



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

Email: plandev@cityofmountdora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

July 15, 2026 at 10:00 AM

AGENDA

- I. **Call to Order**
- II. **Roll Call with Determination of Quorum**
- III. **Approval of Minutes**
- IV. **Public Participation/hearing of non-agenda items**
- V. **New Business**
 - a. **Request for Minor Site Plan:** Sabatini Law Firm, P.A. (Project Name); 1601 E. First Avenue (Site Address); Anthony and Francheska Sabatini (Owner); Sabatini Law Firm, P.A.(Applicant); SP26-02Minor (Project Number); Third Submittal.
- VI. **Other Business / Staff Updates**
- VII. **Announcement of next scheduled meeting date:**

August 19, 2026 @ 10:00 a.m.
- VIII. **Adjournment**

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

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this

meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

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

June 17, 2026

MINUTES

I. Call to Order

Having been duly advertised as required by law, Chair, Adrian Coombes called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, June 17, 2026.

II. Roll Call with Determination of Quorum

Present: Adrian Coombes, Harris Turner, Lynn Tipton, Tom Dring, Andrea Lothar, David Hoops and Suzanne Scheck

Absent: None.

III. Approval of Minutes

On a motion by Lynn Tipton, seconded by Tom Dring, the board voted to approve the meeting minutes dated May 20, 2026, unanimous by a 5-0 vote.

IV. Public participation / hearing of non-agenda items:

None.

V. New Business

- A. Request for Conditional Use Permit:** Waterman Early Learning Center / Waterman Christian Academy (Project Name); 1303 Limit Avenue (Property Address); Florida Building Material Alliance, Inc. (Owner); Waterman Early Learning Academy / Waterman Christian Academy (Applicant); CUP25-01 (Project Number); Fourth Submittal.

Mr. Hand swore in staff and attendees.

Ms. Janiszewski provided a brief summary of the proposed application with staff recommending approval of the application subject to site-plan approval.

Present: Mr. David Clutts, Engineer; Betsy Mae Wilson; Angie Rivera

Discussion on use of wastewater capacity.

Discussion on the number of students is based on wastewater capacity.

Discussion on owner of property.

Discussion on playground.

Discussion on pick up and drop off location and timing.

Discussion on age of students.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

June 17, 2026

Discussion when 11 employees are present at school.
Discussion on concerns about traffic off Limit Avenue.
Discussion on only turning right out of property.
Discussion on recommendation to Lake County for right turn only onto Limit Avenue
Discussion on use of "Right turn only" signs.
Discussion if any commercial van or vehicle is parked on site.
Discussion adding a right turn lane, left turn lane where the property lane meets Limit Avenue.
Recommended discussing with Lake County Public Works Department about the turn lanes.
Discussion on drainage ditches within wetland areas could slow down the project.

Motion made by Suzanne Scheck, seconded by Lynn Tipton to approve the application as presented unanimously by a 7-0 Vote

B. Transportation Update – Mr. Andrew Marsian, Utilities Director

Discussion on applying for funding.
Discussion on ADA compliance items and materials.
Discussion on road resurfacing and maintenance.
Discussion on the use of an outside company to evaluate road conditions.
Discussion on sidewalk and curb conditions.
Discussion on funding doubled to repair curbs and sidewalks.
Discussion on completion time of repairs.
Discussion on quality control.
Discussion on curbs within Tremain and Fourth.
Discussion on use of rebar or mesh within curbing.
Discussion on the use of "Miami" curbs vs. Type "F" curbing.
Discussion on how types of curb and stormwater interact.
Status provided on the "One Way Streets" project.
A request was made to have the project lead for the "One Way Streets" project present an update at an upcoming Planning and Zoning Commission meeting.
Discussion on converting railroad right of way to trails and Trust for Public Lands.

VI. Other Business/Staff Updates

A. Landscaping Ordinance

Discussion on the use of AI to prepare an analysis review of the Landscaping Ordinance.
Discussion on City staff reevaluating the ordinance based on the AI analysis.
Discussion on timeline to review the Landscaping Ordinance.
Discussion on Senate Bill 180 timeline of October 2027 and code changes.
Request to go over the Landscaping Ordinance line by line at a future meeting.
Discussion on Tree Bank costs.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

June 17, 2026

Discussion on staff presenting what items are not affected by the restrictions of Senate Bill 180.

Discussion on reviewing Pages 73 to 80 of the June 17, 2026, Planning and Zoning Commission agenda packet to reduce review time of the ordinance.

Discussion on fines for individual property owners, where landscaping dies before required maintenance time.

Discussion if the Landscaping Ordinance will apply to new developers and/or all existing homeowners.

Discussion on elderly residences affording to landscape requirements / replacements.

Discussion on residences requesting trees from Tree Bank.

Discussion on landscaping replacements is currently happening within the City after this past winter freeze.

Further discussion on Tree Bank.

VII. Announcement of next scheduled meeting date

Chair announced the date and time of the next scheduled meeting:

A. July 15, 2026 @ 10:00 a.m.

VIII. Adjournment

Chair announced the date and time of the next scheduled meeting:

On a motion by Lynn Tipton, seconded by Andrea Lother, the board voted to adjourn the meeting at 11:12 a.m.

Adrian Coombes

Chair

Theresa Willis

Administrative Coordinator



CITY OF MOUNT DORA

Planning & Zoning

510 N Baker Street
Mount Dora, Florida
352-735-7112
Planning@mountdora.gov

DATE: July 15, 2026

TO: Planning and Zoning Commission

FROM: Development Review Committee

RE: **Application for a Minor Site Plan: Sabatini Law Office (Project Name)**, 1601 E 1st Avenue, Mount Dora (Site Address); Sabatini Law Firm PA (Property Owner); Anthony Sabatini, Sabatini Law Firm PA (Applicant); Project No. SP26-02 Minor.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced Site Plan request with conditions outlined below.

REFERENCES/SUPPORT:

Section 5.1, Site Plan Regulations, Land Development Code, City of Mount Dora, Florida
Section 6.1, Design Standards, Land Development Code, City of Mount Dora, Florida

SITE SUMMARY:

Owners	Sabatini Law Firm PA
Applicant	Anthony Sabatini, Sabatini Law Firm PA
Address	1601 E 1st Avenue, Mount Dora
Parcel ID(s)	32-19-27-1300-007-02100
Alternate Key Nos.	1766818
Zoning District:	Residential Professional (RP)
Future Land Use Category:	Residential Professional (RP)
Overlays:	N/A
Overall Site Area:	+/- 2.39 acres (104,960 sf)
Existing Use:	Residential
Proposed Use:	Professional Office
Proposed Impervious Surface Ratio (ISR):	No change
Maximum Impervious Surface Ratio (ISR):	65%

SURROUNDING PROPERTY LIST

<i>Direction</i>	<i>Jurisdiction</i>	<i>FLU</i>	<i>Zoning</i>	<i>Current Use</i>
North	City	LD	R-1A	Undeveloped Residential
South	City	RP	RP	Residential
East	City	RP	RP	Undeveloped Residential
West	City	RP	RP	Residential

BACKGROUND:

The subject property is developed with a single-family residence, a patio area, detached garage, and carport. On December 17, 2025, the property obtained a Conditional Use Permit (CUP) from the Planning and Zoning Commission to allow the property to be used as a law office subject to obtaining site plan approval and the necessary building permits.

ANALYSIS:

LDC Section 5.2.4, states that a minor site plan is required for, “additions to existing structures if the additions are less than 50 percent of the total square footage of the existing structures, for changes in use without addition to existing structures but require other site improvements, and for conditional uses on currently developed land so long as the conditional use does not require additions to the structure in excess of 50 percent of the total square footage of the existing structure.”

Although the property is already developed with structures, the change in the property’s use requires parking and landscaping improvements to support the new use.

LDC Section 5.3.1, states “Site plans or any portion thereof **involving engineering** shall be certified and prepared by, or under the direct supervision of, a professional engineer, qualified by training and experience in the specific technical field involved and registered or licensed to practice that profession in the State of Florida.” The Applicant states that this requirement is not applicable because they are seeking to use the site in its current configuration and do not propose any additional structures.

