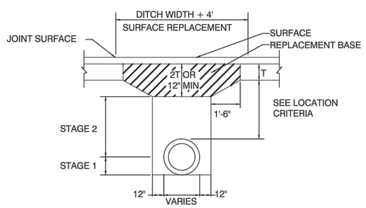
ALL PIPE AND FITTINGS MUST BE SCHEDULE 80 P.V.C.

PIPE TAP

LINE FLUSHING ASSEMBLIES — GU009-1 — ISSUED: 2017 — REVISED: --



4" FLUSHING VALVE ASSEMBLY — GU010-1 — ISSUED: 2017 — REVISED: --



REPLACEMENT OF FLEXIBLE PAVEMENT FOR PERMITTED PAVEMENT CUT

DENSITY PROCEDURES:

THE BACK FILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. TEST REPORTS SHALL BE FURNISHED TO THE CITY.

STAGE #1

THE PERMITTEE SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

STAGE #2

THE PERMITTEE SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.

GENERAL NOTES:

BASE AND BACK FILL MATERIALS SHALL BE EITHER OF THE SAME TYPE AND COMPOSITION AS THE MATERIALS REMOVED, OR OF EQUAL OR GREATER STRUCTURAL ADEQUACY. MATERIALS CONTAMINATED WITH DELETERIOUS SUBSTANCES DURING EXCAVATION SHALL NOT BE USED.

REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, (MINIMUM 12")

BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.

ASPHALT CONCRETE PAYMENT THICKNESS SHALL EQUAL EXISTING THICKNESS BUT NOT LESS THAN TWO (2) INCHES.

SURFACE TREATED PAVEMENT JOINT SHALL BE LAPPED AND FEATHERED AND EXTENDED AT LEAST 2' PAST EACH SURFACE JOINT.

SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.

LIMESTONE, SAND-CLAY, SHELL, ETC. BASES:

6" LAYERS COMPACTED THICKNESS DENSITY REQUIREMENTS:

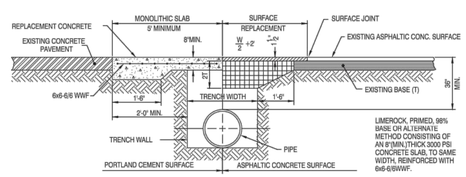
98% UNDER ROADWAY

98% OUTSIDE THE TRAVELED ROADWAY, SUCH AS INTERSECTIONS, CROSSOVERS, TURNOUTS, ETC.

95% SHOULDER PAVEMENT

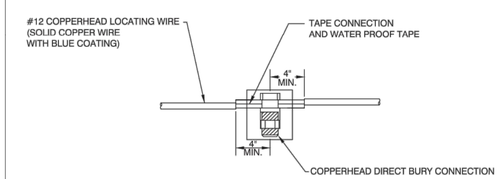
METHOD AASHTO T-180

OPEN CUT DETAIL — GU011-1 — ISSUED: 2017 — REVISED: --



NOT TO SCALE

OPEN CUT AND REPAIR DETAIL — GU0011-2 — ISSUED: 2017 — REVISED: --

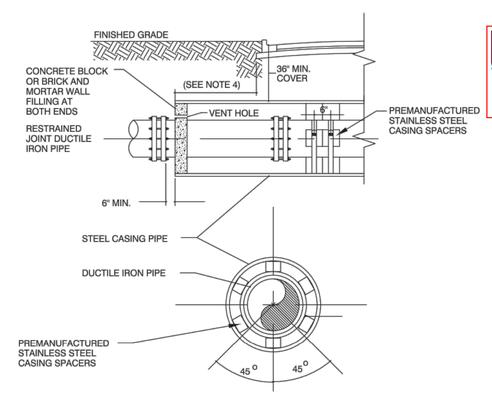


NOTES:

1. AFTER INSTALLATION OF THE LOCATING WIRE THE SYSTEM SHALL BE SUBJECTED TO TESTING, IN THE PRESENCE OF CITY UTILITIES STAFF PRIOR TO BACKFILL, IN ORDER TO THAT THE SYSTEM IS FUNCTIONAL.

NOT TO SCALE

LOCATING WIRE SPLICING — GU0012-1 — ISSUED: 2017 — REVISED: --



1. WHEN CONSTRUCTION IS WITHIN FDOT JURISDICTION, ADDITIONAL REQUIREMENTS OF THE UTILITY ACCOMMODATION GUIDE SHALL BE MET.
2. STAINLESS STEEL CASING SPACERS SHALL BE REQUIRED ON ALL BORE AND JACK INSTALLATIONS.
3. LARGER SKIDS SHALL BE REQUIRED FOR PIPE GREATER THAN 24" DIAMETER.
4. WHERE PRACTICAL, CASING SHALL EXTEND 10' BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.

NOT TO SCALE

BORING AND JACKING DETAIL — GU0013-1 — ISSUED: 2017 — REVISED: --

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Key Map:

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00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora Construction Plans
Date: 02/05/2024

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

C10.03

Seal: JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE P.E. NO. 0082417

DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LCU0TL5

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

CITY OF MOUNT DORA

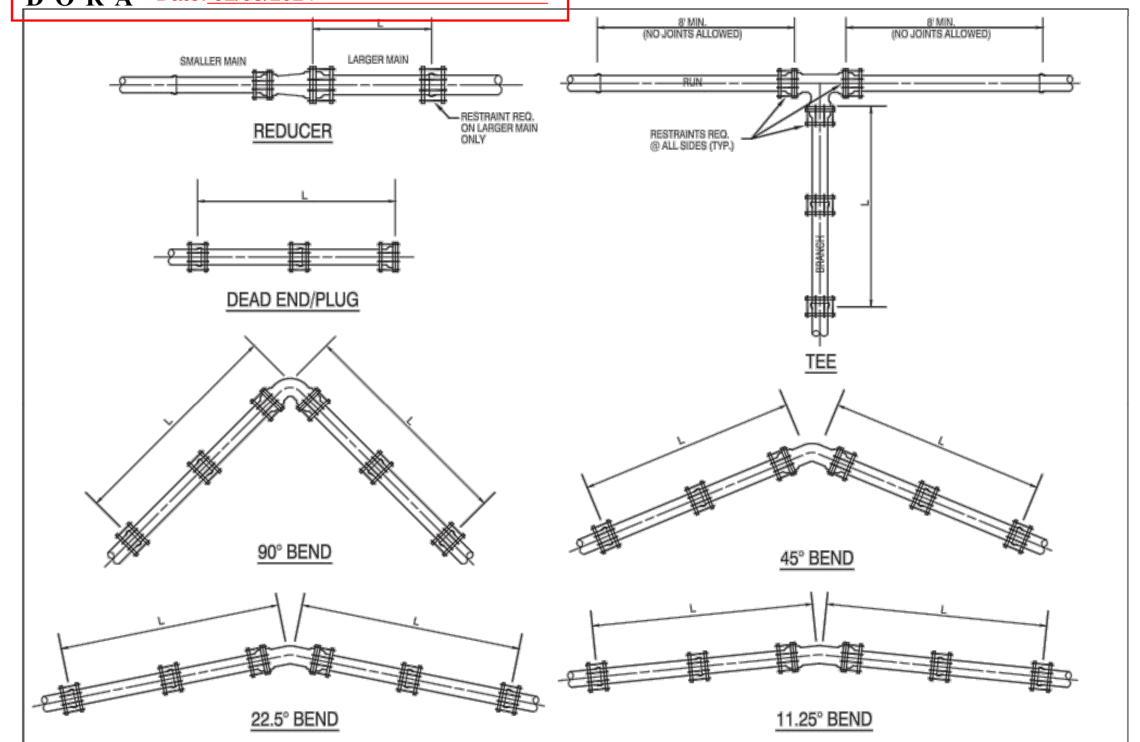


TABLE OF THRUST RESTRAINT LENGTHS

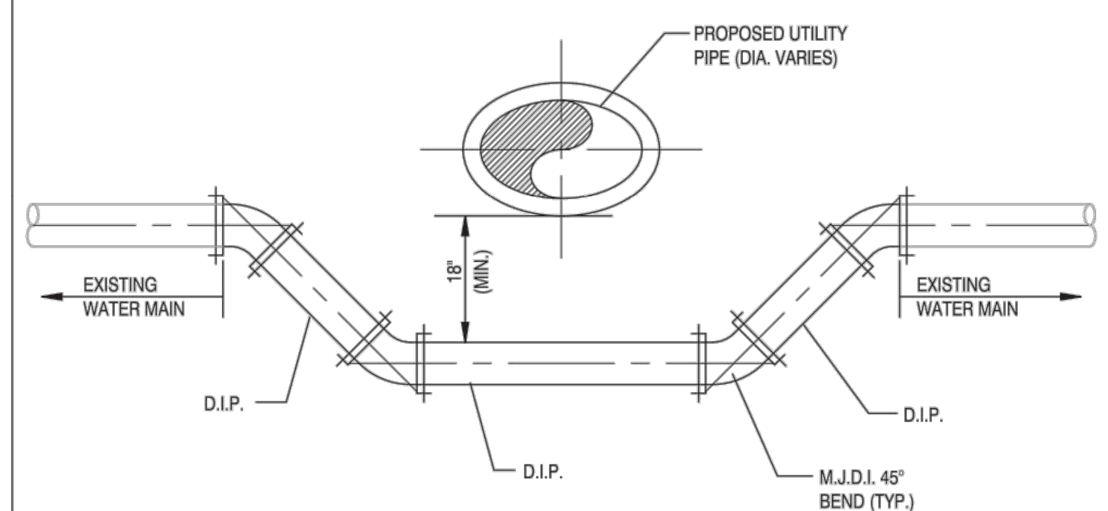
PIPE SIZE (inches)	90° BEND P.V.C. (L)	90° BEND DUCTILE IRON (L)	45° BEND P.V.C. (L)	45° BEND DUCTILE IRON (L)	22 1/2° BEND P.V.C. (L)	22 1/2° BEND DUCTILE IRON (L)	11 1/4° BEND P.V.C. (L)	11 1/4° BEND DUCTILE IRON (L)	TEES P.V.C. (L)	TEES DUCTILE IRON (L)	DEAD END & PLUG P.V.C. (L)	DEAD END & PLUG DUCTILE IRON (L)	REDUCER PIPE SIZES	REDUCER P.V.C. (L)	REDUCER DUCTILE IRON (L)
4	20'	16'	8'	7'	4'	3'	2'	2'	15'	10'	45'	29'	6"x4"	33'	21'
6	28'	22'	12'	9'	6'	4'	3'	2'	33'	21'	63'	40'	8"x6"	34'	22'
8	36'	29'	15'	12'	7'	6'	4'	3'	52'	33'	82'	52'	10"x8"	33'	21'
10	43'	34'	18'	14'	9'	7'	4'	3'	68'	43'	98'	63'	12"x10"	34'	22'
12	50'	40'	21'	17'	10'	8'	5'	4'	84'	54'	116'	74'	16"x12"	63'	40'
16	63'	51'	26'	21'	13'	10'	6'	5'	116'	74'	148'	94'	18"x16"	33'	21'
18	70,	56'	29'	23'	14'	11'	7'	6'	131'	83'	163'	103'	20"x18"	33'	21'
20	75'	61'	31'	25'	15'	12'	7'	6'	145'	92'	178'	113'	20"x20"	62'	39'
24	86'	70'	36'	29'	17'	14'	9'	7'	173'	110'	207'	132'			

THRUST RESTRAINT DESIGN NOTES

1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY UNI-FLANGE.
2. DATA BASED ON MAX. PRESSURE OF 150 p.s.i., THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL w/ A MINIMUM OF 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED JOINTS PER SPECIFICATIONS & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).
4. THRUST BLOCKS SHALL BE USED ONLY IN EXTRAORDINARY SITUATIONS AND MUST BE APPROVED BY THE CITY ENGINEER.

THRUST RESTRAINT DETAIL

GU0014-1
ISSUED: 2017
REVISED: --



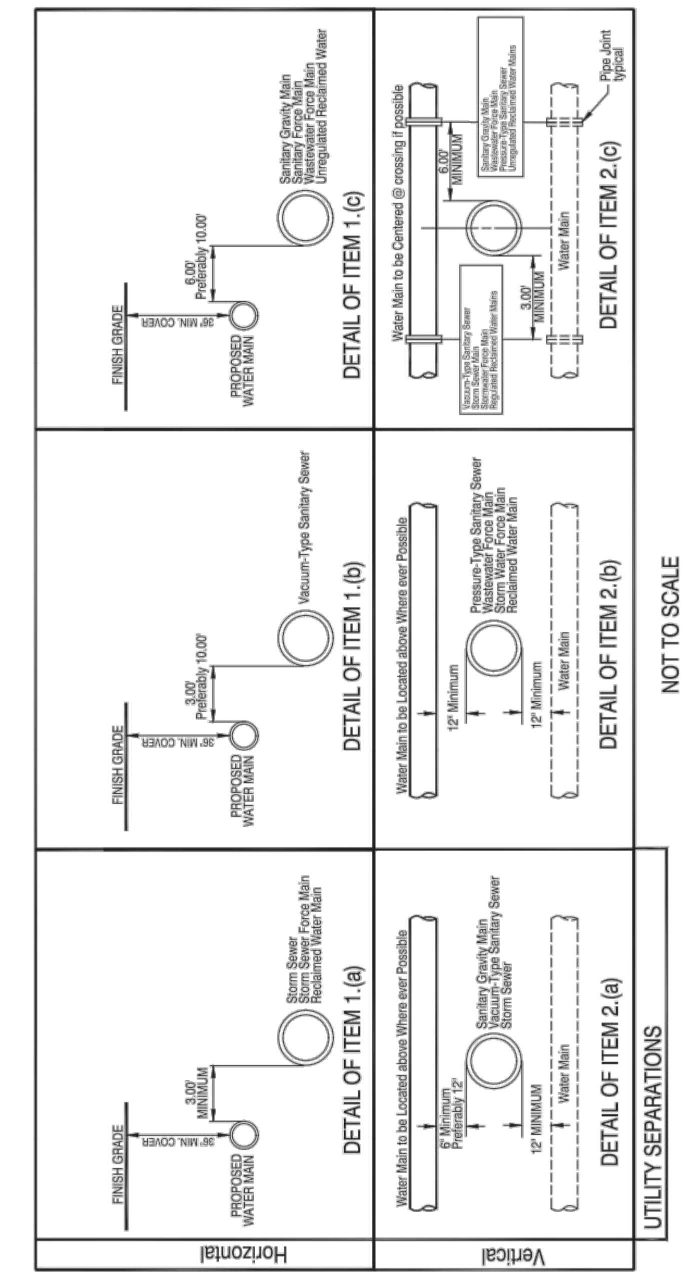
NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN 12' SHALL BE RESTRAINED.
3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.

NOT TO SCALE

WATER LINE CROSSING

GU0015-1
ISSUED: 2017
REVISED: --



PIPE CLEARANCE

GU0016-1
ISSUED: 2017
REVISED: --

General Water Notes

1. Water system components shall be installed in strict accordance with all local codes and regulations, cleaned, disinfected and bacteriologically cleared for service in accordance with the latest AWWA standards and CHAPTER 62-555 Florida Administrative code.
2. All piping shall bear the "NSF" seal for potable water.
3. Water mains shall be pvc conforming to AWWA C-900, DR 18 for pipe sizes 4"-12". Pipes 14" or longer shall be AWWA C-905, DR 18. All couplings, cleaning compounds, solvents, lubricants, and pipe preparation for laying, shall be in accordance with the pipe manufacturers latest recommendations.
4. Depth of water lines to be 36" minimum cover from finish grade.
5. Water mains to be located 6.00' from back of curb or edge of pavement unless otherwise noted.
6. All sleeves under pavement shall extend 5' beyond the back of curb.
7. Disinfecting: following the pressure testing, the contractor shall disinfect all sections of the water distribution system. Disinfection shall be in accordance with the applicable provisions of AWWA standard C651 "Disinfecting water mains", and all appropriate agency approval.
8. All hydrostatic test shall be in accordance with AWWA C600 for ductile iron pipe and C605/M23 for pvc pipe.
9. All water mains shall be installed, pressure and leak tested in accordance with AWWA C600, (62-555.320(21)(b) 1 and 62-555.330, F.A.C. All installation, testing and field procedures must be provided and must conform to the applicable AWWA standards.
10. All piping materials and specifications covering pipes, joints and packing materials, internal coating and linings fittings, specials and appurtenances shall all be in accordance with the corresponding AWWA standards and be conforming to NSF requirements, as may be applicable, with exceptions allowed only if documentation and assurances are provided in compliance with paragraphs 62-555.320(3) (d) 62-555.320 (3) (b), and 62-555.320 (21) (c), F.A.C. The lead use prohibition in rule 62-555.322, F.A.C. shall also apply. Polyethylene tubing shall be per AWWA C901. Underground service lines, and valves shall be per AWWA C800.

COLOR Coding

All water main pipe, including fittings shall be color coded or marked blue as a predominate color to differentiate drinking water from reclaimed water or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue striped applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90°intervals around the pipe, and will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe as drinking water treatment plants shall be color coded and labeled in accordance with subsection 62-555.320(10), F.A.C., and all other aboveground pipe shall be painted blue or shall be color coated or marked like underground pipe.

Utility Construction Notes (DEP)

62-555.314 Location of Public Water System Mains:

For the purpose of this section, the phrase "Water Mains" shall mean Mains, including treatment Plant process piping, conveying either raw, partially treated, or finished drinking water; Fire Hydrant leads; and service lines that are under the control of a public Water System and that have an inside diameter of three (3") inches or greater.

(1) Horizontal Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, Reclaimed Water Pipelines, and On-site Sewage Treatment and Disposal Systems:

(a) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) Three Feet between the outside of the WATER MAIN and the outside of any existing or proposed Storm Sewer water Force Main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.

PIPE CLEARANCE NOTES

GU0016-2
ISSUED: 2017
REVISED: --

Utility Construction Notes (DEP) (CONTINUED)

(b) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) three feet, and preferably (10) Ten Feet, between the outside of the WATER Main and the outside of any existing or proposed vacuum-type Sanitary Sewer.

(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer Wastewater Force Main, or pipeline conveying reclaimed water not regulated under Part III of Chapter62-610 F.A.C. The minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six Inches above the Top of the Sewer.

(d) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (10) Ten Feet between the outside of the WATER MAIN and all parts of any existing or proposed "On site Sewage Treatment and Disposal System" as defined in Section 381.0065(2). F.S. and Rule 64E-6.002. F.A.C.

(2) Vertical Separation Between Underground WATER MAINS and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, and Reclaimed Water Pipelines:

(a)New or relocated underground WATER MAINS crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the WATER MAIN is at least (6) Six inches, and preferably 12 inches above, or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the WATER MAIN "ABOVE" the other pipeline.

(b) New or relocated, Underground WATER MAINS crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater Force Main, or Pipeline conveying reclaimed water shall be laid so the outside of the WATER MAIN is at least (12) inches ABOVE or BELOW the Outside of the other pipeline. However, it is preferable to lay the WATER MAIN above the other pipeline.

(c) At the Utility crossings described in paragraphs (a) & (b) Above, one full length of Water Main Pipe shall be centered above or below the other pipeline so the WATER MAIN joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all WATER MAIN Joints are at least (3) Three feet from all joints in Vacuum-type Sanitary Sewers, Storm Sewers, Stormwater Force Mains, or pipelines conveying reclaimed water regulated under Part III of Chapter62-610, F.A.C., and at least (6) Six Feet from all joints in Gravity- or Pressure- type Sanitary Sewers, Wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

(3) Separation Between WATER MAINS and Sanitary or Storm Sewer Manholes:

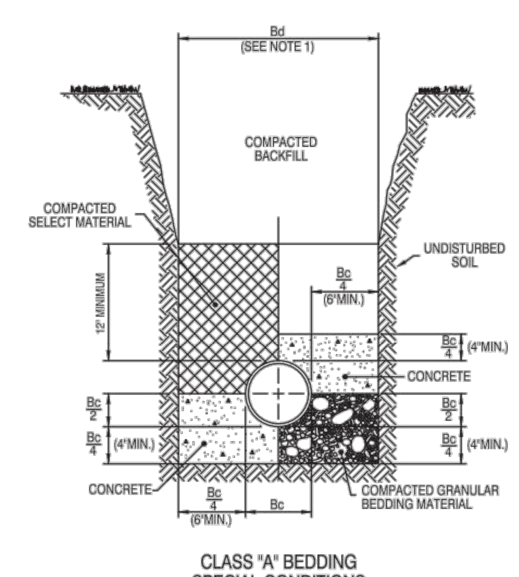
(a)No WATER MAIN shall pass thru, or come into contact with any part of a Sanitary Manhole.

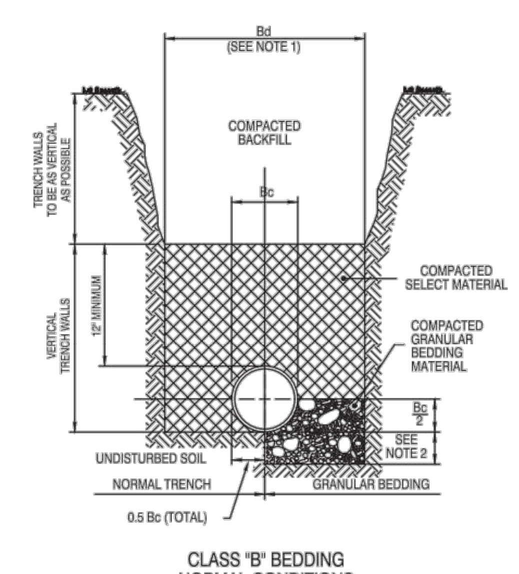
(4) Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems. New or relocated Fire Hydrants with underground Drains shall be located so that the drains are at least (3) Three Feet from any existing or proposed storm sewer, Stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; at least (3) Three Feet, and preferably (10) Ten Feet, from any existing or proposed gravity- or Pressure-type Sanitary Sewer,Wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and at least (10) Ten Feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S. and Rule 64E-6.002, F.A.C.

(5) Exceptions/Mitigation:
Adhere to the above Constraints and Separations in items 1 through 4 shall be Complied to, "WITHOUT EXCEPTION". If for some reason where it is not technically feasible or Economically Sensible that items 1 through 4 cannot be complied with, Contractor will Stop Work and Notify the Engineer of record for the appropriate solution which will be submitted to "The Department of Environmental Protection" for APPROVAL, prior to work commencement.

PIPE CLEARANCE NOTES

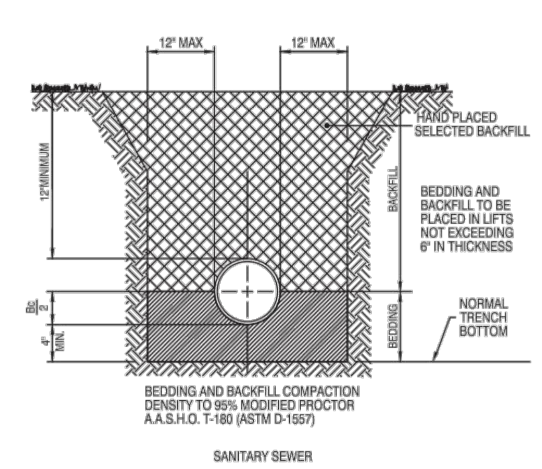
GU0016-2B
ISSUED: 2017
REVISED: --





NOTES: FOR BEDDING AND TRENCHING

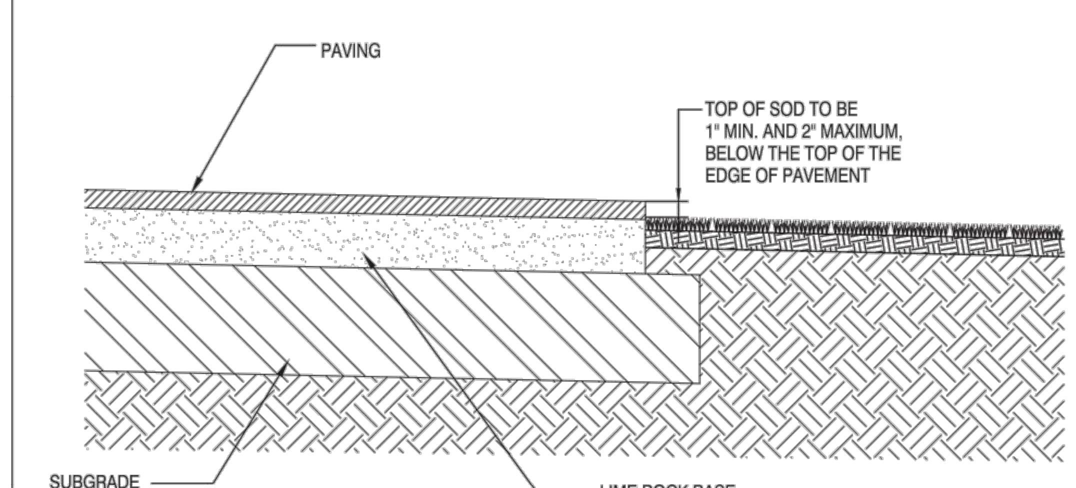
1. Dimension Bc = Pipe O.D.
   Dimension Bd = Trench Width at Top of Pipe
   Maximum Bd = Bc + 30"
   Minimum Bd = Maximum Dimension of Bell + 8" (Unsheeted Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable foundation. For rock or other non-cushioning material, depth shall be 6" below bottom of utility.
3. All backfill and select material under all roadways, drives (including dirt drives), and parking areas shall be compacted to 98% of the modified proctor maximum dry density. (AASHTO T-180). Backfill and select material under all other areas shall be compacted as follows: From bottom of trench to 12" above top of pipe - 95% of modified proctor maximum dry density (AASHTO T-180). From 12" above top of pipe to top of backfill - 90% of modified proctor maximum dry density (AASHTO T-180)



NOT TO SCALE

BEDDING DETAILS

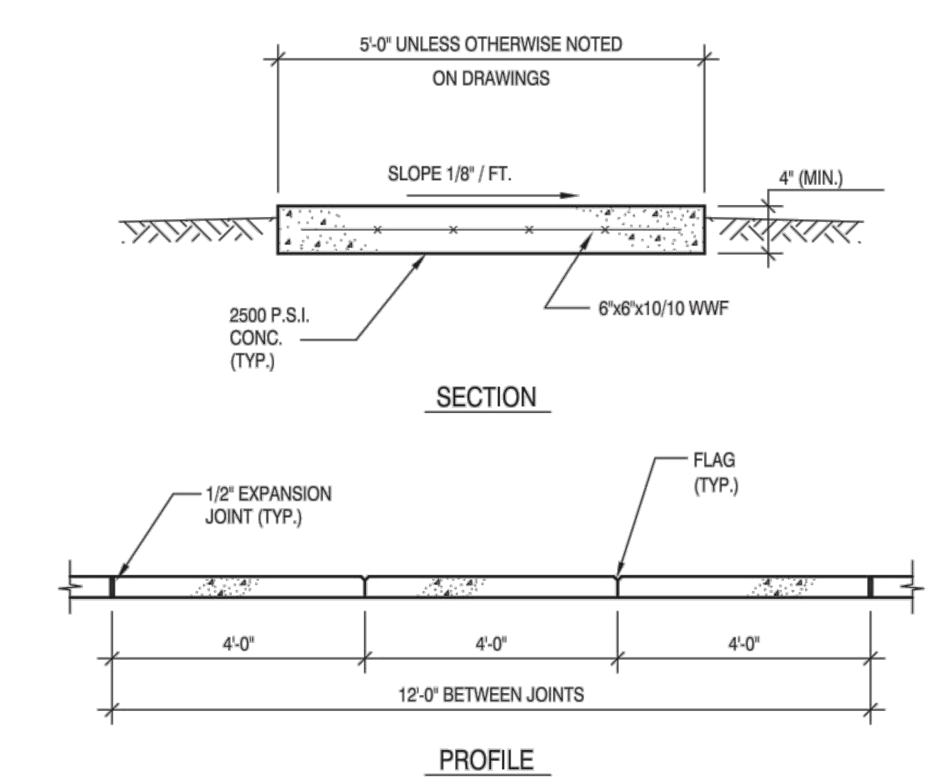
GU0017-1
ISSUED: 2017
REVISED: --



NOT TO SCALE

SOD PLANTING

GU0018-1
ISSUED: 2017
REVISED: --



NOT TO SCALE

CONCRETE WALKWAY DETAIL

GU0019-1
ISSUED: 2017
REVISED: --

UTILITY PLAN DISCLAIMER:

THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:
MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:
C10.04

Seal:
JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

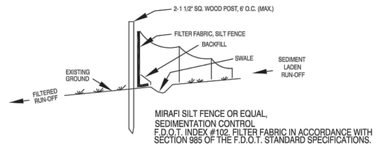
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F..K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LCUDTLS

Department of Planning and Development
Project Number PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

CITY OF MOUNT DORA



NOTES:
1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UITILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
   a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
   b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED

EROSION CONTROL STRUCTURE

NOT TO SCALE

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

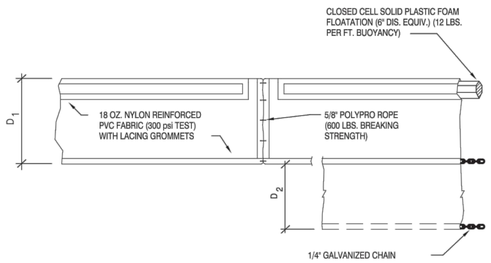
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

EROSION CONTROL DETAIL	GU0020-1
	ISSUED: 2017
	REVISED: --



NOTES:

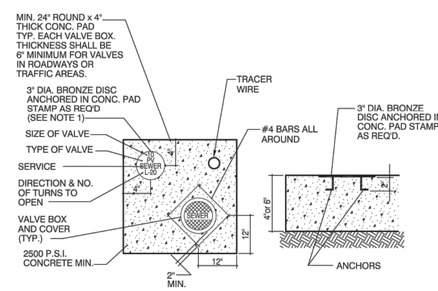
D_1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).

D_2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5')

CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

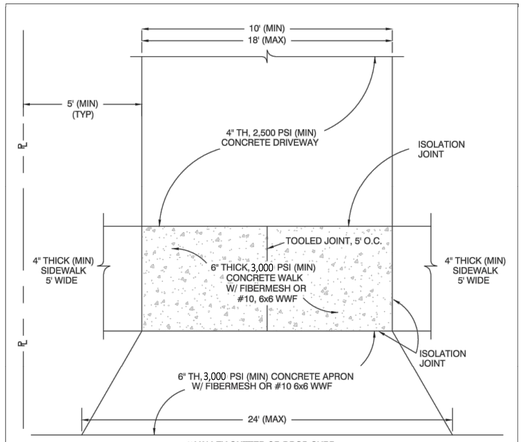
N.T.S.

TYPE 1 FLOATING TURBIDITY BARRIER	GU0021-1
	ISSUED: 2017
	REVISED: --



NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

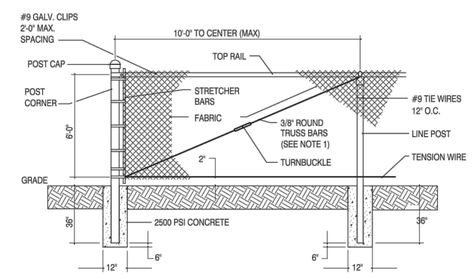
VALVE COLLAR	GU005-2
	ISSUED: 2017
	REVISED: --



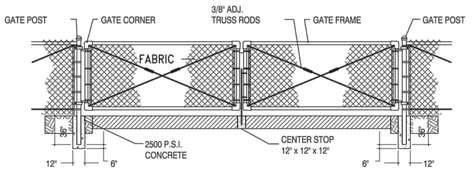
APRON FLARE WIDTH: MINIMUM 2' EACH SIDE. MAXIMUM 3' EACH SIDE, NOT TO EXCEED 24' TOTAL WIDTH.

NOTES:
1. MINIMUM CONCRETE STRENGTHS ARE BASED ON 28-DAY TESTS AS PER ASTM C1074-98.
2. REFER TO MI011-2 FOR SIDEWALK CONSTRUCTION REQUIREMENTS.
3. CONCRETE PAVEMENT JOINTS SHALL BE AS SPECIFIED IN FDOT DESIGN STANDARD INDEX NO. 305. WOOD IS PROHIBITED.
4. CENTER LINE SHALL BE MINIMUM 40' FROM CENTER LINE OF NEAREST EXISTING DRIVEWAY.
5. CENTERLINE OF DRIVEWAY SHALL BE 50' MINIMUM FROM RIGHT OF WAY LINE OF A INTERSECTION.

RESIDENTIAL DRIVEWAY CONSTRUCTION	GU0019-2
	ISSUED: 2017
	REVISED: --



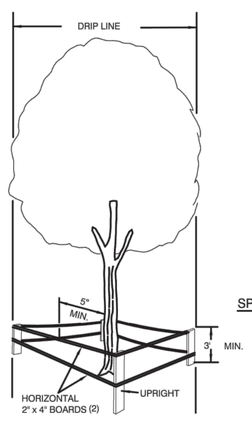
FENCE DETAIL



DOUBLE SWING GATE DETAIL

NOTES:
1. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.

FENCE AND GATE DETAIL	GU0022-1
	ISSUED: 2017
	REVISED: --



NOTE:
BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

WHY A BARRIER?

1. TO PROTECT ALL ABOVE GROUND PORTIONS
2. TO PROTECT SOIL NEAR TREE FROM COMPACTION
3. PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS

WHY IT WORKS

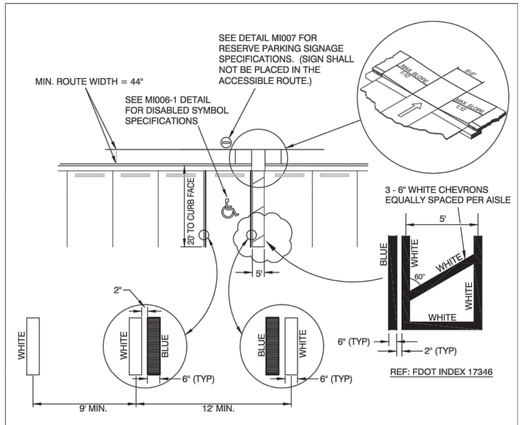
1. NO HEAVY EQUIPMENT ALLOWED INSIDE BARRIER, ONLY HAND LABOR
2. NO CONSTRUCTION MATERIALS OR TEMPORARY SOIL DEPOSITS ALLOWED INSIDE THIS AREA

BY OBSERVING THESE TWO SIMPLE PRINCIPLES, A TREES' CHANCE FOR SURVIVAL IS GREATLY ENHANCED

SPECIFICATIONS FOR WOOD BARRIER

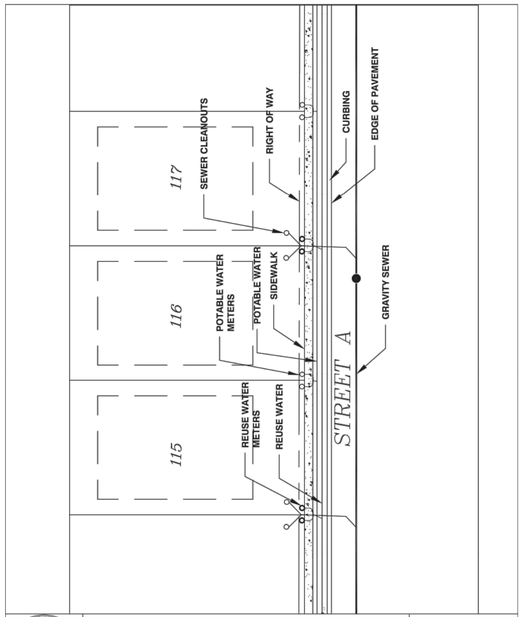
1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIP LINE
2. MINIMUM 3' IN HEIGHT
3. UPRIGHTS- THE EQUIVALENT OF 2"x4" LUMBER ON 6' MINIMUM CENTERS
4. HORIZONTAL- THE EQUIVALENT OF TWO COURSES OF 2" x 4" LUMBER PAINTED SAFETY YELLOW
5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

TREE PROTECTION MEASURES	GU0023-1
	ISSUED: 2017
	REVISED: -- 2019



NOTES:
1. EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
2. PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
3. THIS DETAIL IS PROVIDED TO SUPPORT LDC SECTION 3.41.3.2
4. WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
5. CURB RAMPS CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

ACCESSIBLE PARKING - SINGLE SPACE STRIPING	GU0024-1
	ISSUED: 2017
	REVISED: --



TYPICAL UTILITY LOCATIONS	GU0025-1
	ISSUED: 2017
	REVISED: --

UTILITY PLAN DISCLAIMER:

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Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMITT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMITT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMITT TO SJRWMD
04	09/15/23	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY
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00	08/17/22	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

C10.05

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

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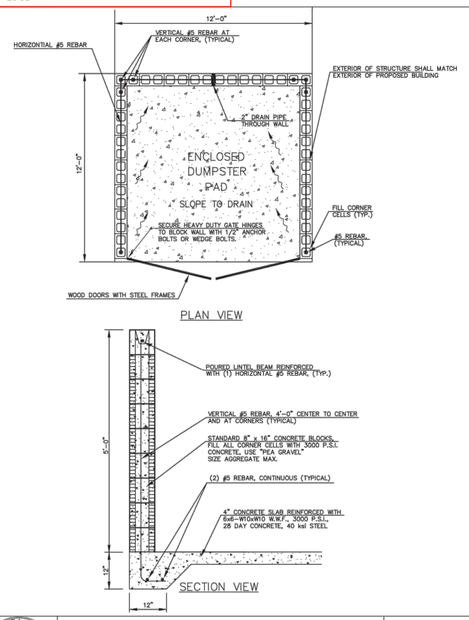
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LC\DTLS

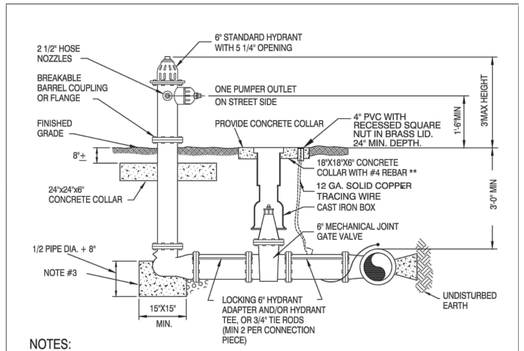
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

CITY OF MOUNT DORA



DUMPSTER DETAIL

GU0026-1
ISSUED: 2017
REVISED: --



NOTES:

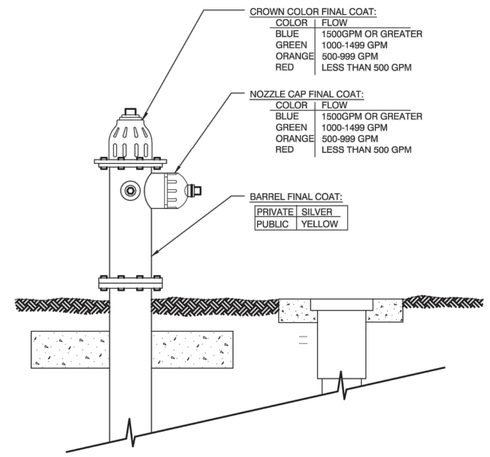
1. THE HYDRANTS ACCEPTABLE TO THE CITY OF MT. DORA SHALL BE EITHER AMERICAN DARLING B84B, MUELLER A-423, OR CLOW MEDALLION.
2. CONCRETE COLLAR AROUND LOWER BARREL OF HYDRANT IN SANDY SOIL OR HYDRANTS CONNECTED TO P.V.C. MAINS.
3. HYDRANT BASE AND TEE MUST BE WRAPPED IN 4 MIL POLYETHYLENE. NO CONCRETE WILL EXTEND ABOVE MID LINE OF PIPE
4. WEEP HOLES TO BE PLUGGED.
5. A VERTICAL CLEARANCE OF 1'-6" SHALL BE MAINTAINED FOR A HORIZONTAL DISTANCE OF 4 FEET IN ALL DIRECTIONS AROUND ALL HYDRANTS.
6. PRIVATELY-OWNED WATER SYSTEM HYDRANTS SHALL BE MAINTAINED BY OWNERS.
7. ANNUAL MAINTENANCE RECORDS FOR PRIVATE HYDRANTS SHALL BE SUBMITTED TO CITY FIRE DEPARTMENT.

* COIL EXCESS TRACING WIRE IN PVC TUBE FOR LOCATING.

** A 16" DIAMETER X 6" THICK CIRCULAR COLLAR MAY BE SUBSTITUTED FOR THE 18"X18"X6" COLLAR.

STANDARD FIRE HYDRANT ASSEMBLY

PW002-1
ISSUED: 2017
REVISED: --



CROWN COLOR FINAL COAT:

COLOR	FLOW
BLUE	1500GPM OR GREATER
GREEN	1000-1499 GPM
ORANGE	500-999 GPM
RED	LESS THAN 500 GPM

NOZZLE CAP FINAL COAT:

COLOR	FLOW
BLUE	1500GPM OR GREATER
GREEN	1000-1499 GPM
ORANGE	500-999 GPM
RED	LESS THAN 500 GPM

BARREL FINAL COAT:

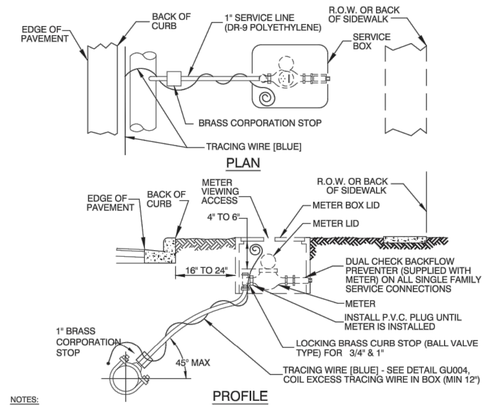
PRIVATE	SILVER
PUBLIC	YELLOW

NOTE:

1. PAINT SHALL BE PORTER PAINTS (SAFETY) DTM ACRYLIC GLOSS ENAMEL #2912 OR EQUAL.

FIRE HYDRANT COLOR IDENTIFICATION

PW003-1
ISSUED: 2017
REVISED: JAN 2020

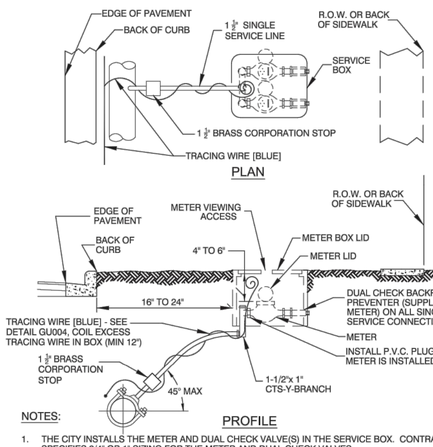


NOTES:

1. THE CITY INSTALLS THE METER AND DUAL CHECK VALVE(S) IN THE SERVICE BOX. CONTRACTOR SPECIFIES 3/4" OR 1" SIZING FOR THE METER AND DUAL CHECK VALVES.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. A DUAL CHECK BACKFLOW PREVENTER WILL BE FURNISHED WITH METER BY CITY OF MOUNT DORA ON ALL SINGLE FAMILY SERVICE CONNECTIONS. BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY OF MOUNT DORA ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
4. ALL POTABLE WATER SERVICE AND PROPERTIES WITH ALTERNATIVE WATER SYSTEMS (WELL, ETC.) REQUIRE AN ABOVE GROUND BACKFLOW PROTECTION DEVICE ON THE OUTLET SIDE OF THE METER.
5. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
6. 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA

POTABLE WATER-SINGLE SERVICE CONNECTION

PW004-1
ISSUED: 2017
REVISED: --



NOTES:

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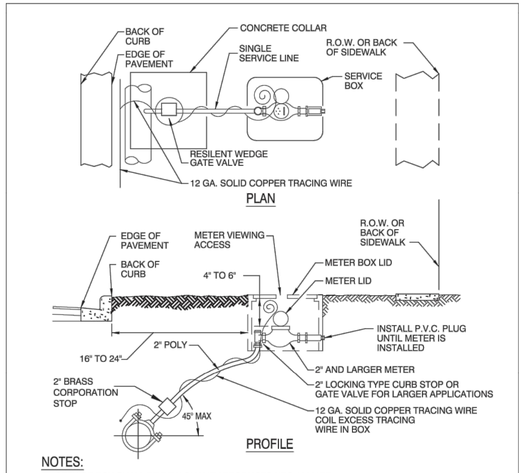
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. A DUAL CHECK BACKFLOW PREVENTER WILL BE FURNISHED WITH METER BY CITY OF MOUNT DORA ON ALL SINGLE FAMILY SERVICE CONNECTIONS. BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
4. ALL POTABLE WATER SERVICE AND PROPERTIES WITH ALTERNATIVE WATER SYSTEMS (WELL, ETC.) REQUIRE AN ABOVE GROUND BACKFLOW PROTECTION DEVICE ON THE OUTLET SIDE OF THE METER.
5. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
6. 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA

POTABLE WATER DOUBLE SERVICE CONNECTION FOR 3/4" & 1" METERS

PW005-1
ISSUED: 2017
REVISED: --



NOTES:

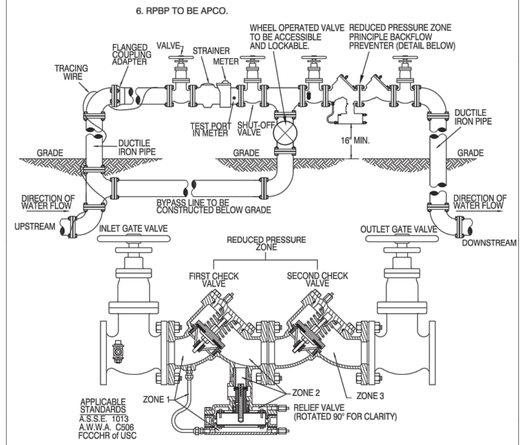
1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200*RR.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY OF MT. DORA ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
4. IRRIGATION METERS REQUIRE A CITY APPROVED TESTABLE BACKFLOW PREVENTER.
5. CASING OF SERVICE LINE IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE.
6. 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA

POTABLE WATER-SINGLE SERVICE CONNECTION FOR 2" AND LARGER METERS

PW006-1
ISSUED: 2017
REVISED: --

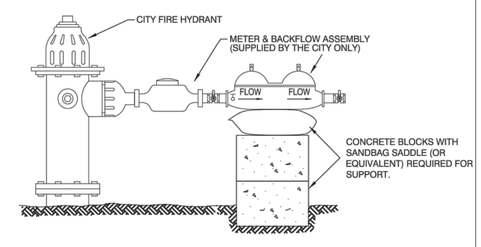
NOTES:

1. ALL DOMESTIC METERS TO BE COMPOUND OR FIRE LINE.
2. IRRIGATION METERS TO BE NEPTUNE HP TURBINE WITH STRAINER.
3. METERS SHALL BE NEPTUNE PROTECTUS III S/S METER WITH STRAINER.
4. METERS TO BE INSTALLED ABOVE GROUND.
5. BOLLARDS & CONCRETE COLLAR REQUIRED WHEN IN OR IMMEDIATLY ADJACENT TO TRAFFIC AREAS.
6. RPBP TO BE APCO.



MASTER METER ASSEMBLY WITH BY-PASS & REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (RPBA)

PW007-1
ISSUED: 2017
REVISED: --



NOTES:

1. HYDRANT MUST BE FULLY OPENED DURING USE.
2. METER AND BACKFLOW ASSEMBLY SUPPLIED BY CITY ONCE DEPOSIT IS PAID.
3. VALID FOR 1" AND 2" TEMPORARY METERS

TEMPORARY METER INSTALLATION

PW008-1
ISSUED: 2017
REVISED: --

UTILITY PLAN DISCLAIMER:

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

C10.06

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LCU0TL5

Department of Planning and Development
CITY OF MOUNT DORA
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

TEMPORARY JUMPER DETAIL NOTES:

1) A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.

2) THE DETAIL ON THE FOLLOWING PAGE IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY), AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C 651, LATEST EDITION. THIS TAPPING SLEEVE AND EXTERIOR OF THE MAIN, TO BE TAPPED, SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C 651.

3) FLUSHING OF 10" DIAMETER AND LARGER WATER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE UNDER VERY CONTROLLED CONDITIONS IN THE PRESENCE OF CITY STAFF. CANNON FLUSHES MAY BE ALLOWED BUT MUST BE CONTROLLED CAREFULLY. CITY ENGINEER MUST APPROVE THE FLUSHING PLAN IN ADVANCE OF THE ACTUAL FLUSHING.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED.

A. THE TIE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE CITY AND THE ENGINEER OF RECORD OR THEIR DESIGNEE TO VERIFY WATER TIGHTNESS PRIOR TO THE TIE-IN. VALVES WHICH ARE NOT WATERTIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.

B. THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT.

- FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF EXISTING WATER MAINS.
- ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TIE-IN VALVE.
- PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT. THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 PSI.
- TIE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY ENSURING A PRESSURE DROP ACROSS THE VALVE IS ALWAYS GREATER THAN 10 PSI.

C. THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL FLUSHING BEGINS.

D. THE TIE-IN VALVE SHALL BE OPENED ONLY FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE CITY AND OBSERVED BY THE ENGINEER.

E. AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE CITY.

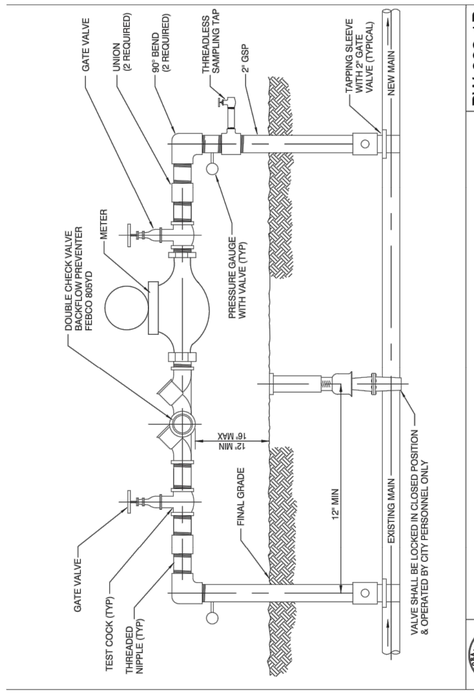
4) THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE DOUBLE CHECK BACKFLOW PREVENTION DEVICE HAS BEEN TESTED AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION.

5) EXCEPT AS REQUIRED TO FLUSH THE LINES OR FOR LINES GREATER THAN 8" IN DIAMETER, THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE CITY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.

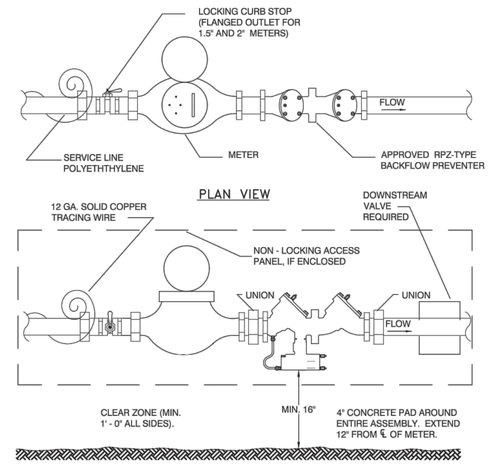
6) UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.

7) ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE, FITTINGS, VALVE, ETC..., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

TEMPORARY JUMPER CONNECTION NOTES (PAGE 1) — PW009-1A — ISSUED: 2017 — REVISED: --

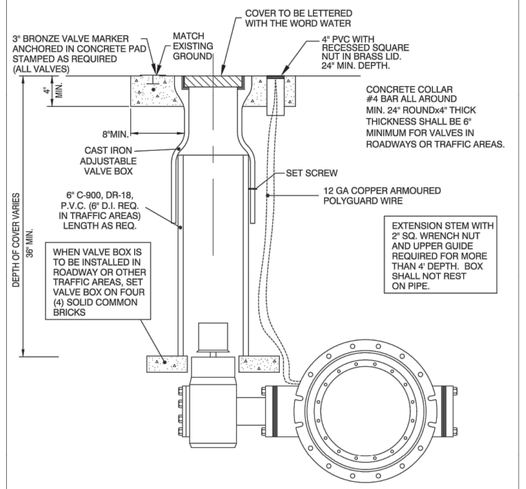


TEMPORARY JUMPER CONNECTION DETAIL (PAGE 2) — PW-009-1B — ISSUED: 2017 — REVISED: --



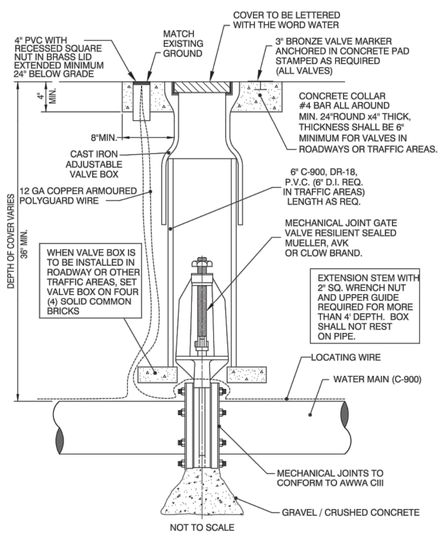
NOTES:
1. ALL METERS UP TO AND INCLUDING 2" SHALL BE NEPTUNE MODEL T10 INSTALLED BY THE CITY.
2. LOCATION SHALL BE COORDINATED WITH UTILITY BILLING & PUBLIC SERVICES DEPARTMENT.
3. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
4. BOLLARDS MAY BE REQUIRED IN TRAFFIC AREAS OR LOCATIONS IMMEDIATELY ADJACENT TO TRAFFIC AREAS.
5. PROVIDE PIPE SUPPORTS WHERE NEEDED.

POTABLE WATER INDIVIDUAL ABOVE GROUND METER SET — PW010-1 — ISSUED: 2017 — REVISED: --



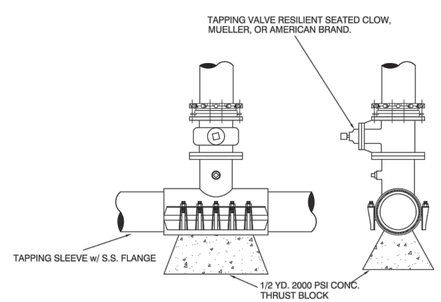
NOT TO SCALE

BUTTERFLY VALVE & BOX — ONLY WHEN APPROVED BY CITY — SPECIAL SITUATIONS ONLY — PW0011-1 — ISSUED: 2017 — REVISED: --



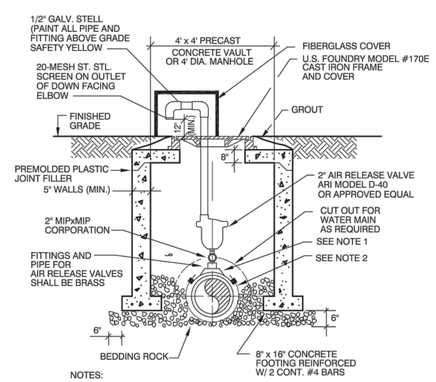
NOT TO SCALE

GATE VALVE & BOX — PW0012-1 — ISSUED: 2017 — REVISED: --



NOT TO SCALE

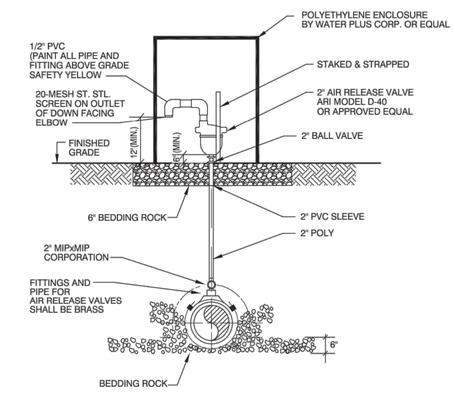
WET TAP SLEEVE & VALVE — PW0013-1 — ISSUED: 2017 — REVISED: --



NOTES:
1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. FULL BODY STAINLESS STEEL WRAP AROUND SADDLE.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE ARV IS LOCATED AT THE HIGHEST POINT IN THE MAINLINE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR STANDARD MANHOLES.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WATER".

NOT TO SCALE

AIR RELEASE VALVE AND VALVE VAULT FOR WATER MAIN — PW0014-1 — ISSUED: 2017 — REVISED: --



NOTES:
1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. FULL BODY STAINLESS STEEL WRAP AROUND SADDLE.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE ARV IS LOCATED AT THE HIGHEST POINT IN THE MAIN LINE SEGMENT.

NOT TO SCALE

ABOVE GRADE AIR RELEASE VALVE FOR WATER MAIN — PW0014-2 — ISSUED: 2017 — REVISED: --

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01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:
MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:
C10.07

Seal: JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER
JEFFREY M. TRIMBLE P.E. NO. 0082417
DATE: January 23, 2024

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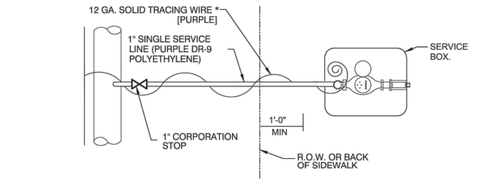
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

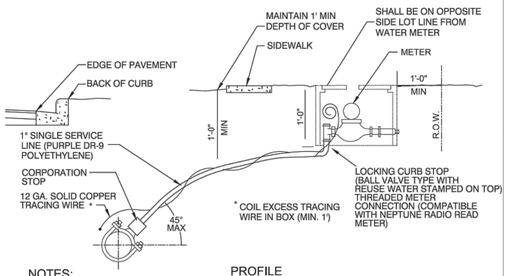
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LCUD15

CITY OF MOUNT DORA

Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



PLAN



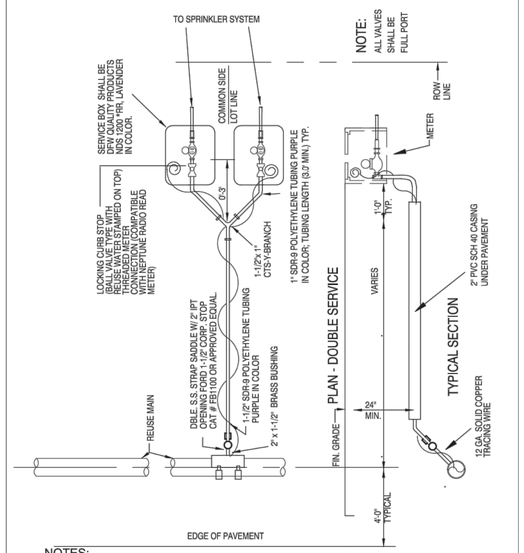
NOTES:

1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200 *RR, LAVENDER IN COLOR.
2. 3" MIN BETWEEN TEE AND 3/4" BALL VALVE IN VALVE BOX.
3. CASING OF SERVICE LINE IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE.
4. 3/4" - 1" RECLAIMED WATER METERS SHALL BE NEPTUNE MODEL T-10 AND SHALL BE INSTALLED BY THE CITY.

PROFILE

RECLAIMED WATER
SINGLE SERVICE CONNECTION

RW002-1
ISSUED: 2017
REVISED: --



NOTES:

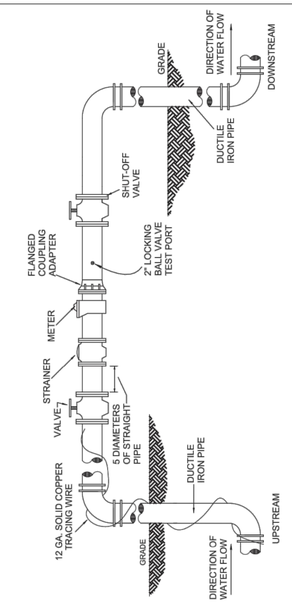
1. 3/4" - 1" RECLAIMED WATER METERS SHALL BE NEPTUNE MODEL T-10 AND SHALL BE INSTALLED BY THE CITY.

RECLAIMED WATER
DOUBLE SERVICE CONNECTION

RW003-1
ISSUED: 2017
REVISED: --

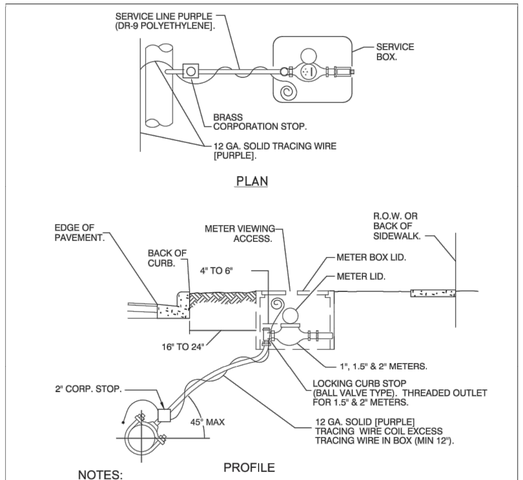
NOTES

1. IRRIGATION METERS SHALL BE NEPTUNE HP TURBINE METER WITH STRAINER.
2. METERS UP TO AND INCLUDING 2" TO BE PURCHASED FROM THE CITY. LARGER THAN 2" TO BE APPROVED BY CITY ENGINEER & PURCHASED BY OWNER.
3. METERS TO BE INSTALLED ABOVE GROUND.



RECLAIMED WATER
MASTER METER ASSEMBLY

RW004-1
ISSUED: 2017
REVISED: --



PROFILE

NOTES:

1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200 *RR, LAVENDER IN COLOR.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
4. CASING OF SERVICE LINES IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE..
5. 1" - 2" RECLAIMED WATER METERS SHALL BE NEPTUNE MODEL T-10 AND SHALL BE INSTALLED BY THE CITY.
6. RECLAIMED WATER METERS 2" AND LARGER SHALL BE NEPTUNE HP TURBINE METERS WITH STRAINERS.

RECLAIMED WATER COMMERCIAL
SINGLE SERVICE CONNECTION

RW005-1
ISSUED: 2017
REVISED: --

Irrigation Systems

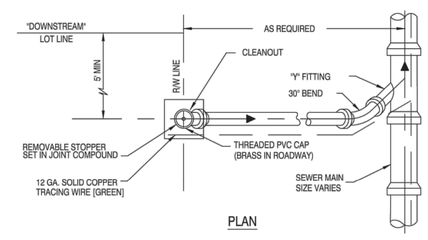
Sign shall be 12" x 18" with purple background.

Storage Ponds & Lakes

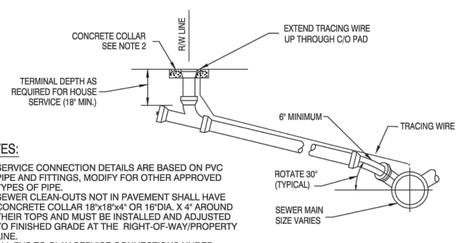
Sign shall be 18" x 18" with purple background.

RECLAIMED WATER
REQUIRED WARNING SIGNS

RW006-1
ISSUED: 2017
REVISED: --



PLAN



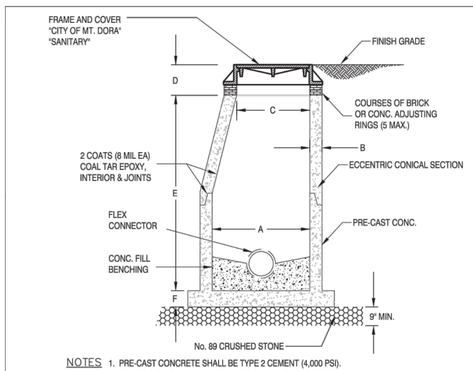
NOTES:

1. SERVICE CONNECTION DETAILS ARE BASED ON PVC PIPE AND FITTINGS, MODIFY FOR OTHER APPROVED TYPES OF PIPE.
2. SEWER CLEAN-OUTS NOT IN PAVEMENT SHALL HAVE CONCRETE COLLAR 18"x18"x4" OR 16"DIA. X 4" AROUND THEIR TOPS AND MUST BE INSTALLED AND ADJUSTED TO FINISHED GRADE AT THE RIGHT-OF-WAY/PROPERTY LINE.
3. ALL PVC TO CLAY SERVICE CONNECTIONS UNDER LOAD BEARING SURFACES SHALL USE DFW NON-SHEAR FERNCO TYPE CONNECTORS OR APPROVED EQUAL.
4. 90° FITTINGS ARE PROHIBITTED. MINIUMUM 6" SPOOL BETWEEN 45° FITTINGS.
5. DOUBLE SERVICE CONNECTIONS ARE PERMITTED, MINIMUM 6" PIPE REQUIRED.
6. CLEANOUTS IN SIDEWALKS SHALL BE HOUSED IN METER BOX.

PROFILE

TYPICAL SEWER CONNECTION

SS001-1
ISSUED: 2017
REVISED: --



NOTES

1. PRE-CAST CONCRETE SHALL BE TYPE 2 CEMENT (4,000 PSI).
2. LIFT HOLES NOT PERMITTED THROUGH PRE-CAST SECTIONS.
3. ALL OPENINGS SHALL BE SEALED WITH NON-SHRINK GROUT.
4. INSTALL FLOW CHANNEL INSIDE MANHOLES.
5. SERVICE LATERALS SHALL GENERALLY NOT BE PERMITTED DIRECTLY INTO MANHOLES. (SEE SS03-1)
6. WRAP JOINTS WITH RUBBER TAR BASED WRAP.
7. REINFORCING STEEL PER ASTM C478-88A.
8. PROVIDE 9 X 9 X 12" CONCRETE COLLAR AROUND COVER FRAME, WITH 4 - #4 REBAR E.W. IN UNPAVED AREAS.

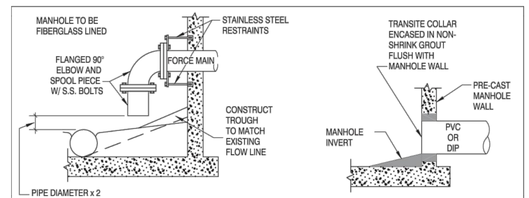
MH DEPTH	A	B	C	D	E	F
UP TO 12'	48"	8"	24.5"	15"	AS REQ'D	8"
12' TO 18'*	60"	8"	24.5"	15"	AS REQ'D	10"
18' AND DEEPER	72"	8"	24.5"	15"	AS REQ'D	14"

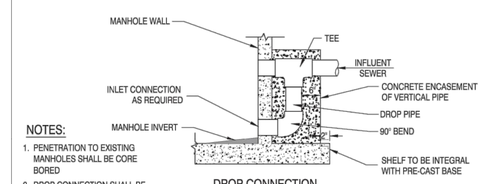
MANHOLE SIZE
UP TO 24" PIPE 48" MANHOLE
UP TO 36" PIPE 60" MANHOLE
OVER 36" PIPE 72" MANHOLE

*MIN MANHOLE SIZE FOR FORCEMAIN CONNECTION

STANDARD MANHOLE DETAIL

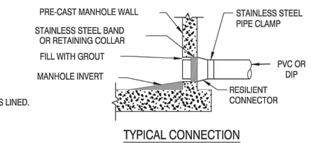
SS002-1
ISSUED: 2017
REVISED: --





NOTES:

1. PENETRATION TO EXISTING MANHOLES SHALL BE CORE BORED
2. DROP CONNECTION SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED TWO FEET OR MORE ABOVE THE MAIN INVERT CHANNEL
3. ANY MANHOLE WITH PIPES ENTERING AT 45° OR GREATER TO THE FLOW LINE EXTENDED AND/OR WITH A DROP EQUAL TO OR GREATER THAN THE SMALLEST ENTERING PIPE DIAMETER SHALL BE FIBERGLASS LINED.
4. ANY MANHOLE DIRECTLY RECEIVING A FORCE MAIN MUST BE HDPE OR FIBERGLASS LINED.
5. MANHOLE WILL BE MINIMUM 60" DIAMETER.



TYPICAL CONNECTION

TYPICAL MANHOLE CONNECTIONS

SS003-1
ISSUED: 2017
REVISED: --

UTILITY PLAN DISCLAIMER:

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Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMITT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMITT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMITT TO SJRWMD
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00	08/17/22	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

C10.08

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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POULOS & BENNETT

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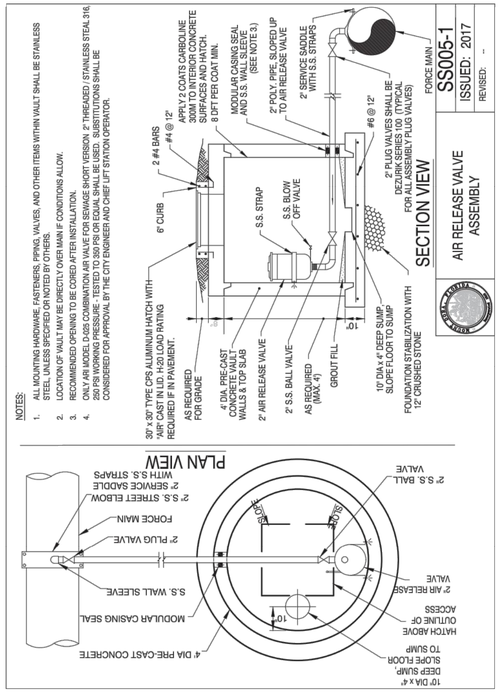
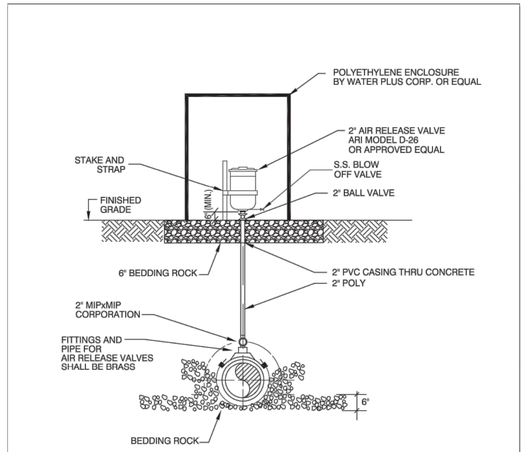
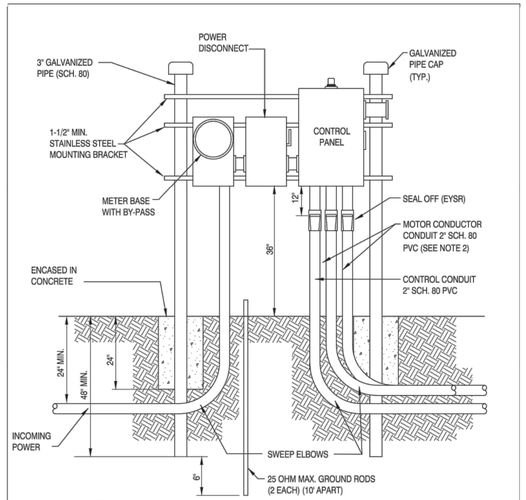
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LCUTLS





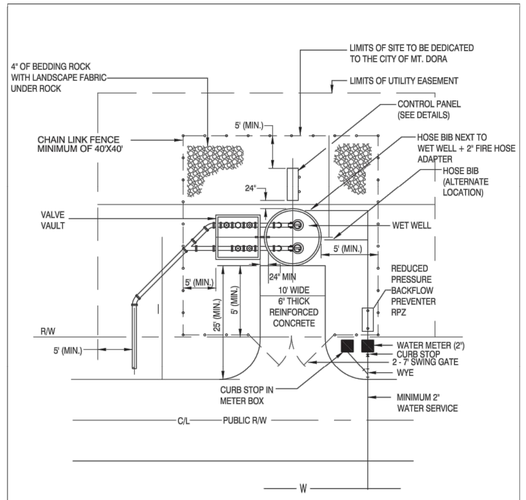
ABOVE GRADE AIR RELEASE VALVE FOR FORCE MAIN

SS005-2
ISSUED: 2017
REVISED: --



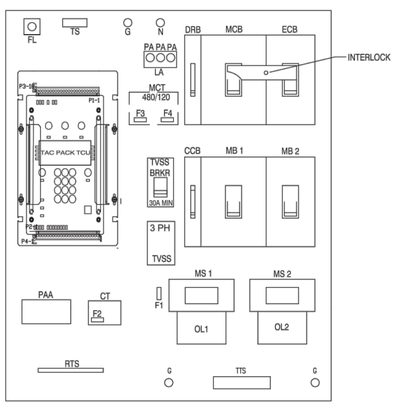
PUMP STATION CONTROL PANEL INSTALLATION DETAIL

SS006-1A
ISSUED: 2017
REVISED: --



PUMP STATION SITE PLAN

SS007-1
ISSUED: 2017
REVISED: --

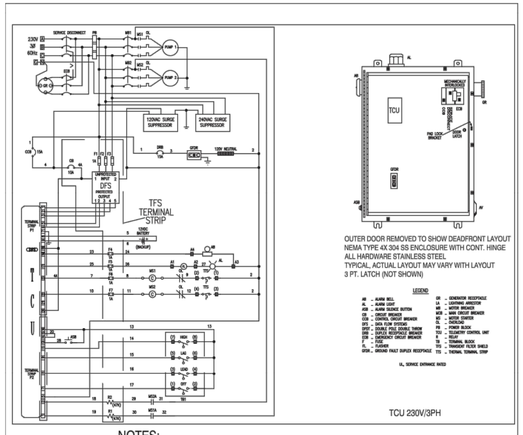


NOTES:

1. MAIN CIRCUIT TRANSFORMER REQUIRED FOR 480 VOLT SUPPLY ONLY
2. 30 POINT TERMINAL BLOCK REQUIRED FOR TELEMTRY CONNECTION.

DUPLEX CONTROL PANEL ENCLOSURE SUBPANEL LAYOUT

SS008-1
ISSUED: 2017
REVISED: --

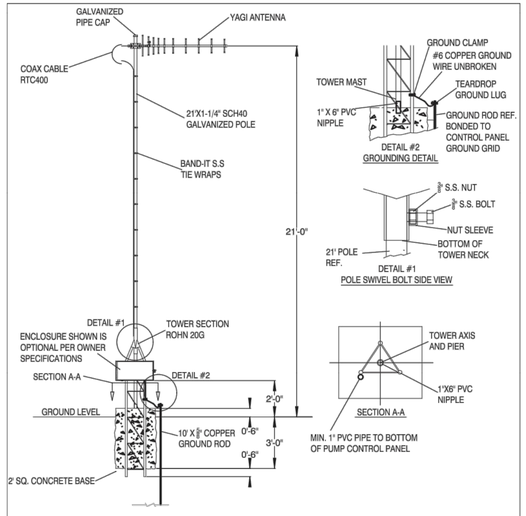


NOTES:

1. OUTER BOX SHALL BE A MINIMUM OF 24"W X 36"H X 10"D OR AS APPROVED BY CITY.
2. FOR STATIONS WITH PUMPS RATED-20 HP OR GREATER OUTER BOX SIZE SHALL BE 30"W X 42"H X 10"D AND SHALL HAVE 2 LATCHES ON THE DEAD FRONT.
3. DRAWINGS SHALL BE REVISED FOR STATIONS WITH PUMPS RATED GREATER THAN 47HP AND SUBMITTED TO THE CITY FOR APPROVAL. (SEE NOTE 6)
4. GENERATOR RECEPTACLE IS ALWAYS REQUIRED REGARDLESS OF WHETHER A PERMANENT STANDBY GENERATOR IS LOCATED ON THE SITE.
5. TELEMETRY AND STANDBY GENERATOR REQUIRED FOR ALL CITY DEDICATED LIFT STATIONS. REFERENCE CITY LDC 7.12.9 & 7.12.10
6. ANY LIFT STATION DEDICATED TO THE CITY THAT IS 50HP OR LARGER SHALL BE SUPPLIED WITH SOFT STARTERS & BYPASS CAPABILITY.
7. REQUIRES INSTALLATION OF 2-ELECTRIC TIME METERS - NON-RESETTABLE.

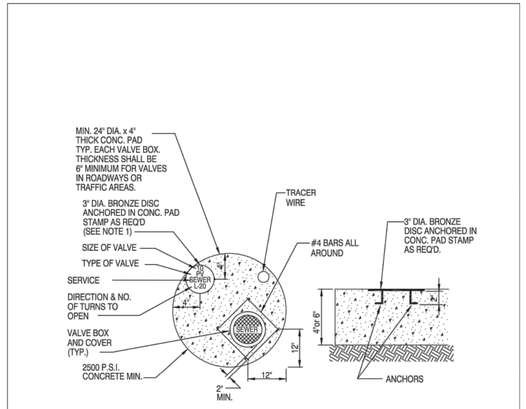
DUPLEX CONTROL PANEL ENCLOSURE DEAD FRONT LAYOUT

SS008-1B
ISSUED: 2017
REVISED: --



RTU TOWER (125 MPH WIND)

SS009-1
ISSUED: 2017
REVISED: --



NOT TO SCALE

VALVE COLLAR

SS010-1
ISSUED: 2017
REVISED: --

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SCALE IN FEET:	N/A

Project Name: HILLSIDE AT MOUNT DORA

Department of Development
Project Number: PR22-11FNLC
Construction Plans
Date: 02/05/2024

CITY OF MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

C10.09

Seal:

JEFFREY M. TRIBBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIBBLE
P.E. NO. 082417

DATE: January 23, 2024

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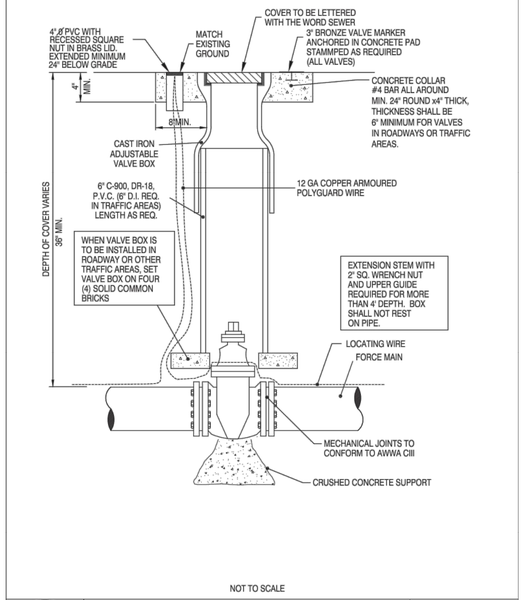
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LCUDTLS

CITY OF MOUNT DORA

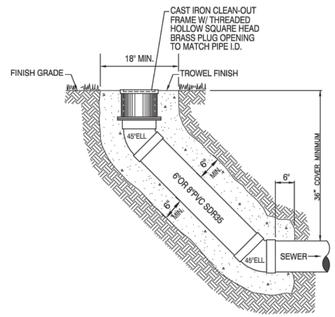
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



NOT TO SCALE

PLUG VALVE & BOX

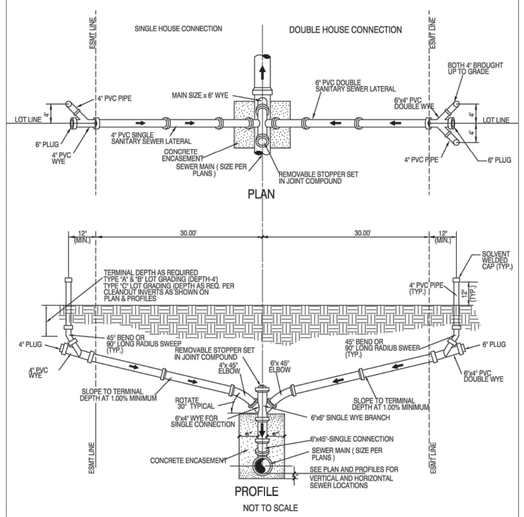
SS0011-1
ISSUED: 2017
REVISED: --



NOT TO SCALE

TRUNK LINE CLEAN-OUT

SS015-1
ISSUED: 2017
REVISED: --

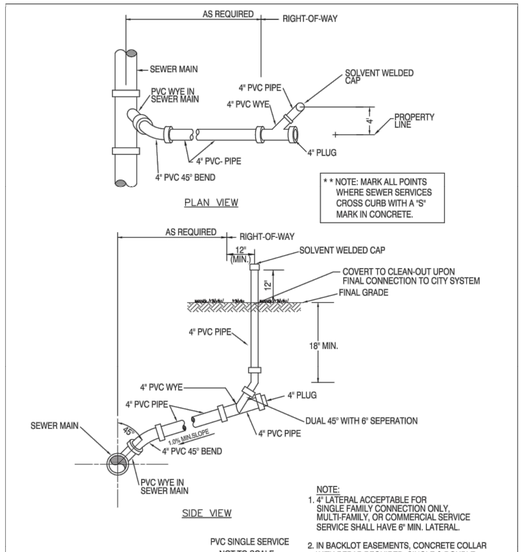


NOT TO SCALE

CHIMNEY CONNECTION

ONLY WHEN APPROVED BY CITY ENGINEER

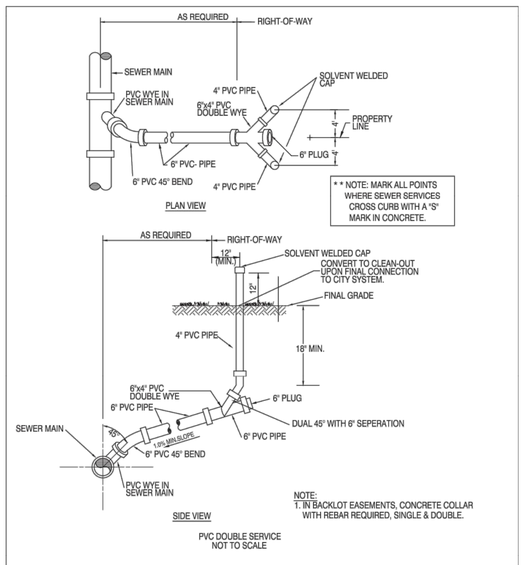
SS016-1
ISSUED: 2017
REVISED: --



PVC SINGLE SERVICE
NOT TO SCALE

SINGLE SANITARY SEWER SERVICE

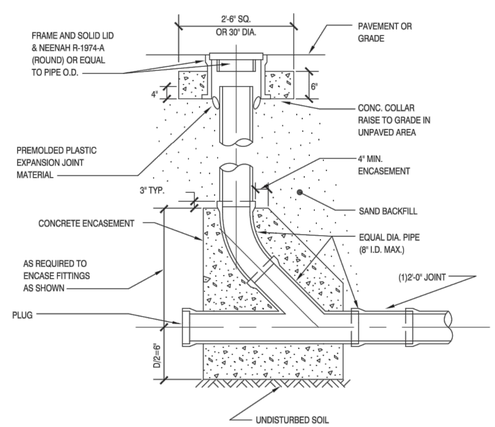
SS012-1
ISSUED: 2017
REVISED: --



PVC DOUBLE SERVICE
NOT TO SCALE

DOUBLE SANITARY SEWER SERVICE

SS013-1
ISSUED: 2017
REVISED: --



NOT TO SCALE

GRAVITY CLEANOUT

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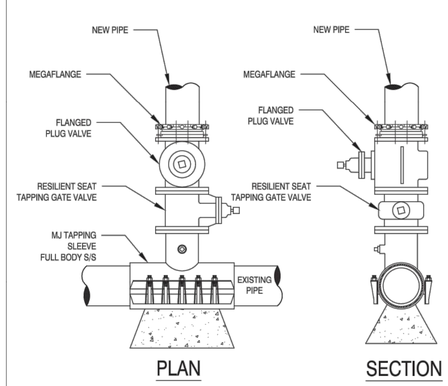

FORCE MAIN TAPPING SLEEVE AND VALVE

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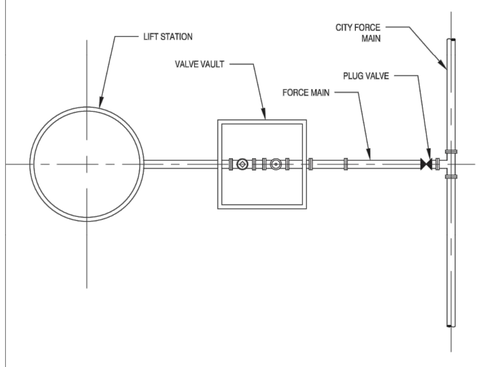

PRIVATE LIFT STATION DETAIL

SS018-1
ISSUED: 2017
REVISED: --

UTILITY PLAN DISCLAIMER:

THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

C10.10

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
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Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LC\DTLS

CITY OF MOUNT DORA
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

GENERAL PROJECT DATA

FOR IDENTIFICATION OF CONTRACTUAL AGREEMENTS, THIS SET OF DRAWINGS IS DATED 10/20/2022. ANY REVISIONS THEREAFTER WILL BE NOTED AND DATED ON THE AFFECTED DRAWIING(S).

PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WITH THE LAKE COUNTY IS REQUIRED. LAKE COUNTY SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF MAJOR PHASES OF CONSTRUCTION.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

FLORIDA LAW (F.S. 556) UNDEGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPONSE TO THE POSITIVE RESPONSE SYSTEM. (1)

DRAINAGE SYSTEMS

THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF W.R.A. PRIOR TO THE COMMENCEMENT OF OTHER WORK INCLUDED IN THESE PLANS. THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS IN THE DRAINAGE COSTS OF THE CONTRACT TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.
THE UTILITIES ARE THE PROPERTY OF THE FOLLOWING:

WATER
CITY OF MOUNT DORA UTILITIES
510 N. BAKER ST.
MOUNT DORA, FL 32757

SEWER
CITY OF MOUNT DORA UTILITIES
510 N. BAKER ST.
MOUNT DORA, FL 32757 (1)

POWER
DUKE ENERGY
P.O. BOX 120069
CLERMONT, FL 34712
(800) 432-4770

CABLE
SPECTRUM NETWORKS
1617 E HIGHWAY 50
CLERMONT, FL 34711
(352) 394-5541

TELEPHONE
AT&T
1-800-222-3000

POWER
SUMTER ELECTRIC
293 S. US HIGHWAY 301
SUMTERVILLE, FL 33585
(352) 357-5600

GAS
LAKE APOPKA NATURAL GAS DISTRICT
676 W. MONTROSE STREET
CLERMONT, FL 34711
(352) 394-3480
(800) 432-4770

TELEPHONE
CENTURYLINK
260 CITRUS TOWER BLVD.
CLERMONT, FL 34711
(800) 672-6242

ASBUILTS

THE ENGINEER SHALL DELIVER ASBUILT DRAWING PLANS IN DWG FORMAT IN AUTOCAD FILES VERSION 2000 TO 2010. STANDARD TRANSFER MEDIA WILL BE ACCEPTED. THIS MEDIA INCLUDES CD OR DVD. ALL ASBUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. SEE INDIVIDUAL SECTIONS (STORM, WATER SYSTEM, ETC.) FOR ADDITIONAL ASBUILT REQUIREMENTS.

THE ENGINEER SHALL DELIVER ONE SCANNED SET OF APPROVED ASBUILT DRAWING PLANS. THE SCANNED SETS SHALL BE COMPLETE AND INCLUDE THE TITLE SHEET, PLAN/PROFILE SHEETS, CROSS-SECTIONS AND DETAILS. EACH INDIVIDUAL SHEET CONTAINED IN THE PRINTED SET OF THE DRAWINGS SHALL BE INCLUDED IN THE ELECTRONIC SUBMITTAL, WITH EACH SHEET BEING CONVERTED INTO AN INDIVIDUAL TIFF FORMAT. THE PLAN SHEETS SHALL BE SCANNED IN TIFF FORMAT AT 400 DPI RESOLUTION TO MAINTAIN LEGIBILITY OF EACH DRAWING. THEN, THE TIFF IMAGES SHALL BE EMBEDDED INTO A SINGLE PDF (ADOBE ACROBAT) FILE REPRESENTING THE COMPLETE PLAN SET. THESE DRAWINGS WILL ASSIST IN THE PROCESS OF PERFORMING QUALITY CONTROL AND QUALITY ASSURANCE ON THE ELECTRONIC SUBMITTAL SPECIFIED IN THIS DOCUMENT. THE DRAWINGS WILL BE REVIEWED FOR FORMAT AND COMPLETENESS. SPECIFICALLY, THE FOLLOWING REQUIREMENTS SHALL BE MET.

1. INCLUDE A LABEL ON THE MEDIA INDICATING PROJECT NAME AND NUMBER, CONSULTANT NAME, PROJECT MANAGER AND TELEPHONE NUMBER, TYPE OF SUBMITTAL (APPROVED CONSTRUCTION PLANS OR ASBUILT DRAWINGS), ONLY DRAWINGS RELEVANT TO THE PROJECT'S PHASE OF SUBMITTAL SHALL BE INCLUDED. FOR EXAMPLE, DO NOT INCLUDE "BID SET" DRAWINGS IN A "ASBUILT DRAWING" SUBMITTAL. ALSO, DO NOT INCLUDE DRAWINGS OR DOCUMENTS THAT WOULD NOT NORMALLY BE INCLUDED IN THE SET OF PRINTED DRAWINGS, EXCEPT FOR BASE DRAWINGS OR DRAWINGS TO BE EXTERNALLY REFERENCED.
2. RECORD DRAWING DATA TO BE UPLOADED WILL INCLUDE ONLY NEW CONSTRUCTION AND CARE WILL BE TAKEN TO EXCLUDE ANY "EXISTING" FACILITIES FROM THIS DATASET SO AS TO NOT DUPLICATE INFORMATION IN THE GIS SYSTEM. EXISTING DATA CAN BE INCLUDED IN THE DRAWING BUT SHOULD RESIDE ON SEPARATE LAYERS. IT IS RECOMMENDED THAT THE PREFIX "EX-" BE ADDED TO THE LAYERS OF ALL EXISTING DATA
3. THE FOLLOWING ARE FILE FORMAT AND LAYER NAME STANDARDS:

a) A FOLDER SHALL BE CREATED WITH THE NAMED PROJECT AND PHASE NUMBER
b) A FILE NAMED COVERSHEET.DWG
c) FILE NAMED SITE_PLAN.DWG SHOWING ONLY THE FOLLOWING 5 LAYERS VISIBLE:
- LAYER NAMED LOTS
- LAYER NAMED LOT NUMBERS
- LAYER NAMED ADDRESSES
- LAYER NAMED ROW SHOWING ALL RIGHTS-OF-WAYS
- LAYER NAMED EOP SHOWING ALL EDGE OF PAVEMENTS

d) A FILE NAMED MASTERUTILITYPLAN.DWG WITH SITE_PLAN.DWG X-REF AND ONLY THE FOLLOWING 3 LAYERS VISIBLE:
- LAYER NAMED WATERLINE SHOWING DIFFERENT PIPE SIZES, WATER METERS, AND HYDRANTS
- LAYER NAMED REUSEWATER AND ALL APPROPRIATE FEATURES
- LAYER NAMED SEWER AND ALL APPROPRIATE FEATURES

e) FILE NAMED GRADING_DRAINAGE.DWG WITH SITE_PLAN.DWG X-REF AND ONLY THE FOLLOWING 2 LAYERS VISIBLE:
- LAYER NAMED STORMWATER AND ALL APPROPRIATE FEATURES
- LAYER NAMED SPOTELEV SHOWING ALL SPOT ELEVATIONS
- ANY OTHER LAYERS PERTINENT TO THE GRADING AND DRAINAGE OF THE SITE

f) IF APPLICABLE, A FILE NAMED OFF_SITE_UTILITIES.DWG
INCLUDE ANY OTHER FILES PERTINENT TO THE PROJECT (SURVEY, DETAILS, X-REFS ETC.)

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. COPIES OF THE PERMITS SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

QUALITY CONTROL TESTING REQUIREMENTS

ALLTESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR, LAKE COUNTY, AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND THE ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING.

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

EARTHWORK

EARTHWORK QUANTITIES

THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.

EROSION CONTROL

EROSION AND SILTRATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO WATER MANAGEMENT DISTRICT PERMIT FOR ADDITIONAL REQUIREMENTS FOR EROSION CONTROL AND SURFACE DRAINAGE. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH SOD WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION. OTHER MATERIALS SHALL BE REVIEW AND APPROVED BY COUNTY.

WETLAND PROTECTION

THE LIMITS OF THE ON-SITE WETLANDS HAVE BEEN PROVIDED TO THE CONTRACTOR ON THE CONSTRUCTION PLANS OR ON PERMIT MATERIALS. THE WETLANDS ARE TO BE PROTECTED FROM DISTURBANCE AT ALL TIMES. CONTRACTOR SHALL PROVIDE EROSION, SILTATION, AND DIVERSION MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A COPY OF EACH PERMIT RELATING TO WETLANDS AND WATER MANAGEMENT AND ADHERE TO ALL PROVISIONS AND CONDITIONS THERETO.

LIMITS OF DISTURBANCE

AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. GRADING AND/OR CLEARING ON PROPERTIES OTHER THAN SHOWN ON THE APPROVED PLANS IS PROHIBITED.

TREE REMOVAL

THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER, ENGINEER AND THE LAKE COUNTY.

CLEARING AND GRUBBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.

NO BURN PERMITS (INCLUDING THOSE FOR LAND CLEARING) WILL BE ISSUED IN THE CITY OF MINNEOLA WITHOUT PRIOR AUTHORIZATION FROM THE CITY MANAGER.

MATERIAL STORAGE/DEBRIS REMOVAL

1) NO COMBUSTIBLE BUILDING MATERIALS MAY BE ACCUMULATED ON THE SITE AND NO CONSTRUCTION WORK INVOLVING COMBUSTIBLE MATERIALS MAY BEGIN UNTIL INSTALLATION OF ALL REQUIRED WATER MAINS AND FIRE HYDRANTS HAVE BEEN COMPLETED, DEP APPROVAL RECEIVED FOR THE WATER MAINS, AND THE HYDRANTS ARE IN OPERATION. CONSTRUCTION WORK INVOLVING NON-COMBUSTIBLE MATERIALS, SUCH AS CONCRETE, MASONARY AND STEEL MAY BEGIN PRIOR TO THE FIRE HYDRANTS BEING OPERATIONAL.

2) ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.

FILL MATERIAL

ALL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGATATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

COMPACTION

FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

PAVEMENT AND/OR ROAD AND RIGHT-OF-WAY WORK

ALL PRESSURE PIPE UNDER ROADWAY SHALL BE DIP EXTENDING 5' FROM EDGE OF PAVEMENT.

OWNER/OPERATOR

THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE ROADWAYS SHOWN ON THESE PLANS IS FDOT OR LAKE COUNTY. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY.

GENERAL DESIGN INTENT

ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS INGRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTION TO ACCOMPLISH THE INTENT OF THE PLANS.

MATERIALS/CONSTRUCTION SPECIFICATIONS

MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1991, OR LATEST EDITION.

PAVEMENT SECTION REQUIREMENTS

CONSTRUCTION OF ROADWAYS SHALL BE 12" OF STABILIZED SUBBASE WITH A LIMEROCK BEARING PATIO OF (LBR) 40 COMPACTED TO THE MODIFIED PROCTOR MAXIMUM DRY DENSITY OF 98% PER AASHTO T-180, 6" OF LIMEROCK BASE COURSE, (LBR) 100, COMPACTED TO THE MODIFIED PROCTOR MAXIMUM DRY DENSITY OF 98% PER AASHTO T-180 AND 2" TYPE S-111 OF RECYCLED ASPHALTIC CONCRETE SURFACE COURSE WITH A MINIMUM STABILITY OF 1500 LBS. SUBGRADE PREPARATION AND PAVEMENT INSTALLATION SHALL CONFORM TO FDOT STANDARDS AND SOILS REPORT RECOMMENDATIONS.

SIDEWALKS

SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREA AS SHOWN ON THE CONSTRUCTION PLANS. THE 5' SIDEWALK SHALL BE CONSTRUCTED OF 4 INCHES OF CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. JOINTS SHALL BE EITHER TOOLED OR SAWCUT AT A DISTANCE OF 5' LENGTHS, HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

PAVEMENT MARKINGS/SIGNAGE

PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 48-HOUR PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 17352.

TRAFFIC CONTROL

AN MOT PLAN SHALL BE SUBMITTED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK. A MINIMUM OF 2-WAY, ONE LANE TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK SITE AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

CURBING

CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "1" CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1991) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION

ALL AREAS WITHIN THE RIGHT-OF-WAYS SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMEROCK AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SEED OR SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER/OPERATOR.

SITE ACCESS

ALL ACCESS TO THE JOB SITE FOR CONSTRUCTION AND RELATED ACTIVITIES SHALL BE BY EXISTING STREETS AND ROADS, OR BY THE CONSTRUCTION EASEMENT AS APPROVED BY LAKE COUNTY.

POTABLE WATER/FIRE SYSTEMS

OWNER/OPERATOR

THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE WATER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF MOUNT DORA. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY, UNLESS OTHERWISE INDICATED ON PLANS. (1)

LANDSCAPING

PROVIDE MINIMUM 5' SEPARATION FROM UTILITIES AND TREES WITH INVASIVE ROOT SYSTEMS.

PIPE MATERIALS

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL CITY INFRASTRUCTURE TO BE CONSTRUCTED. WATER SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND SHALL MEET SPECIFICATIONS.

POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND A DR (DIMENSION RATIO) OF 18. ALL PVC PIPE SHALL BEAR THE NSF LOGO FOR POTABLE WATER. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE.

DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE A STANDARD THICKNESS OF CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION).

ALL PRESSURE PIPE UNDER ROADWAY SHALL BE **PER CITY OF MT. DORA REQUIREMENTS.** (1)

3" METALLIC LOCATOR TAPE WITH LOCATOR WIRE SHALL BE INSTALLED ON ALL WATER MAINS PER DETAIL.

PIPE MATERIALS CONT.

PIPE SIZES GREATER THAN 12" BE SEPARATELY SPECIFIED ON THE PLANS; WITH THICKNESS CLASSES TO BE SHOWN BASED ON WORKING PRESSURES, PIPE DEPTH AND TRENCH CONDITIONS. FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION).

POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105. TRANSMISSION MAIN SHALL BE DIP RATED FOR 250 PSI.

VALVES

GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509 (1) WITH HANDWHEEL OR WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED (OPERATION NUT TO BE WITHIN 3 FEET OF FINISH GRADE). MANUFACTURER'S CERTIFICATION OF THE VALVES COMPLIANCE WITH AWWA SPECIFICATION C509 AND TESTS LISTED THEREIN WILL BE REQUIRED. SEE LAKE UTILITIES APPROVED PRODUCT LIST.

POTABLE WATER AND REUSE VALVES

ANY VALVE USED IN A POTABLE WATER OR REUSE WATER APPLICATION THAT IS 4" OR LARGER MUST BE A RESILIANT SEAT AND CONFORM TO ALL AWWA SPECIFICATIONS.

AIR RELEASE VALVES

AIR RELEASE VALVES SHALL BE PLACED AT HIGH POINTS OF THE TRANSMISSION MAIN TO PERMIT ESCAPE OF TRAPPED AIR. THE VALVE SIZE, LOCATION AND METHOD OF INSTALLATION SHALL BE INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER. SEE CITY OF MOUNT DORA (1) APPROVED PRODUCTS LIST.

VALVE BOXES

VALVE BOXES ON BURIED POTABLE WATER MAINS SHALL BE ADJUSTABLE, CAST IRON CONSTRUCTION, WITH MINIMUM INTERIOR DIAMETER OF 5" WITH COVERS CAST WITH THE INSCRIPTION IN LEGIBLE LETTERING ON TOP: WATER. BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE, AND SHALL BE MANUFACTURED BY MUELLER COMPANY, MODEL 10364, OR APPROVED EQUAL. VALVE BOX PADS SHALL BE 24"x24"x4" THICK CONCRETE WITH #4 REINFORCING BARS. PAD TO BE SET AT FINISHED GRADE WITH RECESSED DETECTOR WIRE CONDUIT PORT PER DETAIL. REUSE MAINS TO HAVE SQUARE TOP VALVE BOXES.

WATER SERVICES

UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE THROUGH THE CURB STOP AND SET METER BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET. POLYETHYLENE (PE) PRESSURE PIPE FOR WATER SERVICES 1/2" THROUGH 3" SHALL CONFORM TO AWWA C901.88, MIN. 200 PSI, CTS 5100 (DR-9) ASTM D-2737, 200 PSI. THE SERVICE SHALL BE COMPLETE THROUGH THE CURB STOP AS SHOWN ON THE DETAIL SHEET AND SHALL BE OF THE TYPE REQUIRED FOR COMPATIBILITY WITH THE SERVICE LINES SPECIFIED, UTILITY COMPANY SHALL PROVIDE AND INSTALL IRRIGATION METERS. WHERE RECLAIM SERVICE IS NOT PROVIDED, CONTRACTOR SHALL CONSTRUCT IRRIGATION SERVICE THROUGH THE CURB STOP AND SET NEW BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET. S

MATERIALS AS REQUIRED BY LAKE COUNTY

THE CONTRACTOR SHALL CUT A "W" IN THE CURB TOP AT EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT W'S AND V'S SHALL BE HIGHLIGHTED WITH BLUE PAINT. SEE WATER SYSTEM DETAILS FOR OTHER SERVICE LOCATION AND MARKING REQUIREMENTS.

PIPE INSTALLATION

PIPE INSTALLATION OF PVC WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE WATER MAIN SHALL BE IN CONFORMANCE WITH THE CITY OF MOUNT DORA SPECIFICATIONS. (1)

COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS.

MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH.

WATER MAINS ARE TO BE INSTALLED SO AS TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 12" OR A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM ALL OTHER UTILITIES. IF THE MINIMUM CLEARANCE CAN NOT BE ACHIEVED, THEN DUCTILE IRON WATER MAIN SHALL BE SPECIFIED 10 FEET EITHER SIDE OF THE CROSSING. HORIZONTAL AND VERTICAL MINIMUM SEPARATION DISTANCE REQUIREMENTS BETWEEN WATER MAIN AND ALL OTHER UTILITIES SHALL COMPLY WITH 62-555.314 (1), (2), (3), (4) AND (5) FAC.

ALL WATER MAINS SHALL BE INSTALLED WITH RESTRAINED JOINT FITTINGS. NO CONCRETE THRUST BLOCKS TO BE USED.

ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE PROVIDED WITH MEGALUG PIPE RESTRAINTS. FOR RESTRAINT CONSTRUCTION SPECIFICATIONS, REFER TO THE WATER SYSTEM DETAILS.

ALL VALVES TO BE RESTRAINED AS DEAD ENDS IN BOTH DIRECTIONS.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
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00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:
MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
LAKE COUNTY GENERAL NOTES

Sheet No.:
C11.01

Seal:
JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER
JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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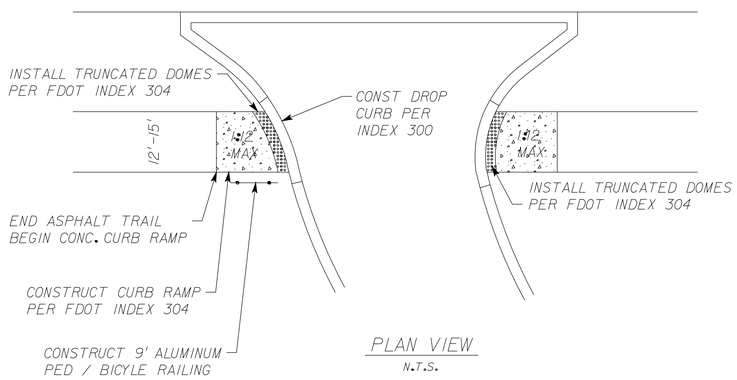
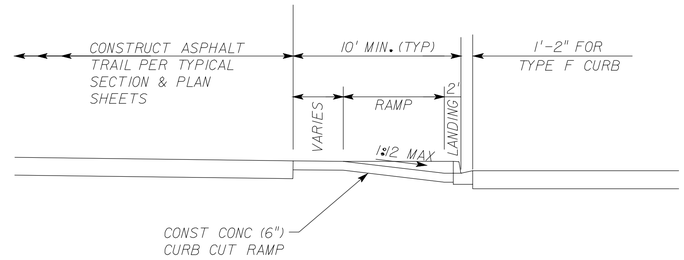
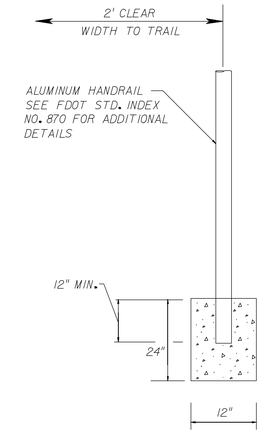


PLAN VIEW
N.T.S.

