



COMPREHENSIVE PLAN AMENDMENT  
STAFF REPORT  
OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearings: Planning & Zoning Board (PZB): April 7, 2021  
Board of County Commissioners (BCC) (Transmittal): April 27, 2021  
Board of County Commissioners (BCC) (Approval): To Be Determined

Case No. and Project Name: FLU-21-02-4, Mt. Ines Property

Applicant: Quant Lam, P.E.

Owner: Kurly Key Properties, LLC

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category on approximately 20.13 acres from Regional Office to Urban Low Density to facilitate the development of a sixty-nine (69) lot residential subdivision.

Staff Determination: Staff finds the application consistent with the Comprehensive Plan and Land Development Regulations (LDR).

Case Manager: Michele Janiszewski, AICP, Chief Planner

PZB Recommendation:

**Subject Property Information**

Size: 20.13 Gross Acres

Location: North of Robie Ave, in the Mount Dora area

Alternate Key No.: 1124786 & 1048419

Current Future Land Use: Regional Office

Proposed Future Land Use: Urban Low Density

Current Zoning District: Light Industrial (LM)

Proposed Zoning District: Planned Unit Development (PUD) [Separate Application - See RZ-21-05-4]

Flood Zone: "X"

Joint Planning Area / ISBA: Mount Dora Joint Planning Area (JPA)

Overlay Districts: Wekiva Study Area and Partially within a Major Commercial Corridor

**- Land Use Table -**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>Comments</b>
<b>North</b>	City of Mount Dora and Regional Office	City of Mount Dora and Light Industrial (LM)	Vacant and Residential	
<b>South</b>	Regional Office	LM, Rural Residential (R-1), and Agriculture (A)	Residential	
<b>East</b>	Urban Low	Community Facility District (CFD)	Assisted Living Facility	Neulife Rehab
<b>West</b>	Urban Low	Mixed Residential (R-7)	Residential	Robie Terrance Subdivision

**Staff Analysis**

The subject property (identified by Alternate Key Numbers 1124786 and 1048419) contains approximately 20.13 acres with no wetlands or waterbodies. The subject property is located North of Robie Ave, in the Mount Dora area. The subject property is located within the Mount Dora JPA and the application was provided to the City of Mount Dora for comments. The City of Mount Dora provided comments (Attachment B) stating that a covenant to annex will be required with the utility connection and future development applications will be reviewed by the City to ensure consistency with their standards.

The subject property is currently zoned Light Industrial and is part of the Regional Office Future Land Use Category. The Applicant is seeking to develop the property with a low-density residential subdivision at a density of 3.4 dwelling units per net acre (Attachment A) and has submitted applications to amend the Future Land Use Category from Regional Office to Urban Low Density and rezone the property from Light Industrial (LM) to Planned Unit Development (PUD). If the application for the comprehensive plan amendment is approved by the Board of County Commissioners (the 'Board') for transmittal to the Florida Department of Economic Opportunity (DEO), the rezoning application will be presented to the Board at the same time as the Future Land Use Amendment for approval.

**Standards for Review (LDR Section 14.03.03)**

**A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.**

The proposed amendment is consistent with all elements of the Comprehensive Plan.

The Future Land Use Element seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County's natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The application is consistent with Comprehensive Plan Policy I-1.3.2 Urban Low Density Future Land Use Category, which states that the Urban Low FLUC should be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. The subject property is approximately 0.11 miles from U.S. Highway 441 and within close proximity to State Road 46 and State Road 453.

The Capital Improvements Element seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The proposed development will not be issued a final development order by the County unless there is sufficient capacity of public facilities to meet the standards for levels of service for the existing population and for proposed development.

The Conservation Element is intended to provide a framework for the ongoing monitoring, management and use of the County's natural resources. The subject property does not contain any wetlands nor open bodies of water. An environmental assessment identifying any protected species and protected habitats will be required with future submittals.

The Economic Element seeks to strengthen the County's position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. The proposed amendment is not in conflict with the Economic Element.

The purpose of the Housing Element is to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all its residents. The application is not in conflict with the Housing Element.

The Intergovernmental Coordination Element strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The subject property is located within the Mount Dora Joint Planning Area. The application was provided to the City and they provided input on the application (Attachment B).

The goal of the Parks and Recreation Element is to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The concept plan designated a tract as a tot lot and the application is not anticipated to adversely impact the level of service for parks. As such, the application is consistent with the Parks and Recreation Element.

The goal of the Transportation Element is to prepare a plan that emphasizes more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenity. The application is not in conflict with the Transportation Element.

The purpose of the Public Facilities Element is to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The proposed development will need to demonstrate that public facilities are available prior to receiving a final development order.

**B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.**

The proposed amendment is not in conflict with any provisions of the LDR. If the amendment is approved for transmittal, the application will be brought back before the Board with a rezoning application to rezone the property PUD which will incorporate the comprehensive plan policies and regulations applicable to the subject property.

**C. Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.**

The application seeks to develop the subject property with a low-density residential development, consistent with the proposed Urban Low Density Future Land Use Category.

**D. Whether there have been changed conditions that justify an amendment.**

The Applicant seeks to develop the property with residential uses in lieu of office uses. The subject property is located within an area designated as the 'Wolf Branch Innovation District' which is an area of unincorporated Lake County intended to be developed as a mixed-use employment center within Central Florida in conjunction with the completion of the Wekiva Parkway Extension. The Wolf Branch Innovation District Implementation Plan, dated September 20, 2019, concluded that the area had an abundance of Regional Office FLUC and recommended that seventy-three (73) parcels, including the subject property, change their FLUC from Regional Office to a low density, residential category to better accommodate the growth in the area. The application is consistent with the Wolf Branch Innovation District Implementation Plan recommendations (Attachment C).

- E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.**

Water and Sewer

The City of Mount Dora has indicated that central water and central sewer are available to the subject property. The Urban Low Density Future Land Use Category requires all development to connect to a potable water service and regional wastewater provider.

Schools

Lake County Schools reviewed the application and stated that the development will be subject to school concurrency prior to final development order approval.

Parks

The proposed comprehensive plan amendment is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

The proposed rezoning is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

The closest Lake County Fire Rescue Station (LCFR Station #39) is located 7.3 miles from the subject property.

