



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

Email: plandev@cityofmoundora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

September 16, 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 Conditional Use Permit:** Proposed Gerber Collision Center (Project Name); US Hwy 441 & Lake Park Court (Site Address); CLJS LLC. (Owner); ER MA Partners LLC(Applicant); CUP26-01 (Project Number); First Review
- VI. Staff Updates
- VII. Other Business
- VIII. Announcement of next scheduled meeting date:

October 21, 2026 @ 10:00 a.m.
- 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 352-735-7126, ext. 1111, or by email at clerk@cityofmoundora.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

August 19, 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 10:04 a.m. on Wednesday, August 19, 2026.

II. Roll Call with Determination of Quorum

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

Absent:

III. Approval of Minutes

On a motion by Lynn Tipton, seconded by Suzanne Scheck, the board voted to approve the meeting minutes dated July 15, 2026, unanimous by a 7-0 vote.

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

None.

V. New Business

- A. Request for Minor Site Plan:** Waterman Early Learning Academy (Project Name); 1303 Limit Avenue (Site Address); Florida Material Alliance, Inc. (Owner); Waterman Early Learning academy – John Stover (Applicant); SP26-06Minor (Project Number); 2nd 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 as presented.

Present: David Clutts, Engineer – Civil Engineering Solutions

Present: Betsy Mae Wilson – Waterman Early Learning Academy

Discussion on completing requirements from the Development Review Committee comments.

Discussion on making adjustments to dumpster location.

Discussion on maximum students allowed — 60 count.

Motion made by Lynn Tipton, seconded by David Hoops to approve the application as presented by unanimous by a 7-0 vote.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

August 19, 2026

B. Request for Site Plan: Loch Leven Park Amenity Center (Project Name); XXX Meadenhall Boulevard (Site Address); Loch Leven Park, HOA, Inc. (Owner); Poulos & Bennett, LLC (Applicant); SP25-09 (Project Number); 4th Review.

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 conditions.

Discussion on parking spaces around the proposed pool besides a.d.a. parking space.

Discussion on visitor parking located on the street.

Discussion on the proposed pool was added to the project after the initial site plan application.

Discussion on space being used for the proposed pool vs. open green space.

Discussion on landscaping for the proposed pool area.

Discussion on chlorinated pool water, draining into the landscaping area.

Discussion on stormwater and back flow of the proposed pool area.

Motion made by Lynn Tipton, seconded by Tom Dring to approve the application as presented subject to details on back flow of proposed pool area by unanimous by a 7-0 vote.

VI. Other Business/Staff Updates

No update at this time regarding the Richland Project.

Discussion that the project is a JPA (Joint Powers Agreement) with Lake County.

Discussion on how the City of Mount Dora is involved in the Richland Project.

Discussion on the Richland project is going before the Lake County Planning and Zoning Commission, not the City of Mount Dora Planning and Zoning Commission.

Discussion on the possibility of the Richland project submitting for utility annexation into the City of Mount Dora.

Discussion on referring to the project as Richland in lieu of Mount Dora North and South.

Discussion on sharing previous comments on the Richland project with the City of Mount Dora Planning and Zoning Commission at a future meeting.

Discussion on adding more detail to the Development Process Notes section of the staff report.

Discussion on the use of AI and Landscape Code.

Discussion on removing containers near the park located on Grandview Street, south of



CITY OF MOUNT DORA, FLORIDA
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Lincoln Avenue.

Discussion regarding board members out of town for the September 16, 2026, Planning and Zoning Commission meeting.

Discussion on schedule for the "One Way Streets" roadwork project.

Discussion on mailbox locations for the "One Way Streets" roadwork project.

Discussion on accidents at the intersection of Grandview Street and 5th Avenue.

Discussion on the ineffective use of flashing lights at intersections.

Discussion on adding a traffic light at Grandview Street and 5th Avenue.

Discussion on Bell Center opening.

Discussion on how the construction of traffic circle(s) by Lake County Municipality, at the intersection of Old 441 and Eudora will affect the City of Mount Dora.

Discussion about the intersection of Old US Highway 441 and Eudora Road will be closed for approximately two years once construction begins.

Discussion on the sidewalk located at the intersection of 4th and Tremain rebar sticking up in the air.

Discussion on adding lighting or reflectors around the big hole at the intersection of Alexander Street between 10th Avenue and/or 9th Avenue.

Discussion on contacting the Public Works Department regarding the big hole.

A. Announcement of next scheduled meeting date:

September 16, 2026 @ 10:00 a.m.

VII. Adjournment

On a motion by Tom Dring, seconded by Lynn Tipton, the board voted to adjourn the meeting at 10:43 a.m.

Adrian Coombes
Chair

Theresa Willis
Administrative Coordinator



**CITY OF
MOUNT
DORA**

PLANNING AND DEVELOPMENT

**CITY HALL
510 N. BAKER ST
MOUNT DORA, FL 32757
(352) 735-7112
MOUNTDORA.GOV**

DATE: September 16, 2026

TO: Planning and Zoning Commission

FROM: Michele Janiszewski, AICP, Deputy Planning Director

THROUGH: Ryan Winkler, AICP, Senior Planner

RE: **Request for Conditional Use Permit:** Gerber Auto Collision (Project Name); Lake Park Court, Mount Dora, FL (Site Address); Chad Linn, CLJS LLC (Property Owner) Gideon Lee, ER MA Partners LLC (Applicant).
Project No. SP26-01

Recommendation:

Staff recommends approval of the request for conditional use permit.

References/Support:

LDC Section 2.5.1 – *Planning and Zoning Commission*
LDC Chapter III – *Zoning District Regulations*

Site Summary:

Owner:	Chad Linn, CLJS LLC
Applicant:	Gideon Lee, ER MA Partners LLC
Parcel ID Number(s):	23-19-26-1000-000-00400 (AK 3731956) 23-19-26-1000-000-00700 (AK 3731981)
Existing Use:	Vacant, Undeveloped
Proposed Use:	Auto Collision Center with paint and body shop, with associated site infrastructure, utilities, stormwater, access, etc.
Future Land Use:	Commercial
Zoning:	Highway Commercial (C-3)
Parcel Area:	Lot 4: +/- 1.51 Acres (67,997.16 sf) Lot 7: +/- 1.43 Acres (62,290.80 sf)
Project Site Area:	+/- 1.92 Acres (83,635.20 sf)
Proposed Building Area (sf):	Building 1: +/- 16,990 sf
Maximum FAR:	0.35
Proposed FAR:	0.13
Maximum ISR:	65%
Proposed ISR:	37.5% (49, 124-sf)

Surrounding Property Table:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comment
North	City	Commercial	C-3	Commercial	Mount Dora Commerce Center
South	City	Commercial	C-3	Educational	CREATE Conservatory
East	City	Commercial	C-3	Commercial	Retail Shopping Plaza
West	City	Commercial	C-3	Vacant Assisted Living Facility	Lot 5 CERTUS ALF

Property Background:

The Lake Business Park was platted for commercial uses in 1996. Lot 4 and Lot 7 are currently undeveloped. The area is zoned C-3 (Highway Commercial) and have a Commercial future land use designation, in accordance with the 2045 Comprehensive Plan. The properties have frontage along Lake Park Court.