Access

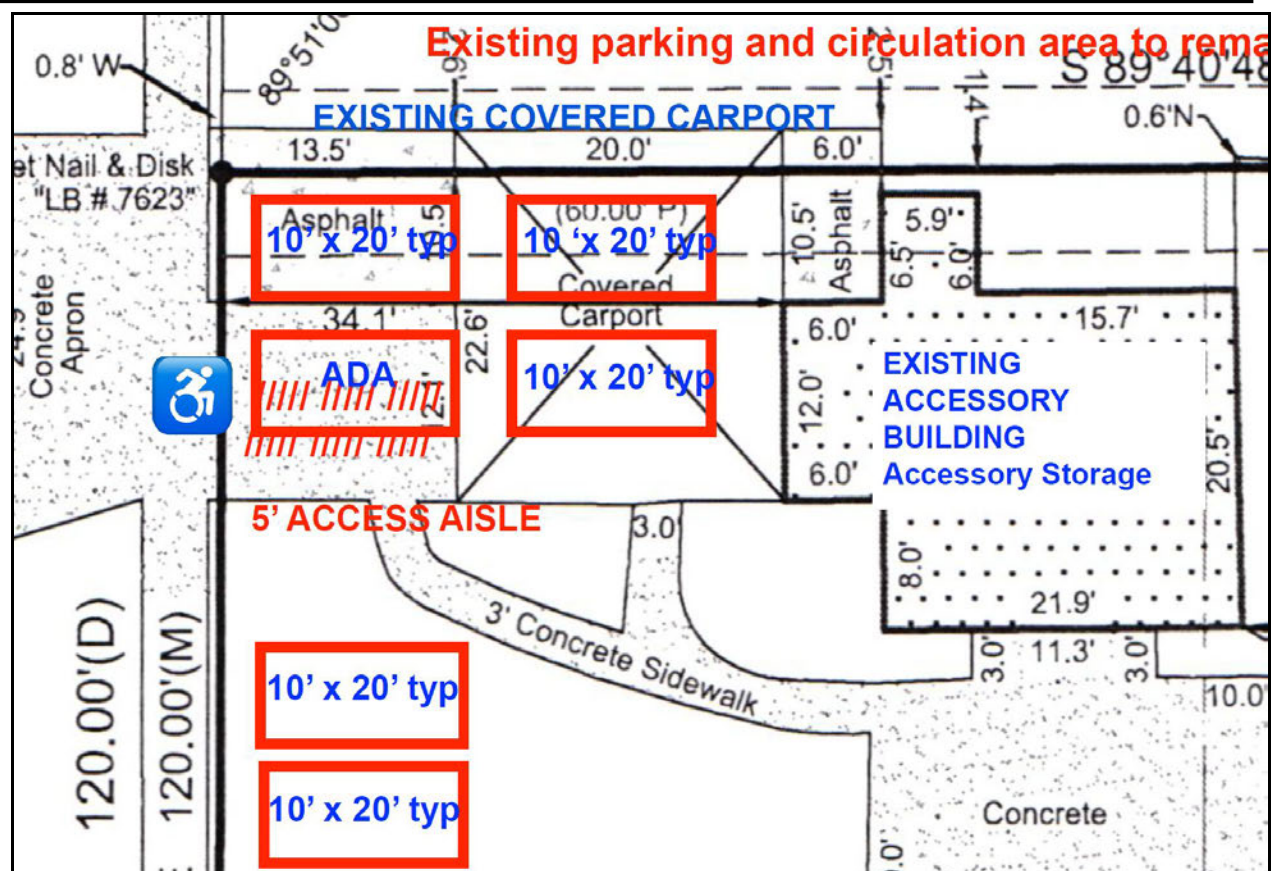
The property will provide vehicular access via Groveland Road which is where the existing right-of-way apron is situated. The Applicant is not proposing any other access points on the property.

Parking & Loading Areas

LDC Section 6.5.10 (3), states, “when the use of a building or land or any part thereof is changed to a use requiring off-street loading facilities, the full amount of off-street loading space required shall be supplied and maintained.” LDC Section 6.5.2 (2)(b), states that Office Buildings shall provide one off-street parking space for each 300 square feet of gross floor area.

The 1,730 SF building area requires six (6) off-street parking spaces, one of which must be ADA accessible. LDC Section 6.5.4 (1), requires parking spaces to be provided on the same lot or on a lot of not more than 500 feet distance as measured along the nearest pedestrian walkway. As such, the parking spaces proposed within the right-of-way need to be relocated to the subject property.

The Applicant proposes four (4) parking spaces on the existing concrete slab (two of which are under the existing carport) and two parking spaces in the side yard. The current configuration is problematic because stacking off-street parking spaces is not permitted and the installation of the handicapped parking sign would prevent access to the proposed parking space under the carport.



The parking spaces are not shown to scale on the site plan and the dimensions shown on the site plan indicate that the existing concrete area proposed for the parking lot is 22.5' X 33.5'. As such, four 10' X 20' off-street parking spaces could not physically fit in the area.

In addition, ADA Accessible parking spaces have additional spacing requirements. LDC [Section 6.5.9 \(2\)](#), states that ADA Accessible parking spaces “shall be not less than 12 feet in width with a five-foot access aisle and shall be identified by above-grade signs as being reserved for physically handicapped persons.” The proposed parking configuration cannot accommodate a 10' wide parking space, 12' wide ADA parking space, and a 5' access aisle in a 22.6' space. As such, the parking area needs to be redesigned and likely expanded.

The parking spaces in the yard do not have access from the right-of-way or the existing concrete slab, and their material is not shown on the site plan. LDC [Section 6.5.11](#), states that “All parking lots, loading areas and vehicular use areas shall have durable all-weather drainage and surface water control.” LDC [Section 6.5.11\(1\)](#), defines durable all-weather surface as “an improved surface of concrete, brick, asphalt, permanent porous grating or other permanent dust-free surfaces.”

LDC [Section 6.5.11\(2\)](#), allows stone to be used as an alternative parking material if the parking lot consists of six (6) or less parking spaces; the stone is not used on any driveway or parking aisle within 15 feet of a street right-of-way; and the parking is provided in the side or rear yards.

LDC Section 6.5.12(1), allows up to 25% of the parking spaces to be unimproved if one of the circumstances identified in the Land Development Code exist. If one of these circumstances exist, the parking space may be constructed of a pavers, permanent porous grating, or other dust-free surfaces.

LDC Section 6.5.11(3), states that “A maximum of a two-foot overhang is required from a raised curb or wheel stop onto a nonpaved surface for all off-street parking spaces, except parallel spaces and adjacent to landscaping. In cases where there is a raised curb adjacent to paved walkways wheel stops may be waived, provided there is an additional two-foot area of paved walkway adjacent to the parking space. However, the minimum parking space sizes shall not be reduced in cases where wheel stops are not used in this application. All landscaped areas shall be protected from vehicle encroachment by wheel stops.” Wheel stops will likely be required for the parking spaces.

The Applicant needs to redesign the parking areas to demonstrate compliance with the code.

Landscaping and Buffering

LDC Section 6.6.1, states “No additions or improvements may be made on existing developed property unless the development conforms to the regulations contained herein.”

Pursuant to LDC Section 6.6, the following landscape buffers shall be installed:

Buffer	Buffer Type	Buffer Description Min. Average Width: 10 Feet
<i>North</i>	“a”	For each 100-linear feet or fraction thereof: • Three (3) Canopy Trees • Five (5) Understory Trees • Shrubbery or hedge to provide continuous visual screen within 36-months of planting
<i>South</i>	“a”	
<i>East</i>	“a”	
<i>West</i>	“a”	

The Site Plan states that building landscaping will be provided and states that existing trees will remain but does not provide a landscaping plan depicting the buffers. LDC Section 6.6.2(1), states that “Buffers shall be provided on the outer perimeter of a lot or parcel.”

In addition, LDC Section 6.6.2 (3)(e), states that “Regardless of width averaging, in no event shall any portion of a buffer be less than five feet in width.” This would conflict with the concrete slab depicted as being utilized for parking on the site plan.

Staff recommends adding a condition of approval that the Applicant provide a landscaping plan demonstrating compliance with this requirement.

Utilities (Water, Sewer, and Reclaim)

The property is currently connected to the City’s water utilities.

Floodzone & Wetlands

The property is located in flood zone x – area of minimal flood hazard, according to a survey submitted with the site plan application. There is no indication that wetlands are present on the property.

Traffic

The increase in traffic is considered de minimis (less than 25 trips per peak hour) so a traffic study is not required.

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR) (TRIP GENERATION MANUAL, 11 TH EDITION)				
CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
OFFICE				
	710 General Office Building	1,000 SF	1.52	1.44

Development Process:

Conditional Use Permit → **Site Plan** → Site Development Permit → Building Permits → Business Tax Receipt.

STAFF DETERMINATION:

Staff reviewed the application recommends approval with the condition that the Applicant revise the site plan to:

1. Provide a landscape plan to depict how buffer requirements will be provided utilizing Table VI-3 for Approved Tree and Plant Species List. The landscape plan shall indicate the length and width of the buffer; the required number of plantings; and the quantity and type of plantings required.

