



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

Email: plandev@cityofmoundora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

November 19, 2025 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. New Business

A. Request for Future Land Use Map; Round Lake Charter K-8 (Project Name); FLUM25-03 (Project Number); 31333 Round Lake Rd. (Project Address); Lake County Schools (Applicant); Lake County Schools (Owner)

B. Request for Rezoning; Round Lake Charter K-8 (Project Name); Z25-03 (Project Number); 31333 Round Lake Rd. (Project Address); Lake County Schools (Applicant); Lake County Schools (Owner)

C. Request for Future Land Use Map; FDOT Surplus Property (Project Name); FLUM25-04 (Project Number); 21619 SR 46 (Project Address); City of Mount Dora (Applicant); City of Mount Dora (Owner)

D. Request for Rezoning; FDOT Surplus Property (Project Name); Z25-04 (Project Number); 21619 SR 46 (Project Address); City of Mount Dora (Applicant); City of Mount Dora (Owner)

- VI. Announcement of next scheduled meeting date
 - A. Next regularly scheduled meeting: December 17, 2025
- VII. Adjournment

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

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

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

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



**CITY OF
MOUNT
DORA**

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

E-mail: plandev@cityofmoundora.com

DATE: November 19, 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 Public Service Facility and Infrastructure to City Public Lands and Institutions; 28.68 +/- acres (Site Area); generally located north of State Road 46 and west of Round Lake Road (Location); 31333 Round Lake Road, Mount Dora (Site Address); Lake County School Board (Owners, Applicant).
Project No. FLUM25-03

Recommendation:

Staff recommends approval of the above-referenced request for the Small-Scale Future Land Use Map Amendment. 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 associated with an annexation. The proposed amendment will change approximately 28.68 acres from County Public Service Facility and Infrastructure to City Public Lands and Institutions. The request for future land use map amendment does not involve any new development of the subject property. The proposed use is to maintain the existing educational facility use.

EXISTING FLU	PROPOSED FLUM	SITE AREA	MAXIMUM INTENSITY ALLOWED
County Public Service and Infrastructure	City Public Lands and Institutions	28.68 acres	874,510.56-sf

Note: Intensity based on usable lands (less floodplain and wetland areas).

Development Summary - Maximums Intensity:

- From: County Public Service Facility Maximum Square Footage (FAR 1.0 x 28.68 acres): 1,249,300.80-sf
- City proposed Public Lands and Institutions (PLI) designation maximum: (FAR 0.70 x 28.68 acres): 874,510.56-sf

Future Land Use Element Policy 4.g(10): **Public Lands and Institutions:** This category may include public lands owned by the City, County, State, Federal Government or school board. Also included in this category may be churches, cemeteries, and other public or quasi-public lands including elementary, middle, and high schools. Maximum impervious surface ratio is 0.70. Maximum FAR is 0.70.

Land Use Report:

Surrounding Property Table:

<u>Direction</u>	<u>City/County</u>	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use(s)</u>
North	City	Low Density Residential	PUD	Residential Subdivision
South	County	Res. Low	Ag / CFD	Vacant / Church
East	County	Reg. Office	R-1 / R-2	SFR
West	City	Low Density Residential	PUD	Residential Subdivision

Request Type: Small-Scale Future Land Use Map Amendment

Existing Use: Round Lake Charter School (Educational Facility K-8)

Proposed Use: Round Lake Charter School (Educational Facility K-8)

Proposed
Future Land Use: City Public Lands and Institutions

Current
Future Land Use: County Public Service Facility and Infrastructure

Current Zoning: County Community Facility District (CFD)

Proposed Zoning: City Public Lands and Institutions (PLI)

JPA: Yes, City of Mount Dora and Lake County Joint Planning Agreement

Overlay Zones/Areas: N/A

Critical State Concern: No

Site Area: 28.68 +/- acres

Housing: N/A. The proposed Future Land Use change not applicable related to the impacts on the projected housing population of City's Comprehensive Plan. Proposal is for non-residential designations.

Traffic: N/A. The proposed Future Land Use change not applicable to the impacts on traffic. The school use is existing.

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 1.0 as opposed to the proposed FAR of 0.70. The property is currently serviced by septic system.

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 developed with minimal natural lands and habitats. No wetlands appear on property. Soil composition includes various soil types lie within the subject property boundary: Myakka Sand, Placid and Myakka Fine Sands, St. Lucie Sand, Orsino Sand, and Tavares Sand.

The subject site development does not propose impact to any unique or ecologically significant area of vegetation or Habitat.

Wetlands/

Environmental: The property does not include any wetlands. The property is not designated within the flood zone.

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

Notification:

JPA Notice to Lake County: November 20, 2025

Legal Ad for PZC: November 7, 2025

Notice to Lake County BCC [Ch. 171.044(3) F.S]: November 20, 2025

Ordinance Enactment Legal Ad: December 12, 2025

Non-Legal Ad: December 12, 2025

Public Hearing Schedule:

DRC: October 29, 2025

PZC: November 19, 2025

City Council (Adoption): December 12, 2025 (Single public hearing)

Note: Section 163.3187(2) Florida Statutes requires only one public hearing before City Council for Small-Scale Future Land Use Map Amendments. These are only associated with amendments 50.00 acres or less.

Attachments:

Vicinity Map

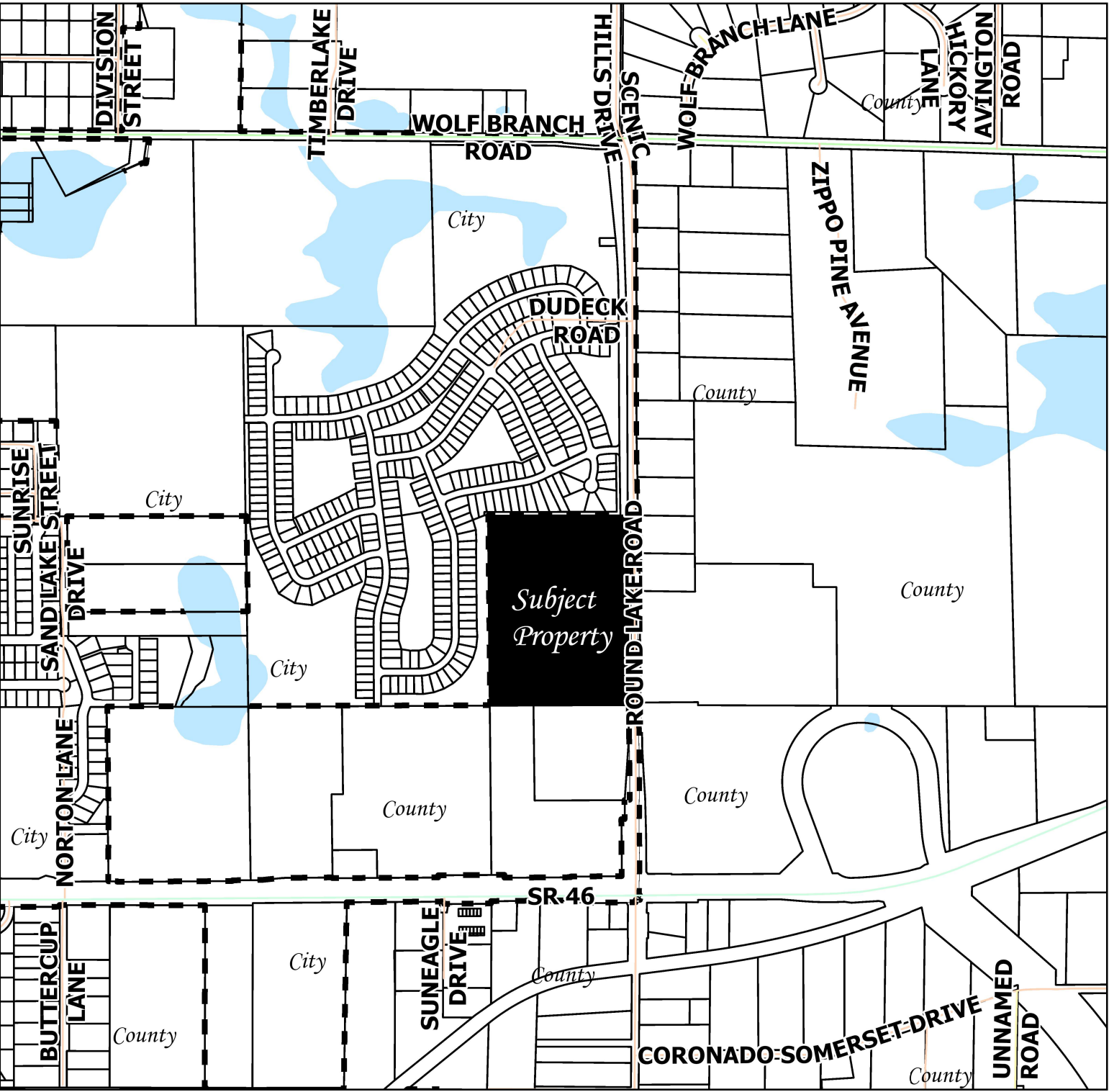
Composite (City & County) FLU Map

Proposed Future Land Use Map II-2a

**Round Lake Charter School
Proposed Annexation (28.68 Acres)**

Legend

-  City Limits
-  Out
-  Subject Property



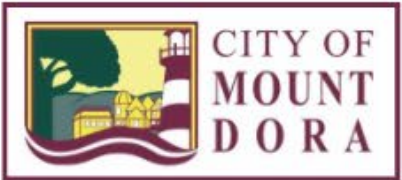
City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment

Owner Lake County School Board
Round Lake Charter School
31333 Round Lake Road, Mount Dora
28.68 +/- Acres

Exhibit "A"
Ordinance No. 2025-23



0 1,500 3,000 Feet

Map II-2a

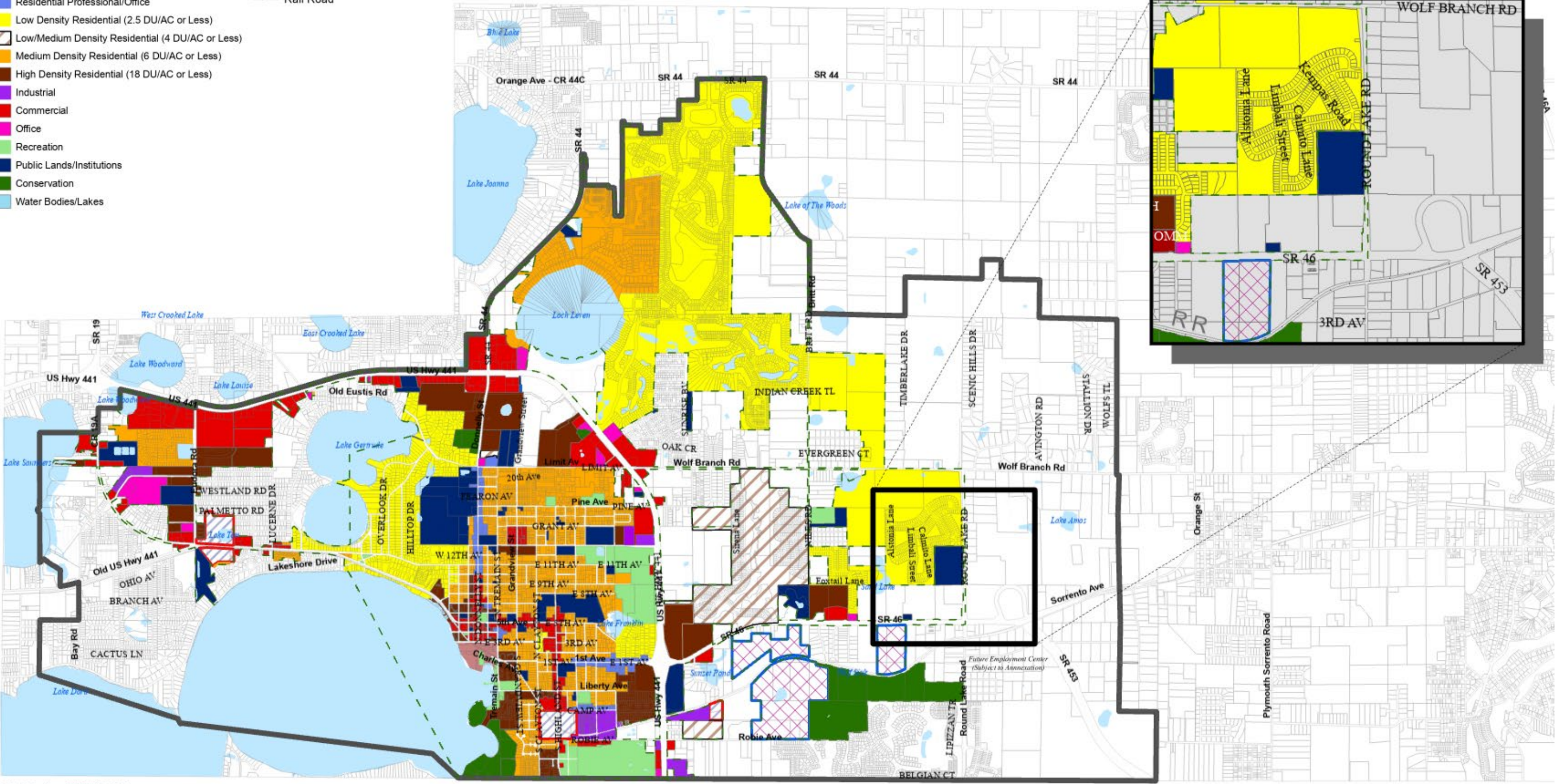
Current FLU: County Public Service Facilities and Infrastructure
Proposed FLU: Public Lands and Institutions

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: 11/12/2025

Path: U:\Plandev Admins\PM\ANNEXATION\Round Lake Charter\Maps\FLUM Composite Map_ Round Lake Charter

Future Land Use Map Composite City & Lake County

N



Legend

City Limits



In

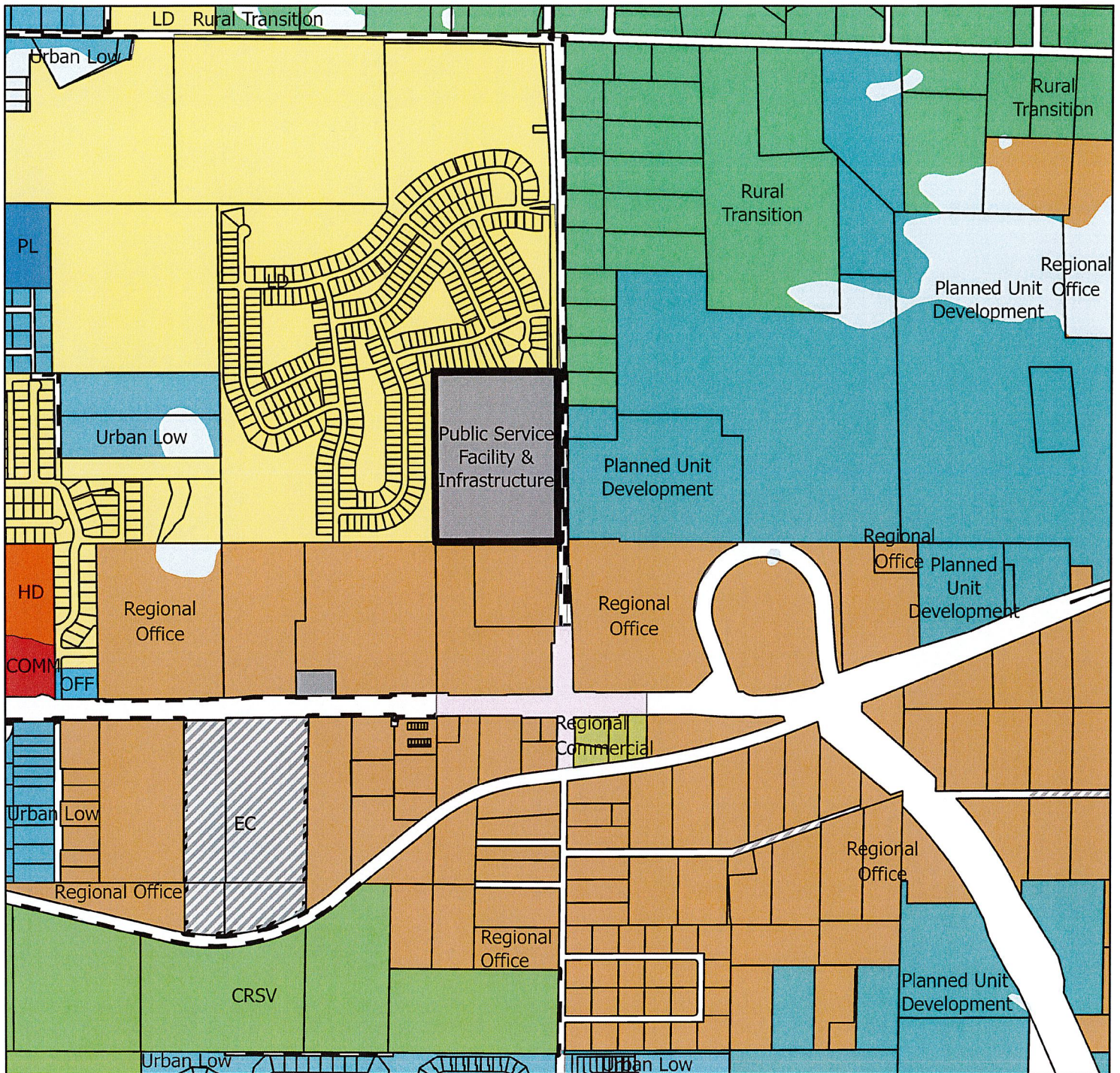


Out



Subject Property

31333 Round Lake Road
County Public Service Facility and Infrastructure to
City Public Lands and Institutions



0 0.13 0.25 0.5 Miles



CITY OF
MOUNT
DORA

PLANNING AND DEVELOPMENT

ORDINANCE NO: 2025-23

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND WEST OF ROUND LAKE ROAD, AND THE 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, the School Board of Lake County (Property Owner) submitted an application 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 north of State Road 46 and west of Round Lake Road, 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 November 19, 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, Florida Statutes, Section 163.3187(2) requires that 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 DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP.

A. The Future Land Use designation of City Public Lands and Institutions is hereby assigned to that Property located on the north side of SR 46 and west of Round Lake Road, identified by a portion of Tax Parcel ID # 27-19-27-0004-000-01400, Alt. Key # 1039771, and more particularly described as:

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

ALSO: The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 27 East, lying and being in Lake County, Florida.

ALSO: The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

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. 2023-01, on January 17, 2023, 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.