The properties are bordered by developed commercial properties to the north, east, south, and west. Lot 5 of the Lake Business Park to the immediate west is undeveloped.

The recorded Plat shows a 16-ft wide drainage and utility easement that runs along the property line of Lot 4 and Lot 7. The concept plan indicates this easement has been vacated. Lot 4 & 7 will be combined via replat to facilitate the proposed use on both properties.

Proposed Development

The Application proposes to develop Lot 4 and a portion of Lot 7 of the Lake Business Park (PB 37 PGS 44-45) for a 16,990-sf automobile collision center with enclosed paint bays and body shop services. The remaining portion of Lot 7 will be developed with stormwater management system for the project site. The Applicant proposes to improve the site with on-site parking, customer reception and administrative offices, stormwater management system, landscaping, and utilities. Applicant provided concept plan to graphically demonstrate the proposed use will be adequately screened and buffered between the planned project and contiguous properties.

Upon approval of the conditional use, the applicant will proceed with site plan review with civil plans, landscaping, traffic impact study, and architectural building elevations in accordance with the LDC.

Staff Analysis:

Zoning District Regulations

The subject property is zoned C-3 (Highway Commercial). The proposed use is a conditional use within the C-3 Zoning district, pursuant to LDC 3.4.8.3.j. "Other uses which are similar or compatible to the uses permitted herein and which are not specifically permitted in a more permissive district and which are not prohibited and which promote the intent and purposes of this district. This determination shall be made by the planning and zoning commission." The C-3 district is established to provide concentrated shopping center-type developments at the intersections of major highways without adversely impacting the safety and traffic circulation efficiency of those highways. Areas suitable for shopping center development are generally along S.R. 19A and along U.S. 441, and along Old U.S. Highway 441 west of Morningside Drive, at major intersections or where secondary service roads are provided. This district is appropriate in areas designated as "commercial" or "industrial" on the future land use map of the comprehensive plan.

The proposed use is a permitted use within the WP-2 (Workplace) Zoning District, which allows for Automobile paint and body shops (LDC 3.4.12.2.b). The WP-2 Zoning district is established in order to identify and provide those geographic areas within the city that are appropriate for the development and maintenance of an industrial, manufacturing, warehousing and office environment. The purpose of this district is to allow for more intense types of industrial uses that engage in the processing, manufacturing or storage of materials or products predominantly from previously extracted or raw materials. Areas of the city in which these districts are appropriate are designated as "industrial" on the future land use map of the comprehensive plan.

Parking and Loading Areas

Parking shall be provided consistent with LDC 6.5. Pursuant to LDC 6.5.2.2.f., the proposed use shall require three (3) spaces for each bay plus one (1) space for each employee on the largest shift. The Conditional Use Permit shall indicate the proposed number of bays and the maximum number of employees on the largest shift. The Conceptual Plan shall be notated accordingly.

The proposed use will facilitate various types of parking, to include parking for customers, employees, and vehicles pending service. The Project Narrative indicated the service parking area will be effectively screened from neighboring properties and rights-of-ways. The Concept Plan showed the location of a fence, however did not indicate type of fencing or screening measures. The Land Development Code requires service function areas (SFAs) to be screened using combination of various methods, including fencing, landscaping, and other barriers.

Landscaping

The proposed development will require landscape buffers, in addition to building and parking lot landscaping. Landscaping plans to be reviewed and required at time of Site Plan review. The following landscape buffers will apply:

Buffer	Zoning District	Buffer Type and Description
North	C-3	Type "a" Buffer" Min. Ave. Width = 10-ft • 3 Canopy Trees • 5 Understory Trees • Shrubbery/Hedge with visual screen
East	C-3	
South	C-3	
West	C-3 (right-of-way)	

Access

Proposed development to be accessed from Lake Park Court. A sidewalk shall be required and is shown on the conceptual plan.

Wastewater Utilities

Development on the property is anticipated to connect to Waste Water Treatment Plant #1. Capacity is available to service the proposed use.

Electric Utilities

The property is located within the City of Mount Dora Electrical Service boundary. The City of Mount Dora will provide electric utilities to the site.

Wetlands

The property is outside of a FEMA designated flood zone (X).

Standards of Review

The planning and zoning commission shall hear and decide requests for conditional uses allowed in chapter III, hereof. 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 uses. After review of an application and a public hearing thereon, the commission may allow conditional uses only upon a determination that the use requested:

- 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.

The Applicant provided a Project Narrative (enclosed) addressing items a. – d. of the required standards for review.

Development Review Committee

The Development Review Committee reviewed the application presented at the Wednesday, August 26th meeting and voted to recommend approval of the application and forward to Planning and Zoning Commission.

Development Process:

Pursuant to LDC Chapter 1.11 – *Development / Application Approval Process*, the conditional use permit application shall follow the below process.

- **Conditional uses permits (CUP) (see subsection 2.5.1.5):**
 - a. Development review committee.
 - b. Planning and zoning commission.

Upon approval of the Conditional Use Permit (CUP), a Site Plan application shall be submitted for review. The Site Plan application to follow the below process.

- **Site plans (see chapter V):**
 - a. Development review committee.
 - b. Planning and zoning commission.
 - c. Site development permit.
 - d. Building Permits
 - e. Revisions (minor deviations) to approved site plan:
 1. Development review committee.

Attachments:

DRC Comments dated 08.20.2026
Vicinity Map
Zoning Map
Aerial Map
Concept Plan
Project Narrative
Development Application (*on file*)



**CITY OF
MOUNT
DORA**

PLANNING AND DEVELOPMENT

City Hall
510 N. Baker St.
Mount Dora, FL 32757

Office of the City Manager
352-735-7126
Fax: 352-735-4801

Finance Department
352-735-7118
Fax: 352-735-1406

Human Resources
352-735-7106
Fax: 352-735-9457

Planning and Development
352-735-7112
Fax: 352-735-7191

Building Division
308 N. Tremain St.
352-735-7112
Fax: 352-735-7191

Public Works Complex
401 Limit Ave.
Mount Dora, FL 32757
Alt. Tel: 352-735-7105
Fax: 352-735-1539
Alt. Fax: 352-735-2892

Parks and Recreation
900 N. Donnelly St.
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074

Website:
www.cityofmountdora.com

August 20, 2026

gideon@edenrockre.com

ER MA Partners, LLC

Attn: Gideon Lee
50 Old Ivy Rd NE
Atlanta, GA 30342
[REDACTED]

Re: Development Review Committee – Additional Information Requested
Notice of DRC Meeting August 26, 2026 at 10:00 am
Conditional Use Permit for Gerber Auto Collision (CUP26-01)
Lake Business Park – Lot 4 and 7 (PB 37 PG 44)

Dear Applicant:

Please allow this correspondence to serve as verification the Development Review Committee has reviewed the application and supporting documents and determined additional information is requested for review prior to scheduling the application for Planning and Zoning Commission.