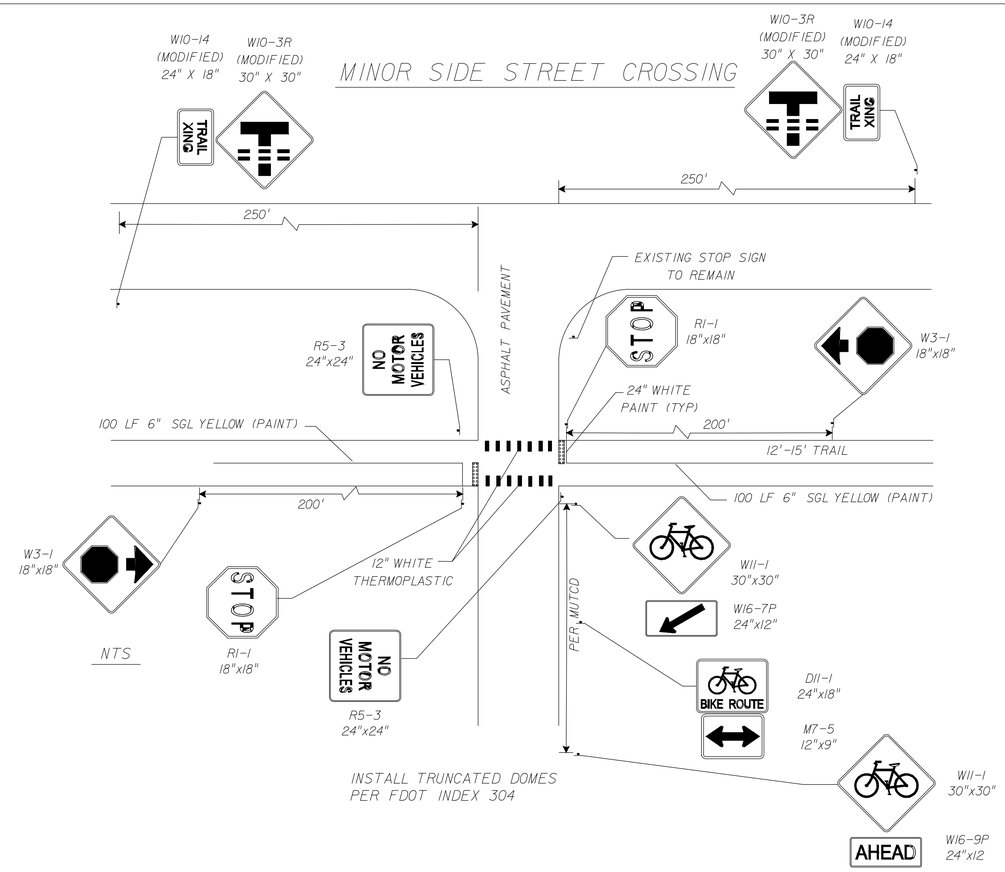


SECTION VIEW
N.T.S.



HANDRAIL CONNECTION DETAIL
N.T.S.
SEE PLANS FOR LOCATIONS

CURB CUT RAMP DETAIL



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SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

LAKE COUNTY STANDARD INTERSECTION DETAILS

Sheet No.:

C11.02

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
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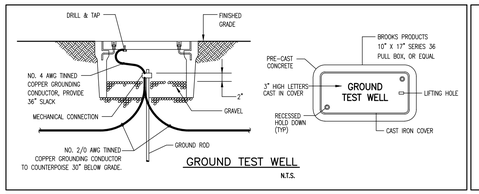
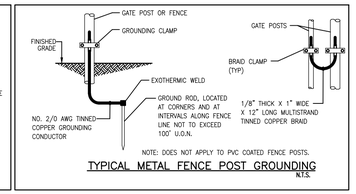
CITY OF MOUNT DORA
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora Construction Plans
Date: 02/05/2024

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LCDTLS

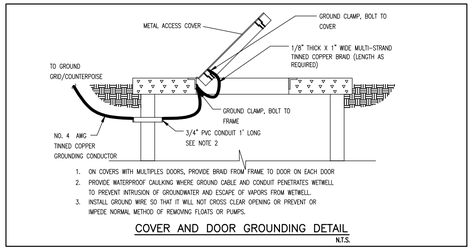
Department of Planning and Development
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora Construction Plans
Date: 02/05/2024



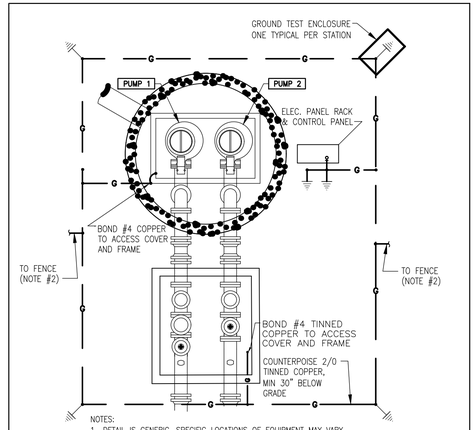
GROUND TEST WELL
N.T.S.



TYPICAL METAL FENCE POST GROUNDING
N.T.S.

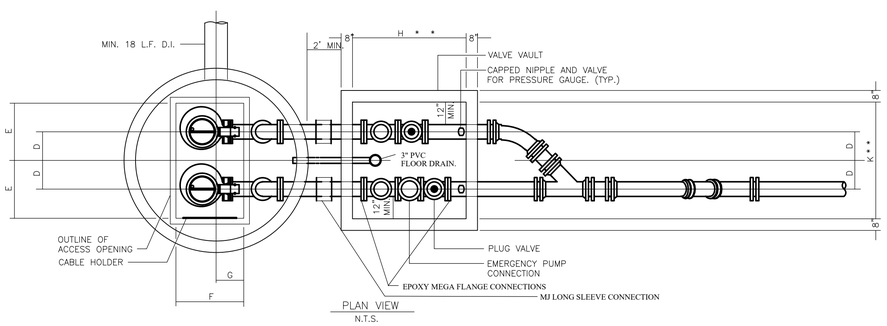


COVER AND DOOR GROUNDING DETAIL
N.T.S.



TYPICAL PUMP STATION
GROUNDING DETAIL
N.T.S.

NOTE:
THE CONTRACTOR IS TO COORDINATE WITH DATA FLOW SYSTEMS FOR THE FLOAT CONTROL

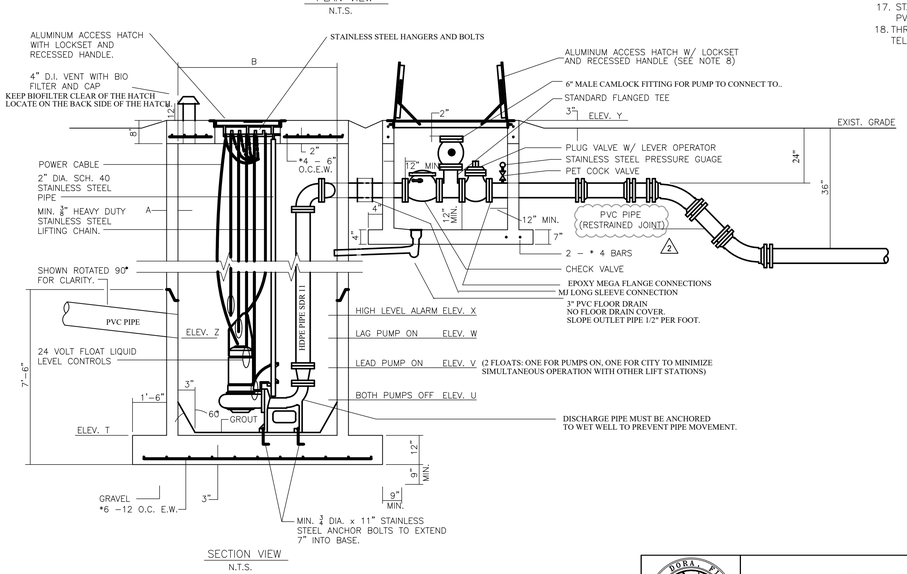


PLAN VIEW
N.T.S.

GENERAL NOTES:
1. ALL EXPOSED METAL SHALL BE PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT.
2. WET WELL SHALL BE LINED WITH HDPE AND HAVE WELDED SEAMS.
3. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
4. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
5. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN AND COATED WITH SAUEREISEN EPOXY BASED SEWERGARD 210 OR EQUAL.
6. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND NON-SHRINK GROUT.
7. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
8. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE AND LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
9. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
10. PUMPS SHALL BE:

MANUFACTURER: FLYGT; MODEL: NP 3085 SH3; IMP: S. STEEL; DIA: 116 mm;
MM, SPEED: 3395 RPM; DISCHARGE SIZE: 3 IN.; VOLTAGE: 200V;
HZ.: 60; PHASE: 3; H.P.: 4;
MIN. SOLID SIZE: 3 IN.; CURVE: 256.

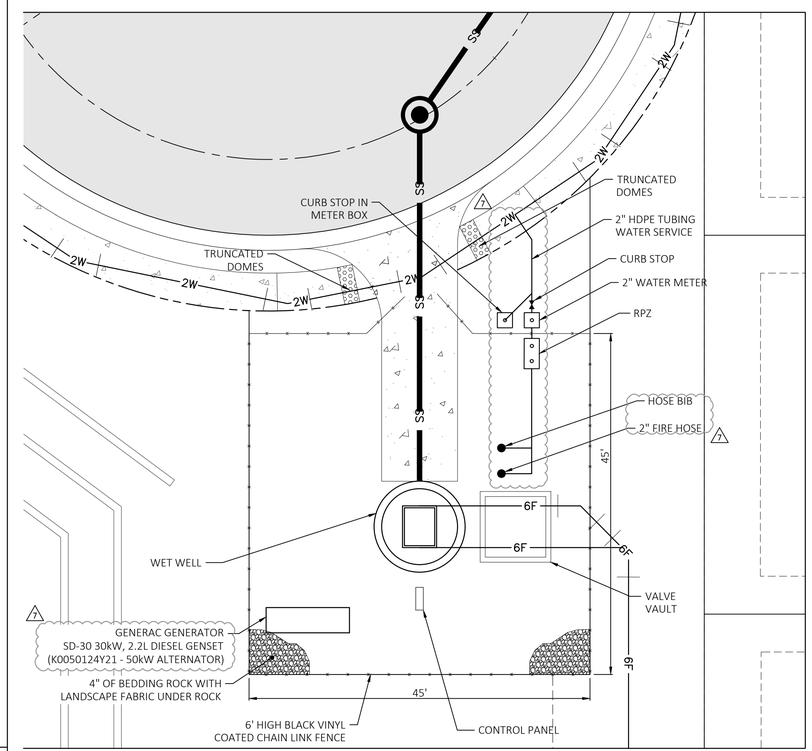
11. OPERATING CONDITIONS SHALL BE 101-230 GPM AT 55-27 FEET TDH.
12. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE STAINLESS STEEL.
13. LIFT STATION SITE TO BE A MINIMUM OF 50'X50' WITH A 40'X40' FENCED AREA.
14. ALL ELECTRICAL HEATERS, BREAKERS AND MOTOR STARTERS SHALL BE SQUARE D BRAND.
15. TELEMETRY CONTROL BRAND SHALL BE DATA FLOW SYSTEMS,.
16. A SECURITY LIGHT SHALL BE PROVIDED WITH A MANUAL ON/OFF SWITCH.
17. STAINLESS STEEL POSTS,STRUTS AND HARDWARE ARE REQUIRED FOR THE CONTROL PANEL. PVC CAPS ARE REQUIRED ON TOP OF THE SUPPORTS.
18. THREE SETS OF OPERATION MANUALS ARE REQUIRED FOR THE GENERATOR, PUMPS, TELEMETRY AND CONTROL PANELS.



SECTION VIEW
N.T.S.

PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	8"	
DIM B	8'-0"	
DIM C	*	
DIM D	*	
DIM E	***	
DIM F	***	
DIM G	*	
DIM H	*	
DIM J		
DIM K	8'-0"	
ELEV T	108.35	
ELEV U	109.23	
ELEV V	109.90	
ELEV W	110.40	
ELEV X	110.90	
ELEV Y	123.00	
ELEV Z	110.90	

* PER PUMP MANUFACTURERS REQUIREMENT
*** PUMPS REQUIRE INDIVIDUAL HATCHES FOR EACH WITH 46"W x 35"H FOR EACH OPENING



LIFT STATION SITE PLAN
SCALE: 1"=10'

PUMP STATION DETAILS
PLAN, SECTION, AND NOTES

SS007-3A
DATE: 02FEB07

Key Map:

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SCALE IN FEET:	N/A

Project Name:
MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
CITY OF MT. DORA LIFT STATION DETAILS

Sheet No.:
C12.00

Seal:
JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER
JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

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Z:\2021\21-091 K9 HOME - HILLSIDE AT MOUNT DORA \ (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-LCUDTLS

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May 27, 2025

Hillside at Mt Dora Development Report for Final Planned Unit Development (Mt Ines PUD/Hillside at Mt Dora (PR22-11FNLC))

A. Location Map

The subject 19.96 acre property situated on the north side of Robie Ave, approximately 1,270 linear feet east of US Highway 441.

B. Legal Description

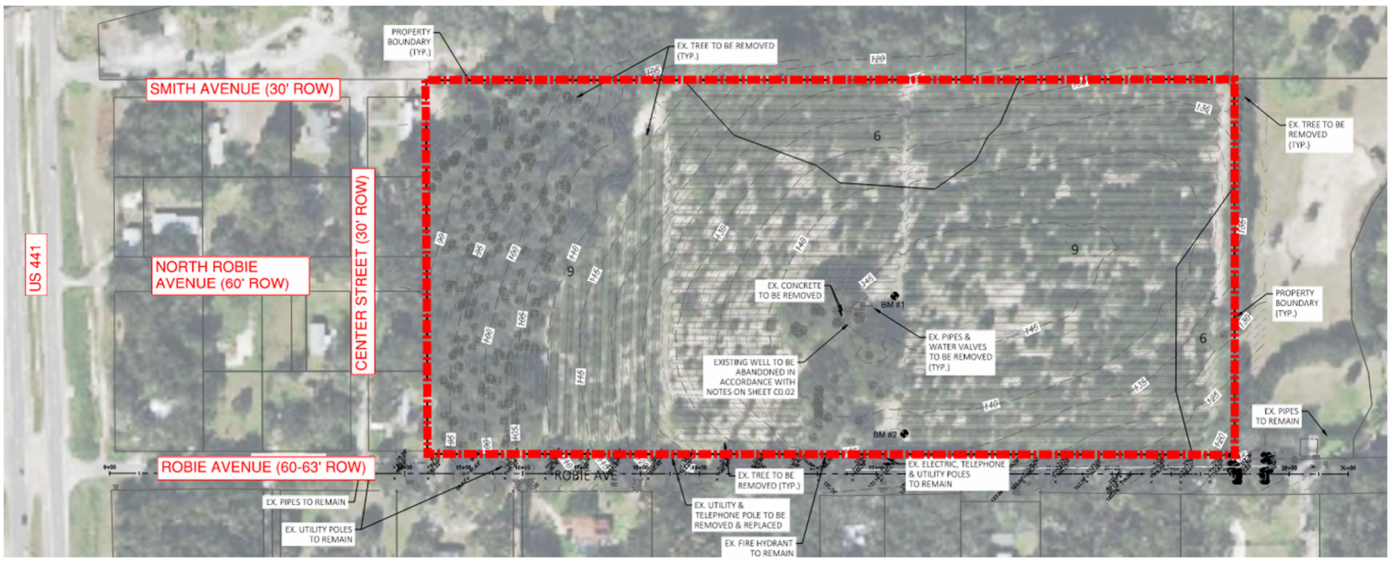
The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

THE EAST 380 FEET SE 1/4 OF NW 1/4 OF SW 1/4 AND THE W 3/4 OF S 1/2 OF NE 1/4 OF SW 1/4, SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 33 FEET FOR ROAD RIGHT OF WAY.

LEGAL DESCRIPTION AS SURVEYED:
A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 00°17'39" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 1328.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°57'29" EAST FOR A DISTANCE OF 939.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROBIE AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 1644, PAGE 1012 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'02" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 633.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89°55'16" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/ OF SAID SECTION 33, FOR A DISTANCE OF 1370.08 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00°07'52" EAST, ALONG THE EAST LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 636.26 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE ON ROBIE AVENUE; THENCE RUN NORTH 89°57'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1369.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 19.96 ACRES MORE OR LESS.

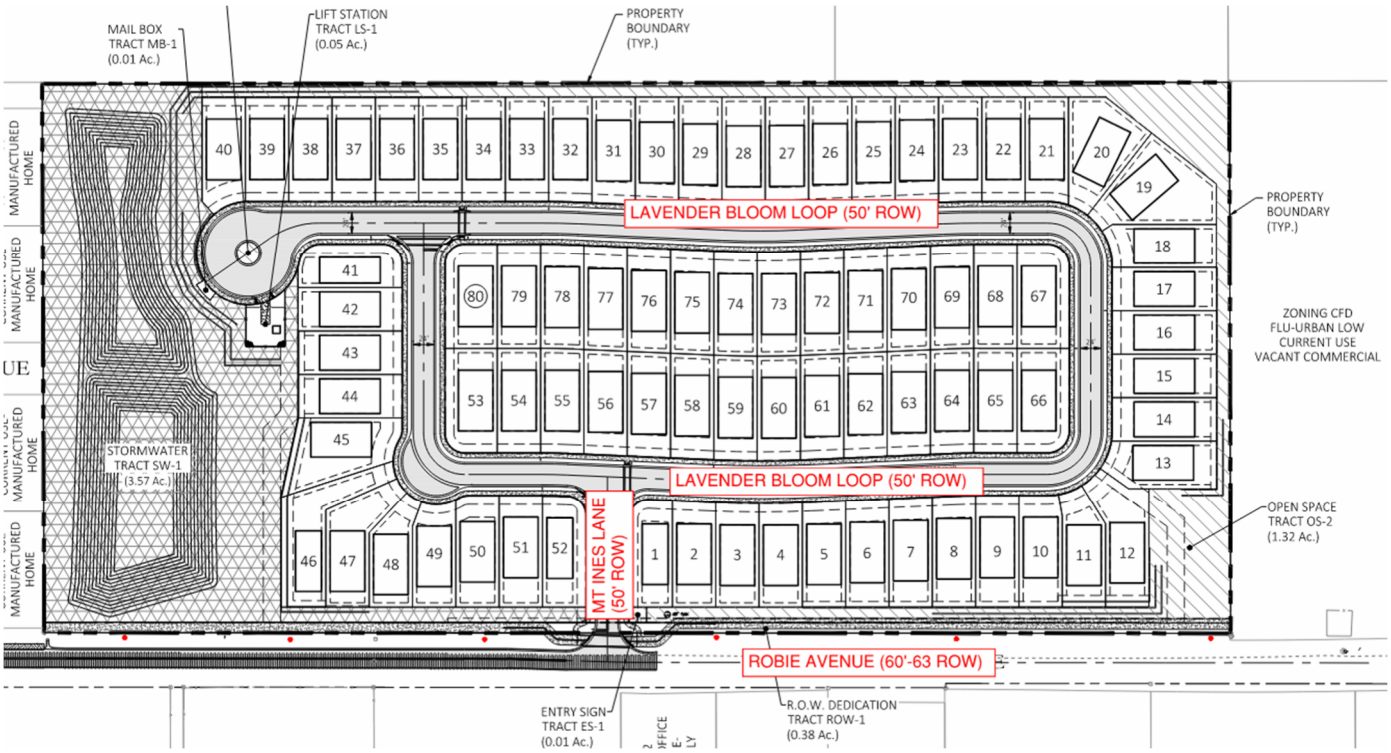
C. Name location, width, and layout of existing streets, including abutting arterial highways, within two hundred (200) feet of the property in question.

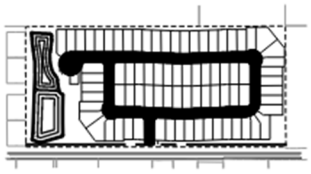
South: Robie Avenue (60-63’ ROW)
West: North Robie Avenue (60’ ROW)
West: Center Street (30’ ROW)
West: Smith Avenue (30’ ROW)



D. Name location, right-of-way widths, widths of pavement of proposed streets, easements, pedestrian ways, bicycle paths, and water courses.

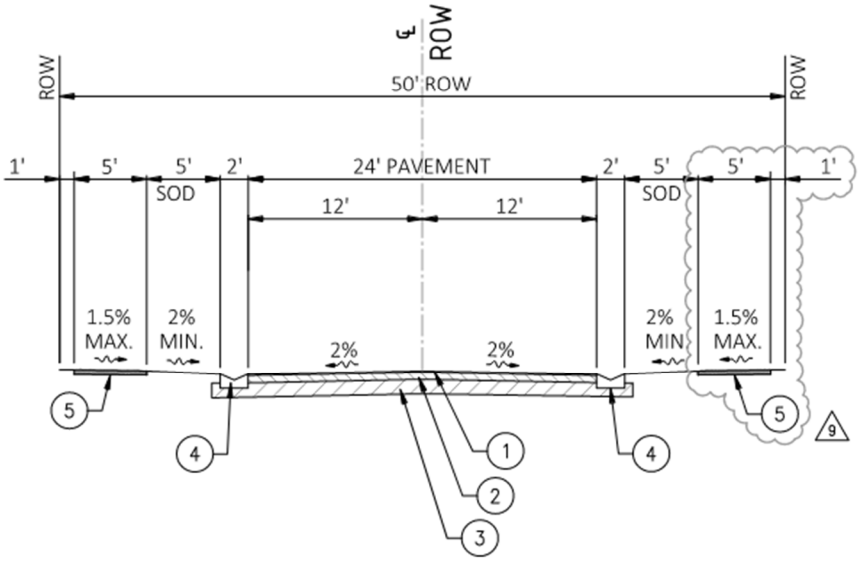
Robie Avenue: 72-75' ROW with 5' trail easement on north side
Mt Ines Lane: 50' ROW with 10' utility easement on both sides
Lavender Bloom Loop: 50' ROW with 10' utility easement on both sides





KEY MAP

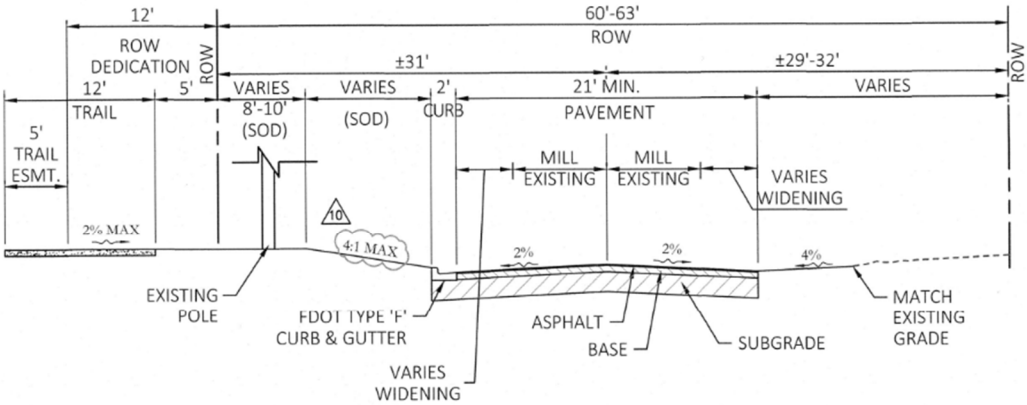
N.T.S.

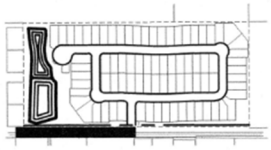


TYPICAL ROAD SECTION (50' ROW)

N.T.S.

1. SURFACE COURSE
2. BASE COURSE
3. SUBGRADE
4. DROP CURB
5. CONCRETE SIDEWALK





KEY MAP

N.T.S.

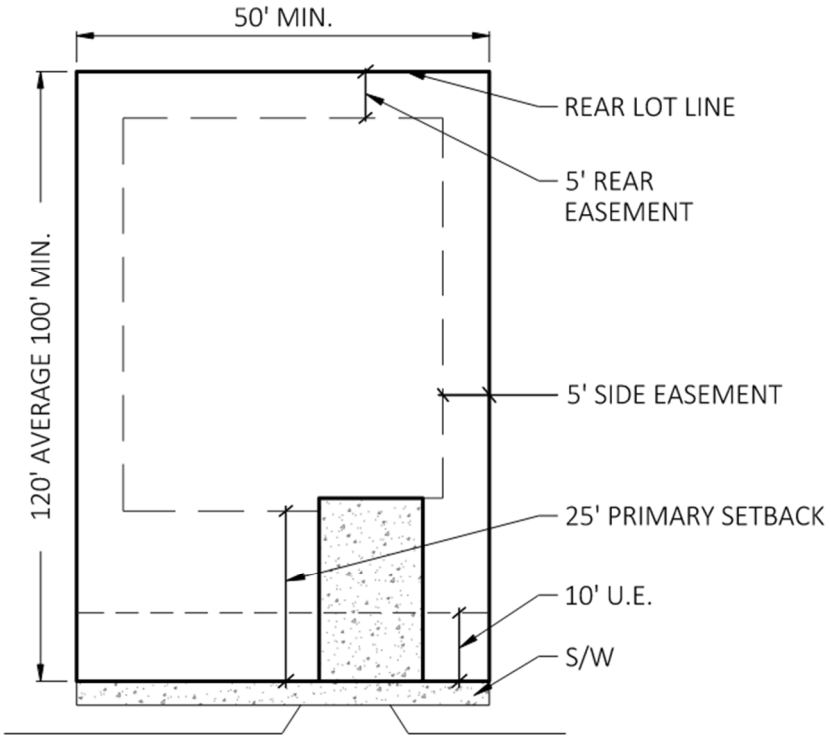
TYPICAL ROBIE AVE ROAD SECTION (60/63' ROW)

AS PROVIDED BY LAKE COUNTY

N.T.S.

E. The locations, dimensions, design elevations or renderings, and all uses of all buildings and structures, including proposed property lines, utilities, plants, and permanent signs.

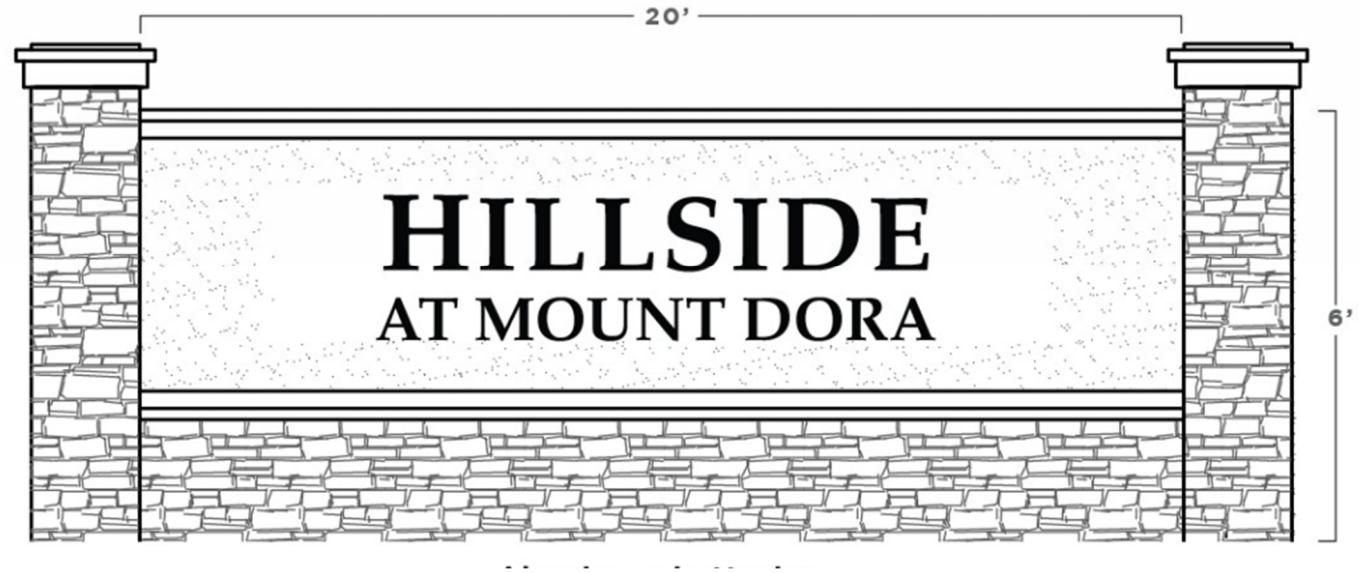
Typical Layout Plan



TYPICAL LOT EASEMENT LAYOUT

N.T.S.

Monument Sign



Building Elevations

Plan 1541

Plan 1707

Plan 1989

Plan 2566

Plan 2766

Plan 3203

F. Design Data

1. Proposed Use: Residential Subdivision
2. Number of Dwelling Units: 80
3. Floor area of commercial or industrial uses: N/A
4. Gross residential density: 4 du/ac
5. Ned residential density: 4 du/ac
6. Commercial and industrial floor area ratio: N/A
7. Building Setbacks
    i. Front: 25’
    ii. Rear: 5’
    iii. Side (interior): 5’
    iv. Side (corner): 15’
8. Building separation: 10’
9. Maximum impervious surface lot coverage: 60%
10. Heights of structures: Max 40’
11. Distance of buildings from vehicular access ways and parking area: <10’ (driveways and garages

G. The open space, recreation space and private outdoor living area

Required: Min 25% or 4.90 acres
Provided: 25% or 4.90 acres

H. A landscaping and tree planting plan

See Exhibit 7.1 - LANDSCAPE PLAN

I. The open and covered off-street parking area, indicating external lighting systems

See Exhibit 7.2 - LIGHTING PLAN

J. The walls, fencing, or landscaping where required, between private and common area, along streets or highways, drainage ways, railroads, and along he periphery of the development.

See Exhibit 7.1 - LANDSCAPE PLAN
See Exhibit 7.3 - WALL PLAN

K. Any refuse storage areas and methods of solid waste disposal.

Solid waste to be picked up at front right of way by City of Mt Dora provider

L. The treatment of street lighting, external lighting, and roof mounted equipment.

See Exhibit 7.2 - LIGHTING PLAN
Street lights provided by Duke Energy
No roof mounted equipment

M. The identification of the present ownership and the developers of all land included in the development.

KB Home Orlando, LLC is the land owner and developer

N. The identification of consultants involved in the plan preparation

Civil Engineer: Poulos and Bennett
Landscape Architect: Catalyst Design Group
Surveyor: Allen & Company

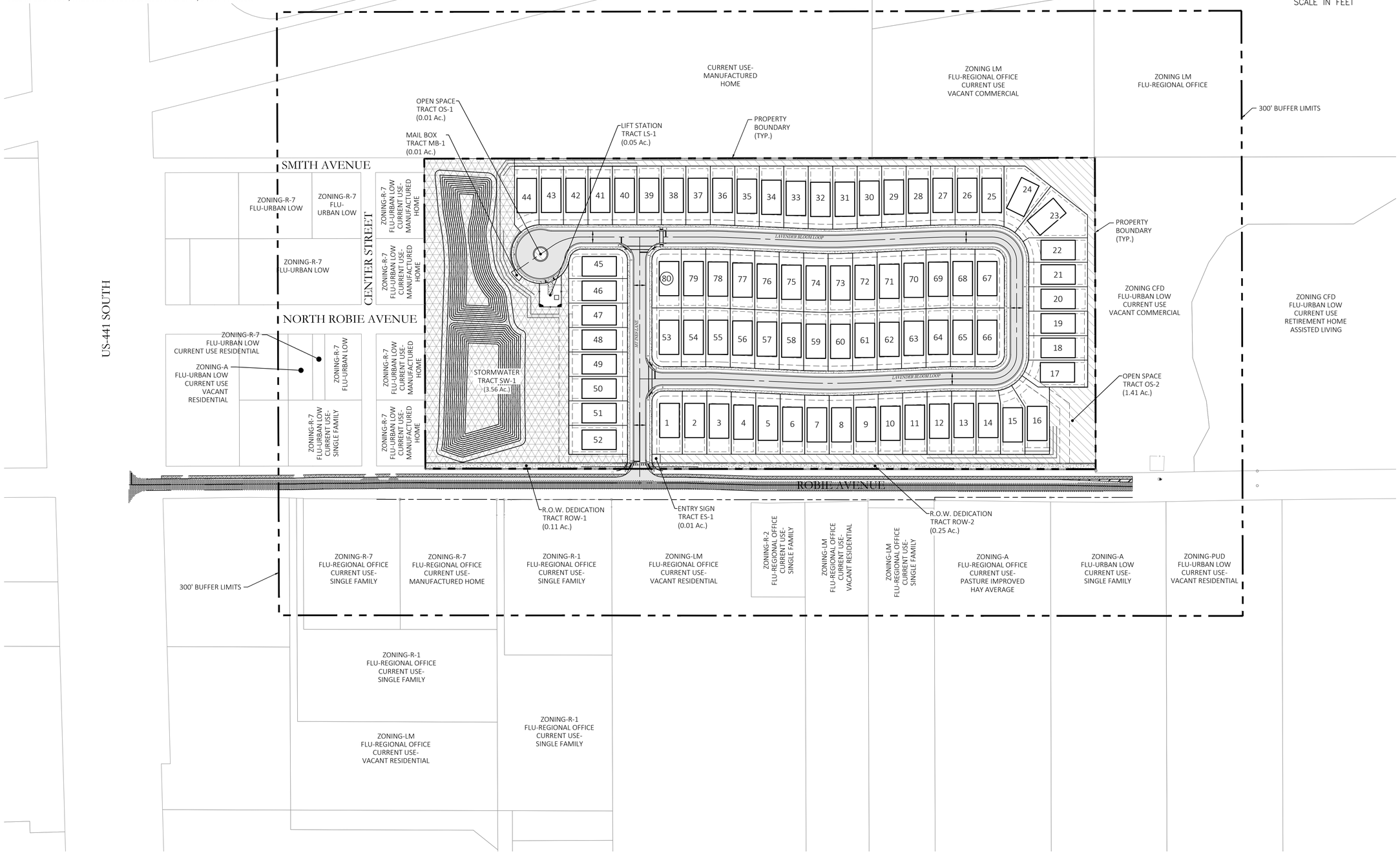
O. Preliminary Engineering Plans

See Exhibit 7.4 - ENGINEERING PLANS

MATTERS CONTAINED ON THE PLAT OF A REPLAT OF LOTS 3 TO 16 INCLUSIVE OF BLK. 2 AND LOTS 3 TO 16 INCLUSIVE OF BLK. 4 OF ROBIE TERRACE, AS RECORDED DECEMBER 8, 1936 IN PLAT BOOK 10, PAGE AFFECTS SUBJECT PROPERTY (THE WEST 380 FEET OF SUBJECT PROPERTY)

DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED FEBRUARY 20, 1986 IN BOOK 867, PAGE 1057 AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE (THE EAST PORTION OF SUBJECT PROPERTY)

GRANT OF EASEMENT IN FAVOR OF THE CITY OF MOUNT DORA RECORDED SEPTEMBER 16, 1998 IN BOOK 1644, PAGE 1012 AFFECTS SUBJECT PROPERTY, SHOWN HEREON.



Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
07	01/24/24	SUBMITT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMITT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMITT TO SJRWMD
04	09/15/23	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMITT TO SJRWMD
02	01/27/23	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMITT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 100'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

MASTER SITE PLAN

Sheet No.:

C2.00

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE P.E. NO. 0082417

DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CITY OF MOUNT DORA

Department of Planning and Development

Project Number: PR22-11FNLC

Mt. Ines PUD / Hillside at Mount Dora

Construction Plans

Date: 02/05/2024

LEGEND

	Storm Water Tract
	Open Space Tract

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-MSP

General Site Data

Project Site Area	19.96 Ac
Total Stormwater Provided	3.57 Ac.
Net Developable Acres	19.60 Ac.
Proposed Dwelling Units	80 Units
Density	4.0 DU/Ac.
Proposed Zoning	Planned Unit Development (PUD)
FLUC	Urban Low
Flood Panel Number	12069C0390E
Flood Zone Information	Flood Zone 'X'
Joint Planning Area/ISBA	Mt. Dora Joint Planning Area
Overlay District	Wekiva Study Area And Partially Within A Major Commercial Corridor

Building & Lot Data

Min. Lot Width	50'X120'
Max. Building Height	40'
Min. Building Setbacks	
Front	25'
Secondary Front	15'
Rear	5'
Side	5'
Impervious Surface Ration (ISR)	60.00%

Proposed develoment shall comply with noise assessment pursuant to LDR section 14.07.04(13)

Phasing	The project will be constructed in 1 phase.
Boundary Survey	ALTA Survey prepared by Allen & Company, dated 7/1/21
Topographic Survey	Topo Survey prepared by Ireland & Associated Surveying, Inc. Dated 11/17/20, NAVD 88 Vertical Datum
Landscape	Landscape Plans prepared by Catalyst Design Group
Garbage Pickup	Units to be picked up at front right of way.
Public Works Streets & Drainage	1. Street Lights will be provided in accordance with City of Mt. Dora code.
	2. Final crosswalk locations and advisory signage to be determined at construction plan approval.
	3. All construction details are conceptual and subject to review and modification during the approval of final construction plans.
	4. It will be the responsibility of the homeowners association to own and maintain the stormwater management system not located within the public right-of-way.
Lighting	Lighting shall comply with City of Mt. Dora Code.
Pole Signage	Chapter 31.5. Billboards and Pole signs shall be prohibited.
Utilities	1. The site is contiguous with the City of Mount Dora and will require a Covenant to Annex. Project will meet all city of Mount Dora utility codes and requirements for construction.
	2. The City of Mount Dora provided the best information available on utilities existing in the project area to which the proposed development will connect.
Fire Protection	1. Fire hydrants shall be installed so that the design and calculation meet the requirements in the City of Mount Dora subdivision regulations. Minimum required flow shall meet LDR 9.08.02, minimum 1,500 GPM.
	2. Fire access shall be from the front of the proposed dwelling units.
	3. Distance from or spacing of fire hydrants shall be a minimum of 600 feet from the furthermost point of any residential structure and 300 feet from the furthermost point of any commercial structure.
	4. During construction, when combustibles are brought on to the site, access roads and a suitable temporary or permanent supply of water acceptable to the fire department shall be provided and maintained, Chapter 18, NFPA 1, 2020 Edition (FFPC 7th Edition)
Miscellaneous	1. Any existing sceptic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for an issued by the appropriate agencies.
	2. All acreage's are subject to change with final engineering and final plat review and approval.

Developable Land Summary (Acres)

Gross Land Area	19.96
Conservation Area	0.00
Dedicated R.O.W.	0.36
Developable Land Area	19.60
Stormwater Area	3.57
Mailbox Tract MB-1	0.01
Entry Sign Tract ES-1	0.01
Lot Area	16.01

Open Space

A minimum of 25% of the net developable area shall be designated as Open Space.

Open Space Required

Net Developable Acres	(%) Open Space Required	Total Required Open Space (Acres)
19.96	25%	4.99

Open Space Provided

Open Space Use	Open Space Area (Acres)	% of Net Developable Area
Stormwater[1]	3.57	17.9%
Open Space OS-1	0.01	0.1%
Open Space OS-2	1.41	7.2%
Total Open Space Provided	4.99	25.1%

[1] Meets Criteria: Dry Pond, 4:1 Slopes

Common Area Tracts

Tract Purpose/Use	Tract Area (Acres)	% of Gross Acres	Ownership & Maintenance
Open Space Tract OS-1	0.01	0.1%	HOA
Open Space Tract OS-2	1.41	7.1%	HOA
Total Common Area Provided	1.42	7.1%	

General Notes

Ownership / Maintenance

Roadways	Public	To Be Owned & Maintained By The Public
Stormwater Pond	Public	Pond Tract SW-1 To Be Owned & Maintained By HOA.
San. Sewer	Public	To Be Owned & Maintained By City Of Mount Dora
Potable Water	Public	To Be Owned & Maintained By City Of Mount Dora
Reclaim Water	Public	To Be Owned & Maintained By City Of Mount Dora
Open Space Landscape Tracts	Private	To Be Owned & Maintained By HOA

Miscellaneous

Potable Water Services	City Of Mount Dora Utilities
Reclaim Services	City Of Mount Dora Utilities
Irrigation	Reclaimed Water
Wastewater Services	City Of Mount Dora Utilities
Electric Services	Duke Energy
Solid Waste	Lake County Solid Waste Division
Fire Protection	City Of Mount Dora / Lake County Fire Rescue
Average Daily Traffic	768 (80 Units X 9.6)
School Age Population	Elementary 80 X 0.157 = 13
	Middle 80 X 0.079 = 7
	High 80 X 0.114 = 10

Department of Planning and Development
Project Number: PR22-11FINLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024
CITY OF MOUNT DORA

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
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SCALE IN FEET:	N.T.S.

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

SITE DATA NOTES

Sheet No.:

C2.01

Seal:

JEFFREY M. TRIMBLE LICENSE No. 82417 STATE OF FLORIDA PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE.MSP

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

LEGAL DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 00°17'39" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 1328.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°57'29" EAST FOR A DISTANCE OF 939.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROBIE AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 1644, PAGE 1012 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00°12'02" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 633.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89°55'16" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/ OF SAID SECTION 33, FOR A DISTANCE OF 1370.08 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00°07'52" EAST, ALONG THE EAST LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 636.26 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE ON ROBIE AVENUE; THENCE RUN NORTH 89°57'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1369.32 FEET TO THE **POINT OF BEGINNING**.

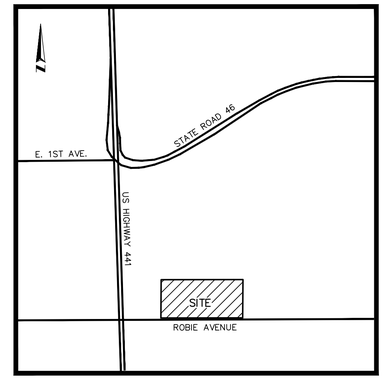
CONTAINING 19.96 ACRES MORE OR LESS.

SCHEDULE B-II TITLE EXCEPTIONS:

9. Matters contained on the Plat of Robie Terrace, as recorded October 8, 1925 in Plat Book 6, Page 12. **DOES NOT AFFECT SUBJECT PROPERTY.**
10. Matters contained on the Plat of A Replat of Lots 3 to 16 inclusive of Blk. 2 and Lots 3 to 16 inclusive of Blk. 4 of Robie Terrace, as recorded December 8, 1936 in Plat Book 10, Page **AFFECTS SUBJECT PROPERTY (THE WEST 380 FEET OF SUBJECT PROPERTY)**
11. Distribution Easement in favor of Florida Power Corporation recorded February 20, 1986 in Book 867, Page 1057 **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE (THE EAST PORTION OF SUBJECT PROPERTY)**
12. Grant of Easement in favor of the City of Mount Dora recorded September 16, 1998 in Book 1644, Page 1012 **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT OF WAY LINE OF ROBIE AVENUE AS BEING N89°57'29"W. FOR ANGULAR DESIGNATION ONLY.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2037-5371005, EFFECTIVE DATE SEPTEMBER 11, 2023 @ 8:00 AM.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
10. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12069C0390E, MAP DATE 12/18/2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
11. ADDRESS: 2329 ROBIE AVENUE, MOUNT DORA, FL 32757
12. LAST DATE IN FIELD: OCTOBER 3, 2023



VICINITY MAP (NOT TO SCALE)

CERTIFICATION:

To:
-KB HOME ORLANDO LLC, A DELAWARE LIMITED LIABILITY COMPANY
-FIRST AMERICAN TITLE INSURANCE COMPANY
-GODBOLD, DOWNING, BILL & RENTZ, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7a, 8, 11, 13 and 18 of Table A thereof. The field work was completed on 10/3/2023.

Date of Plat or Map: 10/5/2023

James L. Rickman, P.S.M. #5633 Allen & Company

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 •FAX 407 654-5356
admin@allen-company.com

ALTA/NSPS LAND TITLE BOUNDARY SURVEY OF MT. INES SITE

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

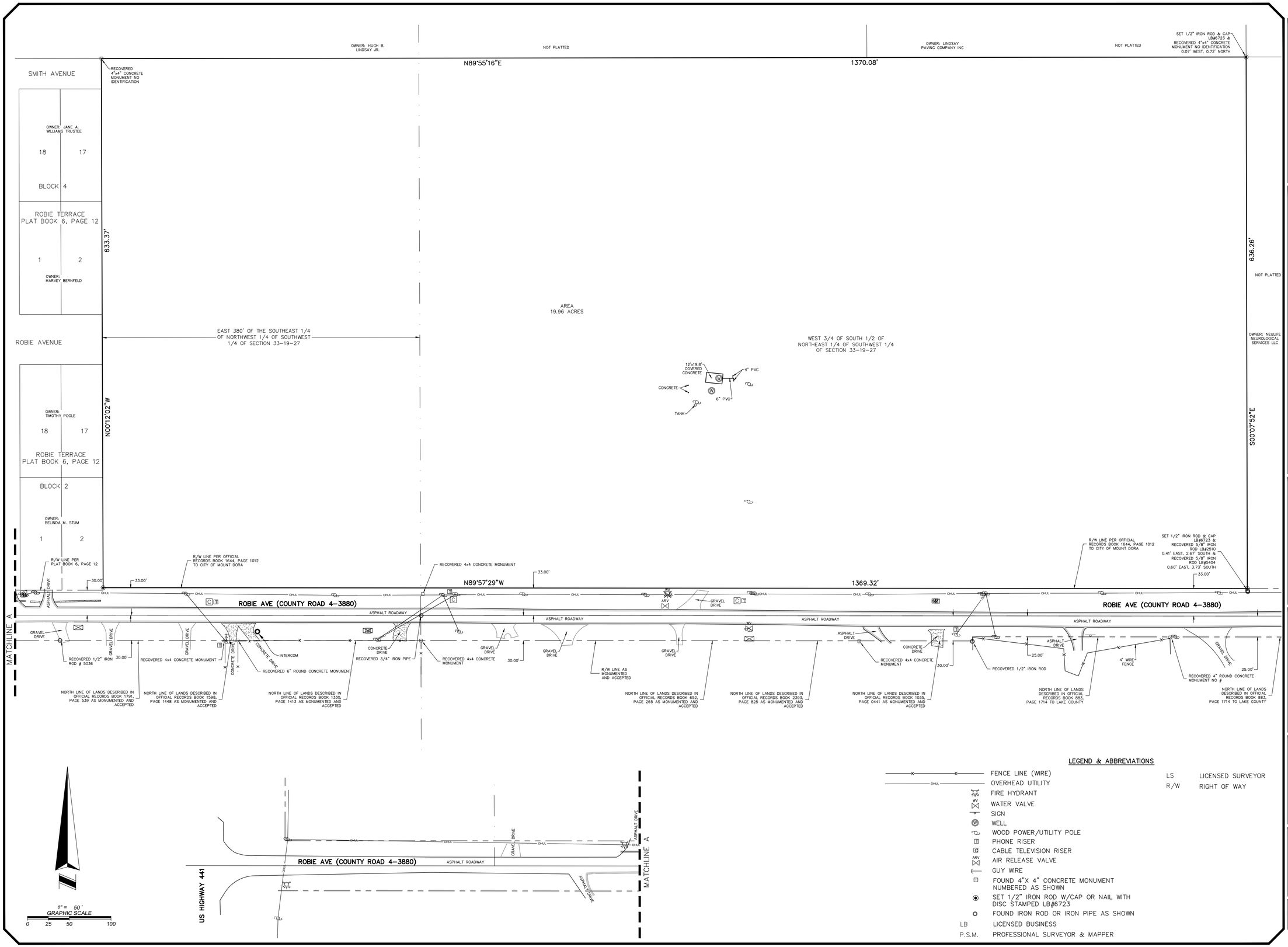
FOR: KB HOME ORLANDO, LLC

DATE	REVISIONS

JOB # 20210446
DATE: 10/5/23
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 1 OF 2

Drawing name: L:\Jobs\20210446\dwg\20210446 ALTA.dwg SHEET 1



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SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST

LAKE COUNTY, FLORIDA

FOR: KB HOME ORLANDO, LLC

DATE	REVISIONS

JOB # 20210446
DATE: 10/5/23
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 2 OF 2

ATTACHMENT #3

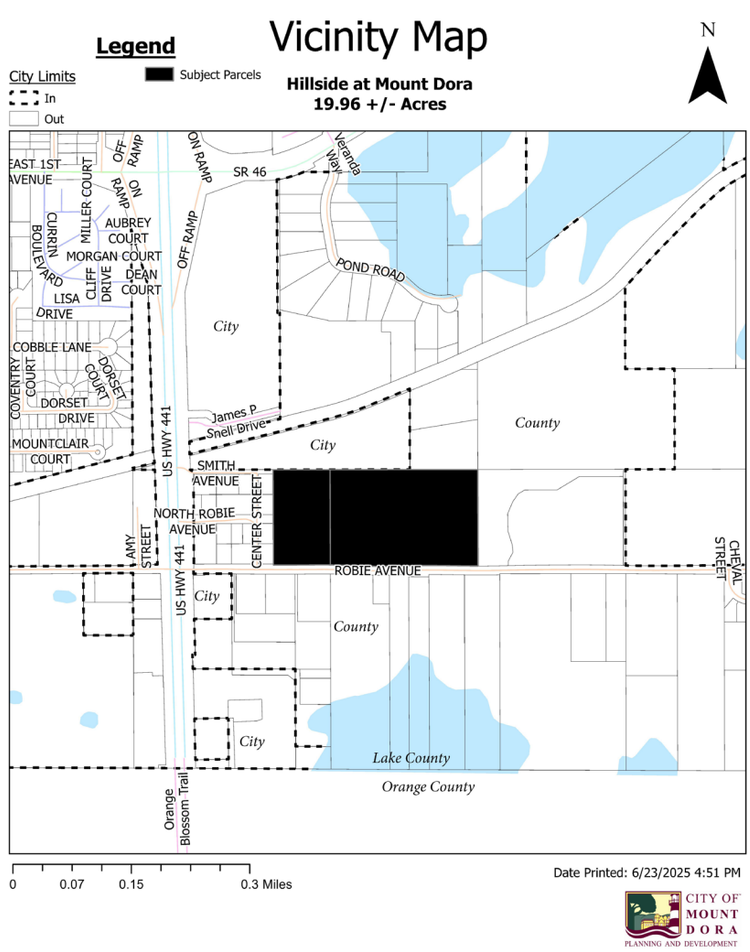
NOTICE OF ZONING CHANGE
ORDINANCE NO. 2025-14
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida will conduct a public hearings to consider the adoption of Ordinance No. 2025-14 for proposed changes to the City of Mount Dora Zoning Map. The title and substance of proposed Comprehensive Plan Ordinance is as follows:

ORDINANCE NO: 2025-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRCIT CLASSIFICATION CHANGE FROM COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO CITY PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE, COMPRISING 19.96 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Further, the adoption of Ordinance No. 2025-14 includes a Zoning Map Amendment changing certain lands from County Planned Unit Development (PUD) to City Planned Unit Development (PUD) as depicted on the map of this advertisement below:



ATTACHMENT #3

The City Council of the City of Mount Dora, Florida will conduct a public hearing to consider the adoption of Ordinance No. 2025-14 on **Tuesday, August 19, 2025**. This meeting will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed change in zoning.