<i>Buffer</i>	Buffer Type	Buffer Description Min. Average Width: 10 Feet
<i>North</i>	“a”	For each 100-linear feet or fraction thereof: • Three (3) Canopy Trees • Five (5) Understory Trees • Shrubbery or hedge to provide continuous visual screen within 36-months of planting
<i>South</i>	“a”	
<i>East</i>	“a”	
<i>West</i>	“a”	

2. The parking areas are reconfigured to demonstrate compliance with the Code.

ATTACHMENTS:

1. Vicinity Map
2. Application (Application, Property Record Card, Deed, Sunbiz)
3. DRC Comments – Second Review
4. Response to Comments
5. Site Plan

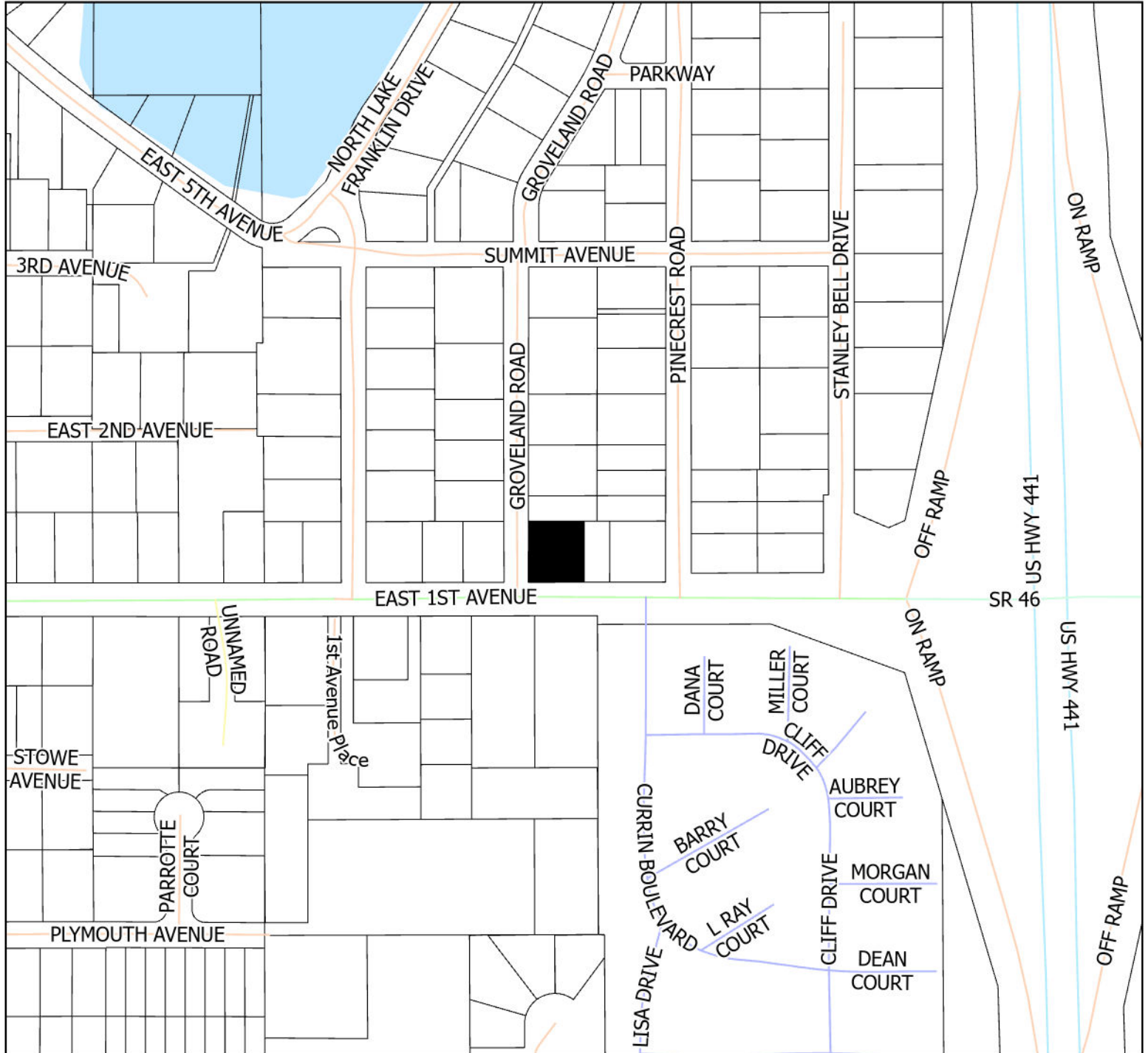
Legend

 Subject Parcel

VICINITY MAP

Minor Site Plan Review Request
1601 E 1st Avenue
Sabatini Law Firm (SP26-02Minor)

N



0 0.04 0.07 0.15 Miles

Date Exported: 7/7/2026 2:14 PM

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: \$1,500.00**
*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 Minor Site Plan Application.
3. Minor Site Plan signed and sealed required, drawn to an appropriate scale, on 24" x 36" sheets.
4. Exterior Building Elevations (all sides) including dimensions, height elevations, proposed exterior color scheme, etc. same paper size as site plan (for building changes, additions, etc).
5. Drainage Calculations, Traffic Impact Analysis Reports (signed and sealed), if required.
6. Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.
7. The Property Card(s) from the Lake County Property Appraiser's office and 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. Title Certificate, per section 4.3.4.LDC
10. Electronic version (emailed or copied to a CD) of the full application submittal (application, site plan, landscape plan, exterior elevations, colored renderings, survey, all reports, drawings, etc.) in PDF.
11. One reduced copy 11" x 17" paper size of the site plan, landscape plan, lighting plan, exterior elevation sheets, colored renderings, 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.

Submittals are to be in accordance with the City Land Development Code – relevant sections are shown below – for complete Land Development Code information refer to the City website.

5.2 Procedures for review of site plans.

- 5.2.1 *Preapplication conference.* The applicant will meet with the development review coordinator to discuss the proposed development prior to submitting a formal application.

5.2.2 Application Procedure:

1. An approved site plan is required prior to the issuance of a building permit.
2. It shall be unlawful for any person to construct, erect or alter a building or structure or to develop, change or improve land for which a site plan is required except in accordance with an approved site plan.
3. All applicants applying for site plan review, submitted under the purview of this chapter, with application submittal format as provided by the City of the site plan to the development review coordinator.
4. Site plan submittals shall contain the information required by Section 5.3 or applicants will not be placed on the DRC agenda until they are completed.
5. The Development Review Committee shall review all site plans for compliance with site plan requirements. The applicant shall be invited to meet with the Development Review Committee in their review of the site plan. The Development Review Coordinator shall inform the applicant by letter of the recommendations which will be made by the Development Review Committee to the Planning and Zoning Commission if the applicant is not present.
6. If substantial revisions are required as determined by the Development Review Committee, required copies of the revised site plan shall be submitted within sixty (60) days from the Development Review Committee meeting at which the recommendations were made. The Development Review Committee will review these changes for compliance with the appropriate site plan regulations and make recommendations to the Planning and Zoning Commission.
7. More than two (2) reviews by the Development Review Committee for a site plan shall be considered a new application and therefore require an additional application fee.
8. Based upon the information and the recommendations of the Development Review Committee, the Planning and Zoning Commission will approve, approve subject to stated conditions or deny the site plan.

9. Upon site plan approval and issuance of a building permit, the development shall be built in accordance with the approved site plan and site plan regulations.
- 5.3.1 *Qualification of Engineer:* Site plans or any portion thereof involving engineering shall be certified and prepared by, or under the direct supervision of, a professional engineer, qualified by training and experience in the specific technical field involved and registered or licensed to practice that profession in the State of Florida.
- 5.3.2 *General Development and Proposed Improvements:*
1. General Information:
 - a. Name of project.
 - b. Statement of intended use of site.
 - c. Legal description of the property and size of parcel in acres or square feet.
 - d. Name, address and telephone number of the owner(s) of record.
 - e. Name, address and telephone number of the owner's(s') agent.
 - f. Name, address, signature and registration of the professionals preparing the plan.
 - g. Date, north arrow, page numbers and scale (not smaller than one inch to fifty feet (1" = 50')) shall be designated and where appropriate as determined by the Development Review Coordinator, the same scale should be used on all sheets.
 - h. Vicinity map, showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one inch equals two thousand feet (1" = 2,000').
 - i. Linear dimensions of the site.
 - j. Existing topography with a maximum of one foot (1') contour intervals for the proposed site and three hundred feet (300') adjacent to the site Development Review Coordinator.
 - k. Finished grade elevations.
 - l. All existing and proposed building restriction lines (i.e.: highway setback lines, easements, covenants, right-of-ways and building setback lines).
 - m. Commitments, such as contributions to off set public facilities impacts.
 - n. Zoning on all adjacent land.
 - o. All right-of-ways and curb cuts within 150 feet of the proposed site on both sides of the road.
 - p. Elevation drawings showing architectural design as referenced in Section 6.13.2 of the Land Development Regulations.
 - q. All new developments, including public rights-of-way, shall utilize lighting fixtures designed and located to minimize glare and reduce light trespass and overhead skyglow. All fixtures shall be designed meeting the International Dark Sky Association principals.
 - r. All new developments shall provide parking light poles and fixtures meeting the City's fixture and pole design styles as provided in the City of Mount Dora Standard Details Construction Manual. Further exterior lighting design requirements are listed in Section 6.13 (Commercial architectural and site design requirements).
 2. Buildings and Structures.
 - a. Intended use.
 - b. Number of stories.
 - c. Height of building.
 - d. Number of dwelling units and density for multifamily site plans.
 - e. Projected number of employees.
 - f. If restaurant, show number of seats and occupancy load.
 - g. Square footage for proposed development gross square footage, non-storage area, square footage of sales area, etc.
 - h. Photograph or sketch of proposed sign with dimensions and material type.
 - i. Façade and elevation plans as follows:

1. Exterior elevation with material designations.
 2. Outline specifications of façade and roof treatments.
 3. General exterior color description including signs.
3. Streets, Sidewalks, Driveways, Parking Areas and Loading Spaces:
 - a. Engineering plans and specifications for streets, sidewalks and driveways.
 - b. All parking spaces designated.
 - c. Number of parking spaces.
 - d. Number and location of handicapped spaces.
 - e. Number and designation of loading spaces.
 - f. Number of square feet of paved parking and driveway area.
 - g. Surface materials of driveways.
 - h. Cross-section of proposed street improvements.
 - i. Fire lanes.
 - j. Location of proposed street improvements.
 - k. Location of traffic control signs and signalization devices.
 - l. Designated location of sidewalks.
 - m. Coordination of walkways, driveways, etc., with facilities in adjacent developments.
 - n. All proposed streets and alleys.
 - o. The extension or construction of service roads and access thereto on site must be shown where applicable.
4. Traffic Impact Analysis Data:
 - a. Requirements: The developer shall prepare, or have prepared, by a qualified traffic engineer, a traffic impact analysis, unless determined by the city that the proposed development will not have a traffic impact which justifies such an analysis. Four (4) copies of the traffic impact analysis must be provided.
 - b. Data: The analysis of traffic impacts will provide the following findings and appropriate methodologies utilized in determining the findings:
 1. Total projected average weekday trip ends for the site in question.
 2. Design capacity of the accessed and impacted roads.
 3. Average projected peak-hour (including time of day) trip projections for the site in question.
 4. Analysis of projected on and off site traffic patterns, such as turning movements.
 5. Projected percentage of truck traffic.
 6. Recommended improvements made necessary by development.
 7. Other related information as required by the City Engineer.
 8. Impact to existing levels of service on accessed and impacted roads.
 - c. The applicant shall be responsible for all costs associated with review of the traffic impact analysis by the City Engineer.
 - d. All traffic impact analysis shall be conducted in conformance with the traffic impact study (TIS) guidelines dated March 2008 or most recent version.
5. Drainage: Engineering plans and specifications for collection and treatment of storm drainage, including a description of the preservation of any natural features, such as lakes and streams or other natural features.
6. Dredge and Fill: If any dredging or filling operation is intended in development of the area, application shall be made to the official responsible for dredge and fill permits. No such work will be done prior to the issuance of such permit.
7. Soils:
 - a. Indicate soil classifications on the site plan as identified by the United States Department of Agriculture Soil Conservation Service in the "Lake County Area Soil Survey." An

applicant may challenge this designation by securing competent expert evaluation, at the applicant's expense, demonstrating that the identified soils are not classified correctly. If that determination is concurred by the City, the soils shall be correctly identified for the purpose of this chapter.

- b. Soil analysis by a qualified soil engineer must be furnished upon request of Director of Public Services.
8. Erosion Control: Provision for the adequate control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.
9. Limits of Floodplain: Indicate flood elevation for 100-year flood elevation on the site plan as established by the United States Geological Survey series entitled, "Map of Flood Boundary and Floodway Maps." An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that his property does not fall within the designated flood delineation. If said expert determines that the property in question is not within a flood-prone area, and said determination is acceptable to the Public Services Director and City Engineer said property shall be designated as non-flood-prone for the purpose of this Code.
10. Proposed Water and Sewer Facilities:
 - a. Water: Size, material and location of water mains, plus valves and fire hydrants, fire flow calculations plus engineering plans and specifications within three hundred (300) feet of the site.
 - b. Sanitary Sewer System: Size, material and location of lines plus engineering plans and specifications, with submittal of profile where required.
 - c. Electric and Gas.
11. Solid Waste: Location(s) and access provisions for refuse service, including pad screening, fencing and landscaping.
12. Landscaping, Arbor, Recreation and Open Space:
 - a. Landscaping plan, irrigation system plan and provision for maintenance, including size, type and location of all landscaping, screens, walls, fences and buffers;
 - b. Application for arbor permit, if applicable.
 - c. Recreation and open space areas, if applicable.

5.3.3 Existing Improvements: (onsite, adjacent to site and across or opposite any public right-of-ways):

1. Locations and sizes of driveways and median cuts within three hundred (300) feet of the site.
2. Sidewalks, streets, alleys and easements (note widths and type).
3. Drainage systems to include natural and structural (size and materials, invert elevation).
4. Size and location of nearest water mains, valves and fire hydrants.
5. Sanitary sewer systems (size, invert elevations, etc., to be included).
6. Gas, electrical and telephone lines, where available.
7. Tree survey indicating the location of all trees on site which are a minimum of six (6) inches in diameter measured approximately three (3) feet above the ground designating the trees to be retained, removed, relocated or replaced. Smaller trees to be retained may also be shown by the applicant to assist the Arbor Inspector in determining replacement requirements. Groups of trees

in close proximity may be designated as “clumps” of trees with the estimated number and type of trees noted. Trees with a diameter of 24 inches and greater shall be identified by type, height, diameter and canopy spread. Trees to be removed, relocated or replaced must be named (common and botanical name) on the plan.

5.3.4 *Additional Data:* Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of this Ordinance.

5.3.5 *Additional Required Legal Submittals Where Facilities are Dedicated to the Public:* The approval of the site plan wherein facilities are dedicated to the City shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Manager and City Attorney, as appropriate:

1. Bonds: The approval of any site plan shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements, where facilities are to be conveyed to the City, by filing a performance bond or bonds executed by an approved surety company in the amount of one hundred ten percent (110%) of the construction costs, including landfill. Costs for construction shall be determined by (1) estimate by the applicant’s engineer, or (2) a copy of the actual construction contracts as provided. The amounts of the performance and maintenance bond must be approved as adequate by the Director of Public Services and/or the City Engineer.

In lieu of performance bonding, improvements may be installed following site plan approval and preceding issuance of the Certificate of Occupancy, a two (2) year maintenance bond in the amount of twenty percent (20%) of the construction costs must be submitted. A completed maintenance bond form shall be submitted when utilizing a cashier’s check or certified check as the form of guarantee in lieu of a survey. The Certificate of Occupancy cannot be issued until the maintenance bond is approved. Bonding requirements may also be met by, but not limited to, the following:

- a. Escrow Deposit:
 1. Cashier’s Check
 2. Certified Check
 - b. Others, as approved by City Council, which may include developer-lender city agreement for providing public improvements, assignment of interest-bearing certificate of deposit, irrevocable letters of credit or developer’s agreement.
2. Title Certificate: A certificate of ownership signed by a licensed attorney at law or an abstract company shall be required when property is conveyed to the City, in a form approved by the City Attorney and showing the following:
 - a. Parties executing site plan are owners of the land embraced by the site.
 - b. All mortgages, liens or other encumbrances.
 - c. That all taxes and assessments are paid to date.
 - d. Description of site is correct.
 - e. No conflicting right-of-ways, easements or site plans exist.
 3. As-Built Record Drawings: The City shall not accept improvements not issued a Certificate of Occupancy as-built record drawings are submitted to the City and reviewed, and determined to be consistent with this code.

Costs incurred by the City's outside engineering consultants will be billed directly to the applicant. Outstanding fees shall be paid to the City prior to issuance of the CO.

As-built Record Drawings. Three copies of as-built record drawings shall be required prior to the issuance of a certificate of occupancy. As-Built Record Drawings shall be prepared, signed and sealed by the engineer of record. The city shall not accept improvements nor issue a certificate of occupancy until three copies of as-built record drawings are submitted to the city and reviewed, and determined to be consistent with this code. Also, see Section 7.10.8 and Section 7.13.6 of this code for specific as-built requirements for utility construction specifications.

Permits from all regulatory and applicable governmental agencies, including but not limited to the following:

- a. Department of Environmental Regulations
- b. St. Johns River Water Management District
- c. Army Corps of Engineers
- d. Florida Department of Transportation

Section 6.15 Trail Design Guideline Requirements.

Section 6.15.1. *Purpose and intent.* The purpose of these standards is to provide a community wide trail network which links neighborhoods, parks, schools, shopping areas and opens spaces. The intent is to provide comprehensive guidelines for the design and construction of various trail types and compliance with American Association of Street and Highway Transportation Officials (AASHTO) standards, Uniform Federal Accessibility standards and the “American with Disabilities Act Accessibility Guidelines”.