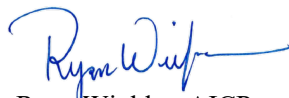
The application has been placed on the upcoming DRC agenda scheduled for **10:00am on Wednesday, August 26, 2025**. The public hearing will be held in the City Council Chambers, located at 510 N. Baker Street, Mount Dora, Florida.

Please ensure you, or a duly designated representative, is available to be present at the hearing to present and answer inquiries regarding the application. Please contact Staff prior to the meeting if the Applicant will be unable to be present for the hearing in-person, Staff may arrange virtual conference at the meeting. Meeting are

Costs incurred by the City's outside engineering consultants and City Attorney will be billed directly to the applicant.

If you have any comments or questions about the project status, please do not hesitate to contact my office at 352-735-7112.

Sincerely,


Ryan Winkler, AICP
Senior Planner

Encl. (via digital)

cc:

File

DEVELOPMENT REVIEW COMMITTEE PLANNING COMMENTS

DATE: August 20, 2026
FROM: Development Review Committee
THROUGH: Ryan Winkler, AICP, Senior Planner
PROJECT NAME: Gerber Auto Collision Center
REVIEW TYPE: Conditional Use Permit – 1st 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 result 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 Ryan Winkler, winklerr@mountdora.gov

1. Application – Please update to include Property Owner information. **UPDATED**
2. The Application and Project Narrative reference the subject properties total approximately 3.01 acres, however the Concept Plan references the total parcel area is +/- 2.94 acres. Please clarify this discrepancy. **UPDATED TO 3.01**
3. Concept Plan – Provide land use designation for the remaining +/- 1.02 acres. Will this portion of the property remain for vacant for future tenant, open space, future development associated with the proposed use? Identify the dashed line that is set back 10.5-ft from the parking area south of the proposed building. **LOTS 4 & 7 TO BE COMBINED (NOW SHOWN ON PLAN)**
4. Concept Plan – Call out all property lines, including the property line that splits Lot 4 and Lot 7. Please be advised if the proposed development contains portions of both properties, the parcels will be required to be combined through Unity of Title. **LOTS 4 & 7 TO BE COMBINED (NOW SHOWN ON PLAN)**
5. Concept Plan –The Concept Plan says the “Lot” is +/- 1.92 acres; however, according to the Lake Business Park Plat, Lot 4 is approximately 1.51 acres. Will this proposed use require a replat of this portion of the record plat? Please clarify. **LOTS 4 & 7 TO BE COMBINED (NOW SHOWN ON PLAN)**

6. Concept Plan – Review the proposed location of the proposed landscape buffer; if the project site is on the northern 1.92 acres, relocate the proposed buffer from the perimeter of remaining southern portion to the perimeter of the project site. **LOTS 4 & 7 TO BE COMBINED (NOW SHOWN ON PLAN)**
7. Concept Plan – Call out the location of guest / employee parking, and parking areas for vehicles under repair / storage. **REFER TO CALLOUT ON PLAN**
8. Concept Plan – Indicate on the Concept Plan location of any outdoor activity which may cause objectionable noise, fumes, vibrations, dust, odor or fire hazard. If such activities are proposed, please indicate how objectionable noise, fumes, vibrations, dust, odor or fire hazard will be mitigated and not adversely affect neighboring properties. If no such activities are proposed, please indicate on plan. **REFER TO TEXT BOX WITHIN BUILDING FOOTPRINT; NO OUTDOOR ACTIVITIES.**
9. Concept Plan – Call out the type and height of fencing proposed. Project Narrative indicates “any vehicle storage will be secured and screened”. Per LDC 3.5, commercial fences shall be limited to eight feet in height along the side and rear property line and four feet in front yards. Chainlink, concrete/masonry wall design, wood and ornamental iron. Barbed wire fence headers may be used with the approval of the zoning official. **6' HIGH PVC PRIVACY FENCE CALLED OUT ON PLAN**
10. Concept Plan – Indicate the proposed number of bays and proposed number of employees. **14 BAYS AND 12 EMPLOYEES CALLED OUT ON PLAN. PARKING UPDATED TO REFLECT MIN. REQ'D AND PROVIDED**
11. Concept Plan – The property is zoned C-3. Please revise and include the following C-3 Site Standards: **UPDATED ON TITLE BLOCK NOTES**

		Standard
1.	Minimum Building Setbacks	
	Front:	25-ft
	Side:	25-ft
	Rear:	25-ft
	From any Street:	25-ft
2.	Minimum Lot Size:	15,000-sf
3.	Maximum Building Height:	65-ft
4.	Minimum Street Frontage:	200-ft
5.	Floor Area Ratio:	0.35
6.	Parking	Per LDC 6.5
7.	Landscaping / Buffers	Per LDC 6.6
8.	Signs	Per LDC 6.7
9.	Access	Per LDC 6.3.7

12. Concept Plan - Please indicate on the Concept Plan all commercial buildings and accessory structures to be designed in accordance with LDC 6.13, *Commercial Architectural and Site Design Requirements*. **ADDED NOTE TO THE BOTTOM LEFT OF THE PLAN**
13. Concept Plan -Please revise the Landscape Buffer Requirements:

	Zoning District	Buffer Type	Width
North	C-3	“a”	10-ft
South	C-3	“a”	10-ft
East	C-3	“a”	10-ft
West (ROW)	C-3	“a”	10-ft

UPDATED ON TITLE BLOCK NOTES

14. Concept Plan – Identify the location of the nearest fire hydrant. Provide distance and indication of public/private. **CALLED OUT ON PLAN IN THE ROW ALONG APPROXIMATE MIDPOINT OF PROPERTY**
15. Concept Plan – Indicate the Future Land Use Classification is Commercial. **UPDATED ON TITLE BLOCK NOTES**

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 Ryan Winkler, winklerr@mountdora.gov

1. The subject use may be similar or compatible to the uses permitted herein and which is not specifically permitted in a more permissive district, and which is not prohibited and which promote the intent and purposes of the C-3 Highway Zoning District (LDC 3.5.8.3.j) This determination shall be made by the Planning and Zoning Commission (PZC). The PZC shall hear and decide requests for conditional uses allowed in chapter III, hereof. 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 uses. **NOTED**
2. Following approval of the Conditional Use Permit, an application for Site Plan Review shall be submitted. Documents to include, but not limited to erosion and sediment control plan, civil plans, drainage, landscaping, photometric, and emergency vehicle / solid waste turn-radius plans. **NOTED**
3. Applicant to provide colored building elevations to demonstrate consistency with LDC 6.13, *Commercial Architectural and Site Design Requirements*. **NOTED**
4. A traffic impact study may be required. 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. All traffic impact analysis shall be conducted in conformance with the traffic impact study (TIS) guidelines dated March 2008 or most recent version. **NOTED**
<https://www.mountdora.gov/DocumentCenter/View/10147/Mount-Dora-Traffic-Impact-Study-Guideline>
5. The property is currently heavily wooded with existing trees. Applicant to provide application for Arbor Permit (Tree Removal). Tree removal to be reviewed pursuant to LDC 6.6.7, *Preservation of Existing Trees*. A Tree Survey to be provided of all trees on-site, and shall indicate the type, species/genus, DBH, health status, and indication for removal or protection. Plan to be prepared by a certified arborist. **NOTED**
6. Sidewalks will be required along Lake Park Court. **REFER TO CALLOUT ON PLAN**

