



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

Email: plandev@cityofmounddora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

December 17, 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 Conditional Use Permit; Sabatini Law Firm, P.A. (Project Name); CUP25-02 (Project Number); 1601 E.1st Ave (Project Address); Sabatini Law Firm, P.A (Applicant); Sabatini Law Firm, P.A (Owner)

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

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

- VI. Ask the Staff
- VII. Staff and Board Member Updates

A. Stormwater Presentation presented by George Marek, Stormwater Director

B. 2026 Meeting Dates

VIII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting: January 21, 2026

IX. Adjournment

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

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

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmounddora.com.

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

**CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION
MINUTES FROM NOVEMBER 19, 2025**



I. Call to Order

Having been duly advertised as required by law Chairman, Miles Beach called the regular meeting of the Planning and Zoning Commission to order at 10:01 a.m. on Wednesday, November 19, 2025.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Tom Dring, Harris Turner, Suzanne Scheck, Adrian Coombes, Andrea Lothar

Absent: Open seat will be filled in January 2026

City Staff and Attorney: Michele Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Alexandra Stevens, Administrative Coordinator; Andrew Hand, City Attorney via Zoom

III. Approval of Minutes

Correction to minutes to add "ask the staff" item on the agenda. Mr. Beach recommends to table approval of minutes until corrections are made until next meeting.

IV. Public participation/hearing for non-agenda items

None

V. New Business

- A. Request for Future Land Use Map; Round Lake Charter K-8 (Project Name); FLUM2503 (Project Number); 31333 Round Lake Rd. (Project Address); Lake County Schools (Applicant); Lake County Schools (Owner)**

Ms. Janiszewski provided a brief summary of the project. Questions if school being policed by Mount Dora is the only reason or if there is more. Property is serviced by well and onsite wastewater treatment center. Ms. Janiszewski explained that annexations don't come through PZC. Discussion on cost to the City. Discussion on pros and cons for the City.

Discussion about the south side of the area for a dedicated road. Discussion on wanting to have a representative to answer more in-depth questions. Mr. Hand states that this is going to go to the City Council for annexation on December 2nd. Discussion on what would happen if City Council approves annexation.

Mr. Turner makes a motion to table until further information is given and a representative can be available, Seconded by Ms. Lother with a 5-0 vote.

- 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)

Mr. Coombes makes a motion to table until further information is gathered, Seconded by Mr. Dring with a 5-0 vote.

- C. **Request for Future Land Use Map;** FDOT Surplus Property (Project Name); FLUM2504 (Project Number); 21619 SR 46 (Project Address); City of Mount Dora (Applicant); City of Mount Dora (Owner)

Ms. Janiszewski provided a brief summary of the project. Zoned PLI and there are no development plans for this currently.

Mr. Coombes makes motion to approve Future Land Use Map, Seconded by Ms. Lother with a 5-0 vote.

- 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)

Mr. Beach makes motion to rezone from CP to PLI, seconded by Mr. Coombes with a 5-0 vote.

VI. Announcement of next scheduled meeting date

Mr. Turner asked to see if there are applications that are wanting to connect to septic tanks and if we do receive one, to ask for a representative of the septic tank company to come to the meeting. Mr. Coombs is asking if someone on staff could come in to speak about stormwater management. Discussion about Live Local (low-income housing) from Senate Bill 180. Mr. Dring asked about single-family housing Highland Street. Mr. Turner is asking about cargo containers on Grandview. Containers are being used as storage for materials for project on the

property. Mr. Coombes stated that residents have been coming to him about the Cottages are watering every day and watering 11th Avenue.

VII. Adjournment

On a motion by Mr. Turner, Seconded by Mr. Coombes, and the meeting was adjourned unanimously with a 5-0 vote.

Miles Beach, Chairman

Alexandra Stevens, Admin Coordinator



**CITY OF
MOUNT
DORA**

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

E-mail: planning@mountdora.gov

DATE: December 17, 2025
TO: Planning and Zoning Commission
FROM: Development Review Committee
Michele Janiszewski, AICP, Deputy Planning Director
THROUGH: Ryan Winkler, AICP, Senior Planner
RE: Request for Conditional Use Permit (CUP) to operate a professional law office use within the RP zoning district; Sabatini Law Firm, P.A.; Located at 1601 E 1st Avenue; Anthony Sabatini; Project No. CUP 25-02

SUMMARY OF RECOMMENDATION:

Staff recommends approval the above-referenced request for the proposed CUP to allow for a professional law office and associated uses within the RP Zoning District and issuance of Development Order.

REFERENCES/SUPPORT:

Section 2.5.1.5 and 3.4.9.3.a of the City’s Land Development Code (LDC)

SITE SUMMARY:

Existing Use: Residential
Proposed Use: Law Office
Future Land Use: Residential Professional (RP)
Zoning: Residential Professional (RP)
Overlay Zones: None
Building Size: 1,730sf One-Story Residence and 650sf One-Story Building
Site Area: 13,200-sf (0.30 +/- acres)

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	RP	RP	Vacant	Vacant Lot
South	City	RP	RP	Residential	Single Family Dwelling
East	City	RP	RP	Vacant	Vacant Lot
West	City	RP	RP	Residential	Single Family Dwelling

SUMMARY OF REQUEST:

The subject property is zoned Residential Professional (RP) and is developed with a single-family dwelling unit constructed in 1925, along with an accessory building and detached carport shed. The Applicant is seeking to utilize the subject property and existing buildings for a professional law office. Pursuant to Land Development Code (LDC) Section 3.4.9.3.a, professional offices are a conditional use within the RP zoning district and can only be permitted on the property once a conditional use permit is approved.

Pursuant to LDC Section 3.4.9.(3.), *RP Residential Professional District*, Conditional uses should only be approved in those cases where adequate parking can be provided, adjacent residential areas can be properly buffered and adequate landscaping can be provided. Because a conditional use will generate more traffic than a residence, the road access may be required to be improved as a condition of approval. The combining or elimination of curb cuts, cross access easements and rear lot access should all be considered. Sidewalks must be provided along all street frontages.

The property is developed with a driveway along the rear property line that allows for parking of approximately two (2) vehicles. The proposed office use will be required to provide sufficient parking in accordance with LDC Section 6.5, *Parking and Loading areas*. Pursuant to LDC 6.5.2.2.b, offices shall provide one (1) space for each 300 square feet of gross floor area. Provided that the gross leasable space is approximately 1,730-sf, the applicant shall provide six (6) parking spaces at a minimum consistent with provisions within the LDC. The RP Zoning District requires that parking to be located in rear yards, if possible.

LDC Section 3.4.9, *Residential Professional District*, allows for signs within this district. Each site as part of a conditional use may have a wall-mounted identification sign of no more than 20-square feet in area. Design criteria for the sign may be specified as a condition of approval. The applicant proposes a monument sign within the front yard of the subject property. The RP monument sign copy area is in addition to the wall sign size of the Code. Monument signs are permitted consistent with LDC 6.7, *Signs*, which allows for sign height to be no more than six (6) feet, maximum copy area is 15 square feet for one (1) building and 30 square feet for two (2) buildings; and shall be of a permitted sign type and landscaped accordingly.

The applicant will be required to submit for site plan review, pursuant to LDC Section 5.1.2, *Site Plan Regulations*, which requires any developments permitted under a conditional use permit, to facilitate the implementation of required conditions and the applicability of the provisions with the Land Development Code. The site plan will be presented to the Planning and Zoning Commission upon Development Review Committee review and recommendation. The applicant will be required to procure city building permits for interior renovations through the City's normal change in use permitting process.

Further, a landscape plan will be required with the site plan review. Landscape buffers will be required along property lines abutting residential and right-of-way(s), in accordance with LDC Section 6.6, *Landscaping and Buffers*. The RP zoning district requires that landscaping and buffers be required; if provision of minimum buffer widths is prohibitive due to site size, additional landscaping may be provided in lieu of provision of the entire buffer.

STAFF ANALYSIS:

A review of the criteria in Section 2.5.1(5) of the Land Development Code reveals the following:

- a. The use should not be detrimental to the area or inconsistent with development trends in the area.

The proposed conversion of the property from residential to professional office for a law office will not be detrimental to the area or its established character. The property is currently developed with a single-family residence and accessory building structure, similar to most developed properties within the area. The applicant does not propose new construction or expansion of the existing buildings as part of this conditional use permit.

The proposed conversion is in harmony with the Residential Professional (RP) zoning district and future land use designation.

- b. The use should not have an unduly adverse effect on traffic patterns, movement, or intensity.

The property is located at the northeast corner of East 1st Avenue and Groveland Street. The property is accessed off Groveland Road, a local street with predominately residential uses off the road. The proposed law office use is not anticipated to generate high traffic volumes. East 1st Avenue is the primary arterial road that feeds traffic in and out of the City; the proposed use is not anticipated to have adverse effects on existing traffic patterns, movement of traffic, or intensifies traffic count in this area.

The Applicant provided response stating the parking on site will be for employees and clients. The proposed law office anticipates to have approximately 2-3 employees on site and plans to schedule clients by appointment only. Conditions of approval will be for the applicant to provide parking pursuant to LDC Section 6.6.

The Applicant will be required, prior to receiving Certificate of Occupancy, to install required site improvements to include required parking on-site following site plan approval in accordance with the Land Development Code.

- c. The use is consistent with the Comprehensive Plan.

The subject property is part of the Residential Professional (RP) Future Land Use Category. Comprehensive Plan Objective 4.g.11 of the Future Land Use Element states that this category is established to provide areas where existing residential structures can be utilized for office use and not adversely affect adjacent property owners and traffic patterns. The district would generally be found in transitional neighborhoods along major roads and adjacent to commercial areas to provide a transition to adjacent residential areas. Conversion of existing residential structures to professional offices shall be allowed with a Conditional Use Permit. The proposed law office use is consistent with this requirement; the applicant has submitted a Conditional Use Permit for review.

- d. There is no evidence that the use will adversely affect the public interest.

There are no anticipated, adverse impacts on the public interest associated with the proposed use.

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

ATTACHMENTS:

Vicinity Map

Application

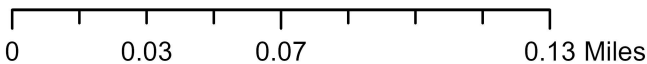
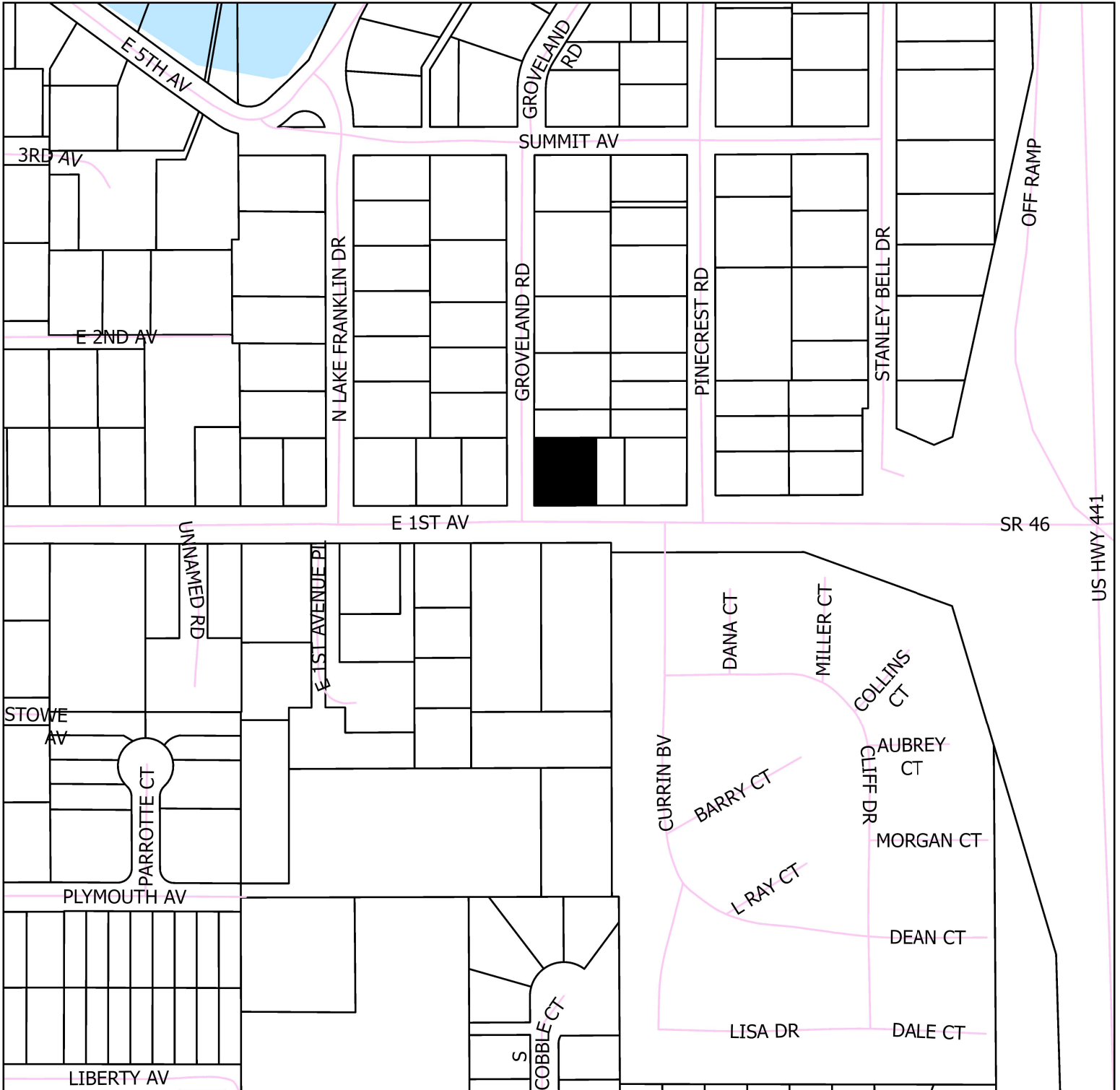
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 Subject Property

VICINITY MAP

Request for Conditional Use Permit
Request: Law Office in Residential Professional (RP) Zoning District
Sabatini Law Firm (+/- 0.30 acres)

