



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 8

Public Hearings: Planning & Zoning Board (PZB): September 7, 2022  
Board of County Commissioners (BCC): October 4, 2022

Case No. and Project Name: RZ-22-14-4, Mount Dora Groves North

Applicant: Cecelia Bonifay, Akerman LLP

Owner: Simpson Family Partnership LTD

Requested Action: Rezone approximately 144.23 +/- acres from Agriculture (A), Urban Residential District (R-6), and Neighborhood Commercial (C-1) and establish a Planned Unit Development (PUD) to accommodate a 275-lot single-family residential development

Staff Determination: Staff finds the rezoning amendment to be consistent with the LDR and Comprehensive Plan

Case Manager: Emily W. Johnson, Chief Planner

PZB Recommendation:

### **Subject Property Information**

Size: 144.23 +/- gross acres (62.3 +/- net acres)

Location: North of US Highway 441 and south of Loch Leven, in the unincorporated Mount Dora area.

Alternate Key No.: 3884341 and 1445671

Current Future Land Use: Urban Low Density, Urban Medium Density, and Regional Commercial (Attachment "A")

Proposed Future Land Use: Urban Medium Density [Separate Application – See FLU-22-05-4] (Attachment "A")

Current Zoning District: Agriculture (A), Urban Residential District (R-6), and Neighborhood Commercial (C-1) (Attachment "B")

Proposed Zoning District: Planned Unit Development (PUD) (Attachment "B")

Flood Zones: "A" and "X"

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

Overlay Districts: Wekiva Study Area  
US 441 Major Commercial Corridor

**Adjacent Property Land Use Table**

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning</u></b>	<b><u>Existing Use</u></b>	<b><u>Comments</u></b>
<b>North</b>	N/A	N/A	Lake	Loch Leven
<b>South</b>	Regional Office and City of Mount Dora	Agriculture (A) and City of Mount Dora	Vacant Agriculture	Mount Dora Groves South (separate application) and vacant parcels adjacent to US Highway 441
<b>East</b>	Urban Medium Density and City of Mount Dora	Urban Residential District (R-6) and City of Mount Dora	FDOT Water Retention Area, Golf Course, Residential	Country Club of Mount Dora Subdivision and Golf Course
<b>West</b>	Urban Low and City of Mount Dora	Agriculture (A) and City of Mount Dora	Residential and Commercial	Single-Family Residences, General Commercial

**Staff Analysis**

The subject properties (identified by Alternate Key Numbers 1445671 and 3884341) contain approximately 144.23 +/- gross acres, 62.3 +/- acres of which are uplands, the remainder of which are wetlands and floodplain. The subject properties are located north of US Highway 441 and south of Loch Leven, in the unincorporated Mount Dora area. The subject properties are currently zoned Agriculture (A), Urban Residential District (R-6), and Neighborhood Commercial (C-1). The applicant is requesting to rezone the property from Agriculture (A), Urban Residential District (R-6) and Neighborhood Commercial (C-1) to Planned Unit Development (PUD) in order to develop a 275-lot single-family residential subdivision at a density of approximately 4.42 dwelling units per net acre, as depicted in the Concept Plan that is noted as Attachment “C”.

In addition, an application has been submitted to amend the Future Land Use Category on 23.76 +/- gross acres (19.16 +/- net acres) from Urban Low Density and Regional Commercial to an Urban Medium Density designation.

The accompanying PUD Concept Plan (Attachment “C”) proposes 275 residential lots at a net density of 4.42 dwelling units per net acre, and a gross density of 1.91 dwelling units per net acre. The Concept Plan emphasizes varying lot sizes between two distinct neighborhoods; depicts access via US Highway 441, as well as a 50-foot-wide buffer from Loch Leven; indicates cross-access from the adjacent Publix Shopping Center via a frontage road, and a 12-foot-wide gravel trail extending to the adjacent Country Club of Mount Dora. Development Standards shown on the Concept Plan have been incorporated into the draft Ordinance for consideration by the Board.

**Table 1. Existing and Proposed Development Standards.**

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Agriculture (A), Urban Residential District (R-6), and Neighborhood Commercial (C-1)	1,587,762-square feet of commercial area, and 329 dwelling units*	N/A	0.10 – 0.70	N/A	40 Feet – 50 Feet

Proposed	Planned Unit Development (PUD)	436 residential dwelling units	275 single-family dwelling units	0.65	20%	40 Feet
<p>* Calculations provided by Applicant in Justification Statement (Attachment "D"). Agriculture (A) allows for a maximum density of 1 dwelling unit per 5 net acres, maximum ISR of 0.10, and a maximum building height of 40-feet. Urban Residential District (R-6) allows for a maximum density of 6 dwelling units per net acre, maximum ISR of 0.55, and a maximum building height of 40-feet. Neighborhood Commercial (C-1) allows for a maximum FAR of 0.50, maximum ISR or 0.70, and a maximum building height of 50-feet.</p>						

The subject property is located within the Mount Dora JPA and the application was provided to the City of Mount Dora for review and comment. The City of Mount Dora provided comments (Attachment "E") stating that the subject property lies within the City of Mount Dora JPA and that the proposed development will require connection to the City's central water and sewer utilities, and will therefore require annexation. In response to the most recent resubmittal, the City provided a secondary letter reiterating the previous comments, and providing further clarification (Attachment "F"). The City has further maintained the position that as the project will be annexed, the final development order should be consistent with City of Mount Dora development review standards.

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

**A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code.**

The application is consistent with the purpose and intent of the PUD zoning district allowed by LDR Section 4.03.00. The LDR specifies that PUDs are allowed in all land use classifications, and that PUD zoning is intended to allow a diversification of uses, structures, and open space in a manner compatible with both existing and proposed surrounding uses.

**B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan.**

The proposed rezoning is consistent with all elements of the Comprehensive Plan. Comprehensive Plan Policy I-1.3.3 Urban Medium Density Future Land Use Category allows residential development at a maximum density of seven (7) dwelling units per net acre. The Applicant is proposing to develop the property with a residential subdivision at a density of 4.42 dwelling units per net acre, consistent with the Urban Medium Density FLUC.

The request is consistent with Comprehensive Plan Policy I-7.8.1, Requirements for Planned Unit Developments, which states that density shall not exceed the underlying Future Land Use Category and that a PUD shall be accompanied by a conceptual plan.

The Concept Plan (Attachment "C") is consistent with Comprehensive Plan Policy I-3.4.2, Open Space Requirements within the Wekiva Study Area (WSA), and Comprehensive Plan Policy I-3.4.5, Development Design Standards, which require that built areas be well defined and compact, and configuration of open space in large contiguous tracts. The proposed development will be appropriately buffered from the adjacent wetland area; and there are not any rural residential or agricultural lots 5-acres in size or greater located adjacent to the subject development area.

Although the subject property only contains approximately 62.3 net acres, the request is generally consistent with Comprehensive Plan Policy I-1.3.1, Traditional Neighborhood Development, which requires that new residential development projects which exceed 100 net acres and are located within the Urban Future Land Use Series be designed according to Traditional Neighborhood Development principles. The Concept Plan (Attachment "C") indicates an intention to utilize varied lot sizes, and to promote connectivity by providing an access path between the adjacent Publix shopping center and Country Club of Mount Dora subdivision.

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

The application seeks to develop the subject property with a medium-density residential development, consistent with the Urban Medium Density Future Land Use Category. The subject property is adjacent to the Country Club of Mount Dora,

which is located to the east of the proposed development. The Applicant provided the following table comparing the proposed development with nearby subdivisions. Additionally, the Applicant provided a Justification Statement (Attachment “D”) describing the consistency between the proposed development and surrounding existing land uses.

<b>Table 2. Comparison to Surrounding Developments.</b>						
Project Name	Total Acreage	Net Acreage	Units	Gross Density	Net Density	Lot Sizes
<b>Mount Dora Groves North</b>	<b>144.23</b>	<b>62.3</b>	<b>275</b>	<b>1.91</b>	<b>4.42</b>	<b>40' X 110' 70' X 110'</b>
Country Club of Mount Dora	439.2	169.12	827	1.88	4.89	40' X 100' 80' X 110'
Loch Leven Phase 1	70.67	33 +/-	37	0.52	1.12	90' X 150'
Loch Leven Phase 2	41.72	Not Provided	31	0.74	Not Provided	90' X 150'

**D. Whether there have been changed conditions that justify a rezoning;**

The Applicant has submitted separate applications for the parcels lying across US Highway 441 from the subject property. In their narrative statement for rezoning (Attachment “G”), the Applicant provided the following statement:

*“The land to the south across US 441 is applying for 15 acres of commercial uses balancing the demand for commercial uses in this neighborhood from the reduction of commercial uses on the subject property. The development program for a single-family community meets the current real estate market.”*

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

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County’s adopted levels of service to public facilities and services.

Water and Sewage

The City of Mount Dora has indicated that central water and central sewer are available to the subject property and indicated that the property will be required to annex in order to utilize their utility service. The Urban Medium 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 rezoning 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 #27) is located less than 2 miles from the subject property.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of US 441 is "D" with capacity of 2,100 trips. Currently, the impacted segment from SR 44 / Donnelly Street to Wolfbranch Road is operating at sixty-one (61) percent. This project will be generating approximately one thousand seventy-seven (1077) pm peak hour trips, in which six hundred thirty-seven (637) trips will impact the peak hour direction.

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

An Environmental Assessment identifying any protected species and protected habitats will be required with future submittals. The Concept Plan (Attachment "C") depicts a 50-foot buffer from wetland areas proximate to Loch Leven. Additionally, the applicant has indicated that the subject property has been utilized for agricultural purposes for decades, which has already altered the natural condition of the land. 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 rezoning would affect the property values in the area.**

In their narrative statement for rezoning (Attachment "G"), the Applicant provided the following statement:

*"The proposed development program, influx of capital spent to beautify the development and the replacement of commercial uses adjacent to the Country Club of Mount Dora will improve property values in the neighborhood."*

**H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern.**

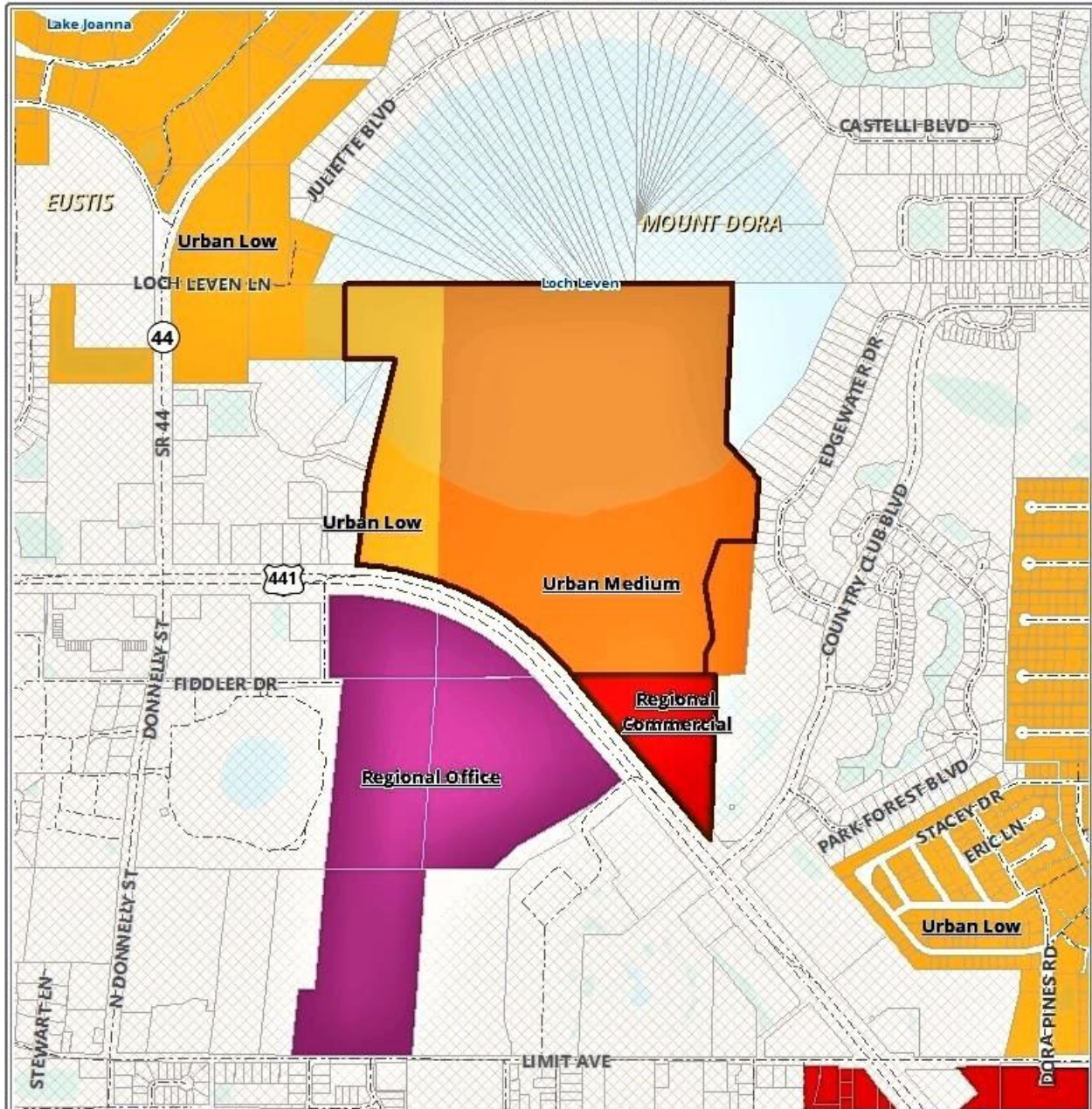
The vast majority of surrounding parcels have been annexed into the City of Mount Dora, however, the proposed development program is consistent with the proposed mid-low density development pattern of the surrounding subdivisions. The applicant has identified that connection with the neighboring Publix shopping center (to the west) and Country Club of Mount Dora subdivision (to the east) will help increase interconnectivity and result in an orderly, logical development pattern.