7. Following approval of the site plan, the applicant shall have one year to obtain a permit for construction on the site. The site plan for any site where a permit for construction has not been issued within one year of approval may be reevaluated by the planning and zoning commission, and any newly adopted standards will be utilized. An extension of the time limit may be requested in writing by the applicant before the time limit expires. Cause for the extension must be shown. **NOTED**
8. All site work shall be completed and inspected based upon a complete set of certified record drawings within 24 months of issuance of the site development permit. If not completed, the site development permit shall be revoked and no work shall be allowed to continue on the site. The site plan for any site where a site development permit has been revoked shall be reevaluated by the city through the approved review process, and any newly adopted standards will be utilized. A new site development permit will be required prior to commencing construction. **NOTED**

Electric Utility **NOTED; WILL COORDINATE WITH STEVE LANGLEY**

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

1. Subject property is within the City of Mount Dora's service area for electricity.
2. Per City Ordinance all electric infrastructure required to serve the new facilities will be at the cost of the developer.
3. Close coordination will be required with the City Electric Department prior to and during construction to establish electric service. Owner/builder/developer must follow the rules and procedures contained in the document "Rules and Procedures for Electric Service" which may be downloaded from the City web site www.cityofmountdora.com. These rules include the required submission of electrical load information, and mandatory meetings with the Electric Department to determine the type of electric service and locations of all facilities. Complete details are contained in the "Rules and Procedures for Electric Service" that are contained in a PDF file that can be accessed through the following page links: Departments | Public Works and Utilities | Engineering | Standard Utility Details | Electric Service - Rules and Procedures (link to PDF File). This document may also be obtained from the City Building Department or the City Electric Department.

DELIVERED VIA E-MAIL

August 5, 2026

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

RE: Gerber Collision CUP review

Dear Ms. Janiszewski,

We are in receipt of the application, concept plan and supplemental information provided for review, received July 29, 2026. We reviewed the documents, plan sheet and supporting documents for the above referenced development. A narrative for the submittal was not provided. Based on the plan sheet, this is for an automotive repair shop (paint and body shop). The drawing is referenced as "Project No 26.1358/Concept 2, date 6/1/26.

The site data table has a note under the heading Site Specific Notes referencing a zoning change to WP-2. This submittal is not requesting a zoning change, only referencing the site may need to be rezoned. Per the note, the setbacks are shown for the WP-2 zoning. We reviewed the City LDC, Chapter III – Zoning Regulations, part 3.4 for zoning requirements and specifically for C-3 and WP-2 setback requirements. The description for WP-2 zoning includes in part 3.4.12, 2 – permitted uses: 2b. Automobile paint and body shops. This specific designation is not listed under the C-3 zoning. The applicant will need to discuss this with the City to determine if a zoning change is required.

Please see our comments below:

Site Plan:

1. The acreage for the site area shown on the site data table references a parcel area of 1.92 Ac (of 2.94 Ac). This does not match the Property Appraiser website. The Property Appraiser has the two parcels listed as 1.5421 acres and 1.4661 acres for a total of 3.008 acres. The data in the table needs to be verified. **LOTS 4 & 7 TO BE COMBINED (NOW SHOWN ON PLAN)**
2. The CUP shows an area of 1.02 Ac that does not appear to be included in the proposed use. We expect this area will be used for storm water retention and will need to be shown on the site plan. This will need to be clarified with the Site Plan submittal. **STORMWATER NOW SHOWN**
3. The site data table listed the adjacent property as "ADJ to 16750 US-441." Per the Property Appraisers website, the two properties on the north or south side of the subject property are 4900 Lake Park Ct (south) and 16750 US-441 (north). Technically, the property to the north has several units, each with a different addresses, including 16750 US-441. **NOTED**
4. The site data table lists the setbacks based on the WP-2 zoning. We reviewed the City LDC, Chapter III – Zoning Regulations, part 3.4 for zoning requirements and specifically for C-3 and WP-2 setback requirements. **UPDATED ON TITLE BLOCK NOTES**

C-3 setbacks: **UPDATED ON TITLE BLOCK NOTES**

Front 25

Side 25

Rear 25

~~WP-2 setbacks:~~

~~Front 5~~

~~Side 10~~

~~Rear 10~~

Landscape setback:

The adjacent properties (side and rear) are all commercial. Based on the location of the proposed building, both building setbacks are being met. The final requirement will be based on the zoning for the site. Chapter III of the LDC will need to be followed. **NOTED**

5. Chapter VI – Design Standards, part 6.6 references the landscape buffer and percent impervious area for the lot. Per the City LDC, C-3 and WP-2 allow for a maximum of 65% impervious area. The percent impervious area and a specific breakdown of the impervious areas (building, parking sidewalk, other) will need to be shown on the site plan. **UPDATED ON TITLE BLOCK NOTES**
6. Chapter VI – Design Standards, part 6.6 also reference the required landscape buffer. The table in the LDC includes the buffer of adjoining properties C-3 and WP-2. The buffer is listed in part 6.6.2.4.b – Buffer Type B, minimum average width of 35 feet. There is a buffer shown on the plans but the distance is not called out. This will need to be shown on the site plan. The buffer is the same for both C-3 and WP-2. **UPDATED ON TITLE BLOCK NOTES AND SITE PLAN**
7. For site plan submittal, the plans will need to follow the City LDC, Chapter V – Site Plan Regulations. Specifically, the procedures for review of plans and required submittals. **NOTED**
8. The parking listed on the plan sheet is based on Chapter VI, 6.5 parking and loading areas. Specifically, part 6.5.2.f – Gas and service stations; three spaces for each bay plus one space for each employee on the largest shift. This appears appropriate for the use. **UPDATED ON TITLE BLOCK NOTES AND SITE PLAN**
9. The proposed project is shown on two parcels. Will the site require a replatting to combine the two parcels into one lot? We did not see a plat on the Property Appraisers website. **YES, COMBO PLAT**
10. The site plan will need a site data table with all the necessary information from the City LDC. **UPDATED ON TITLE BLOCK NOTES**

This concludes our review of the plan sheet and documents. 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

Willis, Theresa

From: Sommer, Misty
Sent: Monday, August 3, 2026 3:37 PM
To: Willis, Theresa
Subject: RE: DRC Review Request / Proposed Gerber Collision Center / CUP26-01 / comments due 08.14.26