N

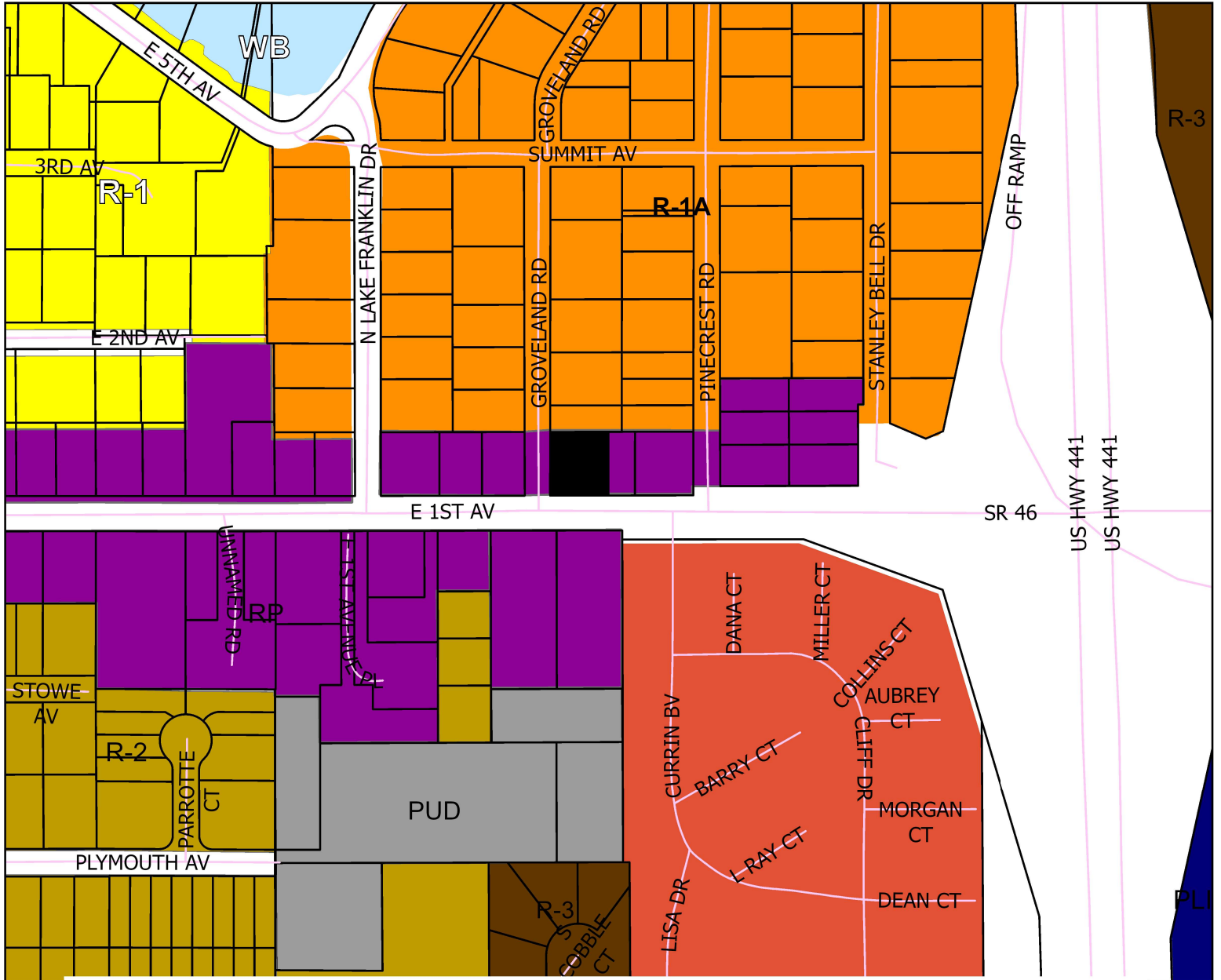


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City of Mount Dora Zoning Map

Request for Conditional Use Permit
Sabatini Law Firm
Request: Law Firm in Residential Professional (RP) Zoning District

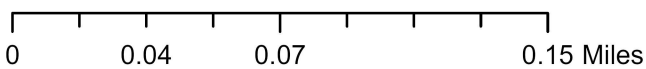
N



Legend

City of Mount Dora Zoning District

- PLI Public Lands and Institutions
- R-2 Duplex Residential
- R-3 Multi-Family Residential
- R-1 Single-Family Residential
- R-1A Single-Family Residential
- MHP Mobile Home Park
- RP Residential Professional
- Water Body (Lake)
- PUD Planned Unit Development
- Subject Property



Date Printed: 11/20/2025 11:21 AM



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

Date: _____ Project Name: _____

1. Applicant's Name: _____

Company's Name: _____

Address: _____

City, State & Zip: _____

Phone: _____ E-mail: _____

2. Owner's Name: _____

Company's Name: _____

Address: _____

City, State & Zip: _____

Phone: _____ E-mail: _____

3. The property generally located and list adjacent streets: _____

4. The address(s) of the property: _____

5. Building Size Existing: _____ Proposed: _____

6. Size of property in Acres: _____ Square Feet: _____

7. Does property have, or will it have Central Water or Center Sewer? _____

8. Does property have, or will it have Well or Septic Tank? _____

9. Zoning District: _____

Future Land Use Category: _____

10. Provide description of the proposed use: _____

11. Provide the specific Land Development Code Section. The Conditional Use permit is requested that is expressly permissible in Section _____

12. State the reason for this request (attach written summary if additional space is needed):

13. **CRITERIA:** The Planning and Zoning Commission shall hear and decide requests for Conditional Uses Permits allowed in the City's Land Development Code. In doing so, the Commission may decide such questions, as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny Conditional Use Permit requests. After review of an application and public hearing thereon, the Commission may allow conditional uses only upon a determination that use requested. Describe how this project (the proposed use) meets the below referenced criteria.

Attach a separate written explanation of the below criteria with narrative explanation, code references, and support documentation.

- a. Is not detrimental to the character of the area or inconsistent with trends of development in the area;
- b. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;
- c. Is consistent with the Comprehensive Plan; and
- d. Will not adversely affect the public interest.

CERTIFICATION AND SIGNATURE

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



Owner/Applicant Signature

Date

SUBMITTAL CHECKLIST

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

The following items must be submitted:

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

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

*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.

2. Completed application.

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. Site Plan (conceptual). Site plan shall show the size and location of any structures, parking areas, setbacks, buffers, source of utilities, storm water management concept, existing improvements, proposed improvements, landscaping, existing trees, and other site features to support the proposed use. Show existing and proposed improvements. Must be drawn to scale.

5. The Property Card(s) from the Lake County Property Appraiser's office.

6. Location Map.

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). Legal description of the property.

9. Provide reduced copy of survey and site plan not larger than 11" x 17" paper size.

10. Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.

11. Electronic version (emailed or copied to a CD) of the full application submittal (application, site plan, survey, all reports, owner Excel spread sheet, drawings, etc.) in PDF.
12. One reduced copy 11" x 17" paper size of the site plan and survey.

PROCEDURES

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

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

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

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

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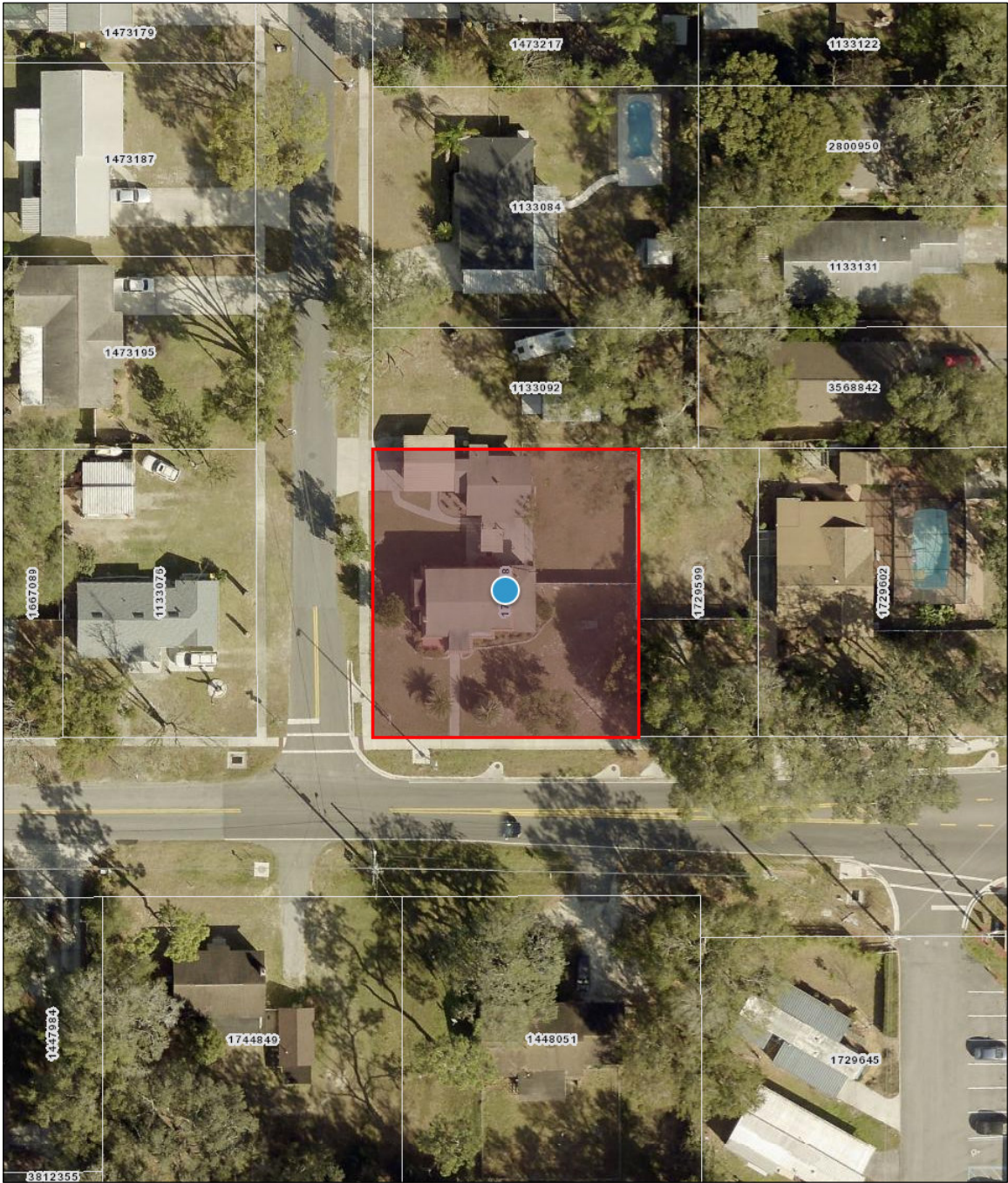
Note: Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices after 201 and for any subsequent hearings requiring re-notice as a result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

Updated 5/13/2021

Results-3

AltKey	ParcelType	ParcelNumber	OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip	PropertyAddress	SubdivisionName	YearBuilt	LandValue	BuildingValue	TotalJustValue	MiscValue	LastSalePrice	LastSaleDate	Millage	LastTaxAmount
1133092	Land Base	321927130000701000	1601 E 1ST AVENUE LLC	911 E WASHINGTON AVE	EUSTIS	FL	32726	E 1ST AVE	LAKE FRANKLIN PARK		26359		27199	840	227000	8/06/2018	00MD	514
1473217	Land Base	321927130000700600	ARNOT REBECCA	184 GROVELAND RD	MOUNT DORA	FL	32757	184 GROVELAND RD	LAKE FRANKLIN PARK	1972	89214	170630	285164	25320	132000	3/12/2015	00MD	1833
2700652	Land Base	321927130000700300	BEACH JOHN S & CYNTHIA M LIFE ESTATE	186 GROVELAND RD	MOUNT DORA	FL	32757	186 GROVELAND RD	LAKE FRANKLIN PARK	1973	133822	282243	437825	21760	400000	11/16/2022	00MD	7378
1133122	Land Base	321927130000701600	BROWN WILLIAM S & JILL C	207 PINECREST RD	MOUNT DORA	FL	32757	207 PINECREST RD	LAKE FRANKLIN PARK	1987	89214	243050	333129	865	136000	5/10/2002	00MD	2801
1447984	Land Base	321927000100000300	DELTONA HOUSE RENTALS INC	PO BOX 1060	WINTER PARK	FL	32790-1060	1522 E 1ST AVE		1986	22000	100897	122897		40000	11/01/1985	00MD	2322
2800950	Land Base	321927130000701800	DRENTH GEORGIA A TRUSTEE	125 WOODLANDS CREEK DR	PONTE VEDRA BEACH	FL	32082	205 PINECREST RD	LAKE FRANKLIN PARK	1985	44607	209777	254384		88000	1/29/2010	00MD	4158
1667089	Land Base	321927130000602300	DURHAM ELIZABETH J	122 YEAGER RD	MOUNTAIN TOP	PA	18707	1525 E 1ST AVE	LAKE FRANKLIN PARK	1962	68232	141066	209298		288000	3/28/2022	00MD	3955
1133131	Land Base	321927130000701900	EAST LAKE GROVES LLC	5942 VELVET LOOP	LAKELAND	FL	33811	203 PINECREST RD	LAKE FRANKLIN PARK	1987	44607	219041	264128	480	112500	11/28/2014	00MD	4237
1133050	Land Base	321927130000600700	ELAINE S MOSHE 2004 REVOCABLE TRUST	176 LAKE FRANKLIN DR	MOUNT DORA	FL	32757	176 LAKE FRANKLIN DR	LAKE FRANKLIN PARK	1972	67148	212249	279387		204000	2/27/2020	00MD	2126
1473179	Land Base	321927130000601600	GNANN CLYDE G	177 N GROVELAND RD	MOUNT DORA	FL	32757	177 N GROVELAND RD	LAKE FRANKLIN PARK	1975	71372	218792	311492	21328	127500	5/14/2013	00MD	3310
1729602	Land Base	321927130000702400	GOOD JUSTIN	1639 E 1ST AVE	MOUNT DORA	FL	32757	1639 E 1ST AVE	LAKE FRANKLIN PARK	1978	93819	219048	339438	26571	160000	8/25/2004	00MD	4783
1729599	Land Base	321927130000702300	GOOD JUSTIN	1639 E 1ST AVE	MOUNT DORA	FL	32757	1625 E 1ST AVE	LAKE FRANKLIN PARK		38768		38768		55000	12/09/2005	00MD	733
2505524	Land Base	321927130000602100	HODGKINS WILLIAM E II & JANENE R	1501 E 1ST AVE	MOUNT DORA	FL	32757	1501 E 1ST AVE	LAKE FRANKLIN PARK	1925	93819	210990	309489	4680	205000	8/15/2018	00MD	5339
3938020	Land Base	321927135000000100	KHAN MOHAMED S	200 PINE CREST RD	MOUNT DORA	FL	32757	200 PINE CREST RD	LAKE FRANKLIN ESTATES	2024	65000	322482	387482		460000	12/27/2024	00MD	7322
3568842	Land Base	321927130000702000	LAMBIRD PAMELA J & STEVEN M	201 PINECREST RD	MOUNT DORA	FL	32757	201 PINECREST RD	LAKE FRANKLIN PARK	1996	44607	213625	258232		154000	3/27/2009	00MD	4405
1133068	Land Base	321927130000600900	LEE RICHARD A	166 N LAKE FRANKLIN DR	MOUNT DORA	FL	32757	166 LAKE FRANKLIN DR	LAKE FRANKLIN PARK	1991	89214	230885	321352	1253	387000	5/26/2022	00MD	5271
2704756	Land Base	321927000100000404	LINELLE BOGART FAMILY TRUST	902 OLD EUSTIS RD	MOUNT DORA	FL	32757	1516 E 1ST AVE	LAKE FRANKLIN PARK	1985	31900	145613	177513		79900	3/01/1989	00MD	3354
1133076	Land Base	321927130000602400	MACKLIN JOHN & CAROL	1551 E 1ST AVE	MOUNT DORA	FL	32757	1551 E 1ST AVE	LAKE FRANKLIN PARK	1952	68232	170913	240165	1020	147000	3/10/2020	00MD	2190
1133094	Land Base	321927130000700800	MASTROIANNI AUDREY &	176 GROVELAND RD	MOUNT DORA	FL	32757	176 GROVELAND RD	LAKE FRANKLIN PARK	1972	89214	175296	275153	10643	138000	12/17/2015	00MD	1979
1473167	Land Base	321927130000601700	MAURAIS MARK R ET AL	175 GROVELAND RD	MOUNT DORA	FL	32757	175 GROVELAND RD	LAKE FRANKLIN PARK	1976	71372	190205	261705	128	47000	12/01/1995	00MD	2625
3938021	Land Base	321927135000000200	MC INTYRE-MC CULLOUGH KEISHA S AND LEEDEN G MCINTYRE	204 PINECREST RD	MOUNT DORA	FL	32757	204 PINE CREST RD	LAKE FRANKLIN ESTATES	2023	65000	385311	450311		525000	2/14/2025	00MD	8334
1473195	Land Base	321927130000601900	Not for public record					171 GROVELAND RD	LAKE FRANKLIN PARK	1977	71372	208372	279744			1/01/1970	00MD	2644
3938022	Land Base	321927135000000300	REAS PASONNA S	206 PINE CREST RD	MOUNT DORA	FL	32757	206 PINE CREST RD	LAKE FRANKLIN ESTATES	2023	65000	332310	397310		520000	6/11/2024	00MD	6707
1729645	Land Base	321927150000300100	SOUTHERNNAIRE MHP LLC	PO BOX 2629	ADDISON	TX	75001-2629	1700 CURRIN BLVD	LAKE FRANKLIN PARK UNIT NO. 3	1965	3403235	78950	3496045	13860	2080800	9/16/1999	00MD	66063
1744849	Land Base	321927000100000200	TIME WALK LLC	15012 COLLEY DR	TAVARES	FL	32778	1610 E 1ST AVE		1947	168082	61680	232436	2674	1576700	11/17/2022	00MD	4392
1448051	Land Base	321927000100000100	TIME WALK LLC	15012 COLLEY DR	TAVARES	FL	32778	1620 E 1ST AVE		1953	168082	122203	293525	3240	1576700	11/17/2022	00MD	5547
1766818	Land Base	321927130000702100	TURNIER CHRISTOPHER & KRISTINE	2455 W MINSTER DR	COCOA	FL	32926	1601 E 1ST AVE	LAKE FRANKLIN PARK	1925	93819	221797	316705	1089	385000	3/22/2023	00MD	5985
1729581	Land Base	321927130000601400	WILLIS TERRELL C & KELLY G	187 GROVELAND RD	MOUNT DORA	FL	32757	187 GROVELAND RD	LAKE FRANKLIN PARK	1975	98136	195265	296291	2890	350000	3/15/2022	00MD	2536