**I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.**

The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

# Attachment "A" – Future Land Use Map

## CURRENT FUTURE LAND USE



### Future Land Use

- Regional Commercial
- Regional Office
- Urban Medium
- Urban Low

NAME: **MT DORA GROVES NORTH PROPERTY**

DISTRICT: **4**

CASE NUMBER: **RZ-22-14-4**

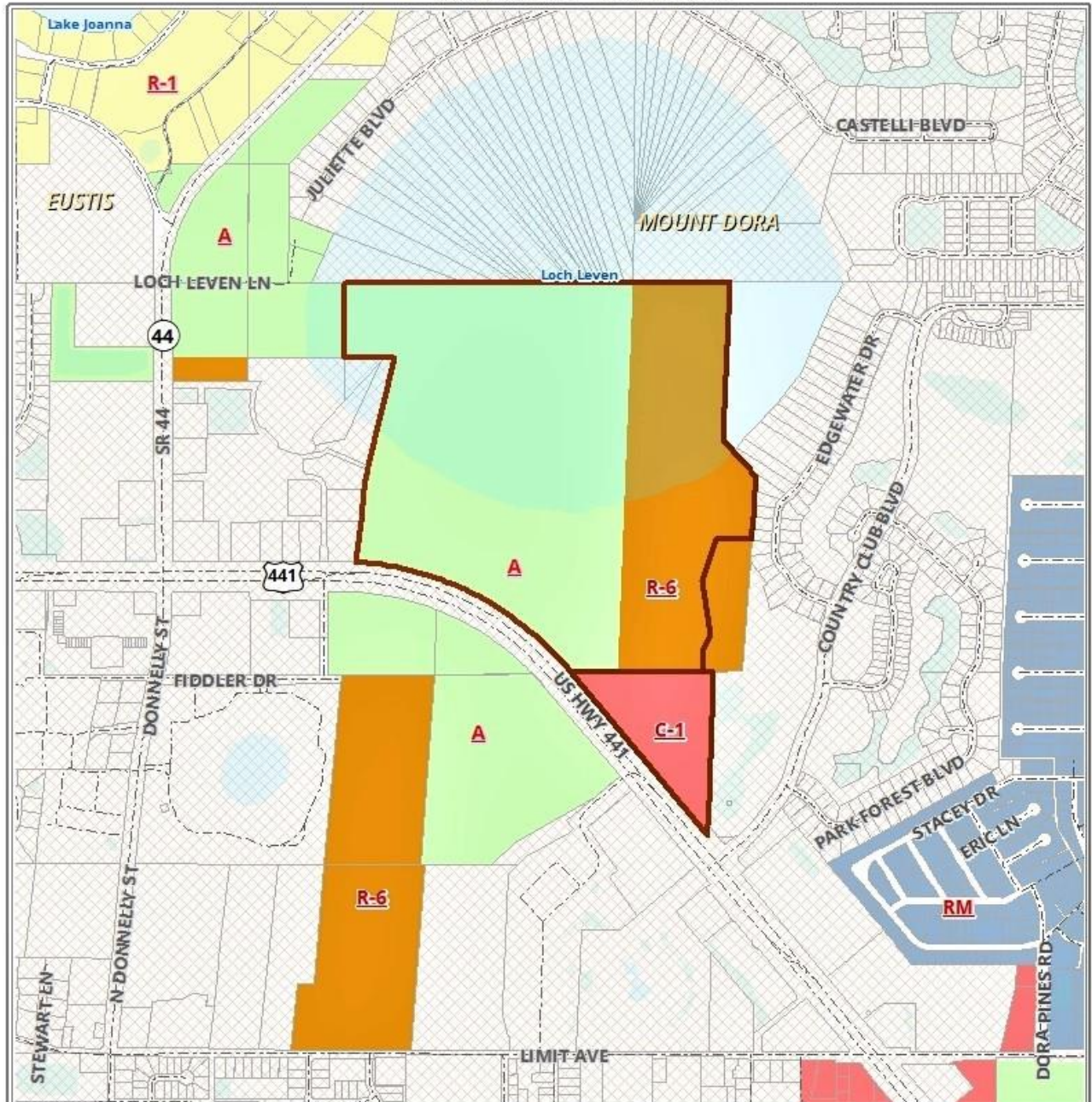
LOCATION (S-T-R): **20-19-27**

REQUEST: **NEIGHBORHOOD COMMERCIAL (C-1) & URBAN RESIDENTIAL (R-6) TO PLANNED UNIT DEVELOPMENT (PUD)**



# Attachment "B" – Zoning Map

## CURRENT ZONING



### Zoning Legend

A R-1 R-6 RM C-1

NAME: **MT DORA GROVES NORTH PROPERTY**

DISTRICT: **4**

CASE NUMBER: **RZ-22-14-4**

LOCATION (S-T-R): **20-19-27**

REQUEST: **NEIGHBORHOOD COMMERCIAL (C-1) & URBAN RESIDENTIAL (R-6) TO  
PLANNED UNIT DEVELOPMENT (PUD)**



Attachment "C" - Concept Plan

MOUNT DORA GROVES  
NORTH PUD  
CONCEPTUAL PLAN



DATE: 6/17/22  
DESIGNED BY: COH  
DRAWN BY: COH  
CHECKED BY: COH  
JOB NO.: 220618-01  
FILE NAME: 220618-01

SHEET 1

CHARLES G. HOTT, P.E.  
Professional Engineer, No. 12412

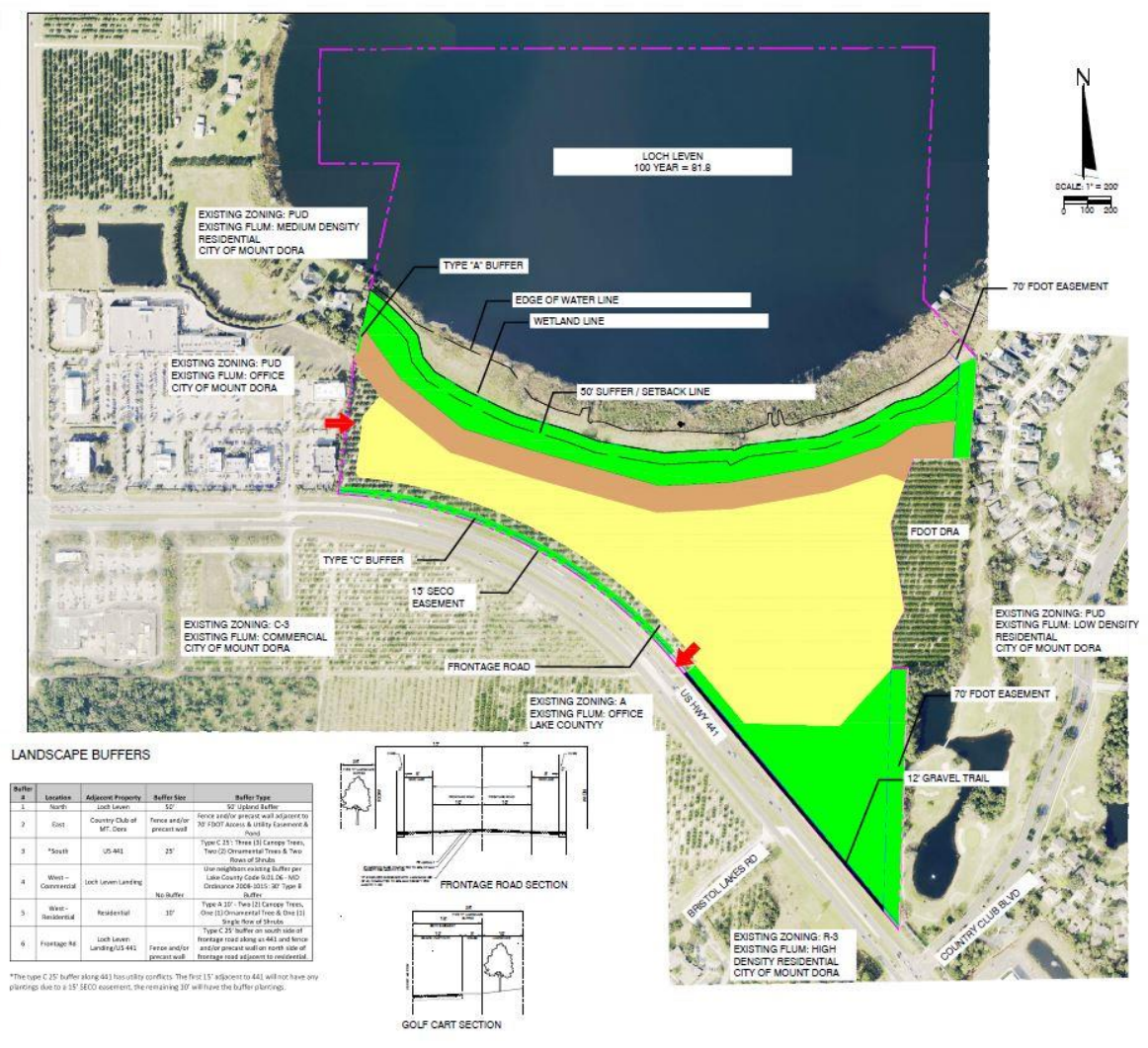
**LAND USE:**  
GROSS LAND AREA = 144.23 ACRES  
WETLANDS = 61.93 ACRES  
NET LAND AREA = 62.30 ACRES  
UPLAND DENSITY = 275/62.30 = 4.42  
OVERALL DENSITY = 275/144.13 = 1.91  
EXISTING FLUM = URBAN LOW / URBAN MEDIUM / COMMERCIAL  
EXISTING ZONING = A / P-6 / C-1  
PROPOSED FLUM = URBAN MEDIUM RESIDENTIAL  
PROPOSED ZONING = PUD

**PROPOSED IMPROVEMENT:**

- LAKE FRONT NEIGHBORHOOD**
- BUILDING HEIGHT = 40'
  - MINIMUM LOT SIZE = 7,700 SF
  - MINIMUM LOT WIDTH = 70'
  - MINIMUM LOT DEPTH = 110'
  - MINIMUM LIVING AREA = 1,200 SF
  - MAXIMUM ISR = 60%
  - BUILDING SETBACKS: FRONT = 12 TO STRUCTURE / PORCH, GARAGE = 20', SIDE = 5', REAR = 50', WETLAND = 50', STREET SIDE = 10', ACCESSORY REAR / SIDE = 5', PARKING REQUIRED = 2 PER HOME
- NORTHERN NEIGHBORHOOD**
- BUILDING HEIGHT = 40'
  - MINIMUM LOT SIZE = 4,400 SF
  - MINIMUM LOT WIDTH = 40'
  - MINIMUM LOT DEPTH = 110'
  - MINIMUM LIVING AREA = 1,200 SF
  - MAXIMUM ISR = 60%
  - BUILDING SETBACKS: FRONT = 12 TO STRUCTURE / PORCH, GARAGE = 20', SIDE = 5', REAR = 5', STREET SIDE = 10', ACCESSORY REAR / SIDE = 5', PARKING REQUIRED = 2 PER HOME
- RW PERVIOUS:** = 2.44 ACRES  
**RW IMPERVIOUS:** = 3.10 ACRES  
**TOTAL RW:** = 5.54 ACRES  
**PROPOSED LOTS:** = 41-18 ACRES  
**OPEN SPACE REQUIRED 23%:** = 12.76 ACRES  
**OPEN SPACE PROVIDED:** = 15.36 ACRES