Economic Development supports the proposed Conditional Use Permit. The project represents new commercial investment and employment opportunities along the U.S. Highway 441 corridor. Given the site's proximity to residential uses, staff encourages appropriate operational and site design measures to minimize potential noise and other impacts on adjacent neighborhoods. **NOTED**



Misty E. Sommer

**Director of Economic Development
& Public Information**

T: (352) 735-7110
M: (352) 552-8078
E: sommerm@cityofmountdora.com

City of Mount Dora
510 N Baker St
Mount Dora, FL 32757

From: Willis, Theresa <willist@mountdora.gov>
Sent: Wednesday, July 29, 2026 1:58 PM
To: Willis, Theresa <willist@mountdora.gov>; Scott, Whitney <scottw@mountdora.gov>; Winkler, Ryan <winklerr@mountdora.gov>; Janiszewski, Michele <janiszewskim@mountdora.gov>; Christine Maree <mareec@mountdora.gov>; DeCosta, Mark <decostam@mountdora.gov>; Gibson, Michael <GibsonM@mountdora.gov>; Hennessey, Dara <hennesseyd@mountdora.gov>; Hightower, Joseph <hightowerj@mountdora.gov>; Kramm, Josh <krammj@mountdora.gov>; Langley, Steve <LangleyS@mountdora.gov>; Marsian, Andrew <marsiana@mountdora.gov>; Miller, Mark <millerm@mountdora.gov>; Millikin, William <MillikinW@mountdora.gov>; Mitchell, William <mitchellw@mountdora.gov>; Morgan, Ryan <morganr@mountdora.gov>; Sandersfeld, Vince <sandersfeldv@mountdora.gov>; Shonk, Troy <shonkt@mountdora.gov>; Smith, Michael <SmithM@mountdora.gov>; Sommer, Misty <sommerm@mountdora.gov>; Zimmerman, Wayne <ZimmermanW@mountdora.gov>; Zwiener, Jennifer <zwienerj@mountdora.gov>
Subject: DRC Review Request / Proposed Gerber Collision Center / CUP26-01 / comments due 08.14.26

Good afternoon,

Please see the attached DRC Notice for the below project. The review link is the **BLUE** text below. If you have any questions, don't hesitate to reach out.

Conditional Use Permit: [Proposed Gerber Collision Center](#)

Comments Due: August 14th

Thank you,



Theresa Willis
Administrative Coordinator

T: (352) 735-7112 Ext. 1709 (Office)

E: willist@mountdora.gov (Email)

City of Mount Dora
510 N Baker St
Mount Dora, FL 32757

The City of Mount Dora has been made aware of fraudulent communications requesting payment from applicants. Please be advised, the City will only communicate using official email addresses ending in @mountdora.gov and will not request payment via wire transfer, cash apps, or third-party platforms.



CITY OF
MOUNT
DORA

Public Works Department
401 Limit Avenue
Mount Dora, FL 32757
352-735-7151

DRC REVIEW COMMENTS

Utilities

DATE: August 14, 2026

FROM: Andrew Marsian, Utilities & Plant Operations Director

THROUGH: William J. Mitchell, Jr., P.E., City Utilities Engineer
Josh Kramm, Utility Manager
Jennifer Zwiener, Storm Water Manager

PROJECT NAME: Proposed Gerber Collision Center
CUP – 1st 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.

Utilities Comments:

- Note: Developer/Contractor responsible for installation of required utility connections **NOTED**

Storm Water Comments:

- No comments

Willis, Theresa

From: Southard, Scott <SSouthar@wm.com>
Sent: Wednesday, July 29, 2026 2:19 PM
To: Willis, Theresa; Scott, Whitney; Winkler, Ryan; Janiszewski, Michele
Subject: RE: [EXTERNAL] DRC Review Request / Proposed Gerber Collision Center / CUP26-01 / comments due 08.14.26

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

The approach looks good, but I do not see any spec sheets showing what they are planning in the enclosure that shows 4 doors. I will need a submittal showing the dimensions and if they intend for it to be for 1 or 2 dumpsters. Enclosure dimension requirements are listed below.

The enclosures should be 12'x12' with the interior clearance being 12' and not the exterior dimensions. The doors for the enclosure should swing to a full 180 degrees and not stop at 90 degrees. They should have drop pins and holes drilled to secure the pins in the closed and open position for the doors. The main thing to consider here is ensuring the hinges are installed on the posts so they allow the doors to open and do not become trapped on the posts so to speak. If curbing is being installed to the side of the enclosure, just ensure the opening on the bottom of the door will clear it when opening the door. The caveat would be if a 2nd dumpster is desired for trash or even recycle, that the enclosure is built 24' wide instead

NOTED

SCOTT SOUTHARD

Commercial Operations Manager

WM of Wildwood

ssouthar@wm.com

T: 866.684.3142

C: 352.266.8391

8708 NE 44th Dr

Wildwood, FL 34785



From: Willis, Theresa <willist@mountdora.gov>

Sent: Wednesday, July 29, 2026 2:06 PM

To: Southard, Scott <SSouthar@wm.com>; Willis, Theresa <willist@mountdora.gov>; Scott, Whitney <scottw@mountdora.gov>; Winkler, Ryan <winklerr@mountdora.gov>; Janiszewski, Michele <janiszewskim@mountdora.gov>

Subject: [EXTERNAL] DRC Review Request / Proposed Gerber Collision Center / CUP26-01 / comments due 08.14.26

Good afternoon,

Please see the attached DRC Notice for the below project. The review link is the [BLUE](#) text below. If you have any questions, don't hesitate to reach out.

Conditional Use Permit: [Proposed Gerber Collision Center](#)

Login may be required:

Username: WYD7

Password: ANz8

Comments Due: August 14th



Theresa Willis
Administrative Coordinator

T: (352) 735-7112 Ext. 1709 (Office)

E: willist@mountdora.gov (Email)

City of Mount Dora
510 N Baker St
Mount Dora, FL 32757

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PUBLIC RECORDS NOTICE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Per FLORIDA STATUTE SECTION 119.12: Public record requests to inspect or copy public records may be made to the city's custodian of public records, City Clerk, at: 510 N. Baker Street, Mount Dora, Florida 32757, or via email to: clerk@mountdora.gov or via telephone at: (352)735-7126. Per Florida Statute 119.12, if you wish to assert that you were denied access to inspect or copy a public record, you must provide a written notice to the city's custodian of records, identifying it as a public records request, at least five business days before filing a civil action. The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed. The contact information for the agency's custodian of public records is posted in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website.