LandUseDescription	PropertyClassDescription	Acres	NumberOfBuildings	Section	Township	Range	Subdivision	ComResStatus	Exemptions	LandUseCode	PropertyClassCode	PropertyName	DeedAcreage	NeighborhoodCode	PoolIndicator	TotalLivingArea
VACANT RESIDENTIAL		0.15490823	0	32	19	27	1300 R							717 N		
SINGLE FAMILY		0.30975463	1	32	19	27	1300 R		2033959	100				717 Y		1093
SINGLE FAMILY		0.46456667	1	32	19	27	1300 R		353959	100				717 Y		1812
SINGLE FAMILY		0.30983845	1	32	19	27	1300 R		3959	100				717 N		1645
MULTI FAMILY -5 UNITS		0.26237764	1	32	19	27	1 R			800				744 N		1512
SINGLE FAMILY		0.15491015	1	32	19	27	1300 R			100				717 N		1400
SINGLE FAMILY		0.22097614	1	32	19	27	1300 R			100				717 N		996
SINGLE FAMILY		0.15490412	1	32	19	27	1300 R			100				717 N		1440
SINGLE FAMILY		0.2486831	1	32	19	27	1300 R		3959	100				717 N		1637
SINGLE FAMILY		0.24854596	1	32	19	27	1300 R		3959	100				717 Y		1366
SINGLE FAMILY		0.30290406	1	32	19	27	1300 R		3959	100				717 Y		1488
VACANT RESIDENTIAL		0.13789324	0	32	19	27	1300 R							717 N		0
SINGLE FAMILY		0.30440267	1	32	19	27	1300 R			100				717 N		1550
SINGLE FAMILY		0.23160705	1	32	19	27	1350 R			100				717 N		2050
SINGLE FAMILY		0.15489745	1	32	19	27	1300 R			100				717 N		1398
SINGLE FAMILY		0.31107421	1	32	19	27	1300 R		3959	100				717 N		1561
MULTI FAMILY -5 UNITS		0.32940747	1	32	19	27	1 R			800				744 N		2018
SINGLE FAMILY		0.22166827	1	32	19	27	1300 R		3959	100				717 N		1244
SINGLE FAMILY		0.30979139	1	32	19	27	1300 R		3959	100				717 Y		1080
SINGLE FAMILY		0.24870286	1	32	19	27	1300 R		3959	100				717 N		1215
SINGLE FAMILY		0.18658439	1	32	19	27	1350 R			100				717 N		2802
SINGLE FAMILY		0.24885805	1	32	19	27	1300 R		3959	100				717 N		1426
SINGLE FAMILY		0.18637818	1	32	19	27	1350 R		3959	100				717 N		2161
RENTAL MANUFACTURED HOME PARK		13.90113549	1	32	19	27	1500 C			2810		SOUTHERNAIRE MHP		2800 N		2832
SINGLE FAMILY		0.85108409	1	32	19	27	1 R			100				744 N		875
SINGLE FAMILY		0.84971591	1	32	19	27	1 R			100				744 N		1135
SINGLE FAMILY		0.3029484	1	32	19	27	1300 R			100				717 N		1730
SINGLE FAMILY		0.34149484	1	32	19	27	1300 R		3959	100				717 N		1200



July 10, 2025

pointLayer

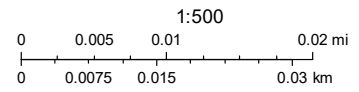
Override 1

polygonLayer

Override 1

Tax Parcels Alternate Key

Tax Parcels



Lake BCC

PROPERTY RECORD CARD

General Information

Name:	TURNIER CHRISTOPHER & KRISTINE	Alternate Key:	1766818
Mailing Address:	2455 W MINSTER DR COCOA, FL 32926 Update Mailing Address	Parcel Number: ⓘ	32-19-27-1300-007-02100
		Millage Group and City:	00MD Mount Dora
		2024 Total Certified Millage Rate:	18.8964
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1601 E 1ST AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE FRANKLIN PARK PB 6 PG 51 LOTS 21, 22 BLK 7 ORB 6120 PG 2279		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	110	120		13200.000	FD		\$93,819.00	\$93,819.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

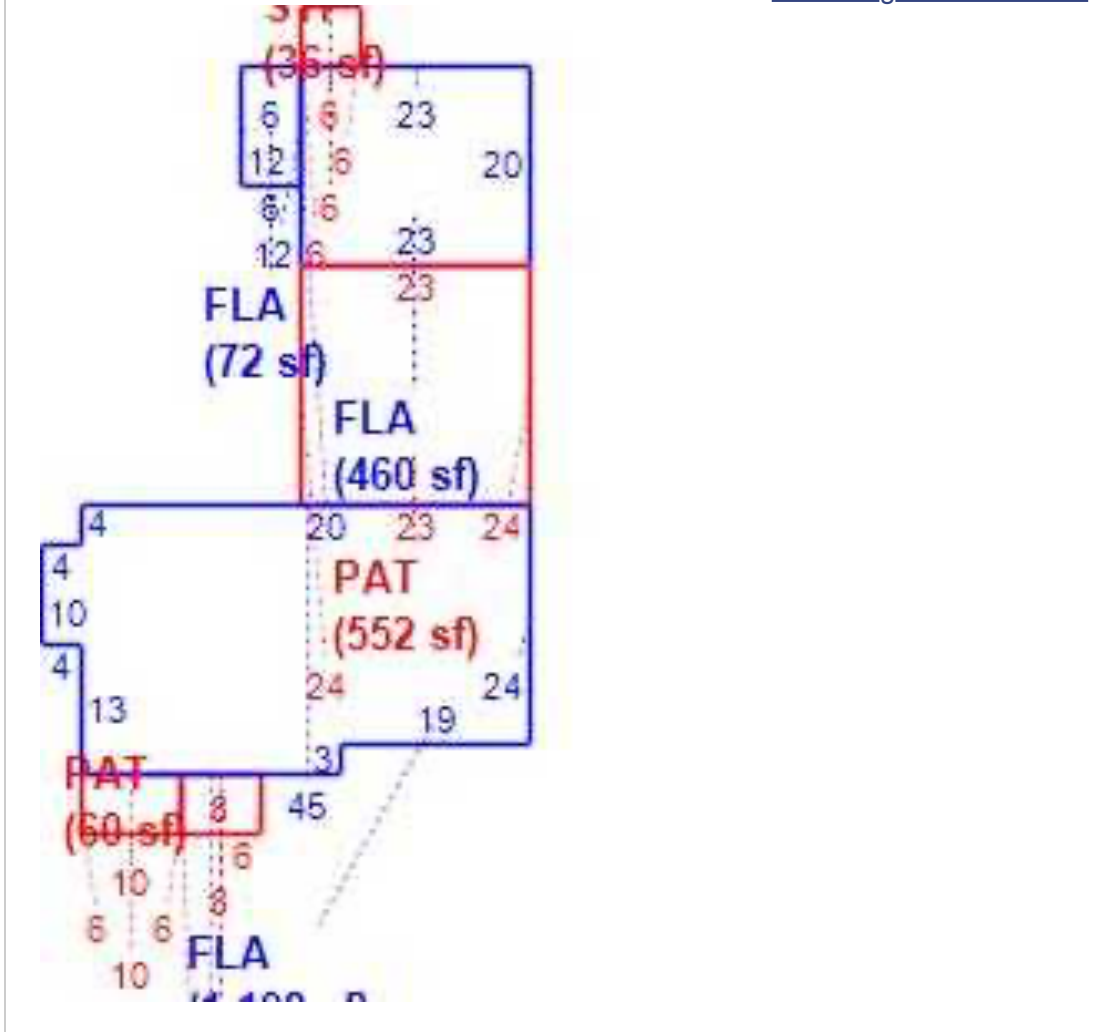
Residential Building(s)

Building 1

Residential	Building Value: \$221,797.00		
Summary			
Year Built: 1925	Total Living Area: 1730 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area

FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.00	1730
OPEN PORCH FINISHED (OPF)		1.00	48
PATIO UNCOVERED (PAT)		1.00	612
STORAGE ROOM FINISH (STF)		1.00	36

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPOR/POLE SHED UNFINISHED (UCP1)	440	SF	2017	\$1,089.00

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
6120 / 2279	03/22/2023	Warranty Deed	Qualified	Improved	\$385,000.00

5261 / 2136	03/19/2019	Warranty Deed	Unqualified	Improved	\$100.00
5153 / 1465	08/06/2018	Warranty Deed	Unqualified	Improved	\$227,000.00
5038 / 1917	06/29/2017	Warranty Deed	Unqualified	Improved	\$100.00
4970 / 962	06/29/2017	Warranty Deed	Unqualified	Improved	\$185,000.00
4353 / 436	07/09/2013	Warranty Deed	Unqualified	Improved	\$100.00
1706 / 633	04/09/1999	Warranty Deed	Unqualified	Improved	\$1.00
942 / 1452	11/01/1987	Warranty Deed	Unqualified	Improved	\$1.00
858 / 1689	11/01/1985	Quit Claim Deed	Unqualified	Improved	\$1.00
825 / 1583	12/01/1984	Warranty Deed	Unqualified	Improved	\$1.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 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	\$316,705	\$316,705	\$316,705	5.0364	\$1,595.05
SCHOOL BOARD STATE	\$316,705	\$316,705	\$316,705	3.1240	\$989.39
SCHOOL BOARD LOCAL	\$316,705	\$316,705	\$316,705	2.9980	\$949.48
LAKE COUNTY WATER AUTHORITY	\$316,705	\$316,705	\$316,705	0.2940	\$93.11
NORTH LAKE HOSPITAL DIST	\$316,705	\$316,705	\$316,705	0.4100	\$129.85
ST JOHNS RIVER FL WATER MGMT DIST	\$316,705	\$316,705	\$316,705	0.1793	\$56.79
CITY OF MOUNT DORA	\$316,705	\$316,705	\$316,705	6.3000	\$1,995.24
LAKE COUNTY MSTU AMBULANCE	\$316,705	\$316,705	\$316,705	0.4629	\$146.60
LAKE COUNTY VOTED DEBT SERVICE	\$316,705	\$316,705	\$316,705	0.0918	\$29.07
				Total: 18.8964	Total: \$5,984.58

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](#)

Prepared by and return to:

Becca Jenkins
East Coast Title & Escrow LLC
280 West Canton Avenue
Ste 210
Winter Park, FL 32789

File No WP-25-394

Parcel Identification No 32-19-27-1300-007-02100

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14th day of July, 2025 between **Christopher Turnier and Kristine Turnier, husband and wife**, whose post office address is 2455 Westminster Drive, Cocoa, FL 32926, of the County of Brevard, Florida, Grantor, to **Sabatini Law Firm P.A., a Florida Corporation**, whose post office address is 411 North Donnelly Street, Suite 313, Mount Dora, FL 32757, of the County of Lake, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake, Florida, to-wit:

LOTS 21 AND 22, BLOCK 7, LAKE FRANKLIN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 51, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand, and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Christopher Turnier

Christopher Turnier

Kristine Turnier

Kristine Turnier

11800 Boardwalk Dr Apt 5100

32826 Orlando, FL

WITNESS 1 ADDRESS

171 Daffodil Dr SW

Palm Bay, FL 32908

WITNESS 2 ADDRESS

Myles Hostigerson

WITNESS

PRINT NAME: Myles Hostigerson

Carolyn Griffin

WITNESS

PRINT NAME: Carolyn Griffin

STATE OF FLORIDA

COUNTY OF ~~ORANGE~~ Brevard CG

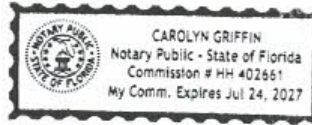
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ~~11th~~ 13th CG day of July, 2025, by Christopher Turnier and Kristine Turnier, () who is/are personally known to me or () who has/have produced FL Driver License as identification.