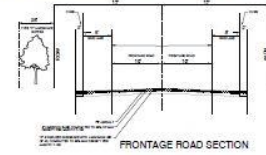
**NOTES:**

- THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO ENVIRONMENTAL CONSTRAINTS, AND STORM WATER DRAINAGE ANALYSIS.
- STORM WATER MAY BE SHARED BETWEEN DEVELOPMENT AREAS.
- THIS IS A GATED COMMUNITY WITH PRIVATE ROADS OR HIGHWAYS AS AUTHORIZED UNDER SECTION 135.01(1)(b), FLORIDA STATUTES.
- FILL LOCATION OF ACCESS POINT AT US 441 FULL MEDIAN OPENING BEING EVALUATED BY FOOT.
- OFF-SITE STREET IMPROVEMENTS MAY BE PROVIDED BASED UPON TRAFFIC IMPACT ANALYSIS.
- PROJECT WILL MEET ALL STORM WATER RULES FOR LAKE COUNTY AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
- WATER AND SEWER SHALL BE PROVIDED BY THE CITY OF MOUNT DORA.
- STORAGE SHALL CONFORM TO SECTION 11.03 OF THE LAKE COUNTY LAND DEVELOPMENT CODE OF ORDINANCES.
- LANDSCAPING SHALL CONFORM WITH SECTION 03.06 OF THE LAKE COUNTY LAND DEVELOPMENT CODE OF ORDINANCES.
- ALL STREET LIGHTING SHALL BE DARK SKY FRIENDLY.
- THE PROJECT WILL PROVIDE A FENCE AND/OR PRECAST WALL IMMEDIATELY ADJACENT TO THE RESIDENCES ALONG US 441. THE FENCE AND/OR PRECAST WALL WILL BE SET BACK FROM THE LANDSCAPE BUFFER AND FRONTAGE RD.
- THE GOLF CART TRAIL AND THE FRONTAGE ROAD WILL ONLY BE REQUIRED TO BE CONSTRUCTED IF THE PROJECT IS FINANCED INTO THE CITY OF MOUNT DORA AT SOME POINT IN THE FUTURE AND THE CITY AGREES TO OWN AND MAINTAIN THEM IN PERPETUITY.
- OWNERS/DEVELOPERS DOES NOT HAVE EXCESS RIGHTS OF CONSTRUCTION EASEMENT RIGHTS TO LOU LOVEN LANDING AND WILL NOT BE OBLIGATED TO PROVIDE CROSS ACCESS RIGHTS OR CONSTRUCTION EASEMENT RIGHTS, IF PROJECT IS REQUIRED TO CONSTRUCT FRONTAGE ROAD, IT WILL TERMINATE AT THE WESTERN PROPERTY BOUNDARY.
- IF REQUIRED TO BE CONSTRUCTED, FRONTAGE RD WILL BE A 34' RIGHT OF WAY FROM THE WESTERN BOUNDARY TO FULL MEDIAN OPENING AT US 441.
- IF REQUIRED TO BE CONSTRUCTED, THERE WILL BE A 12' GRAVEL GOLF CART TRAIL FROM WESTERN END OF THE 70' FOOT EASEMENT TO THE PROJECT'S FULL MEDIAN OPENING AT US 441 TO ALLOW THE RESIDENTS OF THE CONVENTION CLUB OF MOUNT DORA ACCESS TO THE FRONTAGE RD. IT WILL BE LOCATED WITHIN THE FIRST 12' OF THE 15' SECCO EASEMENT ADJACENT TO US 441. THIS IS SUBJECT TO SECCO SIZE AND EXCLUSIVE APPROVAL RIGHTS WHICH PROJECT IS NOT OBLIGATED TO OBTAIN. THE TRAIL WILL BE LOCATED WITHIN THE 20' LANDSCAPE BUFFER AND WILL COUNT TOWARDS OPEN SPACE.
- ALL CONSTRUCTION SHALL COMPLY WITH LAKE COUNTY CODE OF ORDINANCES.



**LANDSCAPE BUFFERS**

Buffer #	Location	Adjacent Property	Buffer Size	Buffer Type
1	North	Loch Leven	50'	50' Upland Buffer
2	East	Country Club of Mt. Dora	Fence and/or precast wall	Fence and/or precast wall adjacent to 30' (300') Access & Utility Easement & Road
3	South	US 441	25'	Type C-1: Three (3) Large Trees, Two (2) Ornamental Trees & Two (2) Shrubs of Shrub
4	West - Commercial	Loch Leven Landing	No Buffer	Use neighborhood existing Buffer per Lake County Code 63.01.06, and Ordinance 2008-2013, 30' Type B Buffer
5	West - Residential	Residential	30'	Type A 30' - Two (2) Large Trees, One (1) Ornamental Tree & One (1) Shrub, five of shrubs
6	Frontage Rd	Loch Leven Landing 6115 441	30'	Type C 25' Buffer on south side of Frontage road along US 441 and fence and/or precast wall on north side of Frontage road adjacent to residential



\*The type C 25' buffer along 441 is subject to conflict. The first 15' adjacent to 441 will not have any plantings due to a 15' SECCO easement, the remaining 10' will have the buffer plantings.



## Attachment “D” – Justification Statement (Page 1 of 8)

### Memo



To: Emily Johnson  
Re: Justification Statement  
From: Jim Hall  
Date: June 16, 2022

---

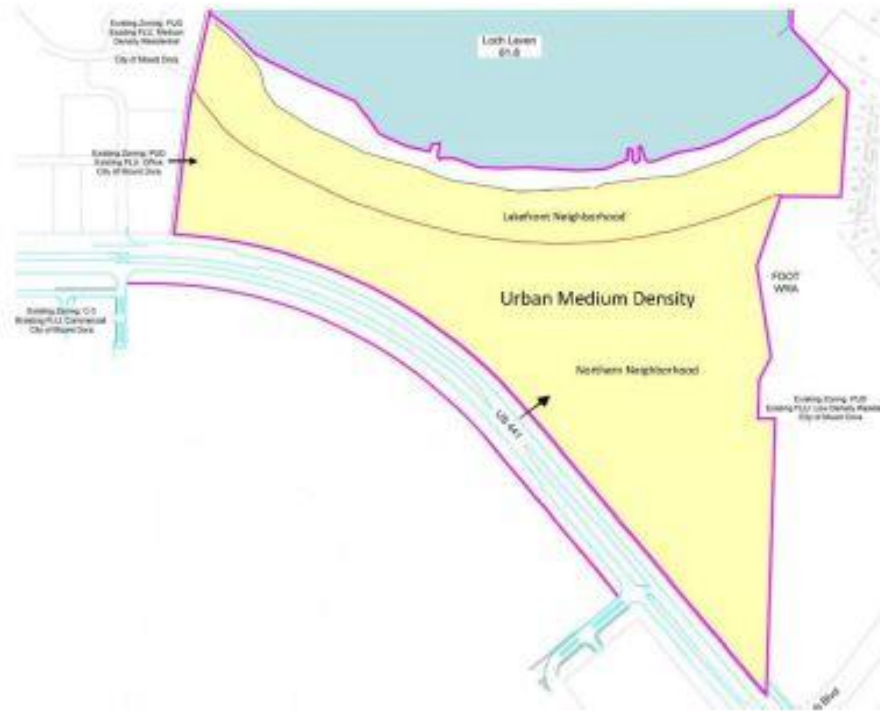
### Summary of Proposed Amendment

The request is for a small-scale map amendment to amend 12.15 acres of Regional Commercial and 7.01 acres of Urban Low to match the existing intervening Urban Medium which allows a maximum density of 7 DUs/acre. The existing land uses on site have a maximum intensity of 1,587,762 SF of commercial and a maximum density of 329 DUs. The proposed map amendment to Urban Medium for all of Mount Dora Groves North would allow a maximum of 436 DU's, which is an increase in residential units from the existing FLU designations. A companion rezoning request is also included amending the Agriculture (A), Urban Residential District (R-6) and Neighborhood Commercial (C-1) zoning to Planned Unit Development (PUD) which would limit the project density to 275 DU's, consisting of 70' lots on the lake front and mix of lot sizes over the rest of the property. Although the proposed Urban Medium land use allows more density than the mix of existing land uses, the companion PUD application limits the number homes to 275 DUs. The maximum development program under the proposed FLU designation is 90% reduction in trip generation potential from the site and a large reduction in public services from the existing FLU.



Current Future Land use

## Attachment “D” – Justification Statement (Page 2 of 8)



### Proposed Future Land Use

#### Residential Justification Statement

The current future land use designations are Regional Commercial, Urban Medium Density and Urban Low Density. The currently allowed maximum number of homes is 329 while our PUD request is for 275 homes, thus, there is a decrease in entitlements.

#### Consistency with the Comprehensive Plan

The following Policies support our request for an Urban Medium designation over the subject property.

*Policy I-1.1.3 Direct Orderly, Compact Growth Land use patterns delineated on the Future Land Use Map shall direct orderly, compact growth. The County shall discourage urban sprawl, as defined in Rule 9J-5.006 F.A.C., and direct growth and development to urban areas where public facilities and services are presently in place or planned.*

The subject property fronts on US 441 a major arterial in the County. The transportation study

## Attachment “D” – Justification Statement (Page 3 of 8)

documents a 90% decrease in projected trips as a part of this request yet the land is well located and surrounded by compatible, mixed uses which allows a second benefit of shortening trip length.

*OBJECTIVE I-1.2 FUTURE LAND USE* Lake County hereby establishes Future Land Use Categories that reflect the grouping of compatible land uses, provide sufficient acreage to meet projected population growth, designate suitable land for development and redevelopment, recognize existing land uses, and provide guidance in the preparation and updating of the Land Development Regulations. To implement this objective, the County shall seek to:

- Achieve an appropriate balance between public and private interests;
- Discourage the proliferation of urban sprawl;
- Provide for compatibility of adjacent land uses;
- Protect natural and historic resources;
- Coordinate future land uses with the appropriate topography and soil conditions;
- Encourage the redevelopment and renewal of blighted areas;
- Eliminate or reduce uses inconsistent with the community's character and proposed future land uses;
- Create favorable economic conditions;
- Provide adequate housing;
- Provide adequate services and facilities and ensure the availability of suitable land for such facilities;
- Maintain established residential neighborhoods;
- Promote compact growth through the use of innovative Land Development Regulations including, but not limited to, planned unit development, clustering, Traditional Neighborhood Development, and mixed land use development techniques;
- Preserve rural and agricultural areas;
- Protect private property rights; and
- Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the County determines to be appropriate

This request seeks to provide single family homes compatible to the homes to the east, provide sufficient acreage to meet projected population growth, designate suitable land for development and recognize existing land uses. To the east of the subject property is the Country Club of Mount Dora; a single family community. By eliminating the current commercial designation on the east of the subject property, this provides enhanced compatibility with this eastern community as well as maintaining an established residential neighborhood. Additionally, allowing slightly denser

## Attachment “D” – Justification Statement (Page 4 of 8)

residential uses adjacent to the Publix in the west (Urban Low to Urban Medium) is another compatibility upgrade. The significant reduction in development intensity with the removal of the commercial designation assists on providing an appropriate balance between public and private interests.

*Policy I-1.3.2 Urban Low Density Future Land Use Category*

*The Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use. This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.25, except for civic uses and Economic Development Overlay District uses, which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.*

This small 7+/- acre parcel of land adjacent to the Publix commercial center will be converted to a slightly denser residential designation. This improves compatibility while also improving vehicular circulation by connecting into the existing commercial driveway to the west of the property.