SINGLE AND FINAL READING: December 16, 2025

PASSED AND ADOPTED this 16th day of December 2025

Signatures on next page

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

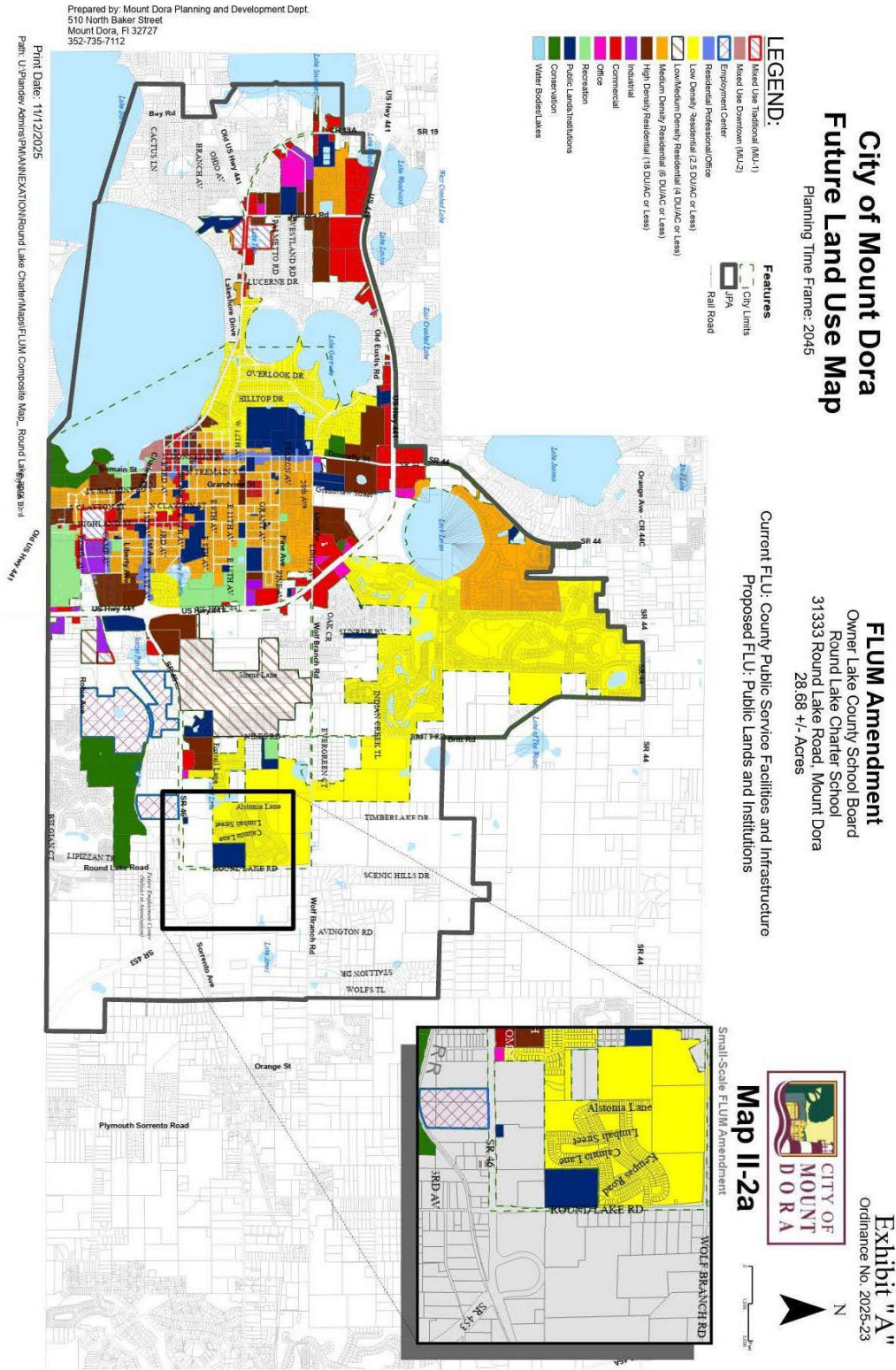
ATTEST:

JEANANN HAND
CITY CLERK

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

Patrick Brackens, City Attorney

EXHIBIT "A"
Future Land Use Map Amendment



RECEIVED

By stevensa at 10:44 am, Sep 24, 2025



**CITY OF
MOUNT
DORA**

FLUM25-03

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

E-mail: plandev@cityofmounddora.com

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

Date : _____ Project Name: Round Lake Charter K-8

1. Applicant's Name: Lake County Schoools - Heather Croney, Senior Planner
Company's Name: Lake County Schools
Address: 201 West Burleigh Blvd
City, State & Zip: Tavares, FL 32778
Phone: 352-253-6500 E-mail: croneyh@lake.k12.fl.us
2. Owner's Name: Lake County Schools - Kelly Randall, Exec. Director of Facilities & Growth Planning
Company's Name: Lake County Schools
Address: 201 West Burleigh Blvd
City, State & Zip: Tavares, FL 32778
Phone: 352-253-6698 E-mail: randallk@lake.k12.fl.us
3. The property generally located and list adjacent streets: on the west side of Round Lake Rd
south of Wolf Branch Rd, North of SR 46
4. The address(s) of the property: 31333 Round Lake Rd, Mt Dora, FL 32757
5. Size of property in Acres: 28.68 acres Square Feet: _____
6. Current Zoning District: Lake County Community Facility District (CFD)
7. Requested Zoning District: Mount Dora Public Lands and Institutions District (PLI)
(Separate application required for change in zoning district)
8. Future Land Use Category : Lake County Public Service Facility and Infrastructure
9. Requested Future Land Use Category: Mount Dora Public Lands and Institutions

10. Present use and structures on the property (list number of residential dwelling units):
property is currently used for Round Lake Charter K-8
school-related structures exist, no residential dwelling units

11. Building Size Existing: _____ Proposed: none

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	Low Density Residential	PUD	Single Family Residential
South	County	Regional Office	A & CFD	Real Life Christian Church
East	County	PUD	R1 & PUD	Single Family Residential
West	City	Low Density Residential	PUD	Single Family Residential

(districts/categories may be abbreviated)

13. Present use and structures on the property (list number of residential dwelling units):
property is currently used for Round Lake Charter K-8, school-related structures exist, no residential dwelling units

14. Proposed use of property: to remain same - Round Lake Charter K-8

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

A K-8 school is a permitted use in the residential land use categories as well as the Public Lands and Institutions (PLI) FLUM category. The PLI FLU is being requested.

16. State the reason for this request: potential future utilities connection

17. Describe changed condition justifying the amendment: No changed conditions.

An elementary school is a permitted use in the residential land use categories as well as the Public Lands and Institutions (PLI) FLUM category. The PLI FLU is being requested.

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

A K-8 school is a permitted use in the residential land use categories as well as the Public Lands and Institutions (PLI) FLUM category. The PLI FLU is being requested.

19. Describe the extent to which the proposed amendment is compatible with existing land uses: _____

A school is a necessary public institution for the community so it fitting for the local residential community.

Adjacent City FLU is Low Density Residential, which is Primarily for single family residential and customary accessory uses and elementary schools.

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: Round Lake Charter K-8 will continue to support and positively impact the public school capacities.

No changes currently proposed that will affect public facilities and services.

21. Describe the extent of environmental impacts on the resources of proposed amendment:

no changes or additional impacts proposed

22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: annexing property into City that is already contiguous with City limits and providing K-8 school capacity to the area

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Tyler Brandeburg, 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.

Tyler Brandeburg
Signature of Applicant

Tyler Brandeburg
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 22 day of September 2025 by Tyler Brandeburg who is personally known to me or who has produced _____ as identification and who did X or did not _____ take an oath.

SEAL:



Natalie A. Challenger
Notary Public

Natalie A. Challenger
Print or Type Name

SUBMITTAL CHECKLIST

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

The following items must be submitted:

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

*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.

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

2. Completed application (signed and notarized affidavit)
3. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.
4. The Property Card(s) from the Lake County Property Appraiser's office.
5. Both County and City Future Land Use and Zoning Maps.
6. Proof of ownership (warranty deed or title certificate).
7. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Plus seven (1) extra copies of the boundary survey for the remaining packets. Include one reduced survey copy not larger than 11" x 17" paper size, if the original survey is prepared on a large size paper.
8. Legal description of the property to be annexed in MS Word format (include in CD or email to staff).
9. Provide method of providing services including water, sewer, roads, and drainage.
10. Provide justification for the proposal in relation to the Comprehensive Plans of the City and the County.
11. Owner authorization letter, notarized from the owner(s), designating the applicant/party to act on their behalf.

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

PROCEDURES

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

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

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

7/7/2021

SURROUNDING OWNERS LIST

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

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

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

PROPERTY RECORD CARD

General Information

Name:	SCHOOL BOARD OF LAKE COUNTY	Alternate Key:	1039771
Mailing Address:	201 W BURLEIGH BLVD TAVARES, FL 32778 Update Mailing Address	Parcel Number: ⓘ	27-19-27-0004-000-01400
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	ROUND LAKE RD MOUNT DORA FL, 32757	Property Name:	ROUND LAKE ELEMENTARY SCHOOL Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 3/4 OF NE 1/4 OF SE 1/4--LESS BEG AT NE COR OF E 1/2 OF NE 1/4 OF SE 1/4, RUN S 0-23-12 E ALONG E LINE 1322.94 FT TO SE COR OF E 1/2 OF NE 1/4 OF SE 1/4, S 89-45-04 W ALONG SAID S LINE 40.55 FT, N 0-34-52 W 219.40 FT, N 01-50-54 W 228.24 FT, N 0-08-51 W 128.86 FT, N 01-53-48 E 100.50 FT, N 0-26-38 W 199.88 FT, N 0-40-29 W 446.35 FT TO N LINE OF E 1/2 OF NE 1/4 OF SE 1/4, N 89-53-36 E 45.02 FT TO POB FOR RD R/W-- ORB 1608 PG 1712 ORB 2440 PG 2175		
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	SCHOOL - PUBLIC (8300)	0	0		28.680	Acre		\$387,180.00	\$387,180.00
Click here for Zoning Info ⓘ					FEMA Flood Map				

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	SCHOOL BUILDING (SCX)	1	UT	2001	\$5,355,000.00

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
1608 / 1712	05/08/1998	Warranty Deed	Unqualified	Vacant	\$1.00
1231 / 1596	06/01/1993	Warranty Deed	Unqualified	Vacant	\$35,000.00
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	\$5,742,180	\$5,742,180	\$0	5.0364	\$0.00
SCHOOL BOARD STATE	\$5,742,180	\$5,742,180	\$0	3.1240	\$0.00
SCHOOL BOARD LOCAL	\$5,742,180	\$5,742,180	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$5,742,180	\$5,742,180	\$0	0.2940	\$0.00
NORTH LAKE HOSPITAL DIST	\$5,742,180	\$5,742,180	\$0	0.4100	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$5,742,180	\$5,742,180	\$0	0.1793	\$0.00
LAKE COUNTY MSTU STORMWATER	\$5,742,180	\$5,742,180	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$5,742,180	\$5,742,180	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$5,742,180	\$5,742,180	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$5,742,180	\$5,742,180	\$0	0.4800	\$0.00
				Total: 13.5721	Total: \$0.00

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
Site Notice

98 35106

THIS INSTRUMENT PREPARED BY:
DEL G. POTTER, Esquire
POTTER, CLEMENT AND LOWRY
308 East Fifth Avenue
Mount Dora, FL 32757

REC 5.00 RECEIVED FOR
TF 1.00 EXCISE TAXES
MORT. DOC _____
DEED DOG 3500.00
INT _____
JAMES C. WATKINS, CLERK LAKE CO. FL
BY 88 D.C.

O.P. 1608 PAGE 1712
BOOK

This Warranty Deed Made and executed the 8th day of May, 1998,

by **DAVID L. BROWN, a single person,**
whose address is: 21619 S.R. 46, Mount Dora, FL 32757,
hereinafter called the grantor,

to **THE SCHOOL BOARD OF LAKE COUNTY,**
whose address is: 201 W. Burleigh Blvd., Tavares, FL 32778,
hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in **Lake** County, Florida, viz:

The Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4; and the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

ALSO: The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 27 East, lying and being in Lake County, Florida.

ALSO: The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

Parcel I.D. No. 2719270004-000-01300 & 01301 & 01400

SUBJECT to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

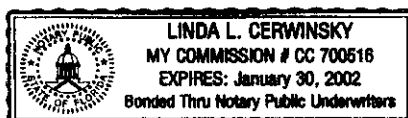
Linda L. Cerwinsky
LINDA L. CERWINSKY
W. Glenn Tyne
W. Glenn Tyne

David L. Brown
DAVID L. BROWN

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 8th day of May, 1998, by **DAVID L. BROWN, a single person,** who is/are personally known to me or who has/have produced _____ as identification.

Linda L. Cerwinsky
Notary Public
My Commission Expires:



Return to
POTTER, CLEMENT & LOWRY
308 East Fifth Avenue
Mount Dora, Florida 32757

RECORDED
RECORD VERIFIED
LAKE COUNTY, FL

MAY 18 8 20 AM '98



**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@cityofmounddora.com

DATE: November 19, 2025

TO: Planning and Zoning Commission

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

RE: Request for Change in Zoning from CFD (County) to PLI (City) for 28.68 Acres; located on the north side of State Road 46 and west of Round Lake Road (Location); 31333 Round Lake Road, Mount Dora (Site Address); Lake County School Board (Owner, Applicant); Project No.: Z25-03

Recommendation:

Staff recommends approval of the above-referenced request for change in zoning from County CFD to City PLI and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment.

Reference/Support:

Section 3.3. *LDC*

Background:

Owners:	Lake County School Board
Applicants:	Lake County School Board
Existing Use:	Charter School (K-8)
Proposed Use:	Charter School (K-8)
Proposed Zoning:	City PLI (Public Lands and Institutions)
Current Zoning:	County CFD (Community Facility District)
Future Land Use:	County Public Service Facility and Infrastructure
Proposed FLU:	City Public Lands and Institutions
Overlay Zones/Areas:	None
FAR Maximum:	0.70
Site Area:	28.68 +/- acres
JPA:	Yes

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Low Density Residential	PUD	Residential Subdivision
South	County	Res. Low	Ag / CFD	Vacant / Church
East	County	Reg. Office	R-1 / R-2	SFR
West	City	Low Density Residential	PUD	Residential Subdivision

The applicant is requesting a change of the zoning district for approximately 28.68 acres located at 31333 Round Lake Road, generally located north side of State Road 46 and west of Round Lake Road. 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 maintain the existing Charter School (K-8) use.

The PLI zoning district is established to provide areas for public and institutional uses. Areas of the city in which this district is most appropriate are designated as “public lands and institutions” on the future land use map of the comprehensive plan; however this district is also permitted within all other land use designations (Section 3.4.13 *LDC*).

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 to maintain the existing charter school use and facilitate agreements with City of Mount Dora public safety agencies. The proposed use is allowed under the PLI (Public Lands and Institutions) Zoning District.
2. The effect of the change, if any, on the particular property and on surrounding property: The proposed City PLI 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 PLI zoning will require a small scale Future Land Use Map Amendment from County Public Service Facilities and Infrastructure to City Public Lands and Institutions. The proposed change to PLI and City PLI 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. As of the writing of this report, capacity at Wastewater Treatment Plant #2 is currently reaching or at capacity. No new unpermitted or unapproved projects will receive final development order until capacity becomes available. The property is currently serviced by a septic system, and does not proposed to connect to central sewer system.
5. The impact on the natural environment: There are no adverse impacts on the natural environment as a result of this rezoning. Applicant does not propose any development as part of this rezoning application.

Notifications:

JPA Notice to Lake County: November 20, 2025
Legal Notice PZC/CC: November 20, 2025
Notice to Surrounding Owners: November 7, 2025
Non-Legal with Map Ad City Council 1st Reading: November 7, 2025
Ordinance Enactment Legal Ad: December 12, 2025
Non-Legal with Map Ad City Council Adoption: December 5, 2025

Public Hearing Schedule:

DRC: October 29, 2025
PZC: November 19, 2025 10:00 am)
City Council 1st Reading: December 2, 2025 (6:00 pm)
City Council 2nd Reading/Adoption: December 16, 2025 (6:00 pm)

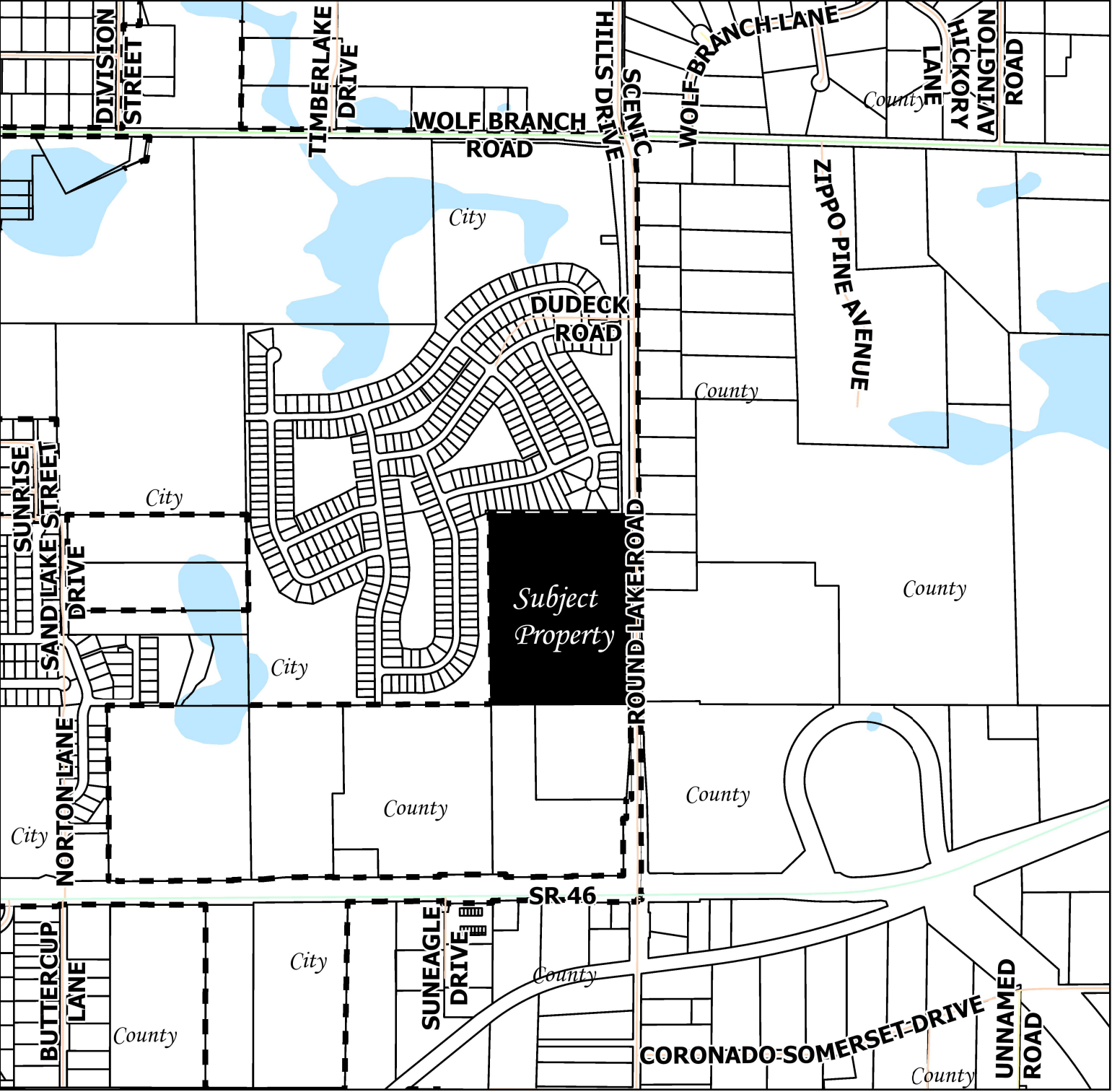
Attachments:

Vicinity Map
Aerial Map
Zoning Area Map
Application

Round Lake Charter School Proposed Annexation (28.68 Acres)

