



**Planning and Development**

510 North Baker Street  
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**DEVELOPMENT REVIEW COMMITTEE**  
**NO FORMAL MEETING**  
**AGENDA**  
**September 24, 2025**

**I New Business**

**A. Request for Final Plat;** Mount Dora Groves South (Project Name); 1445710 (Location); Taylor Morrison - BTR (Owner); Taylor Morrison - BTR (Applicant); Halff (Engineer); Allen and Company (Surveyor). Project No. PR25-07FNLC

**B. Request for Minor Deviation to Approve Site Plan;** One Oak MD Groves (Project Name); 2911 JW Simpson Way (Location); One Oak MD Groves (Owner); One Oak MD Groves (Applicant); GMC (Engineer); Project No. SP25-07Minor

**C. Request for Conditional Use Permit;** 1601 E. 1st Ave (Site Address); 1601 E. 1st Ave — Sabatini Law Firm PA (Project Name); Anthony Sabatini (Owner); Anthony Sabatini (Applicant); Project No. CUP25-02.

**D. Request for As-Built Drawings;** Hillside at Mount Dora (Project Name); Hillside at Mount Dora (Location); KB Homes Orlando (Owner); KB Homes Orlando (Applicant); Poulos & Bennett (Engineer); Blue Ox Land Services (Surveyor)

**E. Request for As-Built Drawings;** Mount Dora Groves Grandview-Fiddler Roadway (Project Name); 455 Limit Ave (Location); TM BTR of Florida LLC (Owner); Halff (Applicant); Halff (Engineering); Allen & Company Professional Surveyors & Mappers (Surveyor)

**F. Request for Minor Deviation to Approve Site Plan;** Highland Main Lots (Project Name); 1225/1229 Highland Street (Location); SFJNR Holding LLC (Owner); James Bessinger (Applicant); Civic on Demand, LLC (Engineer);

**G. Request for Final Plat;** One Oak Commercial Lots (Project Name); South of US HWY 441 (Location); One Oak MD Groves LLC (Owner); Goodwyn Mills Cawood, LLC

(Applicant); Goodwyn Mills Cawood, LLC (Engineer); Extreme Surveying of Florida, INC (Surveyor)

**H. Request for Annexation, Land Use Amendment and Rezoning;** Round Lake Charter (Project Name); 31333 Round Lake Road. (Site Address); Lake County Schools (Owner); Lake County School (Applicant)

**I. Request for Replat;** Spinzer (Project Name); Pine Ave (Location); Spinzer Development LLC (Owner); Spinzer Development LLC (Applicant); Civial Engineering Solutions (Engineer); Ireland & Associates Surveying (Surveyor)

**J. Request for Preliminary Plat;** Villages of Loch Leven (Project Name); 18740 SR 44 (Site Address); RGC Venture LLC (Owner); Park Square Homes (Applicant); Poulos and Bennett, LLC (Engineer); American Surveying & Mapping, INC. (Surveyor)

II Resubmittal

III Projects Status

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

**NOTICE:** If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

**NOTICE:** In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at [clerk@cityofmounddora.com](mailto:clerk@cityofmounddora.com).

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