*Policy I-1.3.3 Urban Medium Density Future Land Use Category*

*The Urban Medium Density Future Land Use Category provides for a range of residential development at a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use. This category shall be located on or in close proximity to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This category may serve as an effective transition between more intense and less intense urban land uses. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 20% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.35, except for civic uses and Economic Development Overlay District uses, which shall be 0.50. The maximum Impervious Surface Ratio shall be 0.70.*

This is the proposed designation for all of the subject property. Yet, the concurrent PUD application limits density to 4.4 homes per acre or approximately a 35% reduction from the maximum density.

*Policy I-1.3.7 Regional Commercial Future Land Use Category*

## Attachment “D” – Justification Statement (Page 5 of 8)

*The Regional Commercial Future Land Use Category provides for a variety of commercial uses concentrated within or in proximity to a large planned project, such as a regional mall with a non-residential floor area typically in excess of 299,000 square feet. This category is intended to accommodate commercial development, which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian friendly gathering areas. Office and limited light industrial uses shall also be permitted within this category. This category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. This land use shall be located at the intersections of major roadways and along these roadways as infill development. Developments within this Category are not subject to Commercial Location Criteria. Zoning applications within the regional commercial future land use category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses. Limited residential use may be allowed in mixed-use commercial buildings or as standalone multi-family units as part of a mixed-use development; new single-family dwellings shall not be allowed. Lawfully existing single-family dwellings and accessory structures may be expanded, renovated or replaced provided they meet all other requirements within this Comprehensive Plan. Existing lots lawfully developed with single-family dwellings may not be further subdivided for residential purposes. Multi-family residential development shall be constructed only after or simultaneously with construction of commercial uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of gross leasable area of commercial space and the allowed FAR shall not be applied to such residential areas. Residential uses are excluded on parcels in this category located within Mount Dora joint planning area first authorized by the Board of County Commissioners on September 28, 2004. Design standards shall be provided in the Land Development Regulations that ensure that commercial development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A FAR up to 3.0 will be allowed. The maximum Impervious Surface Ratio shall be 0.75. A conditional use approval will not be required if the development is approved by Lake County through a Development of Regional Impact Development Order.*

The elimination of the commercial use is a strong compatibility measure for the eastern residential community while significantly reducing traffic and public services. The goal of this request is to create a sustainable residential neighborhood on Loch Levin.

## Attachment “D” – Justification Statement (Page 6 of 8)

### *Policy I-7.5.2 Open Space Protection*

*Lake County shall assure the provision of open space within the county by requiring minimum open space standards for new development, through public land acquisition and through designation of Conservation and Recreation land use categories on the Future Land Use Map. Lake County shall, through the Land Development Regulations, provide a mechanism to protect, acquire or otherwise set aside natural areas and environmentally sensitive lands as open space for permanent preservation or passive recreation. Protection can be accomplished by the donation of land or establishment of a permanent conservation easement held by the County, conservation agency, or appropriate non-profit conservation entity. The protection and acquisition of these lands shall be consistent with the Future Land Use Element and Conservation Element. Policy I-7.5.3 Consistency with Conservation Element The County shall require that proposals for a change in the use of land or development of property conform to all applicable goals, objectives, and policies of the Conservation Element before such proposal can be considered to be consistent with the Future Land Use Element. Prior to obtaining approval for a change in the use of land or development of property, the location and significance of all environmental features and constraints shall be identified, including but not limited to topography, wetlands, vegetation, wildlife, habitat, flood hazards, the 100-year floodplain, soils, springsheds, karst features, and adjacent conservation lands and environmentally sensitive lands. The County shall require that all such features and constraints be included within applications and site plans submitted as part of the development review process. Policy I-7.5.4 Protection of Floodplains Within 12 months of the effective date of the Comprehensive Plan the County shall adopt Land Development Regulations that protect floodplains, as identified by the Federal Emergency Management Agency as amended, or as identified by Lake County, through Land Development Regulations that accomplish the following:*

- Restrict uses which are dangerous to health, safety and property and minimize public and private losses due to flood conditions;*
- Prohibit land filling and grade changes where such activity will cause erosion or inhibit flood waters;*
- Require development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health;*
- Require all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development flood prone and wetland areas to the County or appropriate state agency as a conservation easement, as allowed by law; and*

## Attachment “D” – Justification Statement (Page 7 of 8)

- *Designate environmentally sensitive floodplains and establish criteria to limit development or development impacts therein. Policy I-7.5.5 Protection of Wetlands and Wetland Assessment Program Within 12 months of the effective date of this Comprehensive Plan, the County shall implement a wetlands assessment program and adopt Land Development Regulations that accomplish the following:*
  - *Regulate development activities according to wetland significance;*
  - *Require the identification of wetland type, land use, extent, significance, development compatibility, and applicable performance standards prior to County review and approval of development activities*
  - *Require, at a minimum, compliance with all performance standards set forth in the Land Development Regulations of Lake County, which standards and guidelines are accepted herein verbatim by this reference; and*
  - *Depending on wetland significance provide for development flexibility through mitigation/compensation measures where more beneficial environmental results may be achieved. The County shall require dedication of a conservation easement to the County or other agency of all post development wetlands, to the extent allowed by law. This conservation easement shall require that the wetlands and wetland buffers be maintained in their natural and unaltered state. If such wetlands and buffer areas are not in a natural state due to the presence of invasive species, changes in hydrology, or the removal of natural vegetation, such wetlands and buffers shall be restored by the removal of all invasive species, replacement/revegetation with suitable native species, and, to the greatest extent possible, restoration of natural hydrology. The entity accepting a conservation easement shall enforce its provisions.*

Loch Leven and its corresponding fringe of wetland littoral zone will be preserved with this proposed neighborhood. There are no other wetlands on site. Further, the removal of commercial uses with the possibilities of pollution are another positive example of this request.

### *Policy I-7.13.2 Mandatory Consistency with the Comprehensive Plan*

*Any proposed amendment to the Future Land Use Map or Comprehensive Plan must undergo an assessment of consistency with all applicable goals, objectives and policies of this Comprehensive Plan. The Land-Use Conflict Identification Strategy (LUCIS) Model may be considered when reviewing future amendments to the Comprehensive Plan or Future Land Use Map. The above standards shall be evaluated by means of the preparation of a needs-analysis, transportation system capacity analysis, environmental impact evaluation and land use compatibility analyses. If an amendment to the Future Land Use Map or Comprehensive Plan is adopted, the above referenced documentation shall be submitted as supporting information for compliance review.*

## Attachment “D” – Justification Statement (Page 8 of 8)

This Justification Statement has provided a consistency analysis for this request. The removal of the commercial use is a major step in improving compatibility and, thus, consistency. The removal of Urban Low adjacent to an existing commercial center is another compatibility enhancement and, thus, consistency. Finally, the proposed density is much closer to Urban Low Residential than to Urban Medium Residential density. The request is consistent with the Comprehensive Plan.

### Land Use Compatibility Analysis

The following are compatibility measure within this request:

- North is Loch Leven which will have the associated wetlands preserved and the adjacent homes will be on 70' wide lots.
- East are golf holes, a FDOT storm pond with a 70' wide access and utility easement 70' easement all of which need no buffers.
- West is Loch Leven Landing Publix anchored shopping center which will be buffered.
- South is US 441.

### Conclusion

This request is consistent with the comprehensive plan and is compatible with surrounding uses. The request provides for a 90% decrease in traffic generation a large reduction in public services. Loch Leven and associated wetlands will be preserved. We believe this request meets the intent of the comprehensive plan.

**Jim Hall, MURP, BLA**

Hall Development Services Inc.

1302 Osprey Avenue | Orlando | Florida | 32803  
407.257.9235 | [HallDSi.com](http://HallDSi.com)



## Attachment “E” – City of Mount Dora Comment Letter (Page 1 of 3)



*Someplace Special*

July 27, 2022

Lake County Board of County Commissioners  
Attn: Ms. Jennifer Barker, County Manager  
315 West Main Street  
P.O. Box 7800  
Tavares, Florida 32778  
By Email: [jbarker@lakecountyfl.gov](mailto:jbarker@lakecountyfl.gov)

RE: JPA Projects:  
Mt Dora Groves South – US Highway 441  
Comprehensive Plan Amendment (AR#4845)  
Rezoning (AR#4844)  
  
Mt Dora Groves North – US Highway 441  
Comprehensive Plan Amendment (AR#4843)  
Rezoning (AR#4842)


Dear Ms. Barker:

The City of Mount Dora is in receipt of resubmittal documents and drawings pertaining to the above-referenced applications affecting property within the Mount Dora Joint Planning Area (JPA). Planning and Development Department on July 14, 2022, received via email re-submittal packets for the above-referenced land use and zoning changes. Staff reiterates the items of our previous correspondence dated May 3, 2022, and these items shall be included by reference.

During the City’s previous review of the application submitted for these properties, Planning Staff consistently explained the importance of adhering to the City’s vision for developments within the heart of the City of Mount Dora and along U.S. Highway 441. This project is located within the middle of the City of Mount Dora and any development must be considered by the City to ensure our standards are reflected on new development within our jurisdiction based on JPA. The following are numerous items, which is not an exhaustive list of design components

 (352) 735-7100

 [www.CityofMountDora.com](http://www.CityofMountDora.com)

 510 N. Baker St. Mount  
Dora, FL 32757



## Attachment “E” – City of Mount Dora Comment Letter (Page 2 of 3)

of the proposed development, which the City wishes to provide to the County for consideration. Pursuant to the JPA, development standards and uses are to reflect the higher quality of either City or County Land Development Code standards. Staff offers the following:

1. Mount Dora Groves North: Provide a multi-use trail (sufficient width to accommodate golf carts) with public access between Loch Leven Landing (Publix) shopping center and the Country Club of Mount Dora Developments. In lieu of the trail, provide true frontage roadway connecting Country Club Mount Dora to Public Shopping Center.
2. Mount Dora Groves South: Provide decorative street light poles and fixtures within the right-of-way of the Grandview Street and Fiddler Drive extensions (side note: Fiddler is listed as a “Drive” and not a “Lane”). The light pole and fixture to match Dora Landings subdivision. All lighting (street and private areas) must meet dark sky principals and requirements.
3. Mount Dora Groves South: Non-residential development shall adhere to the City of Mount Dora’s Commercial Architectural and Site Design Requirements established in Section 6.13, Land Development Code, City of Mount Dora, Florida.
4. Mount Dora Groves South: As planning staff discussed and stated during the submittal of a similar development proposal to the City in January 2022, the percentage of the proposed multi-family detached community is too high of a ratio for a development of this size. If the proposed design standards were in more aligned with traditional requirements, the percentage of multifamily would be decreased and more in consistent with character of Mount Dora. Design standards of concern include parking ratio, guest parking, housing setbacks, garage requirements, landscape buffering meeting multifamily standards, building height limitation (maximum 35 feet), and building architecture and elements (Section 3.4.4.5.b. City’s LDC).
5. Mount Dora Groves South: Provide a public vehicle and pedestrian connection to Bristol Lakes Road to support the development of the frontage road. Emergency access only restriction is not sufficient in meeting the “ultimate frontage roadway” from Limit Avenue to Donnelly Street. The public roadway connection to Bristol Lakes Road is required. This issue of the proposed development for emergency access only is unacceptable.
6. Discussion and proposed configuration of Limit Avenue and Grandview Street intersection improvements, such as a round-a-bout will require City input and review of proposed impacts to the City’s planned fire station/EOC site located off Limit Avenue.

## Attachment “E” – City of Mount Dora Comment Letter (Page 3 of 3)

7. Coordinate ingress/egress access point to City’s planned fire station/EOC (Alt Key No. 3916155).
8. Proposed walls must be constructed of masonry and with either stone or brick finish (both sides). Columns are required with sufficient intervals (25 feet spacing) with decorative type stone caps (pre-fab type construction wall systems are unacceptable).
9. Grandview Street extension is missing a significant promenade type feature to continue landscaping and hardscape theme of the existing Grandview Street promenade at Dora Landings. This landscape area to be designed as a linear park with sufficient open space and width (canopy tree row, benches, hardscape, art-work, etc).