50 Old Ivy Road NE, Suite 250 Atlanta, Georgia 30342

www.edenrockrep.com

July 27th, 2026

City of Mount Dora
Office of Planning and Development
510 N Baker Street
Mount Dora, FL 32757

Conditional Use Permit Narrative – Gerber Collision (Mount Dora, FL)

Dear Planning & Development Staff,

On behalf of the applicant, ER MA Partners, LLC, please accept this narrative in support of a Conditional Use Permit (CUP) application for the development of a new Gerber Collision automotive collision repair center on an approximately 3.01-acre site located adjacent to 16750 US Highway 441, Mount Dora, Florida 32757 (Parcel ID #: 231926100000000400 & 231926100000000700). The proposed facility consists of an approximately 16,990-square-foot building with enclosed repair bays, a dedicated paint/prep area, customer reception and office space, parts storage, secured and screened vehicle storage, on-site parking spaces (including 2 ADA spaces), stormwater management, landscaping, perimeter buffers, utilities, and associated site improvements, as depicted on the submitted conceptual site plan.

The subject property is zoned C-3 (Highway Commercial), and the automobile paint and body shop use is sought as a conditional use within this zoning. The following narrative addresses each of the conditional use criteria set forth in Section 2.5.1.5 of the City's Land Development Code, together with applicable code references and supporting documentation.

(a) Not Detrimental to the Character of the Area or Inconsistent with Trends of Development. The proposed collision repair center is a commercial automotive service use that is consistent with the established and trending pattern of development along the US Highway 441 corridor, which is characterized by commercial, highway-commercial, and automotive-oriented uses serving the traveling public and surrounding community. The City has recently processed comparable automotive service uses along this same corridor through the conditional use process, confirming that such uses are consistent with the area's development trends. All collision repair, paint, and body work will be conducted entirely within the enclosed building; any vehicle storage will be secured and screened; and the site will provide perimeter landscape buffers that meet the City's Land Development Code standards. The project converts a currently vacant parcel into a modern, professionally operated, code-compliant development that enhances rather than detracts from the character of the corridor.

(b) No Unduly Adverse Effect on Existing Traffic Patterns, Movements, and Intensity. Collision repair facilities generate comparatively low and non-peaking traffic volumes relative to many commercial uses that could otherwise be developed on the site, such as restaurants, convenience stores, or high-turnover retail. Operations are driven by scheduled appointments, insurance-directed repairs, customer drop-offs, and tow/flatbed deliveries rather than continuous high-volume customer turnover,



50 Old Ivy Road NE, Suite 250 Atlanta, Georgia 30342

www.edenrockrep.com

resulting in lower peak-hour trip generation (typically, less than 50 trips per day). The site is designed with 24-foot two-way drive aisles, ample on-site parking spaces, and controlled access consistent with the corridor's access-management objectives, including the City's and FDOT's goals of limiting and consolidating curb cuts along US Highway 441 (access would be provided along Lake Park Court.

(c) Consistent with the Comprehensive Plan. The subject property carries a commercial future land use designation within the US Highway 441 corridor. The City's Comprehensive Plan expressly contemplates commercial and higher-intensity uses along the US Highway 441 corridor, provided that adopted level-of-service standards are maintained and that access is properly controlled to limit points of ingress and egress to the highway. The proposed development is consistent with these policies: it is a commercial service use on a commercially designated corridor, it incorporates controlled and consolidated access, and it will manage stormwater on-site in accordance with the Land Development Code (including limiting post-development discharge to pre-development rates and providing flood-free finished floor elevations). The project also advances the Comprehensive Plan's corridor and economic-development objectives by providing a needed community service and permanent employment.

(d) Will Not Adversely Affect the Public Interest. The proposed development serves, rather than harms, the public interest. It converts a vacant parcel into an active, tax-generating commercial development; it creates construction activity and permanent jobs; and it provides an essential automotive collision repair service to residents, businesses, insurers, and fleet operators in the Mount Dora market. The site lies within FEMA Flood Zone X (outside the 100-year floodplain) per FEMA Panel 12069C0358E, and the project will meet all applicable stormwater, drainage, landscaping, and buffering standards. All paint and refinishing operations are conducted within the enclosed building; and any outdoor vehicle storage is confined to secured, screened areas, keeping the activities most relevant to neighboring properties enclosed and screened rather than conducted in the open. The facility will be developed and operated by a nationally recognized, publicly traded collision repair operator (Boyd Group / Gerber Collision), ensuring professional, long-term management consistent with the public interest.

For the reasons set forth above, the applicant respectfully submits that the proposed Gerber Collision center satisfies each of the applicable conditional use criteria and requests the City's approval of the Conditional Use Permit. We welcome the opportunity to provide any additional information the City may require.

Best regards,

Gideon Lee, P.E.
Director of Development

[Redacted Signature]



CITY OF
MOUNT
DORA
PLANNING AND DEVELOPMENT

VICINITY MAP

Application for Conditional Use Permit
Automobile Paint and Body Shop in C-3 Zoning
Gerber Auto Collision Center (CUP26-01)



