



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): October 12, 2022
Board of County Commissioners (BCC): TBD

Case No. and Project Name: RZ-22-13-4, Mount Dora Groves South

Applicant: Tara Tedrow, Lowndes Law

Owner: Simpson Family Partnership LTD & Mount Dora Groves Inc

Requested Action: Rezone approximately 80.32 +/- acres from Agriculture (A) and Urban Residential District (R-6), and establish a Planned Unit Development (PUD) to accommodate a mixed-use development including 783 single-family and multi-family attached and detached dwelling units, 150,000 square-feet of commercial uses, and associated recreational facilities

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: 80.32 +/- acres (no wetlands or floodplain)

Location: South of US Highway 441 and north of Limit Avenue, in the unincorporated Mount Dora area.

Alternate Key No.: 1445710, 3884340, 1445698, 1445647, and 3816281

Current Future Land Use: Regional Office (Attachment "A")

Proposed Future Land Use: Planned Unit Development [Separate Application – See FLU-22-04-4] (Attachment "A")

Current Zoning District: Agriculture (A) and Urban Residential District (R-6) (Attachment "B")

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

Flood Zone: "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

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Urban Low Density, Urban Medium Density, and Regional Commercial	Agriculture (A), Urban Residential (R-6), and Neighborhood Commercial (C-1)	Vacant Agriculture	Mount Dora Groves North (separate application), adjacent to US Highway 441
South	City of Mount Dora	City of Mount Dora	Residential	Dora Landings and Grandview Gardens subdivisions, adjacent to Limit Avenue
East	City of Mount Dora	City of Mount Dora	Vacant Agriculture and Multi-Family Residential	Large Vacant Agriculturally-Exempt Tracts, Bristol Lakes Apartments
West	City of Mount Dora	City of Mount Dora	Commercial, Multi-Family Residential, Public Institution, and Vacant Agriculture	United Southern Bank, Lakeside at Waterman Village Senior Housing Apartments, City of Mount Dora Fire Station / Emergency Operations Center (planned), and Vacant Agriculturally-Exempt Tract

Staff Analysis

The subject properties are identified by Alternate Key Numbers 1445710, 3884340, 1445698, 1445647, and 3816281, and contain a cumulative total of approximately 80.32 acres, all of which are considered uplands. The subject properties are located south of US Highway 441 and north of Limit Avenue, in the unincorporated Mount Dora area. The subject properties are currently zoned Agriculture (A) and Urban Residential District (R-6). The applicant is requesting to rezone the property from Agriculture (A) and Urban Residential District (R-6) to Planned Unit Development (PUD) in order to accommodate a mixed-use development containing 783 single-family and multi-family residential units at a density of approximately 9.75 dwelling units per net acre, 150,000-square feet of Employment Center (C-3) commercial uses, and associated recreational facilities and amenities as depicted in the attached Concept Plan (Attachment “C”).

The Concept Plan depicts access via both US Highway 441 and Limit Avenue with additional planned improvements to Fiddler Drive and an unnamed frontage road located parallel along US Highway 441. The Concept Plan indicates that the planned commercial uses are to be situated within the US 441 Major Commercial Corridor, along the US Highway 441 frontage. An appropriate transition of uses will be achieved by locating multi-family uses closest to the planned commercial uses, detached multi-family / townhome units central to the overall development, and single-family residences in the southernmost portion of the development in proximity to the existing Dora Landings and Grandview Gardens subdivisions. The Concept Plan emphasizes that 25% of the overall developable acreage will be dedicated as open space.

In addition, on October 11, 2022, the Board of County Commissioners (BCC) will consider during a public hearing an application to amend the Future Land Use Category on this same property consisting of 80.32 +/- acres from Regional Office to Planned Unit Development Future Land Use Category. If the Large-Scale Comprehensive Plan Amendment is approved by the BCC for transmittal to the Florida Department of Economic Opportunity (DEO), the rezoning of the subject property from Agriculture (A) and Urban Residential District (R-6) to Planned Unit Development (PUD) will be presented to the BCC for approval at the same time as the application for the Future Land Use Amendment is presented for adoption. The Planning & Zoning Board recommended the Large-Scale Comprehensive Plan Amendment for approval on September 7, 2022, by a

vote of 6-0.