Transportation Concurrency

Public Works reviewed the application and noted that the standard Level of Service (LOS) for the impacted roadway of US 441 is "D" with capacity of 1200 trips in the peak direction. Currently the impacted segment from the Orange County Line to SR 46 is operating at "C" sixty seven percent (67%). This project will be generating approximately sixty-nine (69) pm peak hour trips, in which forty-three (43) trips will impact the peak hour direction. The applicant will be required to complete a Tier 1 traffic study prior to preliminary plat approval.

- F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.**

Any sensitive resources will be addressed through the development review process. New development will be required to meet all criteria contained within the Comprehensive Plan and LDR, as amended.

- G. Whether, and the extent to which, the proposed amendment would affect the property values in the area.**

There is no indication that the amendment would have an adverse impact on property values.

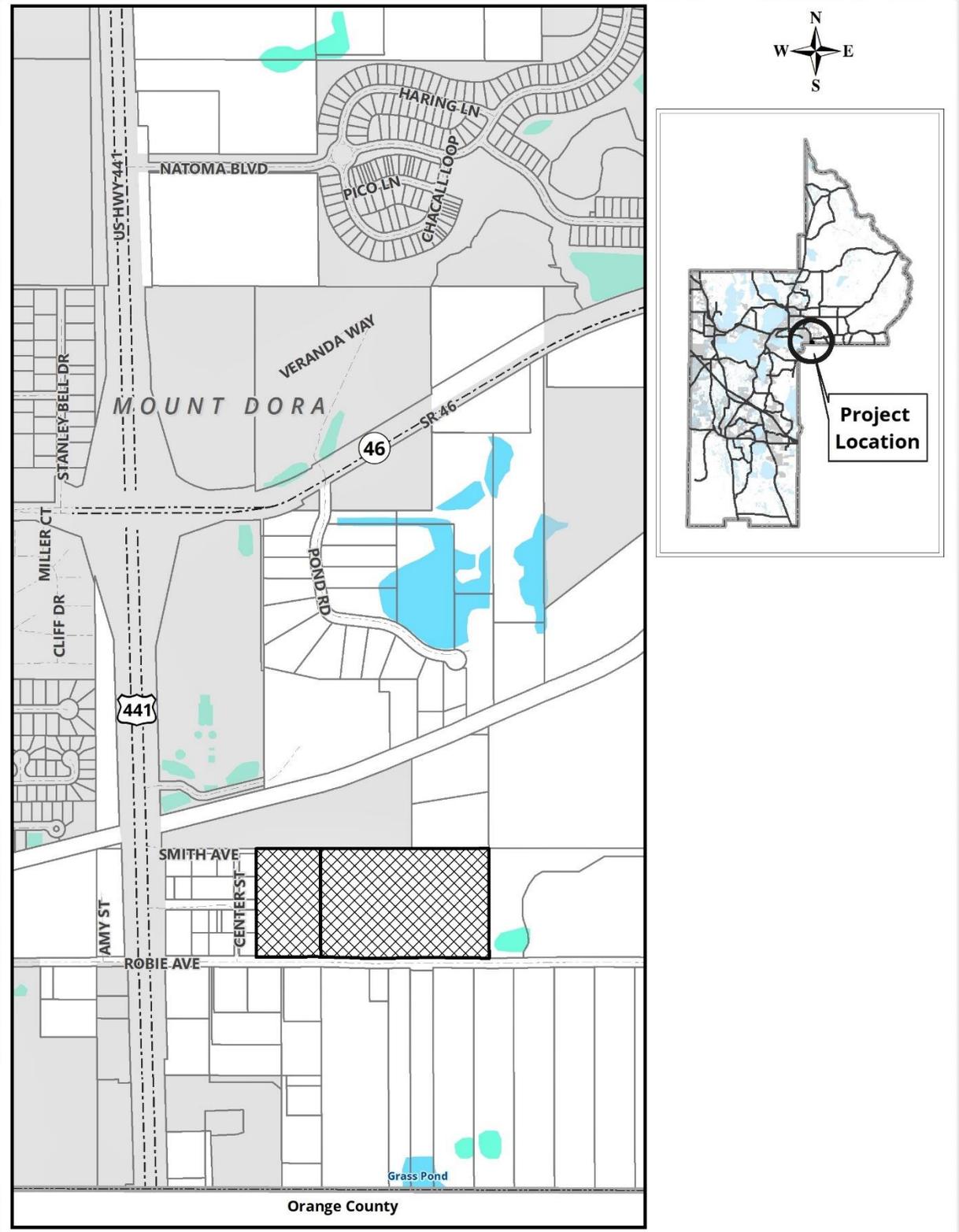
- H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.**

The subject property abuts the Urban Low Future Land Use Category to the East and is in an area recommended to change to the Urban Low Future Land Use Category in the Wolf Branch Innovation District Overlay.