Carolyn Griffin

Signature of Notary Public

Carolyn Griffin

Print, Type/Stamp Name of Notary



BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOTS 21 AND 22, BLOCK 7, LAKE FRANKLIN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 51, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FLOOD INFORMATION:

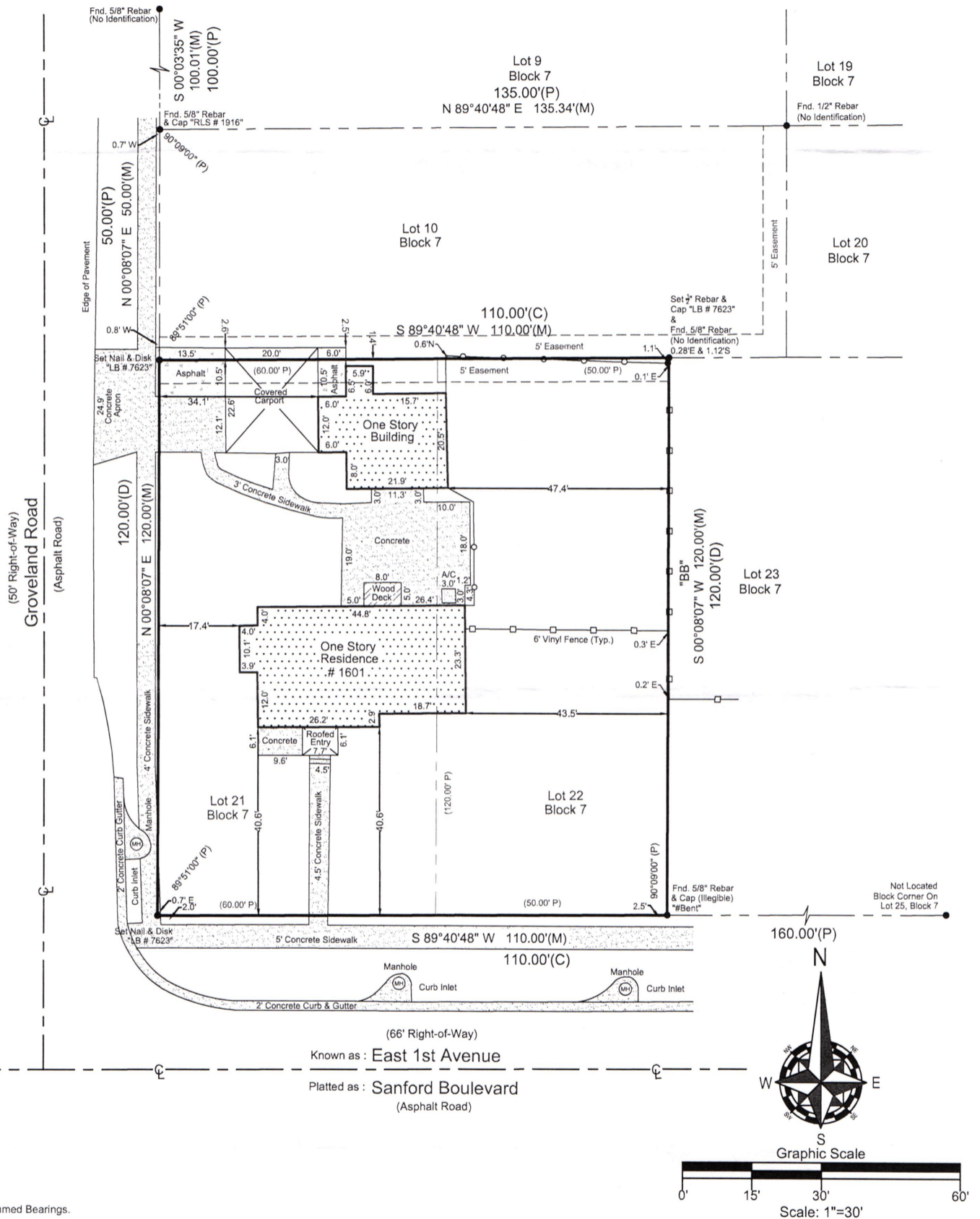
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF MOUNT DORA, COMMUNITY NUMBER 120137, DATED 12/18/2012.

CERTIFIED TO:

CHRISTOPHER TURNIER AND KRISTINE TURNIER; INNOVATIVE TITLE SERVICES; AGENTS NATIONAL TITLE INSURANCE COMPANY; NFM, INC. DBA NFM LENDING; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR



1601 EAST 1ST AVENUE, MOUNT DORA, FLORIDA 32757



Note: Assumed Bearings.

Field Date: 3/15/2023 Date Completed: 03/15/23
 Drawn By: C.W. File Number: JS-115667

Legend	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
□	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-O-	- Chain Link Fence

-NOTES-
 > Survey is Based upon the Legal Description Supplied by Client.
 > Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 > Subject to any Easements and/or Restrictions of Record.
 > Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 > Building Ties are NOT to be used to reconstruct Property Lines.
 > Fence Ownership is NOT determined.
 > Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 > Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 > Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-
 ASPHALT, COVERED CARPORT, & ONE STORY BUILDING
 OVERLAPPING EASEMENT & CROSSES PROPERTY LINE.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
 Patrick K. Ireland, P.S.M. 6637, LB 7623
 This Survey is intended ONLY for the use of Said Certified Parties.
 This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

CRITERIA: The Planning and Zoning Commission shall hear and decide requests for Conditional Uses Permits allowed in the City's Land Development Code. In doing so, the Commission may decide such questions, as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny Conditional Use Permit requests. After review of an application and public hearing thereon, the Commission may allow conditional uses only upon a determination that use requested. Describe how this project (the proposed use) meets the below referenced criteria.

Attach a separate written explanation of the below criteria with narrative explanation, code references and support documentation.

a. Is not detrimental to the character of the area or inconsistent with trends of development in the area;

The subject property is located along E. 1st Avenue, a heavily traveled corridor within the City of Mount Dora that has experienced a gradual transition from purely residential use to a blend of residential and small-scale professional offices. The property is surrounded primarily by residential homes, with one business located nearby, and lies within an area that is showing a clear trend toward low-impact commercial and professional uses compatible with the surrounding neighborhood. The proposed law office use is consistent with this transitional pattern and maintains the residential character of the structure. No exterior changes or expansions are proposed. We will continue preserving the architectural and historic integrity of the neighborhood.

Supporting Code Reference:

- Mount Dora Land Development Code (LDC) §2.4.5 (Conditional Uses): permits consideration of professional offices in residential districts when consistent with the area's character and when designed to maintain residential appearance and scale.

b. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;

The proposed use will generate minimal traffic activity. The law firm operates with 2–3 employees and anticipates no more than two clients per week visiting by appointment. Access to the site is directly from E. 1st Avenue, which is designed to handle moderate traffic volumes. Adequate off-street parking exists on-site as shown on the Conceptual Site Plan included in this application. Given these limited trip generations, the use will not negatively impact traffic circulation or neighborhood streets and remains far below thresholds that would necessitate additional roadway improvements or traffic mitigation.

Supporting Code Reference:

- LDC §6.10.1 (Traffic and Access Management): requires safe and adequate access; the proposed use meets this requirement given existing driveways and low-intensity operation.

c. Is consistent with the Comprehensive Plan; and

Although the exact Future Land Use Map designation for this parcel should be verified with the City, the request aligns with Mount Dora Comprehensive Plan Policies encouraging compatible professional uses along transitional corridors and within the Residential Professional (RP) zoning district. The proposed use supports the Economic Development Element by promoting small business growth and local employment while maintaining compatibility with residential surroundings. It also furthers the Future Land Use Element's objective of permitting limited non-residential uses in transitional areas to provide services to local residents without disrupting neighborhood character.

Supporting Policy References:

- Future Land Use Policy 1.1.5: Encourages a mix of compatible uses that enhance the stability of existing neighborhoods.
- Economic Development Policy 4.1.2: Promotes small-scale, locally owned professional businesses that provide community services within the City's established urban fabric.

d. Will not adversely affect the public interest.

The proposed use will serve the public interest by providing accessible, community-based legal services to Mount Dora residents. The operation preserves the property's historic residential appearance, generates minimal traffic, and creates local employment opportunities. No exterior modifications, additional lighting, or signage changes are proposed at this time. By maintaining the property's residential aesthetic and limiting activity to daytime professional hours, the proposed law office will not produce noise, odor, or visual impacts that would adversely affect the surrounding community. Instead, it contributes positively to neighborhood stability and the city's professional service offerings.

Supporting Code Reference:

- LDC §1.3.2 (Intent and Purpose): promotes development that protects neighborhood character while providing needed services to the community.

BOUNDARY SURVEY

LEGAL DESCRIPTION:

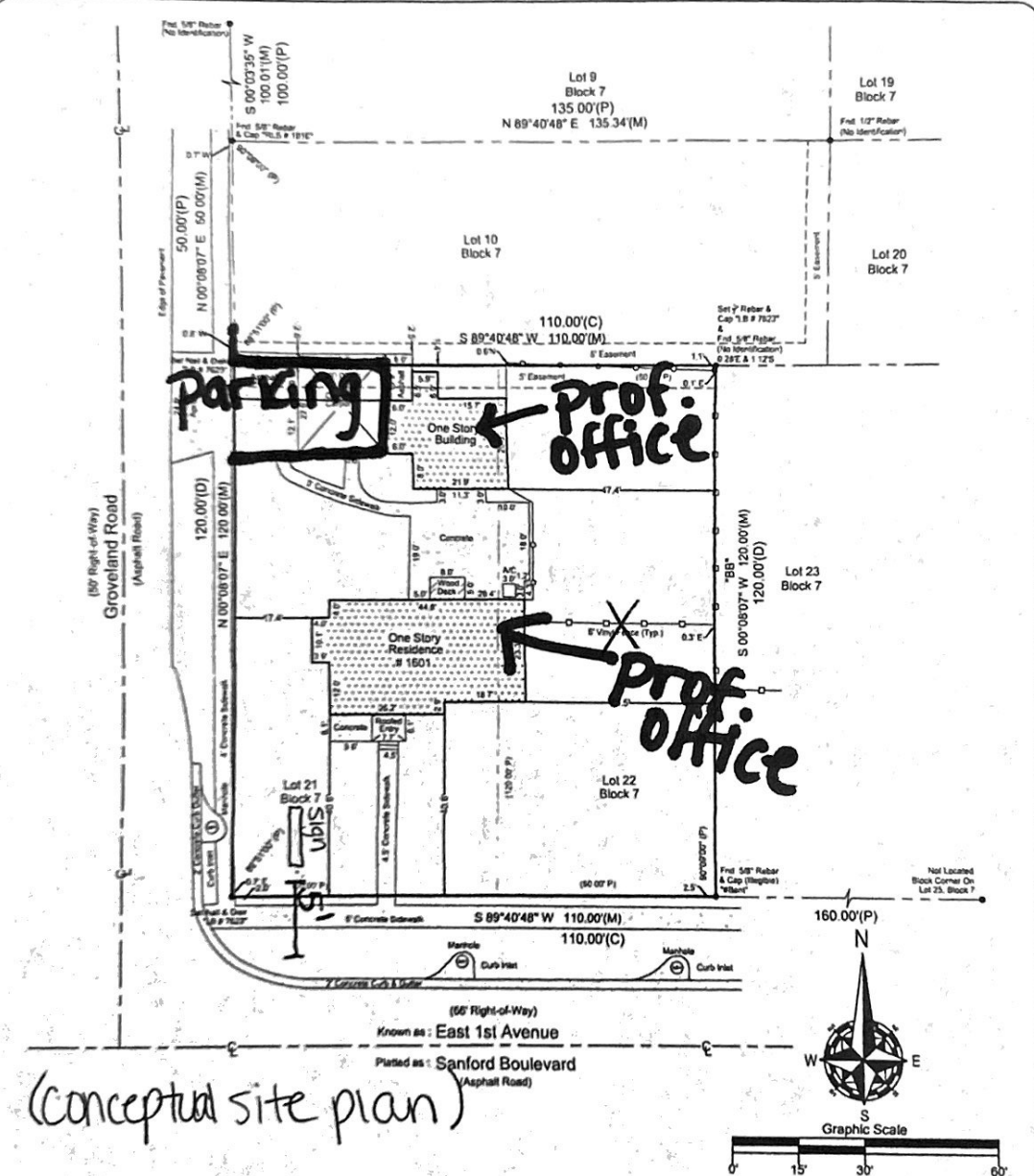
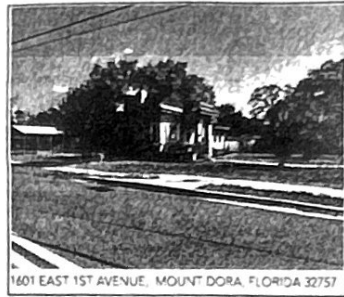
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CERTIFIED TO:

CHRISTOPHER TURNER AND KRISTINE TURNER, INNOVATIVE TITLE SERVICES, AGENTS NATIONAL TITLE INSURANCE COMPANY, NFM, INC. DBA NFM LENDING, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR



Field Date: 3/15/2023	Date Completed: 03/15/23	<p>NOTES:</p> <ul style="list-style-type: none"> Survey is based upon the Legal Description Supplied by Client. Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Status. Subject to any Easements and/or Restrictions of Record. Bearing back to them herein, is Assumed and Based upon the Line Denoted with a "BB". Building This are NOT to be used to reconstruct Property Lines. if fence Ownership is NOT determined. Roof Overhangs, Underground Utilities and/or Features have NOT been located UNLESS other wise noted. Septic Tanks and/or Drained field locations are approximate and MUST be verified by appropriate Utility Location Companies. Use of This Survey for Purposes other than intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified. 																																																																												
Drawn By: C.W.	File Number: JS-115667																																																																													
<p>Legend:</p> <table border="0"> <tr> <td>C</td><td>- Calculated</td> <td>PC</td><td>- Point of Curvature</td> </tr> <tr> <td>CB</td><td>- Concrete Block</td> <td>Pg</td><td>- Page</td> </tr> <tr> <td>CM</td><td>- Concrete Monument</td> <td>P</td><td>- Point of Intersection</td> </tr> <tr> <td>Cont.</td><td>- Concrete</td> <td>P.O.B</td><td>- Point of Beginning</td> </tr> <tr> <td>D</td><td>- Description</td> <td>P.O.L</td><td>- Point on Line</td> </tr> <tr> <td>DC</td><td>- Drainage Easement</td> <td>PP</td><td>- Power Pole</td> </tr> <tr> <td>Easement</td><td>- Easement</td> <td>PRM</td><td>- Permanent Reference Monument</td> </tr> <tr> <td>F.E.M.A.</td><td>- Federal Emergency Management Agency</td> <td>PT</td><td>- Point of Tangency</td> </tr> <tr> <td>FPE</td><td>- Finished Floor Elevation</td> <td>R</td><td>- Radius</td> </tr> <tr> <td>Frd</td><td>- Found</td> <td>Rad</td><td>- Radius</td> </tr> <tr> <td>IP</td><td>- Iron Pipe</td> <td>R&C</td><td>- Reset & Cap</td> </tr> <tr> <td>L</td><td>- Length (Arc)</td> <td>Rec</td><td>- Recovered</td> </tr> <tr> <td>M</td><td>- Massed</td> <td>Rfd</td><td>- Roofed</td> </tr> <tr> <td>M&D</td><td>- Nail & Disk</td> <td>Rst</td><td>- Reset 1/2" Rebar & Cap "LB 7623"</td> </tr> <tr> <td>N.R.</td><td>- Non-Hazard</td> <td>Typ.</td><td>- Typical</td> </tr> <tr> <td>ORIS</td><td>- Official Records Book</td> <td>UE</td><td>- Utility Easement</td> </tr> <tr> <td>P</td><td>- Plat</td> <td>WM</td><td>- Water Meter</td> </tr> <tr> <td>P.B</td><td>- Plat Book</td> <td>Δ</td><td>- Delta (Central Angle)</td> </tr> <tr> <td>W</td><td>- Wood Fence</td> <td>○</td><td>- Chain-link Fence</td> </tr> </table>		C	- Calculated	PC	- Point of Curvature	CB	- Concrete Block	Pg	- Page	CM	- Concrete Monument	P	- Point of Intersection	Cont.	- Concrete	P.O.B	- Point of Beginning	D	- Description	P.O.L	- Point on Line	DC	- Drainage Easement	PP	- Power Pole	Easement	- Easement	PRM	- Permanent Reference Monument	F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency	FPE	- Finished Floor Elevation	R	- Radius	Frd	- Found	Rad	- Radius	IP	- Iron Pipe	R&C	- Reset & Cap	L	- Length (Arc)	Rec	- Recovered	M	- Massed	Rfd	- Roofed	M&D	- Nail & Disk	Rst	- Reset 1/2" Rebar & Cap "LB 7623"	N.R.	- Non-Hazard	Typ.	- Typical	ORIS	- Official Records Book	UE	- Utility Easement	P	- Plat	WM	- Water Meter	P.B	- Plat Book	Δ	- Delta (Central Angle)	W	- Wood Fence	○	- Chain-link Fence	<p>POINTS OF INTEREST: ASPHALT, COVERED CARPORT, & ONE STORY BUILDING OVERLAPPING EASEMENT & CROSSES PROPERTY LINE.</p>
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<p>Field Date: 3/15/2023 Date Completed: 03/15/23 Drawn By: C.W. File Number: JS-115667</p>		<p>I hereby Certify that this Boundary Survey of the above Described Property True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter SJ-17 052 Florida Administrative Codes, Pursuant to Section 477.027 Florida Statutes.</p> <p><i>Patrick K. Ireland</i> Patrick K. Ireland, PS 6637, LB 7623 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.</p> <p>Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.Irelandsurveying.com Office-407.678.3366 Fax-407.320.8165</p>																																																																												

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 December 17, 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 $\frac{1}{4}$ 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: January 20, 2026

PASSED AND ADOPTED this 20th day of January 2026

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.

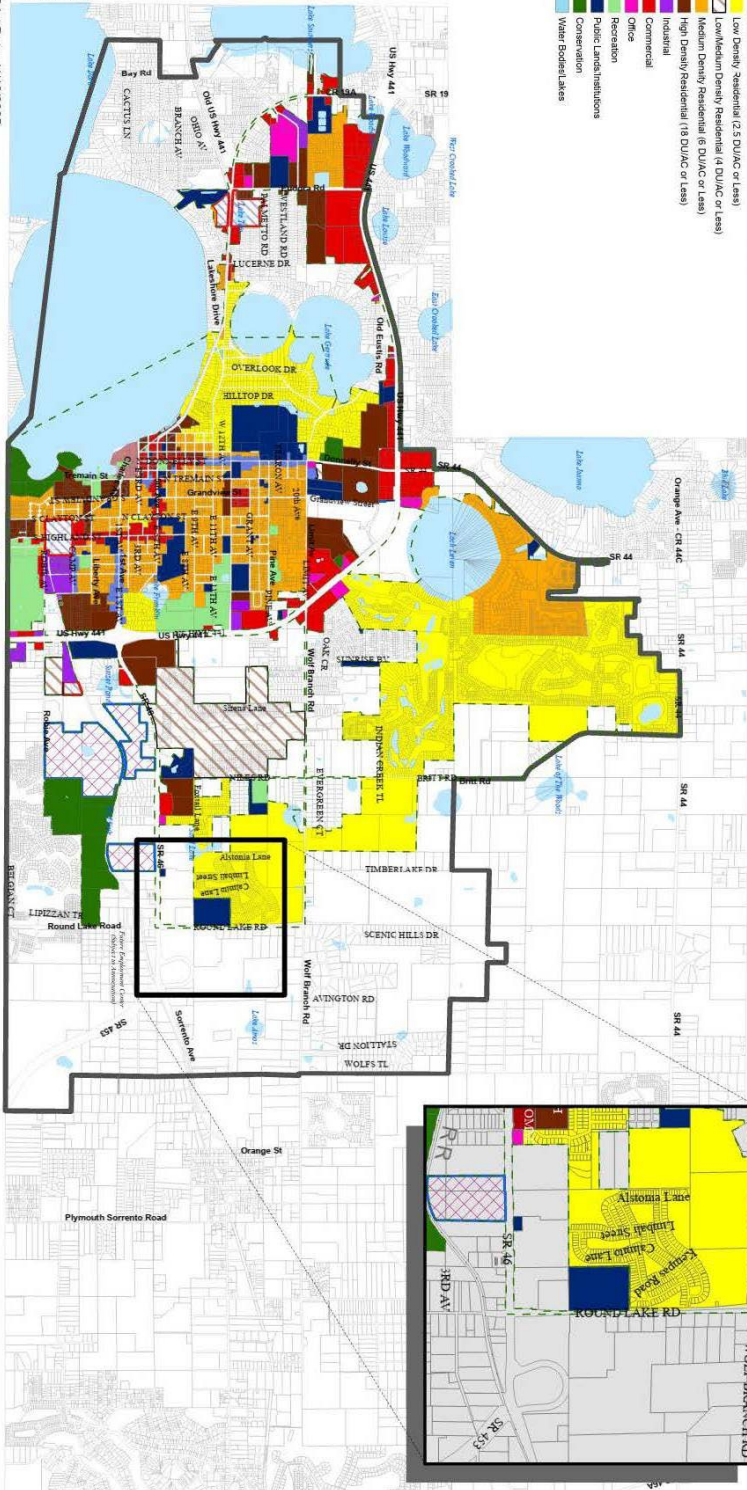
Patrick Brackens, City Attorney

EXHIBIT "A"

Future Land Use Map Amendment

Prepared by: Mount Dora Planning and Development Dept.
 510 North Baker Street
 Mount Dora, FL 32727
 352-735-7112

Print Date: 1/11/2025
 Path: U:\P\ander Admin\PLAN\EXHIBIT\Round Lake Charter\Map\F\LU\A Composite Map_Round Lake\Map\Map 11-2a



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

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



Map II-2a

Small-Scale FLUM Amendment



Scale: 1" = 100'



**CITY OF
MOUNT
DORA**

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

DATE: December 17, 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:

This request was tabled in a 5-0 vote at the November 19, 2025 planning and zoning commission requesting the applicant to provide additional information to explain the request.

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: January 16, 2026

Non-Legal Ad: January 9, 2026

Public Hearing Schedule:

DRC: October 29, 2025

PZC: November 19, 2025 (tabled vote 5-0)

PZC: December 17, 2025

City Council (Adoption): January 20, 2026 (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 of less.

Attachments:

Vicinity Map

Composite (City & County) FLU Map

Proposed Land Use Exhibit

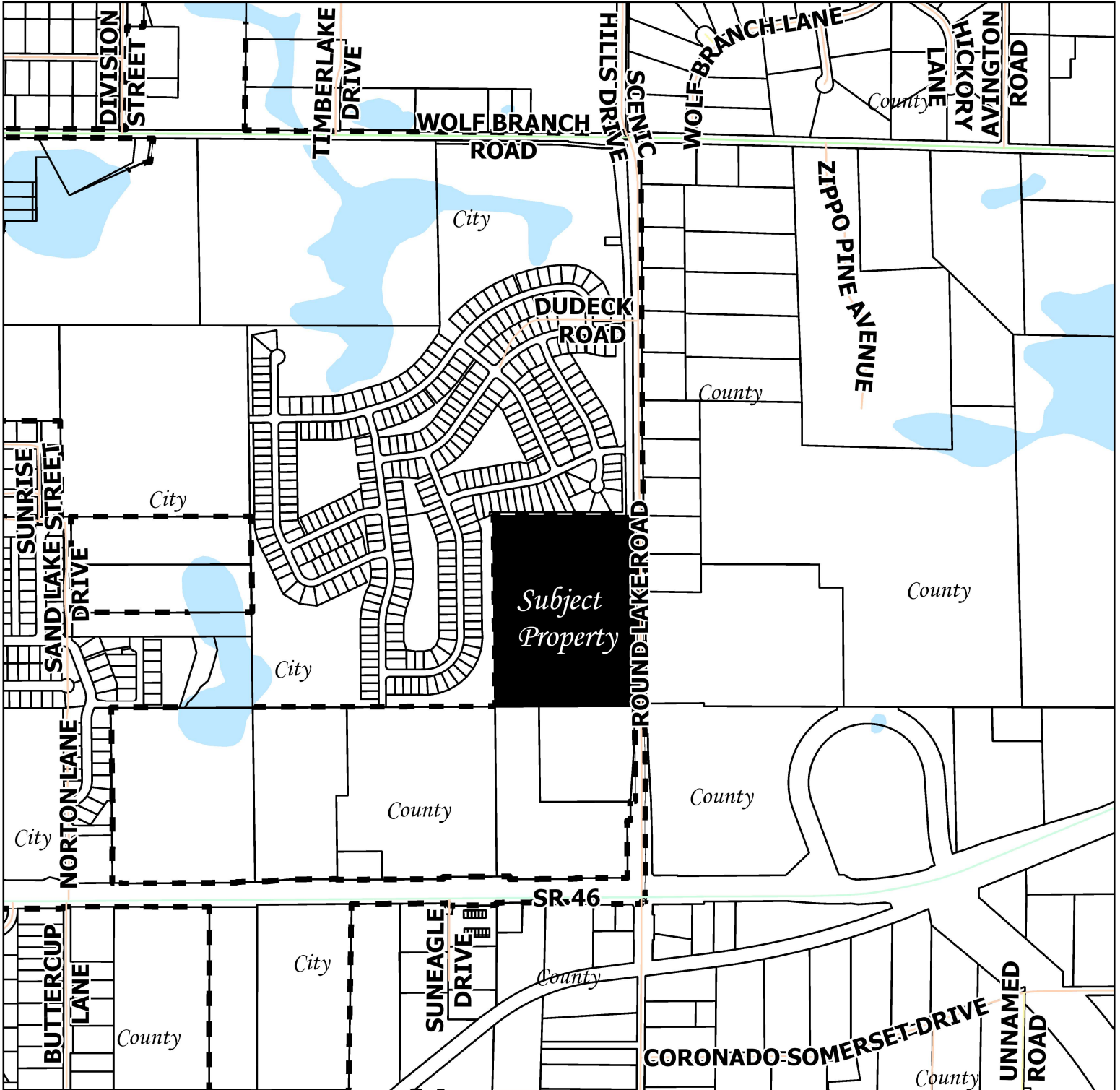
Proposed Future Land Use Map II-2a

Round Lake Charter School Proposed Annexation (28.68 Acres)



Legend

- City Limits
- Out
- Subject Property



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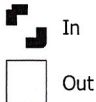
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Future Land Use Map Composite City & Lake County