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), and Urban Residential District (R-6)	10,496,218-square feet of office uses and 1,050 dwelling units*	N/A	0.10 – 0.55	N/A	40 Feet
Proposed	Planned Unit Development (PUD)	N/A	783 dwelling units, 150,000-square feet of commercial uses	0.65 (residential) - 0.70 (commercial)	25%	65 feet (commercial and multi-family), 40 feet (townhomes and single-family)

* Calculations provided by Applicant in Narrative 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.

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”) confirming 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 applicant has responded to the City’s comment letters as set forth in Attachment “G”. 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.

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.

Staff has previously notified the applicant that the subject property lies within the Wekiva Study Area Overlay District, and that pursuant to Policy I-3.4.2, Open Space Requirements within the Wekiva Study Area (WSA): “Clustering of units shall be required, where the term clustering means that the built areas of the development site are well defined and compact, thereby enabling the creation of contiguous expanses of common open space and the protection of environmentally sensitive areas. Development shall be clustered away from the most environmentally sensitive areas on site and away from contiguous conservation land. Providing for environmental clustering, development shall also be clustered away from contiguous rural residential property of five (5) acres or greater. Open space created through clustering shall be

connected to the greatest extent possible to adjacent open space areas and public conservation lands to create contiguous networks and corridors of larger open space.” Additionally, staff advised the applicant that the Development Design Standards contained under Policy I-3.4.5 may be applicable and recommended a 100-foot buffer from the adjacent Agriculturally-Exempt properties. The applicant provided the following statement as demonstration that the Wekiva Study Area Policies should not apply to their development:

“The intent of clustering is for the protection of natural resources and to minimize impact on native vegetation, habitat, and wildlife. The Mount Dora Groves South property has previously been in agricultural production in the form of citrus groves. As you should be aware, due to disease such as greening, the citrus industry has been decimated in Lake County in general and on this property specifically. Furthermore, the Mount Dora Groves property contains no wetlands, no areas of native vegetation, habitat, or wildlife. The three properties which are listed as agriculture by their property ID or Alt Key numbers have a High Density Residential Land Use and a PUD zoning which allow development at 18 du/ac. The properties are currently undergoing site plan review in Mount Dora for a multi-family development. The property may still have an agricultural exemption by the Property Appraiser, but they are not zoned or used for bona fide agricultural purposes. You should also note that in the Policy cited above, it states that ‘development shall also be clustered away from contiguous rural residential property of five (5) acres or greater’. There is no rural residential property nor are there any 5 ac tracts of land abutting the Mount Dora Groves South property.”

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 mixed-use development containing 783 single-family and multi-family residential units at a density of approximately 9.75 dwelling units per net acre (provided such density may be higher on individual development sites within the property, so long the maximum of 783 units is not exceeded), 150,000-square feet of Employment Center (C-3) commercial uses, and associated recreational facilities and amenities. The Applicant provided the following table comparing the proposed development with existing, surrounding developments which are located within the City of Mount Dora.

Table 2. Comparison to Surrounding Developments.						
Project Name	Total Acreage	Net Acreage	Units	Gross Density	Net Density	Lot Sizes
Mount Dora Groves South	80.32	80.32	783	9.75 d.u./ac	9.75 d.u./ac	MF – single plat TH – 1,200sf SF – 4,440sf
Bristol Lakes Apartments	20.73	NS	252	12.15 d.u./ac	NS	MF – single plat
Bristol Lake Phase II*	19.12	19.12	344	18 d.u./ac	18 d.u./ac	MF – single plat
Dora Landings	33.8	31.05	129	3.82 d.u./ac	4.16 d.u./ac	SF – 5,500sf
Waterman Village	36.97	27.65	232	6.27 d.u./ac	8.39 d.u./ac	MF – single plat
Grandview Gardens	4.38	NS	12	2.74 d.u./ac	NS	SF – 8,400sf

* Bristol Lake Phase II is currently under site plan review in City of Mount Dora.