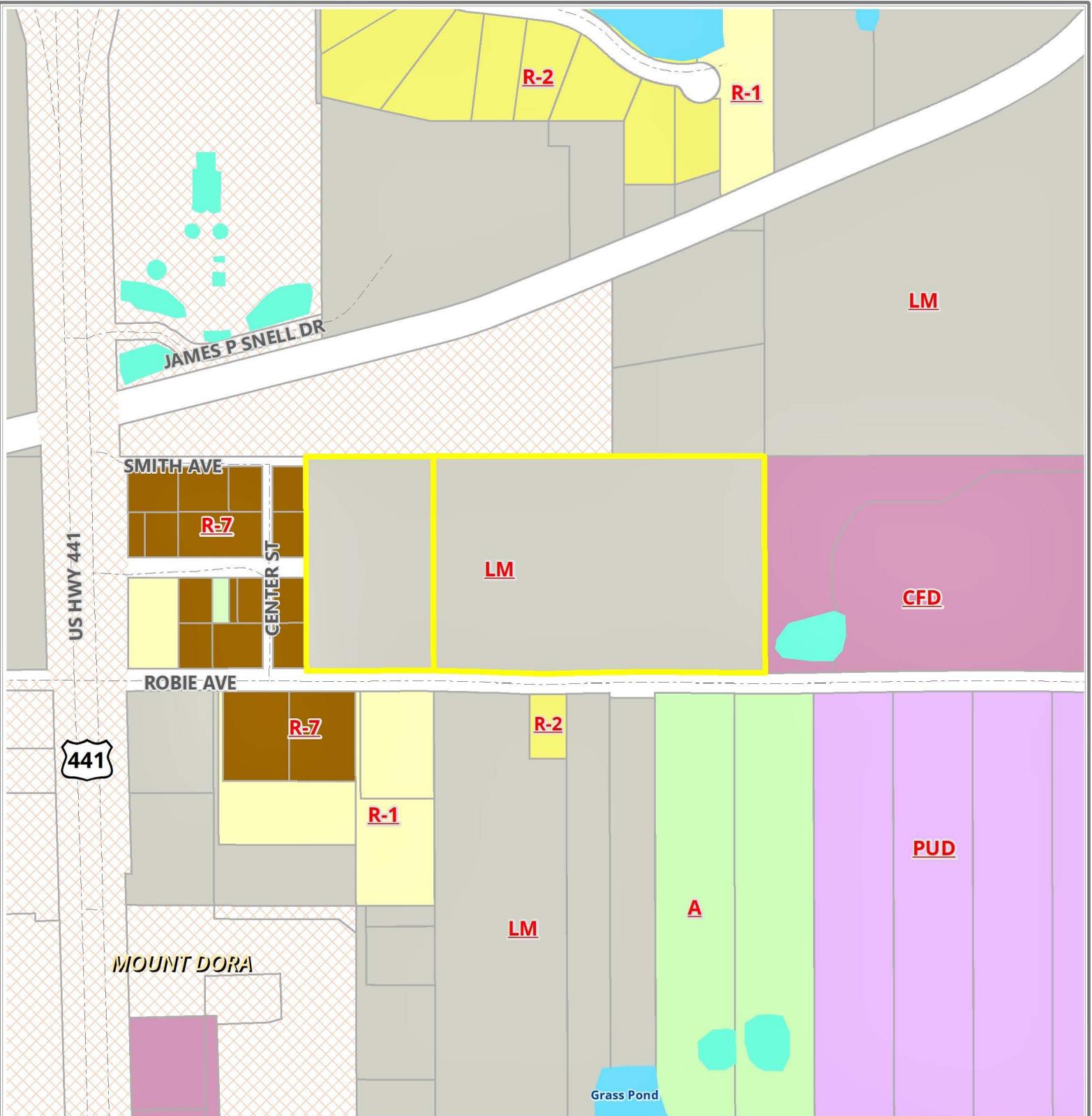
- I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.**

The proposed amendment will be consistent with the purpose and interest of Lake County's regulations.