Section 6.15.2. *Applicability.* These guidelines shall apply to shared-use trails, multi-use trails, park/nature trails, community paths/trails, and urban bicycle/pedestrian corridors.

Section 6.15.3. *Design Standards.* Trails are required in the following situations:

1. When a trail corridor traverses or is adjacent to a proposed development. Trails shall be provided within, or as close as possible to the delineated trail corridor.
2. To link public transit stops, schools, recreation facilities, park sites and/or to public areas interior or exterior to the proposed development.
3. When a trail is shown on an approved development plan.
4. To continue existing planned and/or platted trails, from adjoining developments.

[See Chapter VI - LDC, Section 6.15 for the entire Trail Design Guideline Requirements]

Updated 5/13/2021

HOLIDAY CLOSURE In observance of President's Day, our office will be closed on Monday, February 16. We will resume regular business hours on Tuesday, February 17.

PROPERTY RECORD CARD

General Information

Name:	SABATINI LAW FIRM P A	Alternate Key:	1766818
Mailing Address:	411 N DONNELLY ST STE 313 MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	32-19-27- 1300-007- 02100
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		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 6605 PG 261		

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

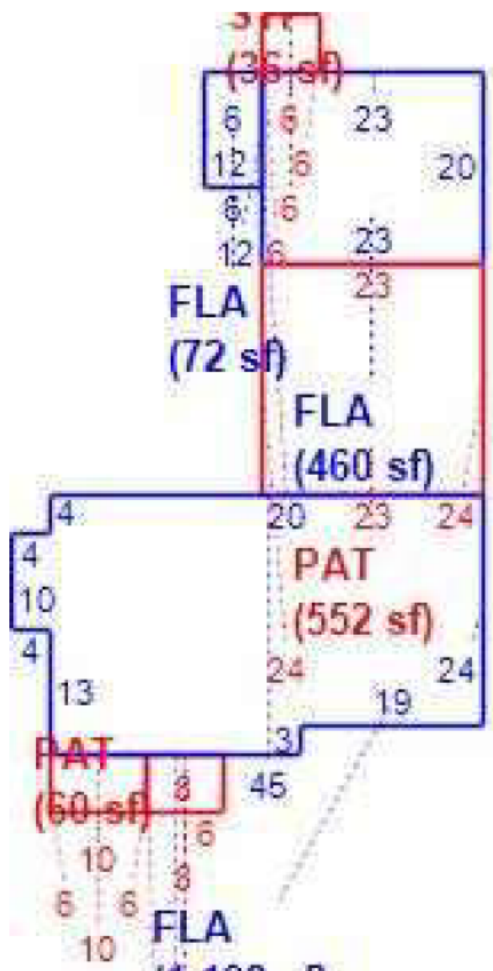
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	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

[View Larger / Print / Save](#)

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT/POLE SHED UNFINISHED (UCP1)	440	SF	2017	\$1,056.00

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
6605 / 261	07/13/2025	Warranty Deed	Qualified	Improved	\$488,000.00
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 are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
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	\$316,672	\$316,672	\$316,672	5.0254	\$1,591.40
SCHOOL BOARD STATE	\$316,672	\$316,672	\$316,672	3.0870	\$977.57
SCHOOL BOARD LOCAL	\$316,672	\$316,672	\$316,672	2.9980	\$949.38
LAKE COUNTY WATER DISTRICT	\$316,672	\$316,672	\$316,672	0.2940	\$93.10
NORTH LAKE HOSPITAL DIST	\$316,672	\$316,672	\$316,672	0.3859	\$122.20
ST JOHNS RIVER FL WATER MGMT DIST	\$316,672	\$316,672	\$316,672	0.1793	\$56.78
CITY OF MOUNT DORA	\$316,672	\$316,672	\$316,672	6.3000	\$1,995.03
LAKE COUNTY MSTU AMBULANCE	\$316,672	\$316,672	\$316,672	0.4629	\$146.59
LAKE COUNTY VOTED DEBT SERVICE	\$316,672	\$316,672	\$316,672	0.0400	\$12.67
				Total:	Total:
				18.7725	\$5,944.72

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
SABATINI LAW FIRM P.A.

Filing Information

Document Number	P19000075709
FEI/EIN Number	84-3168152
Date Filed	09/25/2019
Effective Date	09/25/2019
State	FL
Status	ACTIVE

Principal Address

411 N DONNELLY ST
#313
MOUNT DORA, FL 32757

Changed: 01/18/2023

Mailing Address

411 N DONNELLY ST
#313
MOUNT DORA, FL 32757

Changed: 01/18/2023

Registered Agent Name & Address

SABATINI, ANTHONY F
411 N DONNELLY ST
#313
MOUNT DORA, FL 32757

Address Changed: 01/18/2023

Officer/Director Detail

Name & Address

Title President

SABATINI, ANTHONY F
411 N DONNELLY ST
#313
MOUNT DORA, FL 32757

Title VP

SABATINI, FRANCESKA
411 N DONNELLY ST
#313
MOUNT DORA, FL 32757

Annual Reports

Report Year	Filed Date
2023	01/18/2023
2024	02/05/2024
2025	02/09/2025

Document Images

02/09/2025 -- ANNUAL REPORT	View image in PDF format
02/05/2024 -- ANNUAL REPORT	View image in PDF format
08/03/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
02/27/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
09/25/2019 -- Domestic Profit	View image in PDF format

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

Myles Haskins
WITNESS
PRINT NAME: Myles Haskins

Carolyn Griffin
WITNESS

PRINT NAME: Carolyn Griffin

11800 Brandanville Dr Apt 5100
32826 Orlando, FL
WITNESS 1 ADDRESS

171 Daffodile Dr SW
Palm Bay, FL 32908
WITNESS 2 ADDRESS

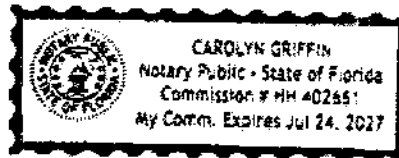
STATE OF FLORIDA

COUNTY OF ~~ORANGE~~ Brevard CG

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 13th 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



DEVELOPMENT REVIEW COMMITTEE COMMENTS

DATE: June 23, 2026
FROM: Development Review Committee
THROUGH: Michele Janiszewski, AICP, Deputy Planning Director
PROJECT NAME: Sabatini Law Firm
REVIEW TYPE: Minor Site Plan – Second Review

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

Review Comments

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

Planning and Zoning

Comments provided by Michele Janiszewski, janiszewskim@mountdora.gov

1. LDC Section 6.5.10 (3), states, “when the use of a building or land or any part thereof is changed to a use requiring off-street loading facilities, the full amount of off-street loading space required shall be supplied and maintained.” LDC Section 6.5.2 (2)(b), states that Office Buildings shall provide one off-street parking space for each 300 square feet of gross floor area. Include this calculation on the site plan and ensure there is adequate parking.

The 1,730 SF building area requires six (6) off-street parking spaces, one of which must be ADA accessible. LDC Section 6.5.4 (1), requires parking spaces to be provided on the same lot or on a lot of not more than 500 feet distance as measured along the nearest pedestrian walkway. As such, the parking spaces proposed within the right-of-way need to be relocated to the subject property.

LDC Section 6.5.12(1), allows up to 25% of the parking spaces to be unimproved if one of the circumstances identified in the Land Development Code exist. If one of these circumstances exist, the parking space may be constructed of a pavers, permanent porous grating, or other dust-free surfaces.

2. LDC Section 6.5.2, requires off-street parking area to be a minimum of ten feet wide and twenty (20) feet long. Please revise the proposed parking area to reflect this requirement. Please note, the Site Plan depicts 7' X 14' sized parking spaces.
3. Please incorporate the enclosed standard for accessible parking spaces into the site plan.
4. If more than 4 off-street parking spaces are provided, the accessible parking spot must provide the required signage. The signage location would limit access to the stacked parking space in front of it. Please address this issue.
5. Please indicate whether or not all the buildings will be used for office uses or as accessory structures and clarify if there will be multiple tenants. Indicate use on Site Plan. Each structure / building to receive an address assignment.
6. Pursuant to LDC Section 6.6, the following landscape buffers shall be installed. Please provide a landscape plan to depict how the following buffer requirements will be provided. Please utilize Table VI-3 for Approved Tree and Plant Species List. The specific species designated on the approved site plan shall be the species planted in the locations and quantities indicated. The landscape plan shall indicate the length and width of the buffer; the required number of plantings; and the quantity and type of plantings required.