Legend

-  City Limits
-  Out
-  Subject Property



Zoning District Composite City & Lake County

N



Legend

City Limits



In

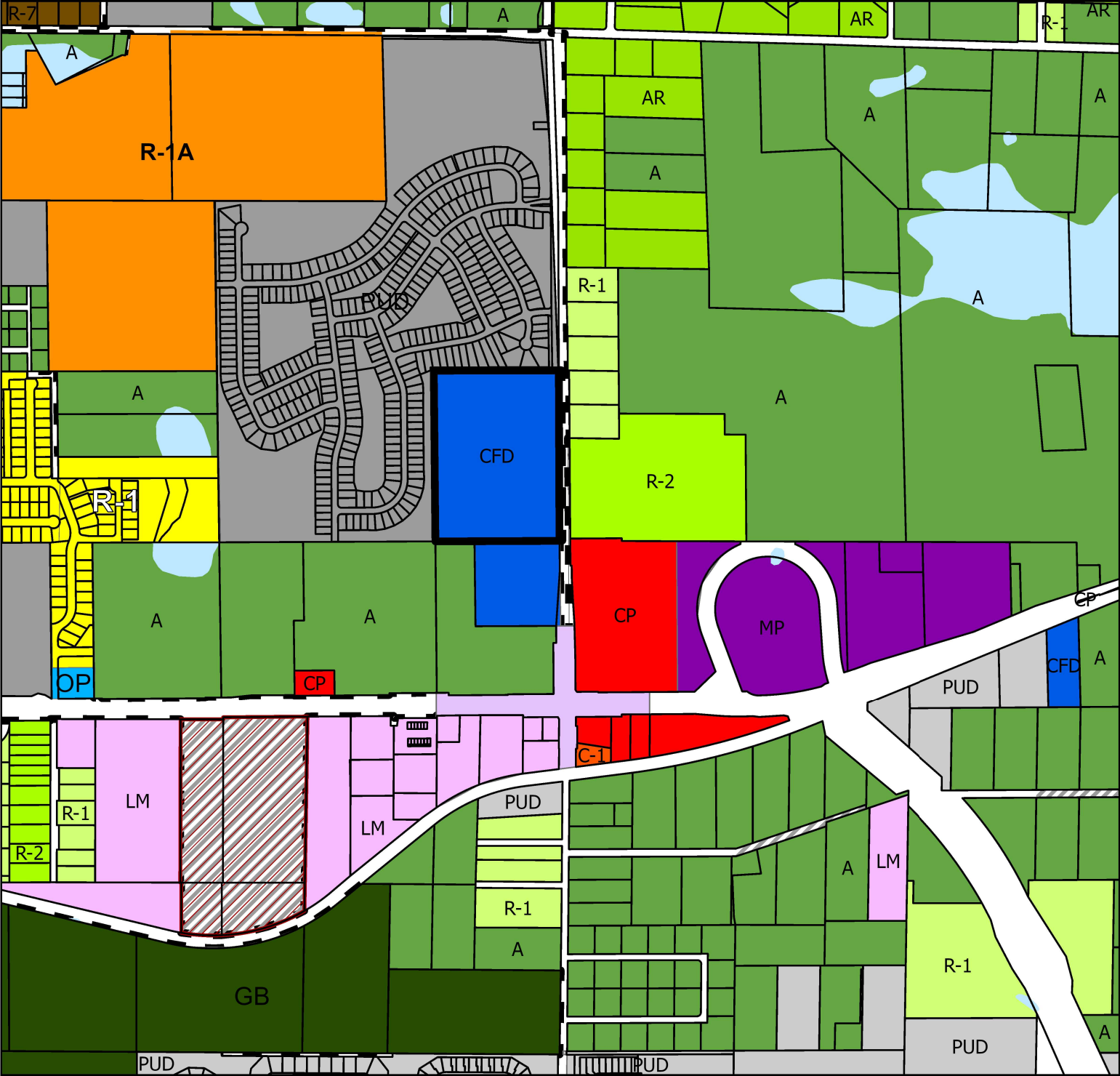


Out



Subject Property

31333 Round Lake Road, Mount Dora
County Community Facility District (CFD) to
City Public Lands and Institutions (PLI)



11/12/2025

0 0.13 0.25 0.5 Miles



CITY OF
MOUNT
DORA
PLANNING AND DEVELOPMENT

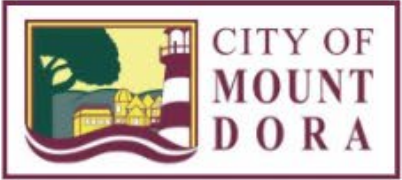
City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment

Owner Lake County School Board
Round Lake Charter School
31333 Round Lake Road, Mount Dora
28.68 +/- Acres

Exhibit "A"
Ordinance No. 2025-23



0 1,500 3,000 Feet

Map II-2a

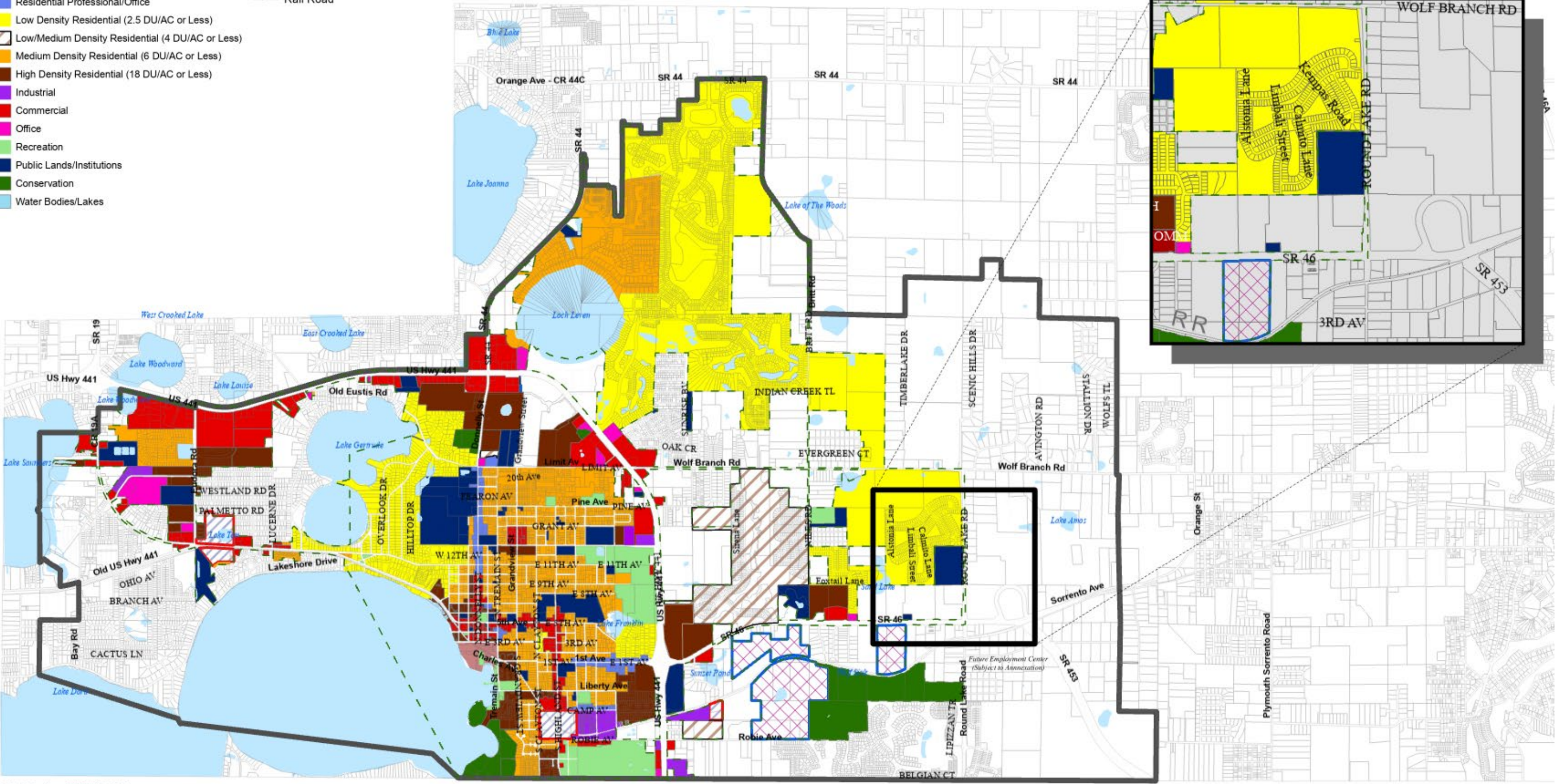
Current FLU: County Public Service Facilities and Infrastructure
Proposed FLU: Public Lands and Institutions

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



ORDINANCE NO: 2025-24

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY COMMUNITY FACILITY DISTRICT (CFD) TO CITY PUBLIC LANDS AND INSTITUTIONS (PLI) FOR PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND WEST OF ROUND LAKE ROAD, COMPRISING 26.68 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, School Board of Lake County (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 north side of State Road 46 and west of Round Lake Road, 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 November 19, 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 Public Lands and Institutions (PLI) 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 Public Lands and Institutions (PLI) zoning classification from its previous designation as County Community Facility District (CFD) zoning district as legally described below;

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

ALSO: The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 27 East, lying and being in Lake County, Florida.

ALSO: The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

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 2025-23) takes effect.

FIRST READING: December 2, 2025

SECOND READING: December 16, 2025

PASSED AND ADOPTED this 16th day of December, 2025

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

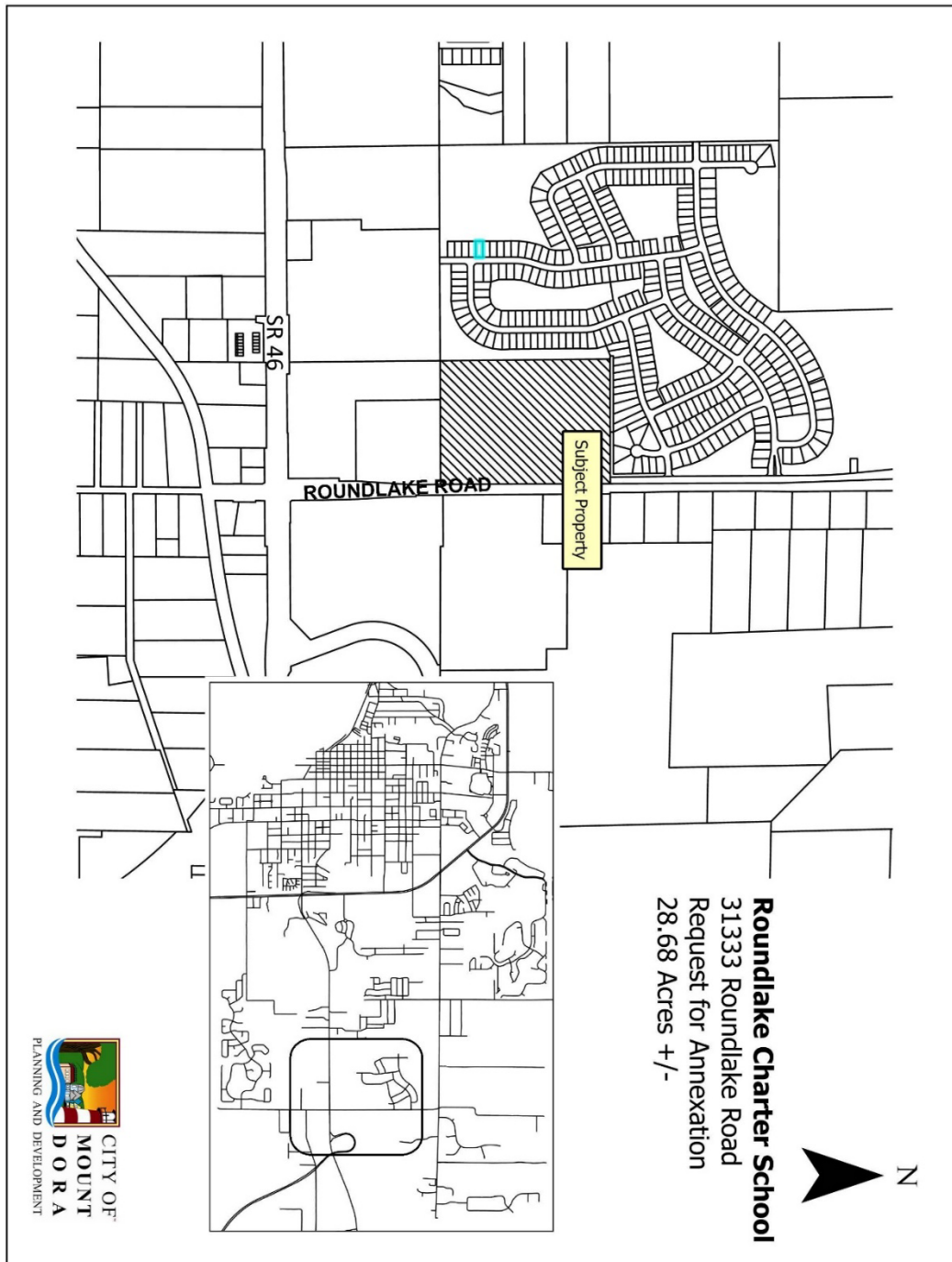
ATTEST:

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
(1 of 2)



RECEIVED

By stevensa at 10:57 am, Sep 24, 2025



**CITY OF
MOUNT
DORA**

Z25-03

**City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191**

E-mail: plandev@cityofmoundora.com

**REZONING
APPLICATION**

Date: _____

1. Applicant's Name: Lake County Schoools - Heather Croney, Senior Planner
Company's Name: Lake County Schools
Address: 201 West Burleigh Blvd
City, State & Zip: Tavares, FL 32778
Phone: 352-253-6696 E-mail: croneyh@lake.k12.fl.us

2. Owner's Name: Lake County Schools - Kelly Randall, Exec. Director of Facilities & Growth Planning
Company's Name: Lake County Schools
Address: 201 West Burleigh Blvd
City, State & Zip: Tavares, FL 32778
Phone: 352-253-6698 E-mail: randallk@lake.k12.fl.us

3. The property generally located and list adjacent streets: on the west side of Round Lake Rd
south of Wolf Branch Rd, North of SR 46

4. The address(s) of the property: 31333 Round Lake Rd, Mt Dora, FL 32757

5. Size of property in Acres: 28.68 acres Square Feet: _____

6. Current Zoning District: Lake County Community Facility District (CFD)

7. Requested Zoning District: Mount Dora Public Lands and Institutions District (PLI)

8. Future Land Use Category: Lake County Public Service Facility and Infrastructure

9. Present use and structures on the property (list number of residential dwelling units):
property is currently used for Round Lake Charter K-8, school-related structures exist, no residential dwelling units

10. Building Size (Existing): _____
11. Proposed use of property: to remain same - Round Lake Charter K-8

12. State the reason for this request, per Section 3.3 of the City's land Development Code (attached additional sheets and support data):

potential future utilities connection

13. Is the proposed use permissible in the requested district? yes

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

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Low Density Residential	PUD	Single Family Residential
South	County	Regional Office	A & CFD	Real Life Christian Church
East	County	PUD	R1 & PUD	Single Family Residential
West	City	Low Density Residential	PUD	Single Family Residential

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Tyler Brandenburg, 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.

Tyler Brandenburg
Signature of Applicant

Tyler Brandenburg
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 22 day of September 2025 by Tyler Brandenburg who is personally known to me or who has produced _____ as identification and who did X or did not _____ take an oath.

SEAL:



Natalie A Challenger
Notary Public

Natalie A. Challenger
Print or Type Name

SUBMITTAL CHECKLIST

Provide electronic copies (PDF) of the application, drawings, reports, and all supported documents listed below. Application may be uploaded to City's FTP site at the following link: <https://mountdora.files.com>. Application drawings and document may be copied to CD, thumb drive and delivered to the Planning and Development Department. Contact staff for alternative submittals methods.

The following items must be submitted:

1. Application Fee: **\$3,000.00**

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

Note: Additional costs incurred by the city engineer, city attorney, or outside consultants shall be billed directly to the applicant.
2. Completed application (signed and notarized affidavit).
3. Owner authorization letter, notarized from the owner(s), designating the applicant/party to act on their behalf.
4. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.
5. The Property Card(s) from the Lake County Property Appraiser's office.
6. Future Land Use and Zoning Maps.
7. Proof of ownership (warranty deed or title certificate).
8. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Plus seven (2) extra copies of the boundary survey for the remaining packets. Include one reduced survey copy not larger than 11" x 17" paper size, if the original survey is prepared on a large size paper.
9. Legal description of the property in MS Word format (include in CD or email to staff).
10. Traffic Impact Analysis, signed and sealed. Plus a PDF copy to CD.
11. Provide needs and justification for the change. Also, include zoning criteria pursuant to Section 3.3 of the City's land Development Code.

12. Provide evidence and documentation of undeveloped land having the same classification as proposed the general area the throughout the City.
13. The relationship of the proposed change in zoning to the purposes of the City's Comprehensive Plan and how the proposed change will further the purposes and intent to the Comprehensive Plan.
14. The relationship of the proposed change in zoning to the purposes of the City's Land Development Code and how the proposed change will further the purposes and intent to the Land Development Code.
15. The availability and provision of adequate services and facilities.
16. The impact on the natural environment.

RESTRICTIONS ON RECONSIDERATION

- Whenever the City Council has taken action to deny a petition to rezone the property, the City shall not:
 - Consider any further petition for the same rezoning of all or any part of the same property for a period of one (1) year from the date of such action;
 - Consider a petition for any kind of zoning on all or any part of the same property for a period of six (6) months from the date of such action. However, a motion to reconsider the denial may be entertained by the Council.
- Whenever the City Council has changed the zoning of any property, the Planning and Zoning Commission shall not consider any petition for rezoning of all or any part of the same property for a period of six (6) months from the effective date of the amendatory ordinance.
- The time limits of this subsection may be waived by the City Council when such action is deemed necessary to prevent injustice.

PROCEDURES

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

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

1. Following complete submittal, the application will be scheduled for the next available Development Review Committee (DRC) meeting for review and comment.
2. If approved by the Development Review Committee the application will be forwarded to the next available Planning and Zoning Commission meeting.

3. Following action by the Planning and Zoning Commission, the application will be forwarded to the City Council at their next available meeting for final action.