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

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

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

For Questions or Comments, please email staff at **planning@mountdora.gov.**

Title in 18 point
2 column, 10.5 inch; Non-legal

Publish: August 8, 2025

ATTACHMENT #3

NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2025-14
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance No. 2025-14. The final public hearing on the ordinance will be held on **Tuesday, August 19, 2025, at 6:00 p.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance No. 2025-14 is as follows:

ORDINANCE NO: 2025-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRCIT CLASSIFICATION CHANGE FROM COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO CITY PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE, COMPRISING 19.96 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

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

Notice: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

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

ATTACHMENT #3

For Questions or Comments, please email planning@cityofmountdora.com

Published (Legal Notice): August 8, 2025

ORDINANCE NO: 2025-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO CITY PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE, COMPRISING 19.96 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, KB Homes Orlando LLC (Property Owner) is the fee simple owner of the property submitted an application requesting a zoning district classification change and a Zoning Map amendment for that property located on the east side of US Highway 441 and north of Robie Avenue, as described in **Exhibit "A"**, attached hereto (Property); and

WHEREAS, the requested zoning district classification change and Zoning Map amendment are consistent with the City of Mount Dora Comprehensive Plan and meet the criteria established by Florida Statutes, Chapter 166; and

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

WHEREAS, on July 16, 2025, the City of Mount Dora Planning and Zoning Commission recommended that the City Council adopt the requested zoning district classification change and Zoning Map Amendment and found same consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Mount Dora held a duly noticed public hearing on the proposed zoning district classification change for the Property to City Planned Unit Development (PUD) considered the findings and advice of staff and considered the written information, oral comments and supporting data and analysis provided by citizens and all interested parties; and

WHEREAS, the City of Mount Dora finds such zoning district classification change and Zoning Map amendment consistent with the City's Comprehensive Plan and that same serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

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

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

SECTION 2. **ZONING DISTRICT CLASSIFICATION CHANGE.** Pursuant to City of Mount Dora Land Development Code, Chapter III, the Property, more particularly described in Exhibit "A", is hereby zoned Planned Unit Development (PUD) and shall be subject to the development standards established in Exhibit "B".

SECTION 3. **OFFICIAL ZONING MAP AMENDMENT.** The Official City Zoning Map of the City of Mount Dora shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance.

SECTION 4. **IMPLEMENTING ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. **SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the zoning district classification change and Zoning Map amendment related to the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. **NON-CODIFICATION AND SCRIVENER'S ERRORS.** The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 8. **SEVERABILITY.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 9. **EFFECTIVE DATE.** This Ordinance shall become effective immediately following such time that its companion Future Land Use Designation and Map amendment ordinance (Ordinance 2025-13) takes effect.

FIRST READING: August 5, 2025

SECOND READING: August 19, 2025

PASSED AND ADOPTED this 19th day of August, 2025

_____
JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

_____
JEANANN HAND
CITY CLERK

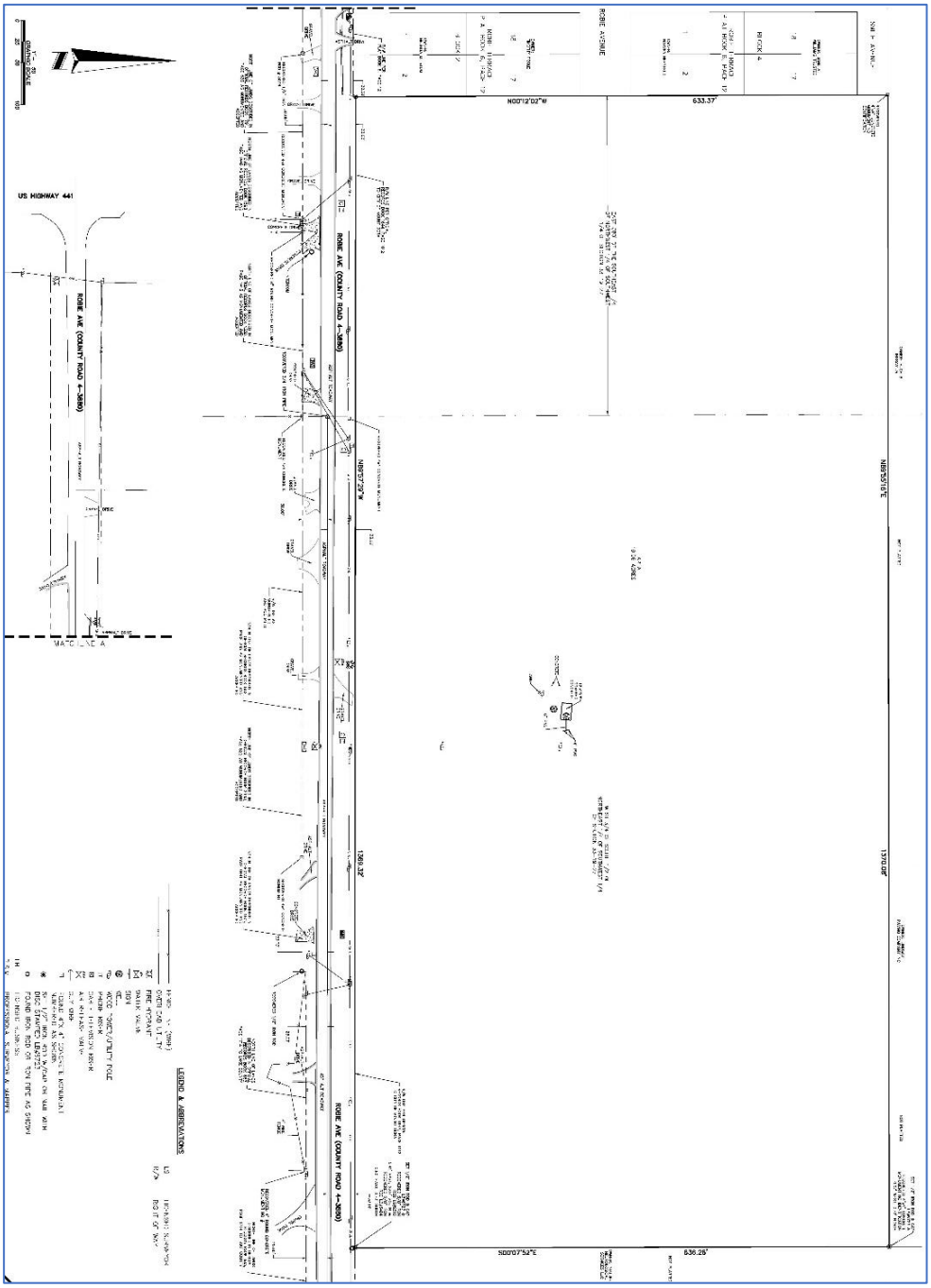
For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

_____
Patrick Brackins, City Attorney

EXHIBIT "A"
Legal Description

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

Containing 19.96 acres more or less.



INSTRUMENT #2021144117
OR BK 5817 PG 1486 - 1490 (5 PGS)
DATE: 10/19/2021 2:25:41 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $44.00

Exhibit "B"

ORDINANCE NO. 2021 - 31
Mt. Ines PUD
RZ-21-05-4

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kathy Hattaway, Poulous and Bennett (the 'Applicant'), on behalf of Kurly Key Properties, LLC (the 'Owner'), has requested to rezone approximately twenty (20) acres from Light Industrial (LM) to Planned Unit Development (PUD) to facilitate the development of a residential subdivision; and

WHEREAS, the subject property consists of 20 +/- acres located north of Robie Avenue in the Mount Dora area, situated in Section 33, Township 19 South, Range 27 East, and more particularly described below:

The East 380 Feet of the SE ¼ of NW ¼ of SW ¼ and the W ¾ of S ½ of NE ¼ of SW ¼, Section 33, Township 19 South, Range 27 East, Lake County, Florida.

WHEREAS, the property is located within the Urban Low Density Future Land Use Category, as designated by Ordinance 2021-XX; and

WHEREAS, the Lake County Planning and Zoning Board did, on the 4th day of August 2021, review Petition RZ-21-05-4 after giving Notice of Hearing on petition for a rezoning, including notice that said Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of September 2021; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning & Zoning Board, Staff Report and any comments, favorable or unfavorable, from the Public and surrounding property owners at a Public Hearing duly advertised, and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tracts of land, subject to the following terms:

Section 1. Terms. The County Manager or designee shall amend the Zoning Map from Light Industrial (LM) to Planned Unit Development (PUD) in accordance with this Ordinance. The uses of the property shall be limited to the uses specified in this Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit 'A'.

A. Land Use.

1. The subject property may be developed with a maximum of 80 single-family dwelling units, not to exceed four (4) dwelling units per net acre.

2. Passive and active recreation uses developed in conjunction with the residential subdivision shall be permitted.

B. Development Standards.

1. Impervious Surface Area: Maximum ISR shall be 0.60 for the overall development. Individual lots may be developed at a higher ISR as long as the Developer demonstrates that the overall ISR of the development will not exceed 0.60.

2. A minimum of twenty-five (25) percent of the net buildable area shall be designated as Open Space. Open Space standards shall adhere to the definition in the Comprehensive Plan, as amendment.
3. A twelve (12) trail shall be installed along the north side of Robie Avenue, adjacent to the property. No sidewalk or trail is required to be installed on the south side of Robie Avenue. Sidewalks shall be installed and along both sides of the internal roads.
4. The maximum building height is forty (40) feet.
5. Each residential lot shall be a minimum of fifty (50) feet wide and a minimum of one hundred twenty (120) feet deep.
6. Setbacks for the dwelling units shall be as follows:

Front	25 feet from right-of-way or front property line, whichever is greater
Side	5 feet from the property line
Rear	5 feet from the property line
Secondary Frontage	15 feet from the right-of-way or property line, whichever is greater

C. Landscaping. Landscape buffering shall be installed and maintained in accordance with the requirements of the Land Development Regulations (LDR), as amended.

D. Transportation.

1. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.
2. Additional right-of-way for Robie Avenue may be required.
3. The developer shall submit a required traffic impact analysis with future development applications and plans, as amended.
4. Future road maintenance will be funded through the use of a municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

E. Environmental Requirements. An environmental survey shall be conducted in accordance with the LDRs, as amended, to address natural vegetative communities, wildlife corridors, and designated species prior to submittal of any development application.

F. Utilities. Central water and sewer shall be provided to the development prior to construction plan and/or site plan approval. A copy of the utility service agreement shall be provided to the County.

G. Storm Water and Drainage Requirements. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.

H. External Lighting Standards and Requirements.

1. Exterior lighting shall comply with the LDR, as amended.
2. All light fixtures, including security lighting, shall be limited to cutoff type fixtures and shall be incorporated as an integral design element that complements the design of the development through style, material, and color. Luminaries shall not be tilted. Floodlights or lighting types featuring sag, convex, or drop lenses shall be prohibited.
3. An exterior lighting plan prepared and certified by a licensed engineer qualified in such field shall be submitted with any site plan or construction plan application. Such plan shall consist of a photometric plan of the developed area of the site with accompanying data tables and product design details addressing support poles, lamp fixtures and lenses.
4. Future road maintenance will be funded through the use of a municipal service taxing unit (MSTU) or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

I. Development Review and Approval. Prior to the issuance of any permits, the Developer shall be required to submit a formal site plan or preliminary plat, construction plans, and final plat, for review and approval to Lake County. The site plan or preliminary plat, construction plans, and final plat shall meet all submittal requirements and comply with all County codes and ordinances, as amended.

J. Concurrency Management. The Owner and Developer shall comply with concurrency management regulations and shall be subject to all applicable concurrency requirements as set forth in the LDRs.

K. PUD Expiration. Physical development shall commence within three (3) years from the date of this Ordinance approval.

1. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or LDR requirements.
2. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work.

SECTION 2. Conditions as altered and amended which pertain to the above tract of land shall be as follows:

A. After establishment of the facilities as provided hereinA, the aforementioned property shall only be used for the purposes named in this Ordinance.

B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner (except for normal maintenance activities – i.e. painting screening, etc.) within the boundaries of the above described land without first submitting the necessary plans in accordance with requirements of Lake County, and obtaining the permits required from the other appropriate governmental agencies.

C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.

D. Construction and operation of the proposed use shall always comply with the regulations of this and other governmental permitting agencies.

E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures as contained in the Lake County Land Development Regulations, as amended.

F. The Lake County Code Enforcement Special Master shall have the authority to enforce the terms and conditions set forth in this Ordinance and to recommend that the Ordinance be revoked.

SECTION 3. **Severability:** If any section, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 4. **Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

SECTION 5. **Effective Date.** This Ordinance shall become effective as provided by law.

ENACTED this 7 **day of** September**, 2021.**

FILED with the Secretary of State September 21**, 2021.**

EFFECTIVE September 7**, 2021.**

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Sean Parks, Chairman

ATTEST:

GARY COONEY, Clerk of the
Board of County Commissioners
Lake County, Florida

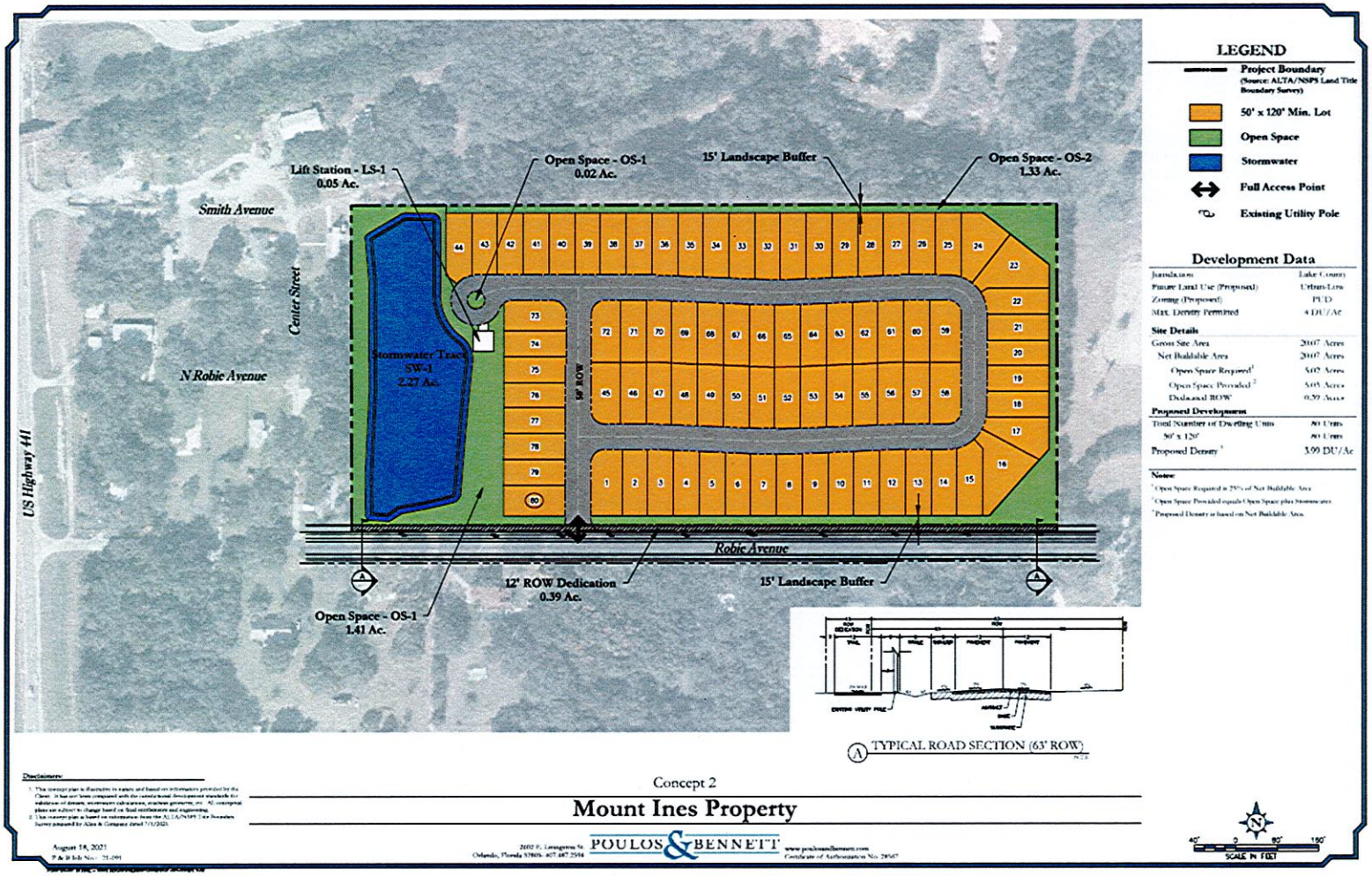
APPROVED AS TO FORM AND LEGALITY

MELANIE MARSH, County Attorney

Exhibit "B"

ORDINANCE NO. 2021- 31
RZ-21-05-4, Mt. Ines PUD

EXHIBIT A. Concept Plan.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-15**, Annexation Lindsley Paving Company, Inc. (6.41 Acres)

Introduction:
This is a request for City Council to approve the final reading of Ordinance No. 2025-15 to annex 6.41 acres owned by Lindsley Paving Company, Inc.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:
As required by Florida Statutes, Section 166.041(4), the completed Business Impact Estimate is provided in Attachment #1. The staff report and application are provided in Attachment #2. The advertisements for the adoption hearing are provided in Attachment #3.

The sequences of events are as follows:

1. The Development Review Committee reviewed the application and had no concerns or objections to the annexation request, and approved the annexation request and recommended to forward to City Council; and
2. The City Council at their regularly scheduled meeting held on August 5, 2025, approved the First Reading of Ordinance No. 2025-12 and the request to hold a hearing for the Second Reading and Adoption.

The Applicant submitted applications to amend the land use map and zoning map to assign the property a City land use and zoning district in conjunction with the annexation.

Budget Impact:
The City's ad valorem tax base will increase once the property is incorporated into the city limits. The annexation application fee of $2,000.00 has been waived in accordance with the annexation incentive program established via Resolution No. 2021-05, adopted by City Council on January 5, 2021.

Strategic Impact:
The City's annexation program is consistent with Growth Management and Economic Development Goal to annex areas within the JPA which are logical and reduce enclaves.

Strategic Initiative 1: Promote Economic Development
Promote Economic Development to position Mount Dora as a City with a diverse, vibrant, sustainable economy.

Recommendation:
City Council approve the Final Reading of Ordinance No. 2025-15.

Attachment(s):
1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - DRC Annex Memo
3. Attachment #3 - Legal Ads - Lindsley Annexation
4. Ordinance 2025-15 - Smith Ave Annexation

Prepared by: Michele Janiszewski, Senior Planner
Reviewed by:

Michele Janiszewski, Senior Planner	Approved - 8/8/2025
Matthew Dodson, Budget Officer	Approved - 8/11/2025
Steven Weber, Finance Director	Approved - 8/11/2025
City Attorney, City Attorney	Approved - 8/13/2025
Jeanann Hand, City Clerk	Approved - 8/13/2025
Vince Sandersfeld, City Manager	Final Approval - 8/13/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER:	**ORDINANCE NO: 2025-15**
ORDINANCE TITLE:	**Annex 6.41 acres of property owned by Lindsley Paving Company, Inc. into the City limits.**
DEPARTMENT:	**Planning and Zoning**
MEETING DATE:	**August 5, 2025 (First Reading)** **August 19, 2025 (Second Reading and Adoption)**

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Mount Dora's website by the time notice of the proposed ordinance is published.

ORDINANCE NO: 2025-15

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

[1] See Section 166.041(4)(c), Florida Statutes.

ATTACHMENT #1

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Mount Dora;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This ordinance annexes 6.41 acres into the city limits. The property is located within the JPA which supports the City's long-term vision.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

N/A

ATTACHMENT #2

CITY OF MOUNT DORA

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

DATE DUE: June 26, 2025

TO: Vllado Ivetic, Lindsley Paving Company (Applicant, Property Owner)

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

RE: Request for Voluntary Annexation; 6.41 Acres (Site Area); located on the east side of US 441 and north of Smith Avenue (Location); 2100 Smith Avenue, Mount Dora (Site Address); Vlado Ivetic, Lindsley Paving Company (Owner, Applicant);
Project No. ANNX25-02

Recommendation:
Staff recommends approval of the above-referenced request for voluntary annexation of 6.41 acres.

References/Support:
Section 1.3, *LDC*
Chapter 171, *Florida Statutes*
Mount Dora and Lake County Joint Planning Agreement (JPA)

Site Summary:

Owner:	Vlado Ivetic, Lindsley Paving Company
Applicant:	Vlado Ivetic, Lindsley Paving Company
Existing Use:	Vacant Land, Borrow Pit
JPA:	Yes
Proposed Use:	Stormwater Management System for Future Development
Future Land Use:	County Regional Office
Proposed FLU:	City Industrial
Current Zoning:	County LM (Light Industrial)
Proposed Zoning:	City WP-1 (Workplace One)
City Council District:	District 2
Site Area:	6.41 +/- acres

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Regional Office	LM (Light Industrial)	Vacant
South	County	Urban Low	PUD	Residential (Hillside)
East	County	Regional Office	LM (Light Industrial)	Vacant
West	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home

ATTACHMENT #2

Analysis:

The applicant has petitioned the City for annexation for a parcel located on the east side of US Highway 441 and north of Smith Avenue. This application is in accompaniment with a Future Land Use Map (FLUM) amendment and rezoning. The applicant's proposal is for Industrial Future Land Uses and a Workplace One (WP-1) Zoning District for a proposed stormwater management system to facilitate the development of a proposed carwash facility and warehouse facility on the adjoining property to west. The FLUM and rezoning are being processed in concert under separate requests. This action is for annexation only. The site boarders the City limits on the east side of the property. The site is located in the City's Joint Planning Area (JPA) and eligible for annexation.

Notification:

JPA Notice to Lake County: July 17, 2025
Notice to Lake County BCC [Ch. 171.044(3) F.S]: July 17, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal Ad (1): August 8, 2025
Non-Legal Ad (2): August 15, 2025
Notice after adoption per 171.044(3) F.S.: Date to be scheduled

Public Hearing Schedule:

DRC: June 26, 2025
City Council 1st Reading: August 5, 2025
City Council 2nd Reading/Adoption: August 19, 2025

Attachments:
Vicinity Map
Application

ATTACHMENT #2

Vicinity Map

Legend

City Limits

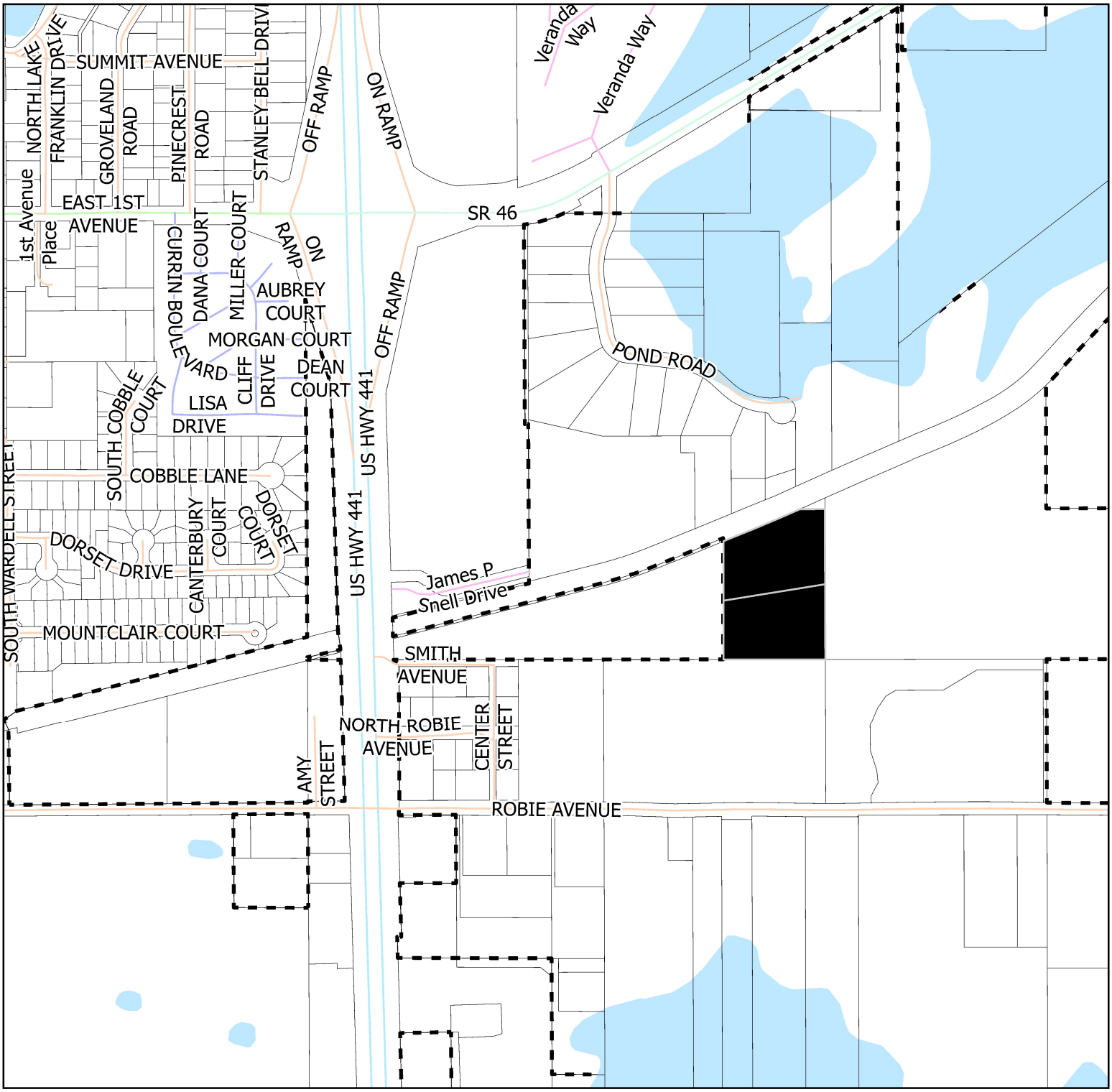
In

Out

Subject Parcels

Smith Avenue Properties
6.11 +/- Acres

N



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Date Printed: 6/20/2025 4:27 PM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

ATTACHMENT #2

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

ANNX25-02

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

VOLUNTARY ANNEXATION APPLICATION

Date: 05/08/2025 Project Address: 2100 Smith Avenue

1. Applicant's Name: Vlado Ivetic
   Company's Name: Lindsley Paving Company
   Address: 1060 Belle Avenue
   City, State & Zip: Winter Springs, Florida 32708
   Phone: 407.402.1796 E-mail: vlado@ivetictrucking.com

2. Property Owner's Name(s): Vlado Ivetic
   Company's Name: Lindsley Paving Company
   Address: 1060 Belle Avenue
   City, State & Zip: Winter Springs, Florida 32708
   Phone: 407.402.1796 E-mail: vlado@ivetictrucking.com

3. The property generally located (list adjacent streets): US Hwy 441, Pond Road & Robie Avenue

5. Alt Key(s): 1124719 & 1124808

6. Size of property in Acres: 6.41 Square Feet: _____

7. Does property have, or will it have City Water and Sewer? ☐ Yes ☑ No

8. Does property have, or will it have Well or Septic Tank? ☐ Yes ☑ No

9. Current Zoning District (County): LM - Light Industrial District

10. Future Land Use Category (County): Regional Office

11. Requested Zoning District (City): WP-1, Workplace

12. Requested Future Land Use Category (City): Industrial

ATTACHMENT #2

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

Vacant

14. Public or Private Roadways*: Access via AK 1124727 (2100 Smith Avenue)

**Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*

15. Is this project within the Joint Planning Agreement boundaries? ☑ Yes ☐ No

Property owners of land outside the City of Mount Dora who desire to be incorporated within the City of Mount Dora may petition for annexation subject to Florida law and the requirements of the City of Mount Dora.

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 and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Owner(s) of Record Signature(s)

5-8-25

Date

ATTACHMENT #2

Property Record Card

General Information

Name:	LINDSLEY PAVING COMPANY INC	**Alternate Key:**	1124719
Mailing Address:	1060 BELLE AVE WINTER SPRINGS, FL 32708 *Update Mailing Address*	**Parcel Number:**	33-19-27-0003-000-02200
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	POND RD MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	FROM SE COR OF N 1/2 OF NW 1/4 OF SW 1/4 RUN N 89-22-47 E 534.56 FT, N 0-0-0 W 529.70 FT TO S'LY LINE OF ACL RR R/W & POB, RUN NE'LY ALONG SAID S'LY RR R/W TO N LINE OF SW 1/4, E 115.78 FT TO E LINE OF W 3/4 OF NE 1/4 OF SW 1/4, S 334.65 FT, S 81-46-40 W TO A POINT S 0-0-0 E OF POB, N 0-0-0 W TO POB ORB 2396 PGS 2003 2006		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		3.300	Acre	$87,846.00	$87,846.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2396 / 2006	08/26/2003	Quit Claim Deed	Unqualified	Vacant	$1.00
2396 / 2003	08/26/2003	Personal Rep Deed	Unqualified	Vacant	$1.00
1607 / 1835	05/08/1998	Warranty Deed	Unqualified	Vacant	$1.00
1601 / 144	04/08/1998	Personal Rep Deed	Unqualified	Vacant	$1.00
783 / 1094	08/01/1983	Warranty Deed	Unqualified	Vacant	$1.00

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

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

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Property data updated nightly.
Site Notice

Property Record Card

General Information

Name:	LINDSLEY PAVING COMPANY INC	**Alternate Key:**	1124808
Mailing Address:	1060 BELLE AVE WINTER SPRINGS, FL 32708 *Update Mailing Address*	**Parcel Number:**	33-19-27-0003-000-02202
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	ROBIE AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	FROM SE COR OF N 1/2 OF NW 1/4 OF SW 1/4 RUN N 89-22-47 E 534.56 FT FOR POB, CONT N 89-22-47 E 455.99 FT TO E LINE OF W 3/4 OF NE 1/4 OF SW 1/4, N 334.65 FT, S 81-46-40 W TO A POINT N 0-0-0 W FROM POB, S 0-0-0 E TO POB ORB 2396 PGS 2003 2006		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		3.110	Acre	$82,788.00	$82,788.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2396 / 2006	08/26/2003	Quit Claim Deed	Unqualified	Vacant	$1.00
2396 / 2003	08/26/2003	Personal Rep Deed	Unqualified	Vacant	$32,000.00
1552 / 1163	09/20/1997	Warranty Deed	Unqualified	Vacant	$0.00
737 / 1353	11/01/1981	Warranty Deed	Qualified	Vacant	$55,000.00

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

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

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

ATTACHMENT #2

CFN 2003110788
Bk 02396 Pgs 2003 - 2005; (3pgs)
DATE: 09/02/2003 12:17:11 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 13.00
TRUST FUND 2.00
DEED DOC 224.00

PREPARED BY AND RETURN TO:

DEL G. POTTER, Esquire
Potter Clement Lowry & Duncan
308 East Fifth Avenue
Mount Dora, FL 32757
Parcel ID Nos.: 33-19-27-000300002202 & 33-19-27-000300002200

The quality of this image is equivalent to the quality of the original document.

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed the 26th day of August, 2003, between TRUMAN B. FLYNN, JR., an unmarried man, Individually and as Personal Representative of the Estate of CHRYL L. FLYNN, deceased, as to an undivided 1/2 interest, whose address is 600 Jennings Ave., Eustis, FL 32726 c/o Jason Radson, Esq., Party of the First Part, and LINDSLEY PAVING COMPANY, INC., a Florida corporation, whose address is P.O. Box 204, Mount Dora, Florida 32756, Party of the Second Part.

WITNESSETH:

The Party of the First Part, Individually and pursuant to the authority of the Personal Representative to make distribution of the assets of the decedent and pursuant to the power of the sale contingency in the will, CHRYL L. FLYNN, Probate Number 2002-CP-00644, Circuit Court in and for Lake County, Florida, and in consideration of the premises and the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Party of the Second Part, and to their heirs and assigns forever, that certain real property situated in LAKE County, Florida, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The Grantor herein warrants that he does not reside on the above described land and that said land does not constitute his homestead as defined by the Constitution and the laws of the State of Florida.

SUBJECT to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anyway appertaining to that real property.

The quality of this image is equivalent to the quality of the original document.

TO HAVE AND TO HOLD the same to the Party of the Second Part, and to his heirs and assigns, in fee simple forever AND the Party of the First Part does covenant to and with the Party of the Second Part, his heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance, the orders of the above named Court and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the Party of the First Part has set his hand and seal on the day and year first above written.

WITNESSES:

Susan E. Lee
Witness Signature

Susan E. Lee
Printed Name

Witness Signature

Bly J. Lucas
Printed Name

Truman B. Flynn Jr.
TRUMAN B. FLYNN, JR., Individually, and as Personal Representative of the Estate Chryl L. Flynn, deceased

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 26th day of August, 2003, by TRUMAN B. FLYNN, JR., Individually, and as Representative of the Estate of Chryl L. Flynn, deceased,

( ) who are personally known to me; or
(✓) who have produced Drivers License as identification,
stating that they are indeed the persons set forth herein.

NOTARY PUBLIC
STATE OF FLORIDA

BLY J. LUCAS
MY COMMISSION # DD 215687
EXPIRES. August 5, 2006
Bonded Thru Notary Public Underwriters

Exhibit "A"

The quality of this image is equivalent to the quality of the original document.

Parcel No. 2:

A part of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin at the Southeast 1/4 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33; run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 308 feet; thence North 00 degrees 44 minutes 50 seconds East a distance of 127.1 feet; thence North 81 degrees 46 minutes 40 seconds East 1314.98 feet to the East line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence South 0 degrees 48 minutes 20 seconds West along the east line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33 a distance of 334.65 feet to the South line of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence West along the South line of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33 a distance of 990.55 feet to the Point of Beginning.

Together with: an easement for ingress and egress over, upon and across the following described tract of land: The South 16 feet of that part of the West 940 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, lying South of the Southerly line of the right of way of the Atlantic Coastline Railroad and East of the Easterly line of the right of way of U.S. Hwy. 441.

AND ALSO: an easement for ingress and egress over, upon and across the following described tract of land: From the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southewest 1/4 of Section 33, Township South, Range 27 East, in Lake County, Florida, run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distaance of 308 feet to the Point of Beginning of this description. From said Point of Beginning run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33, a distance of 72 feet; thence North 0 degrees 44 minutes 50 seconds east 16 feet; thence East and parallel with the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 72 feet; thence South 0 degrees 44 minutes 50 seconds West 16 feet to the point of beginning.

Parcel No. 3:
A part of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin at a point on the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33, that is 308 feet West of the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33; run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 72 feet; thence North 0 degrees 44 minutes 50 seconds East a distance of 235.96 feet to the Southerly line of the right of way of Atlantic Coast Line Railroad; thence Easterly along the Southerly line of said right of way to the North line of the Southwest 1/4 of said Section 33; thence East along the North line of the Southwest 1/4 of said Section 33 a distance of 115.78 feet to the East line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence South 0 degrees 48 minutes 20 seconds West along the East line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33, a distance of 334.65 feet to a point that is North 0 degrees 48 minutes 20 seconds East 334.65 feet from the Southeast corner of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence South 81 degrees 46 minutes 40 seconds West 1314.98 feet; thence South 0 degrees 44 minutes 50 seconds West 127.1 feet to the Point of Beginning.

ATTACHMENT #2

CFN 2003110789
Bk 02396 Pgs 2006 - 2008; (3pgs)
DATE: 09/02/2003 12:17:11 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 13.00
TRUST FUND 2.00
DEED DOC 0.70

PREPARED BY/RETURN TO:

Del G. Potter, Esquire
POTTER CLEMENT LOWRY & DUNCAN
308 E. Fifth Ave.
Mt. Dora, FL 32757

Parcel ID Numbers: 33-19-27-000300002202 & 33-19-27-000300002200

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 26th day of August, 2003, by **HUGH B. LINDSLEY, JR., an unmarried man, as to an undivided 1/2 interest**, whose address is: 21024 Niles Avenue, Mount Dora, FL 32757, hereinafter called Grantor, to **LINDSLEY PAVING COMPANY, INC., a Florida corporation**, whose address is: P.O. Box 204, Mount Dora, FL 32756, hereinafter called Grantee.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the first party, for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

The Grantor herein warrants that he does not reside on the above described land and that said land does not constitute his homestead as defined by the Constitution and the laws of the State of Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

C Clark Dickens
Witness Signature
C. CLARK DICKENS
Printed Witness Name

Witness Signature
Bly J. Lucas
Printed Witness Name

Hugh B. Lindsley, Jr.
Hugh B. Lindsley, Jr.

STATE OF FLORIDA
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Hugh B. Lindsley, Jr. personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) [ ] Said person is personally known to me. [✓] Said person provided the following type of identification: Driver License.

Witness my hand and official seal in the County and State last aforesaid this 26th day of August, 2003.

NOTARY PUBLIC
(Type or Print Notary Name)
Serial No., if any
My Commission Expires:

BLY J. LUCAS
MY COMMISSION # DD 215687
EXPIRES August 5, 2006
Bonded Thru Notary Public Underwriters

The quality of this image is equivalent to the quality of the original document.

Exhibit "A"

Parcel No. 2:

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Together with: an easement for ingress and egress over, upon and across the following described tract of land: The South 16 feet of that part of the West 940 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, lying South of the Southerly line of the right of way of the Atlantic Coastline Railroad and East of the Easterly line of the right of way of U.S. Hwy. 441.

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2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

ATTACHMENT #2

FILED
Apr 28, 2025
Secretary of State
5952701528CC

DOCUMENT# 296097

Entity Name: LINDSLEY PAVING COMPANY, INC.

Current Principal Place of Business:

1060 BELLE AVE
WINTER SPRINGS, FL 32708

Current Mailing Address:

1060 BELLE AVE
WINTER SPRINGS, FL 32708 US

FEI Number: APPLIED FOR

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

IVETIC, VLADO
1060 BELLE AVE
WINTER SPRINGS, FL 32708 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: VLADO IVETIC 04/28/2025

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT	Title	VP
Name	IVETIC, VLADO	Name	IVETIC, ROBYN
Address	1060 BELLE AVE	Address	1060 BELLE AVE
City-State-Zip:	WINTER SPRINGS FL 32708	City-State-Zip:	WINTER SPRINGS FL 32708

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: VLADO IVETIC MGRM 04/28/2025

Electronic Signature of Signing Officer/Director Detail — Date

ATTACHMENT #2

Summary Services for AK 1124719 & AK 1124808 to be annexed

The aforementioned parcels to be annexed are land locked in terms of adjacent to public right-of-way. Existing services such as water & sanitary is not provided to these parcels. These parcels were part of a borrow pit operation will serve as a drainage stormwater management area. The parcels along with its adjacent west parcel (AK 1124727 - 2100 Smith Avenue) are under the same ownership of Lindsley Paving Company.

Property location of Parcel AK 1124719 is addressed from Pond Road, Mount Dora per Lake County Property Card. However, Pond Road is located within the 'Sunset Pond' subdivision on the northside of the existing rail road track with no vehicular access to the parcel.

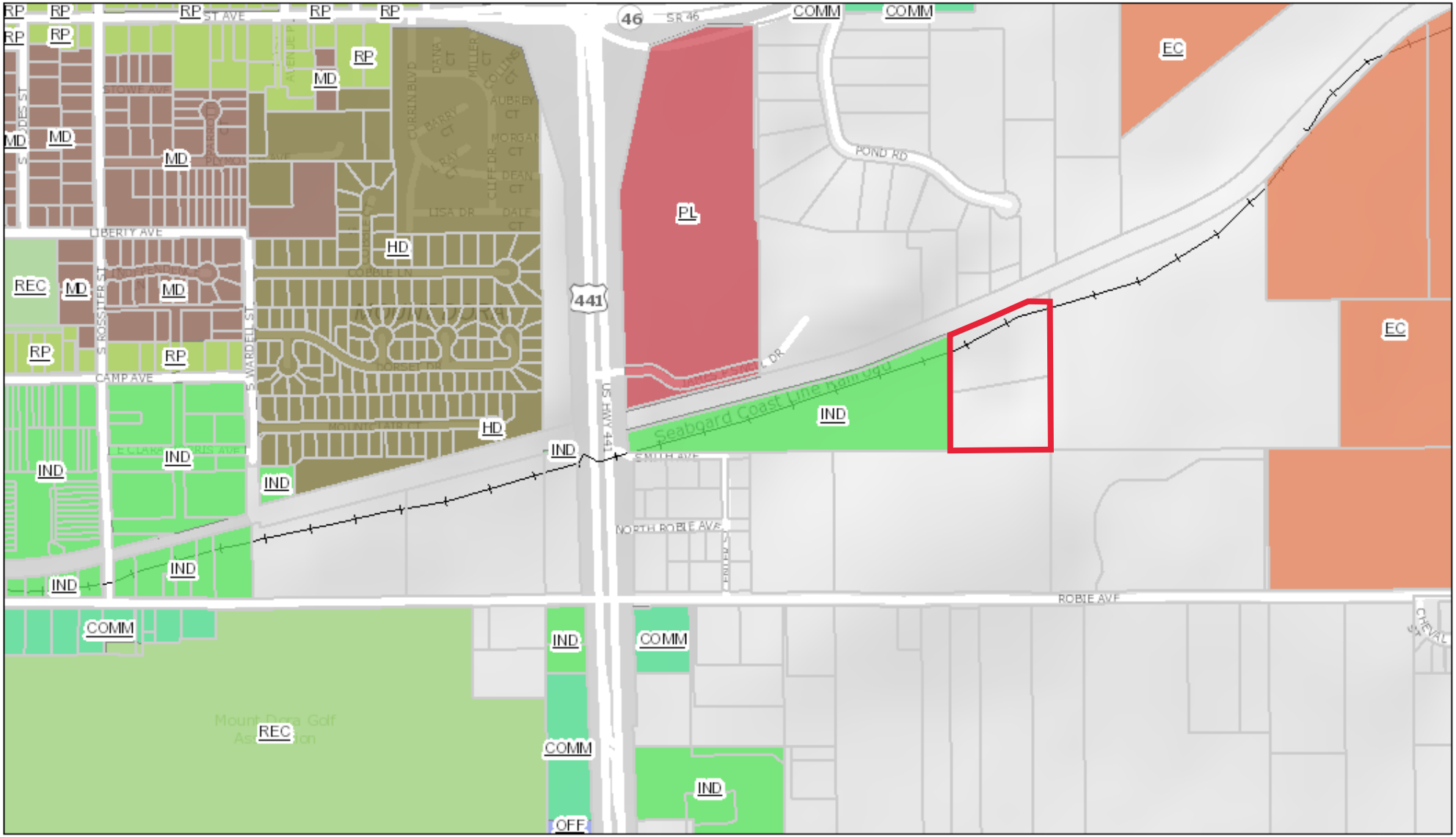
Property location of Parcel AK 1124719808 is addressed from Robie Avenue, Mount Dora per Lake County Property Card. However, Robie Avenue is located south of the adjacent southern 'Hillside at Mount Dora' subdivision with no vehicular access to the parcel.

Hence, the level of service for the parcels to be annexed will be accessed through parcel AK 1124727 which is within the jurisdiction of City of Mount Dora.

The intent of the parcels' Future Land Use are for Industrial use. Therefore, no school services are required. As for police protection, these parcels will be accessible through parcel AK 1124727 for the City of Mount Dora Police Department.

ATTACHMENT #2

City of Mount Dora - Future Land Use



May 7, 2025

1:8,253

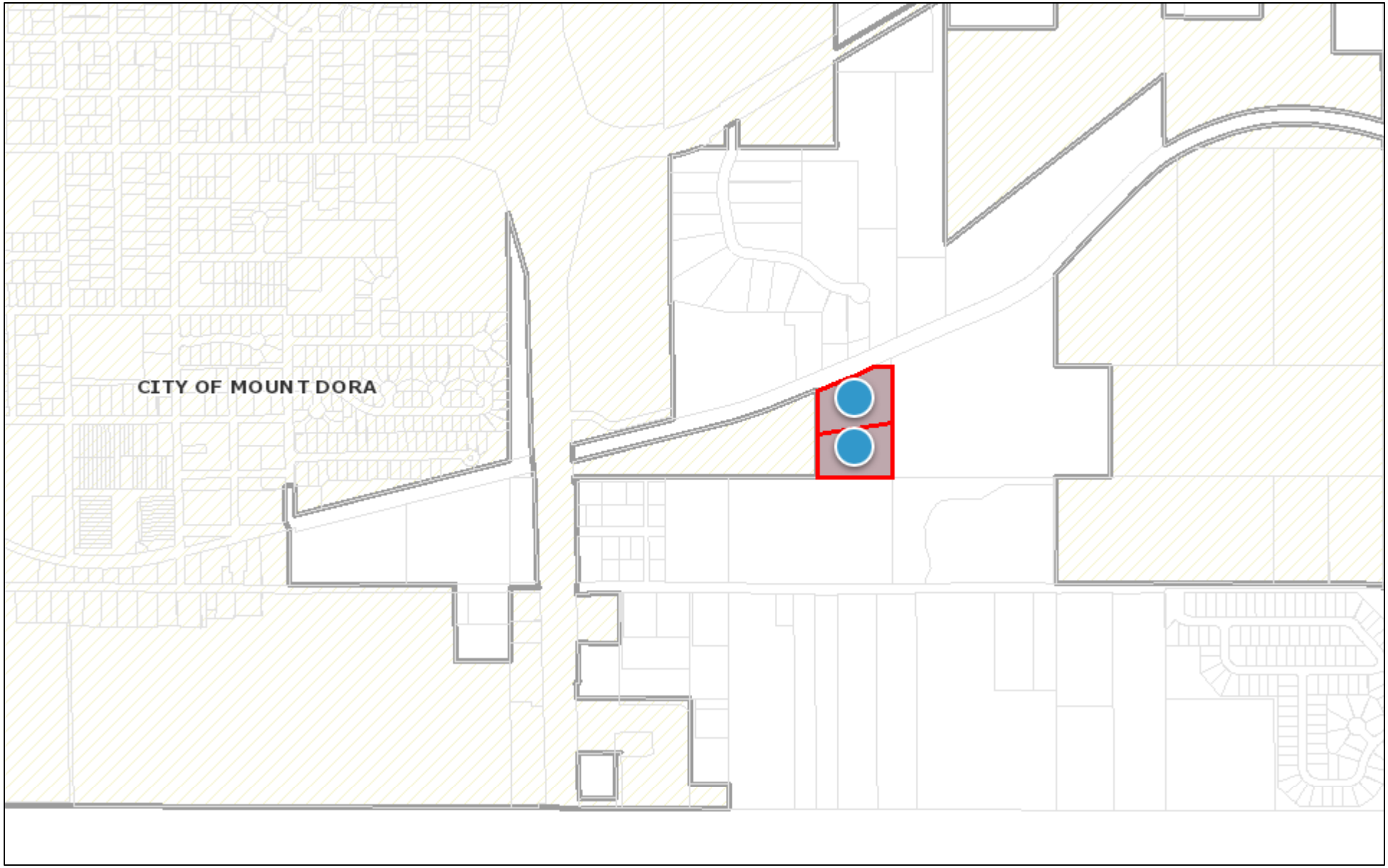
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Lake County, FL
Various municipalities

ATTACHMENT #2

Mount Dora City Limits



May 9, 2025

1:10,000

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0 0.125 0.25 0.5 km

pointLayer

Override 1

polygonLayer

Override 1

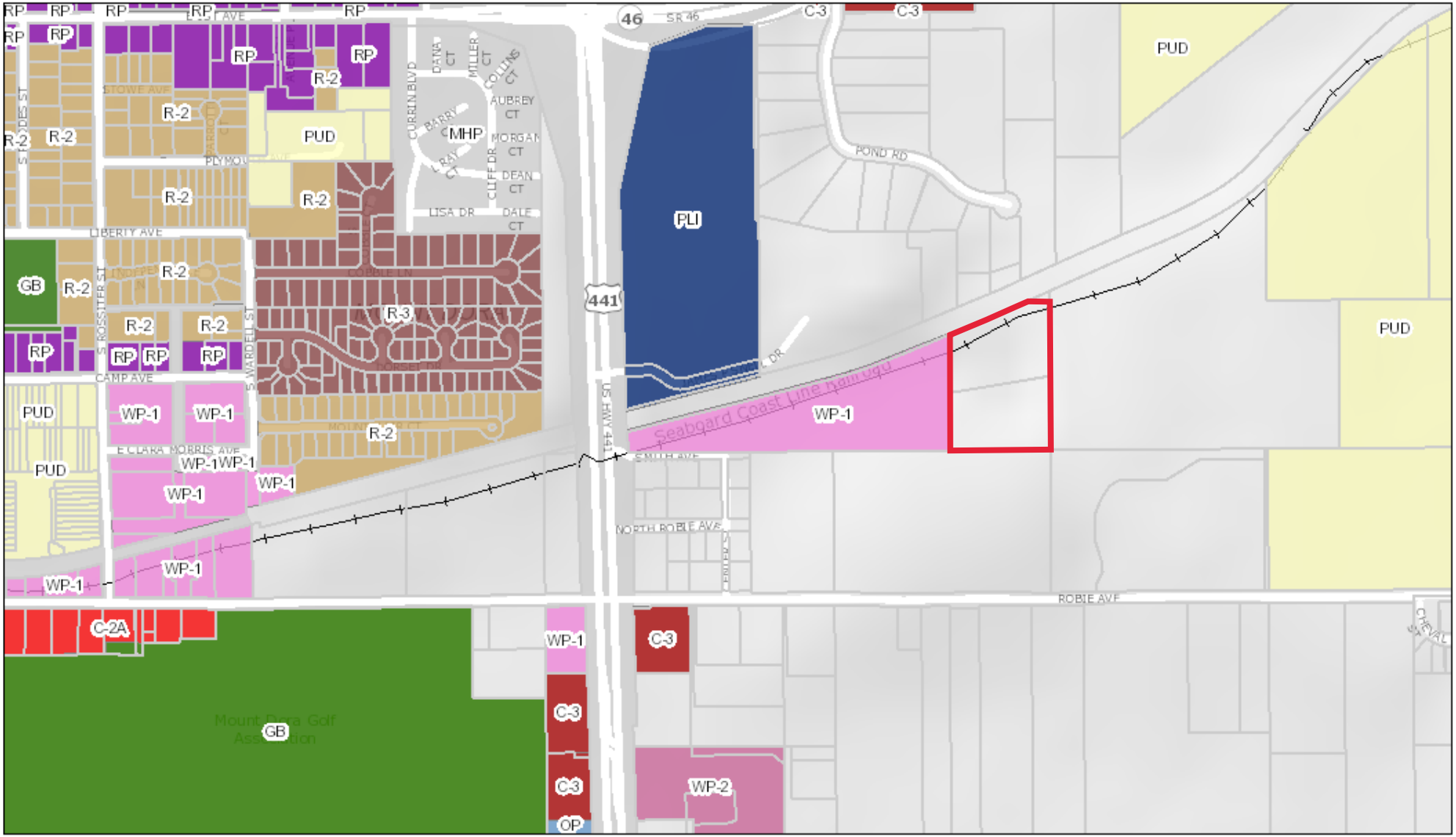
Tax Parcels

City Limits In

Lake BCC

ATTACHMENT #2

City of Mount Dora - Zoning



May 7, 2025

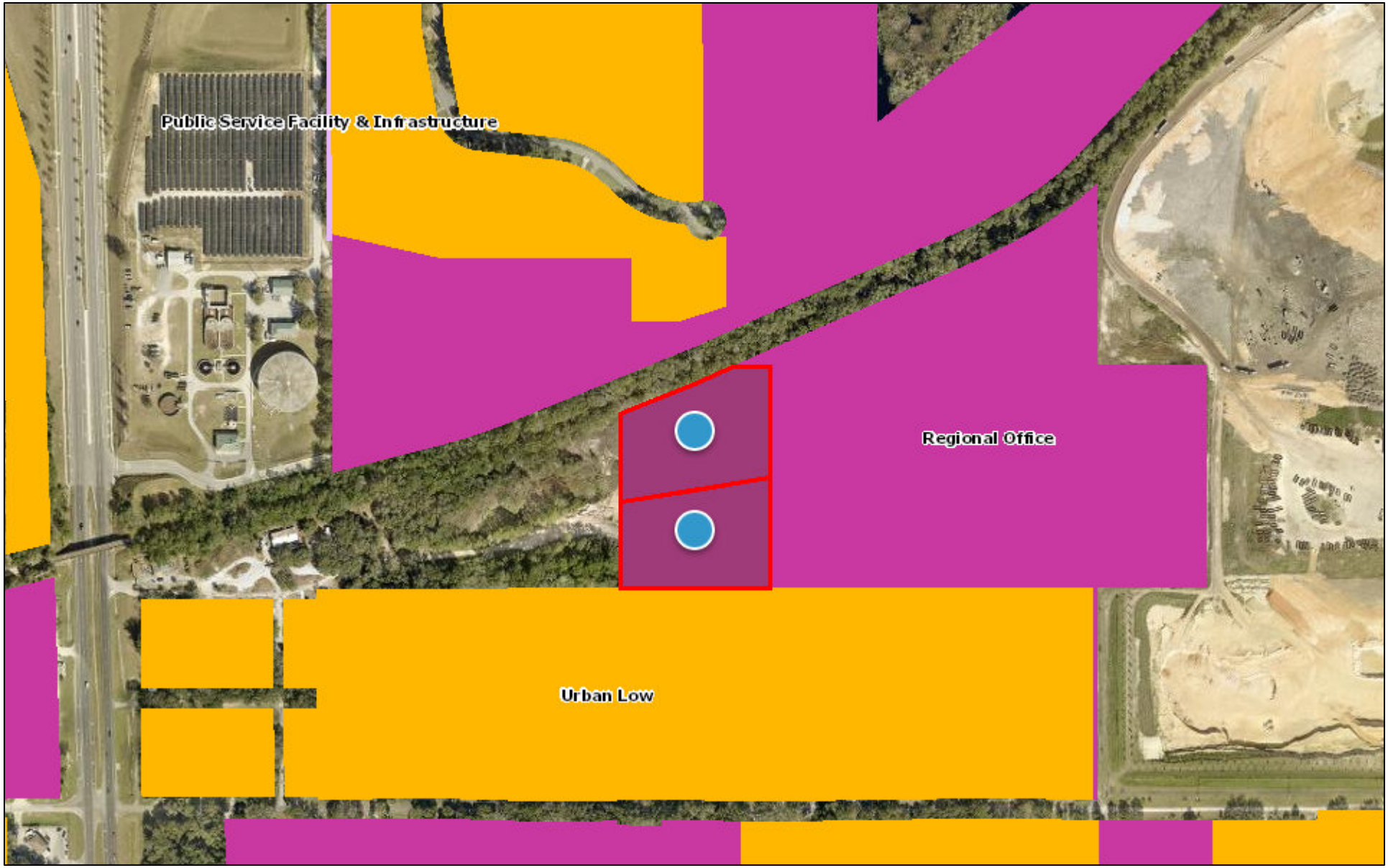
1:8,253

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Lake County, FL
Various municipalities