# Subject Property



# CURRENT ZONING



## Zoning Legend

A R-1 R-2 R-7 LM CFD PUD

NAME: **MT INES SUBDIVISION PROPERTY**

DISTRICT: **4**

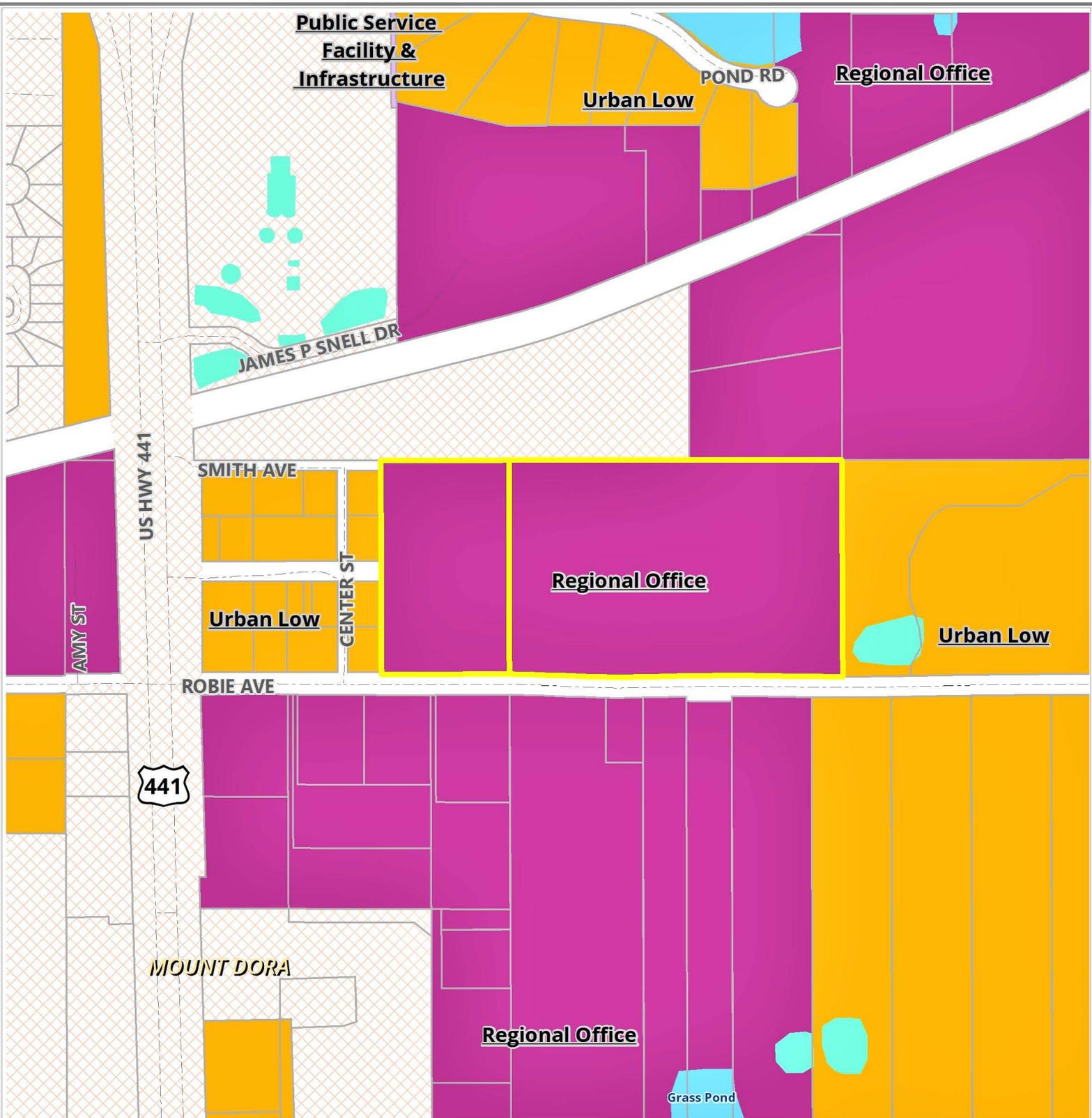
CASE NUMBER: **FLU-21-02-4**

LOCATION (S-T-R): **33-19-27**

REQUEST: **REGIONAL OFFICE TO URBAN LOW**



# CURRENT FUTURE LAND USE



## Future Land Use

 Regional Office  Urban Low  Public Service Facility Infrastructure

NAME: **MT INES SUBDIVISION PROPERTY**

DISTRICT: **4**

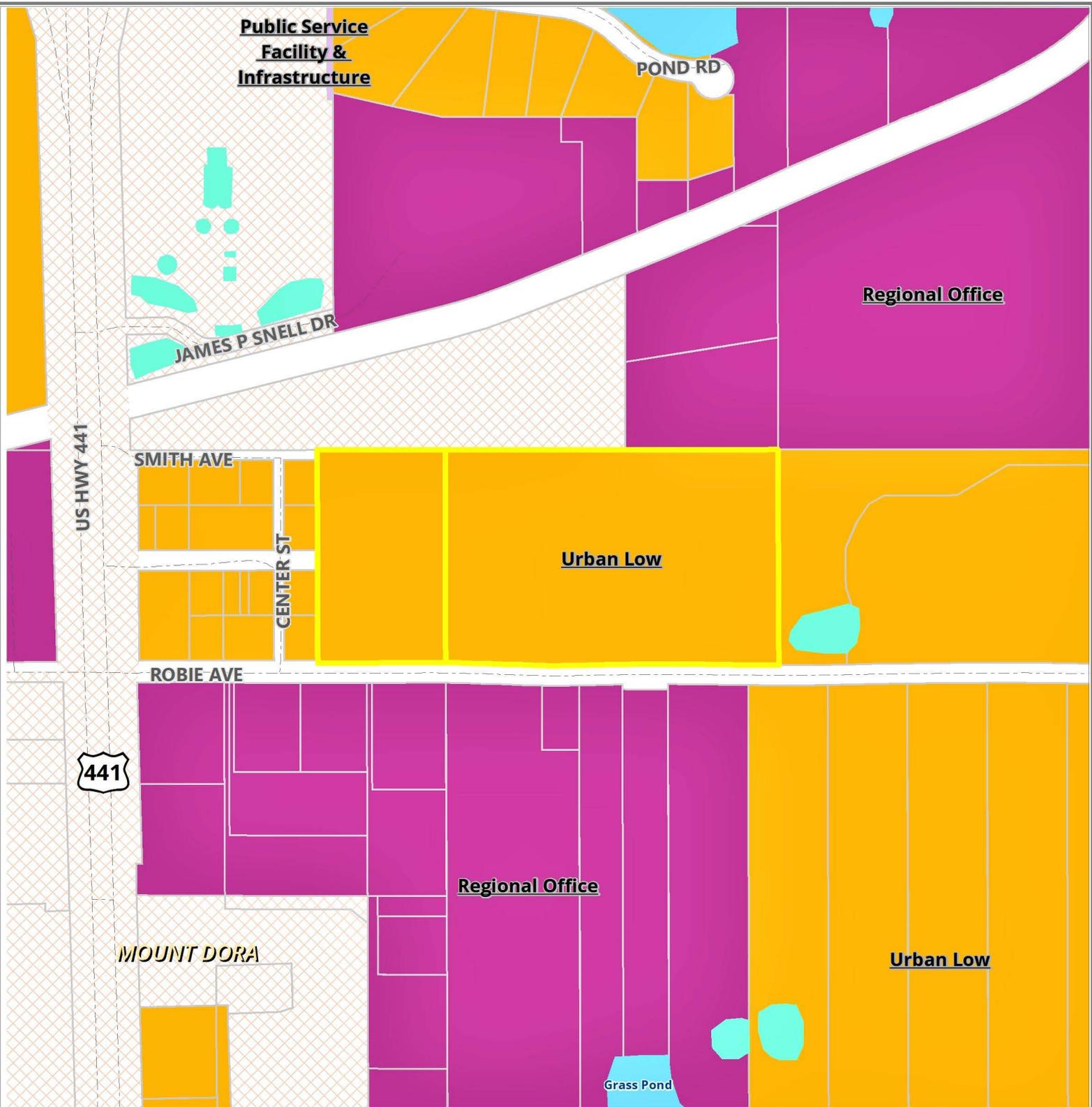
CASE NUMBER: **FLU-21-02-4**

LOCATION (S-T-R): **33-19-27**

REQUEST: **REGIONAL OFFICE TO URBAN LOW**



# PROPOSED FUTURE LAND USE



## Future Land Use

 Regional Office  Urban Low  Public Service Facility Infrastructure

NAME: **MT INES SUBDIVISION PROPERTY**

CASE NUMBER: **FLU-21-02-4**

LOCATION (S-T-R): **33-19-27**

REQUEST: **REGIONAL OFFICE TO URBAN LOW**

DISTRICT: **4**



**ORDINANCE 2021 – XX**  
**FLU-21-02-4**  
**Mt. Ines Property**

1       **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;**  
2       **AMENDING THE FUTURE LAND USE MAP FROM REGIONAL OFFICE TO URBAN LOW FUTURE**  
3       **LAND USE CATEGORY FOR A 20.13 ACRE PROPERTY LOCATED NORTH OF ROBIE AVE, IN THE**  
4       **MOUNT DORA AREA, AS DESCRIBED IN THIS ORDINANCE; PROVIDING FOR PUBLICATION AS**  
5       **REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY;**  
6       **AND PROVIDING FOR AN EFFECTIVE DATE.**  
7

8               **WHEREAS**, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal  
9       planning, and land development regulation in the State of Florida; and

10              **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County  
11       Commissioners of Lake County to “[p]repare and enforce comprehensive plans for the development of the  
12       county”; and

13              **WHEREAS**, pursuant to Chapters 163 and 125, Florida Statutes, on the 25<sup>th</sup> day of May 2010, the  
14       Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030  
15       Comprehensive Plan; and

16              **WHEREAS**, on the 23<sup>rd</sup> day of July 2010, the State of Florida Department of Community Affairs, now  
17       known as the Community Planning and Development Division of the Florida Department of Economic  
18       Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In  
19       Compliance" with Chapter 163, Florida Statutes; and

20              **WHEREAS**, on the 22<sup>nd</sup> day of September 2011, the Lake County 2030 Comprehensive Plan  
21       became effective and designated the property as part of the Regional Office Future Land Use Category; and

22              **WHEREAS**, Section 163.3184, Florida Statutes, sets forth the process for adoption of  
23       Comprehensive Plan Amendments; and

24              **WHEREAS**, on the 7<sup>th</sup> day of April 2021, this Ordinance was heard at a public hearing before the  
25       Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

26              **WHEREAS**, on the 27<sup>th</sup> day of April 2021, this Ordinance was heard at a public hearing before the  
27       Lake County Board of County Commissioners for approval to transmit to the state planning agency and other  
28       reviewing agencies; and

29              **WHEREAS**, on the XX day of XXXX 2021, this Ordinance was heard at a public hearing before the  
30       Lake County Board of County Commissioners for adoption; and

31              **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt  
32       the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

33              **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,  
34       Florida, that:

35  
36              **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan  
37       Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,  
38       described in Exhibit “A” attached and incorporated in this Ordinance, from Regional Office to Urban Low  
39       Density Future Land Use Category.