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

The applicant has submitted separate applications for the parcels located to the north across US Highway 441 from the subject property. In their Narrative Statement (Attachment “D”), the applicant provided the following statement:

“The Regional Office FLU has been in place for decades and remains vacant. Additionally, Wolf Branch Innovation District provides ample office and employment uses at a prominent location for vehicle connectivity. The rezoning will allow a mix of land uses similar to and compatible with the surrounding existing uses.”

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.

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 Wolf Branch 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. 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 (Attachment “D”), the Applicant provided the following statement:

“The proposed development program, influx of capital spent to beautify the development and street extensions 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.

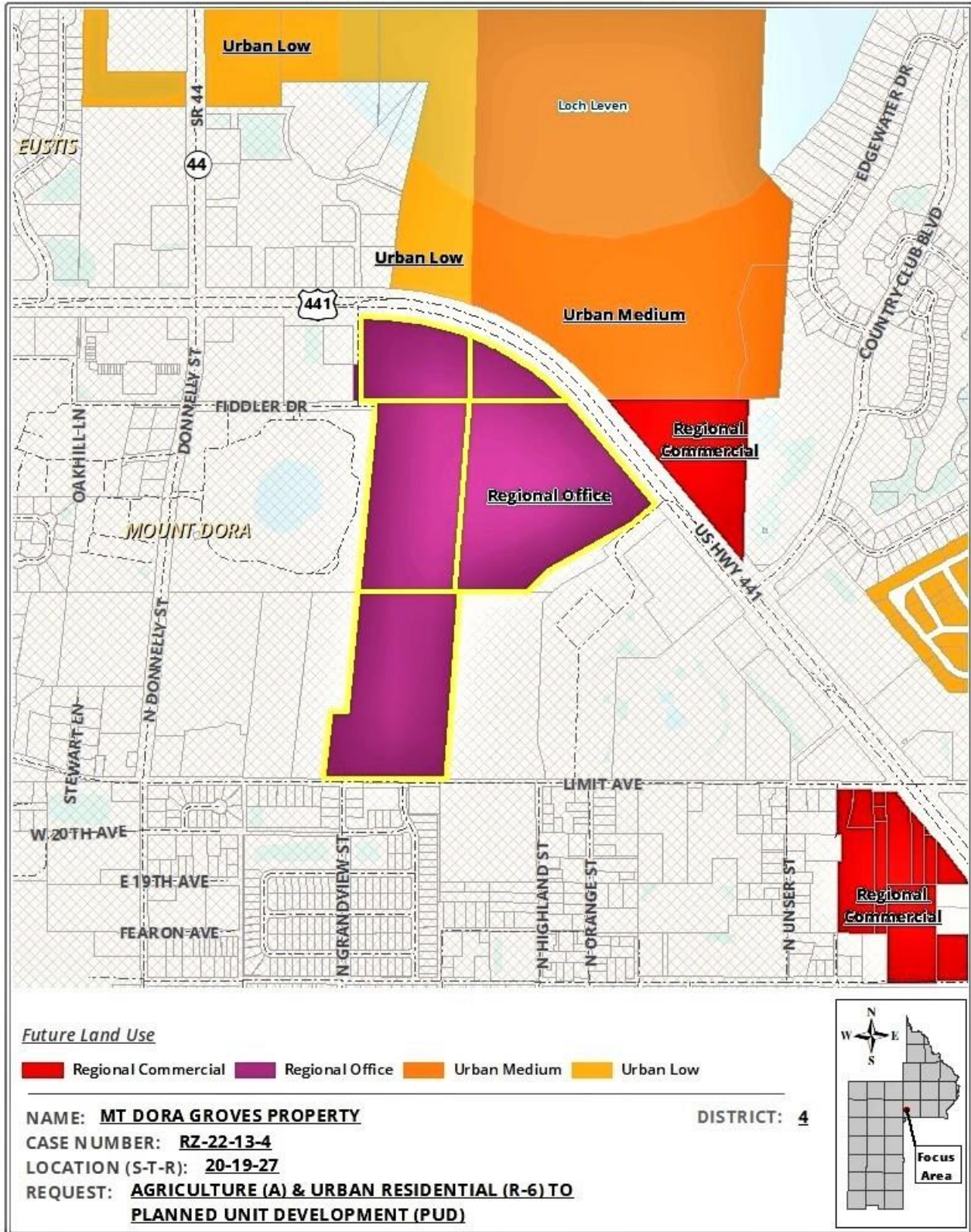
The vast majority of surrounding parcels have been annexed into the City of Mount Dora, however, the proposed development program is consistent with the mid-to high-density development programs and will provide for a transition of uses between the surrounding developments. The applicant has identified that proposed extensions of North Grandview Street and Fiddler Drive 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. The applicant provided the following statement, *“The reduction of the future land use allowable uses, the provision of buffers, the extension of two streets, and mixed-use development program are on point with the purpose and intent of the Land Development Code.”*