Legend

 Subject Parcels

0 150 300 US Feet

Print Date: 9/9/2026 10:50 AM

Legend

City Limits

-  In
-  Out
-  Subject Parcels

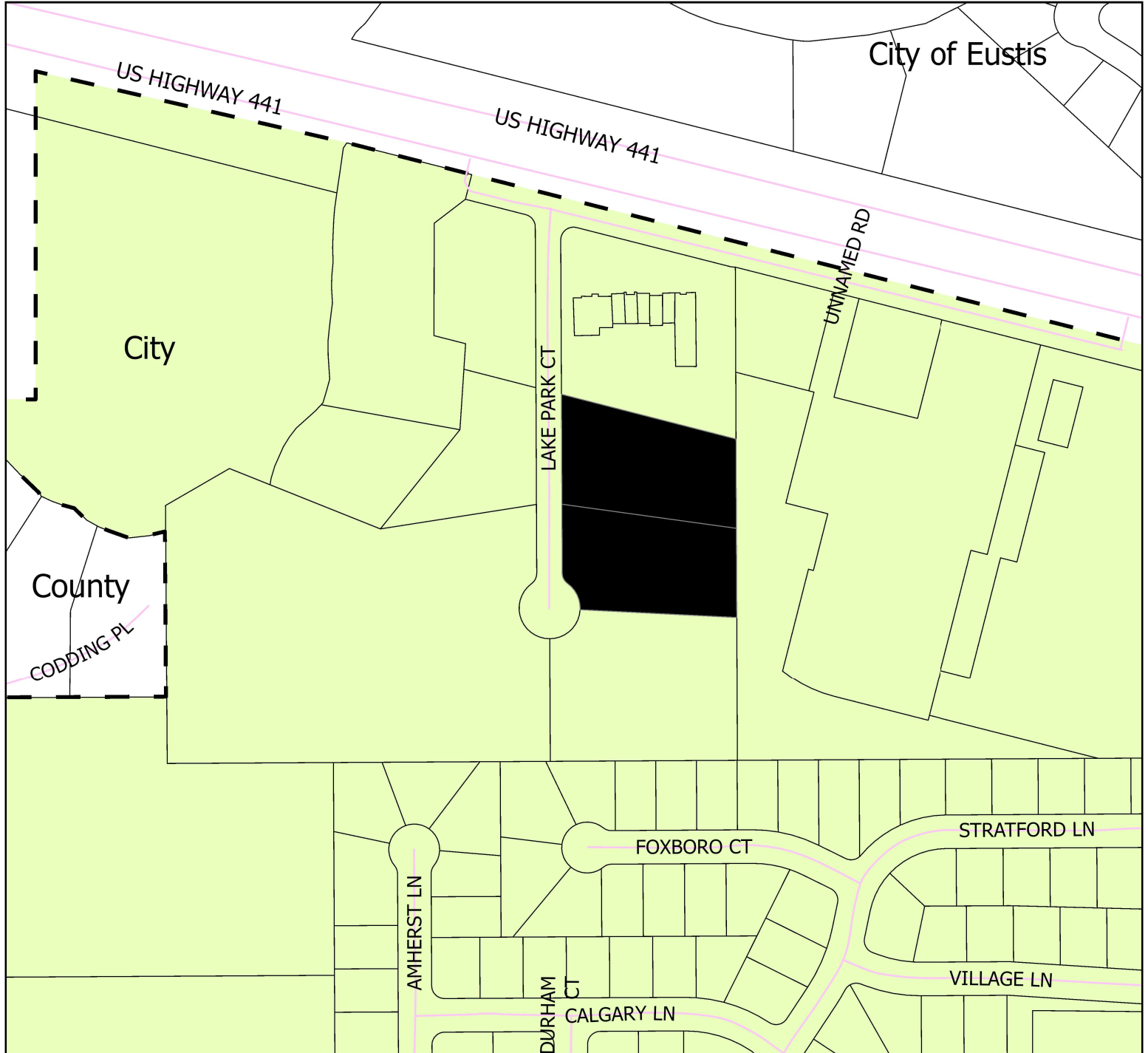
VICINITY MAP



Application for Conditional Use Permit

Gerber Auto Collision Center (CUP26-01)

Proposed Use: Automobile Paint and Body Shop in C-3 Zoning



0 150 300 US Feet

Print Date: 8/20/2026 2:46 PM



**CITY OF
MOUNT
DORA**
PLANNING AND DEVELOPMENT



CITY OF
MOUNT
DORA
PLANNING AND DEVELOPMENT

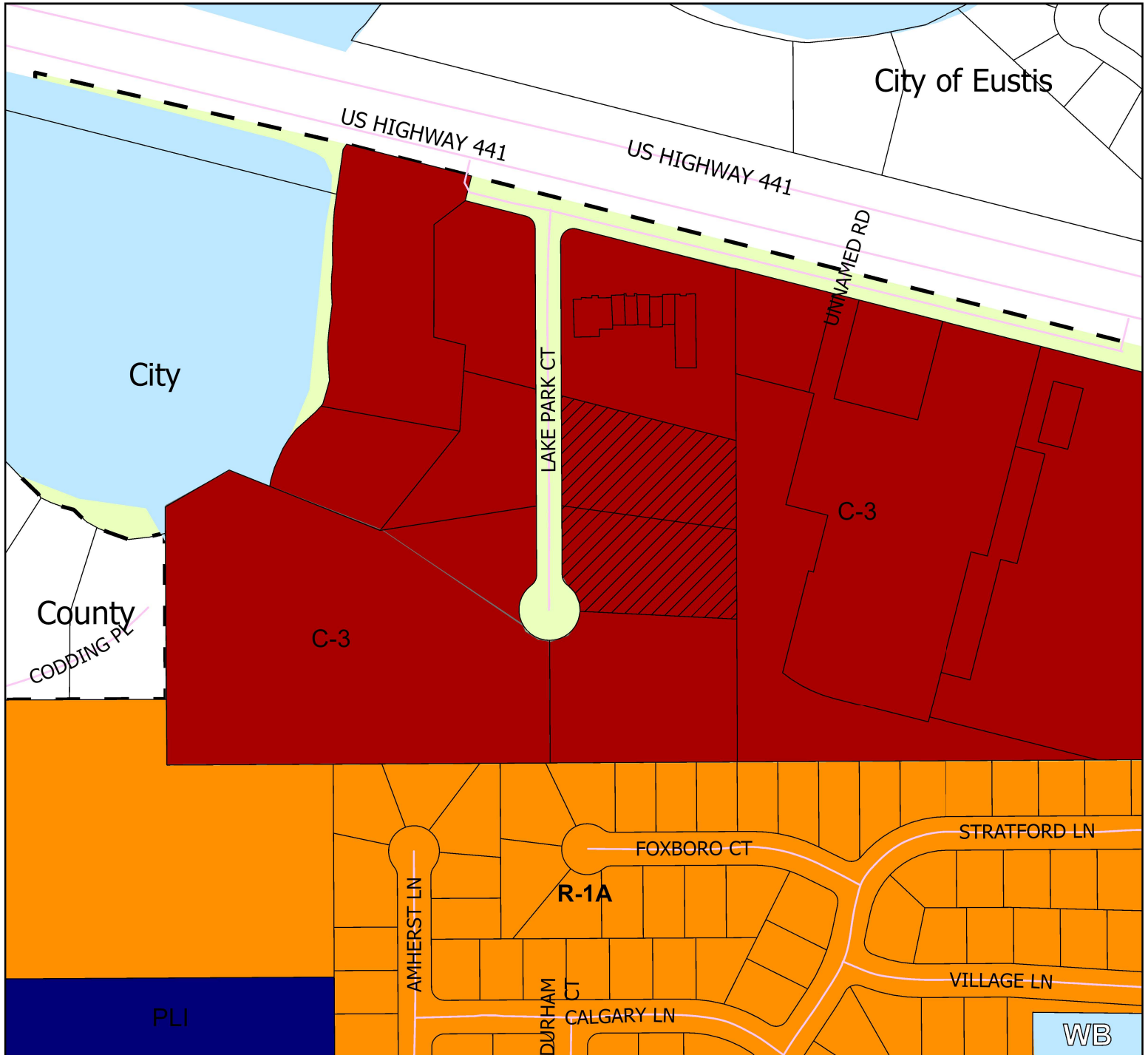
VICINITY MAP



Application for Conditional Use Permit

Gerber Auto Collision Center (CUP26-01)

Proposed Use: Automobile Paint and Body Shop in C-3 Zoning



Legend

City of Mount Dora Zoning District

- C-3 Highway Commercial
- PLI Public Lands and Institutions
- R-1 Single-Family Residential
- R-1A Single-Family Residential

City Limits

- In
- Out
- Subject Parcels

0 150 300 US Feet

Print Date: 8/20/2026 2:59 PM

PROPERTY BOUNDARY GENERATED
REFERENCING PROVIDED PDF.