1        **Section 2. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184,  
2 Florida Statutes.

3  
4        **Section 3. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any  
5 reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect  
6 the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners’ intent  
7 to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of  
8 this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts  
9 had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any  
10 person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding  
11 shall not affect the applicability thereof to any other person, property or circumstances.

12  
13        **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not timely  
14 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan  
15 amendment package is complete. If timely challenged, this amendment shall become effective on the date  
16 the state land planning agency or the Administration Commission enters a final order determining this  
17 adopted amendment to be in compliance. No development orders, development permits, or land uses  
18 dependent on this amendment may be issued or commence before it has become effective. If a final order  
19 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made  
20 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to  
21 the state land planning agency.

22  
23 ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

24  
25 FILED with the Secretary of State \_\_\_\_\_, 2021.

26  
27  
28 BOARD OF COUNTY COMMISSIONERS  
29 LAKE COUNTY, FLORIDA  
30

31  
32  
33 \_\_\_\_\_  
Sean M. Parks, Chairman

34 ATTEST:

35  
36 \_\_\_\_\_  
37 Gary J. Cooney, Clerk  
38 Board of County Commissioners of  
39 Lake County, Florida  
40

41  
42 Approved as to form and legality:

43  
44 \_\_\_\_\_  
45 Melanie Marsh, County Attorney

## **Exhibit “A” – Legal Description**

1  
2  
3  
4  
5

The East 380 feet of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  and the West  $\frac{3}{4}$  of the South  $\frac{1}{2}$  of Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , Section 33, Township 19 South, Range 27 East, Lake County, Florida.



**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

**City Hall Annex**  
900 N. Donnelly St.  
Mount Dora, FL 32757

Parks and Recreation  
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

**Public Works Complex**  
1250 N. Highland St.  
Mount Dora, FL 32757  
352-735-7151  
Alt. Tel: 352-735-7105  
Fax: 352-735-1539  
Alt. Fax: 352-735-2892

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

**Website:**  
www.cityofmountdora.com

February 23, 2021

[qlam@lamcivilengineering.com](mailto:qlam@lamcivilengineering.com)

Quang Lam, PE  
Lam Civil Engineering  
1320 W. Pine Street  
Orlando, FL 32805

**RE:** Application for Comp Plan Amendment and Rezoning – Mt Ines Subdivision  
Alternate Key Nos. 1048419 and 1124786

Dear Mr. Lam:

The City of Mount Dora is in receipt of the above-referenced zoning confirmation letter for property located on Robie Avenue, (Alt. Keys 1048419 and 1124786). Please be advised of the following review comments from the City:

- A Covenant to Annex and Utility Agreement(s) shall be required prior to agreeing to provide utility services outlining, among other items, timing of utilities for connection to the City's central systems, and specific uses of the site.
- Pursuant to the City/County JPA agreement, development plans will require site plan/plat reviews by the City pursuant to the City's normal plan review process meeting the requirements of the City's Land Development Code. A full set of drawings will be required.

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

Sincerely,

Shelby Eldridge  
Planner II

cc: Kurly Key Properties, LLC – Property Owner  
Vince Sandersfeld – Mount Dora Planning Director  
Josef Grusauskas – Mount Dora Public Works and Utilities Director  
Paul Lahr – Mount Dora City Engineer  
Michele Janiszewski – Lake County Office of Planning and Zoning  
Tim McClendon, Lake County Director of the Office of Planning and Zoning

Enclosure(s): Covenant to Annex

## Quality of Place

Previous research has found a clear association between places with higher endowments of human capital and higher than average amenities. In other words, workforce talent in high value-high wage industry sectors is drawn to places with a high concentration of amenities and high quality of life, sometimes referred to as “quality of place.” Access to human capital will be one of the keys to the attraction of firms to the WBID.

Quality of place can be thought of as “the bundle of goods and services that come under the rubric of amenities”<sup>1</sup>. These amenities are genuine foundational characteristics of a community such as its cultural and educational institutions, parks, neighborhoods, and festivals – elements that establish and reinforce a City’s reputation. This reputation is an attraction for human capital and therefore is also important in the relocation or location decision of firms that require an educated and skilled workforce. Several studies suggest that firms that utilize high levels of human capital are likely to prefer locations with higher levels of amenities. Recent research has shown that quality of place is now the key economic and social organizing unit in the modern-day knowledge economy<sup>2</sup>.

Mount Dora’s quality of place is unique in central Florida and it is critically important for the development of the WBID. Firms that choose to locate in the WBID will likely weigh the quality of place as an attractor for their workforce as a high factor in the decision. The purpose here is not to weigh one factor higher than another such as improved regional access, but to note that quality of place is a clear ‘differentiator’ of the WBID from other established and emerging regional centers on the beltway around metro Orlando. As stated earlier, the WBID will be competing with other similarly situated centers in the region.

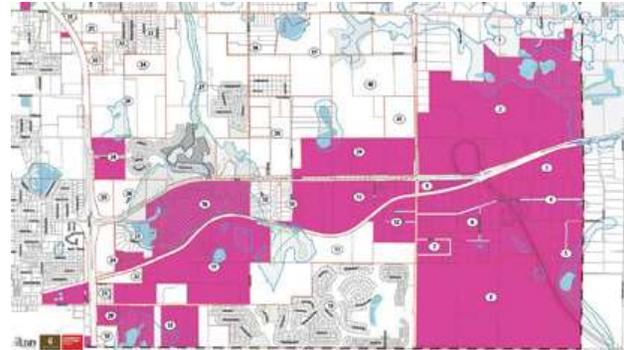
<sup>1</sup> Arora, A., Florida, R., Gates, G. and Kamlet, M., Human Capital, Quality of Place, and Location; 2000

<sup>2</sup> Florida, R., Adler, P., and Mellander, C., The City as Innovation Machine, 2017