Lake County - Future Land Use



May 7, 2025

1:5,000

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0 0.05 0.1 0.2 km

Lake BCC

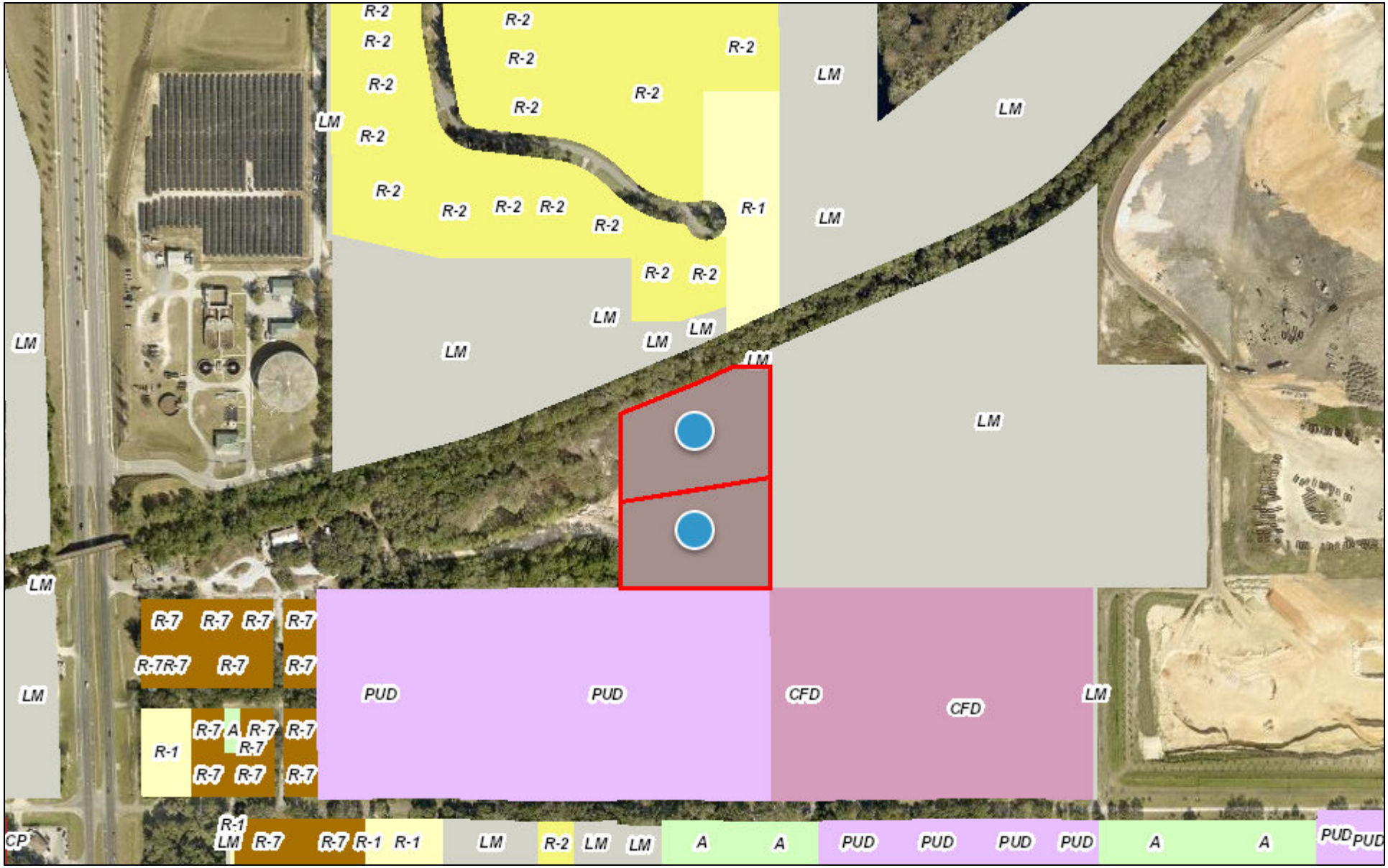
pointLayer

Override 1

polygonLayer

Override 1

Lake County - Zoning



May 7, 2025

1:5,000

0 0.0425 0.085 0.17 mi

0 0.05 0.1 0.2 km

Lake BCC

pointLayer

Override 1

polygonLayer

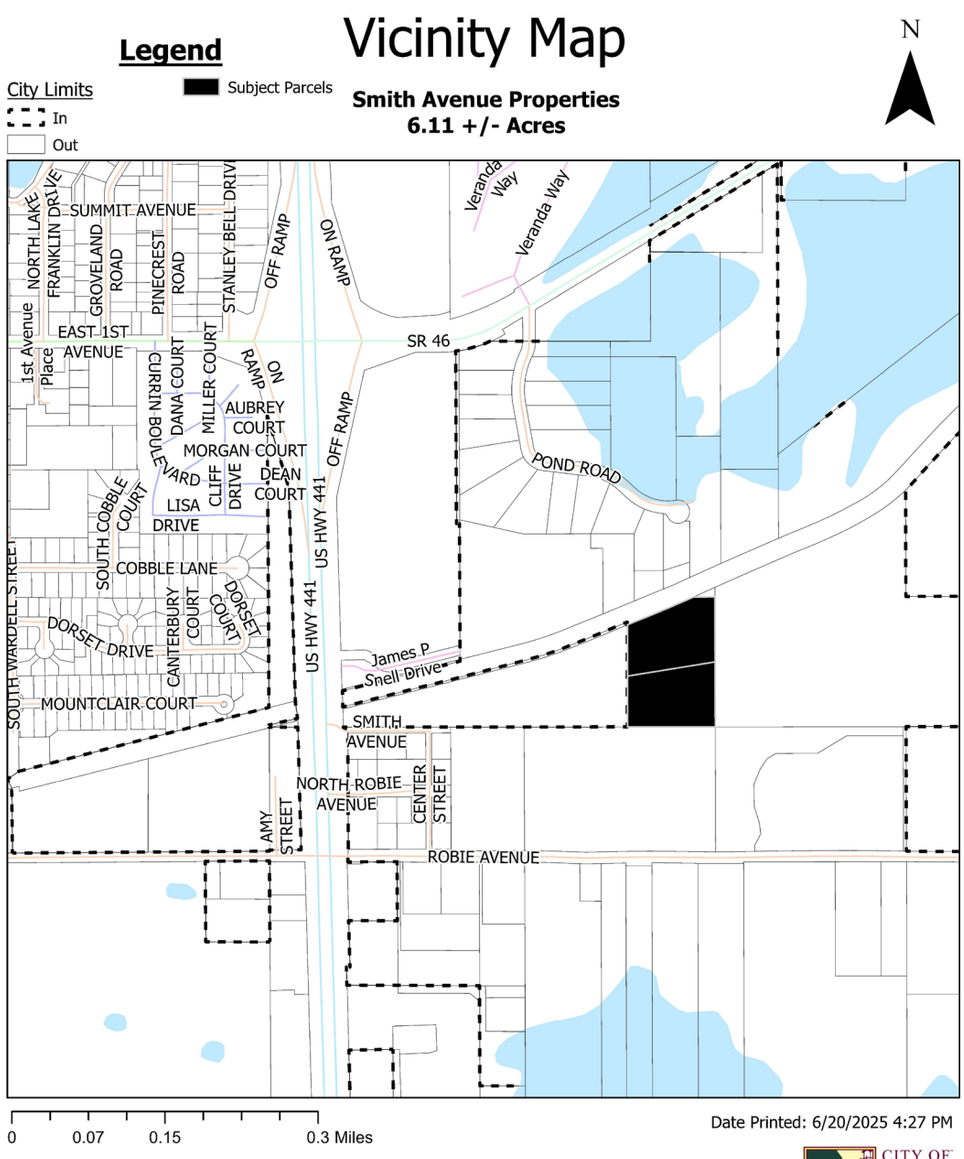
Override 1

ATTACHMENT #3
NOTICE OF ANNEXATION
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to annex land within the area shown on the map in this advertisement. Final hearing on the voluntary annexation, Ordinance No. 2025-15, will be held on Tuesday, August 19, 2025 at 6:00 p.m., or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

ORDINANCE NO: 2025-15

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTIES GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The proposed ordinance with complete legal description (metes and bounds) may be inspected by the public at the City Clerk's Office or the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Interested parties may appear at the above meeting and be heard with respect to the proposed ordinance.

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

Non-Legal Dates Published Twice on:
August 8, 2025
August 15, 2025

ATTACHMENT #3

NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2025-15
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2025-15. The final public hearing on the ordinance will be held on **August 19, 2025, at 6:00 p.m.** or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance 2025-15 is as follows:

ORDINANCE NO: 2025-15

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

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

Notice: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

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

Published Legal Notice: August 8, 2025

ORDINANCE NO: 2025-15

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Vlado Ivetic, Lindsley Paving Company (Property Owner) is the fee simple owner of those properties generally located on the east side of US Highway 441 and north of Smith Avenue in unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit "A"** (Property); and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the Property Owner has filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora bearing the signature of all owners of the Property; and

WHEREAS, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property will not result in the creation of an enclave, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

WHEREAS, the City has determined that all procedural and notice requirements mandated by Florida Statues, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws related to the voluntary annexation of property have been followed and satisfied.

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

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

SECTION 2. VOLUNTARY ANNEXATION. The Property generally located on east side of US Highway 441 at the Orange County line in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described per **Exhibit "B"**;

SECTION 3. EFFECT OF ANNEXATION. On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

SECTION 4. AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES. City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council District Two (2) is hereby amended to include the Property, more particularly described per **Exhibit "B"**

SECTION 5. FILING REQUIREMENTS. In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

SECTION 6. 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 and the rezoning on the Property. 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 7. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 8. LIMITED CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. 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 9. **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 10. **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 11. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: **August 5, 2025**

SECOND READING: **August 19, 2025**

PASSED AND ADOPTED this 19th day of August 2025.

_____
JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

_____
JEANANN HAND
CITY CLERK

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

_____
Patrick Brackins, City Attorney

EXHIBIT "A"

Property Sketch and Description

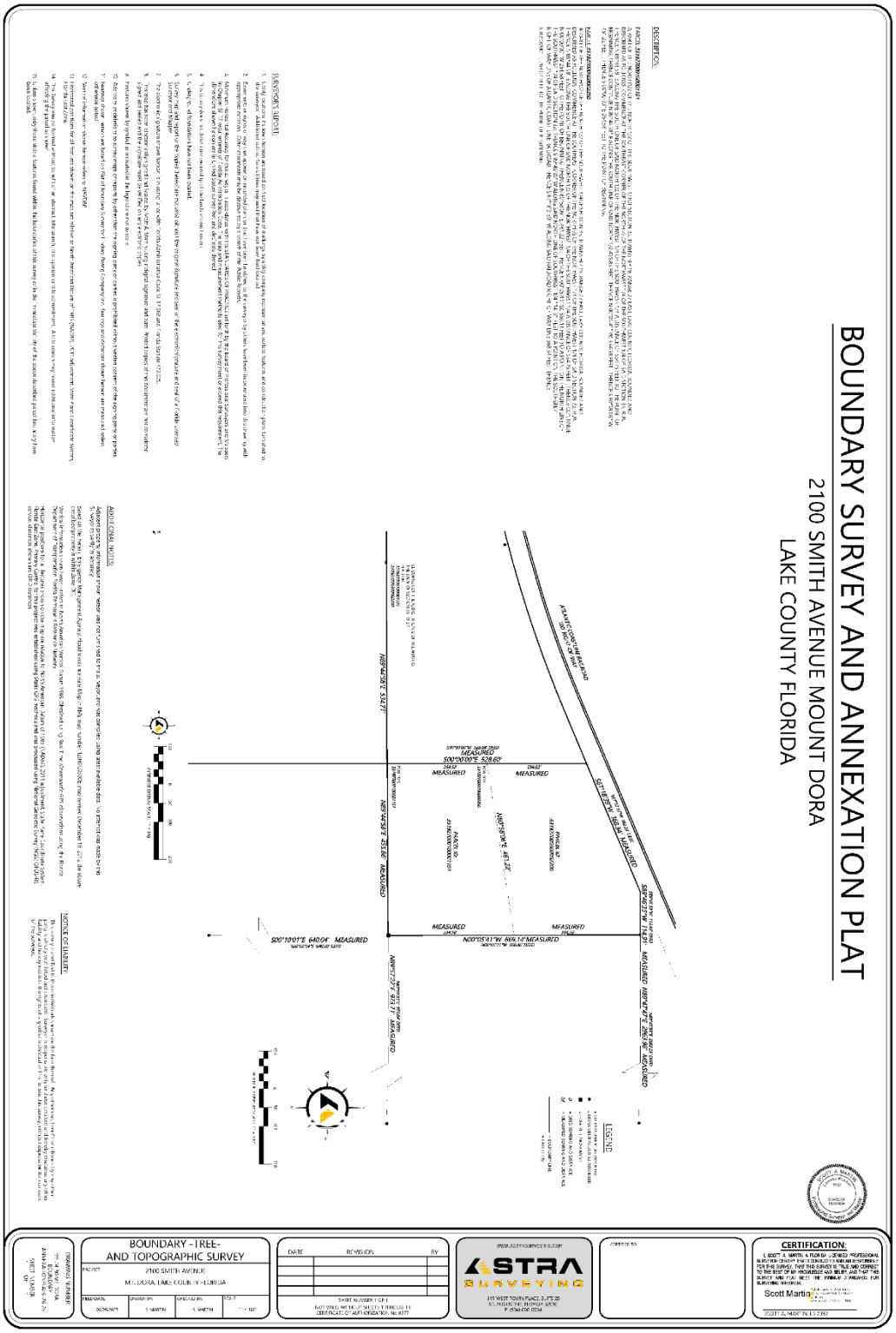


EXHIBIT "B"
Legal Description

PARCEL 331927000100001101
A PART OF THE NORTH1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 455.86 FEET; THENCE N 00°05'41" W, 334.58 FEET ; THENCE S 80°58'06" W 461.22 FEET ; THENCE S 00°00'00" E 264.58 FEET TO THE POINT OF BEGINNING.

PARCEL 331927000300002200
A PART OF THE NORTH1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET ; THENCE CONTINUE N 00°00'00" W 264.58 FEET TO THE POINT OF BEGINNING; THENCE N 80°58'06" E, 461.22 FEET; THENCE N 00°05'41" W, 669.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°46'35" W ALONG SAID NORTH LINE OF SOUTHWEST 1/4 114. 91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°18'3 39" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE 368.34 FEET; THENCE S 00°00'00" E, 264.02 FEET TO THE POINT OF BEGINNING.

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-16**, Small-Scale Future Land Use Map Amendment for Lindsley Paving Company, Inc.

Introduction:
This is a request for City Council to approve the final reading and adoption of Ordinance No. 2025-16.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Applicant Presentation
Testimony by others on behalf of applicant or opposition with a legitimate interest in the matter, who can provide substantial competent evidence.
Rebuttal by Applicant
Discussion
Council Action

Discussion:
As required by Florida Statutes, Section 166.041(4), the completed Business Impact Estimate is provided in Attachment #1. This request is associated with land use action. Additional information on the request and the application are provided in Attachment #2 (PZC/LPA Staff Report). The advertisements for the adoption hearing are provided in Attachment #3.

This Ordinance shall take effect 31 days after the adoption of the annexation Ordinance, per Florida Statutes.

The sequence of events leading to the presentation to City Council are as follows:

1. The Development Review Committee (DRC) reviewed Small-Scale Future Land Use Map Amendment and had no comments or objections to the request.

2. The Planning and Zoning Commission (PZC), acting as the Local Planning Agency, at their regularly scheduled meeting held on July 16, 2025, recommended approval of the Small-Scale Future Land Use Map Amendment.
3. The City Council at their regularly scheduled meeting held on August 5, 2025, approved the First Reading of Ordinance No. 2025-16 and the request to hold a hearing for the Second Reading and Adoption.

Budget Impact:
There are no budgetary impacts on the City in regards to processing the future land use map application.

Strategic Impact:
Future Land Use Map amendments which address density and/or intensity changes are consistent with Growth Management and Economic Development Goals to foster development and growth opportunities. GOAL 1: Economic Development; Objective 1.3. Attract new commercial businesses/residential development.

Strategic Initiative 1: Promote Economic Development
Promote Economic Development to position Mount Dora as a City with a diverse, vibrant, sustainable economy.

Recommendation:
City Council Approve the final reading and Adoption of Ordinance No. 2025-16.

Attachment(s):
1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - PZC Agenda Packet
3. Attachment #3 - Legal Notice
4. Ordinance 2025-16 FLUM_ 2100 Smith

Prepared by: Michele Janiszewski, Senior Planner
Reviewed by:

Michele Janiszewski, Senior Planner	Approved - 8/8/2025
Matthew Dodson, Budget Officer	Approved - 8/11/2025
Steven Weber, Finance Director	Approved - 8/11/2025
City Attorney, City Attorney	Approved - 8/13/2025
Jeanann Hand, City Clerk	Approved - 8/13/2025
Vince Sandersfeld, City Manager	Final Approval - 8/13/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER:	**ORDINANCE NO: 2025-16**
ORDINANCE TITLE:	**Amend the land use map for 6.41 acres of property owned by Lindsley Paving Company, Inc. to assign a City land use.**
DEPARTMENT:	**Planning and Zoning**
MEETING DATE:	**August 5, 2025 (First Reading)** **August 19, 2025 (Second Reading and Adoption)**

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Mount Dora's website by the time notice of the proposed ordinance is published.

ORDINANCE NO: 2025-16

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

[1] See Section 166.041(4)(c), Florida Statutes.

ATTACHMENT #1

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Mount Dora;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This ordinance amends the land use map to assign 6.41 acres a City land use. The property is located within the JPA which supports the City's long-term vision.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

N/A

ATTACHMENT #2

CITY OF MOUNT DORA

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

DATE DUE: July 16, 2025

TO: Planning and Zoning Commission

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

RE: Request for Future Land Use Map Amendment (Small-Scale) from County Regional Office to City Industrial, 6.41 +/- acres (Site Area); generally located east of US Highway 441 and north of Smith Avenue (Location); 2100 Smith Avenue (Site Address); Vlado Ivetic, Lindsley Paving Company (Property Owner, Applicant); Lindsley Paving Company (Project Name)
Project No. FLUM25-02SM

Recommendation:
Staff recommends approval with conditions of the above-referenced request for the Small-Scale Future Land Use Map Amendment and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation.

References/Support:
City of Mount Dora Comprehensive Plan 2045
City of Mount Dora Land Development Code
Chapter 163 Florida Statutes

Background/Information:
The applicant is requesting an amendment to the City's Future Land Use Map. The proposed amendment will change approximately 6.41 acres from County Regional Office to City Industrial. The proposal is for future development of a carwash facility and warehouses. The Applicant indicates the present use for the subject properties are for borrow pit activities.

EXISTING FLU	PROPOSED FLUM	SUBJECT SITE AREA	MAXIMUM INTENSITY ALLOWED
County Regional Office	City Industrial	6.41 acres	195,453 square feet

Development Summary - Maximums Intensity:
- From: County Regional Office Maximum Square Footage (FAR 3.0 x 6.41 acres): 837,658 sf
- To: City Commercial Maximum Square Footage (FAR 0.70 x 6.41 acres): 195,453 sf
- Change: 642,205 less square footage allowed.

ATTACHMENT #2

Future Land Use Element Policy 4.g(7): **Industrial:** This category is intended for light manufacturing, warehousing and storage associated with a business or industrial use, wholesaling, distribution, office and other related activities. Educational facilities shall not be allowed in this district. Industrial parks with good internal circulation and attractive appearance from adjacent roads are encouraged. Maximum impervious surface ratio is 0.65. Maximum FAR is 0.70.

Land Use Report:

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Regional Office	LM (Light Industrial)	Vacant
South	County	Urban Low	PUD	Residential (Hillside)
East	County	Regional Office	LM (Light Industrial)	Vacant
West	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home

Request Type: Small-Scale Future Land Use Map Amendment

Existing Use: Vacant Land, Borrow Pit

Proposed Use: Car Wash and Warehouse Facilties

Proposed Future Land Use: City Industrial (6.41 Acres)

Current Future Land Use: County Regional Office

Current Zoning: County Light Industrial (LM)

Proposed Zoning: City Workplace One (WP-1)

JPA: Yes, City of Mount Dora and Lake County Joint Planning Agreement

Overlay Zones/Areas: None

Critical State Concern: No

Site Area: 6.41 +/- acres

Housing: The proposed Future Land Use change will not negatively impact the projected housing population of City's Comprehensive Plan. The proposed change does not increase the amount of dwelling units allowed. Proposed non-residential designations..

ATTACHMENT #2

Traffic:	(Based on the industrial intensity): The proposed development for a carwash will result in 180 daily trips, 10 A.M peak hour and 19 P.M. peak hour trips of additional traffic on the surrounding transportation network. The surrounding roadway network has sufficient capacity to accommodate background growth and project traffic in the future condition.
Wastewater:	*Infrastructure Element Policy 1.d:* Average Daily Flow: Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise. The proposed change will not negatively impact current capacity and will reduce capacity needs for the site as the current FAR is 3.0 as opposed to the proposed FAR of 0.70.
Potable Water:	The minimum design for water distribution systems shall provide for at least 100 percent of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. Fire flows in commercial, institutional, industrial areas and apartment or multiunit complexes, shall provide a minimum of 1,500 gpm at a 20 psi residual pressure. The proposed change and will not negatively impact capacity.
Reclaim Water:	Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Policy 1.c(1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available at this location.
Solid Waste:	City's standard is 7.1 pounds per capita per day (LOS disposal).
Stormwater:	Protect water resources in Mount Dora. Control of erosion, sedimentation and flooding are mandatory. Limit post-improvement stormwater discharge to pre-improvement rates based on the 25-year, 96-hour storm. Building first floor elevations must be flood-free for the 100-year, 96-hour storm. Comply with Land Development Code Chapter 6.2 drainage standards.
Habitat:	The property is currently presently disturbed lands used for borrow pit activities. According to USDA Soil Survey, the property contains some areas with placid, Myakka, and candler sand soils providing for

	excessively wet and drained conditions. The subject site development does not propose impact to any unique or ecologically significant area of vegetation or Habitat.
Wetlands/ Environmental:	The subject 6.41 acres property is the site of a borrow pit. The subject application proposes to utilize the subject property for stormwater management purposes.

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

Notification:
JPA Notice to Lake County: July 17, 2025
Legal Ad for PZC: July 4, 2025
Notice to Lake County BCC [Ch. 171.044(3) F.S]: July 17, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal Ad: August 8, 2025

Public Hearing Schedule:
DRC: June 26, 2025
PZC: July 16, 2025
City Council: August 5, 2025

Attachments:
Vicinity Map
FLUM Area Map
Proposed Future Land Use Map
Exhibit A FLU Map II-2a
Application (on file)

ATTACHMENT #2

AERIAL MAP

N

Legend

City Limits

In

Out

Subject Parcels

Lindsley Paving Company LLC / 2100 Smith Avenue

0 0.05 0.1 0.2 Miles

Date Printed: 7/10/2025 10:34 AM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

ATTACHMENT #2

Vicinity Map

Legend

City Limits

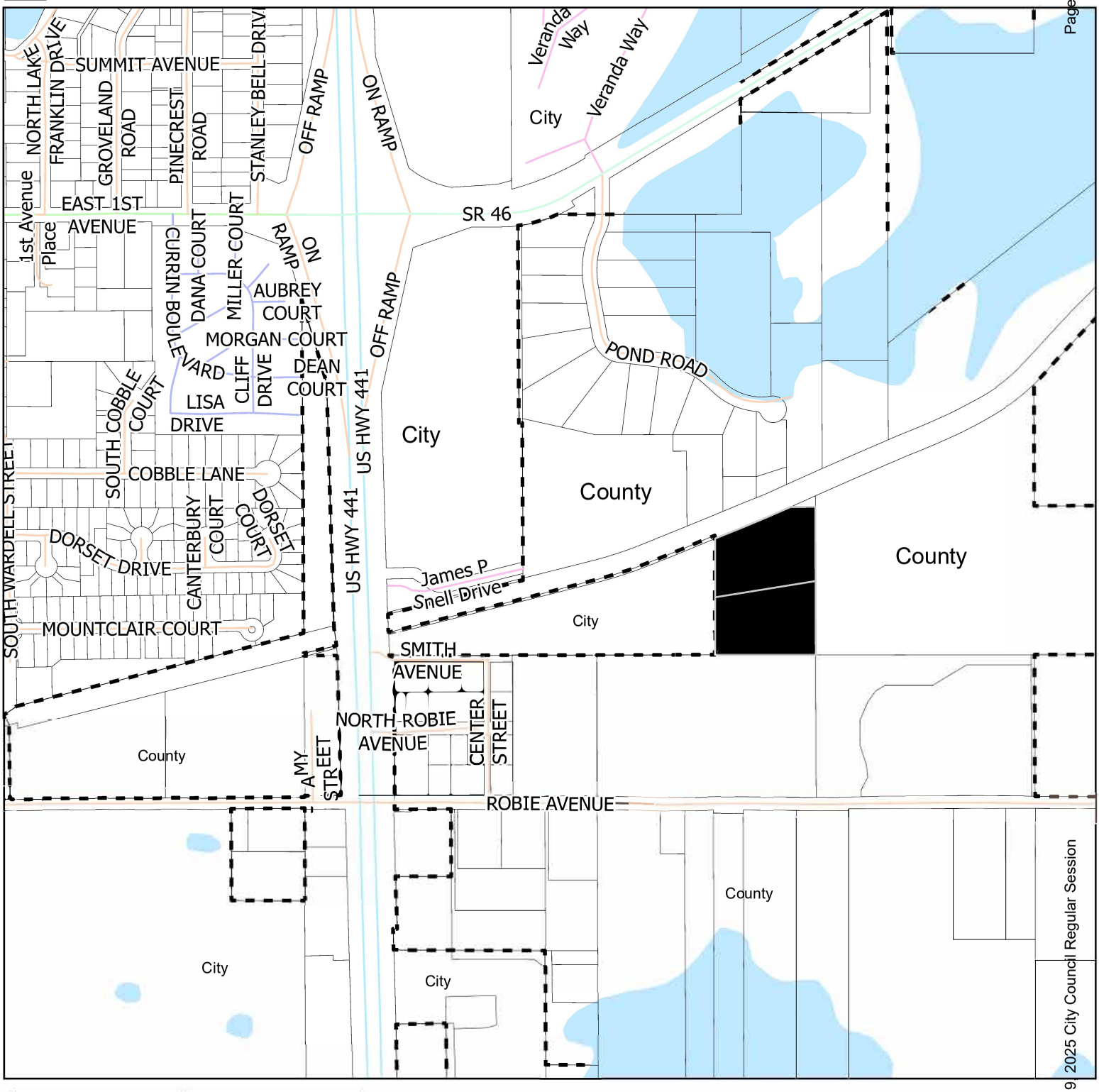
In

Out

Subject Parcels

Smith Avenue Properties
6.11 +/- Acres

N



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Date Printed: 6/20/2025 4:27 PM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

ATTACHMENT #2

Future Land Use Map
Composite City & Lake County

N

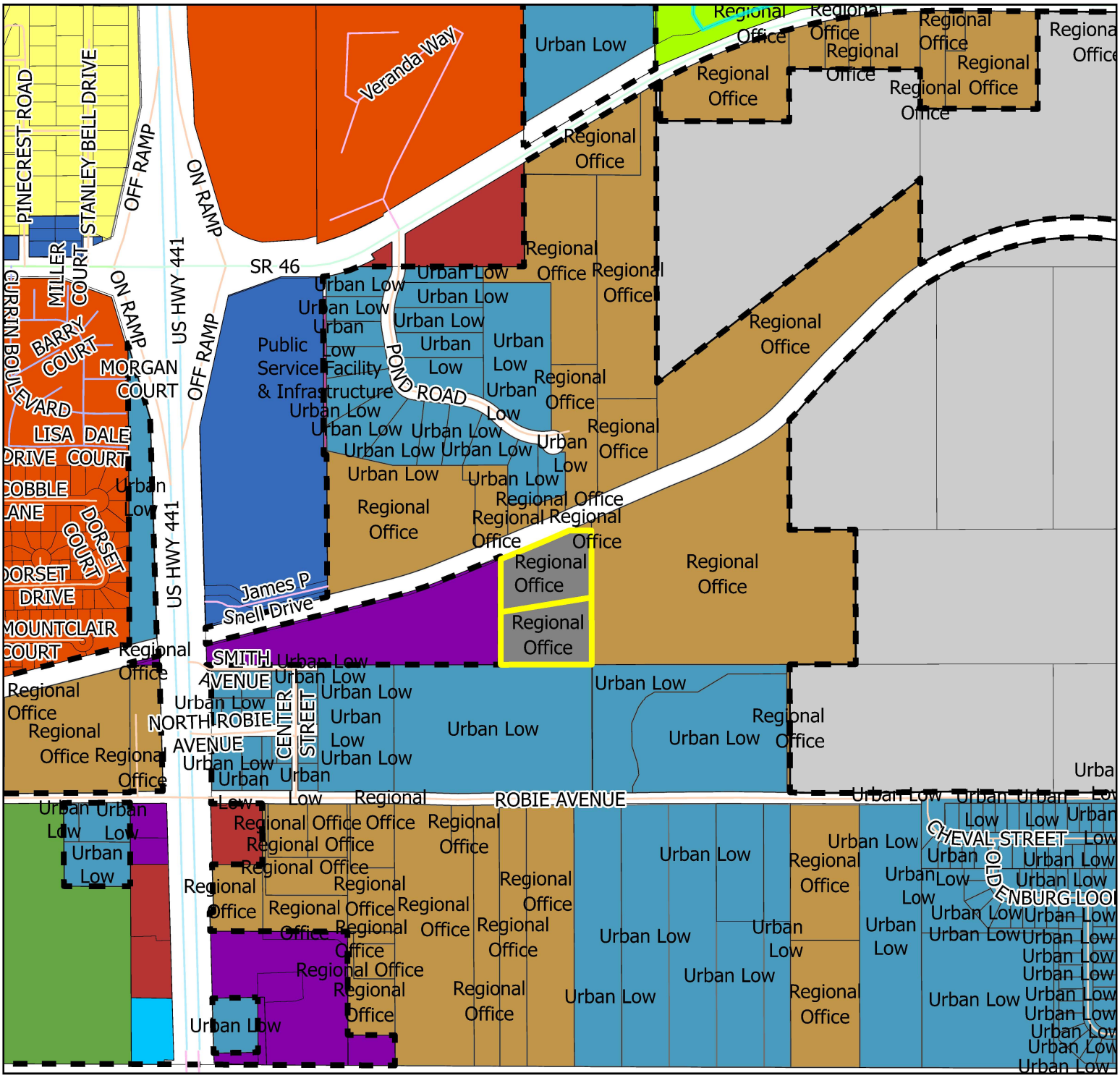
Legend

City Limits

In

Out

Subject Parcels



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Date Printed: 7/10/2025 12:40 PM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

CITY OF MOUNT DORA

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

FUTURE LAND USE MAP AMENDMENT SMALL-SCALE (10 ACRES OR LESS) APPLICATION

Date : May 20, 2025 Project Name: 2100 Smith Avenue

1. Applicant's Name: Vlado Ivetic
   Company's Name: Lindsley Paving Company
   Address: 1060 Belle Avenue
   City, State & Zip: Winter Springs, FL 32708
   Phone: 407-402-1796 E-mail: vlado@ivetictrucking.com

2. Owner's Name: Vlado Ivetic
   Company's Name: Lindsley Paving Company
   Address: 1060 Belle Avenue
   City, State & Zip: Winter Springs, FL 32708
   Phone: 407-405-1796 E-mail: vlado@ivetictrucking.com

3. The property generally located and list adjacent streets:
   US Hwy 441, Pond Road & Robie Avenue

4. The address(s) of the property: AK1124719-Pond Road, AK1124808-Robie Avenue

5. Size of property in Acres: 6.41 Square Feet:

6. Current Zoning District: County-LM, Light Industrial District

7. Requested Zoning District: WP-1, Workplace
   (Separate application required for change in zoning district)

8. Future Land Use Category : County - Regional Office

9. Requested Future Land Use Category: IND, Industrial

ATTACHMENT #2

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

Vacant, present use is borrow pit activities.

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

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

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg Off	LM / R-1	Borrow Pit
South	County	Urban LOW	LM / PUD	Borrow Pit
East	County	Reg Off	LM	Borrow Pit
West	City	IND	WP-1	Borrow Pit

(districts/categories may be abbreviated)

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

Vacant, present use is borrow pit activies.

14. Proposed use of property: Stormwater management facility for parcel AK1124727

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

16. State the reason for this request: Annexation

17. Describe changed condition justifying the amendment: Annexation

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

To match existing adjacent west parcel (AK1124727)

19. Describe the extent to which the proposed amendment is compatible with existing land uses:

To match existing adjacent west parcel (AK1124727) also owned by same property owner for future permitting as a single project.

ATTACHMENT #2

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: _____

The proposed use of the parcel will be for stormwater mgmt facility w/ no services required.

21. Describe the extent of environmental impacts on the resources of proposed amendment:

Existing use was permitted as a borrow pit. Proposed use will be for a stormwater mgmt facility.

22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: _____

Annexation of parcels to be permitted as a single project w/ adjacent west parcel (AK1124727)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

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

Signature of Applicant

Vlado Ivetic

Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 27th day of May 2025 by Vlado Ivetic who is personally known to me or who has produced _____ as identification and who did_____ or did not _____ take an oath.

SEAL:

MARKO DUVNJAK
Notary Public-State of Florida
Commission # HH 109039
My Commission Expires
July 16, 2025

Notary Public

Marko Duvnjak

Print or Type Name

BOUNDARY TREE AND TOPOGRAPHIC SURVEY

2100 SMITH AVENUE MOUNT DORA
LAKE COUNTY FLORIDA

DESCRIPTION:

PARCEL 1

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 39-43'55" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 534.56 FEET; THENCE N 00°00'00" W, 528.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°17'37" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 156.69 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3150.00 FEET (CHORD BEARING S 71°26'26" W, CHORD DISTANCE 477.11 FEET); THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 477.57 FEET TO THE END OF SAID CURVE; THENCE S 75-45'45" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 903.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE S 01°35'28" E ALONG SAID RIGHT-OF-WAY LINE 100.85 FEET; THENCE N 89°43'56"' E, 934.88 FEET TO THE POINT OF BEGINNING.

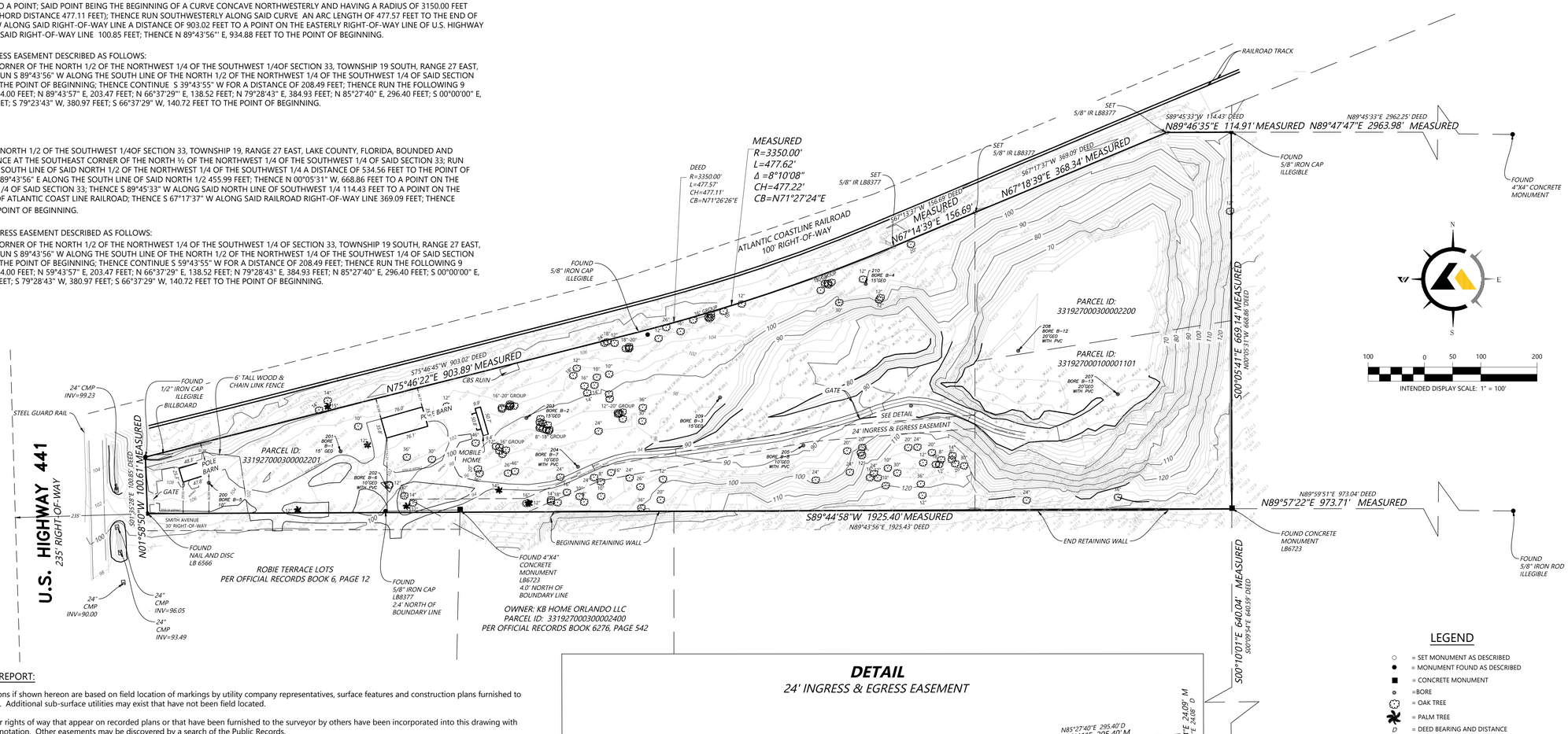
SUBJECT TO AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 9 COURSES TO WIT: N 00°00'00" W, 24.00 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29"' E, 138.52 FEET; N 79°28'43" E, 384.93 FEET; N 85°27'40" E, 296.40 FEET; S 00°00'00" E, 24.08 FEET; S 85°7'40" W, 293.24 FEET; S 79°23'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.

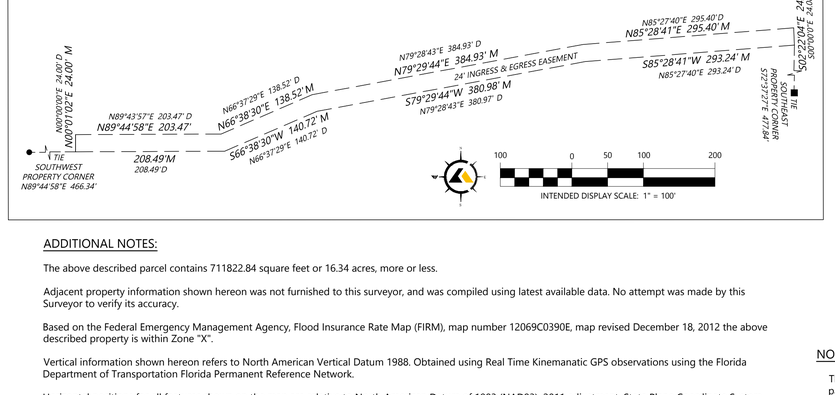
TOGETHER WITH

PARCEL 2

A PART OF THE NORTH1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 455.99 FEET; THENCE N 00°05'31" W, 668.86 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°45'33" W ALONG SAID NORTH LINE OF SOUTHWEST 1/4 114.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°17'37" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE 369.09 FEET; THENCE S 00°00'00" E, 528.04 FEET TO THE POINT OF BEGINNING.

ALONG WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 59°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 9 COURSES TO WIT: N 00°00'00" W, 24.00 FEET; N 59°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.93 FEET; N 85°27'40" E, 296.40 FEET; S 00°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.





LEGEND

- ○ = SET MONUMENT AS DESCRIBED
- ● = MONUMENT FOUND AS DESCRIBED
- ■ = CONCRETE MONUMENT
- = BORE
- = OAK TREE
- = PALM TREE
- D = DEED BEARING AND DISTANCE
- M = MEASURED BEARING AND DISTANCE
- = BOUNDARY LINE
- = PARCEL LINE
- = EASEMENT LINE
- = EDGE OF GRAVEL ROAD
- = FENCE LINE AS DESCRIBED

Bores Point Table				
Point #	Raw Description	Northing	Easting	Elevation
200	BORE B-5 10'	1621019.523	456220.619	106.4
201	BORE B-1 15'GEO	1621075.356	456454.633	104.6
202	BORE B-6 10'GEO W/PVC	1621011.940	456536.585	101.6
203	BORE B-2 15'GEO	1621134.656	456784.443	99.8
204	BORE B-7 10'GEO W/PVC	1621048.026	456876.000	93.7
205	BORE B-8 10'GEO W/PVC	1621085.867	457276.148	88.2
206	BORE B-9 10'GEO W/PVC	1621156.269	457467.440	88.0
207	BORE B-13 20'GEO W/PVC	1621177.259	457826.289	61.5
208	BORE B-12 20'GEO W/PVC	1621254.059	457657.610	60.3
209	BORE B-3 15'GEO	1621171.185	457128.388	99.1
210	BORE B-4 15'GEO	1621372.899	457386.953	105.9

SURVEYOR'S REPORT:

1. Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
3. Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
4. This survey does not determine ownership of the lands shown hereon.
5. Underground foundations have not been located.
6. Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
7. The electronic signature shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
8. This map has been electronically signed and Sealed by Scott A. Martin using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
9. Features shown by symbol as indicated in the legend are not to scale.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
11. Bearings shown hereon are based on Plat of Boundary Survey for Lindsey Paving Company Inc. Bearings and distances shown hereon are measured unless otherwise noted.
12. Vertical information shown hereon refers to NAVD88.
13. Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
14. This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
15. Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.

ADDITIONAL NOTES:

The above described parcel contains 711822.84 square feet or 16.34 acres, more or less.

Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

Based on the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), map number 12069C0390E, map revised December 18, 2012 the above described property is within Zone "X".

Vertical information shown hereon refers to North American Vertical Datum 1988. Obtained using Real Time Kinemanatic GPS observations using the Florida Department of Transportation Florida Permanent Reference Network.

Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Primary Control for this project was established using Static GPS methods and was processed using National Geodetic Survey (NGS) OPUS-RS service; distances shown are GRID distances.

NOTICE OF LIABILITY:

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

SCOTT A. MARTIN Professional Surveyor and Mapper Licensed Business Number 7392 STATE OF FLORIDA

CERTIFICATION:
I, SCOTT A. MARTIN A FLORIDA LICENSED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN FLORIDA.

SCOTT A. MARTIN, LB 7392

CERTIFIED TO:

WWW.ASTRASURVEYING.COM
ASTRA SURVEYING
319 WEST TOWN PLACE, SUITE 25
ST. AUGUSTINE, FLORIDA 32092
P: (904) 606-0234

DATE	REVISION	BY

SHEET NUMBER 7 OF 13
NOT VALID WITHOUT SHEETS 1 THROUGH 13
CERTIFICATE OF AUTHORIZATION No 8377.

BOUNDARY -TREE- AND TOPOGRAPHIC SURVEY
PROJECT: 2100 SMITH AVENUE MT. DORA, LAKE COUNTY FLORIDA

FIELD DATE:	DRAWN BY:	CHECKED BY:	SCALE:
11/21/2024	DVB	S. MCLEAN	1" = 100'

DRAWING NUMBER
99-24-80 MT DORA - BOUNDARY -TOPO- TREE SURVEY 12-23-24
SHEET NUMBER 1 OF 1

D:\ASTRA SURVEYING\ASTRA PROJECTS\99-24-80 SMITH AVE - MT DORA SURVEYS\AS-BUILTS-BOUNDARY\BOUNDARY SURVEY\CAD\99-24-80 MT DORA - BOUNDARY -TOPO- TREE SURVEY 12-23-24.DWG

ATTACHMENT #3

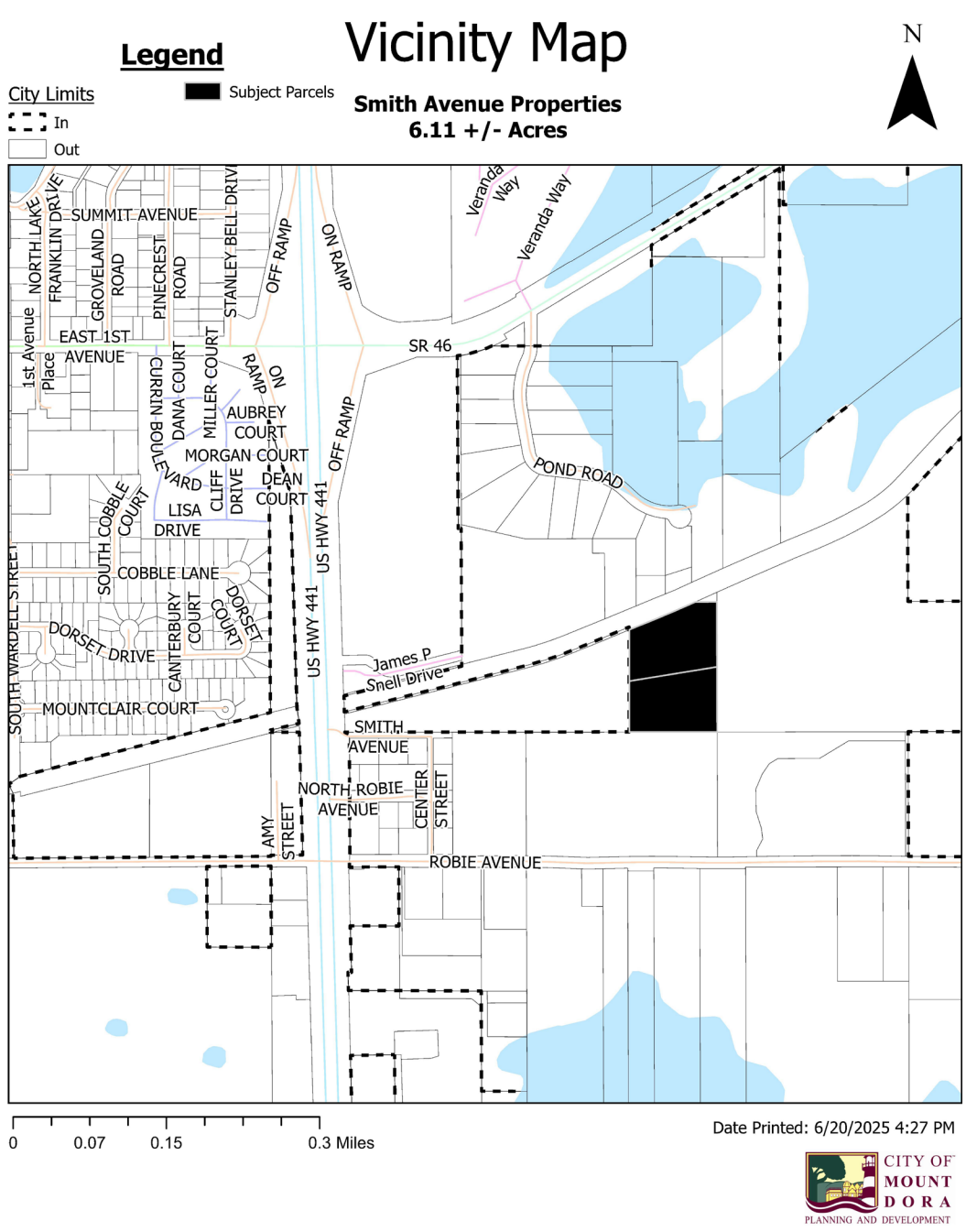
NOTICE OF COMPREHENSIVE PLAN CHANGE
FUTURE LAND USE MAP AMENDMENT
ORDINANCE NO. 2025-16
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the Planning and Zoning Commission and the City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-16 for proposed changes to the City of Mount Dora Comprehensive Plan to amend the Future Land Use Map. The title and substance of proposed Ordinance is as follows:

ORDINANCE NO: 2025-16

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045 FROM 'COUNTY REGIONAL OFFICE' TO 'CITY INDUSTRIAL' FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Further, the adoption of Ordinance No. 2025-16 includes a Future Land Use Map Amendment changing certain lands from County Regional Office to City Industrial as depicted on the map of this advertisement below:



The City Council of the City of Mount Dora, Florida will conduct public hearing to consider the adoption of Ordinance No. 2025-16 on **Tuesday, August 19, 2025**. The meeting will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed comprehensive plan amendment.