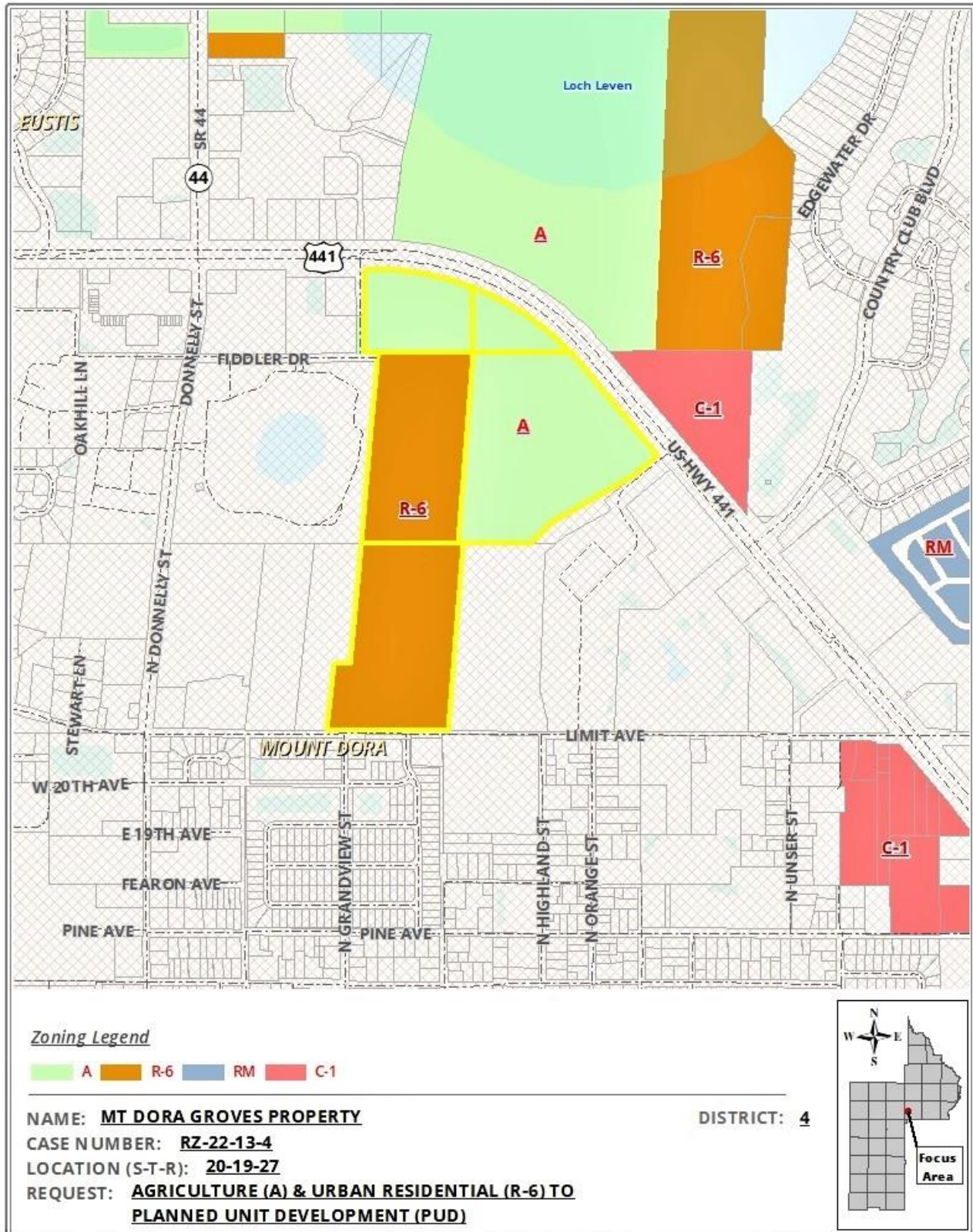
Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE

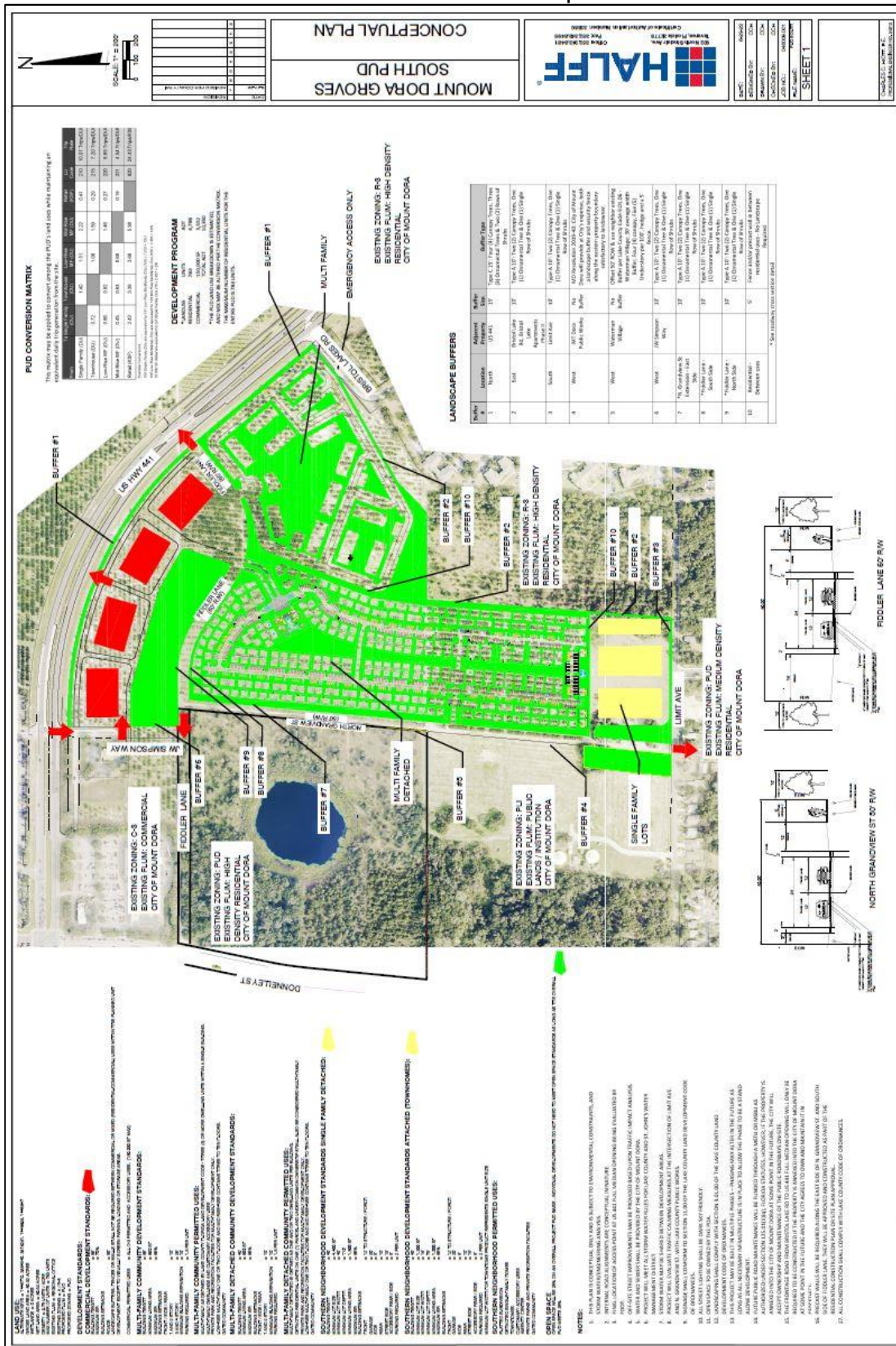


Attachment "B" – Zoning Map

CURRENT ZONING



Attachment "C" – Concept Plan



Attachment “D” – Narrative Statement (Page 1 of 3)