## Land Supply for Regional Development

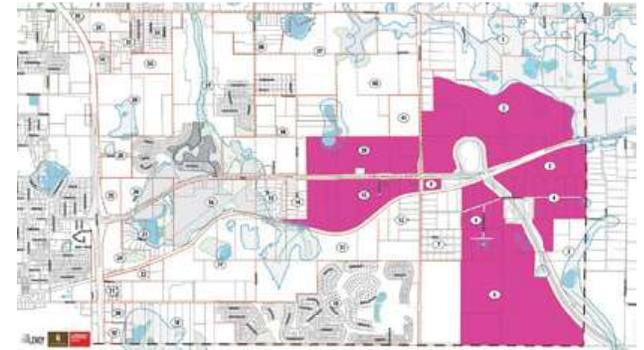
Ensuring that there is sufficient land area designated for employment center uses in the right location and configuration is critical to the success of the WBID. Market studies conducted for the project determined the required land supply needed to meet the projected demand. Figures 2 and 3 represent the recommendation to reconfigure Future Land Use designations to facilitate the greatest success of the WBID.

Figure 1: Current Employment Center FLU Designation



Current Employment Center FLU designation covers 1,328 acres net of wetlands, floodplains, and rights of way.

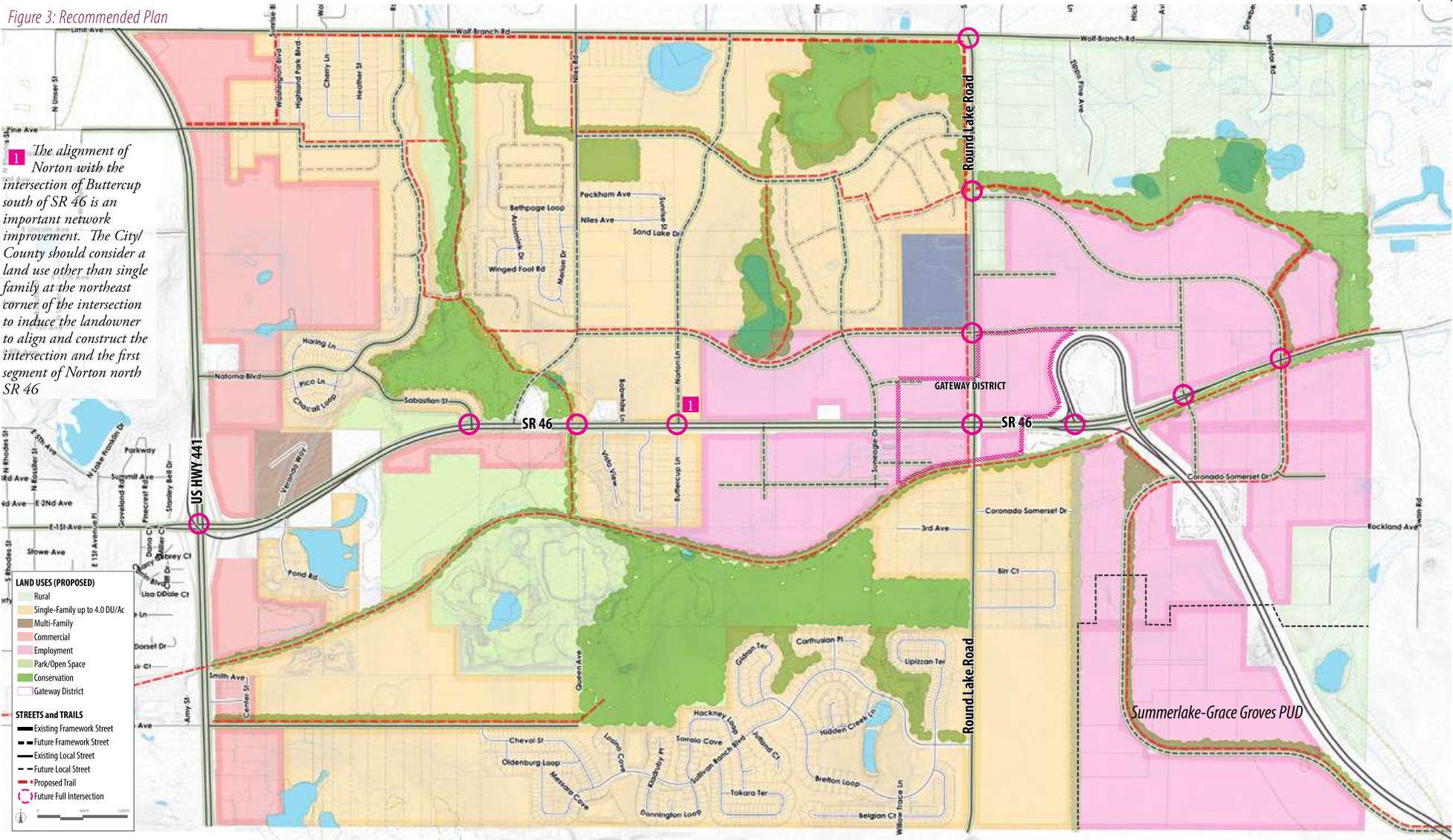
Figure 2: Proposed Employment Center FLU Designation



Proposed Employment Center FLU designation covers 850 acres net of wetlands, floodplains, and rights of way.

Figure 3: Recommended Plan

The alignment of Norton with the intersection of Buttercup south of SR 46 is an important network improvement. The City/County should consider a land use other than single family at the northeast corner of the intersection to align and construct the intersection and the first segment of Norton north SR 46



## Future Land Use Amendments

In order to implement the findings and conclusions in this Plan, a number of parcels will require a change to the Future Land Use designation within the Lake County Comprehensive Plan. Table 2 identifies those parcels. The parcels are also shown on Figure 9. The City of Mount Dora would also incorporate the recommended changes in Future Land Use designation in any future annexations of the designated parcels.

The recommended changes achieve the following objectives:

1. The “right-sizing” of the supply of land for regional office/employment center uses to align with the market study conducted for the area;
2. Removing higher intensity land uses in areas where the needed infrastructure will never be in place to support regional office/employment center uses; and
3. Providing new, lower density/intensity land uses where surrounding residential characteristics require more compatible planned uses.