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

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

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

ATTACHMENT #3

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

For Questions or Comments, please email staff at **planning@mountdora.gov.**

Title in 18 point
2 column, 10.5 inch; Non-legal
Publish: August 8, 2025

ATTACHMENT #3

NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2025-16
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance No. 2025-16. The final public hearing on the ordinance will be held on **Tuesday, August 19, 2025 at 6:00 p.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance No. 2025-16 is as follows:

ORDINANCE NO: 2025-16

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045 FROM 'COUNTY REGIONAL OFAFICE' TO 'CITY INDUSTRIAL' FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

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

Notice: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

ATTACHMENT #3

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

Published (Legal Notice): August 8, 2025

ORDINANCE NO: 2025-16

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Florida Statutes, Section 163.3167 empowers the City of Mount Dora to adopt and amend the City of Mount Dora Comprehensive Plan 2045; and

WHEREAS, pursuant to Florida Statutes, Section 163.3187, Vlado Ivetic, Lindsley Paving Company (Property Owner) submitted an application to the City requesting a change in Future Land Use designation and amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to that property located on the east side of US Highway 441 and north of Smith Avenue, as depicted in **Exhibit "A"** attached hereto (Property); and

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

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

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

WHEREAS, on February 16, 2022, the City of Mount Dora Planning and Zoning Commission approved the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property; and

WHEREAS, Florida Statutes, Section 163.3187(2) allows the City conduct only one public hearing for Small-Scale Future Land Use Map Amendments; and

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

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

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

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

A. The Future Land Use designation of Industrial is hereby assigned to the Property located on the east side of US Highway 441 and north of Smith Avenue, Tax Parcel Identification Number 33-19-27-0003-000-02200 (Alt. Key 1142719) and 33-19-27-0003-000-02202 (Alt. Key 1124808) as depicted and graphically illustrated on **Exhibit "B"** (Future Land Use Map II-2a) with said Property being more particularly described in **Exhibit "C"** (Industrial).

B. The Future Land Use Map II-2a, of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, adopted by City of Mount Dora Ordinance No. 2020-04, on June 16, 2020; and as amended by City of Mount Dora Ordinance No. 2021-21, on November 16, 2021, is hereby further amended to include the Future Land Use assignments set forth herein.

SECTION 3. **IMPLEMENTING ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. **SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the requested Future Land Use change and amendment to Future Land Use Map II-2a of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

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

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

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

SECTION 8. **EFFECTIVE DATE.** This Ordinance shall be adopted as of the date hereof; however, shall not become effective until after the adoption of City of Mount Dora Ordinance 2022-04 and pursuant to Florida Statutes, Section 163.3187, which states that the subject small-scale Future Land Use Map amendment shall become effective 31 days after adoption of this Ordinance by the City, unless otherwise challenged within 30 days after said adoption. In the event of a timely challenge, the subject small-scale Future Land Use Map amendment shall become effective once the Florida Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted small-scale Future Land Use Map amendment is in compliance with the Plan or after the adoption of City of Mount Dora Ordinance 2022-04, whichever is later.

SINGLE AND FINAL READING: August 19, 2025

PASSED AND ADOPTED this 19th day of August, 2025

_____
JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

_____
Jeanann Hand, City Clerk

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

_____
Patrick Brackins, City Attorney

EXHIBIT "A"

Property Depiction Map

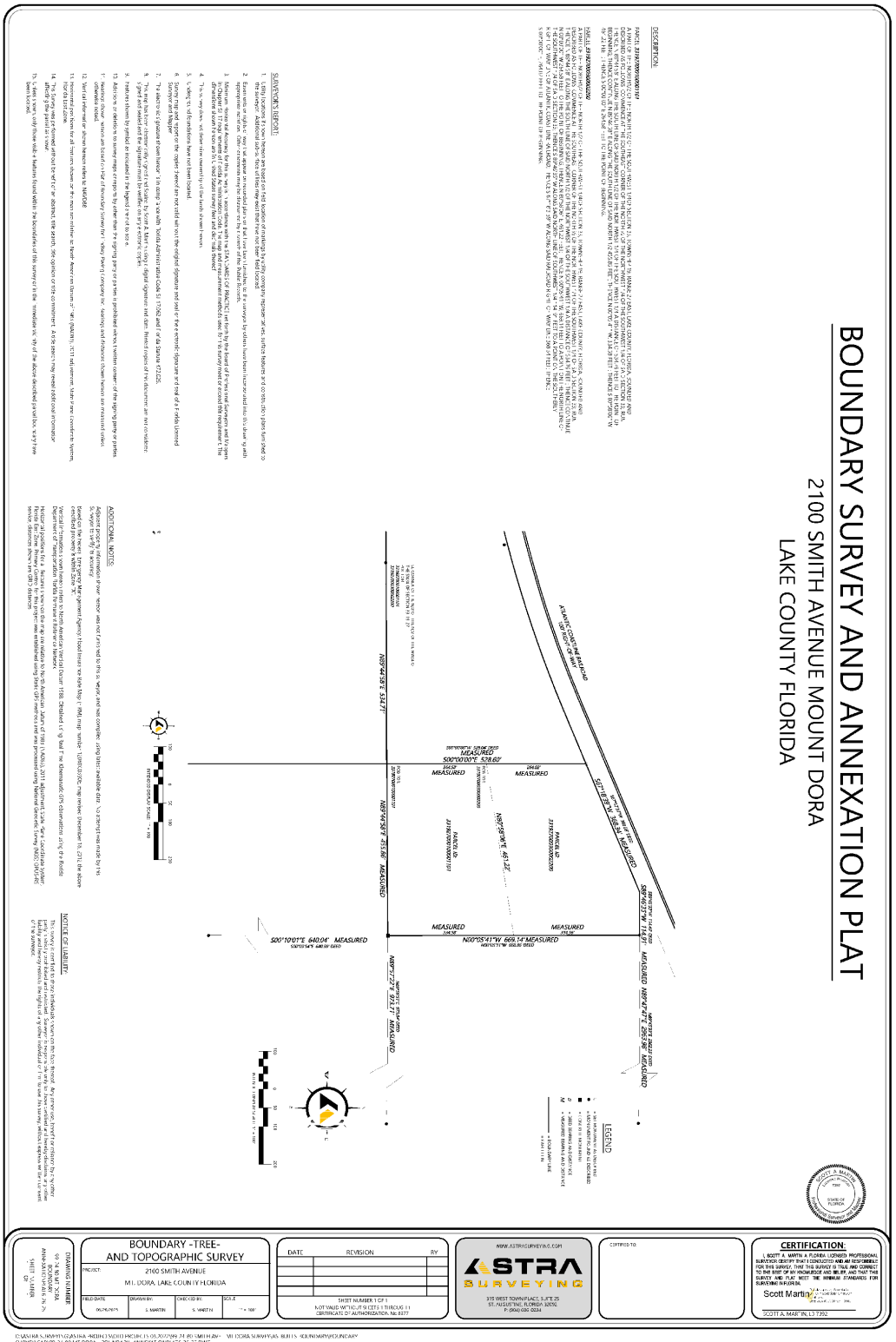


EXHIBIT "B"

Future Land Use Map Amendment

Future Land Use Map II-2a

City of Mount Dora
Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment - Owner Lindsley Paving Company
2100 Smith Avenue

Exhibit "~~A~~" B
Ordinance No. 2025-16

CITY OF MOUNT DORA

N

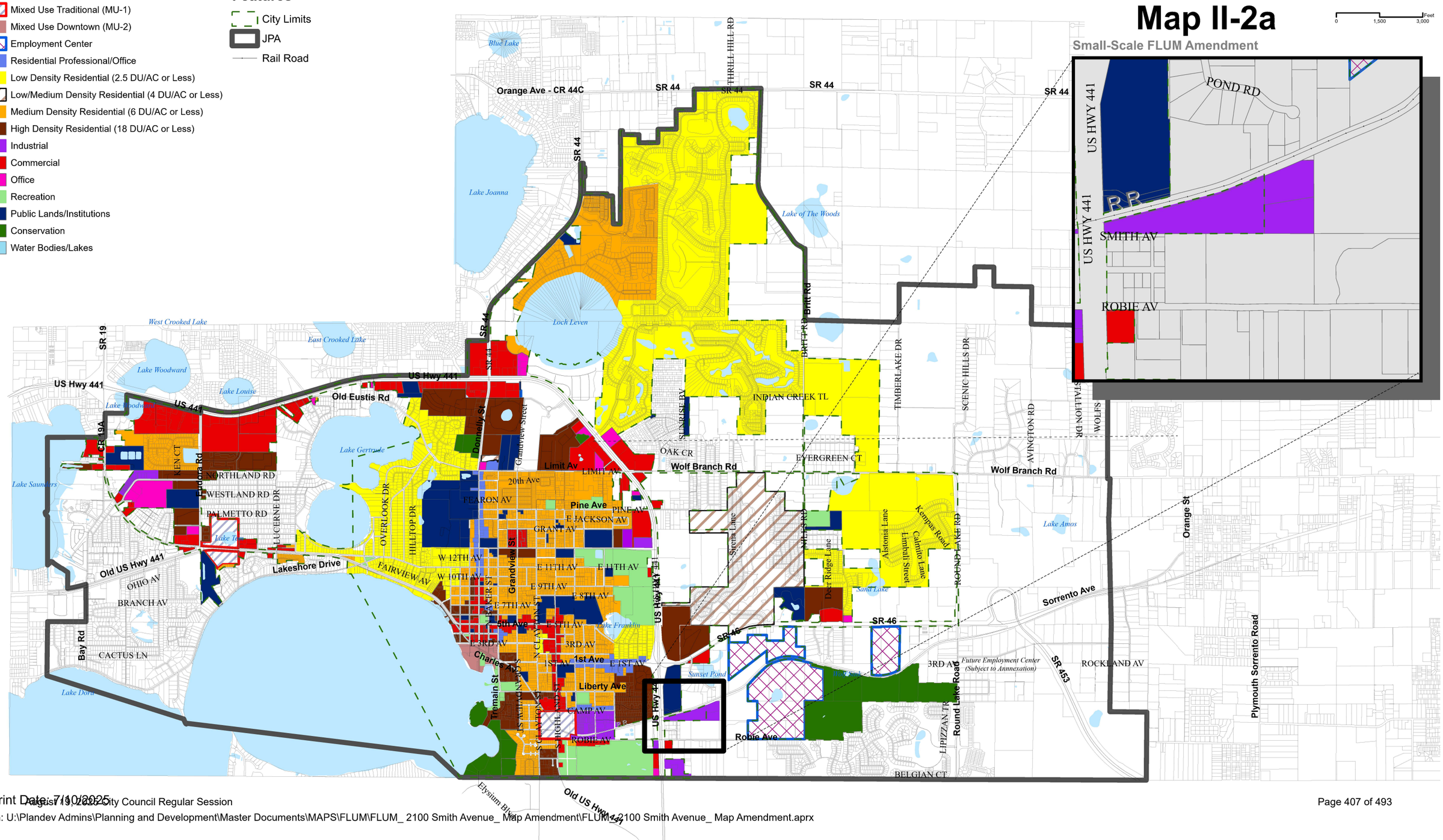
Existing: County Regional Office
Proposed: City Industrial

LEGEND:

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

Features

- City Limits
- JPA
- Rail Road



Prepared by: Mount Dora Planning and Development Dept.
510 North Baker Street
Mount Dora, Fl 32727
352-735-7112

Print Date: 7/10/2025

Path: U:\Plandev Admins\Planning and Development\Master Documents\MAPS\FLUM\FLUM_ 2100 Smith Avenue_ Map Amendment\FLUM_ 2100 Smith Avenue_ Map Amendment.aprx

EXHIBIT "C"
Legal Description

PARCEL 331927000100001101
A PART OF THE NORTH1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 455.86 FEET; THENCE N 00°05'41" W, 334.58 FEET ; THENCE S 80°58'06" W 461.22 FEET ; THENCE S 00°00'00" E 264.58 FEET TO THE POINT OF BEGINNING.

PARCEL 331927000300002200
A PART OF THE NORTH1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET ; THENCE CONTINUE N 00°00'00" W 264.58 FEET TO THE POINT OF BEGINNING; THENCE N 80°58'06" E, 461.22 FEET; THENCE N 00°05'41" W, 669.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°46'35" W ALONG SAID NORTH LINE OF SOUTHWEST 1/4 114. 91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°18'3 39" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE 368.34 FEET; THENCE S 00°00'00" E, 264.02 FEET TO THE POINT OF BEGINNING.

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-17**, Change in Zoning for Lindsley Paving Company, Inc.

Introduction:
This is a request for City Council to Approve the Final Reading and Adoption of Ordinance No. 2025-17, to change the zoning of 6.11 acres owned by Lindsley Paving Company, Inc.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:
As required by Florida Statutes, Section 166.041(4), Attachment #1 is the completed Business Impact Estimate. This request is associated with land use type action. The staff report and application are provided in Attachment #2. Legal advertisements for public hearings are included in Attachment #3.

The applicant has submitted annexation and future land use amendment application to run concurrently with the rezoning application.

The sequence of events leading to the presentation before City Council are as follows:

1. The Development Review Committee (DRC) reviewed the rezoning application and had no comments or objections to the request.
2. The Planning and Zoning Commission (PZC), at their regularly scheduled meeting held on July 16, 2025, recommended approval of the rezoning application.

3. The City Council at their regularly scheduled meeting held on August 5, 2025, approved the First Reading of Ordinance No. 2025-17 and the request to hold a hearing for the Second Reading and Adoption.

Budget Impact:
There are no budgetary impacts on the City in regards to the processing a rezoning application.

Strategic Impact:
Rezoning requests which address density and intensity changes are consistent with Growth Management Goals. This particular change in zoning is consistent with the City's goals for conservation protection measures and land use regulations.

Strategic Initiative 1: Promote Economic Development
Promote Economic Development to position Mount Dora as a City with a diverse, vibrant, sustainable economy.

Recommendation:
City Council Approve the Second Reading and Adoption of Ordinance No. 2025-17.

Attachment(s):
1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - PZC-LPA Agenda Packet
3. Attachment #3 - Legal Notice
4. Ordinance 2025-17 - 2100 Smith Ave Rezoning

Prepared by: Michele Janiszewski, Senior Planner
Reviewed by:

Michele Janiszewski, Senior Planner	Approved - 8/8/2025
Matthew Dodson, Budget Officer	Approved - 8/11/2025
Steven Weber, Finance Director	Approved - 8/11/2025
City Attorney, City Attorney	Approved - 8/13/2025
Jeanann Hand, City Clerk	Approved - 8/13/2025
Vince Sandersfeld, City Manager	Final Approval - 8/13/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER:	**ORDINANCE NO: 2025-17**
ORDINANCE TITLE:	**Assign a City zoning district to 6.41 acres of property owned by Lindsley Paving Company, Inc.**
DEPARTMENT:	**Planning and Zoning**
MEETING DATE:	**August 5, 2025 (First Reading)** **August 19, 2025 (Second Reading and Adoption)**

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Mount Dora's website by the time notice of the proposed ordinance is published.

ORDINANCE NO: 2025-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRCIT CLASSIFICATION CHANGE FROM COUNTY LIGHT INDUSTRIAL (LM) TO CITY WORKPLACE ONE (WP-1) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

[1] See Section 166.041(4)(c), Florida Statutes.

ATTACHMENT #1

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Mount Dora;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This ordinance assigns a City zoning district to 6.41 acres owned by Lindsley Paving Company, Inc.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

N/A

CITY OF MOUNT DORA

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

DATE DUE: July 16, 2025

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: **Request for Change in Zoning** from Light Industrial LM (County) to Workplace One WP-1 (City) for 6.41 Acres; located on the east side of US Highway 441 and north of Smith Avenue (Location); 2100 Smith Avenue (Site Address); Vlado Ivetic, Lindsley Paving Company (Owner, Applicant);
Project No.: Z25-01

Recommendation:
Staff recommends approval of the above-referenced request for change in zoning from County LM to City WP-1 and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment. Approval subject to Traffic Impact Analysis prior to filing of the Site Plan.

Reference/Support:
Section 3.3. *LDC*

Background:

Existing Use:	Vacant Land, Borrow Pit
Proposed Use:	Stormwater Management System
Proposed Zoning:	City WP-1
Current Zoning:	County LM (Light Industrial)
Future Land Use:	County Regional Office
Proposed FLU:	City Industrial
Overlay Zones/Areas:	None
FAR Maximum:	0.70
Site Area:	6.41
JPA:	Yes

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Regional Office	LM	Vacant
South	County	Urban Low	PUD	Residential (Hillside)
East	County	Regional Office	LM	Vacant
West	City	Industrial	WP-1	Vacant

The applicant is requesting a change of the zoning district for approximately 6.41 acres located on the east side of US 441 and north of Smith Avenue. The applicant has submitted annexation and future land use amendment applications to run concurrently with the rezoning application. The applicant has indicated the intended use to develop the 6.41 acre site for stormwater management purposes, when the adjoining property to the west comes forward with development application.

This parcel is located adjacent to US Highway 441, identified as a *Principal Arterial (Urban)* roadway (Map III-1 of the Roadway Functional Classification Map – City's Comprehensive Plan 2045). The requested change has less impacts from the existing County Light Manufacturing zoning district and is compatible with surrounding land use patterns along US Highway 441. Existing uses within this area ranges from City waste water plant, self-storage, fuel and oil facility, retail, used vehicle sales, church, land fill, truck storage, etc. Uses along Robie adjacent to the east consistent of residential and vacant lands. Robie Avenue is under Lake County jurisdiction.

The WP-1 zoning district is established tin order to identify and provide those geographic areas within the city that are appropriate for the development and maintenance of a light industrial, office, manufacturing and warehousing environment. The purpose of this district is to provide light, clean industrial development in an attractively design, park-type settings that allow for the manufacturing and/or distribution of previously prepared materials or finished products or parts including the processing, fabrication, assembly, treatment and packaging of such products. Service and commercial activities relating to the character of the district and supporting its activities and employees are permitted as conditional uses, however, this district is not intended to be commercial in character. Areas of the city in which these districts are appropriate re designated as "industrial" on the future land use map of the comprehensive plan (Section 3.4.11 *LDC*).

A review of the criteria in Section 3.3.4 of the Land Development Code reveals the following:

1. <u>The need and justification for the change</u>: The proposed change in zoning is associated with an annexation. Annexation of lands required assignment of both City Future Land Use and zoning designations. The applicant would like the ability to develop the subject site as a stormwater management system to support a future development of the adjoining property to the west for a carwash facility and warehouse facilities. The proposed car wash use is allowed under the C-3 (Highway Commercial) Zoning District, and not within the WP-1 Zoning District. The proposed warehouse facility use would be permitted, and restricted to the permitted uses detailed within Section 3.4.11 *LDC*. The proposed change in zoning is less intense and will have less impacts on City services.

2. <u>The effect of the change, if any, on the particular property and on surrounding property</u>: The proposed City WP-1 should not have a negative effect on this property nor on the surrounding property. The proposed zoning is consistent with the land use pattern and character of the area. Again, as stated in previous criteria, the proposed change in zoning is less intense and will have less impacts on City services.

3. The relationship of the proposed amendment to the purpose of the City's *Comprehensive Plan*, with appropriate consideration as to whether the proposed change will further the purpose of this Code and the Plan: Again, the proposed change in zoning is associated with an annexation. The proposed WP-1 zoning will require a small scale Future Land Use Map Amendment from County Regional Office to City Industrial. The proposed change to WP-1 and City Industrial is consistent with the City's Comprehensive Plan.

4. The availability and provision of adequate services and facilities: Services and facilities are currently available to this property. However, at the time of writing this memorandum, Wastewater Treatment Plant #2 (WWTP2) is at or nearing capacity, and capacity is not available for not approved or unpermitted projects.

5. The impact on the natural environment: There are no adverse impacts on the natural environment as a result of this rezoning. Development of the site will require a tree removal and replacement mitigation plan.

Notifications:
JPA Notice to Lake County: July 17, 2025
Legal Notice PZC/CC: July 4, 2025
Notice to Surrounding Owners: July 4, 2025
Non-Legal with Map Ad City Council 1st Reading: July 4, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal with Map Ad City Council Adoption: August 8, 2025

Public Hearing Schedule:
DRC: June 26, 2025
PZC: July 16, 2025 (10:00 am)
City Council 1st Reading: August 5, 2025 (6:00pm)
City Council 2nd Reading/Adoption: August 19, 2025 (6:00pm)

Attachments:
Vicinity Map
Aerial Map
Zoning Area Map
Application (On-file)

Attachment #2

AERIAL MAP

N

Legend

City Limits

In

Out

Subject Parcels

Lindsley Paving Company LLC / 2100 Smith Avenue

0 0.05 0.1 0.2 Miles

Date Printed: 7/10/2025 10:34 AM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

Attachment #2

Vicinity Map

Legend

City Limits

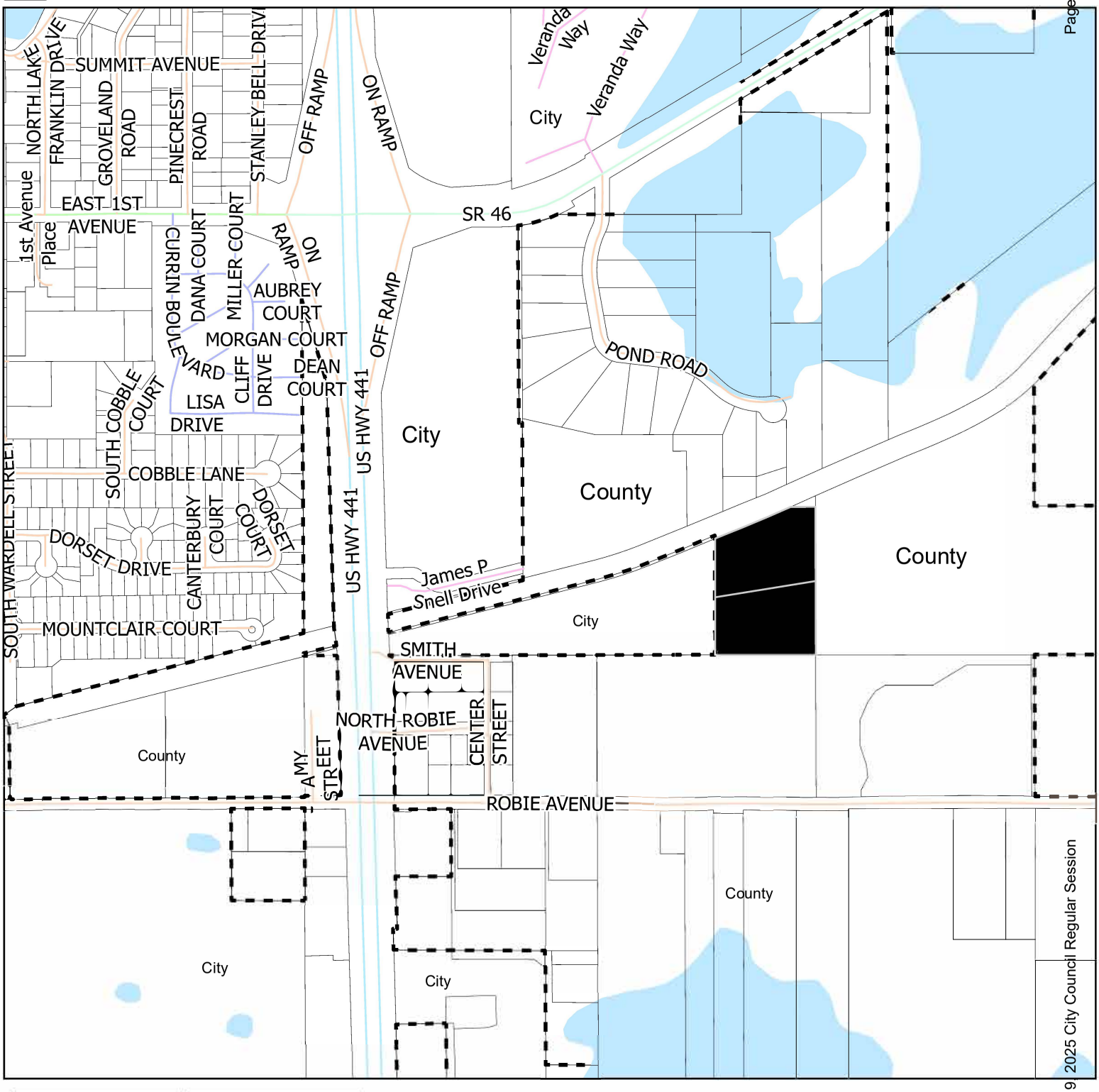
In

Out

Subject Parcels

Smith Avenue Properties
6.11 +/- Acres

N



0 0.07 0.15 0.3 Miles

Date Printed: 6/20/2025 4:27 PM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

Attachment #2

Zoning Area Map
Composite City & Lake County

N

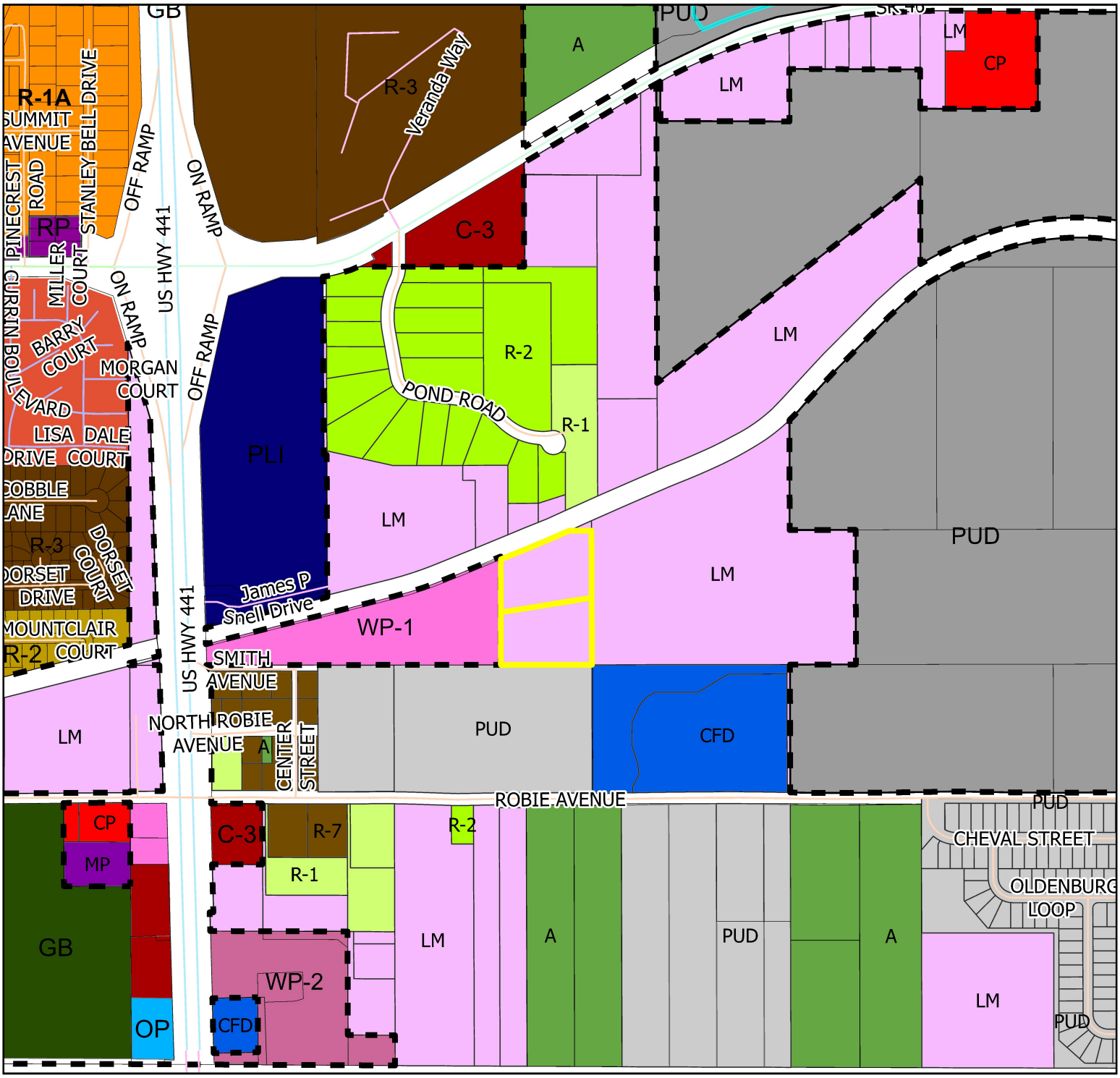
Legend

City Limits

In

Out

Subject Parcels



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Date Printed: 7/10/2025 12:32 PM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

Z25-01

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

REZONING APPLICATION

Date: May 20, 2025

1. Applicant's Name: Vlado Ivetic
   Company's Name: Lindsley Paving Company
   Address: 1060 Belle Avenue
   City, State & Zip: Winter Springs, FL 32708
   Phone: 407-402-1796 E-mail: vlado@ivetictrucking.com

2. Owner's Name: Vlado Ivetic
   Company's Name: Lindsley Paving Company
   Address: 1060 Belle Avenue
   City, State & Zip: Winter Springs, FL 32708
   Phone: 407-402-1796 E-mail: vlado@ivetictrucking.com

3. The property generally located and list adjacent streets:
   US Hwy 441, Pond Road & Robie Avenue

4. The address(s) of the property: AK1124719-Pond Road, AK1124808-Robie Avenue

5. Size of property in Acres: 6.41 Square Feet:

6. Current Zoning District: County - LM, Light Industrial District

7. Requested Zoning District: WP-1 Workplace

8. Future Land Use Category: IND, Industrial

9. Present use and structures on the property (list number of residential dwelling units):
   Vacant, present use is borrow pit activities

10. Building Size (Existing): None

11. Proposed use of property: Industrial

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

To match existing adjacent west parcel (AK1124727) within City of Mount Dora jurisdiction for ease of permitting the parcels within the city as single project.

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

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

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg. Office	LM / R-1	Borrow Pit
South	County	Urban LOW	LM / PUD	Borrow Pit
East	County	Reg. Office	LM	Borrow Pit
West	City	IND	WP-1	Borrow Pit

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

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

Signature of Applicant

Vl adb vetic
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

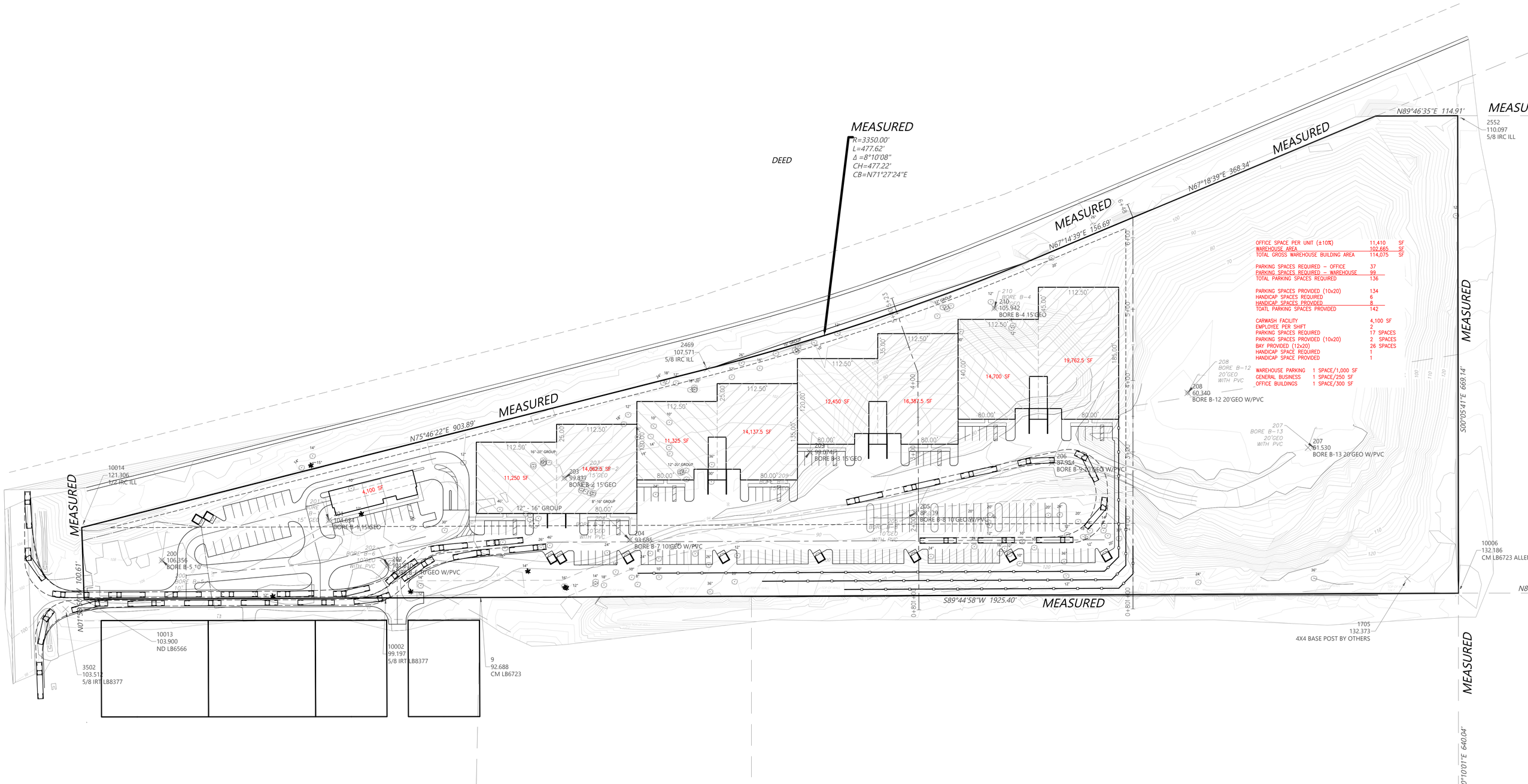
The foregoing instrument was acknowledged before me this 20th day of May 2025 by Vl adb vetic who is personally known to me or who has produced _____ as identification and who did_____ or did not _____ take an oath.

SEAL:

MARKO DUVNJAK
Notary Public-State of Florida
Commission # HH 109039
My Commission Expires
July 16, 2025

Notary Public

Marko Du vnj ak
Print or Type Name


MEASURED
R=3350.00'
L=477.62'
Δ =8°10'08"
CH=477.22'
CB=N71°27'24"E
DEED
MEASURED
N67°18'39"E 368.34'
MEASURED
N89°46'35"E 114.91'
MEASURED
N67°14'39"E 156.69'
MEASURED
N75°46'22"E 903.89'
MEASURED
S89°44'58"W 1925.40'
MEASURED
S00°05'41"E 669.14'
MEASURED
S00°10'01"E 640.04'
MEASURED
N01°50'00"W 100.61'
2469
107.571
5/8 IRC ILL
2552
110.097
5/8 IRC ILL
10014
121.306
1/2 IRC ILL
10006
132.186
CM LB6723 ALLE
10013
103.900
ND LB6566
3502
103.512
5/8 IRT LB8377
10002
99.197
5/8 IRT LB8377
9
92.688
CM LB6723
1705
132.373
4X4 BASE POST BY OTHERS
OFFICE SPACE PER UNIT (±10%) 11,410 SF
WAREHOUSE AREA 102,665 SF
TOTAL GROSS WAREHOUSE BUILDING AREA 114,075 SF
PARKING SPACES REQUIRED – OFFICE 37
PARKING SPACES REQUIRED – WAREHOUSE 99
TOTAL PARKING SPACES REQUIRED 136
PARKING SPACES PROVIDED (10x20) 134
HANDICAP SPACES REQUIRED 6
HANDICAP SPACES PROVIDED 8
TOATL PARKING SPACES PROVIDED 142
CARWASH FACILITY 4,100 SF
EMPLOYEE PER SHIFT 2
PARKING SPACES REQUIRED 17 SPACES
PARKING SPACES PROVIDED (10x20) 2 SPACES
BAY PROVIDED (12x20) 26 SPACES
HANDICAP SPACE REQUIRED 1
HANDICAP SPACE PROVIDED 1
WAREHOUSE PARKING 1 SPACE/1,000 SF
GENERAL BUSINESS 1 SPACE/250 SF
OFFICE BUILDINGS 1 SPACE/300 SF
19,762.5 SF
14,700 SF
16,387.5 SF
12,450 SF
14,137.5 SF
11,325 SF
14,662.5 SF
11,250 SF
4,100 SF
12" - 16" GROUP
BORE B-4 15'GEO
BORE B-3 15'GEO
BORE B-2 15'GEO
BORE B-1 15'GEO
BORE B-5 10
BORE B-7 10'GEO W/PVC
BORE B-8 10'GEO W/PVC
BORE B-9 10'GEO W/PVC
BORE B-12 20'GEO W/PVC
BORE B-13 20'GEO W/PVC
BORE B-6 10'GEO WITH PVC
BORE B-12 20'GEO WITH PVC
BORE B-13 20'GEO WITH PVC

BOUNDARY TREE AND TOPOGRAPHIC SURVEY

2100 SMITH AVENUE MOUNT DORA
LAKE COUNTY FLORIDA

DESCRIPTION:

PARCEL 1

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 39-43'55" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 534.56 FEET; THENCE N 00°00'00" W, 528.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°17'37" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 156.69 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3150.00 FEET (CHORD BEARING S 71°26'26" W, CHORD DISTANCE 477.11 FEET); THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 477.57 FEET TO THE END OF SAID CURVE; THENCE S 75-45'45" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 903.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE S 01°35'28" E ALONG SAID RIGHT-OF-WAY LINE 100.85 FEET; THENCE N 89°43'56"' E, 934.88 FEET TO THE POINT OF BEGINNING.

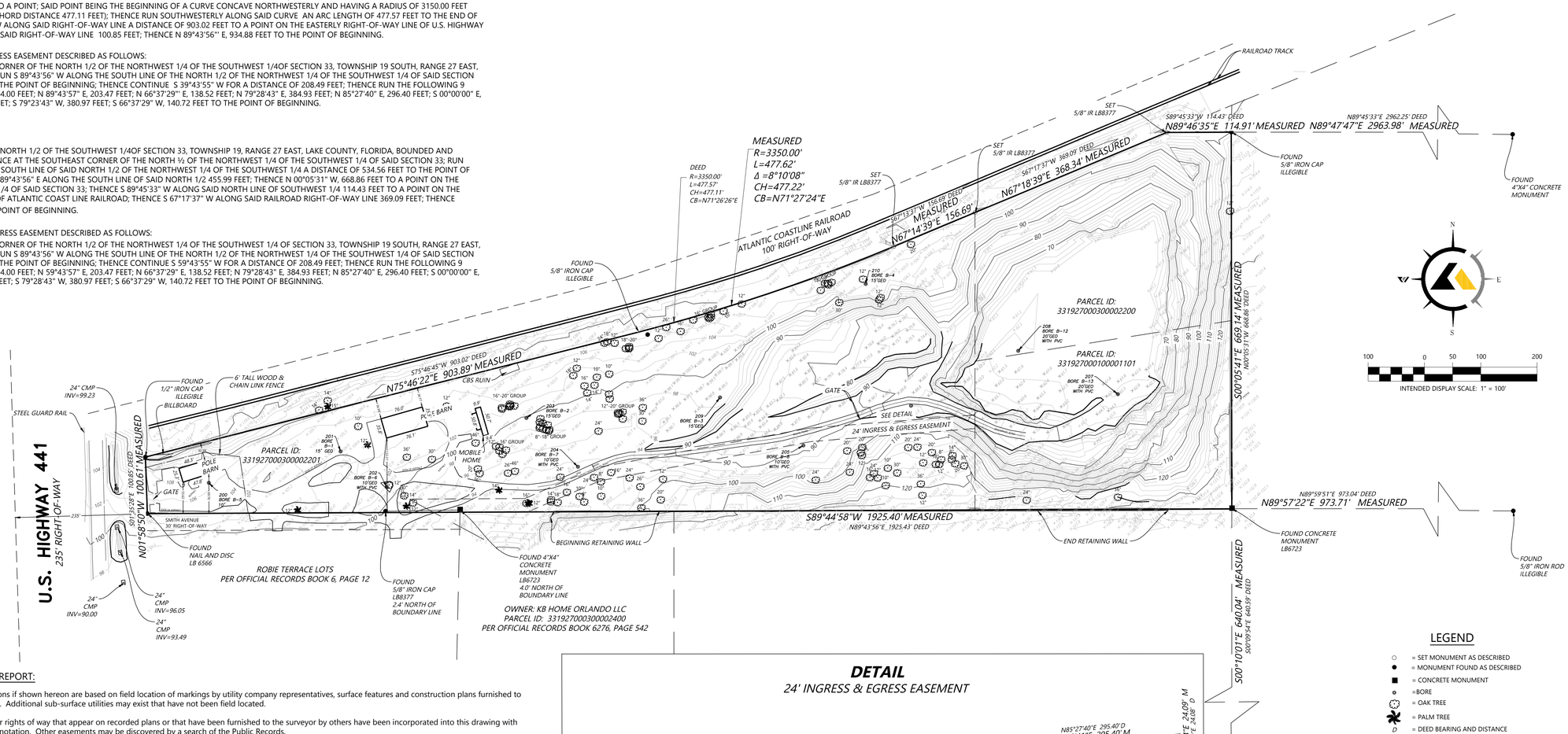
SUBJECT TO AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 9 COURSES TO WIT: N 00°00'00" W, 24.00 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29"' E, 138.52 FEET; N 79°28'43" E, 384.93 FEET; N 85°27'40" E, 296.40 FEET; S 00°00'00" E, 24.08 FEET; S 85°7'40" W, 293.24 FEET; S 79°23'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 2

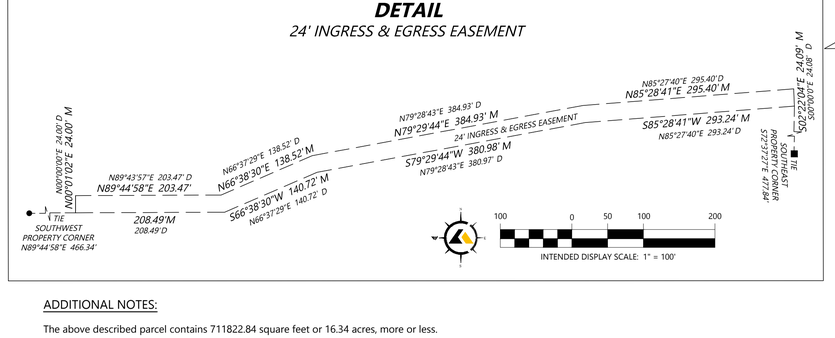
A PART OF THE NORTH1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 455.99 FEET; THENCE N 00°05'31" W, 668.86 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°45'33" W ALONG SAID NORTH LINE OF SOUTHWEST 1/4 114.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°17'37" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE 369.09 FEET; THENCE S 00°00'00" E, 528.04 FEET TO THE POINT OF BEGINNING.

ALONG WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 59°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 9 COURSES TO WIT: N 00°00'00" W, 24.00 FEET; N 59°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.93 FEET; N 85°27'40" E, 296.40 FEET; S 00°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S REPORT:

1. Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
3. Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
4. This survey does not determine ownership of the lands shown hereon.
5. Underground foundations have not been located.
6. Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
7. The electronic signature shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
8. This map has been electronically signed and Sealed by Scott A. Martin using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
9. Features shown by symbol as indicated in the legend are not to scale.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
11. Bearings shown hereon are based on Plat of Boundary Survey for Lindsey Paving Company Inc. Bearings and distances shown hereon are measured unless otherwise noted.
12. Vertical information shown hereon refers to NAVD88.
13. Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
14. This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
15. Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.



LEGEND

- = SET MONUMENT AS DESCRIBED
- = MONUMENT FOUND AS DESCRIBED
- = CONCRETE MONUMENT
- = BORE
- = OAK TREE
- = PALM TREE
- D = DEED BEARING AND DISTANCE
- M = MEASURED BEARING AND DISTANCE
- = BOUNDARY LINE
- = PARCEL LINE
- = EASEMENT LINE
- = EDGE OF GRAVEL ROAD
- = FENCE LINE AS DESCRIBED

Bores Point Table

Point #	Raw Description	Northing	Easting	Elevation
200	BORE B-5 10'	1621019.523	456020.619	106.4
201	BORE B-1 15'GEO	1621075.356	456454.633	104.6
202	BORE B-6 10'GEO W/PVC	1621011.940	456536.585	101.6
203	BORE B-2 15'GEO	1621134.656	456784.443	99.8
204	BORE B-7 10'GEO W/PVC	1621048.026	456876.000	93.7
205	BORE B-8 10'GEO W/PVC	1621085.867	457276.148	88.2
206	BORE B-9 10'GEO W/PVC	1621156.269	457467.440	88.0
207	BORE B-13 20'GEO W/PVC	1621177.259	457826.289	61.5
208	BORE B-12 20'GEO W/PVC	1621254.059	457657.610	60.3
209	BORE B-3 15'GEO	1621171.185	457128.388	99.1
210	BORE B-4 15'GEO	1621372.899	457386.953	105.9

ADDITIONAL NOTES:

The above described parcel contains 711822.84 square feet or 16.34 acres, more or less.

Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

Based on the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), map number 12069C0390E, map revised December 18, 2012 the above described property is within Zone "X".

Vertical information shown hereon refers to North American Vertical Datum 1988. Obtained using Real Time Kinemanatic GPS observations using the Florida Department of Transportation Florida Permanent Reference Network.

Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Primary Control for this project was established using Static GPS methods and was processed using National Geodetic Survey (NGS) OPUS-RS service; distances shown are GRID distances.

NOTICE OF LIABILITY:

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

SCOTT A. MARTIN Professional Surveyor and Mapper Licensed Business Number 7392 STATE OF FLORIDA

CERTIFICATION:
I, SCOTT A. MARTIN A FLORIDA LICENSED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN FLORIDA.

SCOTT A. MARTIN, LB 7392

CERTIFIED TO:

WWW.ASTRASURVEYING.COM
ASTRA SURVEYING
319 WEST TOWN PLACE, SUITE 25
ST. AUGUSTINE, FLORIDA 32092
P: (904) 606-0234

DATE	REVISION	BY

SHEET NUMBER 7 OF 13
NOT VALID WITHOUT SHEETS 1 THROUGH 13
CERTIFICATE OF AUTHORIZATION No 8377.

BOUNDARY -TREE- AND TOPOGRAPHIC SURVEY
PROJECT: 2100 SMITH AVENUE MT. DORA, LAKE COUNTY FLORIDA

FIELD DATE:	DRAWN BY:	CHECKED BY:	SCALE:
11/21/2024	DVB	S. MCLEAN	1" = 100'

DRAWING NUMBER
99-24-80 MT DORA - BOUNDARY -TOPO- TREE SURVEY 12-23-24
SHEET NUMBER 1 OF 1

D:\ASTRA SURVEYING\ASTRA PROJECTS\99-24-80 SMITH AVE - MT DORA SURVEYS\AS-BUILTS-BOUNDARY\BOUNDARY SURVEY\CAD\99-24-80 MT DORA - BOUNDARY -TOPO- TREE SURVEY 12-23-24.DWG

ATTACHMENT #3

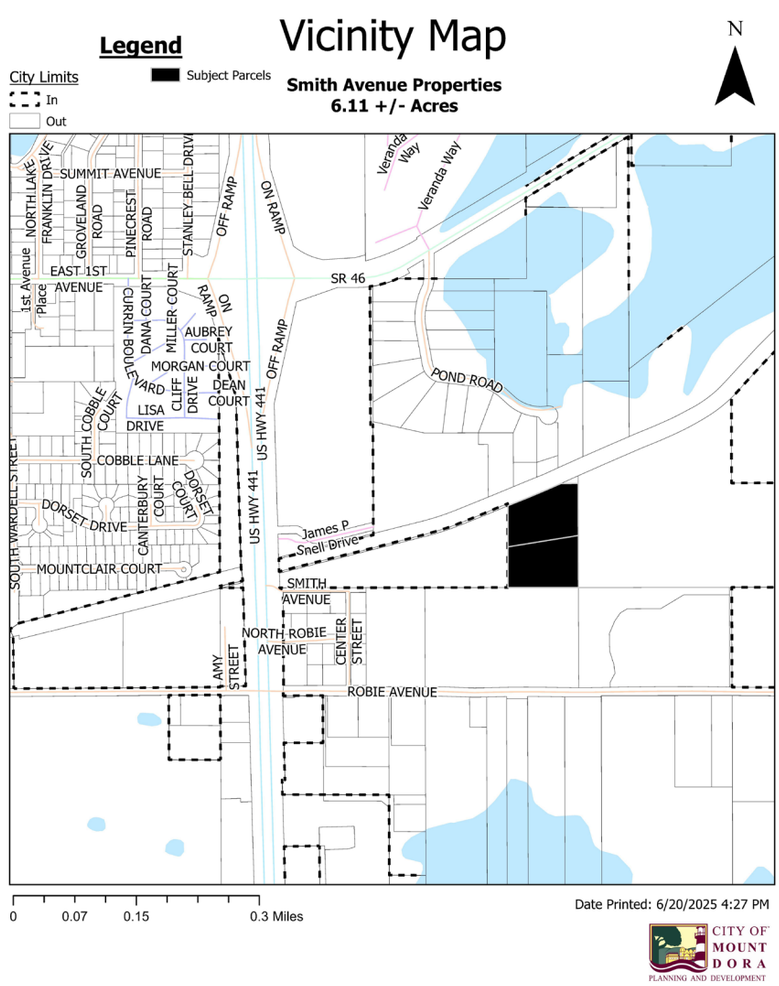
NOTICE OF ZONING CHANGE
ORDINANCE NO. 2025-17
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida will conduct a public hearings to consider the adoption of Ordinance No. 2025-17 for proposed changes to the City of Mount Dora Zoning Map. The title and substance of proposed Comprehensive Plan Ordinance is as follows:

ORDINANCE NO: 2025-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRCIT CLASSIFICATION CHANGE FROM COUNTY LIGHT INDUSTRIAL (LM) TO CITY WORKPLACE ONE (WP-1) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Further, the adoption of Ordinance No. 2025-17 includes a Zoning Map Amendment changing certain lands from County Light Industrial to City Workplace One as depicted on the map of this advertisement below:



ATTACHMENT #3

The City Council of the City of Mount Dora, Florida will conduct a public hearing to consider the adoption of Ordinance No. 2025-17 on **Tuesday, August 19, 2025**. This meeting will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed change in zoning.