SURROUNDING OWNERS LIST

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

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Note: Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices after 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such cost shall be billed directly to the applicant.
Updated 5/13/2021

PROPERTY RECORD CARD

General Information

Name:	SCHOOL BOARD OF LAKE COUNTY	Alternate Key:	1039771
Mailing Address:	201 W BURLEIGH BLVD TAVARES, FL 32778 Update Mailing Address	Parcel Number: ⓘ	27-19-27-0004-000-01400
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	ROUND LAKE RD MOUNT DORA FL, 32757	Property Name:	ROUND LAKE ELEMENTARY SCHOOL Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 3/4 OF NE 1/4 OF SE 1/4--LESS BEG AT NE COR OF E 1/2 OF NE 1/4 OF SE 1/4, RUN S 0-23-12 E ALONG E LINE 1322.94 FT TO SE COR OF E 1/2 OF NE 1/4 OF SE 1/4, S 89-45-04 W ALONG SAID S LINE 40.55 FT, N 0-34-52 W 219.40 FT, N 01-50-54 W 228.24 FT, N 0-08-51 W 128.86 FT, N 01-53-48 E 100.50 FT, N 0-26-38 W 199.88 FT, N 0-40-29 W 446.35 FT TO N LINE OF E 1/2 OF NE 1/4 OF SE 1/4, N 89-53-36 E 45.02 FT TO POB FOR RD R/W-- ORB 1608 PG 1712 ORB 2440 PG 2175		
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	SCHOOL - PUBLIC (8300)	0	0		28.680	Acre		\$387,180.00	\$387,180.00
Click here for Zoning Info ⓘ				FEMA Flood Map					

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	SCHOOL BUILDING (SCX)	1	UT	2001	\$5,355,000.00

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
1608 / 1712	05/08/1998	Warranty Deed	Unqualified	Vacant	\$1.00
1231 / 1596	06/01/1993	Warranty Deed	Unqualified	Vacant	\$35,000.00
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	\$5,742,180	\$5,742,180	\$0	5.0364	\$0.00
SCHOOL BOARD STATE	\$5,742,180	\$5,742,180	\$0	3.1240	\$0.00
SCHOOL BOARD LOCAL	\$5,742,180	\$5,742,180	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$5,742,180	\$5,742,180	\$0	0.2940	\$0.00
NORTH LAKE HOSPITAL DIST	\$5,742,180	\$5,742,180	\$0	0.4100	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$5,742,180	\$5,742,180	\$0	0.1793	\$0.00
LAKE COUNTY MSTU STORMWATER	\$5,742,180	\$5,742,180	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$5,742,180	\$5,742,180	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$5,742,180	\$5,742,180	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$5,742,180	\$5,742,180	\$0	0.4800	\$0.00
				Total: 13.5721	Total: \$0.00

Exemptions Information

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

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

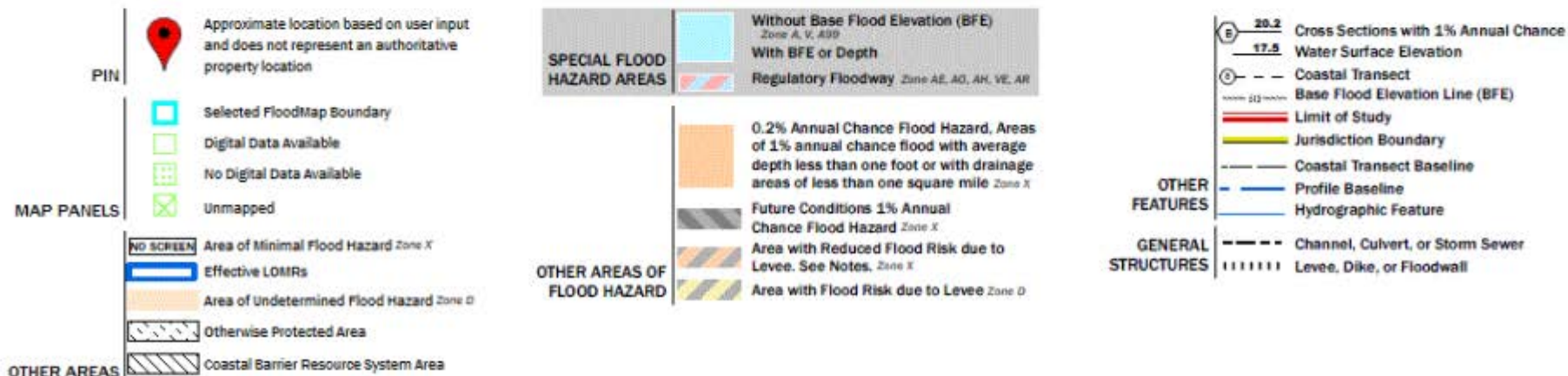
NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes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

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Property data updated nightly.
Site Notice



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



E 3/4 OF NE 1/4 OF SE 1/4--LESS BEG AT NE COR OF E 1/2 OF NE 1/4 OF SE 1/4,
RUN S 0-23-12 E ALONG E LINE 1322.94 FT TO SE COR OF E 1/2 OF NE 1/4 OF SE
1/4, S 89-45-04 W ALONG SAID S LINE 40.55 FT, N 0-34-52 W 219.40 FT, N 01-50-54
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N 0-40-29 W 446.35 FT TO N LINE OF E 1/2 OF NE 1/4 OF SE 1/4, N 89-53-36 E 45.02
FT TO POB FOR RD R/W-- ORB 1608 PG 1712 ORB 2440 PG 2175

98 35106

THIS INSTRUMENT PREPARED BY:
DEL G. POTTER, Esquire
POTTER, CLEMENT AND LOWRY
308 East Fifth Avenue
Mount Dora, FL 32757

REC 5.00 RECEIVED FOR
TF 1.00 EXCISE TAXES
MORT. DOC _____
DEED DOG 3500.00
INT _____
JAMES C. WATKINS, CLERK LAKE CO. FL
BY 88 D.C.

O.P. 1608 PAGE 1712
BOOK

This Warranty Deed Made and executed the 8th day of May, 1998,

by **DAVID L. BROWN, a single person,**
whose address is: 21619 S.R. 46, Mount Dora, FL 32757,
hereinafter called the grantor,

to **THE SCHOOL BOARD OF LAKE COUNTY,**
whose address is: 201 W. Burleigh Blvd., Tavares, FL 32778,
hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in **Lake** County, Florida, viz:

The Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4; and the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

ALSO: The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 27 East, lying and being in Lake County, Florida.

ALSO: The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

Parcel I.D. No. 2719270004-000-01300 & 01301 & 01400

SUBJECT to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

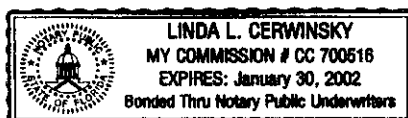
Linda L. Cerwinsky
Linda L. Cerwinsky
W. Glenn Tyre
W. Glenn Tyre

David L. Brown
DAVID L. BROWN

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 8th day of May, 1998, by **DAVID L. BROWN, a single person,** who is/are personally known to me or who has/have produced _____ as identification.

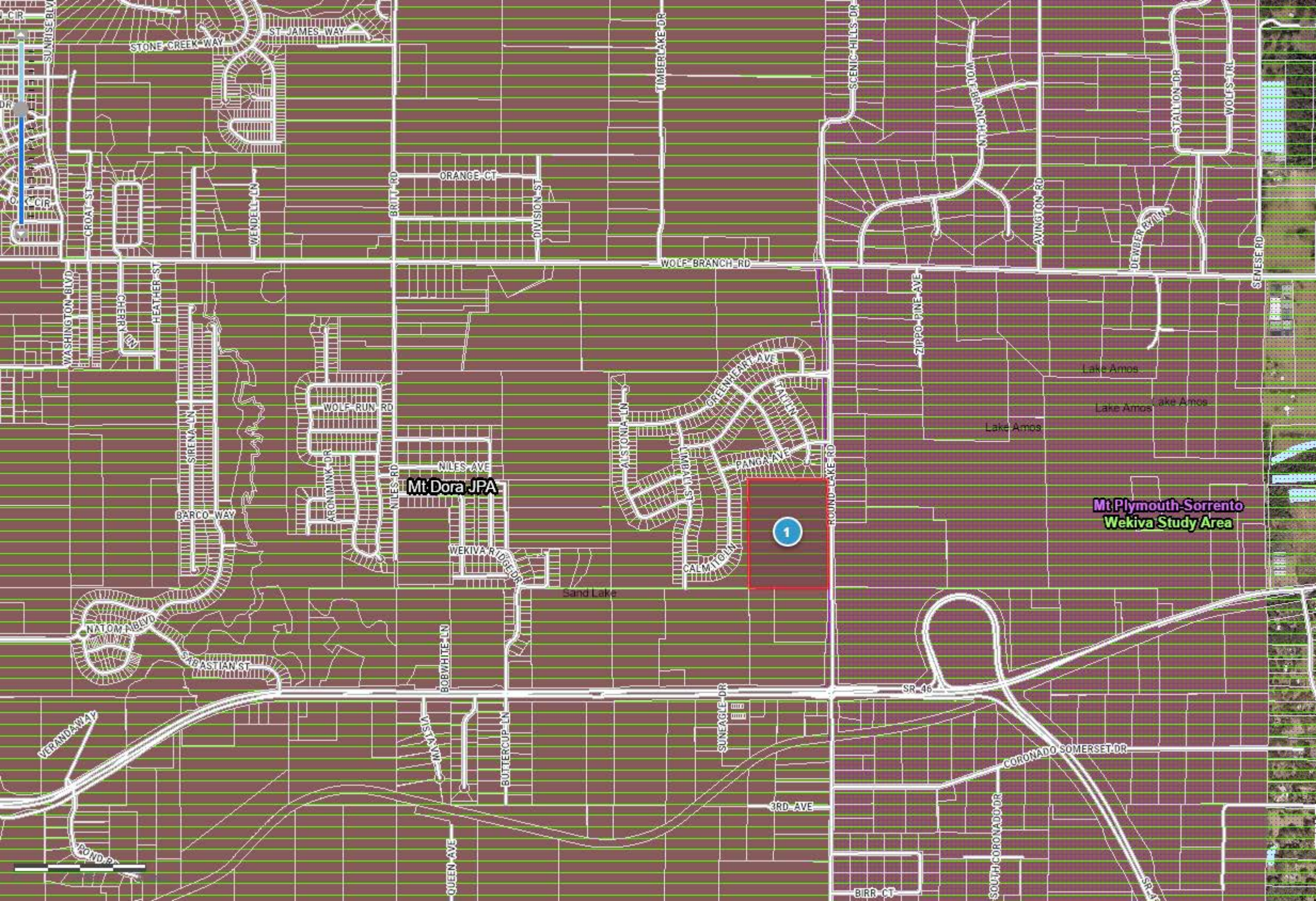
Linda L. Cerwinsky
Notary Public
My Commission Expires:



Return to
POTTER, CLEMENT & LOWRY
308 East Fifth Avenue
Mount Dora, Florida 32757

RECORDED
RECORD VERIFIED
LAKE COUNTY, FL

MAY 18 8 20 AM '98



Mt. Dora JPA

**Mt. Plymouth Sorrento
Wekiva Study Area**

1



☒ Always display results after performing a search, buffer or selection

☐ DOWNLOAD RESULTS TO CSV/EXCEL

1

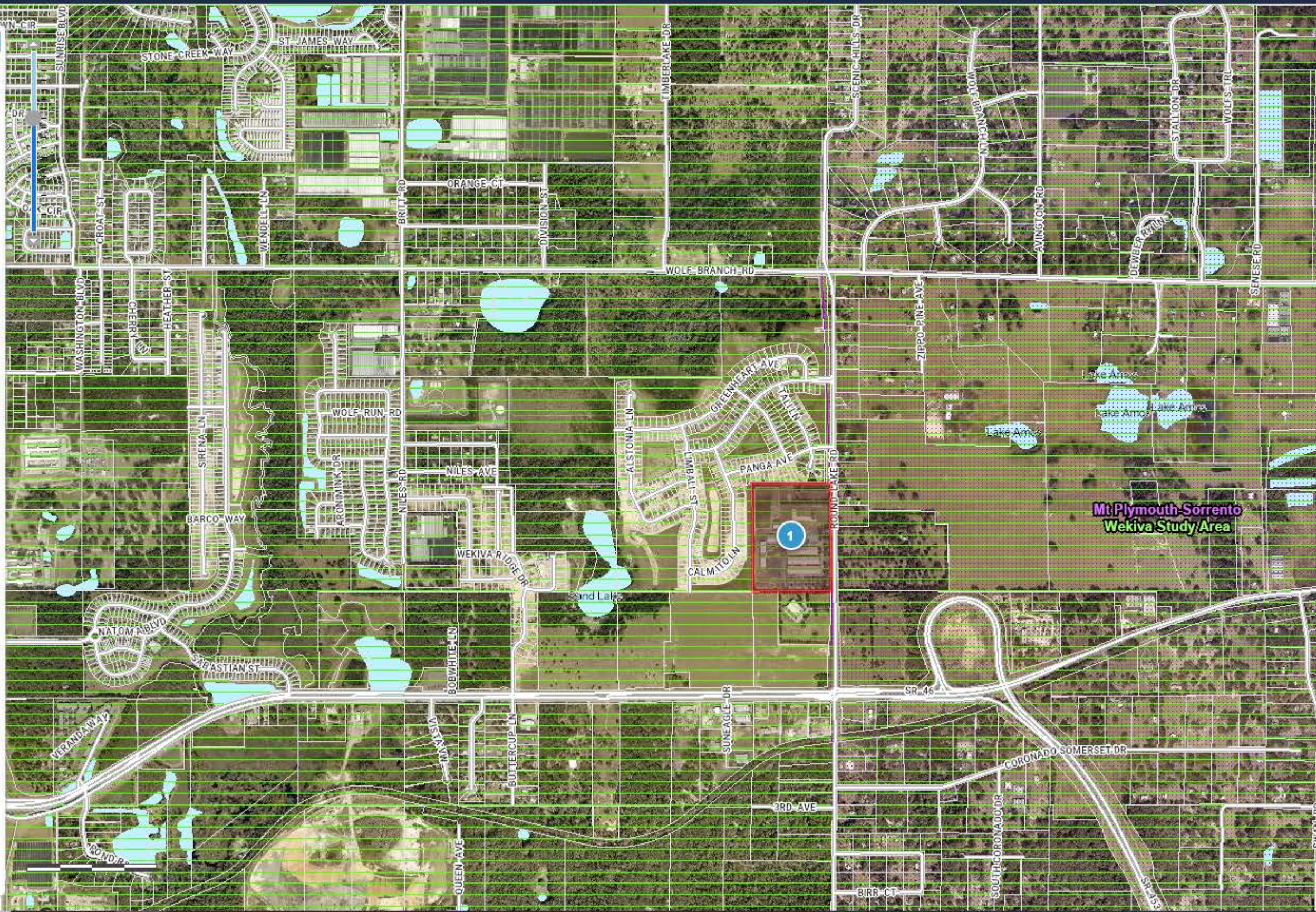
1039771

ROUND LAKE RD

Owner: SCHOOL BOARD OF LAKE COUNTY

Owner Address: 201 W BURLEIGH BLVD, TAVARES, FL, 32778

[More info](#) [Zoom to](#)
[Property Appraiser](#), [Tax Collector](#), [Building Permits](#), [Public Services](#), [Google Maps](#),
[Street View](#), [EagleView](#), [Bing Bird's Eye](#),
[FEMA Flood Map](#)



Views

Default Elections Zoning Aerials Off

Layers

- ☐ ☒ Public Safety
- ☐ ☒ Elections & Voting
- ☒ ☒ Planning & Zoning
- ☒ ☒ PlanningOverlays
- ☐ Ferndale
- ☐ Sunny Side Development Area
- ☐ Mt Plymouth-Sorrento
- ☐ Emeralda Marsh RPA
- ☐ Wekiva - Ocala RPA
- ☐ Green Swamp Area of Critical State Concern
- ☐ Wekiva River Protection Area
- ☐ Wekiva Study Area
- ☐ Yalaha - Lake Apopka RPA
- ☐ Lake Apopka Basin Overlay District
- ☐ ☒ Annexations
- ☐ ☒ Community Development Districts
- ☐ ☒ Transportation Impact Fee Zones
- ☐ Central Benefit District
- ☐ North Central Benefit District
- ☐ Northeast/Wekiva Benefit District
- ☐ South Benefit District
- ☐ West Benefit District
- ☐ ☒ Parks Impact Fee Zones
- ☐ Central Benefit District
- ☐ North Benefit District



ORANGE CT

EVERGREEN CT

BRITT RD

TIMBERLAKE DR

WOLF BRANCH RD

SCENIC HILLS DR

WOLF BRANCH LN

AVINGTON RD

DEWBERRY LN

WOLF'S TRAIL

INVESTOR RD

ZIPPO PINE AVE

Lake Amos

Lake Amos

Lake Amos

Lake Amos

WOLF RUN RD

NILES AVE

NILES RD

ALSTONIA LN

GREENHEART AVE

TALI LN

PANGA AVE

ROUND LAKE RD

LIMBALL ST

CALMITO LN

WEKIVA RIDGE DR

FOXTAIL LN

Sand Lake

BOBWHITE LN

BUTTERCUP LN

WISTANW

SUNEAGLE DR

SR 46

SORRENTO AVE

SR 453

WINDY SOMERSET DR



1

LIMBALI ST

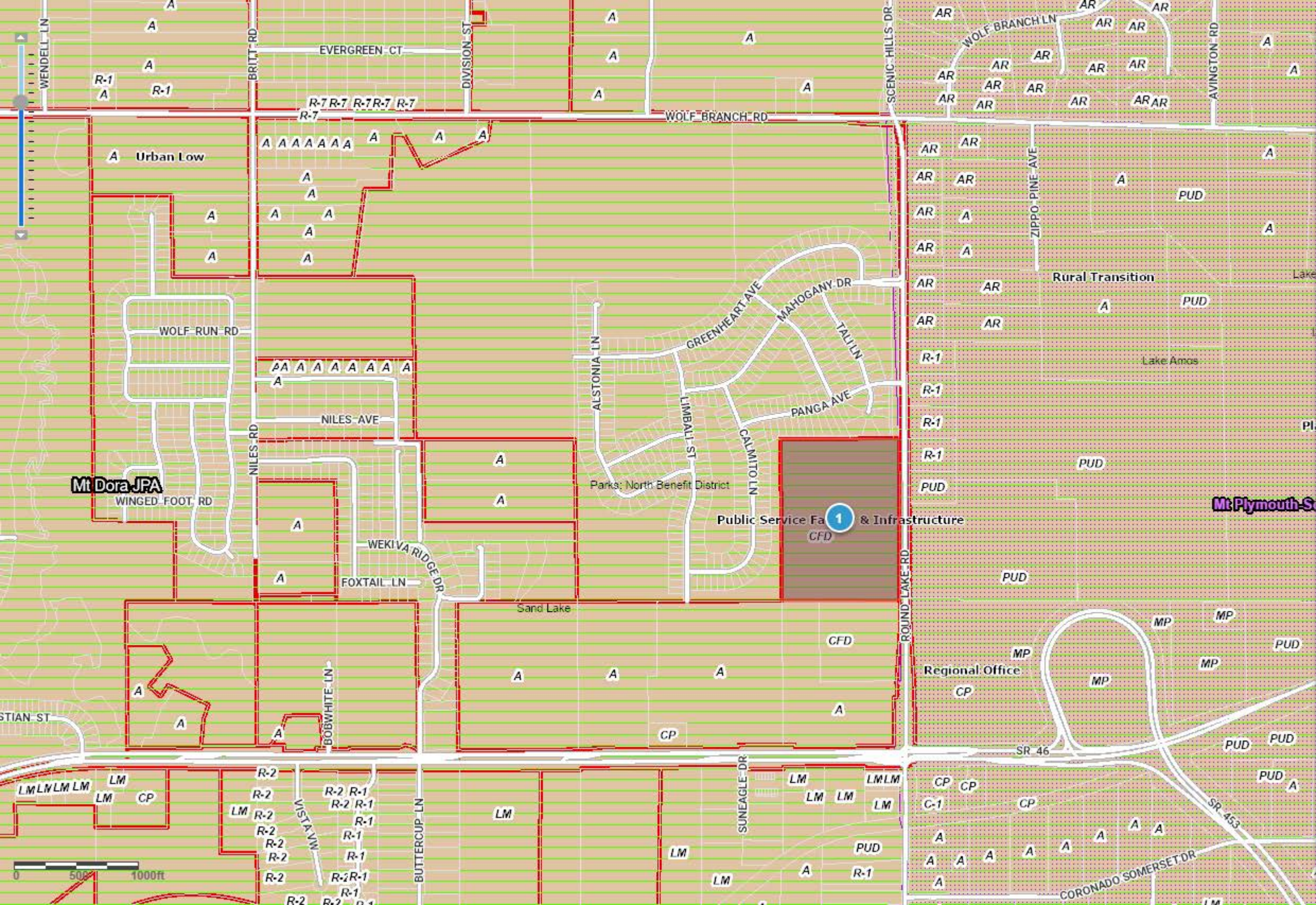
CALMITO LN

PANGA AVE

TALI LN

ROUND LAKE RD

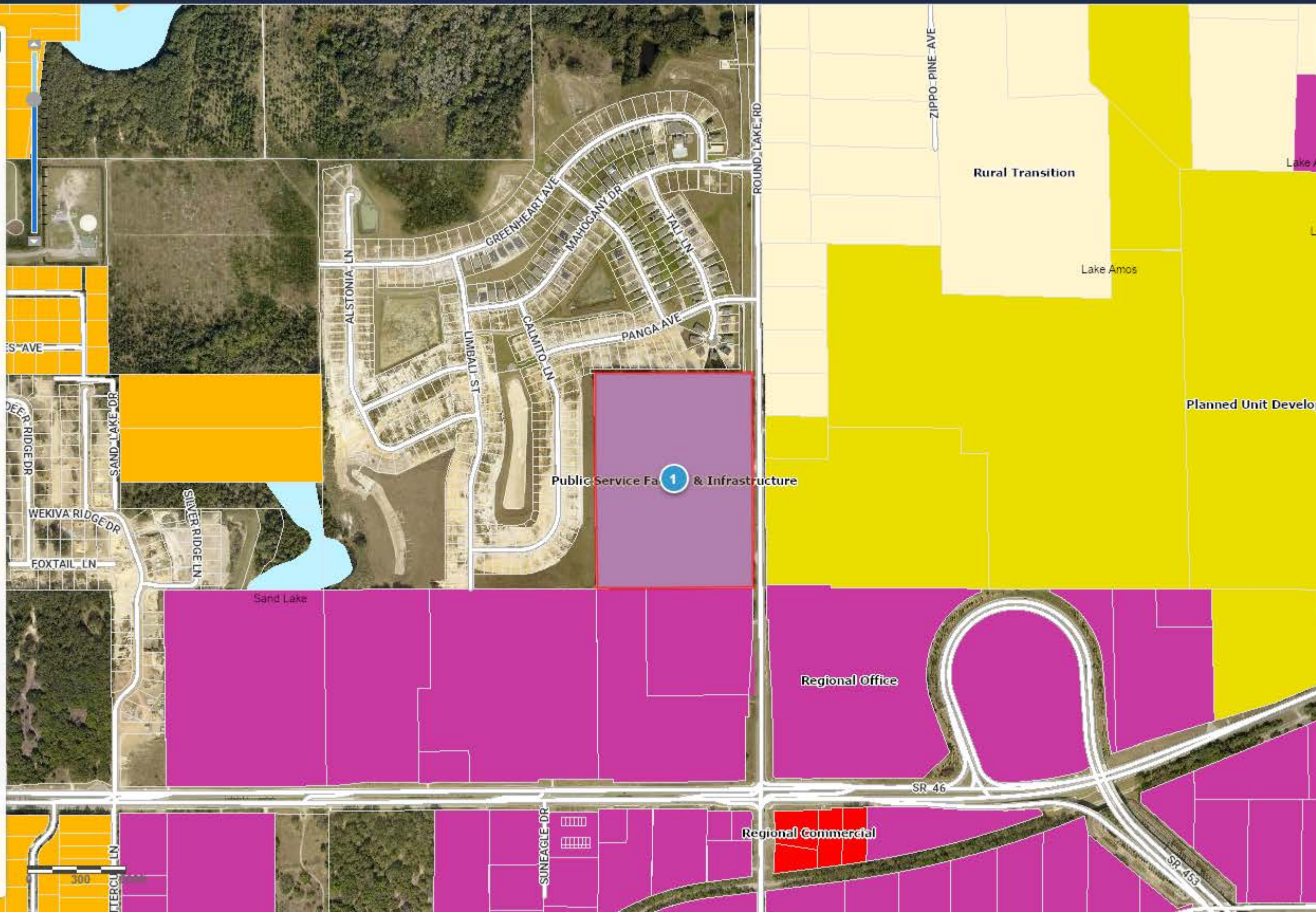
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☒ Always display results after performing a search, buffer or selection