Memo



To: Emily Johnson
Re: Project Narrative - Mount Dora Groves South
Project # 2022050005
Application # 4842
Case # RZ-22-13-4
From: Jim Hall
Date: August 3, 2022

Project Narrative:

The subject property is located south of US 441 and north of Limit Avenue in unincorporated Lake County, referenced by alternate keys 1445710, 3884340, 3816281, 1445698, 1445647 and consisting of approximately 80.32 ± acres with no wetlands on site. The property currently operates as an active and abandoned citrus grove with an office and storage barns located on site. The immediately adjacent properties are a mix of high density residential, commercial & public lands/institutions uses.

The request is for a large-scale map amendment to amend the Regional Office designation to Planned Unit Development (PUD). The current Regional Office designation allows up to 10,496,218 square feet of office uses and 1,050 residential units. This amendment from the current future land use will provide an 85% reduction in traffic generation from the site and a significant reduction in public services. A companion rezoning request is included for this infill site to allow for a diversification of uses that are compatible with both the surrounding area and existing development that abuts the site. This project is unique because it will be extending two roadways, North Grandview Street and Fiddler Lane, through the site to connect to the full median opening at US 441, and at this time the locations of the roadways and connection to 441 are still being analyzed and discussed with staff and will influence the final design of the project. To allow flexibility in design and to accommodate the diversification of uses, the PUD contains a conversion matrix to allow for the exchange of the PUD land uses while maintaining an equivalent trip generation from the site. The Companion rezoning request is amending the zoning from Agriculture (A) and Urban Residential District (R-6) to Planned Unit Development (PUD) to allow for no more than 783 residential units and 150,000 square feet of commercial uses which generates 10,350 average daily trips. It should be noted that the proposed amendment allows for a total of 783 residential units, and those have been allocated to single family and multi-family. The project will have multi-family and multi-family detached units, multi-family dwelling is defined by the land development code as three or more dwelling units within a single building, and for the purposes of this PUD, multi-family detached is defined as one and/or two dwelling units per building. Detached residential units on one parcel under common ownership shall be considered multi-family. The PUD conversion matrix accounts for multi-

Attachment “D” – Narrative Statement (Page 2 of 3)

family as low-rise which is defined as one or two floor buildings and mid-rise which contains three to ten floor buildings. The proposed density for the residential is 9.75 units per acre and the proposed intensity for the commercial is 0.23 FAR which is consistent with the surrounding area. While the residential unit mix may change, modifications would occur based on the conversion matrix to not exceed the trips generated by the development program. The Concept plan shows 783 Residential units consisting of 103 single family units, 360 multi-family (mid-rise) units and 320 multi-family detached (low-rise) units and 150,000 square feet of commercial along US 441. The project will significantly expand the road network in the area to relieve some of the transportation challenges and will also provide an extension of the existing 8' multi-use sidewalk on North Grandview St. that will go from Limit Ave to US 441. Fiddler Lane will be extended from the east (Waterman Village) going west to the median opening at US 441 and North Grandview St. will be extended from Limit Avenue to the north until it intersects the new Fiddler Lane extension to provide access to US 441 median opening. The addition of approximately 4,000 LF of new roadway and the potential for a new red light at the full median opening access to the property at US 441 will be a benefit to the public. The proposed development will have a master storm water system to allow for more efficient development and will have 25% open space as demonstrated on the concept plan. The project will be served by central water and sewer from 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 in compliance with the Land Development Code except for waivers requested on the PUD Concept and Land Use Plans.
- 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 Regional office FLU has been in place for decades and remains vacant. Additionally, Wolf Branch Innovation district provides ample office and employment uses at a prominent location for vehicle connectivity. The rezoning will allow a mix of land uses similar to and compatible with the surrounding existing uses.
- 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.*

Attachment “D” – Narrative Statement (Page 3 of 3)

The proposed zoning is significantly less intense than the current future land use designation allows today. Thus, the public facility demands from the subject property are a significant reduction in demand.