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

Sincerely,

Vince

Sandersfeld

*Vince Sandersfeld*  
Vince Sandersfeld,

Planning and Development Director

Digitally signed by  
Vince Sandersfeld  
Date: 2022.07.27  
15:58:02 -04'00'

Cc: Mr. Patrick Comiskey, City Manager

Ms. Sherry Stuphen, City Attorney

Mr. Christopher D. Gaw, P.E. City Utilities Engineer

Ms. Michele Janiszewski, AICP, Senior Planner

Mr. Bobby Howell, Director of Planning & Zoning – [bobby.howell@lakecountyfl.gov](mailto:bobby.howell@lakecountyfl.gov)

Ms. Janie Barrón, Chief Planner – [jbarron@lakecountyfl.gov](mailto:jbarron@lakecountyfl.gov)

Ms. Emily Johnson, Case Manager – [EWJohnson@lakecountyfl.gov](mailto:EWJohnson@lakecountyfl.gov)

Mr. Chad O’Brien, Brochman, LLC – [cobrien@beringhomes.com](mailto:cobrien@beringhomes.com)

Mr. Jim Hall, Hall Development Services – [jimhall@halldsi.com](mailto:jimhall@halldsi.com)

## Attachment "F" – City of Mount Dora Comment Letter #2 (Page 1 of 2)



August 18, 2022

*Someplace Special*

Lake County Board of County Commissioners  
Attn: Ms. Jennifer Barker, County Manager  
315 West Main Street  
P.O. Box 7800  
Tavares, Florida 32778  
By Email: [jbarker@lakecountyfl.gov](mailto:jbarker@lakecountyfl.gov)

**RE: RE-SUBMITTAL PACKETS RECEIVED ON AUGUST 15, 2022**

Mt Dora Groves South – US Highway 441  
Comprehensive Plan Amendment (AR#4845)  
Rezoning (AR#4844)

Mt Dora Groves North – US Highway 441  
Comprehensive Plan Amendment (AR#4843)  
Rezoning (AR#4842)

Dear Ms. Barker:

The City of Mount Dora is in receipt of the resubmittal documents and drawings pertaining to the above-referenced projects. Staff reiterates the items of our previous correspondence dated May 3, 2022, and these items shall be included by reference.

Staff offers the following comments:

1. Trail surface material to be either asphalt or concrete (gravel is unacceptable material).
2. As stated in City's previous review pre-cast wall systems are not a design standard in keeping with the high quality expected for developments within Mount Dora. Illustration #15 of Section 6.13 of the City's Land Development Code (wall example next page).



(352) 735-7100



[www.CityofMountDora.com](http://www.CityofMountDora.com)



510 N. Baker St. Mount  
Dora, FL 32757



## Attachment "F" – City of Mount Dora Comment Letter #2 (Page 2 of 2)

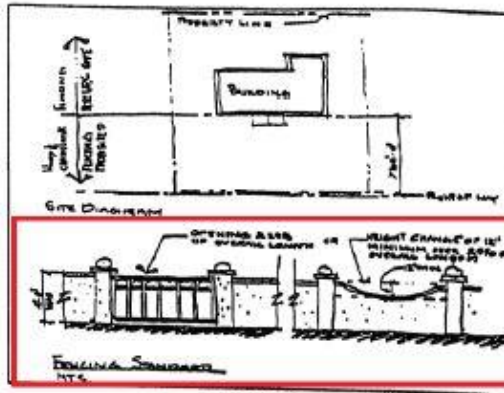


Illustration 15

For additional clarification, Mount Dora discouraged community walls type of buffering treatment for residential communities. If walls are so proposed, which is not the City's preference, the materials must be high quality and design with landscaping screening, etc. That is why staff noted the wall material standards in my previous correspondence. For example, the recent Lakeside Waterman Village retirement community provided wright-iron type (I believe the fence is aluminum rails) with stone columns. This type of open fencing tends to be acceptable treatment.

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

Sincerely,  
Vince

Sandersfeld

*Vince Sandersfeld*  
Vince Sandersfeld,

Planning and Development Director

Digitally signed by  
Vince Sandersfeld  
Date: 2022.08.18  
07:39:39 -04'00'

Cc: Mr. Patrick Comiskey, City Manager  
Ms. Sherry Stuphen, City Attorney  
Mr. Christopher D. Gaw, P.E. City Utilities Engineer  
Ms. Michele Janiszewski, AICP, Senior Planner  
Mr. Bobby Howell, Director of Planning & Zoning – [bobby.howell@lakecountyfl.gov](mailto:bobby.howell@lakecountyfl.gov)  
Ms. Janie Barrón, Chief Planner – [jbarron@lakecountyfl.gov](mailto:jbarron@lakecountyfl.gov)  
Ms. Emily Johnson, Case Manager – [EWJohnson@lakecountyfl.gov](mailto:EWJohnson@lakecountyfl.gov)  
Mr. Chad O'Brien, Brochman, LLC – [cobrien@beringhomes.com](mailto:cobrien@beringhomes.com)  
Mr. Jim Hall, Hall Development Services – [jimhall@halldsi.com](mailto:jimhall@halldsi.com)  
Ms. Cecelia Bonifay, Esq. – [cecelia.bonifay@akerman.com](mailto:cecelia.bonifay@akerman.com)

## Attachment “G” – Rezoning Narrative Statement (Page 1 of 3)

### Memo



halldsi.com

To: Emily Johnson  
Re: Mount Dora Groves North – Project Narrative  
Application # 2022020005  
Application # 4844  
RZ 22-14-4  
From: Jim Hall  
Date: August 4, 2022

---

#### Project Narrative:

The subject property is located north of US 441, south of Loch Leven, east of Loch Leven Landing Publix anchored shopping center and west of the Country Club of Mount Dora in unincorporated Lake County, referenced by alternate keys 1445671, 3884341. The property is approximately 144.23 ± acres of which approximately 81.83 ± acres are classified as wetlands. The net buildable area is 62.3 ± acres. The property currently operates as an active citrus grove with no buildings located on site.

The request is for a small-scale map amendment to amend 12.15 acres of Regional Commercial and 7.01 acres of Urban Low to match the existing intervening Urban Medium which allows a maximum density of 7 DUs/acre. The existing land uses on site have a maximum intensity of 1,587,762 SF of commercial and a maximum density of 329 DUs. The proposed map amendment to Urban Medium for all of Mount Dora Groves North would allow a maximum of 436 DU's, which is an increase in residential units from the existing FLU designations. A companion rezoning request is also included amending the Agriculture (A), Urban Residential District (R-6) and Neighborhood Commercial (C-1) zoning to Planned Unit Development (PUD) which would limit the project density to 275 DU's. Although the proposed Urban Medium land use allows more density than the mix of existing land uses, the companion PUD application limits the number homes to 275 DUs. The maximum development program under the proposed FLU designation is 90% reduction in trip generation potential from the site and a large reduction in public services from the existing FLU. The PUD rezoning will protect the wetland with a 50' upland buffer and is requesting a minimum of 70' lots on the lake which is commensurate with the existing lake front lot sizes, and the interior of the project will have a minimum of 40' lots. The lake front homeowners will have the ability to build docks and there will be a community dock for the interior homeowners use.

To the east of the project is the County Club of Mount Dora (CCMD), it is important to note that only 6 homes from CCMD are adjacent to the subject site, and there is a 70' access and utility easement on the subject site that is situated between their rear yards and the project. The easement will provide a large buffer between their homes and the community, the remainder of the eastern boundary is the golf course. To the west is the Loch Leven Landing Publix anchored shopping center that currently has a

## Attachment “G” – Rezoning Narrative Statement (Page 2 of 3)

traffic and safety issue because there is no left turn out of the center onto US 441. The proposed PUD will provide for cross access by constructing a frontage rd. that connects the full median opening on US 441 to the Loch Leven Landing Publix anchored shopping center. This is important public benefit because it will alleviate a portion of the traffic and safety issue in the immediate area by providing a left turn onto US 441. The project will construct a red light at the full median opening on US 441 if it is required by the warrant study. The project request is for a gated community to preclude the shopping center cross access traffic from entering Mount Dora Groves North. The project will have 25% open space and central water and sewer will be provided by the City of Mount Dora.

### Standards of Review:

- A. *Whether the rezoning is in conflict with any applicable provisions of the Land Development Code.*  
The proposed rezoning is compliance with the LDC except for waivers requested on the PUD Concept and Land Use Plan.
- B. *How the application is consistent with all elements of the Comprehensive Plan.*  
The PUD future land use amendment is consistent with all elements of the comprehensive plan. Facilities can be provided to serve the project. The request is consistent with Policies I-1.1.3 (directs growth to urban areas), I-1.1.6, I-1.2, I-1.3.4, I-1.3.7, I-1.3.10, I-1.3.10.1
- C. *How the proposed rezoning is inconsistent with existing and proposed land uses.*  
The proposed rezoning is consistent and compatible to existing and proposed uses.
- D. *A statement describing any changed conditions that would justify the rezoning.*  
The land to the south across US 441 is applying for 15 acres of commercial uses balancing the demand for commercial uses in this neighborhood from the reduction of commercial uses on the subject property. The development program for a single family community meets the current real estate market.
- E. *Description of how the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.*  
The deletion of the 12 acres of commercial uses is a significant reduction on public facility demand in and of itself. Coupled with the request for 275 single family homes in lieu of the 496 allowable homes is another reduction in public facility demand.
- F. *Any impacts the rezoning application would affect the natural environment*  
The Loch Leven wetlands will be preserved. The remainder of the property has been in agriculture for decades which has altered the natural condition of the land.
- G. *Whether, and the extent to which, the proposed rezoning would affect the property values in the area.*  
The proposed development program, influx of capital spent to beautify the development and the replacement of commercial uses adjacent to the Country Club of Mount Dora will improve property values in the neighborhood.
- H. *How the proposed rezoning would result in an orderly and logical development pattern.*  
The interconnectivity with the Publix shopping center to the west and the addition of single family homes provides a framework for orderly, logical growth.

## Attachment “G” – Rezoning Narrative Statement (Page 3 of 3)

- I. *How the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.*

The proposed zoning is in the public interest and in harmony with the purpose and intent of the Land Development Code. The reduction of the future land use allowable uses and the provision of buffers are on point with the purpose and intent of the Land Development Code.

Jim Hall, MURP, BLA

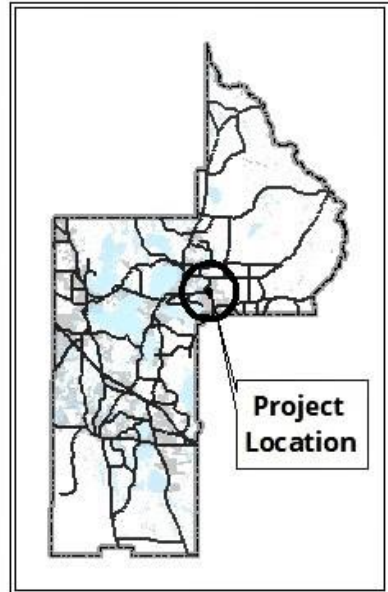
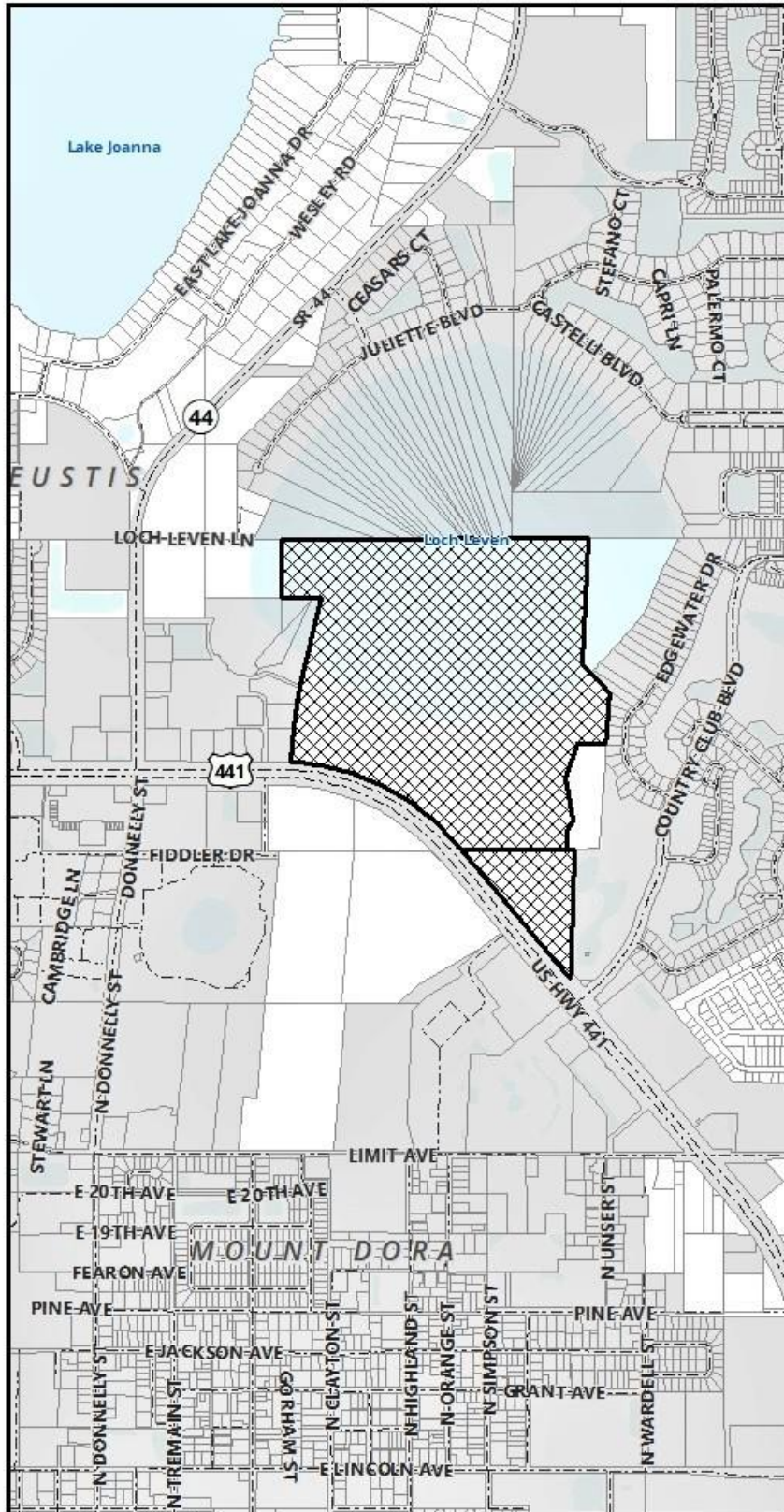
Hall Development Services Inc.