<i>Buffer</i>	<i>Buffer Type</i>	Buffer Description Min. Average Width: 10 Feet
<i>North</i>	“a”	For each 100-linear feet or fraction thereof: • Three (3) Canopy Trees • Five (5) Understory Trees • Shrubbery or hedge to provide continuous visual screen within 36-months of planting
<i>South</i>	“a”	
<i>East</i>	“a”	
<i>West</i>	“a”	

City Water and Sewer Utilities

Comments provided by Bill Mitchell, MitchellW@mountdora.gov

The resubmittal indicated that there is a fire hydrant along Groveland Road but the intent is to identify the fire hydrant's location and determine the distance between the fire hydrant and the building to ensure adequate fire protection is provided. Please address.

Fire Review – Building Services

Comments provided by Chris Maree, MareeC@mountdora.gov

Site Plan to show closet fire hydrant, provide distance, and indicate whether private or public. (RW).

Informational Comments

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

Planning and Zoning

Comments provided by Michele Janiszewski, janiszewskim@cityofmounddora.com

1. Once approved, the property will need to apply for a site development permit through Building Services prior to commencing development on the property. The site development permit will include the permitting and inspection of the landscaping, parking, stormwater management systems, site lighting, and other site improvements. The approved site plan will supplement the application for site development permit along with all required State and Agency permits. Building permits for the building(s) and other development may not be issued until the site development permit is issued and no building(s) will be granted a certificate of occupancy until the site development permit is closed out.
2. LDC Section 6.7.4 (2) allows the following sign types for occupant identification within the RP zoning district: awning, monument, projecting, swing, wall. Sign size may be a maximum of 20 square feet.
3. RP zoning district allows monument sign copy area in addition to the wall sign size subject to the following conditions:
 - a. Maximum sign height shall be six feet.
 - b. Maximum sign copy area for a single building shall be 15 square feet.
 - c. All monument signs must be set back at least five feet from all property lines

LDC Section 6.7.2 defines monument sign as, “a sign which has the vertical structure supports concealed in an enclosed base which has the same or greater width and depth dimension as the sign.” The proposed sign must be compliant with this definition and will require a separate building permit. A planter structure or alternative landscaping shall enclose the foot of the base. The planter shall be between two and three feet in height above the ground, with a minimum length equal to the width of the sign and a minimum width of three feet. The base and planter shall be of brick or compatible material matching the finish of the primary structure. In lieu of a brick planter the sign may be located in a landscaped buffer provided low-growing shrubbery is planted to conceal the base of the sign. Please revise the site plan to ensure the monument sign meets the five (5) foot setback.

4. Utilizing the construction type of each structure on the property; occupancy type, square footage, and exposure and the Insurance Services Office Rating Schedule, will determine the fire flow calculations which may be needed for the change of occupancy permit.

5. New developments or redevelopments are not required to provide an irrigation plan, however landscape plans shall provide confirmation statements that the design will adhere to the irrigation requirements, as contained in this code.
6. Please be advised, pursuant to LDC Section 3.4.7.(5)(i)(5), Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located as not to be visible from any public ways.
7. Ensure the sidewalk from the Accessible Parking Space to the business meets the ADA standards for an accessible route.

Fire Prevention and Building Services

Comments provided by Chris Maree, MareeC@mountdora.gov

1. Impact Fee(s) will be assessed with the building permits.
2. Each separate structure will require a separate building permit (e.g. site lighting, dumpster enclosures, retaining walls, fences, fire sprinkler system, etc.).
3. Once the site plan is approved, a change of occupancy permit will be required. Please contact Building Services with any questions about the requirements or process.

Building Services – Flood Review

Comments provided by Ryan Morgan, morganr@mountdora.gov

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

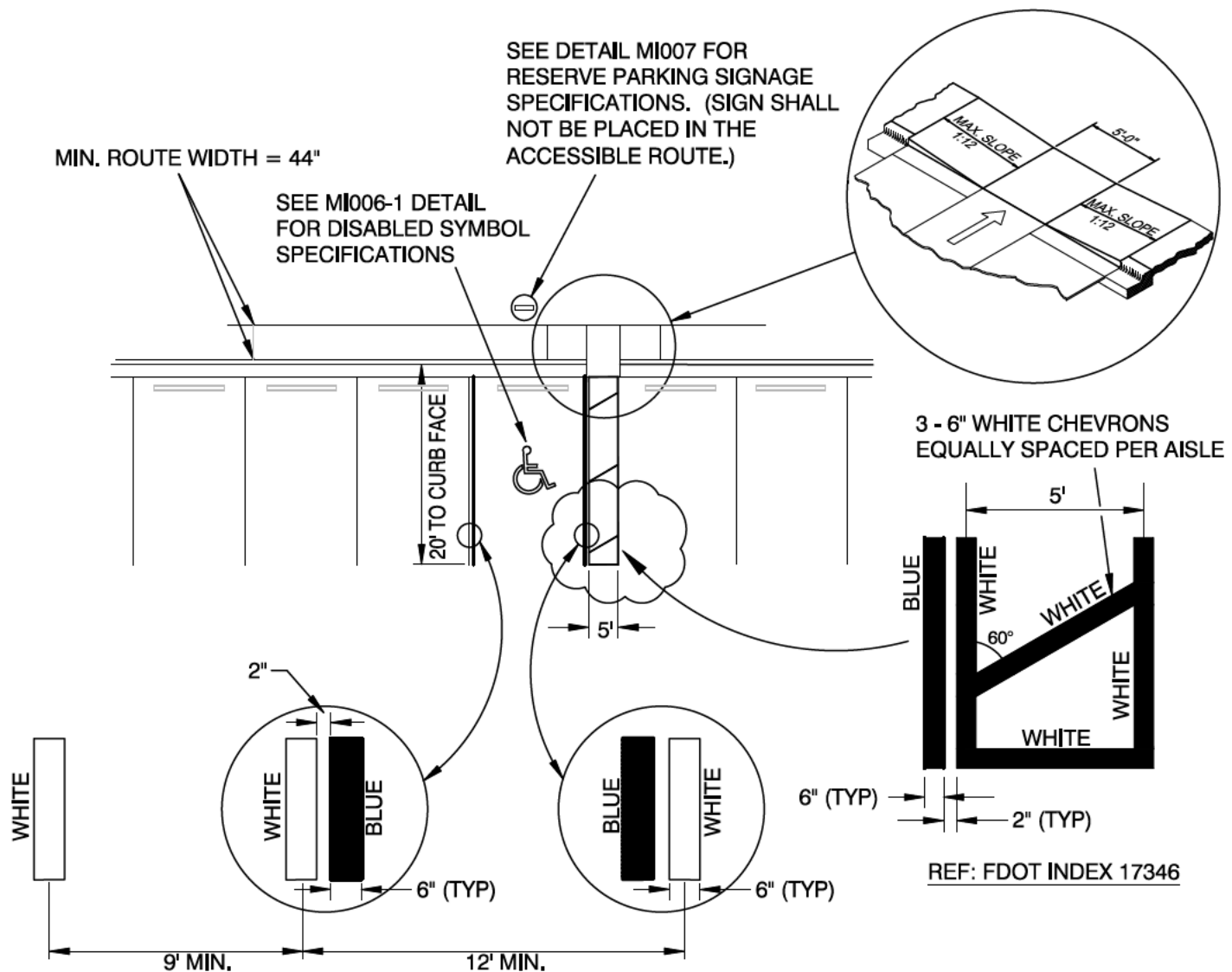
Electric Utility

Comments provided by Steve Langley, langleys@mountdora.gov (MJ)

No Comments.

Public Works

Any work completed with the right-of-way and/or any aprons connecting to the right-of-way shall require a Right-of-Way Utilization Permit issued by Public Works. This includes, but not limited to driveway apron, decorative entrances, etc.



NOTES:

1. EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
2. PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
3. THIS DETAIL IS PROVIDED TO SUPPORT LDC SECTION 3.41.3.2
4. WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
5. CURB RAMPS CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.



ACCESSIBLE PARKING - SINGLE SPACE STRIPING

GU0024-1

ISSUED: 2017

REVISED: --



1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

June 06, 2026

Ms. Michelle Janiszewski
Deputy Planning Director
City of Mount Dora
510 Baker Street
Mount Dora, FL 32757

RE: Mount Dora 1601 E 1st Avenue – Minor Site Plan
Second Review

Dear Ms. Janiszewski,

We are in receipt of the Revised Minor Site Plan application and Revised Minor Site Plan for the above listed address. We reviewed the application, site plan, and other associated documents.

The application is to change the use from a residential home to a commercial office. The existing home is approximately 1,730 square feet, has a two-car driveway on the west side of the site, off Groveland Road. This is a corner lot, with frontage on East 1st Avenue. There is an aluminum cover over the driveway, adjacent to the out-building on the lot. There are sidewalks on both the west and south side of the lot.

Below are our comments and questions.