☐ DOWNLOAD RESULTS TO CSV/EXCEL

1 1039771
 ROUND LAKE RD
 Owner: SCHOOL BOARD OF LAKE COUNTY
 Owner Address: 201 W BURLEIGH BLVD, TAVARES, FL, 32778
[More info](#) [Zoom to](#)
[Property Appraiser](#), [Tax Collector](#), [Building Permits](#), [Public Services](#), [Google Maps](#),
[Street View](#), [EagleView](#), [Bing Bird's Eye](#),
[FEMA Flood Map](#)



Views

Default Elections Zoning Aerials Off

Layers

- ☐ CONSERV
- ☐ Wellness Way North
- ☒ 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 Street 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



**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@cityofmoundora.com

DATE: November 19, 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 Public Lands and Institutions; 1.39 +/- acres (Site Area); generally located north of State Road 46 and east of Wekiva Ridge Drive (Location); 21619 State Road 46, Mount Dora (Site Address); City of Mount Dora (Owners, Applicant).
Project No. FLUM25-04

Recommendation:

Staff recommends approval of the above-referenced request for the Small-Scale Future Land Use Map Amendment. 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 associated with an annexation. The proposed amendment will change approximately 1.39 acres from County Regional Office to City Public Lands and Institutions. The request for future land use map amendment does not proposed any new development of the subject property.

EXISTING FLU	PROPOSED FLUM	SITE AREA	MAXIMUM INTENSITY ALLOWED
County Regional Office	City Public Lands and Institutions	1.39 acres	42,383.88-sf

Note: Intensity based on usable lands (less floodplain and wetland areas).

Development Summary - Maximums Intensity:

- From: County Regional Office Maximum Square Footage (FAR 3.0 x 1.39 acres): 181,645.20-sf
- City proposed Public Lands and Institutions (PLI) designation maximum: (FAR 0.70 x 1.39 acres): 42,383.88-sf

Future Land Use Element Policy 4.g(10): **Public Lands and Institutions:** This category may

include public lands owned by the City, County, State, Federal Government or school board. Also included in this category may be churches, cemeteries, and other public or quasi-public lands including elementary, middle, and high schools. Maximum impervious surface ratio is 0.70. Maximum FAR is 0.70.

Land Use Report:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg. Office	Ag	Vacant
South	County	Reg. Office	LM	Truck Service
	City	County PUD	City PUD	Vacant
East	County	Reg. Office	Ag	Vacant
West	County	Reg. Office	Ag	Vacant

Request Type: Small-Scale Future Land Use Map Amendment

Existing Use: Vacant

Proposed Use: Vacant

Proposed
Future Land Use: City Public Lands and Institutions

Current
Future Land Use: County Regional Office

Current Zoning: County Planned Commercial (CP) District

Proposed Zoning: City Public Lands and Institutions (PLI)

JPA: Yes, City of Mount Dora and Lake County Joint Planning Agreement

Overlay Zones/Areas: N/A

Critical State Concern: No

Site Area: 1.39 +/- acres

Housing: N/A. The proposed Future Land Use change not applicable related to the impacts on the projected housing population of City's Comprehensive Plan. Proposal is for non-residential designations.

Traffic: N/A. The proposed Future Land Use change not applicable to the impacts on traffic. The school use is existing.

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 1.0 as opposed to the proposed FAR of 0.70. There are no development plans for the subject property that will affect wastewater capacity.

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. There are no development plans for the subject property that will affect wastewater 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 developed with minimal natural lands and habitats. No wetlands appear on property. Soil composition includes various soil types lie within the subject property boundary: Myakka Sand, Placid and Myakka Fine Sands, St. Lucie Sand, Orsino Sand, and Tavares Sand.

The subject site development does not propose impact to any unique or ecologically significant area of vegetation or Habitat.

**Wetlands/
Environmental:** The property does not include any wetlands. The property is not designated within the flood zone.

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

Notification:

JPA Notice to Lake County: November 20, 2025
Legal Ad for PZC: November 7, 2025
Notice to Lake County BCC [Ch. 171.044(3) F.S]: November 20, 2025
Ordinance Enactment Legal Ad: December 12, 2025
Non-Legal Ad: December 12, 2025

Public Hearing Schedule:

DRC: October 29, 2025
PZC: November 19, 2025
City Council (Adoption): December 12, 2025 (Single public hearing)
Note: Section 163.3187(2) Florida Statutes requires only one public hearing before City Council for Small-Scale Future Land Use Map Amendments. These are only associated with amendments 50.00 acres or less.

Attachments:

Vicinity Map
Composite (City & County) FLU Map
Proposed Land Use Exhibit
Proposed Future Land Use Map II-2a

Legend

City Limits

 In
 Out

 Subject Property

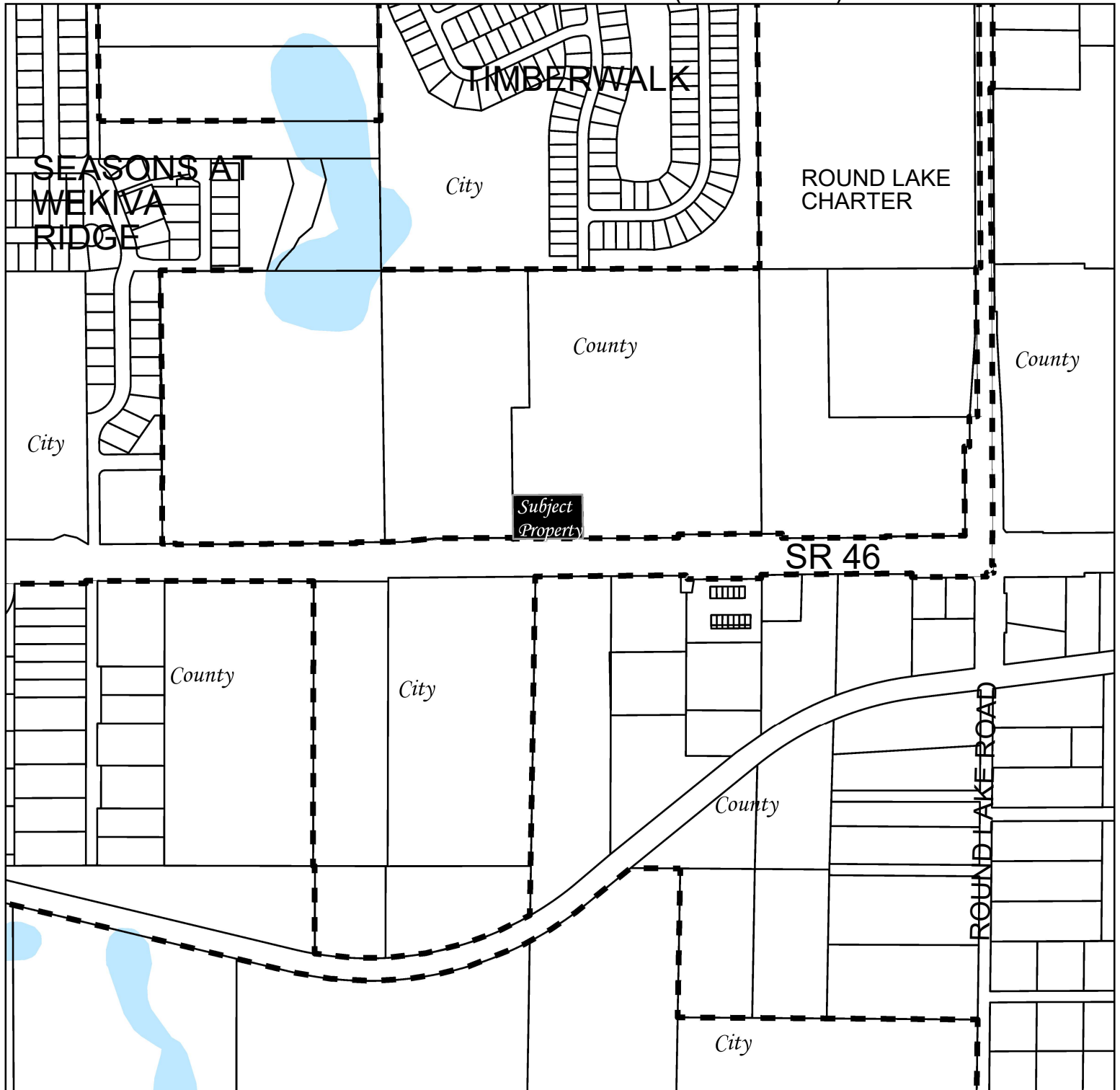
VICINITY MAP

FDOT Surplus Parcel - State Road 46
PROPOSED ANNEXATION (1.39 ACRES)

N



N.T.S.



Date Printed: 10/10/2025 12:38 PM

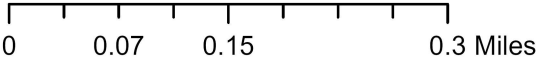
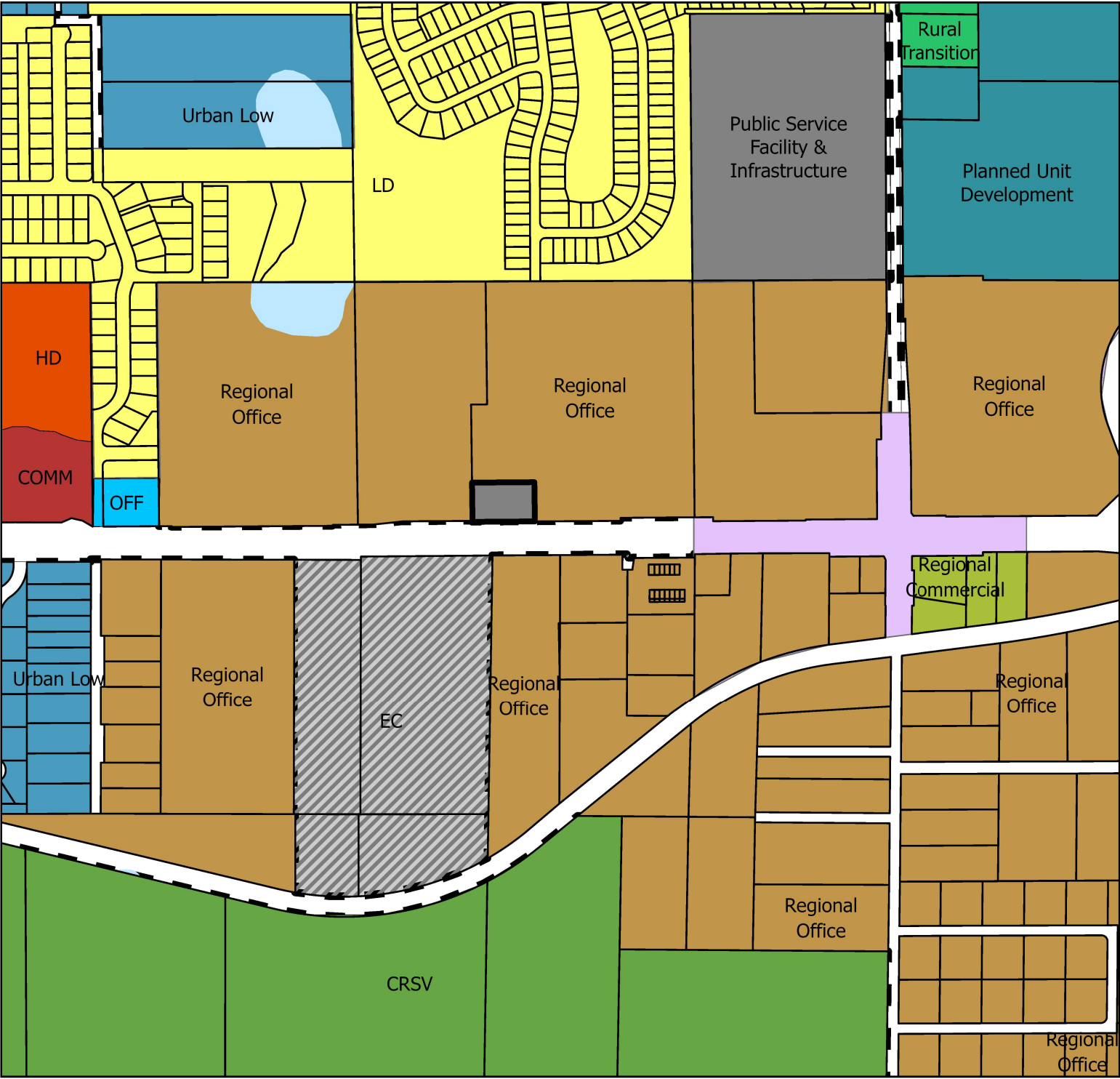
Future Land Use Map Composite City & Lake County

N



Legend

- City Limits
- In
- Out
- Subject Property



City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment
Owner City of Mount Dora
21619 State Road 46, Mount Dora
1.39 +/- Acres

Exhibit "A"
Ordinance No. 2025-26



0 1,000 2,000 Feet

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

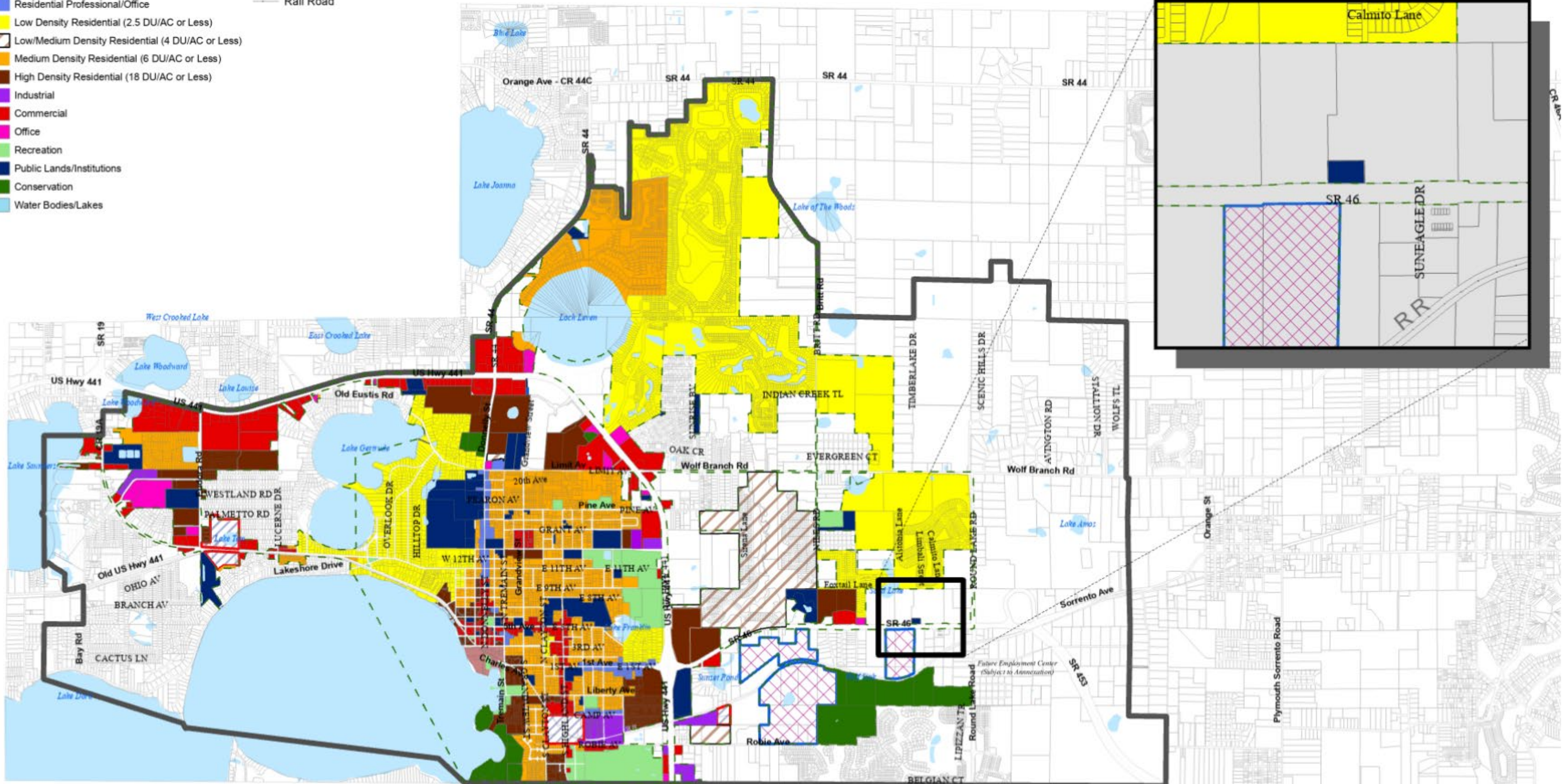
Features

- City Limits
- JPA
- Rail Road

Current FLU: County Regional Office
Proposed FLU: Public Lands and Institutions

Map II-2a

Small-Scale FLUM Amendment



Print Date: 11/12/2025

Path: U:\Plandev Admins\PM\ANNEXATION\SR 46 FDOT Parcel Transfer to City\Maps\FLUM Composite Map, FDOT SR 46 Survey.aprx

ORDINANCE NO: 2025-26

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SR 46 AND EAST OF WEKIVA RIDGE DRIVE, AND THE 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, the City of Mount Dora (Property Owner) submitted an application 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 north of State Road 46 and east of Wekiva Ridge Drive, 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 November 19, 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, Florida Statutes, Section 163.3187(2) requires that 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 DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP.