1302 Osprey Avenue | Orlando | Florida | 32803

407.257.9235 | [HallDSi.com](http://HallDSi.com)



# Subject Property Map

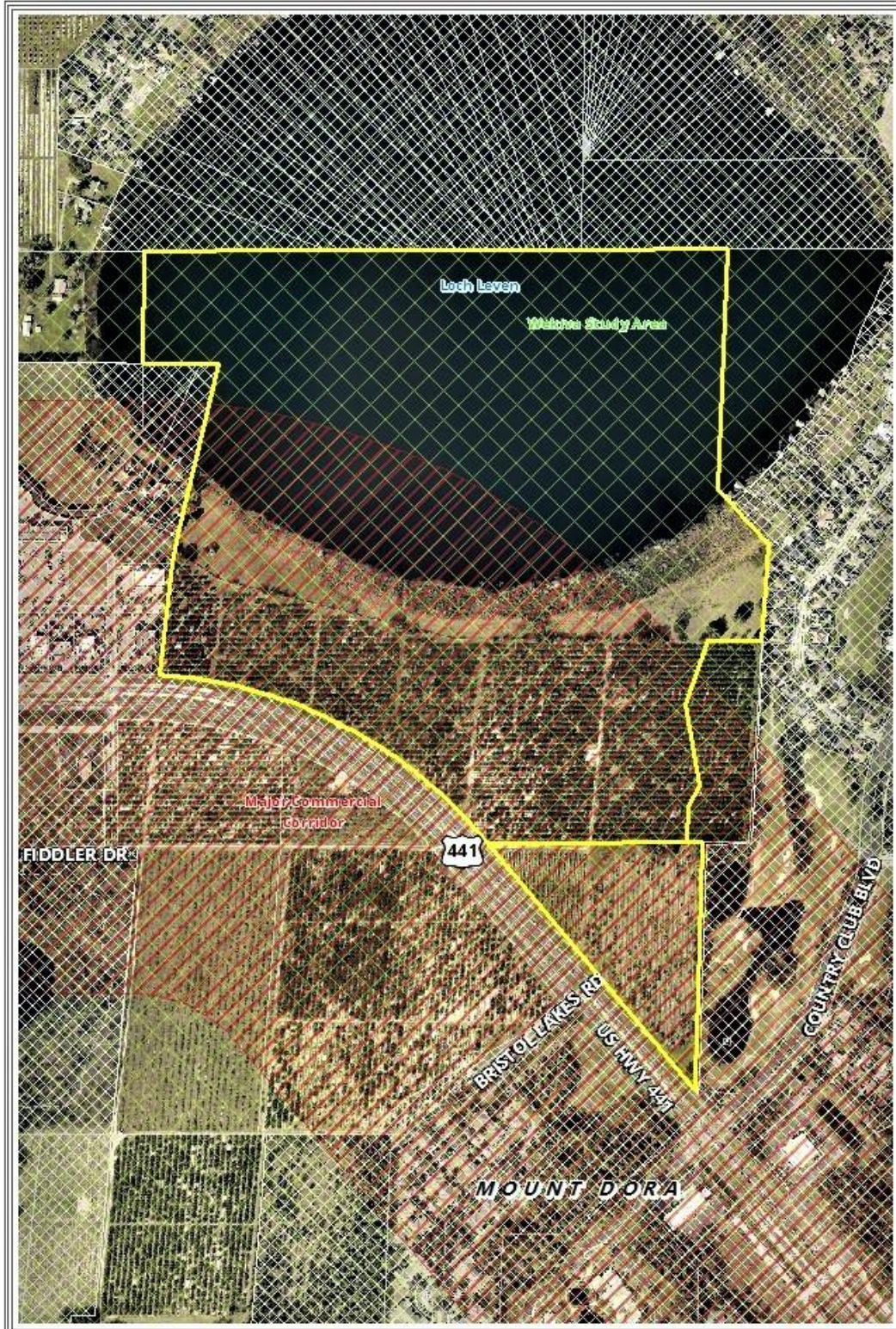


# Aerial Map

RZ-22-14-4  
Mt Dora Groves North Property



Neighborhood Commercial (C-1) & Urban Residential (R-6) to Planned Unit Development (PUD)



Legend

- Wekiva Study Area
- US 441 Major Commercial Corridor

**ORDINANCE 2022-\_\_\_**  
**Mount Dora Groves North**  
**RZ-22-14-4**

**AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Cecelia Bonifay, Akerman LLP (the “Applicant”), submitted a rezoning application on behalf of Simpson Family Partnership LTD (the “Owner”), to rezone approximately 144.23 +/- acres from Agriculture (A), Urban Residential District (R-6), and Neighborhood Commercial (C-1), to Planned Unit Development (PUD) to accommodate a 275-lot single-family residential development; and

**WHEREAS**, the subject property consists of approximately 144.23 +/- gross acres (62.3 +/- net acres) located north of US Highway 441 and south of Loch Leven, in the unincorporated Mount Dora area, in Section 20, Township 19 South, Range 27 East, identified by Alternate Key Number 3884341 and 1445671, and more particularly described in Exhibit “A” – Legal Description; and

**WHEREAS**, the property is located within the Urban Medium Density Future Land Use Category, as designated by Ordinance 2022-\_\_\_; and

**WHEREAS**, the Lake County Planning & Zoning Board did on the 7th day of September 2022 review Petition RZ-22-14-4; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 4th day of October 2022; and

**WHEREAS**, the Board of County Commissioners has reviewed the recommended application and ordinance, the recommendations of the Lake County Planning & Zoning Board and County staff, and comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

**WHEREAS**, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

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

**Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Planned Unit Development (PUD). The uses of the property shall be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this Ordinance, this Ordinance shall take precedence.

**A. Permitted Land Uses.**

1. A maximum of 275 Single-Family Dwelling Units, not to exceed 4.42 dwelling units per net acre. A mandatory homeowner’s association must be established.
2. The subdivision shall be developed as a clustered subdivision, consistent with the Wekiva Study area policies contained within the Comprehensive Plan, as amended.

- 1           3. Accessory uses directly associated with the above uses may be approved by the County Manager  
 2           or designee. Any other use of the site not specified above shall require approval of an amendment  
 3           to this Ordinance by the Board of County Commissioners.

4           **B. Open Space, Impervious Surface Ratio, Building Height, and Lot Size.**

- 5           1. Open Space: A minimum of twenty (20) percent of the net buildable area shall be designated as  
 6           Open Space. Open Space standards shall adhere to the definition in the Comprehensive Plan, as  
 7           amended.
- 8           2. Impervious Surface Area: Maximum ISR shall be 0.65 for the overall development. Individual lots  
 9           may be developed at a higher ISR if the Developer demonstrates that the overall ISR of the  
 10          development will not exceed 0.65.
- 11          3. Maximum Building Height: The maximum building height is forty (40) feet.
- 12          4. Minimum Lot Sizes: Lakefront lots shall contain no less that 7,700-square feet, with a minimum lot  
 13          width of 70-feet and a minimum lot depth of 110-feet. All other lots shall contain no less than 4,400-  
 14          square feet, with a minimum lot width of 40-feet and a minimum lot depth of 110-feet.

15          **C. Setbacks.** The development standards for Single-Family Dwelling Units shall be as follows:

Front Setback:	12-feet from the property line
Garage Setback:	20-feet from the property line
Front Porch Setback:	12-feet from the property line
Secondary Front Setback:	15-feet from the property line
Side Setback:	5-feet from the property line
Rear Setback:	10-feet from the property line (primary structure), 5-feet from the property line (accessory structures)
Wetland Setback:	50-feet from jurisdictional wetland line

16          **D. Residential Design Guidelines.**

- 17          1. General Neighborhood Design and Layout.
- 18              a. Neighborhood design for Mount Dora Groves should respect the character of the  
 19              existing topography and preserve environmental areas and native vegetation.
- 20              b. Front elevations shall be designed to emphasize entries, porches, and other residential  
 21              use features, and shall generally be consistent with Exhibit "C".
- 22              c. A higher level of elevation design and finish shall be maintained on both faces or corner  
 23              lots with similar articulation and detail on both street-facing facades.
- 24              d. Driveways on corner lots are encouraged to be located as far as possible from street

- 1 intersections.
- 2 2. Housing Models and Style Varieties.
- 3 a. Each development of 50 or more homes shall have at least seven base models,
- 4 developments of less than 50 units but more than 20 units shall have at least five base
- 5 models, and developments of less than 20 units shall have at least three base models.
- 6 Each base model proposed shall have multiple variations and design options available
- 7 for customization.
- 8 b. Each single-family dwelling unit shall present an individual character through building
- 9 placement, floorplan, exterior elevation, and color. No two buildings with the same
- 10 exterior elevation shall be located adjacent to one another. Flexibility in the building
- 11 elevation variation requirements may be considered at the discretion of the
- 12 homeowner's association provided the overall intent of this section is maintained.
- 13 c. Minimum structure size shall be 1,500 square feet living area (heated and air-
- 14 conditioned space).
- 15 3. Architectural Styles and Components.
- 16 a. Desired architectural components. The following list of architectural components
- 17 represents a partial list of desired elements associated with traditional residential
- 18 architecture. Not all residential styles or buildings will contain every element in the list
- 19 but must include components consistent with the established style.
- 20 i. Open air front or porches;
- 21 ii. Covered entry;
- 22 iii. Overhangs and awnings;
- 23 iv. Gable or hip type roofs;
- 24 v. Decorative roof treatments, including, but not limited to pediments, dormers, ridge
- 25 cresting, decorative bridgeboard, stickwork, brackets, rafter tails, and decorative
- 26 shingles.
- 27 vi. Decorative window treatments, including, but not limited to double-hung windows,
- 28 arched windows, transoms, bay windows, and louvered shutters.
- 29 b. Prohibited architectural components.
- 30 i. Homes that have less than two windows on the front facing façade are prohibited.
- 31 Full glass front doors and/or sidelights shall count towards the window
- 32 requirements.
- 33 c. The mixing of elements from multiple architectural styles within a single residential
- 34 building is discouraged.
- 35 4. Roof Elements.
- 36 a. All roof projections, including chimneys, dormers, flues, and vents shall be compatible