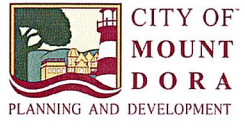
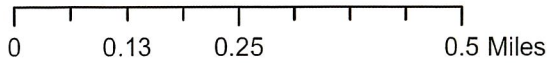
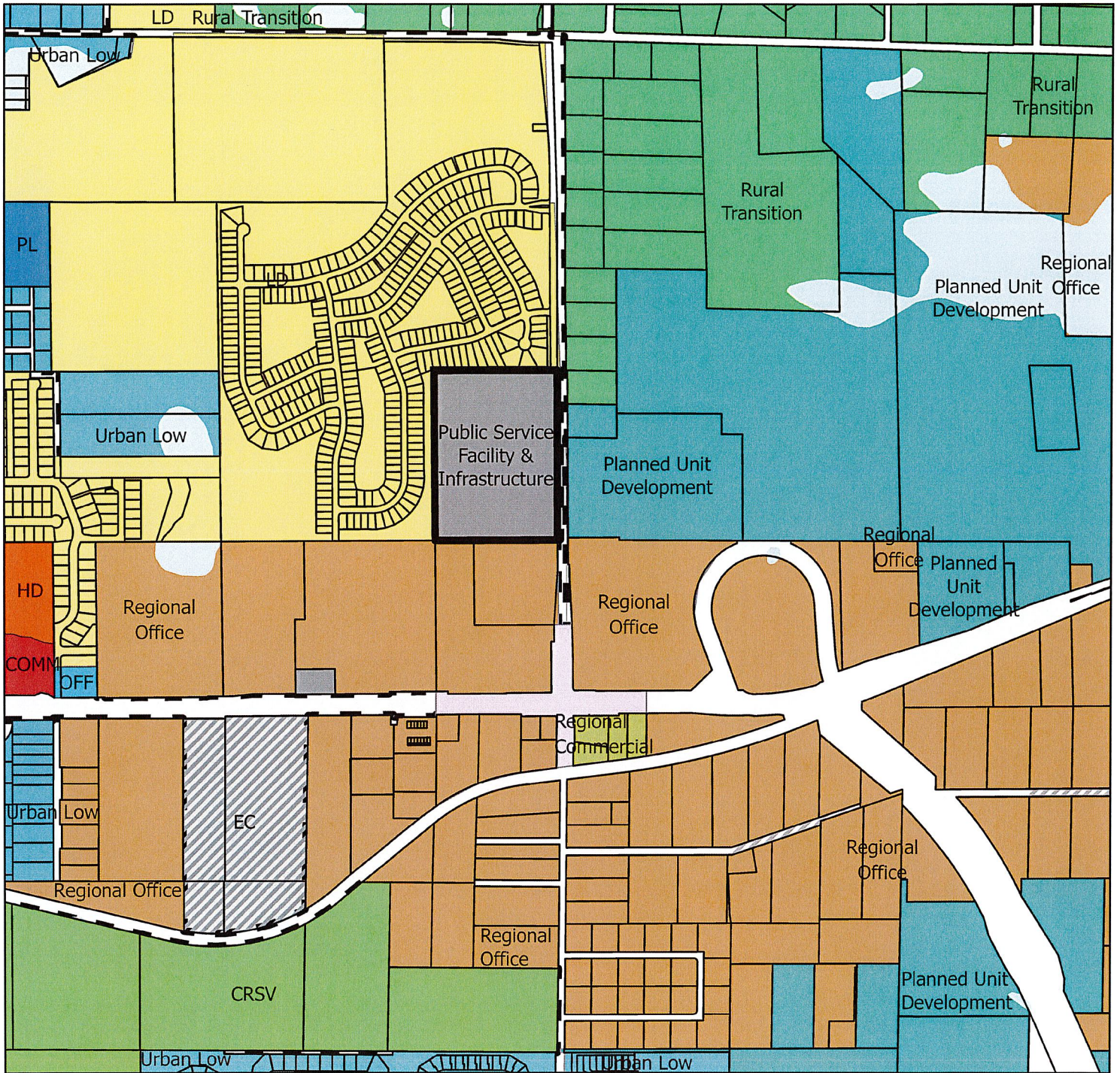
Legend

City Limits



Subject Property

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



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



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

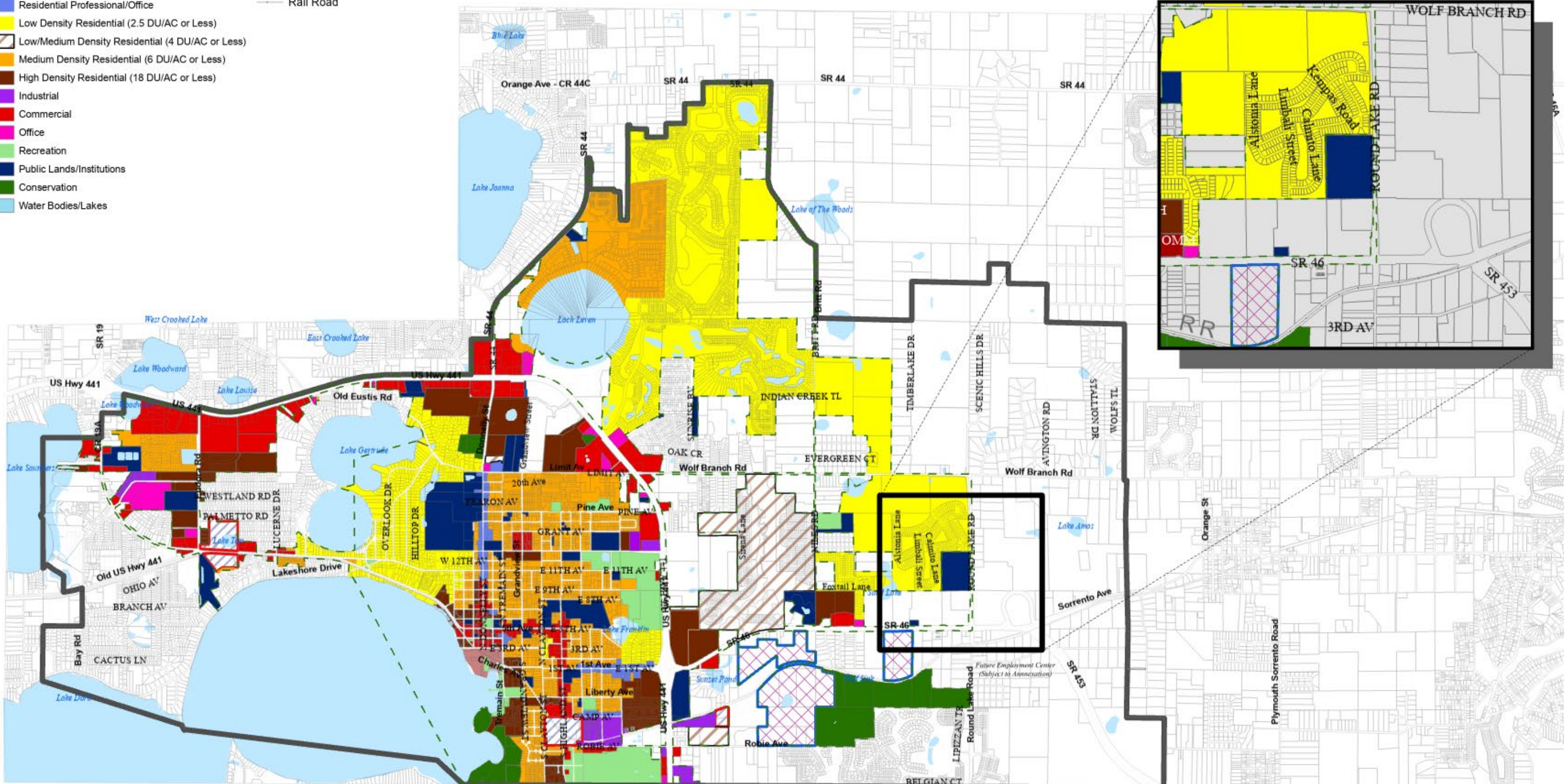
Features

- City Limits
- JPA
- Rail Road

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

Map II-2a

Small-Scale FLUM Amendment



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.aprx

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@cityofmountdora.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		
<p>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.</p>			

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

REC 5.00 RECEIVED FOR

TF 1.00 EXCISE TAXES

MORT. DOC

DEED DOG 3500.00

INT

JAMES C. WATKINS, CLERK LAKE CO. FL

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

BY 88 D.C.

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

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 December 17, 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 $\frac{1}{4}$ 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: January 20, 2026

PASSED AND ADOPTED this 20th day of January 2026

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.

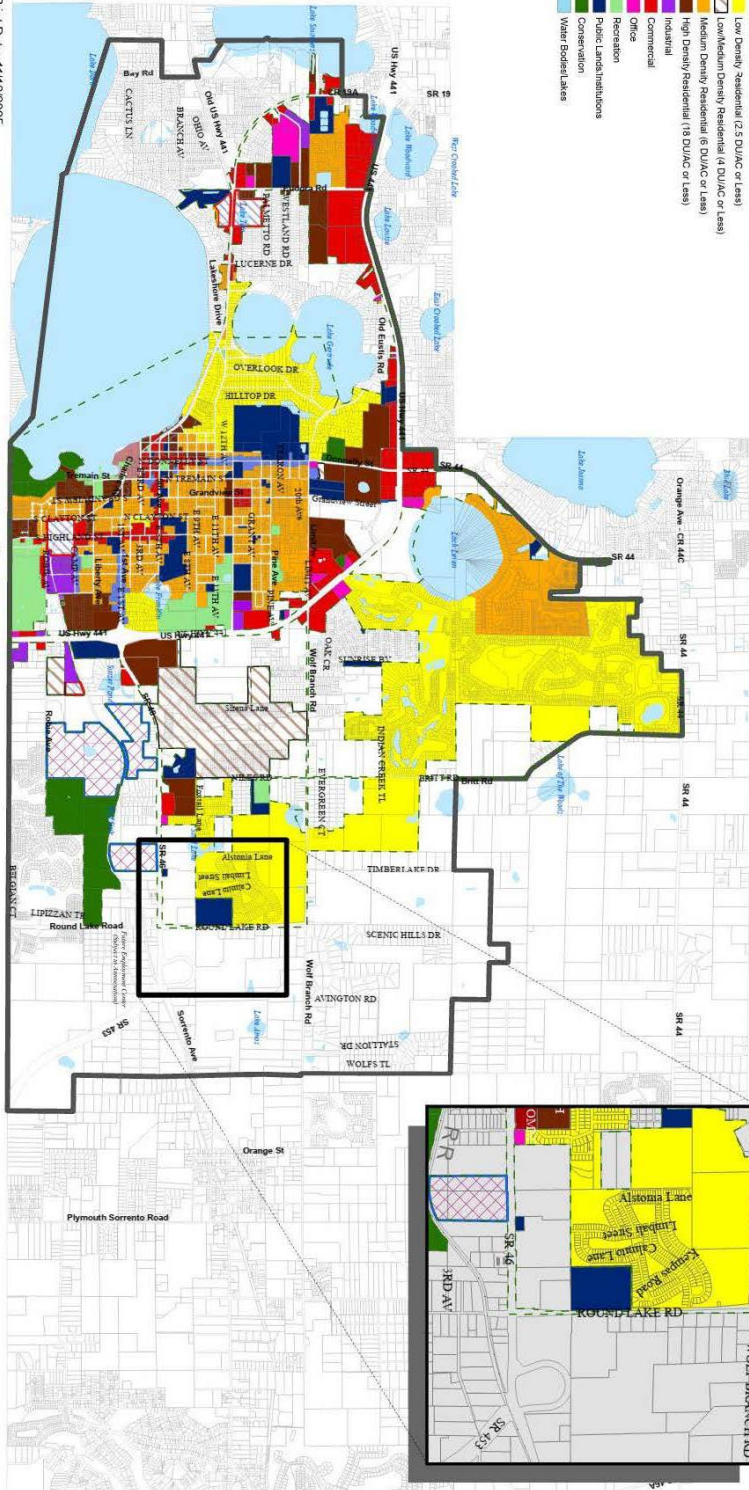
Patrick Brackens, City Attorney

EXHIBIT "A"

Future Land Use Map Amendment

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:\P\ander Admin\PLAN\EXHIBIT\Round Lake Charter\Map\F\LU\A Composite Map_Round Lake\Map\Map 11-12-2025



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

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



Exhibit "A"
 Ordinance No. 2025-23

Map II-2a

Small-Scale FLUM Amendment



Scale: 1" = 100'

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 December 17, 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 $\frac{1}{4}$ 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: January 20, 2026

PASSED AND ADOPTED this 20th day of January, 2026

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

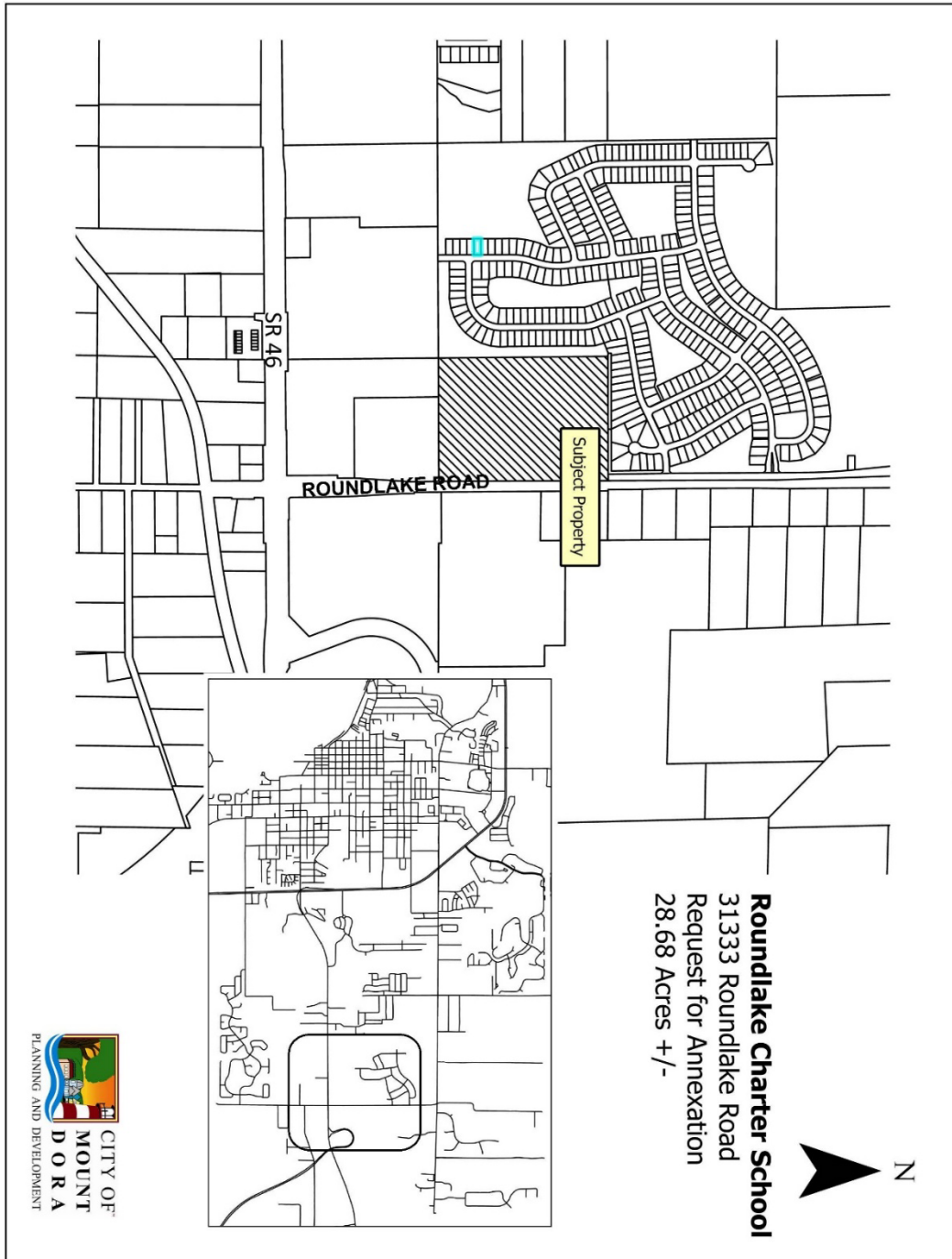
ATTEST:

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)





**CITY OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmountdora.com

DATE: December 17, 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

STAFF ANALYSIS

This request was tabled in a 5-0 vote at the November 19, 2025 planning and zoning commission requesting the applicant to provide additional information to explain the request.