Minor Site Plan Application:

1. In #8 of the application, adjacent street is called out as Clayton St. The adjacent street is Groveland Rd. Please revise. **Resolved**
2. In #10, the building size is listed as 1,600 SF. The property appraiser lists the building size as 1,730 SF. These need to match. **Resolved**
3. In #10, proposed SF of building is stated as 1,600. This will be 0 SF as no new buildings are being proposed. **Resolved**

Minor Site Plan:

4. The site data table will need to provide at a minimum, property area, building and landscape setbacks, current and future land zoning, proposed uses, parking requirements and provided parking, existing building size, pervious and impervious area, and percent impervious area. **Resolved.**
5. How many employees will the office building have? Application referenced “approximately 6 seats.” Does this include employees and clients? **Resolved.**
6. Please list the required setbacks for a commercial property on the plans. **Side street setback requirement is 25’, however, the revised site plan shows 17.4’. This is an existing condition that may require a variance request from the City.**
7. Please use an exact impervious area in the site data. **Resolved.**
8. Please provide water demand and wastewater calculations. This will be used to verify the current water service is sufficient for the proposed use. **Resolved. The response references water demand being less than other professional offices since there are few people in the office. This response is sufficient to address the question.**
9. Please show the hydrant serving the site (closest to site). **Resolved. Fire hydrant not shown on revised site plan as noted in the response. A review of aerial maps shows the nearest fire hydrants are 550 to 600 feet east and west of the subject property.**



10. The site plan is calling out a 5' wide concrete sidewalk where the survey is showing a 4 foot sidewalk off-site and 3 foot on site. Will the on-site sidewalk be replaced with a new 5 foot sidewalk? **Resolved. No new sidewalk is needed.**
11. Given the dimensions from the survey, the proposed parking area is approximately 1,100sq ft. This square footage will not be able to hold the proposed five 9'x18' spaces and one ADA compliant space while providing a drive aisle to access the spaces. Please verify the parking layout, to scale, with dimensions for the parking spaces. **Resolved. There are two car spots in the right of way. Is that acceptable with the City?**
12. The plan will need to show the actual striping, to scale, for the ADA space, including the 5 foot accessible area. **Resolved.**
13. Per the survey, the distance from back of sidewalk to front of building is 34.1 feet. This distance is too short to stack two cars as noted on the site plan. Please revisit the proposed parking layout. **Resolved.**
14. Per the survey, a portion of the asphalt parking area is actually on the adjacent property. This may be an issue with the City with a change in use from residential to commercial. **Resolved. We revisited the Lake County Property Appraiser and identified that Lot 10, the adjacent lot, and 1601 E 1st Ave have the same owner. This should not be an issue.**
15. Please show the area of the buildings in the plan. **Resolved.**
16. How will garbage disposal be handled? Will roll out containers be used and has this been discussed with the City refuse pick up company? **Resolved.**
17. Remove "ONE WAY" text and arrow.

This concludes our civil and planning reviews of the application. Please feel free to contact us should you have any questions.

Sincerely,
CPH Consulting, LLC

Allen C. Lane, Jr.

Allen C. Lane, Jr, P.E.
Senior Project Manager

CC: Cristina Lacal, CPH

SABATINI LAW FIRM P.A.

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Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

July 1, 2026

VIA EMAIL

Michele Janiszewski, AICP
Deputy Planning Director
City of Mount Dora
510 N. Baker Street
Mount Dora, Florida 32757

Re: Minor Site Plan Resubmittal – Sabatini Law Firm
1601 E. 1st Avenue, Mount Dora, Florida
Application No. SP26-02Minor

Dear Ms. Janiszewski:

On behalf of the Applicant, enclosed please find the revised Minor Site Plan for the above-referenced property. The enclosed plan has been revised in response to the Development Review Committee comments dated June 23, 2026. For ease of review, our responses are provided below.

Planning & Zoning

Comment 1 – Parking Calculation / Required Parking

The Site Plan has been revised to include the required parking calculation based on one (1) parking space per 300 square feet of gross floor area. The Site Data Table has been updated to reflect the required parking, and the parking layout has been revised accordingly. The parking layout remains subject to final engineering review and verification.

Comment 2 – Parking Dimensions

The parking spaces have been revised to reflect the required minimum dimensions of ten (10) feet by twenty (20) feet.

Comment 3 – ADA Parking Detail

The Site Plan has been revised to incorporate the City's standard accessible parking detail, including the required access aisle and accessible route.

Comment 4 – ADA Signage

The ADA parking space has been revised to depict the required signage and accessible parking improvements.

Comment 5 – Building Uses

The Site Plan has been revised to identify the principal office building and the existing accessory structure. The principal building is identified as the professional office use, and the accessory building is identified as accessory storage. No multiple tenants are proposed.

Comment 6 – Landscape Plan

The Site Plan has been revised to include supplemental landscape buffers, landscape notes, tree locations, and a landscape schedule depicting the proposed landscaping improvements.

Water & Sewer / Fire Review

Fire Hydrant

The Site Plan has been revised to identify the nearest public fire hydrant and its approximate distance from the building.

Additional Revisions

In addition to the revisions requested by the Development Review Committee, the following updates have also been incorporated into the Site Plan:

- Updated Site Data Table.
- Updated parking calculations.
- Existing building area identified as 1,730 square feet.
- Existing accessory building labeled.
- Monument sign location and applicable notes added.
- ADA accessibility notes added.
- General Notes updated.
- Parking Notes updated.
- Landscape Notes updated.
- Existing utilities, drainage, refuse service, and lighting information added.
- Existing sidewalk and accessible route clarified.

- The "ONE WAY" text and directional arrow have been removed, consistent with the consultant's comments.

The Applicant appreciates the City's continued review of this application and respectfully requests that the enclosed revised Minor Site Plan be accepted for further review. Should any additional information be required, please do not hesitate to contact our office.

Respectfully,

A handwritten signature in black ink, appearing to read 'AS', with a stylized flourish extending to the right.

Anthony F. Sabatini, Esq.
Sabatini Law Firm, P.A.
1601 E. 1st Ave.
Mount Dora, FL 32757
anthony@sabatinilegal.com
T: (352)-455-2928

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 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



1601 EAST 1ST AVENUE, MOUNT DORA, FLORIDA 32757

REQUIRED SETBACKS

Front Yard: 25'
Side Yard: 10'
Rear Yard: 30'
Street Side: 25'

Minimum Lot Size: 8,500 SF
Minimum Lot Width: 75'
Maximum Building Height: 35'

ADA SIGN
5' ACCESS AISLE
ACCESSIBLE ROUTE
VAN ACCESSIBLE

MONUMENT SIGN
15 SF MAX
6' MAX HEIGHT
5' SETBACK
LANDSCAPED BASE

- Existing utilities to remain.
- Existing drainage patterns to remain.
- Existing sidewalk to remain.
- Roll-out refuse containers.
- Existing lighting to remain unless otherwise approved.
- Existing site contains legal nonconforming improvements where applicable

PUBLIC FIRE
HYDRANT
Approx. 304 feet

NOTES

SITE DATA

Zoning: RP
Future Land Use: Residential Professional
Parcel Size: 16,000 sq ft (approx.)
Proposed Use: Professional Office (Law Firm)
Existing Building Area: 1,730 sq ft
Proposed Building Area: 0 sq ft
Building Height: 1 Story
Flood Zone: X
Impervious Area: ~4,000 sq ft
FAR: ~0.11
ISR: ~0.26
Utilities:
Water: City of Mount Dora
Sewer: City of Mount Dora
Garbage: City of Mount Dora