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

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

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

For Questions or Comments, please email staff at **planning@mountdora.gov.**

Title in 18 point
2 column, 10.5 inch; Non-legal

Publish: August 8, 2025

ATTACHMENT #3

NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2025-17
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance No. 2025-17. The final public hearing on the ordinance will be held on **Tuesday, August 19, 2025, at 6:00 p.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance No. 2025-17 is as follows:

ORDINANCE NO: 2025-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRCIT CLASSIFICATION CHANGE FROM COUNTY LIGHT INDUSTRIAL (LM) TO CITY WORKPLACE ONE (WP-1) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

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

Notice: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

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

ATTACHMENT #3

For Questions or Comments, please email planning@cityofmountdora.com

Published (Legal Notice): August 8, 2025

ORDINANCE NO: 2025-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY LIGHT INDUSTRIAL (LM) TO CITY WORKPLACE ONE (WP-1) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Vlado Ivetic, Lindsley Paving Company (Property Owner) is the fee simple owner of the property submitted an application requesting a zoning district classification change and a Zoning Map amendment for that property located on the east side of US Highway 441 and north of Smith Avenue, as depicted on **Exhibit "A"**, attached hereto (Property); and

WHEREAS, the requested zoning district classification change and Zoning Map amendment are consistent with the City of Mount Dora Comprehensive Plan and meet the criteria established by Florida Statutes, Chapter 166; and

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

WHEREAS, on July 16, 2025, the City of Mount Dora Planning and Zoning Commission recommended that the City Council adopt the requested zoning district classification change and Zoning Map Amendment and found same consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Mount Dora held a duly noticed public hearing on the proposed zoning district classification change for the Property to City Workplace One (WP-1) considered the findings and advice of staff and considered the written information, oral comments and supporting data and analysis provided by citizens and all interested parties; and

WHEREAS, the City of Mount Dora finds such zoning district classification change and Zoning Map amendment consistent with the City's Comprehensive Plan and that same serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

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

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

SECTION 2. **ZONING DISTRICT CLASSIFICATION CHANGE.** Pursuant to City of Mount Dora Land Development Code, Chapter III, the Property as more particularly described below is rezoned to the Workplace One (WP-1) zoning classification from its previous designation as County Light Industrial (LM), as legally described per **Exhibit "B"**;

SECTION 3. **OFFICIAL ZONING MAP AMENDMENT.** The Official City Zoning Map of the City of Mount Dora shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance.

SECTION 4. **IMPLEMENTING ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. **SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the zoning district classification change and Zoning Map amendment related to the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. **NON-CODIFICATION AND SCRIVENER'S ERRORS.** The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 8. **SEVERABILITY.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 9. **EFFECTIVE DATE.** This Ordinance shall become effective immediately following such time that its companion Future Land Use Designation and Map amendment ordinance (Ordinance 2025-16) takes effect.

FIRST READING: August 5, 2025

SECOND READING: August 19, 2025

PASSED AND ADOPTED this 19th day of August, 2025

[signatures on following page]

_____
JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

_____
JEANANN HAND
CITY CLERK

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

_____
Patrick Brackins, City Attorney

EXHIBIT "A"

Property Depiction

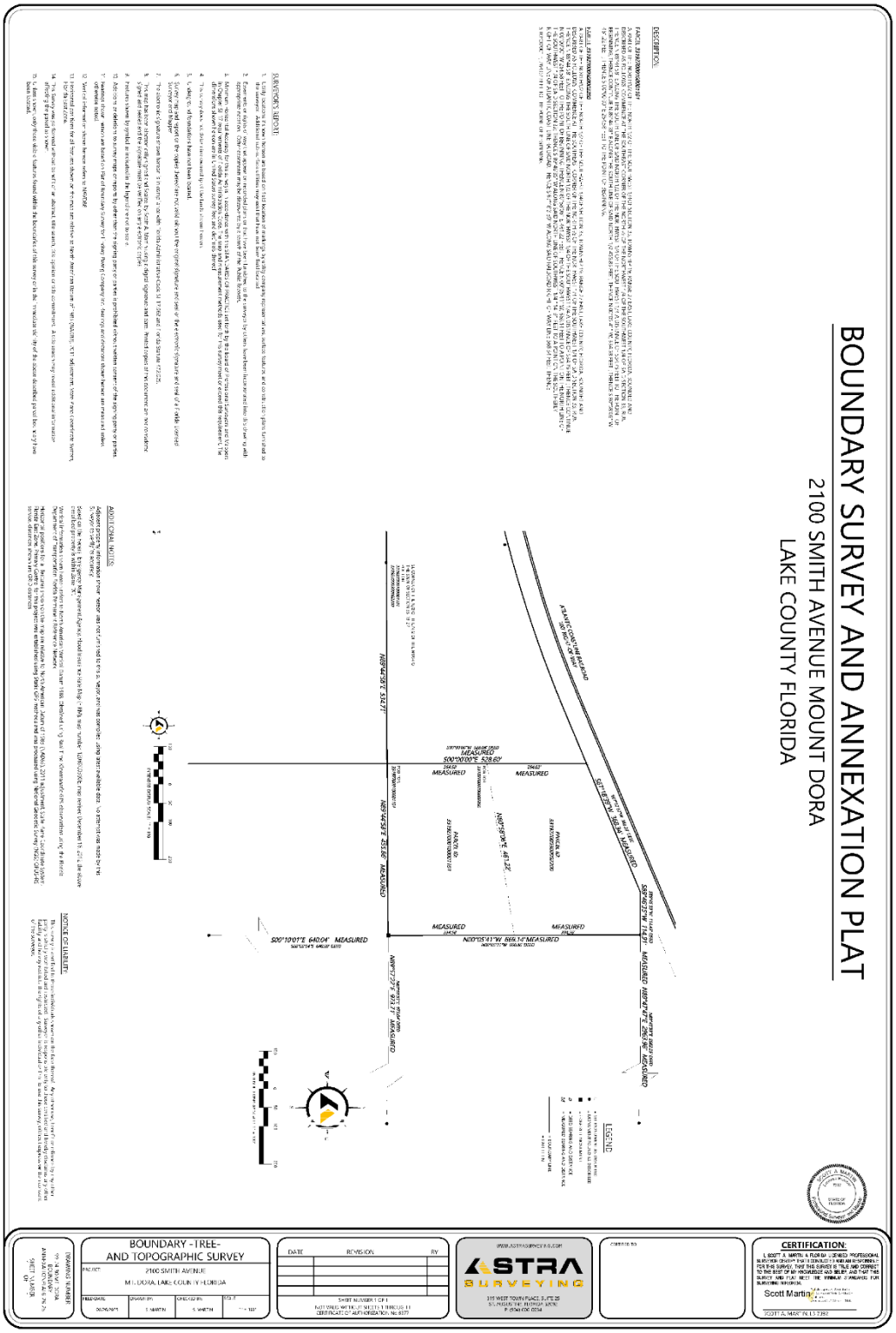


EXHIBIT "B"
Legal Description

PARCEL 331927000100001101
A PART OF THE NORTH1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 455.86 FEET; THENCE N 00°05'41" W, 334.58 FEET ; THENCE S 80°58'06" W 461.22 FEET ; THENCE S 00°00'00" E 264.58 FEET TO THE POINT OF BEGINNING.

PARCEL 331927000300002200
A PART OF THE NORTH1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET ; THENCE CONTINUE N 00°00'00" W 264.58 FEET TO THE POINT OF BEGINNING; THENCE N 80°58'06" E, 461.22 FEET; THENCE N 00°05'41" W, 669.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°46'35" W ALONG SAID NORTH LINE OF SOUTHWEST 1/4 114. 91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°18'3 39" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE 368.34 FEET; THENCE S 00°00'00" E, 264.02 FEET TO THE POINT OF BEGINNING.

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Joint Planning Area (JPA)

Introduction:
This is an opportunity for City Council to review discuss the draft Amended and Restated Joint Planning Agreement Between Mount Dora and Lake County. This item was tabled at the June 3, 2025, City Council meeting.

Discussion:
The City has been working collaboratively with Lake County staff on a revised JPA. The original agreement, adopted on September 28, 2004, has been amended twice since its inception. The JPA defines the City's future boundary and continues to serve as the foundation for our long-range planning and growth management. The Draft Amended and Restated JPA (Redline Version – dated 8-19-25) is attached reflecting recent discussions between City and County staff.

Key materials for review include:

Attachment 1: Summary of JPA benefits, key contents of the draft agreement, and Planning and Zoning Commission feedback with staff responses.
Attachment 2: Side-by-side comparison of the original JPA and the draft amended and restated version.
Attachment 3: Working document outlining estimated future roadway maintenance impacts.
Attachment 4: Third JPA Extension Letter Dated June 4, 2025 (expires on August 26, 2025)

Budget Impact:
There is no direct budget impact associated with approval of the revised interlocal agreement.

Strategic Impact:
The JPA supports the City's strategic planning initiatives by clarifying future municipal boundaries, promoting coordination with Lake County, and aiding in infrastructure and land use

planning. Adoption of the updated JPA will help guide orderly and managed growth in accordance with the City's vision.

Strategic Initiative 1: Promote Economic Development
Strategic Initiative 2: Beautify Mount Dora
Strategic Initiative 3: Strengthen and Expand Mount Dora's Infrastructure
Strategic Initiative 4: Provide High-Quality Services

Recommendation:
This is an opportunity for City Council to review the draft agreement and provide direction to staff on the proposed Amended and Restated JPA.

Note: The 3rd extension to the current JPA expires on August 26, 2025. Extensions may be granted, as authorized by the JPA provisions, between City and County Managers.

Attachment(s):
1. Attachment #1 JPA Benefits, Contents, and PZC Input
2. Attachment #2 Summary of JPA Original vs Amended 7 Restated
3. Attachment #3 GM_JPA Roadway Transfer Estimates Memo_sig_scan
4. Attachment #4 Third JPA Extension6-4-2025
5. Draft Amended and Restated JPA (REDLINE VERSION)8-19-25

Prepared by: Vince Sandersfeld, City Manager
Reviewed by:

Michele Janiszewski, Senior Planner	Approved - 8/5/2025
City Attorney, City Attorney	Approved - 8/13/2025
Jeanann Hand, City Clerk	Approved - 8/13/2025
Vince Sandersfeld, City Manager	Final Approval - 8/13/2025

ATTACHMENT #1

CITY OF MOUNT DORA

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

JOINT PLANNING AREA (JPA)
BACKGROUND, BENEFITS, DRAFT JPA CONTENTS, AND PZC INPUT
AUGUST 19, 2025

Background:

The City has been working with Lake County staff on the revised Joint Planning Agreement (JPA). The original JPA was adopted between the City and Lake County on September 28, 2004 and has been amended twice since its adoption.

The JPA establishes the future boundary of the City limits which has been the basis for our long-range planning endeavors and sets the City's annexation boundary.

Joint Planning Areas (JPAs) are geographic areas jointly designated by local governments, like a county and its cities, to facilitate coordinated planning and development efforts. These areas are often established to address shared concerns like infrastructure, transportation, and resource management, particularly in areas experiencing rapid growth or where political boundaries don't align with planning needs.

Benefits of the JPA include:

1. Prohibits other jurisdictions from annexing land within the JPA
2. Provides the City with control over other future growth and development
    a. Gives the City a seat at the table before development happens in adjacent areas
    b. Establishes the process for the City to provide input on development occurring within the JPA
3. Promotes Intergovernmental Coordination
    a. Joint review of applications with the County
    b. Agreement of how the area will be developed
    c. Ensure compatibility between jurisdictions
4. Strategic Annexations
    a. Encourages logical boundary expansion based on demand and service availability
    b. Incorporates properties with Covenants to Annex into the City
5. Consistent with the Comprehensive Plan
    a. Florida Statutes requires local governments to adopt a Comprehensive Plan to protect the substantial investment in public facilities that already exist and to plan for and finance new facilities in a timely, orderly, and efficient manner.
    b. Multiple Goals, Objectives, and Policies promote Intergovernmental Coordination within our Comprehensive Plan.
6. Utility Revenue
    a. Ensures new development pays to connect to the City's water, sewer, and reuse systems
    b. Utility infrastructure has been installed outside the City limits in anticipation of the development of the JPA

7. Infrastructure Alignment
   a. Promotes the planning of logical roadway extensions to avoid fragmented services
   b. Agreement on future process to transfer road responsibility to the City
8. Consistent Development Standards between jurisdictions
   a. Helps prevent incompatible land uses on the City's borders
   b. Commitment on the development of the Wolf Branch Innovation District
9. Establishes the long-range vision for the City
   a. Allows City departments to plan necessary improvements
   b. JPA boundary has been the basis of the long-range planning for the City including the utility service boundary, transportation network, and trails network.
   c. Provides the Fire Department and Police Department with the long-range goal so they are able to plan necessary capital improvements.

Contents of the Draft JPA:

- Article I. Incorporation of Preamble.
- Article II. Definitions.
- Article III. Joint Planning Area.
  - Establishes the boundary shown in the draft JPA
  - States that the County and City will incorporate the JPA into the Future Land Use Elements of their Comprehensive Plans and their Land Development Codes.
  - States that it is the intent to have the JPA developed consistent with the City.
  - States that Significant Development Orders requiring City Utilities which are eligible to be annexed, will be encouraged by the County to annex and obtain entitlements in the City.
  - Agreement that the City will only annex property within the JPA boundary.
  - Agreement on which roads will be taken over by the City and the mechanism for transferring the maintenance responsibilities.
  - Pledge to coordinate development of a new collector road, as shown in Exhibit C.
- Article IV. Procedures for Reviewing and Commenting on Development Orders within the JPA.
  - Process of the joint review of significant applications between the City and the County.
  - Agreement that both jurisdictions will notify each other of public hearings affecting property within the JPA.
  - Requires developments connecting to our utilities to complete a covenant to annex.
- Article V. Specific Developmental and Environmental Considerations.
  - Agreement to support the development of an employment center at the 46 and 453 interchange.
  - Agreement to work together to acquire environmentally sensitive lands.
  - Agreement to support the development of the Wekiva Trail.
- Article VI. General Provisions.
  - Establishes processes to terminate, renegotiate, and amend the agreement.

ATTACHMENT #1

Planning and Zoning Commission (PZC) Input:
The Planning and Zoning Commission (PZC) met and was presented the draft JPA agreement on June 25, 2025, and July 16, 2025. The Planning and Zoning Commission discussed the JPA and concerns regarding the cost of maintaining roads; wastewater capacity; impacts on groundwater; automatic renewal of JPA; public facilities; and the need for a JPA.

The PZC voted to forward the following issues to be considered by the City Council [recommendation and input]:

1. *Conduct a full financial cost-benefit analysis weighing development revenues against costs associated with City provided services required to support any future annexations. These include, but are not limited to: utilities (in particular wastewater), police, fire, road maintenance, etc.*
2. *Assess whether or not a portion of the County gas tax be provided to the City once the road segments are annexed*
3. *JPA should not be auto-renewed; should be reevaluated after 4 years*
4. *Accountability for services sent to other services (mutual aid agreement for PD and FD)*
5. *Review of streets to be transferred to the City*
6. *Transfer of roads from County to the City when 50% within the City; should be 60/40 or higher number. Maybe when the City has 100% of the property, the road should be annexed*
7. *City Council consider ways to ensure the enforcement of the JPA*
8. *Consider adding conservation measures to the JPA*
9. *Look at Public Transportation Impacts*
10. *Development timeline of incoming costs*

REPONSE WITH STAFF NARRATIVE: While the PZC items are important considerations for a growing City, most of the concerns pertain to growth which are premature and are not related to the goals and overreaching framework of the City is seeking to achieve with the JPA agreement. Below is a summary of the PZC items with staff explanation:

1. *Conduct a full financial cost-benefit analysis weighing development revenues against costs associated with City provided services required to support any future annexations. These include but are not limited to: utilities (in particular wastewater), police, fire, road maintenance, etc.*
    a. These considerations are assessed with annexation applications and development applications.
    b. Land Development Code (LDC) Section 6.3.1, states "Adequate paved access must be provided to all development and must be designed to sufficient standards so as to not become an undue burden on city maintenance."
    c. LDC Section 6.3.5, states "Right-of-way requirements shall be based upon a twenty-year planning period according to the most current transportation plan as may be adopted. All rights-of-way shall be transferred to the governing agency by means of a recorded deed, subject to official acceptance by the governing agency." It is at the City's discretion whether or not we want to accept rights-of-way into our ownership and maintenance responsibility.
    d. Pursuant to Land Development Code (LDC) Section 6.10.2, no final development order may be issued by the City unless there is sufficient available capacity of concurrency public facilities to meet the standards for levels of service as established in the Mount Dora Comprehensive Plan. Public facilities include

potable water, sanitary sewer, solid waste and drainage. Public facilities need to either be in place at the time of the development; under construction when the development is authorized; or provided as a condition of the development approval.

   e. New Development requires the payment of impact fees to offset the cost of capital improvements necessary to provide public services. The City has impact fees for Library, Parks, Police Department, Fire Department, and Water Utilities. We also collect impact fees for Schools and Roads for Lake County.
   f. In regards to the JPA, these considerations are premature and would be assessed with annexations and development applications.

2. *Assess whether or not a portion of the County gas tax be provided to the City once the road segments are annexed*
   a. This would require a discussion and a separate agreement with the County.
   b. The JPA could be used to support future discussions about the gas tax and its potential distribution to municipalities.
3. *JPA should not be auto-renewed; should be reevaluated after 4 years*
   a. The JPA is a living document and can be evaluated at any time.
   b. Section 5.B of Article VI states, "This Agreement may be amended at any time provided both parties authorize said amendment."
   c. As such, these is no need to eliminate the provisions that allows the JPA to automatically renew since the agreement may be amended at any time as new issues or concerns arise.
4. *Accountability for services sent to other jurisdictions*
   a. The City has a mutual aid agreement with Lake County to provide fire protection and other emergency services within the other's jurisdiction if the their fire services are closer and available.
   b. Costs incurred by the services provided outside their jurisdiction are paid for by the ruling jurisdiction.
5. *Review of streets to be transferred to the City*
   a. The draft JPA establishes a process to transfer road maintenance responsibilities from the County to the City for multiple roadway sections.
   b. Pursuant to Article III, Section 5, Subsection C, the ownership and maintenance responsibility of the roadways identified within Exhibit B will be transferred from the County to City through a separate agreement once the roadways are improved.
   c. The City and County have worked together to determine the necessary improvements which need to be made to the road segments prior to transferring the maintenance responsibilities to the City.
6. *Transfer of roads from County to the City when 50% within the City; should be 60/40 or higher number.* Recommends to maintain the 50% as this has been the established standard and contained in the original JPA (2004 version).
7. *City Council consider ways to ensure the enforcement of the JPA*
   a. The JPA clearly states that the intent is to have the JPA developed consistent with the City's standards.
   b. Both the City and the County have an intergovernmental element in our Comprehensive Plans with goals, objectives, and policies to promote intergovernmental coordination between our jurisdictions.
8. *Consider adding conservation measures to the JPA*
   a. The majority of the JPA is already developed or anticipated to be developed with highway commercial uses along U.S. Highway 441 and an employment center

along S.R. 46 and the S.R. 453 interchange.

b. The JPA is not intended to establish development regulations; the City may establish additional conservation measures in the Land Development Code as deemed necessary.

9. *Look at Public Transportation Impacts*
    a. Transportation impacts are assessed when property is developed or redeveloped through the Site Plan Process.
    b. New development or redevelopment generating more than 25 peak hour trips require the submittal of a traffic study demonstrating how the proposed development will not adversely impact our transportation network nor exceed our adopted levels of service.
10. *Development timeline of incoming costs*
    a. These aspects are assessed with new development, land use amendments, and change in zoning request.

ATTACHMENT #2

Summary of Differences: Original JPA vs. Amended & Restated JPA

1. **Formatting & Clarifications**:
   - The "Amended and Restated" version features improved formatting, updated statutory references, and more clearly defined terms.
   - Minor edits include rewording or consolidation of certain "Whereas" clauses, without altering the intent.
2. **Annexation Procedures**:
   - The revised version more clearly outlines annexation procedures, including timelines for notification and infrastructure transfer mechanisms.
   - It formalizes annexation thresholds for road transfers (e.g., 50% frontage rule), and identifies maintenance responsibilities with clearer language.
3. **Infrastructure Transfer Commitments**:
   - Exhibit B and related sections now **specifically detail** road segments to be transferred within 24 months (Section 5c), along with resurfacing obligations before transfer.
   - These were likely not as explicitly itemized in the original.
4. **Development Review Process**:
   - More detailed guidance is provided on how "Significant Development Orders" are processed collaboratively between the City and County.
   - Timeframes for review, secondary jurisdiction input, and annexation-related procedures are better defined.
5. **Wolf Branch Innovation District**:
   - The restated JPA explicitly states that new developments in this district must follow Mount Dora's zoning code
6. **New Collector Roadway**:
   - A conceptual map (Exhibit C) and description of a regional collector corridor are included, with a commitment to collaborative planning.
   - Responsibilities for future maintenance are assigned once constructed.
7. **Environmental and Trail Commitments**:
   - The Amended version emphasizes cooperation on acquiring environmentally sensitive lands and support for the Wekiva Trail—including a conceptual Exhibit E.
8. **Legal Cleanup**:
   - The restated version eliminates outdated references, reaffirms municipal/county home rule powers, and strengthens severability, interpretation, and termination clauses.

✅ Conclusion:

The updates modernize the document, clarify roles/responsibilities, and reflect practical implementation adjustments — but the core principles and planning framework remain unchanged.

8/19/2025

CITY OF MOUNT DORA
PUBLIC WORKS AND UTILITIES

ATTACHMENT #3

410 Limit Avenue
Mount Dora, FL 32757
(352) 735-7151
MountDora.gov

To: City Council

From: George Marek, Public Works Director

Date: August 11, 2025

RE: Estimated Cost Impacts of JPA Roadway Transfers

Background:

As part of the proposed JPA between the City of Mount Dora and Lake County, approximately **16 centerline miles** of County-maintained roads are identified for transfer to the City. Based on current GIS mapping and segment identification (Exhibit B of the JPA and Map attachment), approximately **16 miles** are considered for full transfer either:

- Within 24 months, or
- Upon 50% annexation frontage, as provided in Section 5.B–5.C of the JPA.

The 20 segments comprising approximately 16 miles are identified below:

Segment No.	Road	Segment	Miles
1	Brown Ave	Dead End to Eudora Rd	0.2
2	CR19A	Eudora Rd to Codding Place	1.2
3	Eudora Rd	Old 441 to US441	0.9
4	Highland St	Orange County Line to 5th St	1
5	Lake Center Dr	CR19Ato Eudora Rd	0.4
6	Limit Ave	Donnelly St to US441	1
7	Morningside Dr	Old 441 to US441	1.1
8	Old Eustis Rd	Shoemaker Ln to Donnelly St	0.7
9	Old Eustis Rd	Morningside Dr to Shoemaker Ln	0.7
10	Old Highway 441	Heim Rd to McDonald St	1
11	Old Highway 441	Eudora Rd to Heim Rd	0.9
12	Old Highway 441	Tremain St to Highland St	0.4
13	Park Place	Old 441 to Morningside Dr	0.2
14	Robie Ave	Rossiter St to US441	0.4
15	Robie Ave	US441 to Dead End	0.9
16	Round Lake Rd	SR46 to Wolf Branch Rd	1
17	Round Lake Rd	Lake Orange County line to SR46	1
18	Sanford Rd / 1st Ave	Highland St to Pinecrest Rd	0.5
19	Wolf Branch Rd	US441 to Round Lake Rd	2.2
20	Pine Ave	Wardell St to US441	0.2

ATTACHMENT #3

Estimated Centerline Miles:	**15.9**

Breakdown of Cost Calculations:

1. Routine Annual Pavement Maintenance Cost
    a. A 2015 Cornell Local Roads Program study cited annual maintenance costs for paved roads ranging from $4,429 to $10,440 per mile in New York, while a 2016 Washington State analysis reported $1,528 to $23,651 per mile for county roads.
    b. A World Bank study (2005, adjusted for inflation) estimated asphalt road maintenance at $5,273 per mile annually in developing countries, but this is less applicable to U.S. conditions.
    c. For Central Florida, county roads typically have lower traffic volumes than state highways, suggesting costs on the lower end of these ranges. A reasonable estimate for routine maintenance (pothole repairs, crack sealing, etc.) is $5,000–$10,000 per centerline mile per year, based on the lower-to-mid range of these studies, adjusted for Florida's economic conditions and county road characteristics.
2. Additional Annual Routine Maintenance Cost of Roadway Features (other than pavement)
    a. Sidewalks: Repairs, cleaning, and minor replacements. Based on FDOT construction costs (~$349,000 per mile for 5' width one side), annual maintenance is estimated at 1–2% of construction value, or $1,000–$3,000 (midpoint $2,000). Assumes one side; double for both sides if urban.
    b. Curbs and Gutters: Cleaning, repairs, and drainage maintenance. Construction costs (~$51 per linear foot, or ~$538,000 per mile for both sides), leading to annual estimates of $1,000–$2,000 (midpoint $1,500).
    c. Vegetation Control: Mowing (4–6 times/year), trimming, and herbicide application. Drawing from TRB/NCHRP data (e.g., $340–$510 per mile in similar states) and FDOT guides, $500–$1,500 (midpoint $1,000).
    d. Signs: Inspection, cleaning, and replacement (10–20 signs per mile, $200–$500 each every 7–10 years). Estimated at $500–$1,000 (midpoint $750).
    e. Striping (Pavement Markings): Re-application of lines (center yellow, edge whites; ~15,840 feet per mile). FHWA costs ($0.10–$0.25 per foot) amortized over 1–3 years yield $500–$1,500 (midpoint $1,000).
    f. Total Additional Routine Maintenance: $3,500–$9,000 (midpoint $6,250).
3. Resurfacing Costs
    a. Resurfacing a two-lane (24-foot wide) asphalt road in Florida costs approximately $550,000 to $950,000 per mile, based on current data from FDOT.
    b. For a 15-year resurfacing cycle, amortizing these costs yields an annual cost of:
    Low end: $550,000 ÷ 15 = $36,700per mile per year
    High end: $950,000 ÷ 15 = $63,300 per mile per year
    A midpoint estimate of $750,000 per mile (average of $550,000 and $950,000) gives $50,000 per mile per year for resurfacing.
4. Total Annual Routine Maintenance (pavement plus roadway features)
    a. $8,500 - $19,000 (midpoint $13,750)

ATTACHMENT #3

5. Total Annual Cost. Combining routine maintenance and amortized resurfacing costs:
    a. Low estimate: $8,500 (routine) + $36,700 (resurfacing) = $45,200 per centerline mile per year
    b. High estimate: $19,000 (routine) + $63,300 (resurfacing) = $82,300 per centerline mile per year
    c. Midpoint estimate: $13,750 (routine, midpoint) + $50,000 (resurfacing, midpoint) = $63,750 per centerline mile per year

Based on this information, the midpoint estimate to maintain a roadway, including routine maintenance and the amortization of the road resurfacing, is calculated to be **$63,750 per centerline mile per year.**

Staff used this information to calculate the cost associated with each transfer schedule.

Costs Associated with Road Transfers:

Section 5.C: Transfer within 24 Months

The following segments are proposed to be transferred to the City within 24 months of the effective date of the JPA. The 4.1 miles would cost $261,375 annually to maintain.

Segment No.	Road	Segment	Miles
1	Brown Ave	Dead End to Eudora Rd	0.2
3	Eudora Rd	Old 441 to US441	0.9
4	Highland St	Orange County Line to 5th St	1
5	Lake Center Dr	CR19Ato Eudora Rd	0.4
10	Old Highway 441	Heim Rd to McDonald St	1
12	Old Highway 441	Tremain St to Highland St	0.4
13	Park Place	Old 441 to Morningside Dr	0.2
		Estimated Centerline Miles:	4.1

Section 5C (1): Transfer After Resurfacing Within 24 Months

The following segments are proposed to be transferred to the City after they are resurfaced which is anticipated to occur within 24 months of the effective date of the JPA. The 2.8 miles would cost $178,500 annually to maintain.

Segment No.	Road	Segment	Miles
6	Limit Ave	Donnelly St to US441	1
11	Old Highway 441	Eudora Rd to Heim Rd	0.9
14	Robie Ave	Rossiter St to US441	0.4
18	Sanford Rd / 1st Ave	Highland St to Pinecrest Rd	0.5
		Estimated Centerline Miles:	2.8

Section 5C (2): Transfer after Resurfacing – Timeframe to Be Determined

ATTACHMENT #3

The City will obtain maintenance responsibility from the County once the roadway has been resurfaced. The timeframe for the resurfacing has not been determined and will be coordinated between the City and the County. The 0.7 miles would cost $44,625 annually to maintain.

Segment No.	Road	Segment	Miles
8	Old Eustis Rd	Shoemaker Ln to Donnelly St	0.7
		Estimated Centerline Miles:	0.7

Section 5B: Transfer When 50% of the Roadway abuts the City Limits

These road segments would be annexed once the City has annexed more than 50% of the abutting properties. As such, City Council may take into consideration whether or not to annex a property and acquire the road maintenance responsibility at the time an annexation application is filed with the City. Based on the development trends, it is unlikely that most of these road segments will be eligible to be transferred to the City within the next decade or so.

Segment No.	Road	Segment	Miles
2	CR19A	Eudora Rd to Codding Place	1.2
7	Morningside Dr	Old 441 to US441	1.1
9	Old Eustis Rd	Morningside Dr to Shoemaker Ln	0.7
15	Robie Ave	US441 to Dead End	0.9
16	Round Lake Rd	SR46 to Wolf Branch Rd	1
17	Round Lake Rd	Lake Orange County line to SR46	1
19	Wolf Branch Rd	US441 to Round Lake Rd	2.2
20	Pine Ave	Wardell St to US441	0.2
		Estimated Centerline Miles:	8.3

Section	Miles	Annual Cost
Section 5.C: Transfer within 24 Months	4.1	$261,375
Section 5C (1): Transfer After Resurfacing Within 24 Months	2.8	$178,500
Section 5C (2): Transfer after Resurfacing – TBD	0.7	$44,625
Total:	7.6	$484,500

City Public Works Operations:

The Public Works Department currently maintains 70 miles of roadways. The Annual Roadway Program is remedial in scope and has a 2025 budget of $300,000.00 which achieves one mile of resurfacing in the year.

ATTACHMENT #4

COUNTY MANAGER'S OFFICE
P.O. Box 7800 • 315 W. Main St., Suite 308 • Tavares, FL 32778

June 4, 2025

Mr. Vince Sandersfeld, City Manager
City of Mount Dora
510 North Baker Street
Mount Dora, FL 32757

RE: Second Amendment to City of Mount Dora-Lake County Joint Planning Agreement

Dear Mr. Sandersfeld:

The Second Amendment to City of Mount Dora-Lake County Joint Planning Agreement (2nd Amendment) calls for the City and the County to use their best efforts to adopt a new Joint Planning Agreement (JPA) within twelve (12) months of the Effective Date of the 2nd Amendment, which was June 27, 2023.

In June of 2024, we agreed to an extension of the 2nd Amendment until December 26, 2024. In December of 2024, we agreed to another extension until June 26, 2025. Since the efforts to adopt a new JPA are not yet complete, through the authority provided in Article III, Paragraph 4.a. of the 2nd Amendment, I propose the time to adopt a new JPA be extended until **August 26, 2025.**

If you, as City Manager for the City of Mount Dora, agree with the Extension, please sign below and return the fully executed letter no later than June 15, 2025.

Sincerely,

Jennifer Barker
Jennifer Barker
County Manager

Enclosures: Second Amendment to City of Mount Dora-Lake County Joint Planning Agreement (2nd Amendment), First Extension Letter, Second Extension Letter

Full execution below constitutes mutual agreement by the City Manager and County Manager and hereby extends the Second Amendment to the City of Mount Dora-Lake County Joint Planning Agreement (2nd Amendment), August 26, 2025.

Jennifer Barker Jennifer Barker, County Manager	04/06/25 Date
Vince Sandersfeld Vince Sandersfeld, City Manager	6/4/2025 Date

P 352.343.9888 • F 352.343.9495
Board of County Commissioners • www.lakecountyfl.gov

Anthony Sabatini, District 1 | Sean M. Parks, AICP, QEP, District 2 | Kirby Smith, District 3 | Leslie Campione, District 4 | Timothy Morris, District 5

~~A~~AMENDED AND RESTATED JOINT PLANNING AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND LAKE COUNTY, FLORIDA

This Amended and Restated Joint Planning Agreement ("Agreement") is made by and between the City of Mount Dora, a Florida Municipal Corporation (the "CITY") and Lake County, Florida, a political subdivision of the State of Florida (the "COUNTY") (collectively referred to as "Parties").

PREAMBLE

WHEREAS, the CITY and the COUNTY recognize that proper intergovernmental cooperation and coordination are essential for sound growth management; and

WHEREAS, the CITY and the COUNTY seek to have compatible land uses adjacent to their common boundaries, and ensure meaningful communication and evaluation during development review by establishing a coordinated process; and

WHEREAS, pursuant to Part II of Chapter 163, Florida Statutes, the Community Planning Act (the "Act"), the CITY and the COUNTY adopted and subsequently amended Comprehensive Plans (the "Comprehensive Plan(s)"); and

WHEREAS, the CITY's and the COUNTY's Comprehensive Plans contain goals, policies, and objectives that call for the creation of interlocal agreements which deal with annexations, services delivery, and joint land use planning; and

WHEREAS, the CITY and the COUNTY recognize that joint planning for the growth and development of their respective jurisdictions regarding all matters of common impact and interest is consistent with State law and serves the public interest; and

WHEREAS, the CITY and the COUNTY are desirous of engaging in joint efforts to comprehensively plan certain areas within the municipal limits of the City of Mt. Dora and as well as certain areas located adjacent to or in proximity of the municipal limits, all within the boundaries of Lake County, Florida (the "Joint Planning Area" or the "JPA"); and

WHEREAS, the CITY and the COUNTY seek to have compatible land uses adjacent to their common boundaries; and

WHEREAS, the CITY and the COUNTY wish to agree on certain procedures for the timely review and processing of annexation and development proposals within the JPA; and

WHEREAS, there is no intent for this Agreement to restrict the CITY's authority to amend its Comprehensive Plan, Official Zoning Map, or apply land development regulations consistent with the provisions contained herein, or otherwise to make land use decisions for lands within the corporate boundaries of the CITY or within the JPA should the CITY annex such lands; and

WHEREAS, there is no intent for this Agreement to restrict the COUNTY's authority to amend its Comprehensive Plan, Official Zoning Map, or apply land development regulations consistent with the provisions contained herein, or otherwise to make land use decisions for unincorporated areas within the JPA; and

WHEREAS, this joint planning agreement (this "Agreement") will provide a basis for the evaluation of future development applications and annexation proposals as well as for the adequate provision of public services; and

WHEREAS, the CITY and the COUNTY wish to identify a joint planning area and have determined that a joint planning agreement will foster intergovernmental coordination and cooperation, economical provision of services, including utilities, and adequate utilization of existing and proposed infrastructure; and

WHEREAS, this Agreement provides the CITY and the COUNTY with ample opportunities for renegotiation in response to changed circumstances, including the ability to see refinement or expansion of the Joint Planning Area; and

WHEREAS, public hearings with due public notice have been held by the CITY and the COUNTY prior to approval of this Agreement and as set forth in Section 163.3171(3), Florida Statutes; and

WHEREAS, it is the intent of the CITY and the COUNTY that this Agreement shall be immediately applicable to any issuance of a Development Order, as defined in Article II of this Agreement, for a parcel of land located in the JPA, and submitted to the CITY or the COUNTY after the effective date of this Agreement; and

WHEREAS, this Agreement will facilitate the flow of information regarding land development issues between the CITY and the COUNTY; and

WHEREAS, Florida municipalities possess Municipal Home Rule Powers pursuant to Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, *Florida Statutes*; and

WHEREAS, the COUNTY possesses Home Rule powers pursuant to Article VIII, Section 1(b), of the Florida Constitution and Section 125.01, *Florida Statutes*; and

WHEREAS, the stated purpose of the Florida Interlocal Cooperation Act of 1969, Section 163.01, *Florida Statutes,* is to "permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities."; and

WHEREAS, the CITY and the COUNTY find that the benefits of intergovernmental communications and coordination will accrue benefit to its respective citizens.

WHEREAS, this Agreement is entered into pursuant to the authority of Article VIII of the Florida Constitution and Sections 125.01, 163.3171, 163.3177, and 166.021, *Florida Statutes* (2022); and

WHEREAS, the parties previously entered into a joint planning agreement on September 28, 2004, amended on March 3, 2015, to expand the boundaries, and amended a second time on June 27, 2023, to remove provisions that may have been deemed contrary to law, which will be duly terminated and replaced with this Amended and Restated Joint Planning Agreement; and

WHEREAS, via this Amended and Restated Joint Planning Agreement the CITY and the COUNTY desire to terminate the Joint Planning Agreement as previously amended and engage in joint efforts to comprehensively plan certain areas within the municipal limits of the City of Mount Dora as well as certain areas located within the boundaries of Lake County as depicted on **Exhibit "A"** attached hereto (the "Joint Planning Area" or the "JPA") under the terms specified herein; and

WHEREAS, the parties have determined this Agreement to be in the best interests of the public health, safety, and welfare.

NOW THEREFORE, in consideration of the mutual covenants set forth in the Agreement, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I – INCORPORATION OF PREAMBLE

The Preamble above is true and correct and is incorporated into this Agreement as if fully set forth below. This Agreement shall be considered an interlocal agreement pursuant to the authority given to the COUNTY and the CITY, including authority found within, but not limited to, Sections 163.01, 163.3171, and 163.3177(6)(h)1.a, Florida Statutes, as well as Chapter 125, Chapter 166, and Chapter 171, Florida Statutes, and the Constitution of the State of Florida.

ARTICLE II – DEFINITIONS

1. Act. Means the "Community Planning Act" as set forth in Section 163.3161, et. seq., Florida Statutes, as the same may be amended or superseded from time to time.

2. Agreement. Means this Agreement, as the same may be amended or supplemented as provided for herein.

3. City. Means the City of Mount Dora, a Florida municipal corporation.

4. City Council. Means the elected legislative governing board of the City of Mount Dora.

5. Collector Roadway. Means the type of road that provides for movement between local streets and the regional roadway networks. A collector roadway may include an arterial

roadway.

6. County. Means Lake County, Florida, a political subdivision of the State of Florida.

7. County Commission. Means the elected legislative governing board of Lake County.

8. Development. Means development as set forth in Sections 163.3164(14) and 380.04, Florida Statutes, as amended or superseded from time to time.

9. Employment Center. Means an area in which a variety of land uses, including light industrial, distribution, manufacturing and assembly uses, offices, and limited multi-family, comprise a mixed-use center providing a concentration of employment for the region. The Employment Center is designated as Employment Center on the City of Mount Dora Future Land Use Map and Regional Office on the Lake County Future Land Use Map as depicted in **Exhibit "D."**

10. Future Land Use Element. Means that section of either the CITY's or the COUNTY's Comprehensive Plan, which includes all of the requirements of Section 163.3177(6)(a), Florida Statutes, as the same may be amended or renumbered from time to time.

11. Governing Body. Means, in the case of the COUNTY, the Board of County Commissioners, and in the case of the CITY, the City Council.

12. Infrastructure or Utility Improvements. Means any proposed sewer, water, reuse water, stormwater, right-of-way, roadway, electric, gas, telecommunication, park, open space, public building, public utility, public drainage, or public retention owned or operated by a local government or private entity.

13. Joint Planning Area or JPA. Means that area depicted in **Exhibit "A."**

14. Parcel of Land. Means any quantity of land capable of being described with such precision or exactness that its location and boundaries may be established, which is designated by the CITY, by the COUNTY, or by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

15. Primary Jurisdiction. Means the entity (CITY or COUNTY) that receives an application for a Significant Development Order within the Joint Planning Area.

16. Resurfacing (of Roadways). All roadways (except Old 441 & Eudora) identified for resurfacing will be resurfaced with 1" SP 9.5 in accordance with FDOT Standard Plans for Road and Bridge Construction. Isolated milling will be performed as deemed necessary for tie-in and curbing areas. Old 441 & Eudora would be milled and resurfaced with 1.5" FC 12.5 (76-22) in accordance with FDOT Standard Plans for Road and Bridge Construction.

17. Secondary Jurisdiction. Means the entity (CITY or COUNTY) who is the recipient

of a forwarded application for a Significant Development Order from the Primary Jurisdiction.

18. Significant Development Order. Means any determination or decision requiring either legislative, quasi-judicial, or administrative review and approval by either governing body or related to annexations or Annexation agreements, comprehensive plan amendments, site plans (excluding those resulting in less than a fifty percent (50%) expansion of a building, unless such expansion results in changes to parking, stormwater, water connections, or wastewater connections), planned unit developments ("PUD") subdivision and plat approvals, rezonings, special exceptions, conditional uses, special permits or utility improvements.

19. Unincorporated JPA. Means the area of the JPA that is not currently within the municipal limits of the CITY, as depicted in **Exhibit "A."**

20. Vested Development. Means development that has been issued a final development order.

ARTICLE III – JOINT PLANNING AREA

1. Joint Planning Area. The Joint Planning Area shall consist of those lands identified in **Exhibit "A"** attached hereto. Any conflict between the Joint Planning Area described in **Exhibit "A"** attached to this Agreement and any other prior depicted or established joint planning area, the Joint Planning Area set forth in this **Exhibit "A"** shall prevail.

2. Incorporation of Boundaries. The COUNTY and the CITY will use their best efforts to incorporate the terms and conditions of this Agreement along with the boundaries of the Joint Planning Area into the Future Land Use Elements of their respective plans. The COUNTY and the CITY will use their best efforts to amend their Land Development Regulations to incorporate the terms and conditions stated herein. The COUNTY and the CITY will use their best efforts to implement the developmental and environmental considerations set forth in Article V hereof.

3. Comprehensive Plans.

A. It is the intent of the CITY and the COUNTY that the comprehensive plans of the CITY and the COUNTY shall ensure that the lands in the Joint Planning Area are developed consistent with development within the CITY, and, at the same time, are developed in a way that will ensure efficient provision of public infrastructure and services in this area. If land within the Joint Planning Area is legally annexable (meeting the statutory requirements for annexation) and a Significant Development Order ~~will~~ may require central utilities (CITY potable water, sanitary sewer and reclaimed water) to serve such development, then the COUNTY shall encourage the applicant for such Significant Development Order to apply to the CITY for such approvals; provided, however, that the parties understand the COUNTY cannot require the applicant to apply for annexation. The CITY and COUNTY agree to work together to modify the policies of their respective Comprehensive Plans to reflect this approach.

B. The amendments contemplated in paragraph 3(A), above, shall cover

growth management issues and may include, but are not limited to, the following topics:

(1) Timing of urban growth;
(2) Density of urban and pre-urban areas;
(3) Limiting private utility providers to areas outside the JPA;
(4) Environmental resource management, including potential greenbelt areas;
(5) Innovative and flexible planning such as mixed-use, clustering and open space provisions; and
(6) Transportation planning consistent with Lake County transportation plan.

C. Notwithstanding the foregoing representations, or any other language within the document to the contrary, the parties hereby agree and acknowledge that the State of Florida is a "property rights state" pursuant to Section 70.002, Florida Statutes. To the extent practicable, the parties will seek to abide by the density and intensity requirements set forth under this Agreement; provided, however, that nothing herein shall restrict either the COUNTY or the CITY from exercising its authority to amend its respective Comprehensive Plan, Official Zoning Maps, or apply Land Development Regulations consistent with the provisions contained herein, or otherwise to make land use decisions for areas within their respective jurisdictions within the JPA, especially if such decisions are necessary to protect private property rights or to prevent litigation against the COUNTY or the CITY by property owners seeking to enforce such private property rights.

4. Intent of Development.

A. It is the intent of the CITY and the COUNTY that the lands in the Joint Planning Area are developed consistent with development within the CITY, and that the review of applications for Significant Development Orders within the Joint Planning Area should be a collaborative process between the CITY and COUNTY.

B. The COUNTY shall provide development applications to the CITY for review in accordance with Article IV. The CITY shall not require a development review fee from the applicant to provide comments to the COUNTY, unless the review is related to the developer applying to the CITY for review of utilities or infrastructure improvements, then the applicant will be charged all pass-through fees and permit fees. Comments will be directed to the COUNTY, with a copy to the applicant.

~~C. If the property owner voluntarily applies to annex into the CITY under Section 171.044, Florida Statutes, at time of annexation, the COUNTY'S Land Use and Zoning shall remain in effect until a formal application for Land Use and/or Zoning map amendment are submitted to the CITY by the property owner.~~ ~~[RL1]~~

C~~D~~. The C~~ounty~~OUNTY ~~will~~intends to propose adoption of the Wolf Branch~~d~~ Innovation District Design Standards for developments within the WBID into the updated Land Development Regulations for the County, contingent upon Board approval.

5. Terms of Annexation.

A. The CITY shall annex only lands in the Joint Planning Area and shall not annex any lands outside of the Joint Planning Area without amendment of **Exhibit "A"** of this Agreement. As real property within the area depicted as unincorporated is annexed into the CITY, it shall be unnecessary to amend this Agreement or **Exhibit "A."**

B. Terms of Annexation Related to Transfer of Infrastructure. All future municipal annexation-related transfers of infrastructure shall occur consistent with the following terms: Upon annexation of a sum greater than fifty (50%) of the existing front footage of properties abutting any subject road right-of-way identified as a Section 5b Transfer on **Exhibit "B,"** other than a State of Florida operated and maintained right-of-way, located between the two nearest collector streets (or streets with a higher classification) intersecting rights-of-way (i.e., cross streets), except for existing COUNTY roads currently being maintained within the CITY, the CITY and COUNTY shall enter into a separate agreement for the CITY's assumption of maintenance responsibility for such road right-of-way segment and associated drainage facilities not terminating at any right-of-way centerline, but between and extending to and including the above mentioned local cross street intersections, or as may be mutually designated. All such transfers of maintenance responsibility related to an annexation shall include the entire width of the right-of-way adjacent to annexed properties.

C. Those roadways identified as "Section 5c Transfer within 24 Months" on **Exhibit "B"** are those roadway segments for which the CITY and COUNTY have agreed that ownership and maintenance responsibilities will transfer from the COUNTY to the CITY within 24 months of the adoption of this Amended and Restated Joint Planning Area Agreement. The following represent special conditions of certain roadways shown on **Exhibit "B"**:

(1) Those roadways shown as shown on **Exhibit "B"** as "Section 5c (1) Resurfacing Within 24 months" are roadway segments where the COUNTY has agreed to and shall resurface those roadway segments within 24 months as defined in this Agreement prior to the transfer of ownership and maintenance responsibilities to the CITY.

(2) The roadway segment shown on **Exhibit "B"** as "Section 5c (2) Resurfacing Coordinate with CITY and COUNTY" is separately identified due to unique circumstances that will require the CITY and COUNTY to collaborate regarding identification and repair of certain substandard existing conditions in addition to resurfacing prior to the transfer of ownership and maintenance from the COUNTY to the CITY.

D. The project known as the "Eudora Roundabout" is currently undergoing planning and designed as a joint project between the COUNTY and the CITY. Once completed, the ownership and maintenance of this project shall become the responsibility of the CITY.

E. Within ten (10) days of receiving an application for annexation for any property, the CITY shall provide the COUNTY initial notification of the request to annex, to

include a copy of the application and any other documentation provided by the Applicant. Formal notification to the COUNTY under Section 171.044, Florida Statutes, shall follow at the appropriate date, and comply with statutory notice procedures.

6. County Right-of-Way Maintenance Responsibility. Unless this Agreement is modified pursuant to Article V below, the COUNTY agrees to continue to maintain, regardless of any adjacent annexations, the particular roadways, or segments thereof, and associated drainage facilities within the JPA specifically identified on **Exhibit "B,"** until same are transferred to the CITY in accordance with the terms of this Agreement. Upon execution of this Agreement, the maintenance responsibility for any new roads constructed by the COUNTY in the CITY shall be established by separate agreement between the parties.

7. Cooperation on New Collector Roadway Corridor. The CITY and COUNTY desire to cooperate on the establishment of a new collector roadway corridor as conceptually identified in **Exhibit "C."** The CITY and COUNTY agree that this corridor represents an important transportation improvement for the region and will endeavor to ensure that any Significant Development Orders reviewed by either party consider the construction and delivery of this corridor in those development approvals. The corridor identified in **Exhibit "C"** is conceptual in nature and is intended to illustrate regional connectivity and not the literal or exact final location or route of the roadway. The CITY shall be responsible for the maintenance of this roadway when this roadway is constructed as long as the roadway meets the city takeover criteria in paragraph 5.B above.~~.~~

ARTICLE IV – PROCEDURES FOR REVIEWING AND COMMENTING ON DEVELOPMENT ORDERS WITHIN THE JPA

1. Forwarding Development Applications. The Primary Jurisdiction (CITY or COUNTY) shall, within ten (10) working days of receipt of any complete and sufficient applications and/or preliminary plans for a Significant Development Order within the JPA, provide a copy of such materials to the designated department, division, or office of the Secondary Jurisdiction as designated in Article VI, Section 6 of this Agreement. Either party may request a meeting to discuss the effect of such development and its consistency with this Agreement. Within twenty (20) working days of receipt, the Secondary Jurisdiction shall provide comments regarding an application for a Significant Development Order directly to the Primary Jurisdiction to establish a single channel of communication with the owner(s) or applicant and establish the Primary Jurisdiction as the controlling entity. The noted time frames may be extended by consent of both parties in order for the staff of either party to review the other party's comments so long as the time frames within the Primary Jurisdiction's Land Development Regulations are met. If a modification of an application for a Significant Development Order is submitted to the Primary Jurisdiction, the Secondary Jurisdiction shall be afforded review pursuant the review time periods described herein.

2. Hearing Notification. If at any time the Secondary Jurisdiction shall consider the Significant Development Order or application at a public meeting, the Primary Jurisdiction and the landowner and/or applicant shall be given notice of the time, date and place of the public meeting.

3. Comments to be Considered. In addition to the evaluation and comments normally prepared by the CITY or the COUNTY agency initially accepting an application for a Development Order, any comments submitted by the agency of Secondary Jurisdiction in their review of the copy of a Development Order Application shall be considered by the Primary Jurisdiction in its review of the Development Order, which review shall include an examination of the relationship between the application, the CITY'S and the COUNTY'S Comprehensive Plans, Land Development Regulations, and this Agreement.

4. Covenant to Annex. When reviewing any Development Order plan(s) or application(s) for properties within the JPA that are bound by a CITY covenant to annex, the CITY staff shall provide review comments and forward such covenant to annex directly to the COUNTY. Formal review of said plan(s) or application(s) along with the permitting, inspection, and the issuance of Certificates of occupancy on such properties shall then be the responsibility of the COUNTY. Such properties shall meet the supplemental development criteria, if any, as stipulated in the CITY'S covenant to annex and any related agreements. The COUNTY shall not issue a Certificate of Occupancy until the CITY has approved all public infrastructure to be transferred to the CITY pursuant the terms established in the covenant to annex and related agreements and any additional CITY requirements, including concurrency, have been met, which requirements shall be forwarded to the COUNTY as part of the Development Order Application review process. All annexations are subject to City Council final approval.

5. Development Orders within the CITY'S portion of the JPA. The governing and/or administrative body of the CITY shall consider the comments of the COUNTY for property annexed after execution of this Agreement.

ARTICLE V – SPECIFIC DEVELOPMENTAL AND ENVIRONMENTAL CONSIDERATIONS

1. Designation of Employment Center. It is the intent of the CITY and the COUNTY to designate and promote the creation of an Employment Center located in the vicinity of Round Lake Road and State Road 46, as conceptually depicted in **Exhibit "D."** The objective of this land use designation shall be to provide quality job opportunities, including professional offices, convenient to both the City of Mount Dora and unincorporated area of Sorrento and Mount Plymouth. The CITY and the COUNTY shall coordinate efforts to develop Comprehensive Plan policies that are appropriate for this Employment Center, ensure compatibility with neighboring land uses, and respect the distinct identities of both the CITY and unincorporated area.

2. Coordination with State Agencies and Local Governments. It is the intent of the CITY and the COUNTY to coordinate with state agencies and local governments to implement requirements of the Wekiva Parkway and Protection Act. Within the JPA, these activities may include, but are not limited to, the establishment of Comprehensive Plan policies and land development regulations, creation of a master stormwater management plan, and the protection of habitat and recharge areas. The CITY and the COUNTY will work together to protect the quality and the natural replenishment of groundwater and surface water systems. The CITY and the COUNTY will work together to avoid new flood risks within the built environment.