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
Non-Legal with Map Ad City Council Adoption: January 9, 2026
Ordinance Enactment Legal Ad: January 16, 2026

Public Hearing Schedule:

DRC: October 29, 2025
PZC: November 19, 2025 10:00 am (tabled vote 5-0)
PZC: December 17, 2025 10:00 am
City Council 1st Reading: December 2, 2025 (6:00 pm)
City Council 2nd Reading/Adoption: January 20, 2026 (6:00 pm)

Attachments:

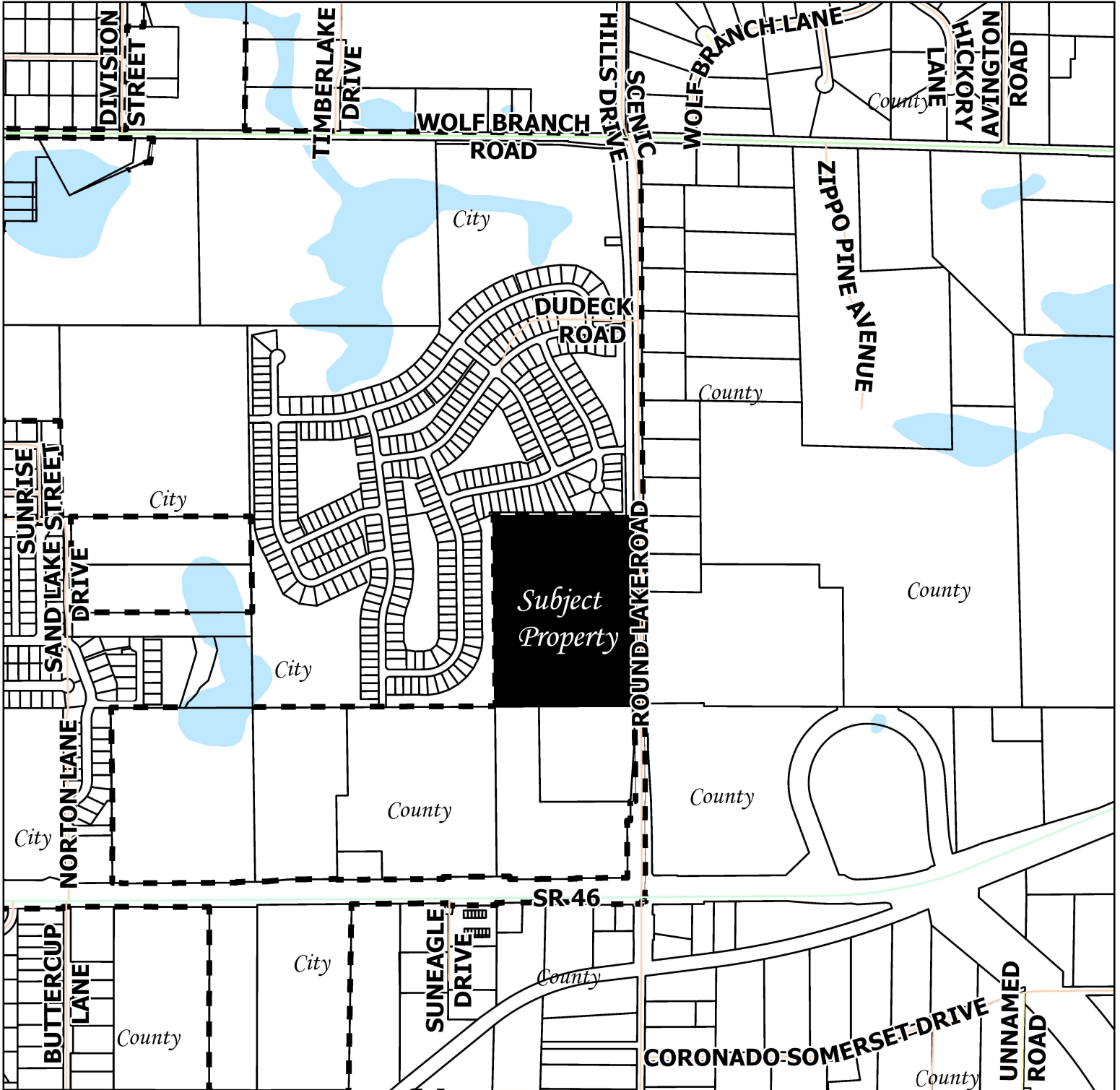
Vicinity Map
Aerial Map
Zoning Area Map

Round Lake Charter School Proposed Annexation (28.68 Acres)



Legend

- City Limits
- Out
- Subject Property



Date Printed: 10/10/2025 3:12 PM

Zoning District Composite City & Lake County

N



Legend

City Limits



In

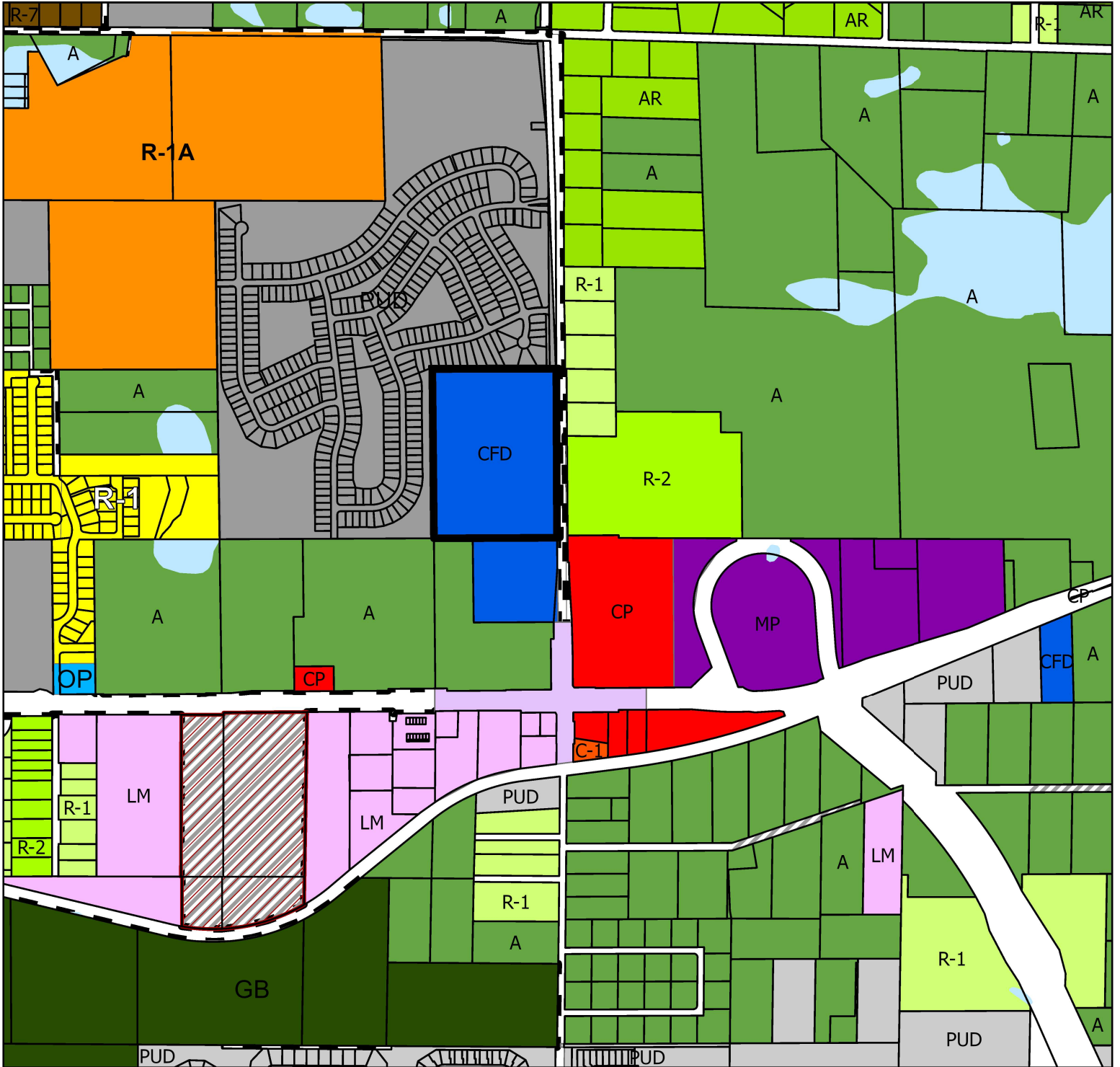


Out

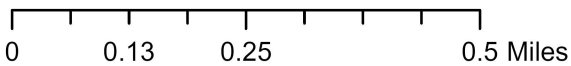


Subject Property

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



11/12/2025



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



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

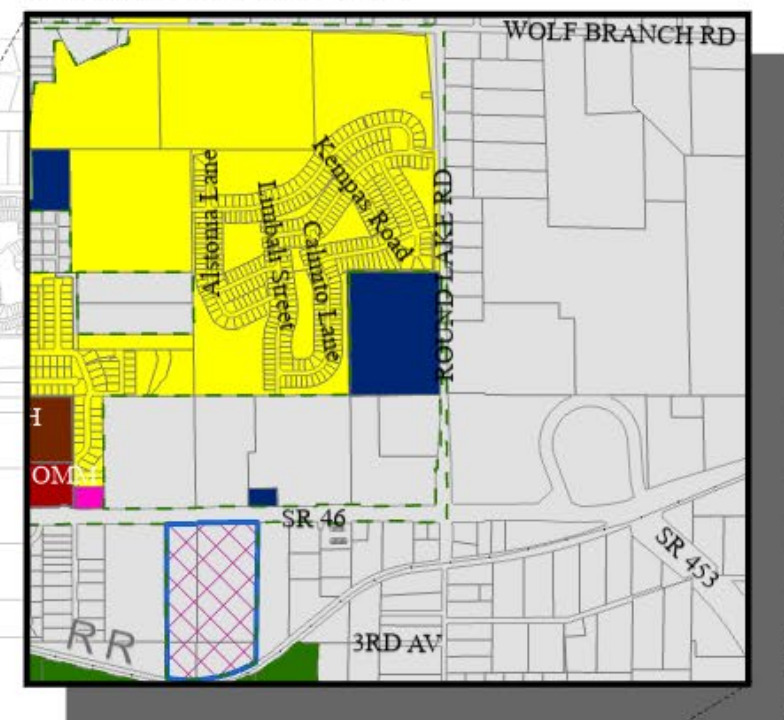
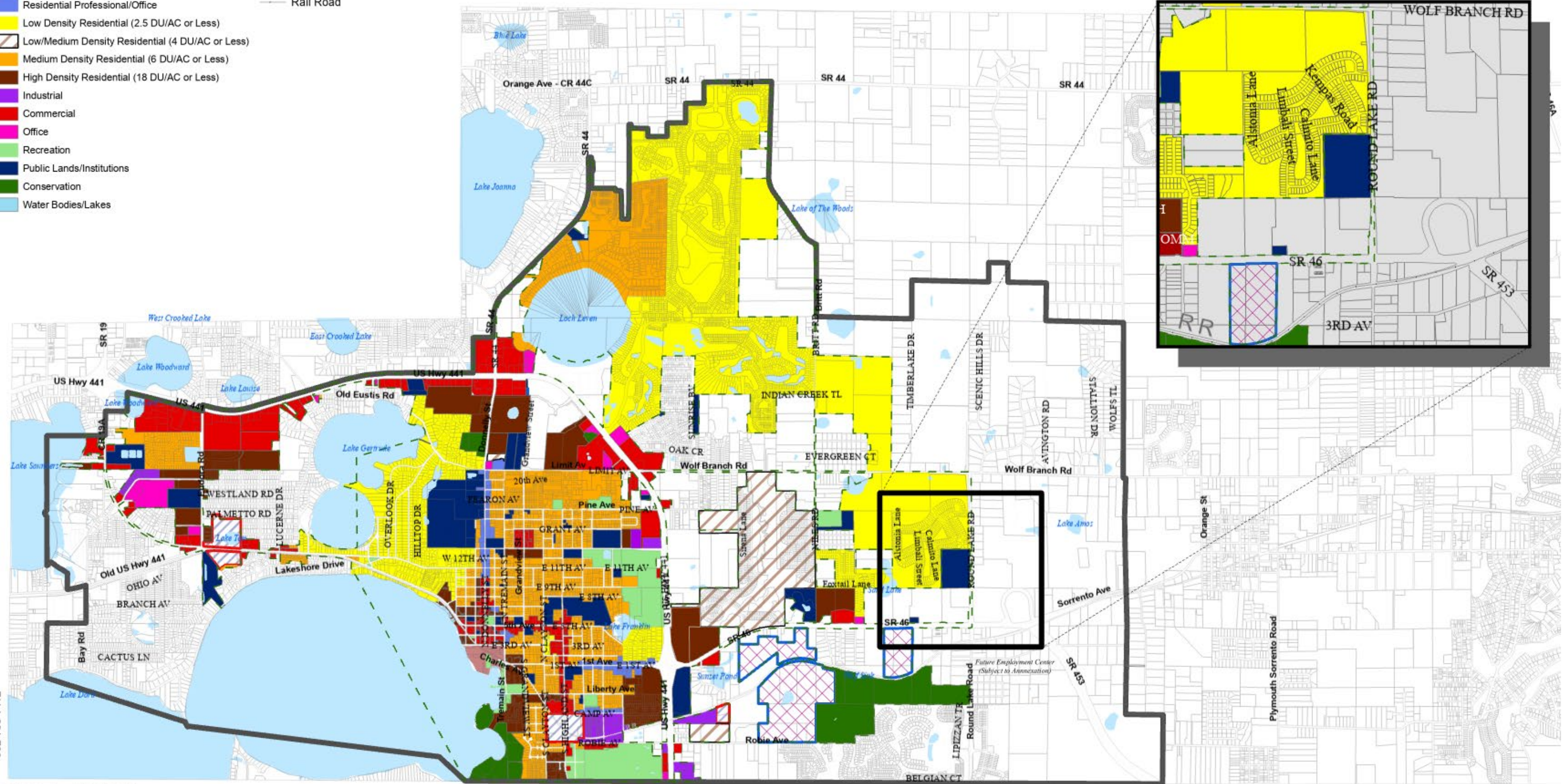
Features

- City Limits
- JPA
- Rail Road

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

Map II-2a

Small-Scale FLUM Amendment



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.aprx

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@cityofmountdora.com

**REZONING
APPLICATION**

Date: _____

1. Applicant's Name: Lake County Schools - 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 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

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		
<p>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.</p>			

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



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

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
--	---	---

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

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
NOT _____
JAMES C. WATKINS, CLERK LAKE CO. FL
BY 88 D.C.