- 1 in scale, height and material with the structure from which they project. Chimney  
2 hardware must be screened within an architectural feature such as a decorative  
3 chimney cap in keeping with the architectural style of the home.
- 4 b. Gutters and downspouts are highly encouraged.
- 5 c. When overhangs and awnings are included, they shall be no less than one foot deep  
6 when measured perpendicular to the building face, to function as an energy  
7 conservation measure and/or to protect people and the house from inclement weather.  
8 Required setbacks shall be measured from the bearing wall of the primary structure  
9 and not the overhang/awning.
- 10 5. Windows and Doors.
- 11 a. All-front, street-facing facades shall have windows and doors covering at least 15  
12 percent of the primary front façade (exclusive of the garage façade in calculating this  
13 area). Full glass front doors and sidelights shall count towards meeting this  
14 requirement.
- 15 b. The front entry of the residential unit should be in scale with the façade and designed  
16 appropriate to the established architectural style of the building.
- 17 6. Exterior Finishes.
- 18 a. Exterior finishes shall be consistent with the established architectural style of the  
19 residential building.
- 20 b. Acceptable finishes may include wood, cement board, brick, rock and masonry, and  
21 stucco.
- 22 c. Prohibited finishes include Exterior Insulation Finishing Systems (EIFs), foam  
23 moldings, and vinyl siding.
- 24 d. All exterior color shall be predominately earth tones.
- 25 7. Garages.
- 26 a. Garages shall not comprise more than 55 percent of the front of the residence.
- 27 b. Garages facing the street shall be recessed at least five feet from the primary front  
28 façade of the home or shall include hinges, handles, and coach lights.
- 29 c. Garage doors should be simple in design with door patterns and accent colors  
30 complementary to the architectural character of the home. Windows are encouraged  
31 to reduce the visual impact.
- 32 d. Two-car garages must be a minimum of 20 feet deep.
- 33 e. Either side load or front load garage design may be utilized. All single-family dwelling  
34 units shall be designed with a 2-car garage minimum.
- 35 f. Conversion of garage into living space shall be prohibited.
- 36 8. Lot trees. Each single-family lot is required to plant a minimum of three trees on the lot prior to

- 1 issuance of the certificate of occupancy. A minimum of one canopy type tree must be located in  
 2 the front yard. The size of the trees must be a minimum caliper of 3.0 inches, Florida Number One  
 3 Grade or Better, and 8 to 12 feet in height upon planting.
- 4 9. Front Yard fencing shall not exceed 4-feet in height.
- 5 10. RV storage on lots with or without a single-family dwelling unit is prohibited.
- 6 11. The Architectural Design Standards above shall be incorporated into the Homeowners Association  
 7 Restrictive Covenants or other applicable documents.
- 8 12. All areas of the Planned Unit Development (PUD) shall maintain grass height of 12 inches or less  
 9 until as such time as the PUD fully develops.

10 **E. Landscaping, Buffering, and Screening Requirements.**

Buffer Number	Location	Adjacent Property	Buffer Width	Buffer Type
1	North	Loch Leven	50-feet	50-foot-wide Upland Buffer
2	East	Country Club of Mount Dora	Fence/Wall	Fence and/or Precast Wall adjacent to FDOT Access & Utility Easement & Pond
3	South*	US 441	25-feet	Type "C" (25-foot-wide), as defined by LDR Chapter 9.01.06
4	West (Commercial)	Loch Leven Landing	N/A	Use existing buffer on neighboring property per LDR Section 9.01.06 – MD Ordinance 2008-1015: 30-foot Type B Buffer
5	West (Residential)	Residential	10-feet	Type "A" (10-foot-wide), as defined by LDR Chapter 9.01.06
6	Frontage Road	Loch Leven Landing / US 441	25-feet, or Fence/Wall	Type "C" (25-foot-wide) on south side of frontage road along US 441; Fence and/or Precast Wall on north side of frontage road adjacent to residential properties

\*The first 15-feet adjacent to US 441 will not have plantings due to a 15-foot-wide SECO easement; buffer plantings will be located within the remaining 10-feet.

- 1           1. A fence and/or precast wall immediately adjacent to the residences along U.S. 441 shall be  
2           provided. The fence and/or precast wall will be setback from the landscape buffer and frontage  
3           road.
- 4           2. Drought tolerant, native trees, and vegetation shall be utilized for all street trees, landscape buffers,  
5           and stormwater retention/detention areas.
- 6           3. Best Management Practices for native landscaping and “right plant-right place” landscaping  
7           techniques shall be utilized in the design and installation of invasive exotic plant species in all  
8           landscape plantings is prohibited.
- 9           4. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall  
10          incorporate soil moisture and rain sensors into the irrigation design.
- 11          5. Landscaping, irrigation, and screening shall be in accordance with the Comprehensive Plan and  
12          Land Development Regulations (LDR), as amended

13          **F. Transportation.**

- 14          1. Primary access shall be from US 441 and will require permitting from the Florida Department of  
15          Transportation (FDOT). All access management shall be in accordance with the FDOT,  
16          Comprehensive Plan and Land Development Regulations, as amended.
- 17          2. Cross-Access to the adjacent Loch Leven Landing development shall be required to assist with  
18          access management and traffic circulation for this development and neighboring shopping center;  
19          provided, however, that if the final cross-connection is not allowed by Loch Leven Landing,  
20          developer will only be required to construct the connection to the westerly property line.  
21          Owner/developer is not required to obtain a cross-access easement or construction easement from  
22          Loch Leven Landing.
- 23          3. The development will provide a location for, and will design, a 12’ gravel golf cart trail from the  
24          western edge of the FDOT 70’ easement to the development’s full median opening at US 441 to  
25          allow the residents of the Country Club of Mount Dora access to the frontage road. The golf cart  
26          trail will be located within the first 12’ of the 15’ SECO easement adjacent to US 441. This  
27          requirement is subject to SECO’s approval. Further, the golf cart trail will only be constructed if  
28          either the City of Mount Dora or the County Club of Mount Dora assumes ownership and  
29          maintenance of this facility.
- 30          4. If required, the development will provide for, and design, a frontage road for traffic circulation  
31          provided, however, that road will only be constructed if either the City of Mount Dora or the Country  
32          Club of Mount Dora assumes ownership and maintenance of these facilities. The frontage road  
33          will be 34’ of right-of-way from the westerly boundary to the full median opening at US 441.
- 34          5. The development shall be required to design, permit, and construct a traffic signal on US 441 and  
35          the site entrance, if warranted by FDOT, along with coordinating the design and operation with  
36          both the Florida Department of Transportation (FDOT) and Lake County.
- 37          6. Sidewalks will be required within the development.



- 1           7. Internal roads within the development shall be designed to meet Florida Greenbook and Lake  
2           County road design standards.
- 3           8. If the roads within the PUD are platted as public roads, future road maintenance will be funded  
4           through the use of a municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU)  
5           as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat  
6           or site plan approval, the Owner shall provide any documentation required by the County to impose  
7           an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner  
8           acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem  
9           assessment using the uniform method of collection set forth under Section 197.3632, Florida  
10          Statutes.
- 11          **G. Environmental Requirements.** An Environmental Assessment must be submitted within 6-months of  
12          the date the preliminary plat application is filed to address natural vegetative communities, wildlife  
13          corridors and designated species. The assessment shall be prepared in accordance with other  
14          applicable provisions of the LDR.
- 15          **H. Stormwater and Floodplain Management.**
- 16                1. The stormwater management system shall be designed in accordance with all applicable Lake  
17                County and St. Johns River Water Management District (SJRWMD) requirements, as amended.
- 18                2. The developer shall be responsible for conducting any flood studies required for developing the  
19                site and shall comply with FEMA regulations, the Comprehensive Plan and the LDR, as amended.  
20                Any development within the floodplain as identified on the FEMA maps will require compensating  
21                storage.
- 22          **I. Signage.** All signage shall be consistent with the Comprehensive Plan and LDR, as amended.
- 23          **J. Lighting.** Exterior lighting must be in accordance with the LDR, as amended, and consistent with Dark-  
24          Sky Principles.
- 25          **K. Noise.** The development must comply with the noise protection provisions contained with the LDR, as  
26          amended.
- 27          **L. Utilities.** Water and sewer shall be provided to the development by the City of Mount Dora. A copy of  
28          the utility service agreement shall be provided to the County.
- 29          **M. Mass Grading for Site Development.** All grading for the site development shall be in accordance with  
30          the LDR, as amended.
- 31          **N. Concurrency Management Review and Impact Fees.** The Owner and Developer shall comply with  
32          concurrency management regulations and shall be subject to all applicable concurrency requirements  
33          as set forth in the LDRs.
- 34          **O. Development Review and Approval.** Prior to the issuance of any permits, the developer will be  
35          required to submit applications for a preliminary plat, construction plans, and final plat generally  
36          consistent with Exhibit "B" - Conceptual Plan for review and approval in accordance with the  
37          Comprehensive Plan and LDR, as amended.
- 38          **P. PUD Expiration.** Physical development shall commence within three (3) years from the effective date

1 of this Ordinance. Failure to commence construction within three (3) years of approval shall cause the  
2 revocation of this Ordinance, in accordance with the Comprehensive Plan, as amended. Prior to  
3 expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public  
4 Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that  
5 reasonable efforts have been made towards securing the required approvals and commencement of  
6 work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time  
7 pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the preliminary  
8 plat, construction plans, or final plat, commencement of physical development shall be equally  
9 extended so long as the development is proceeding in good faith and does not allow the originally  
10 extended development order to expire.

11 **Q. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references in this  
12 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and  
13 the LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

14 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

- 15 **A.** After establishment of the facilities as provided herein, the property shall only be used for the purposes  
16 named in this Ordinance. Any other proposed use must be specifically authorized by the Board of  
17 County Commissioners.
- 18 **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,  
19 convert, or demolish any building, structure, add other uses, or alter the land in any manner within the  
20 boundaries of the above-described land without first obtaining the necessary approvals in accordance  
21 with the LDR, as amended, and obtaining the permits required from the other appropriate governmental  
22 agencies.
- 23 **C.** This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land and  
24 the terms, conditions, and provisions hereof, and shall be binding upon the present Owners and any  
25 successors and shall be subject to each condition herein set out.
- 26 **D.** Construction and operation of the proposed use shall always comply with the regulations of this and  
27 other governmental permitting agencies.
- 28 **E.** The transfer of ownership or lease of any or all the property described in this Ordinance shall be  
29 included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of  
30 the conditions established by this Ordinance and agrees to be bound by these conditions. The  
31 purchaser or lessee may request a change from the existing plans and conditions by following  
32 procedures contained in the LDR, as amended.
- 33 **F.** The Lake County Code Enforcement Special Master shall have authority to enforce the terms and  
34 conditions set forth in this ordinance and to recommend that the ordinance be revoked.

35 **Section 3. Severability:** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or  
36 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity  
37 of the remaining portions of this Ordinance.

38 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this  
39 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,

1 Florida Statutes.

1 **Section 5. Effective Date.** This Ordinance shall become effective as provided by law.