A. The Future Land Use designation of City Public Lands and Institutions is hereby assigned to that Property located on the north side of SR 46 and east of Wekiva Ridge Drive, identified by a portion of Tax Parcel ID # 27-19-27-0004-000-01600, Alt. Key # 1708940, and more particularly described as:

PARCEL NO. 104,PART
SECTION 11130
F.P. NO. 238275-3
That part of:

"THE EAST 100 FEET OF THE SOUTH 330 FEET OF THE WEST½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; AND THE WEST 210 FEET OF THE SOUTH 330 FEET OF THE EAST ½ OF THE SOUTHWEST¼ OF THE SOUTHEAST ¼; ALL OF THE ABOVE LYING AND BEING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY."

(Also being the lands described in Official Records Book 4803, Page 2208, of the Public Records of Lake County, Florida.)

Less and Except:

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3; thence South 01°57'55" East along the East line of said Section 27, a distance of 2622.62 feet to a rail road spike at the East 1/4 Corner of said Section 27 and the West 1/4 Corner of Section 26, Township 19 South, Range27 East; thence South 00°23'00" East along said East line 2646.05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69.46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27; thence departing said East line, South 89°36' 18" West along said centerline and the Southerly line of the Southeast 1/4 of said Section 27, a distance of 1796.99 feet to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27 at Station 124+72.47 of said centerline; thence departing said centerline, North 00°42'16" West along said Monumented East line, 33.08 feet to the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Monumented East line, South 89°36'04" West along said Existing Right of Way line, 309.97feetto the Monumented Westline of the West 80.00 feet of the East 100.00 feet of the South 718.00 feet of the Southwest 1/4 of the Southeast1/4 of said Section 27; thence departing said Existing Right of Way line, North 00°42'16" West along said Monumented Westline, 101.94 feet to a point on a line lying 135.00feet North of and parallel to said centerline; thence North 89°36'18" East along said parallel line,309.97 feet, to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest ¼ of the Southeast 1/4 of said Section 27; thence, departing said parallel line, South 00°42'16" East along said Monumented East line, 101.92 feet to the POINT OF BEGINNING.

CONTAINING 1.388 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. 2023-01, on January 17, 2023, 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.

SINGLE AND FINAL READING: December 16, 2025

PASSED AND ADOPTED this 16th day of December 2025

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

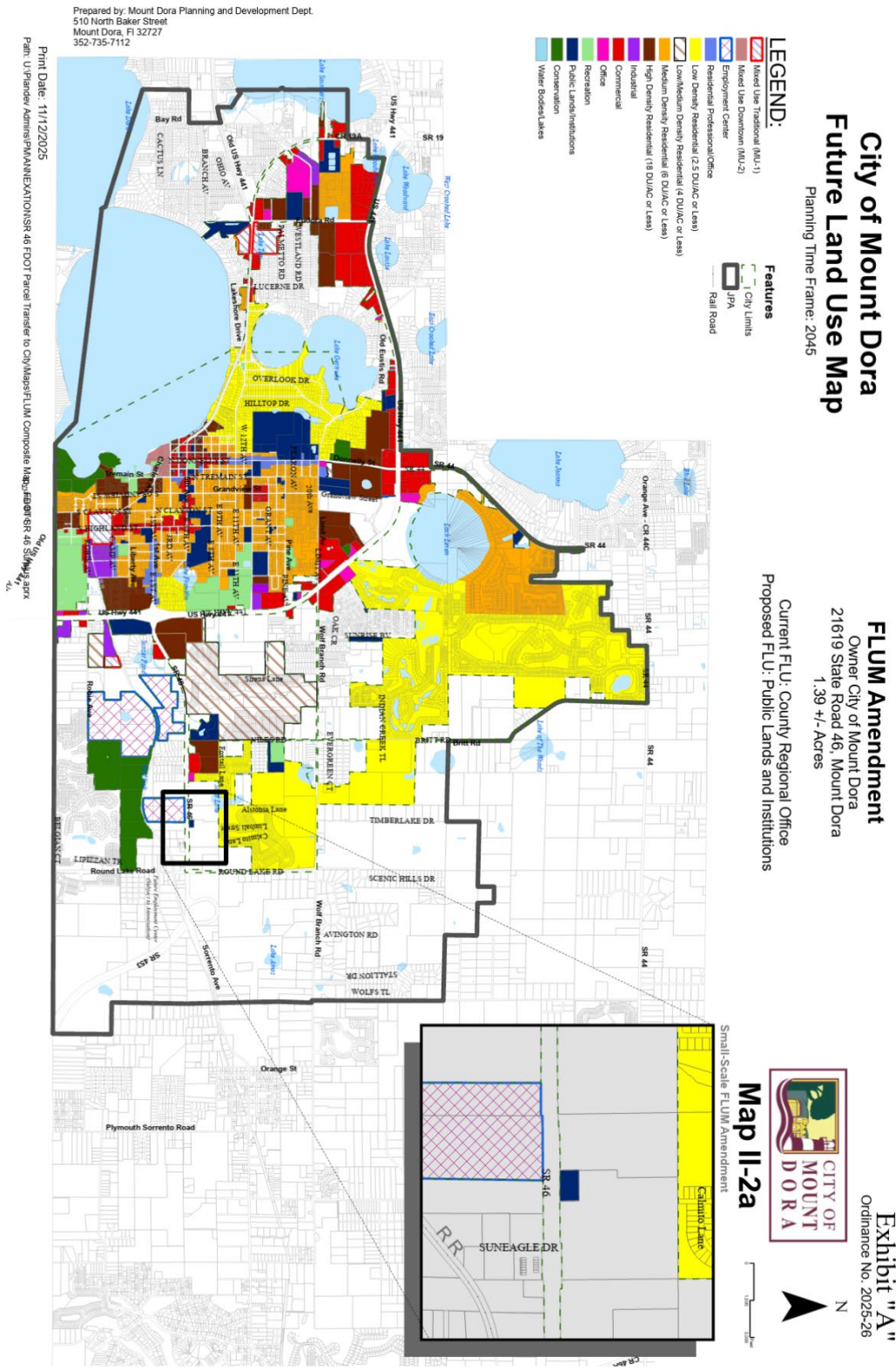
JEANANN HAND
CITY CLERK

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

Patrick Brackens, City Attorney

EXHIBIT "A"

Future Land Use Map Amendment



FUTURE LAND USE MAP AMENDMENT SMALL-SCALE (10 ACRES OR LESS) APPLICATION

Date : Oct. 2025 Project Name: FDOT Surplus Property

1. Applicant's Name: City of Mount Dora
Company's Name:

Address: 810 N. Baker

City, State & Zip: Mount Dora, FL 32789

Phone: _____ E-mail: planning@montclara.gov

2. Owner's Name: _____
Company's Name: _____

Address: See Above

City, State & Zip: _____

Phone: _____ E-mail: _____

3. The property generally located and list adjacent streets: SR 46

4. The address(s) of the property: 21019 SR 46

5. Size of property in Acres: 1.39 Square Feet: —

6. Current Zoning District: CP by Ordinance 2014-4

7. Requested Zoning District: PLI
(Separate application required for change in zoning district)

8. Future Land Use Category : Regional office

9. Requested Future Land Use Category: PLI

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

undeveloped

11. Building Size Existing: Proposed:

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

Direction	City/County	FLU	Zoning	Existing Use(s)
North				
South				
East				
West				

(districts/categories may be abbreviated)

See Staff Report

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

14. Proposed use of property:

City Use

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

16. State the reason for this request: seeking to annex
and establish city land use.

17. Describe changed condition justifying the amendment:

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

19. Describe the extent to which the proposed amendment is compatible with existing land uses:

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: _____

no development plans @ this time

21. Describe the extent of environmental impacts on the resources of proposed amendment: _____

22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: _____

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Michele Janiszewski, 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.

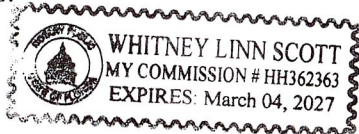
[Signature]
Signature of Applicant

Michele Janiszewski
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 9th day of October 2025 by Michele Janiszewski who is personally known to me or who has produced _____ as identification and who did _____ or did not ☒ take an oath.

SEAL:



[Signature]
Notary Public

Whitney Linn Scott
Print or Type Name



**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@cityofmoundora.com

DATE: November 19, 2025

TO: Planning and Zoning Commission

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

RE: Request for Change in Zoning from CP (County) to PLI (City) for 1.39 Acres; located on the north side of State Road 46 and east of Wekiva Ridge Drive (Location); 21619 State Road 46, Mount Dora (Site Address); City of Mount Dora (Owner, Applicant); Project No.: Z25-04

Recommendation:

Staff recommends approval of the above-referenced request for change in zoning from County CP to City PLI and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment.

Reference/Support:

Section 3.3. *LDC*

Background:

Owners:	City of Mount Dora
Applicants:	City of Mount Dora
Existing Use:	Vacant
Proposed Use:	Vacant
Proposed Zoning:	City PLI (Public Lands and Institutions)
Current Zoning:	County CP (Planned Commercial)
Future Land Use:	County Regional Office
Proposed FLU:	City Public Lands and Institutions
Overlay Zones/Areas:	None
FAR Maximum:	0.70
Site Area:	1.39 +/- acres
JPA:	Yes

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg. Office	Ag	Vacant
South	County	Reg. Office	LM	Truck Service
	City	County PUD	City PUD	Vacant
East	County	Reg. Office	Ag	Vacant
West	County	Reg. Office	Ag	Vacant

The applicant is requesting a change of the zoning district for approximately 1.39 acres located at 21619 State Road 46, generally located north side of State Road 46 and east of Wekiva Ridge Drive. The applicant has submitted annexation and future land use amendment applications to run concurrently with the rezoning application. There are no development plans for the subject property.

The PLI zoning district is established to provide areas for public and institutional uses. Areas of the city in which this district is most appropriate are designated as “public lands and institutions” on the future land use map of the comprehensive plan; however this district is also permitted within all other land use designations (Section 3.4.13 *LDC*).

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 property was acquired by the City of Mount Dora from the Florida Department of Transportation (FDOT) through the Surplus program. There are no proposed uses part of this rezoning request.
2. The effect of the change, if any, on the particular property and on surrounding property: The proposed City PLI 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 PLI zoning will require a small-scale Future Land Use Map Amendment from County Regional Office to City Public Lands and Institutions. The proposed change to PLI and City PLI 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. As of the writing of this report, capacity at Wastewater Treatment Plant #2 is currently reaching or at capacity. No new unpermitted or unapproved projects will receive final development order until capacity becomes available.
5. The impact on the natural environment: There are no adverse impacts on the natural environment as a result of this rezoning. Applicant does not propose any development as part of this rezoning application.

Notifications:

JPA Notice to Lake County: November 20, 2025
Legal Notice PZC/CC: November 20, 2025
Notice to Surrounding Owners: November 7, 2025
Non-Legal with Map Ad City Council 1st Reading: November 7, 2025
Ordinance Enactment Legal Ad: December 12, 2025
Non-Legal with Map Ad City Council Adoption: December 5, 2025

Public Hearing Schedule:

DRC: October 29, 2025
PZC: November 19, 2025 10:00 am)
City Council 1st Reading: December 2, 2025 (6:00 pm)
City Council 2nd Reading/Adoption: December 16, 2025 (6:00 pm)

Attachments:

Vicinity Map
Aerial Map
Zoning Area Map

Legend

City Limits

 In
 Out

 Subject Property

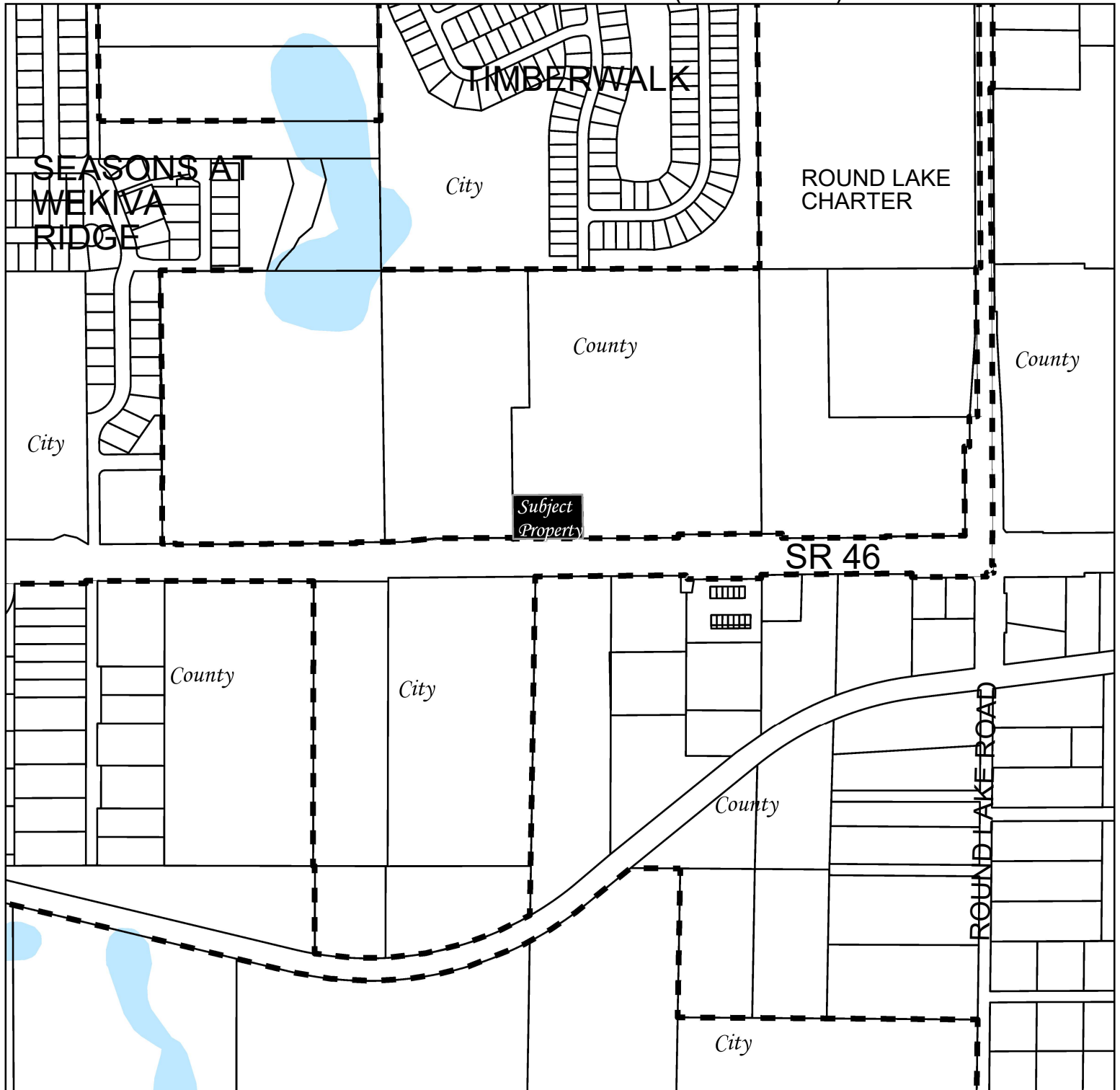
VICINITY MAP

FDOT Surplus Parcel - State Road 46
PROPOSED ANNEXATION (1.39 ACRES)

N



N.T.S.



Date Printed: 10/10/2025 12:38 PM



CITY OF
MOUNT
DORA
PLANNING AND DEVELOPMENT

Zoning District Composite City & Lake County

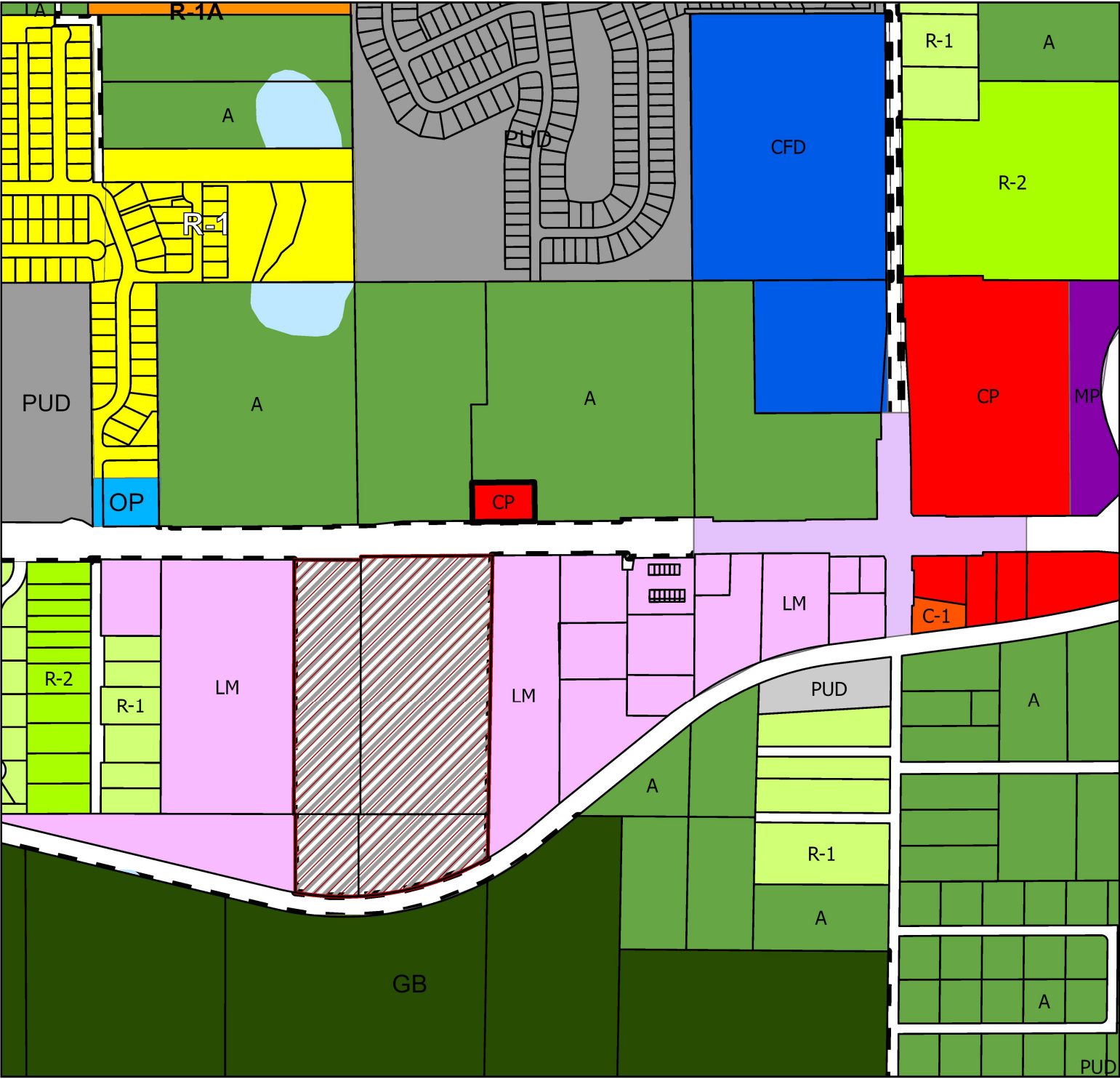
N



Legend

- City Limits
- In
 - Out
- Subject Property

21619 State Road 46, Mount Dora
County Planned Commercial (CP)
to City Public Lands and Institutions (PLI)



0 0.07 0.15 0.3 Miles

City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment
Owner City of Mount Dora
21619 State Road 46, Mount Dora
1.39 +/- Acres