3. Acquisition of Environmentally Sensitive Land. The CITY and the COUNTY shall explore cooperative efforts to acquire environmentally sensitive land within the JPA and consider development of a trail system to link natural areas with the surrounding community and employment center. The CITY and COUNTY have been cooperating and will continue to cooperate on the establishment and funding for the Wekiva Trail as conceptually shown on **Exhibit "E."** The corridor identified on **Exhibit "E"** is conceptual in nature and is intended to illustrate regional connectivity and not the literal final location of the trail.

ARTICLE VI – GENERAL PROVISIONS

1. Disclaimer of Third-Party Beneficiaries. This Agreement is solely for the benefit of the party's executing this Agreement, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon or give any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereto; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of, and shall be binding upon, the parties hereto and their respective and express representatives, successors, and assigns.

2. Renegotiation. The COUNTY or the CITY may call for renegotiation of this Agreement by written notice to the other party at any time. The CITY and the COUNTY may renegotiate this Agreement in response to changed circumstances, to seek refinement, expand or contract the JPA boundary, or alter the designated time allowances as described in this Agreement. Upon such written notice, for a period of ninety (90) days thereafter, the CITY and the COUNTY shall attempt to renegotiate this Agreement in good faith. During the ninety (90) day period, where either party, in its sole discretion and in good faith, determines that such renegotiations have reached an impasse, it may invoke the conflict resolution procedures set forth in Chapter 164, Florida Statutes. If no Agreement is negotiated during the ninety (90) day period or during the conflict resolution process, the terms of this Agreement shall continue to govern and remain in full force and effect. Should either party seek judicial review of this Agreement, or to enforce this Agreement, the CITY and the COUNTY recognize that the venue will be properly located in Lake County, Florida, for any action regarding this Agreement. The failure of any party to this Agreement to enforce any provision contained herein shall in no event be deemed a waiver of its rights to thereafter enforce this Agreement Utilization of one remedy to enforce this Agreement shall not be deemed the only method by which to enforce the provisions of this Agreement.

3. Severability, Construction, and Interpretation. In the event that any section, subsection, sentence, clause, or word of this Agreement shall be held by a court of competent jurisdiction to be partially or wholly invalid or unenforceable for any reason whatsoever, any such invalidity, illegality, or unenforceability shall not affect any of the other remaining articles, sections, subsections, sentences, clauses or words of this Agreement, and this Agreement shall be read and/or applied as if the invalid, illegal, or unenforceable section, subsection, sentence, clause, or word did not exist. This Agreement was mutually negotiated by all parties who have executed the same. Consequently, it is the intent of the parties that no provision shall be more harshly construed against either party.

4. Effective Date. Prior to this Agreement, or any amendment hereto, becoming effective, it shall be approved and executed by both parties hereto, and pursuant to Section 163.01(11), Florida Statutes, this Agreement shall become effective immediately after filing of this Agreement with the Clerk of the Circuit Court of Lake County, Florida. This Agreement shall be recorded in the Public Records of Lake County, Florida, and the cost thereof, if any, shall be shared equally by both governing bodies.

5. Termination and Amendment.

A. Termination.

(1) This Agreement shall renew automatically after five (5) years from the date of final adoption, and every five (5) years thereafter, unless it is terminated pursuant to paragraph 2 below.

(2) Either party may terminate this Agreement at any time by delivering written notice to the other party of its intent to terminate this Agreement at lease one hundred and eighty (180) days prior to the intended date of termination.

B. Amendment. This Agreement may be amended at any time provided both parties authorize said amendment.

C. Amendment or Termination of Agreement to be in Writing. Except as provided for herein, no amendment or termination of this Agreement shall be binding on either party unless a written instrument terminating or amended this Agreement is executed by the County Commission Chairman and the Mayor after being duly authorized to do so by their respective governing bodies, and such termination or amendment shall not be effective until after it has been filed with the Clerk of the Circuit Court of Lake County, Florida. Except as set forth herein, all instruments amending or terminating this Agreement shall be recorded in the Public Records of Lake County, Florida.

6. Notice. Any notice to be delivered hereunder to either the CITY or the COUNTY by the other party shall be in writing and shall be deemed to be delivered when: (a) hand-delivered to the official designated hereunder with receipt acknowledged in writing, or (b) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, addressed to the party at the address set forth under the party's name below, or at such other address as the party shall have specified by written notice to the other party delivered in accordance herewith.

CITY	COUNTY
City Manager of Mount Dora	County Manager
P.O. Box 176	P.O. Box 7800
510 North Baker Street	315 West Main Street
Mount Dora, FL 32757	Tavares, FL 32778-7800
With copy to:	With a copy to:

Patrick Brackins/Andrew Hand	County Attorney
Shepard, Smith, Hand & Brackins, PA	P.O. Box 7800
2300 Maitland Center Pkwy, Suite 100	Tavares, FL 32778-7800
Maitland, FL 32751	

Either party to this Agreement may unilaterally amend the address or designee to whom notices are to be delivered by providing notice to the other party as provided herein.

7. Rules of Construction. As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of one gender includes all genders. Subtitles or catchlines for articles, sections, or subsections herein are used for ease in reading this Agreement, and the subtitles or catchlines do not form a substantive part of this Agreement for purposes of interpretation. This Agreement shall be liberally interpreted to achieve its goals and purposes.

8. Entire Agreement. This Agreement constitutes the entire understanding of the parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations, and statements, oral or written, are superseded by this Agreement.

9. Authority. The parties each represent and warrant to the other its respective authority to enter into this Agreement, acknowledge the validity and enforceability of this Agreement. The Parties hereby represent, warrant, and covenant this Agreement constitutes a legal, valid, and binding contract enforceable by the Parties in accordance with its terms and conditions, and that the enforceability is not subject to any impairment by the applicability of any public policy or police powers.

10. Other Agreements. The parties hereby agreement that any previously effective joint planning agreements shall be terminated as of the Effective Date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amended Agreement and Restated Joint Planning Agreement on the respective dates under each signature.

COUNTY

ATTEST:
Board of County Commissioners

LAKE COUNTY, FLORIDA, through its

_____
Gary Cooney, Clerk
Board of County Commissioners
Of Lake County, Florida

_____
Leslie Campione, Chairman

This _____ day of _____, 2025.

Approved as to form and legality:

_____

Melanie Marsh
County Attorney

CITY OF MOUNT DORA, FLORIDA

By:_____
James L. Homich Mayor

This ___ day of _____, 2025.

Attest:

By:_____
Jeanann Hand, Clerk

APPROVED AS TO FORM AND LEGALITY
AS TO CITY OF MOUNT DORA ONLY.

_____
Patrick Brackins/Andrew J. Hand, City Attorney

1
2
3
4
5
6
7

Exhibit "A"
City of Mount Dora and Lake County Joint Planning Area (JPA) Map

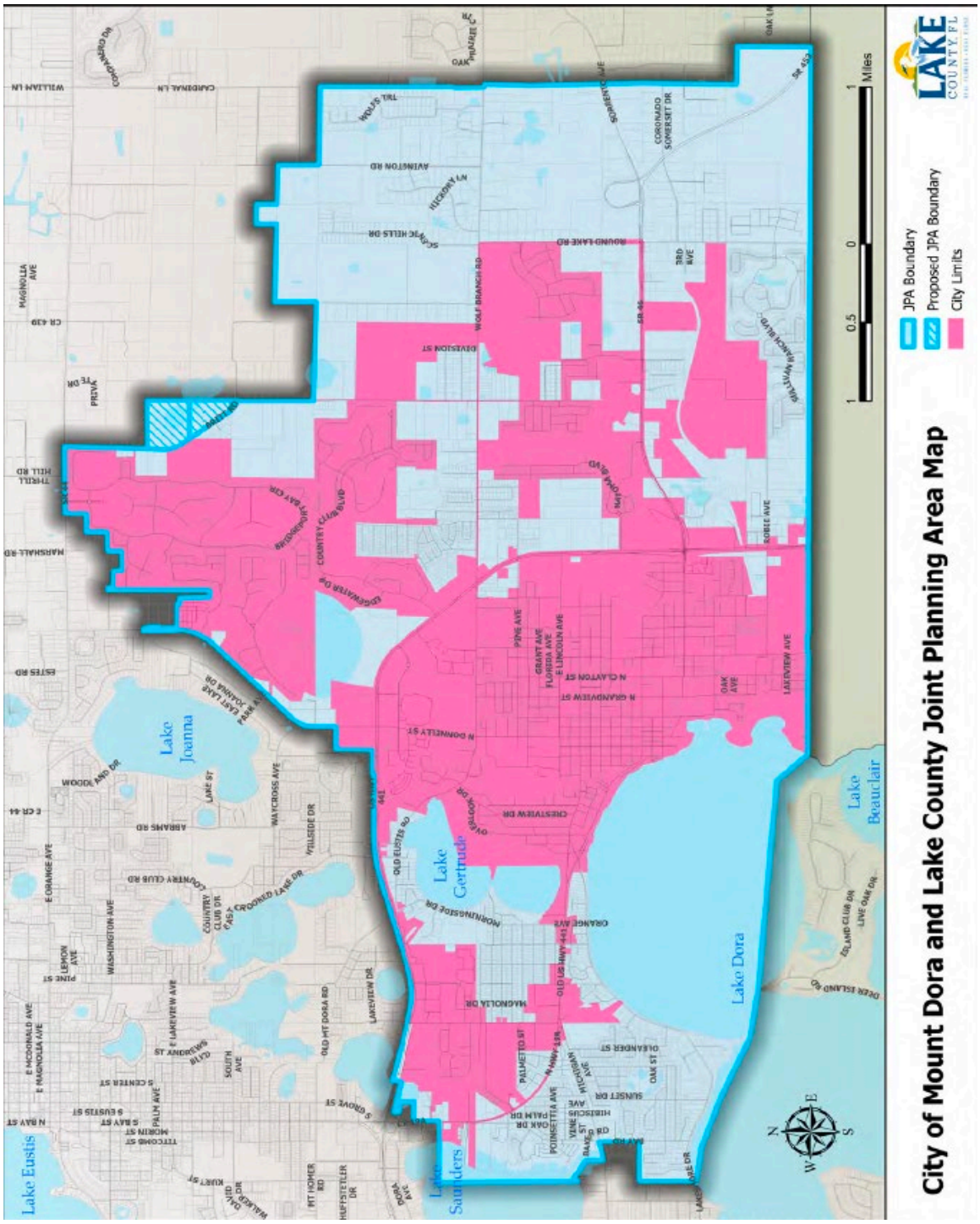
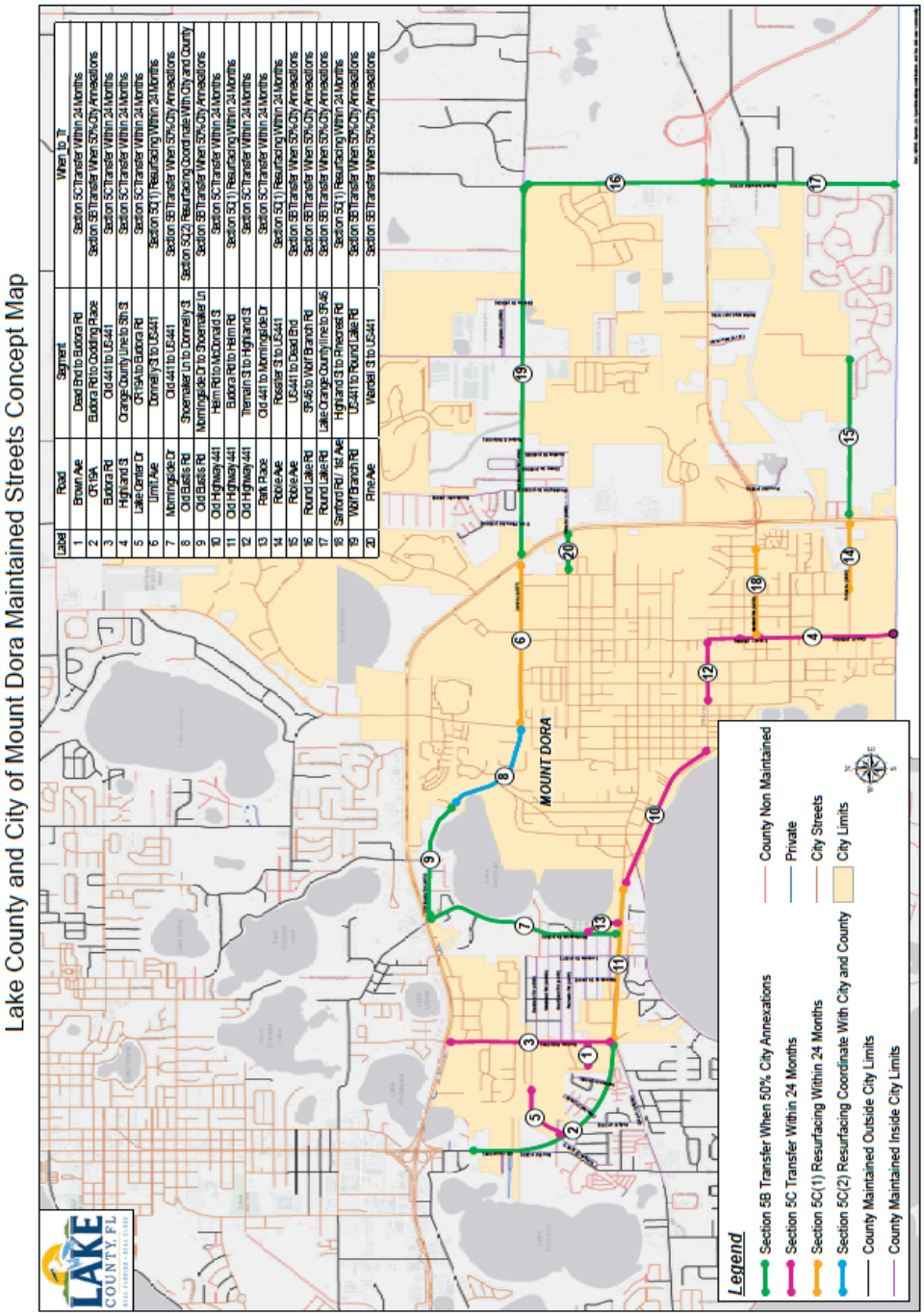
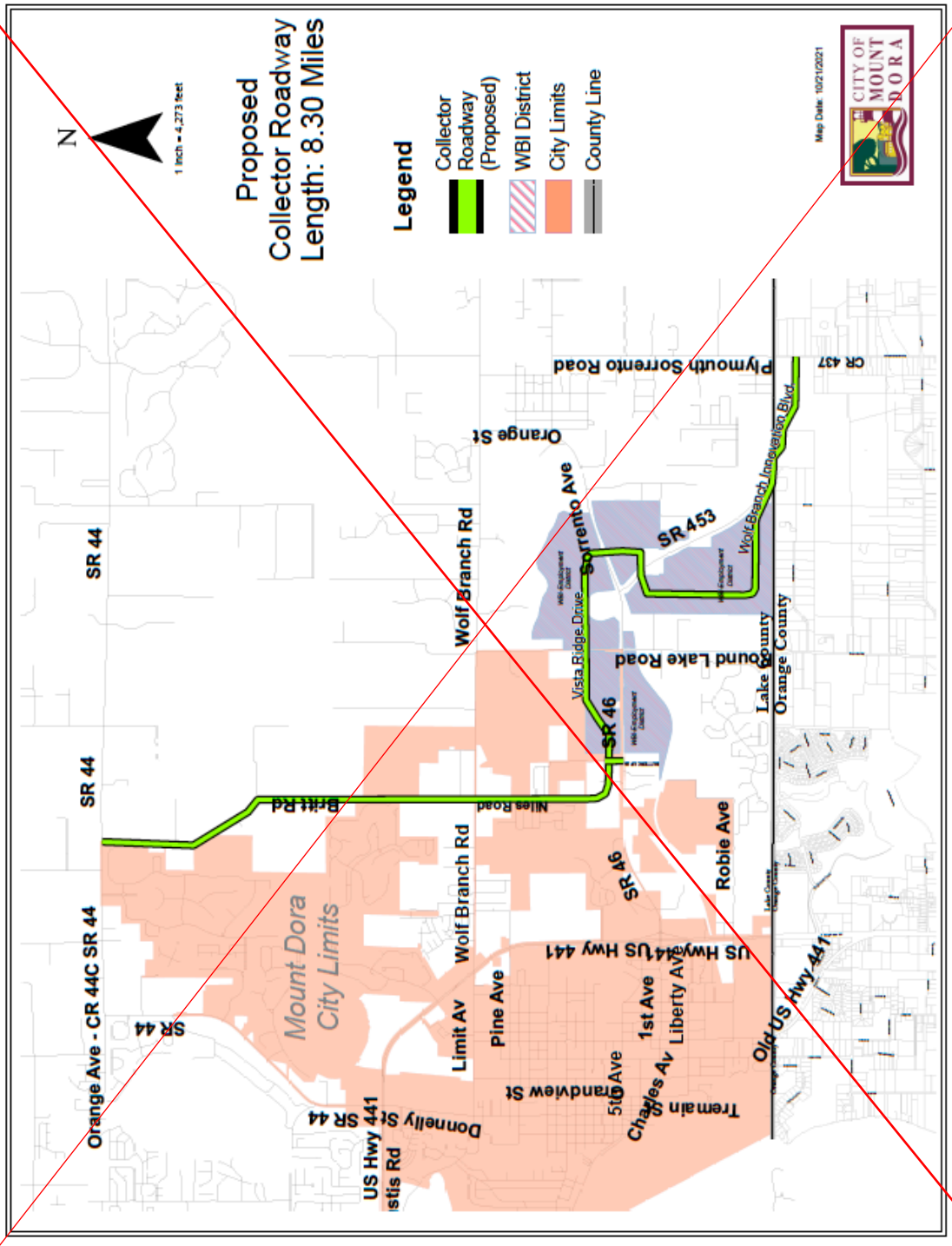


Exhibit B
Lake County and City of Mount Dora Maintained Streets Concept Map


Lake County and City of Mount Dora Maintained Streets Concept Map
LAKE COUNTY, FL
Label | Road | Segment | When To Tr
1 | Brown Ave | Dead End to Eudora Rd | Section 5B Transfer When 50% City Annexations
2 | CR 19A | Eudora Rd to Dodding Place | Section 5B Transfer When 50% City Annexations
3 | Eudora Rd | Old 441 to US 441 | Section 5C Transfer Within 24 Months
4 | Highland St | Orange County Line to 5th St | Section 5C Transfer Within 24 Months
5 | Lake Center Dr | CR 19A to Eudora Rd | Section 5C Transfer Within 24 Months
6 | Limit Ave | Donnelly St to US 441 | Section 5C Transfer Within 24 Months
7 | Morningside Dr | Donnelly St to US 441 | Section 5(1) Resurfacing Within 24 Months
8 | Old Bates Rd | Old 441 to US 441 | Section 5B Transfer When 50% City Annexations
9 | Old Bates Rd | Shoemaker Ln to Donnelly St | Section 5(2) Resurfacing Coordinate With City and County
10 | Old Highway 441 | Morningside Dr to Shoemaker Ln | Section 5B Transfer When 50% City Annexations
11 | Old Highway 441 | Helm Rd to McDonald St | Section 5C Transfer Within 24 Months
12 | Old Highway 441 | Eudora Rd to Helm Rd | Section 5(1) Resurfacing Within 24 Months
13 | Park Place | Tremain St to Highland St | Section 5C Transfer Within 24 Months
14 | Rolfe Ave | Old 441 to Morningside Dr | Section 5C Transfer Within 24 Months
15 | Rolfe Ave | Rossiter St to US 441 | Section 5(1) Resurfacing Within 24 Months
16 | Round Lake Rd | US 441 to Dead End | Section 5B Transfer When 50% City Annexations
17 | Round Lake Rd | SR 46 to Wolf Branch Rd | Section 5B Transfer When 50% City Annexations
18 | Sanford Rd / 1st Ave | Lake Orange County Line to SR 46 | Section 5B Transfer When 50% City Annexations
19 | Wolf Branch Rd | Highland St to Pineness Rd | Section 5(1) Resurfacing Within 24 Months
20 | Pine Ave | US 441 to Round Lake Rd | Section 5B Transfer When 50% City Annexations
Wendell St to US 441 | Section 5B Transfer When 50% City Annexations
MOUNT DORA
Legend
Section 5B Transfer When 50% City Annexations
Section 5C Transfer Within 24 Months
Section 5C(1) Resurfacing Within 24 Months
Section 5C(2) Resurfacing Coordinate With City and County
County Maintained Outside City Limits
County Maintained Inside City Limits
County Non Maintained
Private
City Streets
City Limits

1

Exhibit "C"
New Collector Roadway Map[RL2]



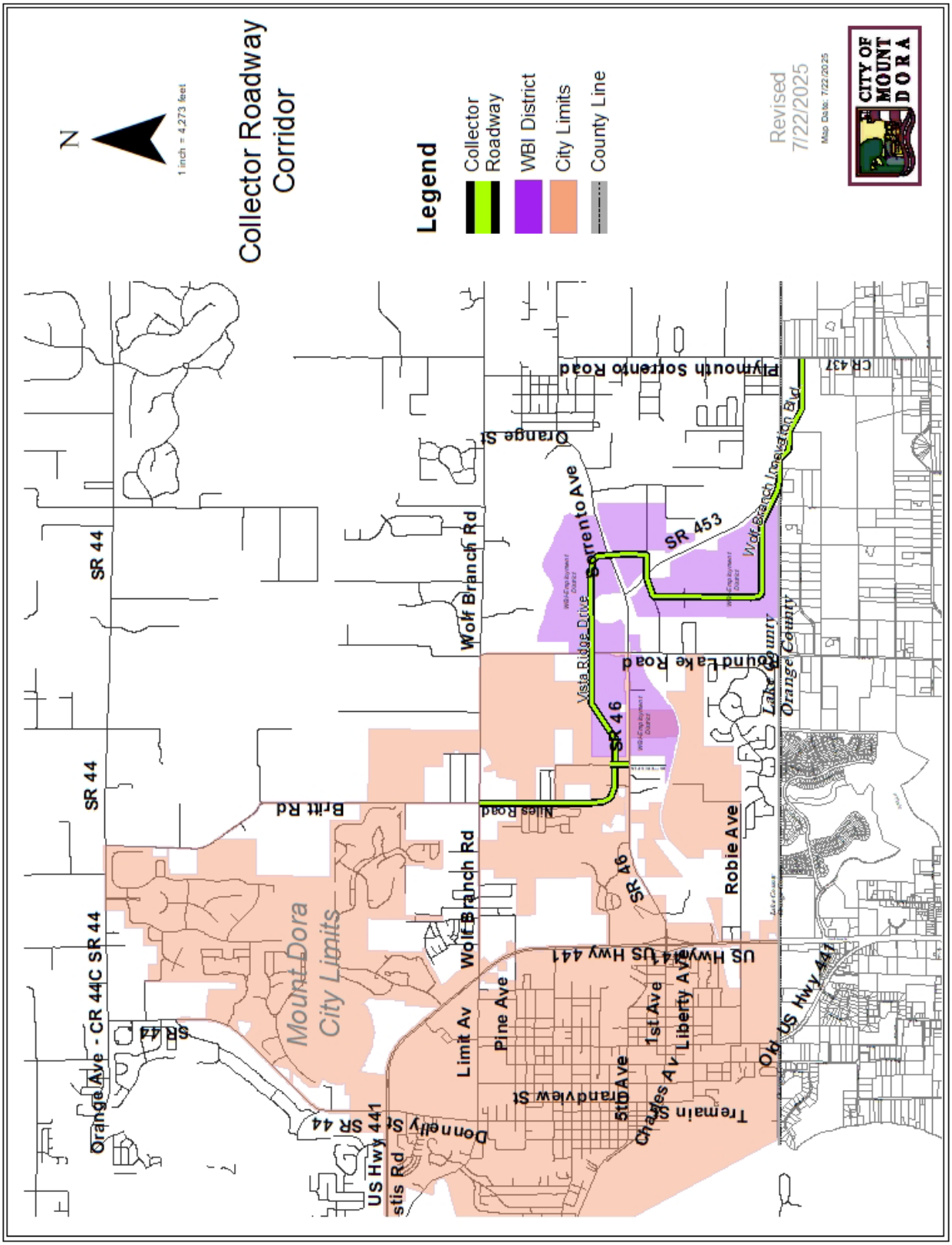

Collector Roadway Corridor
N
1 inch = 4,273 feet
Legend
Collector Roadway
WBI District
City Limits
County Line
Revised 7/22/2025
Map Date: 7/22/2025
CITY OF MOUNT DORA
Mount Dora City Limits
Orange Ave - CR 44C SR 44
SR 44
SR 44
SR 44
Brit Rd
Donnelly St SR 44
US Hwy 441
Wolf Branch Rd
Wolf Branch Rd
Limit Av
Pine Ave
Grandview St
5th Ave
Charles Av
1st Ave
Liberty Av
Tremain St
US Hwy 441
US Hwy 441
Robie Ave
SR 46
SR 46
Miles Road
Vista Ridge Drive
Sorrento Ave
Orange St
Plymouth Sorrento Road
Mount Dora
Lake County
Orange County
SR 453
Wolf Branch Innovation Blvd
CR 437
US Hwy 441

Exhibit "D"
Employment Center Map

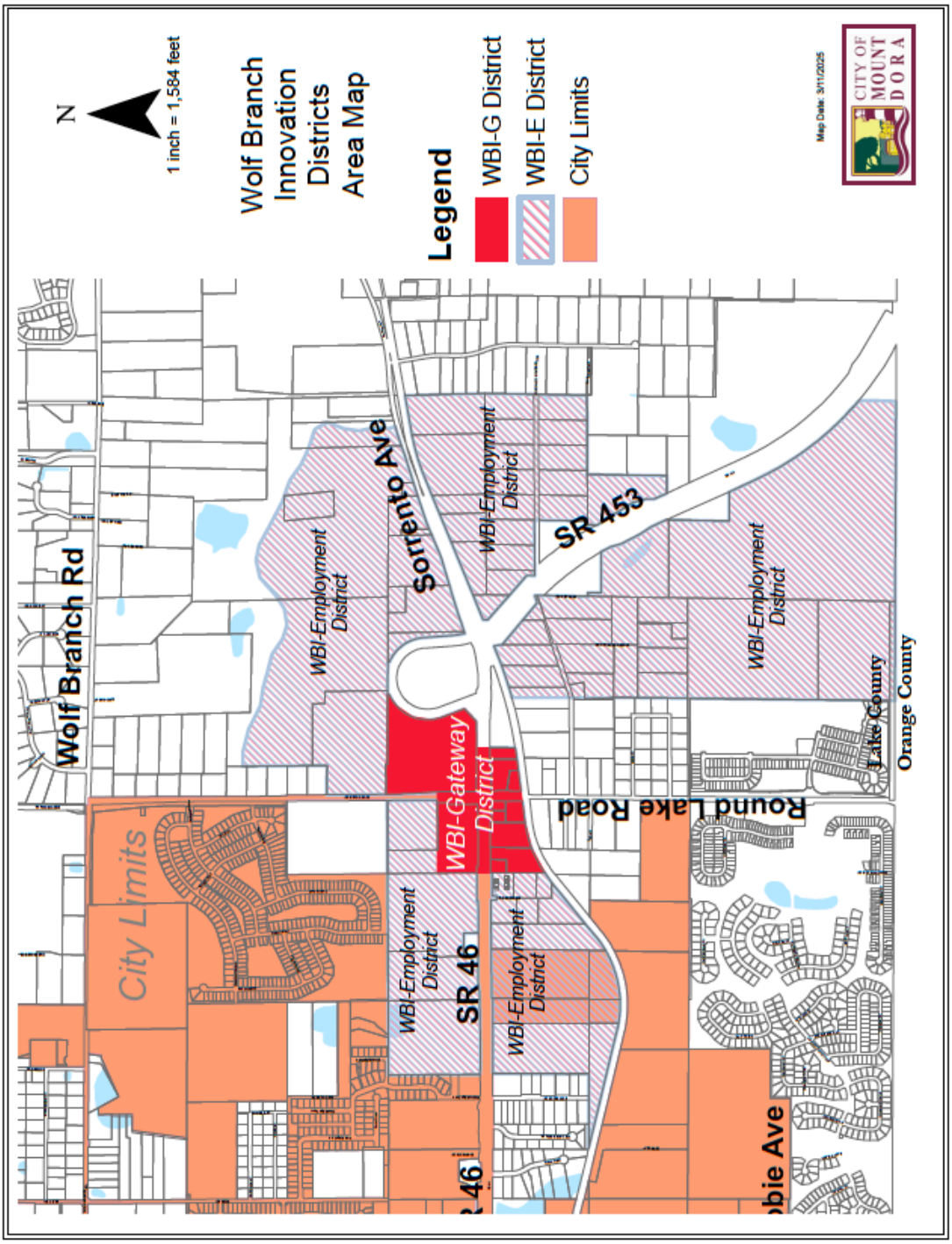
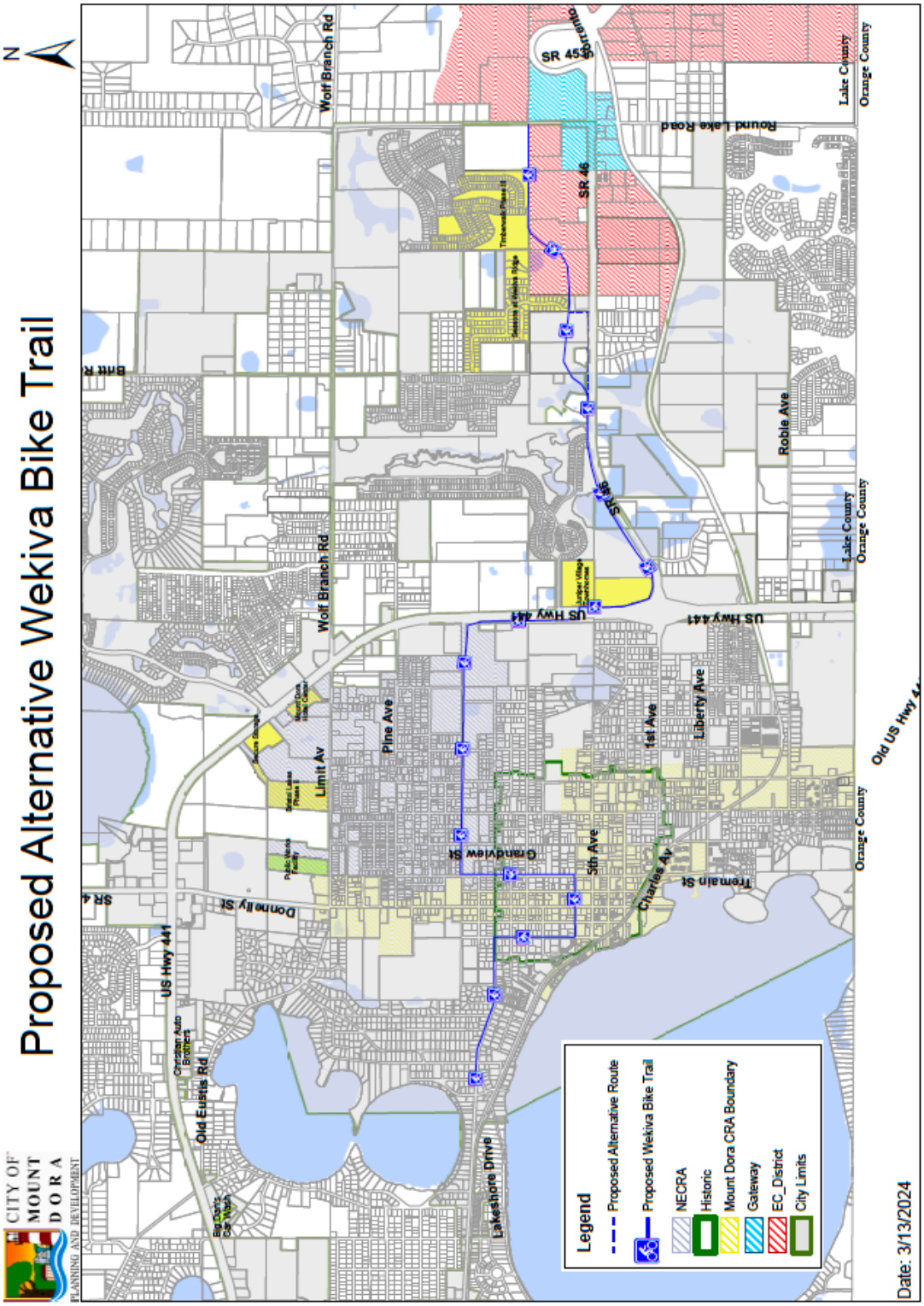


Exhibit "E"
Wekiva Trail Map



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: City Manager Evaluation Process

Introduction:
This is an opportunity for Mayor and Councilmembers to begin the process for the annual City Manager Evaluation.

Discussion:
The purpose of the employee performance evaluation and development report is to facilitate communication between the City Council and the City Manager concerning the performance of the City Manager in the accomplishment of his assigned duties and responsibilities, and the establishment of specific work-related goals and objectives.

PROCESS:

1. Mayor and Councilmembers will complete a performance evaluation (Attached) and return the completed form to the HR Director on or before Friday, September 5, 2025.
2. Mayor and Councilmembers may meet with the City Manager to discuss the evaluation and provide feedback prior to September 16, 2025.
3. Mayor and Councilmembers will meet in a public meeting with the City Manager to discuss his compiled evaluation at the regularly scheduled City Council meeting on September 16, 2025.

Note: *Vince Sandersfeld was appointed Acting City Manager on January 22, 2024; and appointed to a full City Manager position on May 7, 2024*.

Budget Impact:
Any salary modifications for consideration would be included in FY25-26 Budget accordingly.

Strategic Impact:

Strategic Initiative 5: Invest in Human Resources. Building a resilient foundation for enhanced financial performance and organizational excellence.

Recommendation:

Mayor and Councilmembers complete the attached evaluation form and return the form to the City HR Director on or before September 5, 2025.

Attachment(s):

1. City Manager Annual Evaluation2025

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

Alan Cline, Director of Human Resources	Approved - 7/9/2025
Jeanann Hand, City Clerk	Approved - 7/9/2025
Vince Sandersfeld, City Manager	Final Approval - 7/9/2025

CITY OF MOUNT DORA
CITY MANAGER
PERFORMANCE EVALUATION

Councilmember Name:_____

Evaluation period from October 1, 2024 to September 30, 2025

Due to the City Human Resource Director on or before: <u>September 5, 2024</u>

The purpose of the employee performance evaluation and development report is to increase communication between the City Council and the City Manager concerning the performance of the City Manager in the accomplishment of his assigned duties and responsibilities, and the establishment of specific work-related goals and objectives.

<u>PROCESS:</u> The City Manager will provide a copy of the City Manager Performance Evaluation form copying the City HR Director.

1. The Council members will complete a performance evaluation for the City Manager and return the completed form to the City Human Resource Director.

2. Each Councilmember will meet with the City Manager to discuss the evaluation in general.

3. The Council members will meet in a public meeting with the City Manager to discuss his compiled evaluation on September 16, 2025.

_____
City Manager Signature

_____
Date

_____
Councilmember SIGNATURE

_____
Councilmember Name PRINT

_____
Date Submitted

Councilmember Name:_____

INSTRUCTIONS

This evaluation form contains seven categories of evaluation criteria, maximum point per category is 25, or 175 for the seven categories. Each category contains a statement to describe a behavior standard in that category. For each statement, use the following scale to indicate your rating of the City Manager's performance.

5= Excellent (almost always exceeds the performance standard)

4= Above average (generally exceeds the performance standard)

3= Average (generally meets the performance standard)

2= Below average (usually does not meet the performance standard)

1= Poor (rarely meets the performance standard)

This evaluation form also contains a provision for entering narrative comments, including an opportunity to enter responses to specific questions and an opportunity to list any comments you believe appropriate and pertinent to the rating period. Please write legibly.

Leave all pages of this evaluation form attached. Sign and date the cover page.

Per the CM Contract Dated May 7, 2024 Section 16: Employer shall annually review the performance of Employee and at a regularly scheduled City Council meeting in the month of September approve any merit pay increase to be effective on the ensuing October 1st. Individual City Council members may meet with the Employee quarterly in a one-on-one setting to review the merits of Employee's performance via a performance matrix adopted by Employer. Neither the contents nor outcome of said reviews, or the City Council's decision on a merit increase shall operate as an alteration to or amendment of any provision of this Agreement.

The City HR Director will prepare the final complied report. This process should allow both parties to meet all the requirements of the City Manager Contract.

Councilmember Name:_____

PERFORMANCE CATEGORY SCORING

1. INDIVIDUAL CHARACTERISTICS

_____ Diligent and thorough in duties, "self-starter."

_____ Exercises good judgment. Consistently puts aside personal views and implements Council policy and direction.

_____ Displays enthusiasm, cooperation, team building and willingness to adapt. Responds well to requests, guidance, and constructive criticism.

_____ Displays fairness and impartiality amongst employees and is receptive to constructive criticism and direction.

_____ Exhibits composure, professional appearance and a positive attitude appropriate for executive position.

TOTAL

_____ Add all scores in this category and write the subtotal here (Maximum: 25 points).

COMMENTS: _____

_____

_____

_____

_____

2. PROFESSIONAL SKILLS AND STATUS

_____ Demonstrates high ethical standards in the organization. Works to keep "politics" and personal perspectives out of the decision-making process.

_____ Has appropriate visibility or identity in the community.

_____ Anticipates and analyzes problems to develop effective approaches for solving them.

_____ Willing to try new ideas proposed by Council members.

_____ Sets a professional example by handling affairs of the public office in a fair and impartial manner.

TOTAL

_____ Add all scores in this category and write the subtotal here (Maximum: 25 points).

Councilmember Name:_____

COMMENTS: _____

_____

_____

_____

_____

3. RELATIONS WITH ELECTED MEMBERS OF THE CITY COUNCIL

_____ Accepts direction / instructions in a positive manner.

_____ Sets meeting agendas that reflect the guidance of the Council and keeps the City Council informed of current plans and activities of administration and new developments.

_____ Reporting to the City Council is timely, clear, concise and thorough.

_____ Effectively aids the City Council in establishing long-range goals and demonstrates interest about the Council's Vision for the City and supports the actions of the City Council after a decision is made.

_____ Carries out the directives of Council as a whole rather than those of any one Council member, but recognizes the concerns of the minority.

TOTAL

_____ Add all scores in this category and write the subtotal here (Maximum: 25 points).

COMMENTS: _____

_____

_____

_____

_____

4. POLICY EXECUTION

_____ Implements Council's actions in accordance with the intent of Council.

_____ Supports the actions of the Council after a decision has been reached, both within and outside the organization.

_____ Implements City policy fairly and consistently based upon Council decisions, goals and applicable laws and regulations. Presents matters in a factual, analytical way.

Councilmember Name:_____

_____ Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness.

_____ Offers workable alternatives to the Council for changes in law or policy when an existing policy or ordinance is no longer practical.

TOTAL

_____ Add all scores in this category and write the subtotal here (Maximum: 25 points).

COMMENTS: _____

_____

_____

_____

_____

5. REPORTING

_____ Provides regular information and reports to the Council concerning matters of importance to the local government, using the city charter as guide in a timely and effective manner.

_____ Facilitates open two-way communication and encourages mutual honesty and respect with the community, Council and staff.

_____ Responds to correspondence, requests and complaints quickly and appropriately.

_____ Always offers ideas to solve problems based on good information and sound judgment.

_____ Conducts research or seeks counsel of experts to gather information needed in making a decision.

TOTAL

_____ Add all scores in this category and write the subtotal here (Maximum: 25 points).

COMMENTS: _____

_____

_____

_____

_____

Councilmember Name:_____

6. CITIZEN & COMMUNITY RELATIONS

_____ Responsive to requests from citizens, maintaining citizen satisfaction with City Services.

_____ Demonstrates a dedication to service to the community and its citizens.

_____ Cooperates with neighboring communities and the county.

_____ Helps the Council address future needs and develop adequate plans to address long term trends.

_____ Cooperates with other regional, state and federal government agencies.

TOTAL

_____ Add all scores in this category and write the subtotal here (Maximum: 25 points).

COMMENTS: _____

_____

_____

_____

_____

7. FISCAL MANAGEMENT

_____ Prepares a balanced budget to provide services at a level directed by Council.

_____ Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively.

_____ Prepares a budget and budgetary recommendations in an intelligent and accessible format.

_____ Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability.

_____ Appropriately monitors and manages fiscal activities of the organization.

TOTAL

_____ Add all scores in this category and write the subtotal here (Maximum: 25 points).

COMMENTS: _____

_____

_____

_____

_____

Councilmember Name:_____

NARRATIVE EVALUATION

What would you identify as the manager's strength(s), expressed in terms of the principle results achieved during the rating period?_____

_____

_____

_____

_____

What performance area(s) would you identify as most critical for improvement? _____

_____

_____

_____

_____

_____

INSTRUCTIONS

Please add the subtotal scores from each section and enter the final total score for the evaluation below.
Total Score (Maximum: 175 points): _____

Refer to the overall rating scale to determine the final performance level. Be sure all sections are completed before calculating the total.

157-175= Excellent (almost always exceeds the performance standard)

140-156= Above average (generally exceeds the performance standard)

123-139= Average (generally meets the performance standard)

105-122= Below average (usually does not meet the performance standard)

0-104= Poor (rarely meets the performance standard)

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: **August 19, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Lobbyist Update

Introduction:
Gray Robinson, P.A. represents the City of Mount Dora during the 2025 Legislative process in Tallahassee, Florida. Their work includes identification of legislative priorities, formulation of strategy, research, communication with elected officials, and reporting the status of current work in progress.

Discussion:
Gray Robinson, P.A. supports the City of Mount Dora in respect to Legislative items and appropriations. Attached is the July 2025 Monthly Report.

Budget Impact:
Lobbyist Activities are funded in GL account 421-1910-536.31-11.

Strategic Impact:
The contract with Gray Robinson, P.A. allows for cooperation from State, County, and surrounding communities toward the Innovation District and future infrastructure through grants and legislative processes.

Recommendation:
Data provided is informational.

Attachment(s):
1. Mount Dora July 2025 Report

Prepared by: Jeanann Hand, City Clerk
Reviewed by:

Vince Sandersfeld, City Manager Final Approval - 8/1/2025

July 31, 2025

City of Mount Dora
July Activity Report

General Revenue Collections

Florida's general revenue collections surpassed forecasts in May, bringing in approximately $4.56 billion—$84.5 million more than projected by state economists in the Legislature's Office of Economic & Demographic Research in March. The majority of the gain—nearly 82%—was attributed to increased sales tax revenue. Sales taxes alone generated $3.217 billion, exceeding projections by $69.2 million. However, corporate income taxes fell short by $47.4 million, totaling $379.4 million. Other contributors included insurance taxes, which brought in $419 million—$35.6 million more than expected. The Legislature relies on updated projections from the Revenue Estimating Conference to build the state budget.

Communications

- Correspondence regarding DOGE request
- New CFO Blaise Ingoglia - Swearing In Ceremony Article
- Final Session Newsletter and Budget Update
- Wastewater Plant Expansion Virtual Meeting- Scheduled for August 13th

Next Steps

- Continue providing Mount Dora with updates on relevant grant opportunities
- End of Legislative Session Report
- Begin planning for the 2026 Legislative Session
- Interim Committee Meetings start the week of October 6th

Ryan Matthews/Angela Drzewiecki

Mount Dora City Charter Overview

Patrick Brackins, Esq.

August 5, 2025

Agenda

- Forms of Municipal Government
- Mount Dora's Form of Government
- Duties of Mayor
- Duties of Manager
- Mayor as Presiding Officer During Meetings
- Adoption of Agenda and Changes to Agenda

Forms of Municipal Government in Florida

- Council-weak mayor: council shares all powers; about 80 cities in Florida with populations less than 25,000
- Council-strong mayor: an elected executive implements council actions and administers the city; about 40 Florida cities in all populations (Apopka, Eatonville, Orlando)
- Commission: each elected official oversees one or more departments autonomously; come together as legislative body; only around 2 Florida cities have this form
- Council-Manager or Commission-Manager: professional manager appointed by mayor and council to administer city, prepare agenda, recommend actions to council, and present a budget each year; about 280 Florida cities of all populations (Mount Dora)

Mount Dora City Charter

- Provides for a Council-Manager form of government

- Article I, Section 3. Government – The municipal government provided by this Charter shall be known as the **"council-manager form of government."** Except as otherwise provided by this Charter or state law, all powers of the city are vested in the elected city council. The city council shall appoint a city manager and a city attorney. Notwithstanding any other Charter provision or ordinance to the contrary, the city council, in its sole and absolute discretion, shall have appointment and removal authority over these appointed officials. The city council, in its sole and absolute discretion, may create or abolish, by ordinance, any boards as it may deem advisable. The city council, in its sole and absolute discretion, may create or abolish, by resolution, any ad hoc committee it may deem advisable.

Council-Manager Form of Government (generally)

Council's Responsibilities:

- Establishing policy (resolutions)
- Passing ordinances
- Voting appropriations
- Acts as governing body
- Appoints City Manager

City Manager's Responsibilities:

- Hired by Council
- Serves as chief executive or administrative officer
- Implements and enforces city policies
- Manages department and staff
- Provides recommendations to Council
- Supervises City operations

Non-interference (2024 Amendment)

In 2024, the voters approved adding the following section to Art. II., Sec. 9(b) of the Charter:

> *Interference with administration*. Except for the purpose of formal inquiries or investigations authorized by the city council, the city council or its members shall not give orders or direction to city officers and employees who are subject to the direction and supervision of the city manager.

Duties of Mayor

"The Mayor is a member of the city council for all purposes." (Art. II. Sec. 4)

Article IV Mayor, Section 18 – Powers and duties. The mayor shall have the following powers and duties:

(a) The mayor shall have no administrative duties except as set forth herein;
(b) To preside at all meetings of city council;
(c) To be the head of city government for those purposes, including, but not limited to, martial law, civil defense, service of process, execution of contracts, deeds, other legal documents, to represent the city in all agreements with other governmental entities or certifications to other governmental entities and any other responsibility assigned by the city council;
(d) To be, or designate, the official spokesperson for the City of Mount Dora;
(e) To take necessary action in emergency situations. These emergency powers of the mayor shall not extend beyond the next meeting of the city council;
(f) To annually prepare a state of the city message; and
(g) To yield the chair during meetings for the purpose of making motions.
(h) The mayor, or the mayor's designee, shall report to the city council the existence and basis of any legal claim against the City of Mount Dora [*In practice, this is the City Attorney's responsibility*]

Duties of City Manager

- The city manager shall be responsible to the city council for the administration of all city affairs placed in his charge. Article V, Section 19

- Article V City Manager, Section 23 – Powers and duties. The city manager shall have the following powers and duties:

  (a) To hire, appoint, suspend, transfer, demote, or remove all city employees in accordance with all applicable laws and policies adopted by the city council;
  (b) To direct and supervise the administration of all departments, offices, and agencies of the City of Mount Dora, except as otherwise provided by Charter or law;
  (c) To attend all council meetings whereupon the city manager shall have a right to take part in any discussion, but not the right to vote;
  (d) To see that all laws, provisions of this Charter, and acts of the city council, which are subject to enforcement by the city manager or city employees, are faithfully executed;

Duties of City Manager – cont.

- Article V City Manager, Section 23 – Powers and duties. The city manager shall have the following powers and duties (continued):

  (e) To prepare, submit, and administer the annual budget;
  (f) To make all reports as the city council may require concerning the City of Mount Dora;
  (g) To advise the city council fully as to the financial condition and future needs of the City of Mount Dora;
  (h) To make any recommendations to the city council concerning the affairs of the City of Mount Dora that the city manager deems appropriate;
  (i) To co-sign, or attest to, contracts on behalf of the City of Mount Dora pursuant to the ordinances, resolutions, and other actions of the city council; and
  (j) To perform such other duties as are specified in this charter or as may be required by the city council.

Mayor as Presiding Officer

- Article IV, Section 18(b) provides the Mayor shall preside at all meetings of city council
- What does presiding over meetings entail?

According to Robert's Rules of Order (12th Edition) §47:7, the presiding officer's duties are to:

- Open and call to order the meeting
- Announce in proper sequence the business that comes before the council
- Recognize members who are entitled to the floor
- To state and put to vote all questions before the council
- Protect the council from obviously dilatory motions
- Enforce the rules relating to debate, order, and decorum
- Expedite business compatible with the rights of members
- Decide all questions of order, subject to appeal from the council
- Respond to inquiries of members related to parliamentary procedure or factual information
- Authenticate by his or her signature, all acts, orders, and proceedings of the council
- Declare the meeting adjourned
- Example – Chair has the authority to assign or move the seating arrangements of members of council subject to an appeal of the members

City Council Agenda

- Robert's Rules of Order (12th Edition) provides the procedures (guide) for adopting and changing the agenda
- Prevents any one member from unilaterally removing items from the agenda [absent a vote or city]

- Procedure for Adoption of Agenda (§41:61)
  - Performed at the outset of the meeting [**Approval of Agenda**]
  - Adopted by majority vote
  - Once adopted, it is then the order of business for the meeting
- Procedure for Changing an Agenda (§41.63)
  - When the adoption of a proposed agenda is pending during the meeting, it is subject to amendment by majority vote
  - After adoption of agenda, no change can be made in it except by a two-thirds vote, a vote of a majority of the entire membership, or unanimous consent
  - Roberts Rules of Order is not, by Ordinance or Charter, the mandatory procedure for parliamentary procedures in Mount Dora, but it is the most widely respected and utilized parliamentary procedures in the world

City Policy for Agenda Items (2018 attached)

- Purpose: The City Manager, City Clerk and Mayor shall prepare agendas for all formal and informal meetings.
- Policy: All documents to be considered at a City Council meeting must be delivered to City Manager within the time frame determined by him or her. The clerk shall arrange an agenda list and submit to City Council on Thursday before a scheduled City Council meeting.
- Councilmembers: Any Councilmember may request an item to be added to a future **agenda by bringing up the item under Other Business and obtaining consensus from the entire City Council for the future agenda**.
- Modifications: The Mayor may make changes to the **order of the agenda**.
- Removing an Agenda Item: Removing an agenda item per the request of City Council or the City Manager may be made by majority vote or consensus of City Council.

  - Thus, any single Councilmember **may not remove** an item on the agenda after the agenda has been published.

Examples

1. The Procedure Works, Best Practices, and the JPA example
2. Inconsequential Matters
3. Other Examples - Contracts, Policies, Intervening Events
4. Hypothetical Example Raised By Councilmember Walker

Questions?

City of Mount Dora

Placement of Items on City Council Agenda

Responsible Dept.: Legislative Mayor Approval: _____ (Signature)	Approved: _____ Robin R. Hayes, City Manager Date: October 29, 2018

Purpose: The City Manager, City Clerk and Mayor shall prepare agendas for all formal and informal meetings.

Policy

All reports, communications, ordinances, resolutions, contract documents or other matters to be considered at a City Council meeting must be delivered to the City Manager's Office within the time frame determined by him or her. The office of the City Clerk shall arrange an agenda list, with all attachments and back-up information to be submitted to the City Council on Thursday, the week before a scheduled City Council meeting.

Councilmembers

Any Councilmember may request an item be added to a future agenda by bringing up the item under Other Business and obtaining consensus from the entire City Council for the future agenda.

Public

A member of the public may make a written request to an Elected Official or to the City Manager for a future agenda. Should such a request be made to a City Council member, the City Council member may present it to the City Manager or Mayor for consideration and preparation for a future agenda.

Modification of Agenda

The Mayor may make changes to the order of the agenda. Such changes shall be announced after Public Appearances and must be listed in the minutes under *Adjustments to the Agenda.*

The following adjustments to the agenda may be made by majority vote or consensus of City Council:

1. Removing an agenda item per the request of City Council or the City Manager.