Table 2: Parcels Recommended for FLU Change

MAP ID	AltKey	Owner Name
1	1048397	O J BREAK LLLP ET AL
2	1048419	O J BREAK LLLP & CAROL A SIMPSON
3	1048443	HUBBARD CONSTRUCTION COMPANY
4	1048877	HUBBARD CONSTRUCTION COMPANY
5	1124786	O J BREAK LLLP & CAROL A SIMPSON
6	1098491	CSD GROVES C/O CHARLES BROWN
7	1124697	HUBBARD CONSTRUCTION COMPANY
8	1685168	SHEPP JUDITH R
9	1709245	DROZ DORA O LIFE ESTATE
10	1735815	MAREK GEORGE W JR & REBECCA J
11	2505192	BERNFELD HARVEY
12	2505362	PALACIOS FREDDY O
13	2505371	WESLEY FRANCES
14	2505389	TEMPLE DONALD A & MARY A
15	2505397	LANGFORD BLAINE
16	2515848	WINDSOR MAXWELL L
17	1085101	O J BREAK LLLP ET AL
18	2601175	PANDOLPH GEORGE J
19	1124727	LINDSLEY PAVING CO INC
20	1124743	HUBBARD CONSTRUCTION COMPANY
21	1124859	WINDSOR MAXWELL L & CONNIE J
22	2810211	TIMMONS EARL E JR & PATRICIA H
23	1510511	COSSIO MENDOZA SAUL ET AL
24	1510597	KEY LOLITA
25	1510601	MARVIN GERALD P & DEBORAH G
26	1709326	STUBBS CHARLES L & PATRICIA G
27	1510449	PARKER JAY L TRUSTEE
28	1510759	SWAILS HAZEL A
29	1709270	LUCAS RICHARD G & CRYSTAL G
30	1709318	ROGERS GREGORY W
31	2505214	WEST ROBERT C & WINIFRED T
32	2505231	FEDERAL NATIONAL MORTGAGE ASSN
33	2505354	GREEN BRUCE E JR & PHYLLIS A H
34	2505401	PALACIOS FREDDY O & ELSA
35	2505427	BROWN SARA S
36	2511591	MC GHEE KEVIN W & RACHEL
37	2569077	O J BREAK LLLP ET AL

MAP ID	AltKey	Owner Name
38	2505249	FOREMAN VIRGINIA L LIFE ESTATE & I WILLIAM ROTHE TRUSTEE
39	2505257	JONES MICHAEL EUGENE
40	2505290	SIMMONS MARY C LIFE ESTATE
41	2505303	RICHTER KENT A & DONNA J TRUSTEES
42	2505311	LUPO FREDRIC J & SANDRA L
43	2505460	REAGAN LARRY & LANA S
44	2505478	COLEMAN LINDA EVERETT
45	2600110	DUNLAP AUSTIN L & KAYE
46	2600144	FISHER MATTHEW E & KATHRYN
47	2832088	PANDOLPH GEORGE J & LYNDA W
48	1124701	SMITH LEO C & TERESA R
49	1124808	LINDSLEY PAVING COMPANY INC
50	3330986	PANDOLPH GEORGE J & LINDA
51	1784310	HUBBARD CONSTRUCTION COMPANY
52	3266391	PANDOLPH GEORGE & LYN
53	1510392	FAY WILLIAM JOSEPH
54	1510465	QUINTON ERNEST
55	1510643	CLARK PATRICK L JR
56	1510694	CORTES RODNEY
57	2505206	LASH RAYMOND W
58	2505222	DAVIS DELTA P LIFE ESTATE
59	2505346	ZWICK PHILLIP J
60	2505419	PALACIOS FREDDY O & ELSA B
61	1799449	TURNER DANNIE C & KATHERINE D
62	3819018	FAY WILLIAM J
63	2505281	CARLTON MICHAEL N & ANN H
64	2505273	WILLIAMSON JOHN T
65	2505265	COCHRAN CAROL LIFE ESTATE
66	3851987	RINEHART RODNEY & TRACEY
67	2600136	DAVIS WILLIAM C & DEBRA L
68	1806305	HENDERSON ROBERT W & CATHERINE H TRUSTEES
69	2566329	SELLERS LAURENCE
70	2600128	TAYAL GEETANJALI & SHOBHIT GUPTA
71	1510422	NEULIFE NEUROLOGICAL SERVICES LLC
72	3860119	HUBBARD CONSTRUCTION COMPANY
73	1124719	LINDSLEY PAVING COMPANY INC