2  
3 **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
4  
5 **FILED** with the **Secretary of State** \_\_\_\_\_, 2022.  
6  
7 **EFFECTIVE** \_\_\_\_\_, 2022.  
8

9  
10 **BOARD OF COUNTY COMMISSIONERS**  
11 **LAKE COUNTY, FLORIDA**

12  
13  
14  
15 \_\_\_\_\_  
16 **Sean M. Parks, Chairman**

17  
18 **ATTEST:**

19  
20  
21 \_\_\_\_\_  
22 **Gary J. Cooney, Clerk of the**  
23 **Board of County Commissioners**  
24 **Lake County, Florida**

25  
26  
27  
28 **APPROVED AS TO FORM AND LEGALITY**

29  
30  
31 \_\_\_\_\_  
32 **Melanie Marsh, County Attorney**

Exhibit "A" – Legal Description

1  
2 PARCEL 6:

3  
4 NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27  
5 EAST, LYING NORTHEASTERLY OF US HWY 441.  
6

7 PARCEL 7:

8  
9 FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE  
10 NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY  
11 RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY  
12 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°29'00" EAST 568.50 FEET, NORTH 12°19'00"  
13 EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST  
14 LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN  
15 NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY  
16 ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4  
17 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE  
18 OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT  
19 WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE  
20 OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42°36'45"  
21 EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A  
22 DISTANCE OF 336.37 FEET, THENCE SOUTH 03°21'00" WEST 1319.06 FEET TO THE SOUTH LINE OF  
23 THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET  
24 TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4  
25 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST  
26 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN  
27 NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.  
28

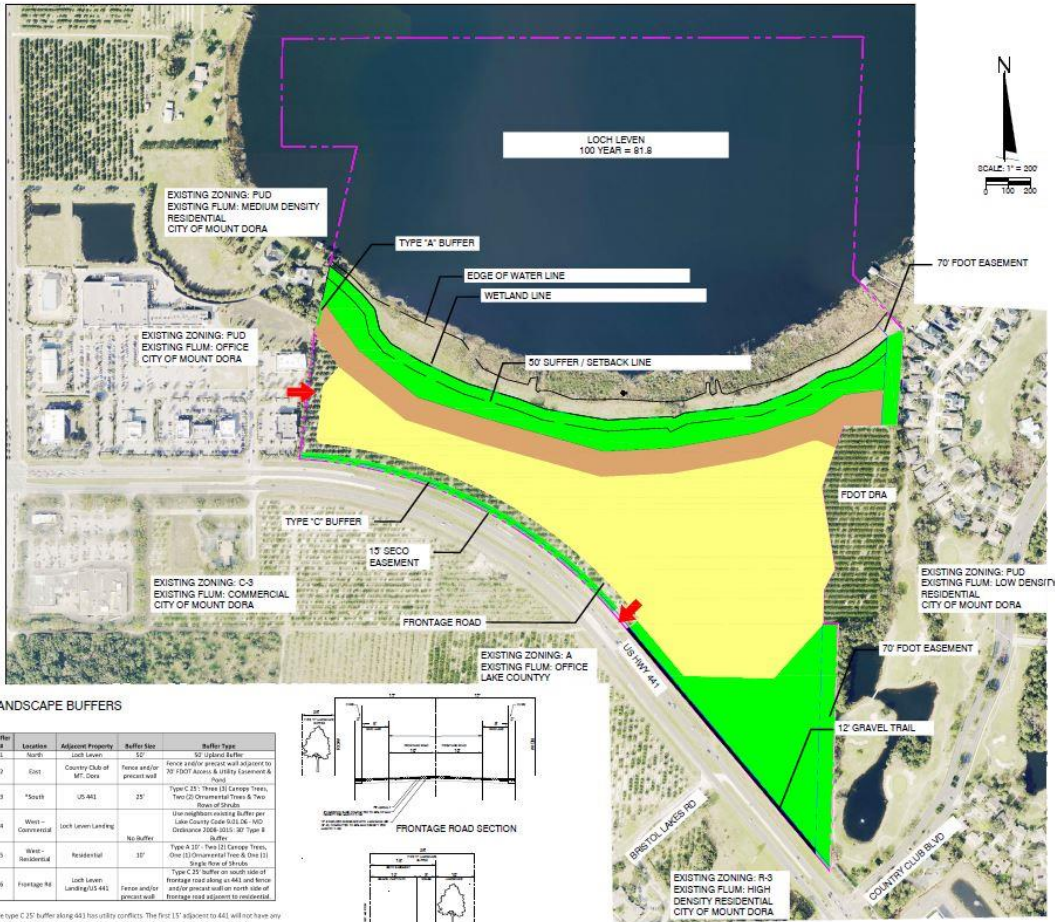
29 LESS AND EXCEPT:

30  
31 FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN  
32 NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE  
33 INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°01'41" WEST ALONG THE  
34 CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST  
35 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG SAID WEST LINE  
36 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE  
37 ROAD 500, CONTINUE NORTH 01°52'24" EAST ALONG SAID WEST LINE OF EAST 1/2 OF THE  
38 NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE SOUTHWEST  
39 CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF  
40 BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A  
41 DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH 28°04'40" EAST 102.02 FEET,  
42 NORTH 09°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28 FEET, SOUTH 89°31'13" EAST  
43 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB  
44 32 PG 42, THENCE SOUTH 03°54'31" WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF  
45 MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH 03°54'31" WEST 747.59 FEET TO A POINT  
46 ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°32'16" WEST  
47 ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 202.31 FEET TO THE POINT OF  
48 BEGINNING.  
49

50 THE ABOVE DESCRIBED TRACTS OF LAND LIE IN LAKE COUNTY, FLORIDA AND CONTAIN 144.23  
51 ACRES MORE OR LESS.

Exhibit "B" – Concept Plan

MOUNT DORA GROVES NORTH PUD	CONCEPTUAL PLAN
HALFF CONSULTANTS 1000 W. UNIVERSITY AVENUE, SUITE 200 MOUNT DORA, FLORIDA 32825 PHONE: 352.385.4600 FAX: 352.385.4601 WWW.HALFF.COM	
DATE: 6-17-22	DESIGNED BY: COH
CHECKED BY: COH	CHECKED BY: COH
JOB NO.: 06000-001	PLP NAME: 19210001
SHEET 1	
CHARLES C. HOFF, P.E. PROFESSIONAL ENGINEER, FLORIDA	



**LAND USE:**  
 GROSS LAND AREA = 144.23 ACRES  
 WETLANDS = 81.93 ACRES  
 NET LAND AREA = 62.30 ACRES  
 UPLAND DENSITY = 275/144.13 = 4.42  
 OVERALL DENSITY = 275/144.13 = 1.91  
 EXISTING FLUM = URBAN LOW / URBAN MEDIUM / COMMERCIAL  
 EXISTING ZONING = A, P45 / C-3  
 PROPOSED FLUM = URBAN MEDIUM RESIDENTIAL  
 PROPOSED ZONING = PUD

**PROPOSED IMPROVEMENT:**

**LAKE FRONT NEIGHBORHOOD**

- BUILDING HEIGHT = 40'
- MINIMUM LOT SIZE = 7,700 SF
- MINIMUM LOT WIDTH = 70'
- MINIMUM LOT DEPTH = 110'
- MINIMUM LIVING AREA = 1,500 SF
- MAXIMUM IGR = 65%

**BUILDING SETBACKS**

- FRONT = 12' TO STRUCTURE / PORCH
- GARAGE = 20'
- SIDE = 5'
- WETLAND = 50'
- REAR = 10'
- STREET SIDE = 15'
- ACCESSORY REAR / SIDE = 5'
- PARKING REQUIRED = 2 PER HOME

**NORTHERN NEIGHBORHOOD**

- BUILDING HEIGHT = 40'
- MINIMUM LOT SIZE = 4,400 SF
- MINIMUM LOT WIDTH = 40'
- MINIMUM LOT DEPTH = 110'
- MINIMUM LIVING AREA = 1,500 SF
- MAXIMUM IGR = 65%

**BUILDING SETBACKS**

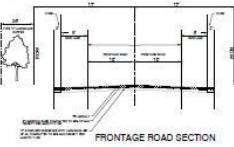
- FRONT = 12' TO STRUCTURE / PORCH
- GARAGE = 20'
- SIDE = 5'
- REAR = 10'
- STREET SIDE = 15'
- ACCESSORY REAR / SIDE = 5'
- PARKING REQUIRED = 2 PER HOME

**R/W PERVIOUS:** = 2.44 ACRES  
**R/W IMPERVIOUS:** = 3.10 ACRES  
**TOTAL R/W:** = 5.54 ACRES  
**PROPOSED LOTS:** = 41.18 ACRES  
**OPEN SPACE REQUIRED 23%:** = 15.58 ACRES  
**OPEN SPACE PROVIDED:** = 15.58 ACRES

- NOTES:**
- THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO ENVIRONMENTAL CONSTRAINTS, AND STORM WATER ENGINEERING ANALYSES.
  - STORM WATER MAY BE SHARED BETWEEN DEVELOPMENT AREAS.
  - THIS IS A GATED COMMUNITY WITH PRIVATE ROADS AND MOTORISTS AN AUTHORIZED UNDER SECTION 316.06(2)(B) SHALL OBEY THIS TRAFFIC.
  - FINAL LOCATION OF ACCESS POINT AT US 441 FULL MEDIA OPENING BEING EVALUATED BY TPO.
  - OFF SITE STREET IMPROVEMENTS MAY BE PROVIDED BASED UPON TRAFFIC IMPACT ANALYSIS.
  - PROJECT WILL INSTALL STORM WATER RUNOFF FOR LAKE COUNTY INDUSTRIAL WATER MANAGEMENT DISTRICT.
  - WATER AND SEWER SHALL BE PROVIDED BY THE CITY OF MOUNT DORA.
  - SEWERAGE SHALL CONFORM TO SECTION 11.03 OF THE LAKE COUNTY LAND DEVELOPMENT CODE OR ORDINANCES.
  - LANDSCAPING SHALL COMPLY WITH SECTION 02.06 OF THE LAKE COUNTY LAND DEVELOPMENT CODE OR ORDINANCES.
  - ALL STREET LIGHTING SHALL BE GREEN LED FRIENDLY.
  - THIS PROJECT WILL PROVIDE A FENCE AND/OR PRECAST WALL IMMEDIATELY ADJACENT TO THE RESIDENCES ALONG US 441. THE FENCE AND/OR PRECAST WALL WILL BE SET BACK FROM THE LANDSCAPE BUFFER AND FRONTAGE RD.
  - THE GOLF CART TRAIL AND THE FRONTAGE ROAD WILL ONLY BE REQUIRED TO BE CONSTRUCTED IF THE PROPERTY ADJACENT TO THE CITY OF MOUNT DORA AT SOME POINT IN THE FUTURE AND THE CITY AGREES TO OWN AND MAINTAIN THEM IN PERPETUITY.
  - CONTRACTOR RESPONSIBLE FOR FENCE ACCESS RIGHTS DURING CONSTRUCTION. EASEMENT RIGHTS TO LOCH LEVEN LANDING AND WILL NOT BE DELEGATED TO PROVIDE CROSS ACCESS RIGHTS FOR CONSTRUCTION AND EASEMENT RIGHTS BY PROJECT IS REQUIRED TO CONSTRUCT FRONTAGE ROAD. IT WILL TERMINATE AT THE WESTEY PROPERTY BOUNDARY.
  - IF REQUIRED TO BE CONSTRUCTED, FRONTAGE RD WILL BE A 10' WIDE OPENING FROM THE WESTEY BOUNDARY TO FULL MEDIA OPENING AT US 441.
  - IF REQUIRED TO BE CONSTRUCTED, THERE WILL BE A 12' WIDE LOG CAB TRAIL FROM WESTERN EDGE OF THE FRONT YARD TO THE PROJECT'S FULL MEDIA OPENING AT US 441 TO ALLOW THE RESIDENTS OF THE COUNTRY CLUB OF MOUNT DORA ACCESS TO THE FRONTAGE RD. IT WILL BE LOCATED WITHIN THE FIRST 12' OF THE 50' SECO EASEMENT ADJACENT TO US 441. THIS IS SUBJECT TO SECT 5 SOLE AND EXCLUSIVE APPROVAL RIGHTS, WHICH PROJECT IS NOT OBLIGATED TO OBTAIN. THIS TRAIL WILL BE LOCATED WITHIN THE 20' LANDSCAPE BUFFER AND WILL COUNT TOWARDS OPEN SPACE.
  - ALL CONSTRUCTION SHALL COMPLY WITH LAKE COUNTY CODES OR ORDINANCES.

**LANDSCAPE BUFFERS**

Buffer #	Location	Adjacent Property	Buffer Size	Buffer Type
1	North	Loch Leven	50'	50' Gravel Buffer
2	East	Country Club of Mt. Dora	Fence and/or precast wall	Fence and/or precast wall adjacent to 20' FDOT Access & Utility Easement & Road
3	South	US 441	25'	Type C 25' Three (3) Layers Trees, Two (2) Observational Trees & Two Rows of Shrubs
4	West - Commercial	Loch Leven Landing	No Buffer	Using landscaping Buffer per Lake County Code 6.03.04, 6.03.05 (Ordinance 2008-001) 30' Type B Buffer
5	West - Residential	Residential	10'	Type B 10' Two (2) Layers Trees, One (1) Observational Tree & One (1) Single Row of Shrubs
6	Frontage Rd	Loch Leven Landing/US 441	Fence and/or precast wall	Type C 25' Buffer on south side of Frontage Road along US 441 and fence and/or precast wall on north side of Frontage Road adjacent to residential



\*The type C 25' buffer along 441 has utility conflicts. The first 12' adjacent to 441 will not have any plantings due to a 12' SECO easement, the remaining 13' will have the buffer plantings.