Parking Provided:
5 Standard Spaces
1 ADA Accessible Space
Total: 6 Spaces

GENERAL NOTES

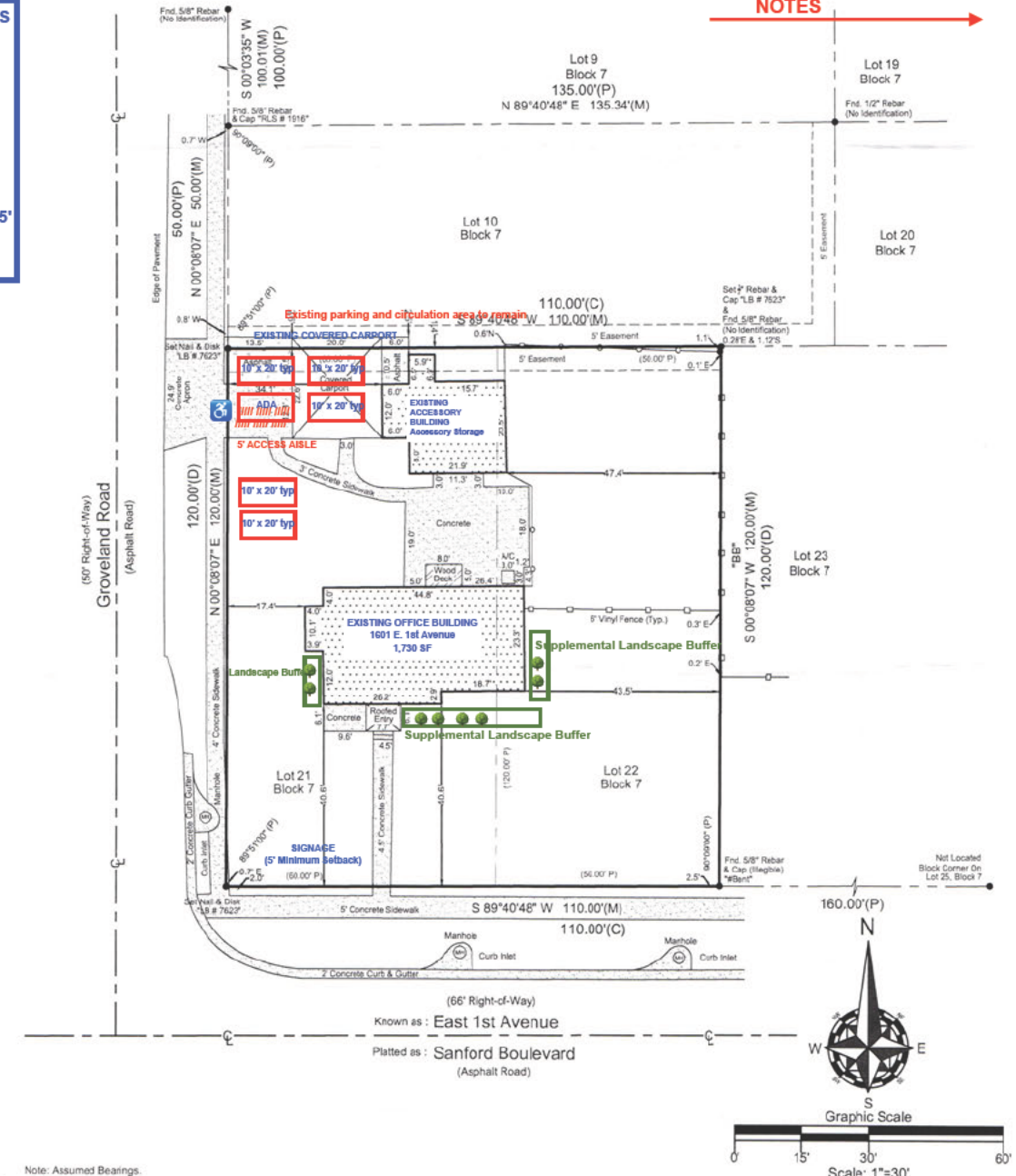
- All improvements shall comply with applicable municipal codes and ADA standards.
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- No changes to drainage are proposed.
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- Existing covered carport and parking areas to remain as part of adaptive reuse of existing structure.
- No exterior lighting is proposed.
- Existing fire hydrant located along Groveland Road.
- Prepared for Minor Site Plan Review only. No engineering changes proposed.
- All dimensions are approximate and based on boundary survey.

PARKING NOTES

- THREE (3) standard parking spaces are provided under the existing covered carport. Two (2) Standard Spaces to the right of carport.
- One (1) ADA accessible parking space is provided adjacent to the building entrance.
- ADA parking space provided with access aisle per ADA standards.
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- Parking configuration reflects existing constrained site conditions and adaptive reuse of existing structure.
- All parking dimensions are approximate.
- Refuse: Roll-out container
- Building: ONE STORY
- Employees 3-4

LANDSCAPE NOTES

- Existing landscaping to remain where practical.
- Supplemental foundation landscaping proposed near building frontage and monument sign area.
- Existing trees to remain.
- No major site clearing proposed.



Note: Assumed Bearings.

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

Legend	
C	Calculated
CB	Centerline
CM	Concrete Block
Conc.	Concrete
DE	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
ORH	Official Records Book
P	Plot
P.B.	Plot Book
W	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.	Radius
R&C	Rebar & Cap
Rec.	Recovered
Rfd.	Roofed
Set	Set 1/2" Rebar & Cap "LB 7523"
Typ.	Typical
UE	Utility Easement
WM	Water Meter
Δ	Delta (Central Angle)
○	Chain Link Fence

NOTES:
>Survey is based upon the Legal Description Supplied by Client.
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>Subject to any Easements and/or Restrictions of Record.
>Bearing bars shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
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>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 51-17.002 Florida Administrative Codes, Pursuant to Section 472.127 Florida Statutes.

Patrick K. Ireland, P.S. 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

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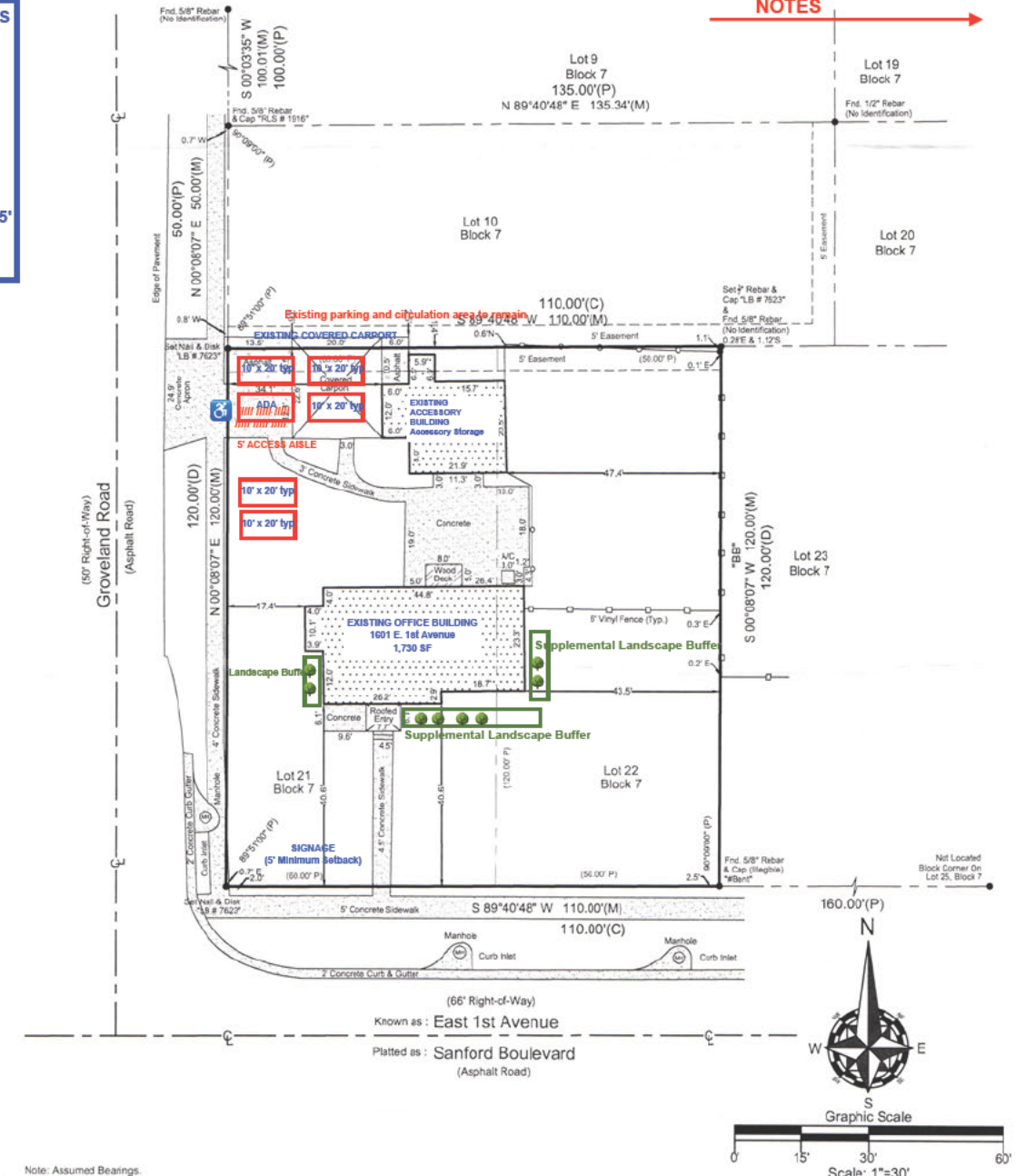
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Esmt.	Easement
F.E.M.A.	Federal Emergency Management Agency
FFE	Finished Floor Elevation
Fnd.	Found
IP	Iron Pipe
L	Length (Arc)
M	Measured
N&D	Nail & Disk
N.R.	Non-Radial
ORIS	Official Records Book
P	Plat
P.B.	Plat Book
W	Wood Fence
PC	Point of Curvature
Pg.	Page
PI	Point of Intersection
P.O.B.	Point of Beginning
P.O.L.	Point of Line
pp	Power Pole
PRM	Permanent Reference Monument
PT	Point of Tangency
R	Radius
Rad.	Radius
R&C	Rebar & Cap
Rec.	Recovered
Rfd.	Roofed
Set	Set 1/2" Rebar & Cap "LB 7523"
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