Exhibit "A"
Ordinance No. 2025-26



0 1,000 2,000 Feet

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

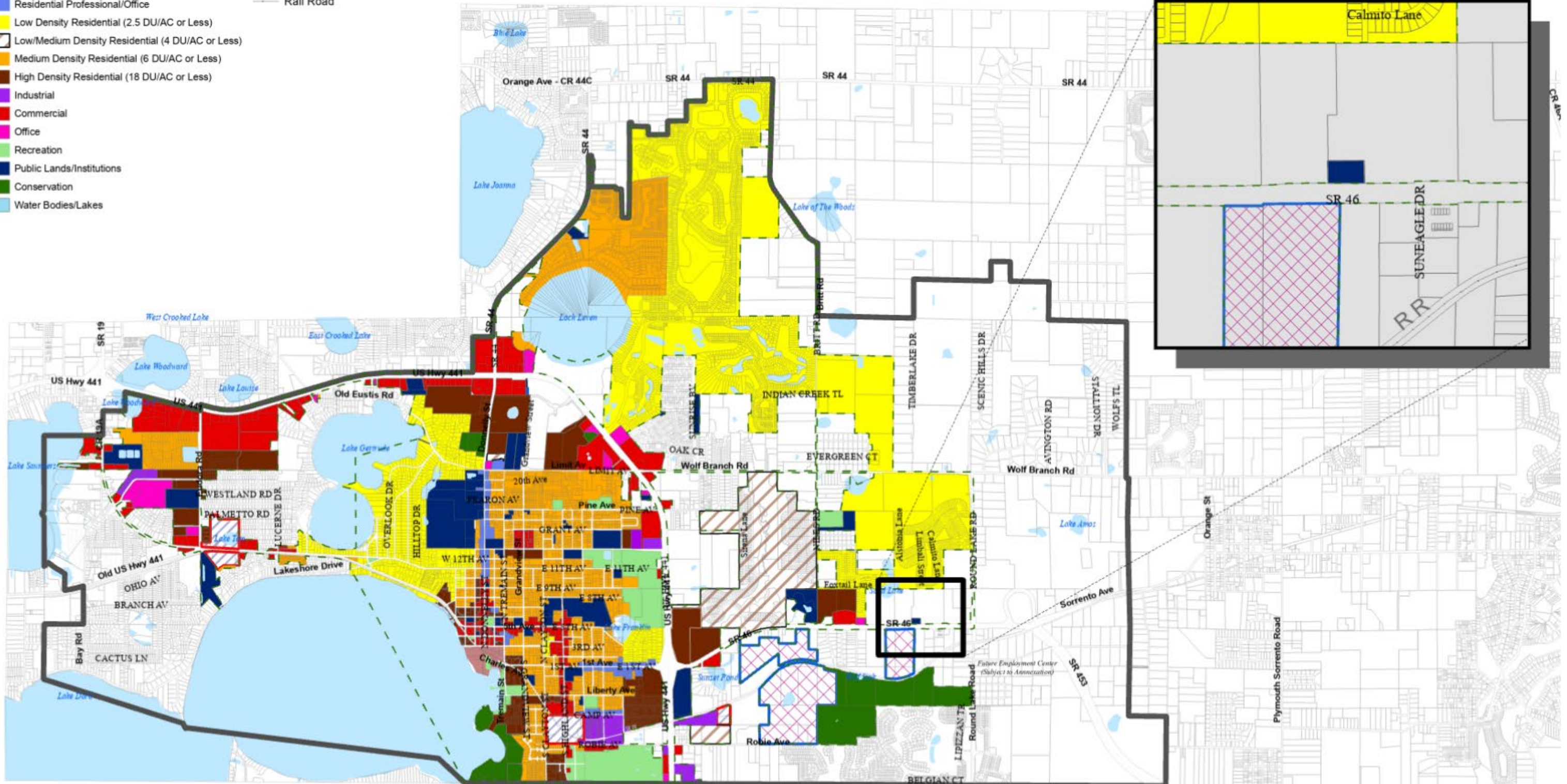
Features

- City Limits
- JPA
- Rail Road

Current FLU: County Regional Office
Proposed FLU: Public Lands and Institutions

Map II-2a

Small-Scale FLUM Amendment



Print Date: 11/12/2025

Path: U:\Plandev Admins\PM\ANNEXATION\SR 46 FDOT Parcel Transfer to City\Maps\FLUM Composite Map, FDOT SR 46 Survey.aprx

ORDINANCE NO: 2025-27

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY PLANNED COMMERCIAL (CP) BY ORDINANCE #2014-4 TO CITY PUBLIC LANDS AND INSTITUTIONS (PLI) FOR PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND EAST OF WEKIVA RIDGE DRIVE, COMPRISING 1.39 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, City of Mount Dora (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 north side of State Road 46 and east of Wekiva Ridge Drive, 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 November 19, 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 Public Lands and Institutions (PLI) 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 Public Lands and Institutions (PLI) zoning classification from its previous designation as County Planned Commercial (CP) zoning district as legally described below;

That part of:

"THE EAST 100 FEET OF THE SOUTH 330 FEET OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$; AND THE WEST 210 FEET OF THE SOUTH 330 FEET OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$; ALL OF THE ABOVE LYING AND BEING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY."

(Also being the lands described in Official Records Book 4803, Page 2208, of the Public Records of Lake County, Florida.)

Less and Except:

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range 27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3; thence South $01^{\circ}57'55''$ East along the East line of said Section 27, a distance of 2622.62 feet to a rail road spike at the East $\frac{1}{4}$ Corner of said Section 27 and the West $\frac{1}{4}$ Corner of Section 26, Township 19 South, Range 27 East; thence South $00^{\circ}23'00''$ East along said East line 2646.05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69.46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27; thence departing said East line, South $89^{\circ}36'18''$ West along said centerline and the Southerly line of the Southeast $\frac{1}{4}$ of said Section 27, a distance of 1796.99 feet to a

point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27 at Station 124+72.47 of said centerline; thence departing said centerline, North 00°42'16" West along said Monumented East line, 33.08 feet to the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Monumented East line, South 89°36'04" West along said Existing Right of Way line, 309.97feetto the Monumented Westline of the West 80.00 feet of the East 100.00 feet of the South 718.00 feet of the Southwest 1/4 of the Southeast1/4 of said Section 27; thence departing said Existing Right of Way line, North 00°42'16" West along said Monumented Westline, 101.94 feet to a point on a line lying 135.00feet North of and parallel to said centerline; thence North 89°36'18" East along said parallel line,309.97 feet, to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest ¼ of the Southeast 1/4 of said Section 27; thence, departing said parallel line, South 00°42'16" East along said Monumented East line, 101.92 feet to the POINT OF BEGINNING.

CONTAINING 1.388 Acres, more or less.

SECTION 3. OFFICIAL ZONING MAP AMENDMENT. The Official City Zoning Map of the City of Mount Dora shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance.

SECTION 4. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the zoning district classification change and Zoning Map amendment related to the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. NON-CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 8. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become effective immediately following such time that its companion Future Land Use Designation and Map amendment ordinance (Ordinance 2025-26) takes effect.

FIRST READING: December 2, 2025

SECOND READING: December 16, 2025

PASSED AND ADOPTED this 16th day of December, 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

LEGAL DESCRIPTION:
(PROVIDED BY THE CLIENT)
THAT PART OF:

(ALSO BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4382, PAGE 241, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA).

LESS AND EXCEPT:

COMMENCE AT A FOUND TALL AND DEEP WITH NO DISTRIBUTION MARKS, THE
COUNTY FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAPS OF STATE ROAD 44, SECTION 11.10, FINANCIAL PROJECT
SECTION 27, A DISTANCE OF 2222.62 FEET TO A RAIL ROAD SPUR AT THE EAST
1/4 CORNER OF SOUTH SECTION 27 AND THE WEST 1/4 CORNER OF SECTION 28,
TOWNSHIP 19 SOUTH, RANGE 27 EAST, THENCE SOUTH 00°23'07" EAST ALONG SAID
INTERSECTION STATION 144+89.46 ON THE CENTERLINE OF SAID STATE ROAD 44,
SAND POINT ALSO BEING THE CORNER OF SAID SECTION 27, THENCE
THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, CENTERLINE OF
1798.98 FEET TO A POINT ON THE UNMOUNTED EAST LINE OF THE WEST 210.00
FEET OF THE SOUTH 33.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF
SAID SECTION 28, THENCE DEPARTING SAID CENTERLINE NORTH 02°42'16" WEST ALONG
CENTERLINE, THENCE DEPARTING SAID CENTERLINE NORTH 02°42'16" WEST ALONG
SAID UNMOUNTED EAST LINE 33.06 FEET TO THE EXISTING ROAD OF WAY MAP AND
STATE ROAD 44, AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF
WEST LINE OF THE WEST 640.00 FEET OF THE EAST 100.00 FEET OF THE SOUTH
22' THENCE DEPARTING SAID EXISTING ROAD OF WAY LINE NORTH 02°42'16" WEST
135.00 FEET NORTH OF AND PARALLEL TO SAID CENTERLINE, THENCE NORTH
ALONG SAID UNMOUNTED WEST LINE 101.94 FEET TO A POINT ON THE UNMOUNTED
EAST LINE OF THE WEST 210.00 FEET OF THE SOUTH 33.00 FEET OF THE
EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE DEPARTING
SAID UNMOUNTED EAST LINE 101.92 FEET TO THE CORNER OF BEGINNING.

(D)	= NEED MEASUREMENT
F/T	= FENCE TIE
(F)	= FIELD MEASUREMENT
ID	= IDENTIFICATION
IRC	= IRON ROD AND CAP
LB	= LICENSED BUSINESS
NL	= NAIL
ORR	= OFFICIAL RECORDS BOOK
(P)	= PLAT MEASUREMENT
PR	= PLAT BOOK
PG	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF CONCURRENCE
PRM	= PERMANENT REFERENCE MONUMENT
PSM	= PROFESSIONAL SURVEYOR & MAPPER
(S)	= SECOND T/V/M MEASUREMENT
S/W	= RECORD T/V/M WAY

1 COVER SHEET
2 BOUNDARY SURVEY



 = DELINATOR POST
 = FIRE HYDRANT
 = NON-PORTABLE WATER VALVE
 = SANITARY SEWER VALVE
 = SERVICE CABINET
 = WATER METER
 = WATER VALVE
 = WIRING PULL BOX
 = FENCE (AS NOTED)
 = OVERHEAD UTILITIES

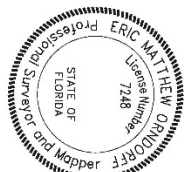
P:\107006\10718.01 Boundary Survey Sketch -DOT Surplus Property\SURVEY\Drawings\10718.01 Mount Dora.dwg 1 Jun 13, 2025

1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARD SURVEYING PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPERS AND RULE 19A-17.000 THROUGH 19A-17.053, OF THE FLORIDA
2. STATUTES.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OR OTHER SIGNATURE ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE
4. SURVEYING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR.
5. THE BOUNDARIES SHOWN HEREON ARE BASED ON GROUND MEASUREMENTS AND ARE REFERENCED TO THE FLORIDA STATE PLATE COORDINATE SYSTEM, EAST ZONE 18N, RANGE 27 EAST HAVING A BEARING OF SOUTH 89.93X30 WEST.
6. FOR THIS SURVEY IS THE SOUTH LINE OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, HAVING A BEARING OF SOUTH 89.93X30 WEST.
7. FLORIDA COORDINATES AND COORDINATE SYSTEM HEREON ARE BASED ON THE DATUM OF 1983, 2011 ADJUSTMENT, AS ESTABLISHED USING FLOID FLORIDA PERMANENTLY REFERRED NETWORK OF FIXED BASE STATIONS.
8. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMENTARY, OPINION, OR ASSESSMENT DURING THE COURSE OF THE SURVEY SINE SURVEYOR HAS NO KNOWLEDGE OF ANY INTERESTS OR CLAIMS OF OTHERS IN THE PROPERTY EXAMINED AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMENTARY.
9. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
10. THE FEATURES SHOWN HEREON ARE NOT TO SCALE.
11. THE FEATURES SHOWN HEREON WERE ACQUIRED AND USING RTK GPS, DIFFERENTIAL GPS, AND/OR TOTAL STATION.
12. REINFORCEMENT OF MEASUREMENTS FOR ACCURACY.

FOR THE FIRM
WGI INC
CERTIFICATE OF AUTHORIZATION NO. LB 7055

Eric M Orndorff
Orndorff
Date: 2025.06.13 10:14:10

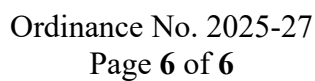
ERIC R. ORNDORFF,
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. LS 7248



BOUNDARY SURVEY
MOUNT DORA FDOT SURPLUS PROPERTY
SECTION 27, TOWNSHIP 15 S, RANGE 27 E
AS PREPARED FOR
CITY OF MOUNT DORA

FID EP	18.jpg	QNV2452			
OFF NP					
CKD EO					
5-SHEET 1 OF 2	MOUNT DORA FOOT SURPLUS PROPERTY				
	SURVEY DATE				
	8/20/2009				
DWG	10718.01 Mount Dora	DATE	REVISIONS:		BY:







CITY OF
MOUNT
DORA

Z25-04

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

REZONING APPLICATION

Date: Oct. 2025

1. Applicant's Name: City of Mount Dora
Company's Name: Planning and Zoning
Address: 510 N. Baker
City, State & Zip: Mount Dora, FL 32735
Phone: _____ E-mail: planning@mountdora.gov
2. Owner's Name: See above
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____
3. The property generally located and list adjacent streets: SR46 between
Nekiva Ridge + Round Lake
4. The address(s) of the property: 21019 SR46
5. Size of property in Acres: 1.39 Square Feet: —
6. Current Zoning District: CP by Ordinance 2014-4
7. Requested Zoning District: PLI
8. Future Land Use Category: Regional Office; Seeking PLI
9. Present use and structures on the property (list number of residential dwelling units):
Undeveloped

10. Building Size (Existing): none
11. Proposed use of property: City use

12. State the reason for this request, per Section 3.3 of the City's land Development Code (attached additional sheets and support data):

Annexing into City
limits and seeking to
establish a city zoning
district

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				
South				
East				
West				

(districts/categories may be abbreviated)

See Staff Report

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Michele Janiszewski, 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

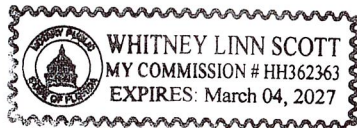
Michele Janiszewski

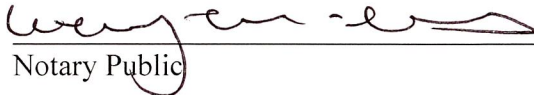
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 9th day of October 2025 by Michele Janiszewski who is personally known to me or who has produced _____ as identification and who did _____ or did not ☒ take an oath.

SEAL:





Notary Public

Whitney Linn Scott

Print or Type Name

June 26, 2025
This instrument prepared by
Robin D. Derr
Under the direction of
J. RYAN MAHLER, II, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 104, Part
SECTION 11130
F.P. NO. 238275-3
P.M. NO. 6136-2024
STATE ROAD 46
COUNTY Lake

QUITCLAIM DEED
Public Purpose

THIS INDENTURE, Made this 8th day of August, 2025, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to the CITY OF MOUNT DORA, a Florida municipal corporation, Party of the Second Part, whose post office address is 510 North Baker Street, Mount Dora, FL 32757.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on 08/08/2025, pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part without consideration, to be used solely for public purposes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337.25, Florida Statutes, all that certain land situate in Lake County, Florida, viz:

See Exhibit A attached hereto and made a part hereof

PARCEL NO. 104,Part
SECTION 11130
F.P. NO. 238275-3
PAGE 2

SUBJECT to all Utilities in place and in use to the maintenance thereof and all other liens and encumbrances on said land, recorded or unrecorded.

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

REVERTER - The property herein described is to be used for providing facilities or services for the benefit of the public by the Party of the Second Part. If the property ceases to be used for the above described purpose all property rights shall revert back to the said Party of the First Part.

[Signature page to follow]

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed,

PARCEL NO. 104,Part
SECTION 11130
F.P. NO. 238275-3
PAGE 3

attested by its Executive Secretary, on the date first above written.

ATTEST: Sharon A. Liehr
Type/Print Name: Sharon Liehr
Executive Secretary
Address: 719 S. Woodland Blvd.
Deland, FL 32720

(Affix Department Seal)

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: John E. Tyler, P.E.
Print/type Name: John E. Tyler, P.E.
District Five Secretary

Signed, sealed and delivered in
The presence of two witnesses

Sharon A. Liehr
WITNESS 1 SIGNATURE LINE
PRINT NAME: Sharon A. Liehr
ADDRESS: 719 S. Woodland Blvd
Deland, FL 32720

Sarah Peacock
WITNESS 2 SIGNATURE LINE
PRINT NAME: Sarah Peacock
ADDRESS: 719 S. Woodland Blvd.
Deland, FL 32720

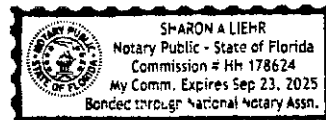
STATE OF FLORIDA
COUNTY OF VOLUSIA

Legal Review:

Office of General Counsel

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 8th day of August, 2025, by
John E. Tyler, District Secretary for District Five, who is personally known to
me, or who has produced _____ as identification.

(Affix Notary Seal)



Sharon A. Liehr
Type/print name: Sharon A. Liehr
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: Sep 23, 2025

PARCEL NO. 104,Part
SECTION 11130
F.P. NO. 238275-3
PAGE 4

EXHIBIT A

PARCEL 104-Part

**SECTION 11130
F.P. No. 238275-3**

That part of:

"THE EAST 100 FEET OF THE SOUTH 330 FEET OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$; AND THE WEST 210 FEET OF THE SOUTH 330 FEET OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$; ALL OF THE ABOVE LYING AND BEING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY."

(Also being the lands described in Official Records Book 4803, Page 2208, of the Public Records of Lake County, Florida.)

Less and Except:

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range 27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3; thence South $01^{\circ}57'55''$ East along the East line of said Section 27, a distance of 2622.62 feet to a rail road spike at the East $\frac{1}{4}$ Corner of said Section 27 and the West $\frac{1}{4}$ Corner of Section 26, Township 19 South, Range 27 East; thence South $00^{\circ}23'00''$ East along said East line 2646.05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69.46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27; thence departing said East line, South $89^{\circ}36'18''$ West along said centerline and the Southerly line of the Southeast $\frac{1}{4}$ of said Section 27, a distance of 1796.99 feet to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27 at Station 124+72.47 of said centerline; thence departing said centerline, North $00^{\circ}42'16''$ West along said Monumented East line, 33.08 feet to the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Monumented East line, South $89^{\circ}36'04''$ West along said Existing Right of Way line, 309.97 feet to the Monumented West line of the West 80.00 feet of the East 100.00 feet of the South 718.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27; thence departing said Existing Right of Way line,

PARCEL NO. 104,Part
SECTION 11130
F.P. NO. 238275-3
PAGE 5

North 00°42'16" West along said Monumented Westline, 101.94 feet to a point on a line lying 135.00 feet North of and parallel to said centerline; thence North 89°36'18" East along said parallel line, 309.97 feet, to a point on the Monumented Eastline of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27; thence, departing said parallel line, South 00°42'16" East along said Monumented East line, 101.92 feet to the POINT OF BEGINNING.

CONTAINING 1.388 Acres, more or less.



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

DATE: June 17, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

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

Introduction:

This is a request for Council to adopt Resolution 2025-28 accepting the donation of surplus property by FDOT to the City of Mount Dora for a public purpose.

Discussion:

The Florida Department of Transportation (FDOT) has prepared a quitclaim deed for donation to the City of Mount Dora of a 1.388 acre tract that is the remainder of the former Loomis Family Funeral Home property that FDOT acquired in recent years to widen SR 46. Mount Dora will receive the part of the parcel that FDOT purchased that was not needed to widen SR 46. Following adoption of Resolution 2025-28, FDOT will execute the quitclaim deed granting the property to the City.