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

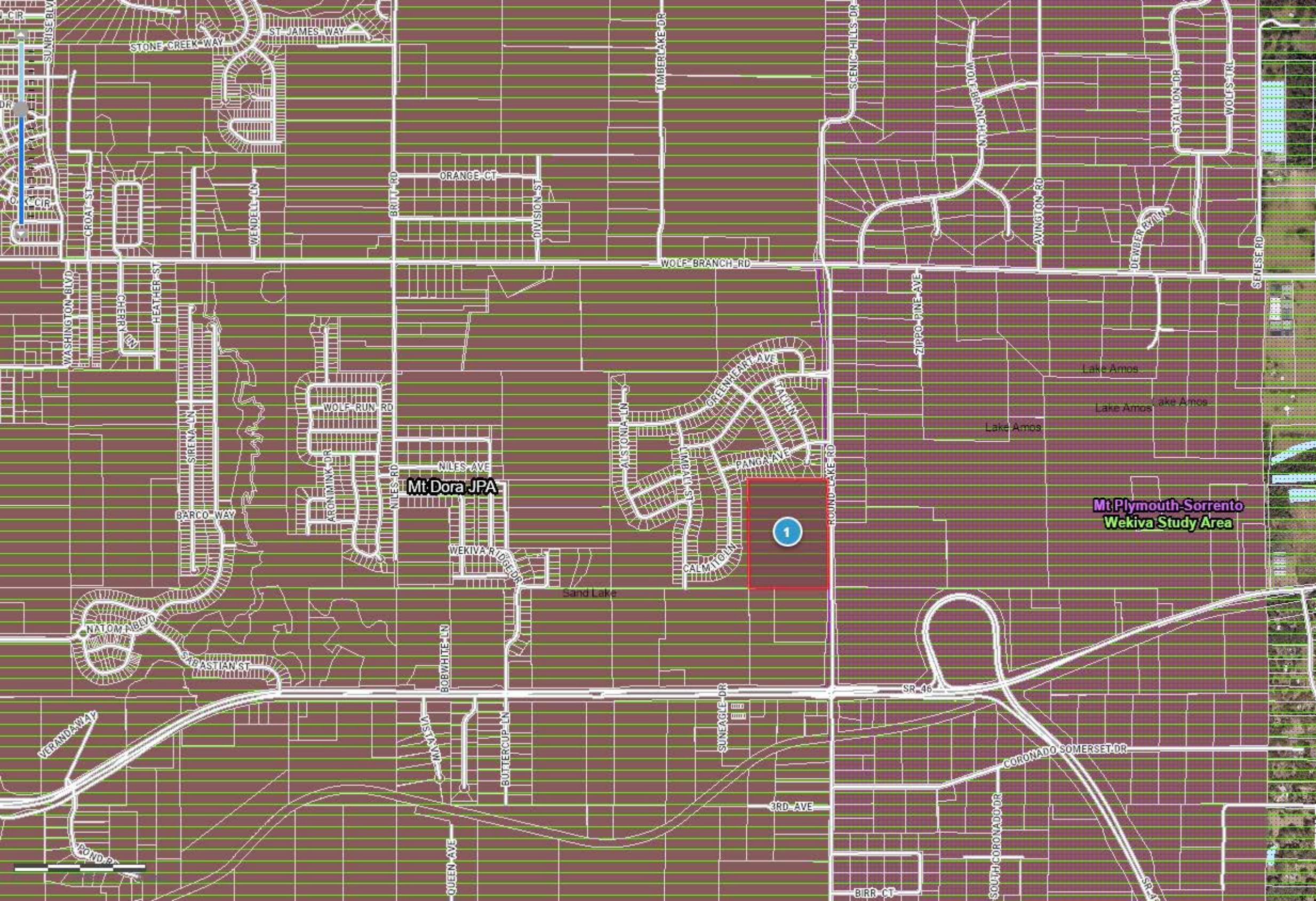
The foregoing instrument was acknowledged before me this 8th day of May, 1998, by DAVID L. BROWN, a single person, who is/are personally known to me or who has/have produced _____ as identification.

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
CLERK



Mt Dora JPA

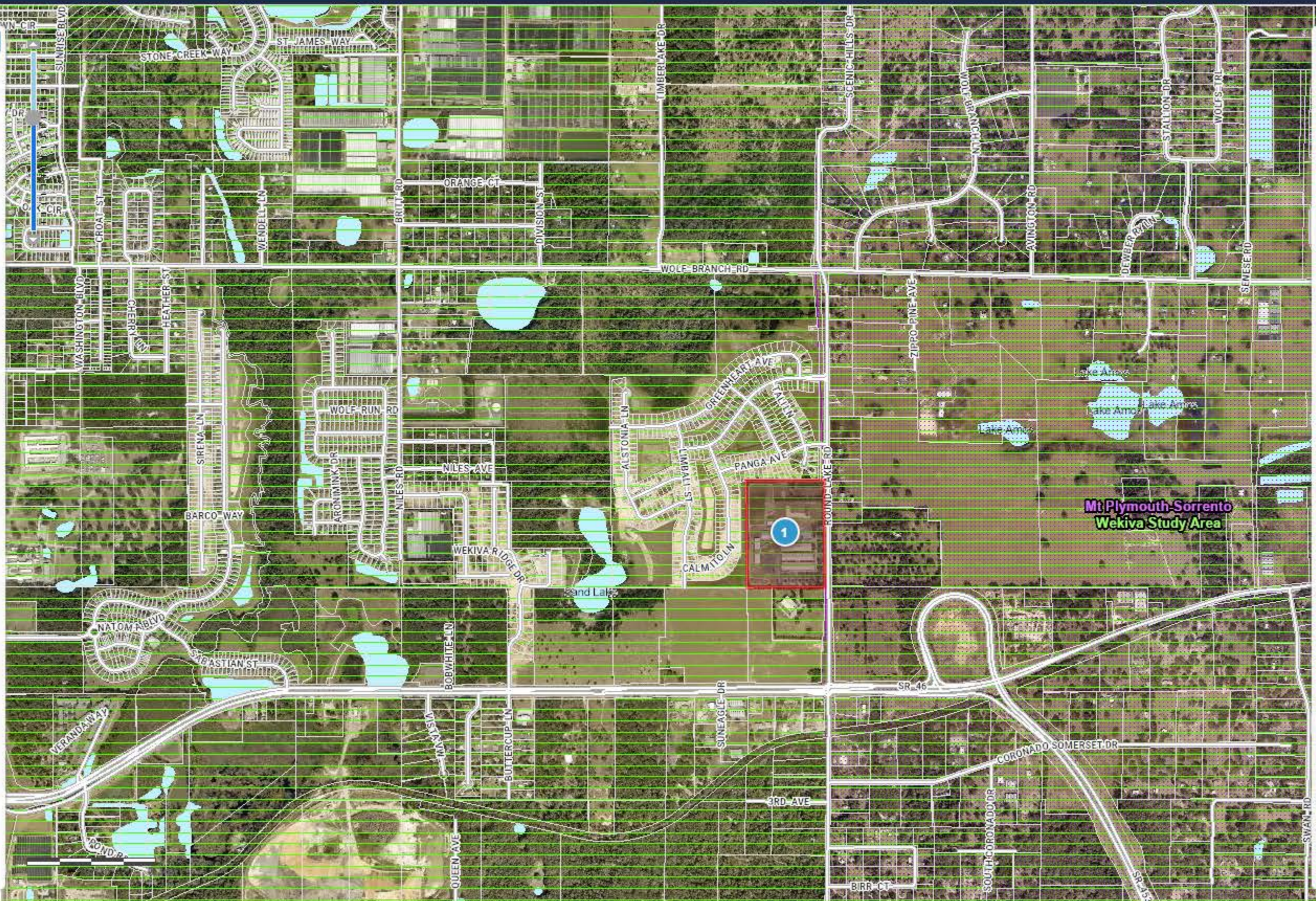
1

**Mt Plymouth Sorrento
Wekiva Study Area**



- 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

Mt Plymouth-Sorrento
 Wekiva Study Area

1



WOLF BRANCH RD

WOLF BRANCH LN

AVINGTON RD

DEBERRY LN

WOLF'S TRL

INVESTOR RD

ZIPPO PINE AVE

Lake Amos

Lake Amos

Lake Amos

Lake Amos

WOLF RUN RD

NILES AVE

ALSTONIA LN

GREENHEART AVE

PANGA AVE

ROUND LAKE RD

TALI LN

LIMBOLT ST

CALMITO LN

WEKIVA RIDGE DR

FOXTAIL LN

Sand Lake

BOBWHITE LN

SR 46

SORRENTO AVE

SR 453

WINDO SOMERSET DR

BUTTERCUP LN

SUN EAGLE DR

WISTAW

BRITT RD

ORANGE CT

EVERGREEN CT

TIMBERLAKE DR

SCENIC HILLS DR



1

LIMBALI ST

CALMITO LN

PANGA AVE

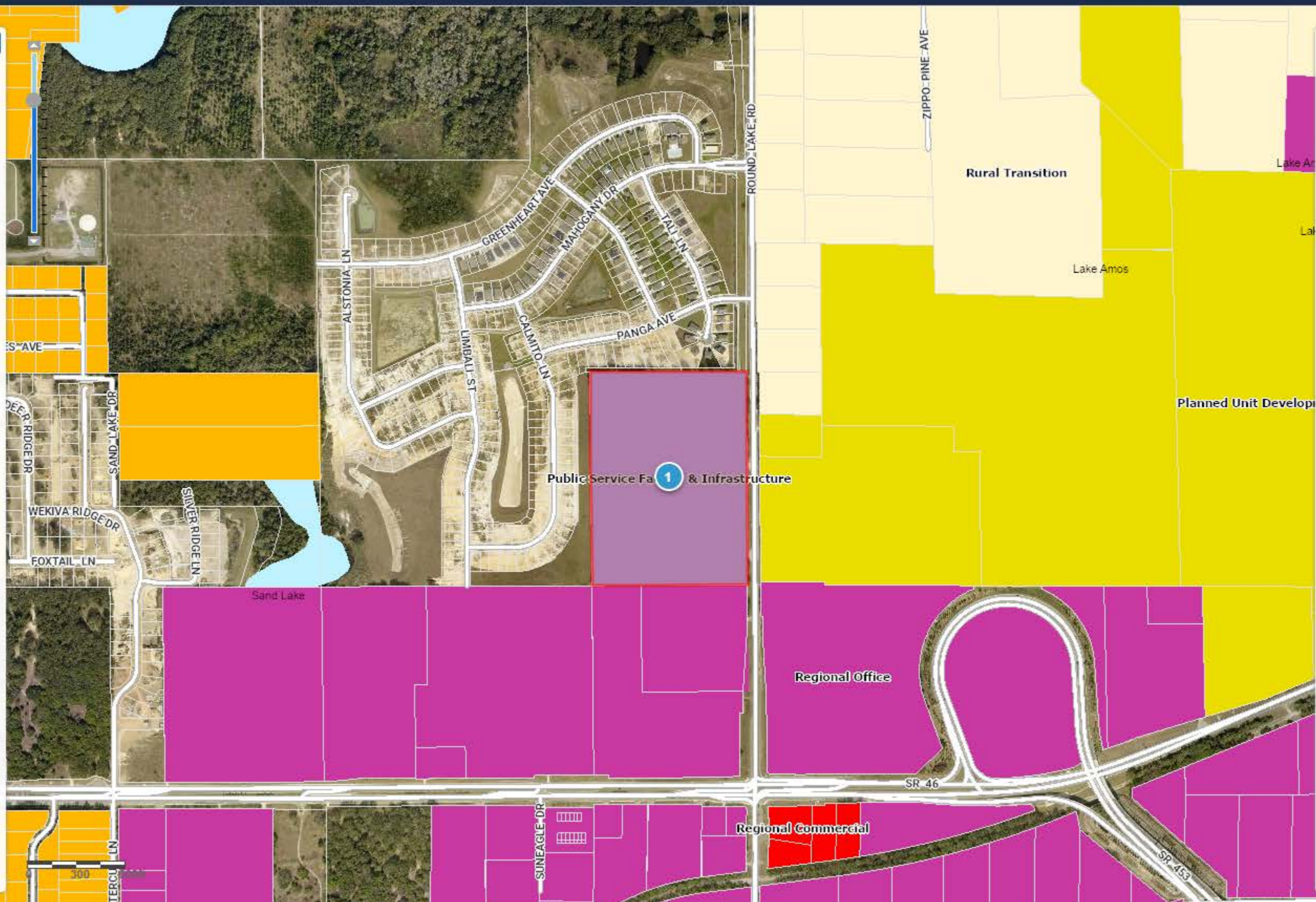
TALI LN

ROUND LAKE RD

0 100 200m

- 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

PLANNING & DEVELOPMENT

MEETING AND SUBMITTAL SCHEDULE 2026

STEP 1:
SUBMITTAL DEADLINE
First Monday of each month

STEP 2:
DEVELOPMENT REVIEW
COMMENT REPORT
 (No Formal Meeting)

STEP 3:
PLANNING AND ZONING
COMMISSION MEETING
 Third Wednesday of each month
 at 10:00 a.m. at City Hall

January 5, 2026	January 28, 2026	January 21, 2026
February 2, 2026	February 25, 2026	February 18, 2026
March 2, 2026	March 25, 2026	March 18, 2026
April 6, 2026	April 29, 2026	April 15, 2026
May 4, 2026	May 27, 2026	May 20, 2026
June 1, 2026	June 24, 2026	June 17, 2026
July 6, 2026	July 29, 2026	July 15, 2026
August 3, 2026	August 26, 2026	August 19, 2026
September 7, 2026*	September 30, 2026	September 16, 2026
October 5, 2026	October 28, 2026	October 21, 2026
November 2, 2026	November 25, 2026	November 18, 2026
December 7, 2026	December 30, 2026	December 16, 2026
January 4, 2027	January 27, 2027	January 20, 2027
February 1, 2027	February 24, 2027	February 17, 2027

* *Submittal Date changed due to holiday.*

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- Development and zoning type applications (including checklists) may be obtained on-line: <https://ci.mount-dora.fl.us/524/Development-Applications>
 - An application will not be considered complete until all required forms and information have been submitted in their entirety.
 - Costs incurred by the City's outside engineering consultants and/or City Attorney will be billed directly to the applicant (*Section 2.7.4 Land Development Code*).
 - More than two reviews by the development review staff for any and all of development applications shall be considered a new application and, therefore, require an additional application fee. (*See Master Fee Schedule*).