QUICK CONCEPTS GROUP



VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
GERBER COLLISION
IN MT DORA, FL

ADDRESS: ADJ. TO 16750 US-441
MT DORA, FL 32757

JURISDICTION:
CITY OF MOUNT DORA

PARCEL ID #:
231926100000000400,
231926100000000700

PARCEL AREA:
±3.01 AC

ZONE: C-3
HIGHWAY COMMERCIAL

EXISTING USE:
VACANT

PROPOSED USE:
AUTOMOBILE PAINT & BODY SHOPS
(CURRENTLY PURSUING CUP)

PARKING CALCULATION:
3 PER BAY + 1 PER EMPLOYEE
3 (14 BAYS) + 1 (12 EMPLOYEES) = 54

PROVIDED PARKING:
2 ADA STALLS
53 STALLS (10' x 20')
55 TOTAL STALLS

DRIVE AISLE:
24' TWO-WAY (MIN.)

SETBACKS **
FRONT: 25'
SIDE: 25'
REAR: 25'
BUFFERS: 10' (BUFFER TYPE "A")

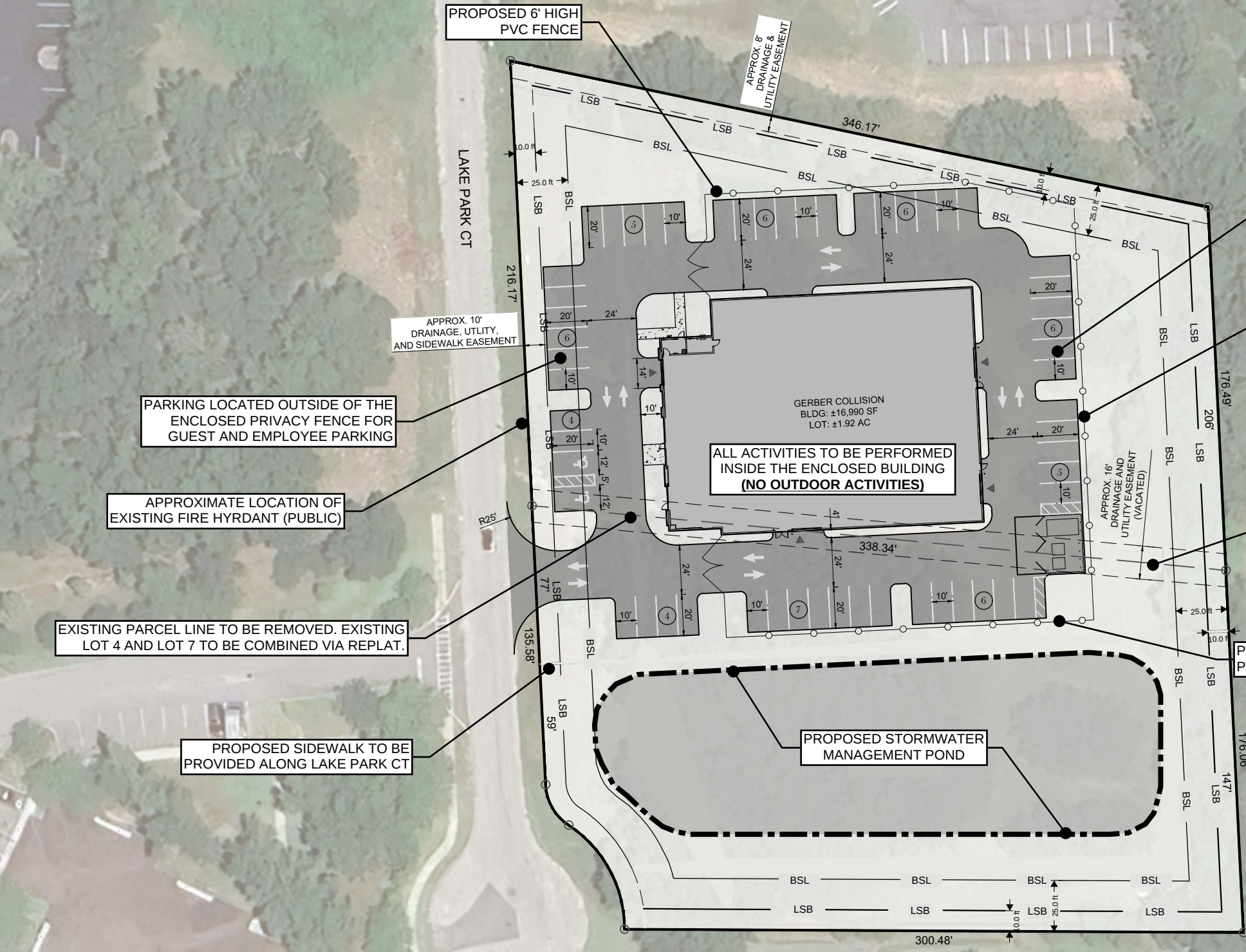
FLOOD ZONE: X
FEMA MAP: 12069C0358E
DATED: 12/18/2012

SITE SPECIFIC NOTES:
-APPLICANT IS CURRENTLY PURSUING A
CONDITIONAL USE PERMIT TO ALLOW FOR THE
SPECIFIED USE UNDER C-3 ZONING.
-FUTURE LAND USE CLASSIFICATION:
COMMERCIAL

PER PROVIDED CORRESPONDENCE, THE
DRAINAGE AND UTILITY EASEMENT RUNNING
DOWN THE MIDDLE OF THE PROPERTIES HAS
BEEN VACATED

DRAWING DATA
DATE: 6/1/2026 (Rev. 8/27/2026)
PROJECT NO.: 26.1358 / CONCEPT 2

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.



PARKING LOCATED INSIDE OF THE
ENCLOSED PRIVACY FENCE FOR VEHICLES
WAITING FOR REPAIR OR PICKUP

PROPOSED 6' HIGH
PVC FENCE

EXISTING PARCEL LINE TO BE REMOVED. EXISTING
LOT 4 AND LOT 7 TO BE COMBINED VIA REPLAT.

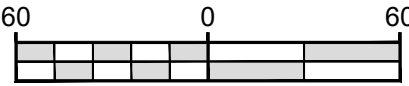
PROPOSED 6' HIGH
PVC FENCE

ADDITIONAL LDC REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. LOT SIZE:	15,000 SF	±131,115.60 SF
MAX. BUILDING HT:	65'	23'
MIN. FRONTAGE:	200'	±435'
FLOOR AREA RATIO:	0.35	±0.13
MAX. IMPERVIOUS:	65%	±37.5% (49,124 SF) (BUILDING: ±16,990 SF) (SIDEWALK: ±2,482 SF) (PAVEMENT: ±29,652 SF)

LEGEND

	BOUNDARY LINE
	PROPOSED LOT LINE
	EXISTING LOT LINE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	PROPOSED PAVEMENT



SCALE : 1" = 60'

ALL COMMERCIAL BUILDINGS AND ACCESSORY STRUCTURES TO BE DESIGNED IN ACCORDANCE
WITH LDC 6.13, COMMERCIAL ARCHITECTURAL AND SITE DESIGN REQUIREMENTS.