It is a condition of acceptance of a FDOT surplus property donation that the municipality must put the property to use for a public purpose. An exhibit that shows the property location and present condition is attached.

FDOT requires the City to sign a Petition for Waiver of Reservation of Oil Gas and Other Mineral Rights. The petition document is attached and ready for signature by the Mayor.

Budget Impact:

No budget impact.

Strategic Impact:

Objective 5.7 - Acquire land by developer donation or City direct purchase as green space becomes available.

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

Recommendation:

Council adopt Resolution 2025-28 accepting donation of surplus property from FDOT for a public purpose and authorize the Mayor to sign the Petition for Waiver of Reservation of Oil Gas and Other Mineral Rights as required by FDOT to complete the transfer.

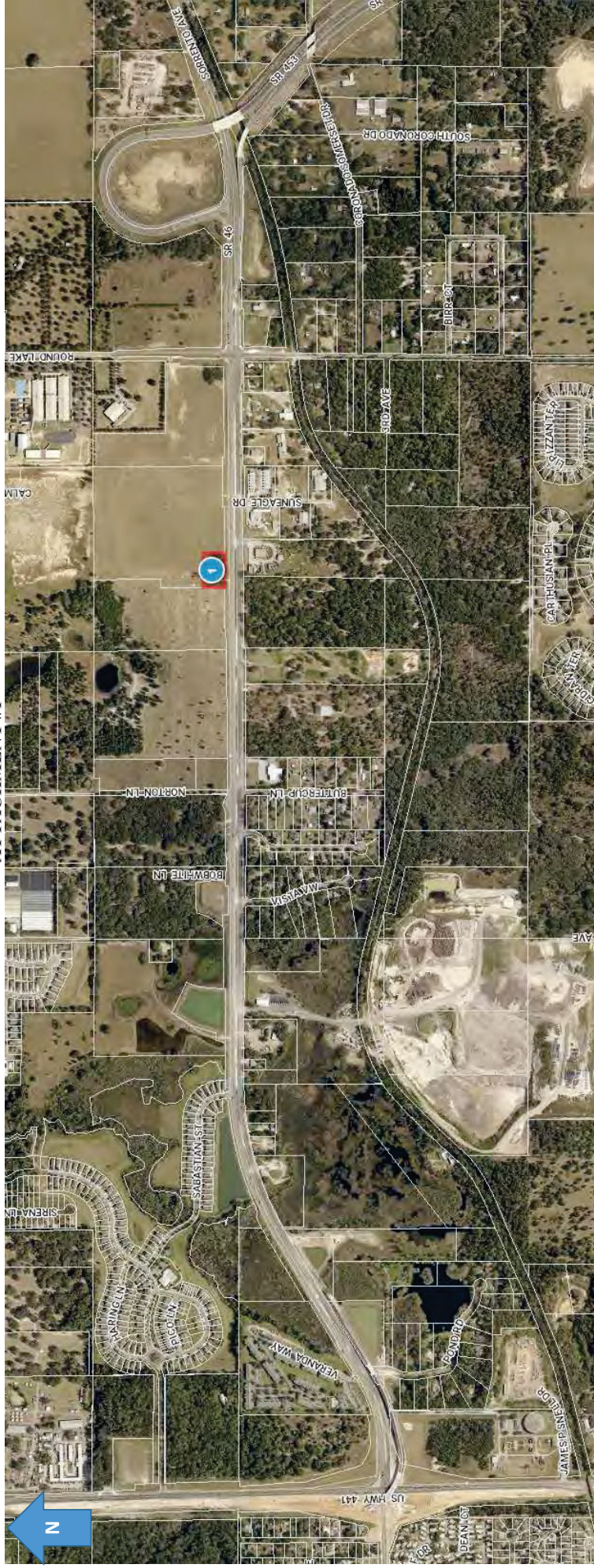
Attachment(s):

1. Location Maps FDOT Parcel Remainder at SR 46
2. Petition for Waiver of Res of Oil Gas and Other Mineral Rights_mayor
3. Resolution_2025-28.CityAcceptance_FDOTproperty

Prepared by: GEORGE MAREK, Public Works Director
Reviewed by: GEORGE MAREK, Public Works Director
Matthew Dodson, Budget Officer
Jennifer Gates, Accounting Manager
City Attorney,
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

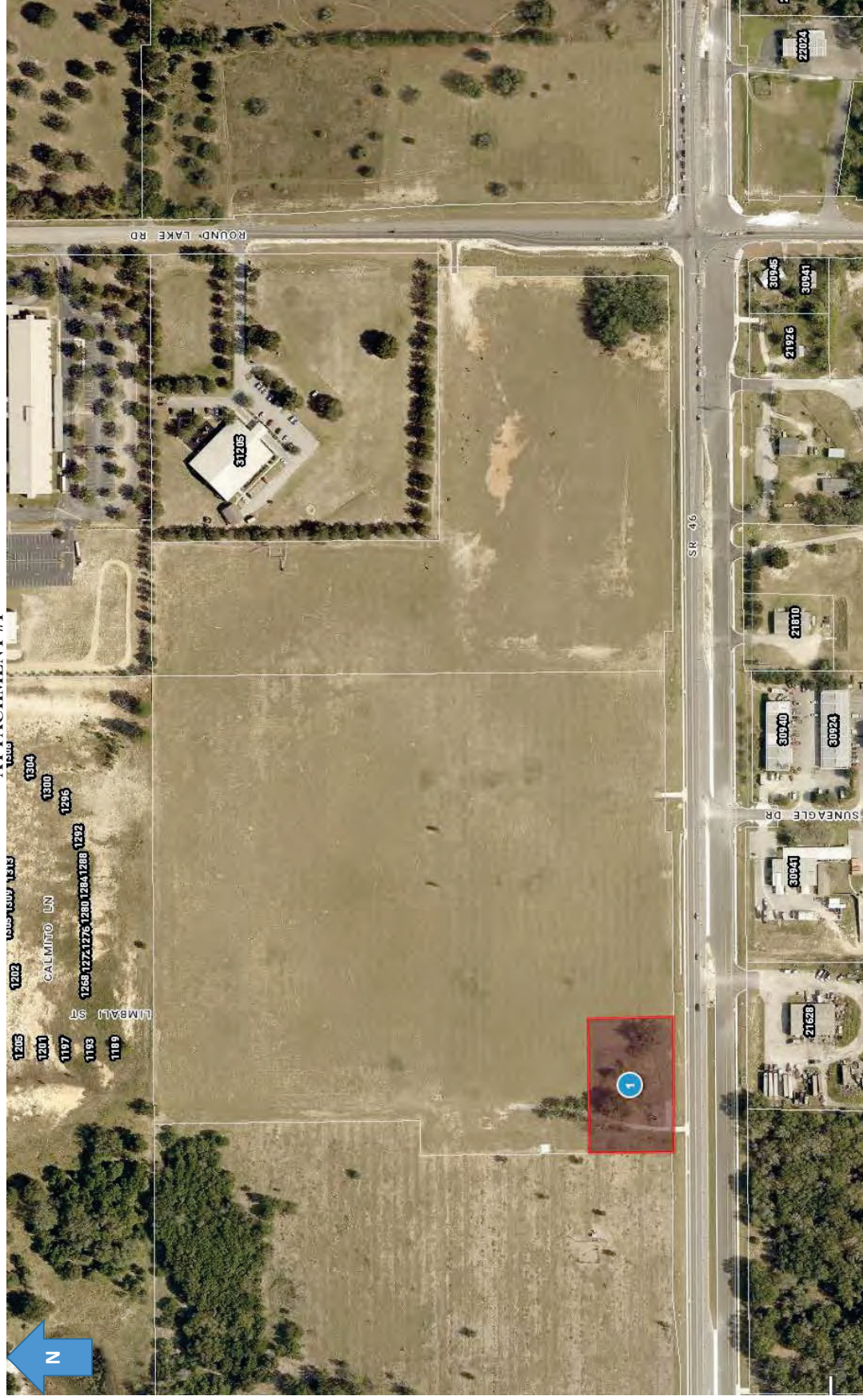
Approved - 6/4/2025
Approved - 6/4/2025
Approved - 6/6/2025
Approved - 6/10/2025
Approved - 6/10/2025
Final Approval - 6/10/2025

ATTACHMENT #1



Public Purpose Surplus of 1.39 acre FDOT Remainder Property on SR 46

ATTACHMENT #1



Public Purpose Surplus of 1.39 acre FDOT Remainder on SR 46

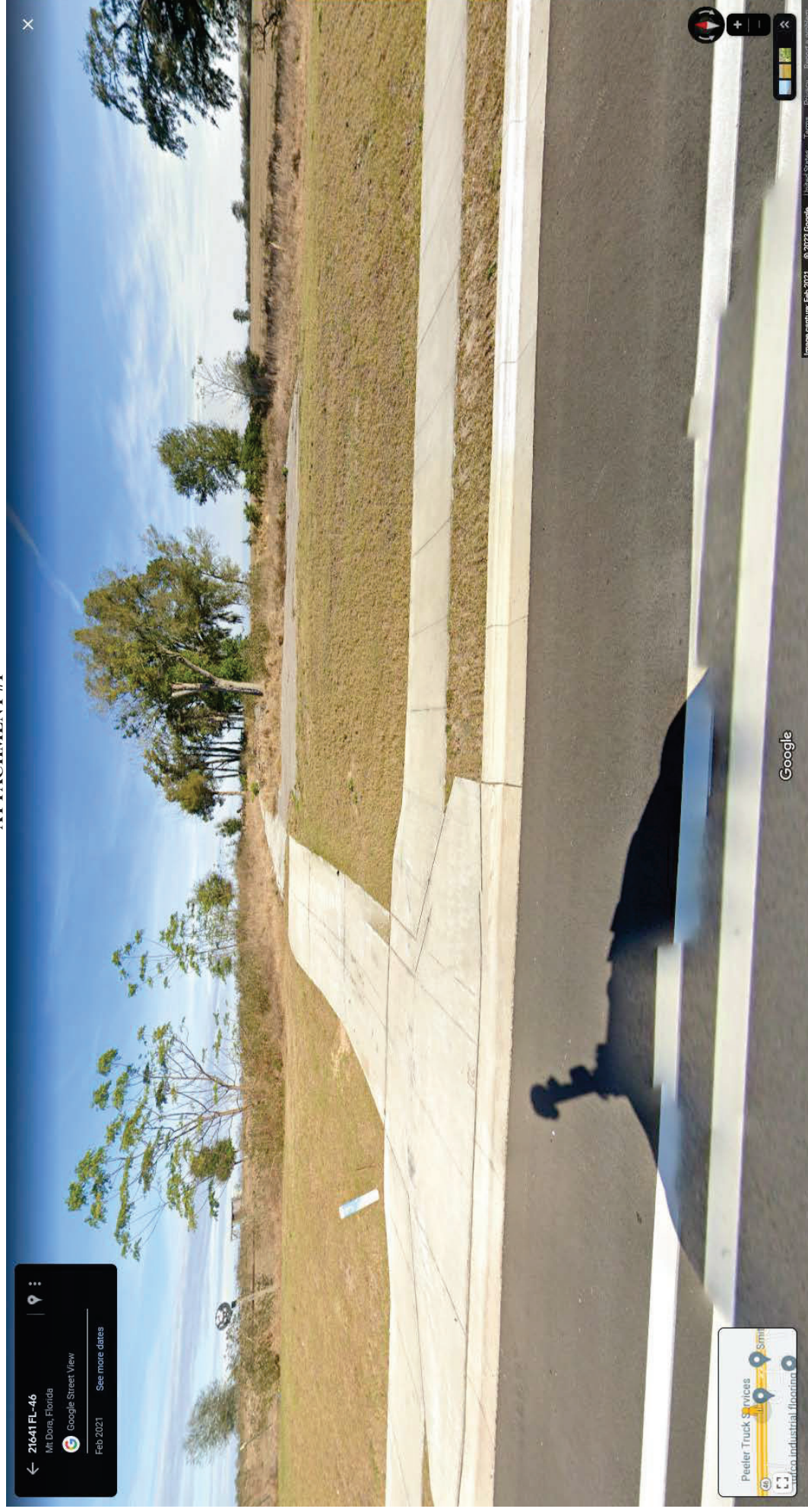
ATTACHMENT #1



AltKey: 1708940
 Google Maps | Street View | EagleView | |
 Parcel Number: 271927000400001600
 Parcel Status: Valid
 Parcel Type: Land Base
 Section: 27
 Township: 19
 Range: 27
 Subdivision: 0004
 OwnerName: STATE OF FLORIDA
 OwnerAddress: 719 S WOODLAND BLVD
 OwnerCity: DELAND
 OwnerState: FL
 OwnerZip: 32720-6834
 OwnerProvince: Null
 OwnerCountry:
 PropertyAddress: 21619 STATE ROAD 46
 GISSubNumber: 0
 SubdivisionName: Null
 Vacant: Yes
 YearBuilt: Null
 ComResStatus: Null
 LandValue: 29036
 BuildingValue: Null
 MiscValue: Null
 TotalJustValue: 29036
 LastSalePrice: 0
 LastSaleDate: 6/3/2016
 Exemptions: 16
 Millage: 0002
 LastTaxAmount: 0
 LandUseCode: 8000
 LandUseDescription: Null
 PropertyClassCode: Null
 PropertyClassDescription: Null
 PropertyName: Null
 DeedAcres: Null
 NeighborhoodCode: 8000
 PoolIndicator: N
 NumberOfBuildings: 0
 TotalLivingArea: Null
 Acres: 1.3874

Public Purpose Surplus of 1.39 acre FDOT Remainder on SR 46

ATTACHMENT #1



Public Purpose Surplus of 1.39 acre FDOT Remainder on SR 46

PETITION FOR WAIVER
OF RESERVATION OF
OIL, GAS AND OTHER MINERAL RIGHTS

The undersigned hereby petitions Seller, **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**, to waive the reservation of oil, gas and other mineral rights as described in §270.11, Florida Statutes. Petitioner states that the nature of the property is in no way situated to be utilized by the Seller for mining or collection of said oil, gas, or other minerals. (See legal description attached.)

City of Mount Dora:

James L. Homich, Mayor

Print Name:

Sign Name:

Date:

WAIVER

The **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION** hereby grants this Petition and agrees not to reserve the above described rights.

FDOT:

State of Florida, Department of Transportation

By:_____

John Tyler, P.E.

Date: _____

Legal Review:_____

Date: _____

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.

WHEREAS, the State of Florida Department of Transportation (FDOT) has constructed improvements to State Road No. 46, Section No. 11130, F.P. No. 238275-3, in Lake County, Florida; and

WHEREAS, FDOT has indicated that certain described real property which is owned by FDOT, which has been identified as Parcel 104,Part, and which is no longer needed for FDOT purposes, is appropriate to be acquired by the City of Mount Dora; and

WHEREAS, the City of Mount Dora has made application to FDOT to execute and deliver a quitclaim deed to the City of Mount Dora, conveying all rights, title and interest that the State of Florida, Department of Transportation has in and to said real property as described in **Exhibit "A"** attached hereto; and

WHEREAS, with said request having been duly considered and approved by FDOT, the City has determined that acquiring said real property, without consideration, to be used solely for public purposes, pursuant to the provisions of Florida Statutes, Section 337.25, advances a legitimate public purpose and is in the best interest, health, safety and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Acceptance of Real Property for Public Purposes. The City of Mount Dora hereby accepts the deed in favor of the City of Mount Dora, conveying, without consideration, all right, title and interest of the State of Florida, Department of Transportation in and to said real property described in **Exhibit "A"**, attached hereto, and certifies that said real property will be

Resolution No. 2025-28

1 of 3

used solely for public purposes pursuant to the provisions of Florida Statutes, Section 337.25.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. 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 pertaining to acceptance and use of the real property described in **Exhibit “A”** attached hereto, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and the City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution 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 Resolution.

SECTION 8. Directions to City Clerk. The City Clerk is hereby directed to forward a certified copy of the Resolution to the State of Florida Department of Transportation at 719 South Woodland Boulevard, DeLand, Florida 32720-6834.

SECTION 9. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of June, 2025.

JAMES HOMICH
Mayor of the City of Mount Dora, Florida

ATTEST:

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

Jeanann Hand
City Clerk

Patrick Brackins
City Attorney

Resolution No. 2025-28
2 of 3

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.

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WHEREAS, FDOT has indicated that certain described real property which is owned by FDOT, which has been identified as Parcel 104,Part, and which is no longer needed for FDOT purposes, is appropriate to be acquired by the City of Mount Dora; and

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WHEREAS, with said request having been duly considered and approved by FDOT, the City has determined that acquiring said real property, without consideration, to be used solely for public purposes, pursuant to the provisions of Florida Statutes, Section 337.25, advances a legitimate public purpose and is in the best interest, health, safety and welfare of the public.

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used solely for public purposes pursuant to the provisions of Florida Statutes, Section 337.25.

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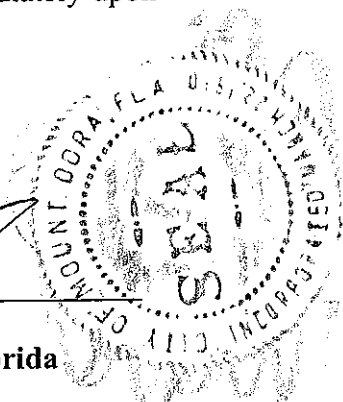
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SECTION 9. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

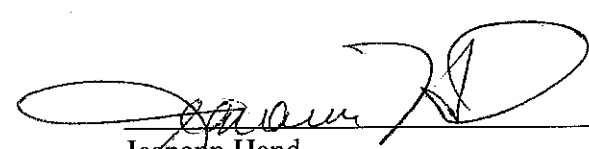
PASSED AND ADOPTED this 17 day of June, 2025.


JAMES HOMICH
Mayor of the City of Mount Dora, Florida



ATTEST:

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


Jeanann Hand
City Clerk

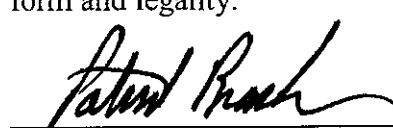

Patrick Brackins
City Attorney

EXHIBIT "A"

PARCEL NO. 104,Part

SECTION 11130

F.P. NO. 238275-3

THAT PART OF THE EAST 100 FEET OF THE SOUTH 330 FEET OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$; AND THE WEST 210 FEET OF THE SOUTH 330 FEET OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$; ALL OF THE ABOVE LYING AND BEING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY.

(Also being the lands described in Official Records Book 4382, Page 241, of the Public Records of Lake County, Florida.)

Less and Except:

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range 27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3; thence South $01^{\circ}57'55''$ East along the East line of said Section 27, a distance of 2622.62 feet to a rail road spike at the East $\frac{1}{4}$ Corner of said Section 27 and the West $\frac{1}{4}$ Corner of Section 26, Township 19 South, Range 27 East; thence South $00^{\circ}23'00''$ East along said East line 2646.05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69.46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27; thence departing said East line, South $89^{\circ}36'18''$ West along said centerline and the Southerly line of the Southeast $\frac{1}{4}$ of said Section 27, a distance of 1796.99 feet to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27 at Station 124+72.47 of said centerline; thence departing said centerline, North $00^{\circ}42'16''$ West along said Monumented East line, 33.08 feet to the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Monumented East line, South $89^{\circ}36'04''$ West along said Existing Right of Way line, 337.57 feet to the Monumented West line of the West 80.00 feet of the East 100.00 feet of the South 718.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27; thence departing said Existing Right of Way line, North $00^{\circ}42'16''$ West along said Monumented West line, 101.94 feet to a point on a line lying 135.00 feet North of and parallel to said centerline; thence North $89^{\circ}36'18''$ East along said parallel line, 309.97 feet, to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27; thence, departing said parallel line, South $00^{\circ}42'16''$ East along said Monumented East line, 101.92 feet to the POINT OF BEGINNING.

CONTAINING 1.388 Acres, more or less.