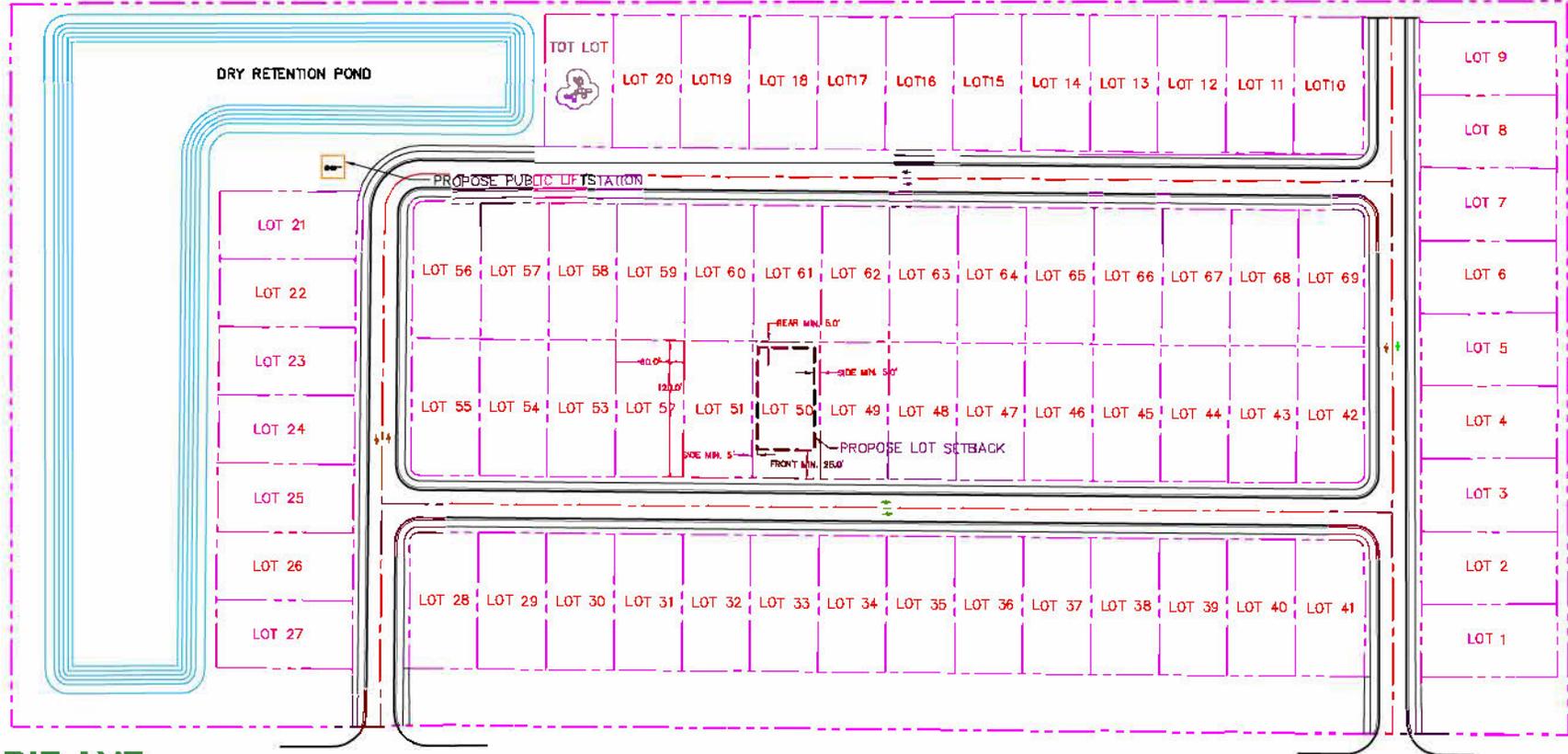
# Administration Plan

## Land Use Regulation Changes

In order to implement the findings and recommendations in this report, each government will need to process Comprehensive Plan amendments and Zoning/Land Development Code amendments. Table 7 outlines the specific recommended actions to ensure that Lake County and the City of Mount Dora adopt changes to their respective land use regulatory systems which will result in identical development criteria.

Table 7: Capital Improvement Financing Options

Action Item	Lake County	City of Mount Dora
Future Land Use (FLU) Map	Figure 9 and Table 2 identify the parcels that require Future Land Use changes to implement this plan. The County should initiate FLU map changes for those parcels listed in Table 2. Upon final adoption, the updated County FLU map will be consistent with the recommendations in this Implementation Plan	The City cannot adopt official FLU Map designations until properties are annexed. However, as part of the current Evaluation and Appraisal Report (EAR) process, the City has identified the WBID as a desired addition to the City. In the EAR, the City should identify the recommended Plan on Page 6 as the instrument that will guide all FLU changes as a result of annexation.
Policy Changes	<b>Policy I-1.3.6</b> of the Future Land Use Element Goals, Objectives and Policies sets out the criteria for the Regional Office FLU category countywide. Because other areas of Lake County are subject to this designation, it is recommended that Lake County adopt a new policy specifically tailored to the <b>Wolf Branch Innovation District</b> , which would include the use and development criteria recommended in Section 01 of this plan.	<b>Policy 4.g.(12)</b> of the City’s Goals, Objectives and Policies of the Comprehensive Plan describes the <b>Employment Center</b> Future Land Use category. This category should be amended and renamed to the <b>Wolf Branch Innovation District</b> category. In addition, the use and development criteria recommended in Section 01 of this plan should be included in the policy amendment.
Zoning District	Section 3.00.00 of the County Code (Zoning District Regulations) establishes the “C-3” Employment Center District, as the implementing vehicle for the Regional Employment Center Future Land Use category. Since there are multiple locations in Lake County designated as Regional Office, it is recommended that Lake County establish zoning use and development standards applicable only to the Wolf Branch Innovation District. This can be achieved in varying ways within the code, including the establishment of a new ‘Special District’ or by amending the C-3 zone to include use and development criteria only applicable to the WBID	The City has an established Zoning District - “Employment Center” (EC) in the Land Development Code. The following code sections should be updated to be consistent with the recommendations in this report: Section 1.4. - Future Land Use category and Zoning District compatibility Section 3.4.15 - EC Employment Center District
Architectural and Site Design Standards	Chapter IX of the County Code contains the Development Design and Improvement Standards. Subsection 9.10.00 contains the architectural and site design standards of the County. Similar to Section 9.10.03 - Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards, it is recommended that the County create a new section establishing the design guidelines for the WBID. In the alternative, the County could adopt the design guidelines by reference to the WBID Implementation Plan.	Chapter VI. Design Standards of the Land Development Code sets out the commercial (6.13) and residential (6.11) architectural and site design standards for the City. The design guidelines in this report are recommended to be applied only to the WBID and used to supplement the City’s existing design criteria. When in conflict, the WBID design guidelines should prevail. The City may choose to adopt these guidelines by incorporating them into Chapter VI, or adopt them by reference to the WBID Implementation Plan.



**ROBIE AVE**

**SITE DATA**

PARCEL ID: 33-19-27-0003-000-02400, AND -02500  
 ADDRESS: 2329 ROBIE AVE  
 MT DORA, FL 32757

- |                     |                 |                   |
|---------------------|-----------------|-------------------|
|                     | CURRENT         | PROPOSE           |
| 1. FUTURE LAND USE: | REGIONAL OFFICE | URBAN LOW DENSITY |
| 2. ZONING:          | LM              | R-4               |
| 3. PROJECT AREA     | 20.13 ACRES     |                   |

**SITE DATA (CONTINUE)**

4. PROPOSE USE: SINGLE FAMILY RESIDENTIAL
5. PROPOSE DENSITY: 3.4 DU/AC (69 SF UNIT)
6. MINIMUM LOT SIZE 60'x120'
7. LOT COVERAGE: 60%
8. LOT SETBACKS
 

FRONT	25FT
SIDES	5FT
SIDE STREET	10FT
REAR	5FT

**SITE DATA (CONTINUE)**

9. MAXIMUM IMPERVIOUS RATION {ISR} 0.55
10. MAXIMUM HEIGHT 40FT

1320 W PINE STREET  
 ORLANDO, FL 32805  
 PHONE: (407) 254-0040  
 CELL: (407) 234-8844



**MOUNTAIN SUBDIVISION**  
 MT DORA, FL 32757

**PRELIMINARY SITE LAYOUT**

CONTRACT:

PROJECT No. 2020.999.24  
 DATE: 12-23-20  
 DESIGNED BY: LCE  
 DRAWN BY: JTV  
 CHECKED BY: GIL

FIGURE No.

**1**