- F. *Any impacts the rezoning application would affect the natural environment*
The subject property has no wetlands and has been altered by agriculture for decades and has no extraordinary natural features.
- 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 street extensions will improve property values
- H. *How the proposed rezoning would result in an orderly and logical development pattern.*
The extension of North Grandview Street and Fiddler Lane will assist with increased street interconnectivity which provides a framework for orderly, logical growth.
- 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 uses allowable uses, the provision of buffers, the extension of two streets and mixed-use development program are on point with the purpose and intent of the Land Development Code.

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



CITY OF
MOUNT
DORA

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

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



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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 liner 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

Digitally signed by
Vince Sandersfeld
Date: 2022.07.27
15:59:02 -04'00'

Vince Sandersfeld
Vince Sandersfeld,

Planning and Development Director

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
Ms. Janie Barrón, Chief Planner – jbarron@lakecountyfl.gov
Ms. Emily Johnson, Case Manager – EWJohnson@lakecountyfl.gov
Mr. Chad O'Brien, Brochman, LLC – cobrien@beringhomes.com
Mr. Jim Hall, Hall Development Services – jimhall@halldsi.com

Attachment "F" – City of Mount Dora 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

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



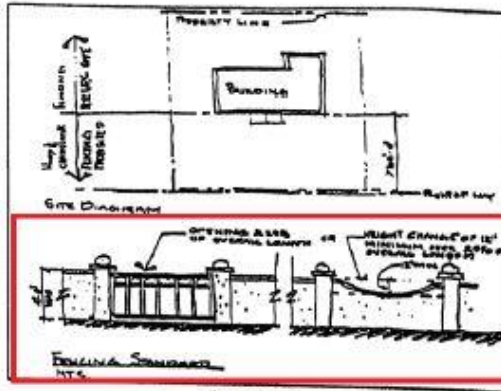
www.CityofMountDora.com



510 N. Baker St. Mount
Dora, FL 32757



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



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 -0400

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

Ms. Janie Barrón, Chief Planner – jbarron@lakecountyfl.gov

Ms. Emily Johnson, Case Manager – EWJohnson@lakecountyfl.gov

Mr. Chad O'Brien, Brochman, LLC – cobrien@beringhomes.com

Mr. Jim Hall, Hall Development Services – jimhall@halldsi.com

Ms. Cecelia Bonifay, Esq. – cecelia.bonifay@akerman.com

Attachment "G" – Applicant's Response to City Comments (Page 1 of 63)



TARA L. TEDROW

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MAIN NUMBER: 407-843-4600



September 27, 2022

VIA EMAIL (Stilec@cityofmounddora.com)
Mayor of the City of Mount Dora

Re: Mt Dora Groves South- US Highway 441
Comprehensive Plan Amendment (AR#4845)
Rezoning (AR#4844) (collectively, the "Dora Groves South Project")

Mt Dora Groves North- US Highway 441
Comprehensive Plan Amendment (AR#4843)
Rezoning (AR#4842) (collectively, the "Dora Groves North Project"; together with the
Dora Groves South Project, the "Overall Project")

Dear Mayor Stile and City Council,

As counsel to Brochman, LLC, the developer of the Overall Project (the "Developer"), we have reviewed a copy of the proposed letter to Lake County Chairman Sean Parks dated September 27, 2022 (the "September Letter"), which has been added to your public hearing agenda for tonight's City Council Special Session. It appears that many of these comments were already raised by the City in prior correspondence from the Developer and were responded to by the Developer's team as set forth in the letter attached hereto as Exhibit "A" (the "Prior Detailed Responses").

We appreciate and understand the City's desire to have specific development standards implemented in our Overall Project and have worked in good faith to incorporate many of those requests even as we pursue our approvals in Lake County. Last week I had requested the opportunity to meet with your staff prior your proposed letter being finalized for transmittal to the County, but the request was declined at that time. I will again work to coordinate that discussion with the City while moving forward with our approvals in the County. Given my limited involvement in this case to date and the lengthy review process that has already occurred both in the City and County, this correspondence serves only to address the issues raised in the September Letter.

The following issues were raised in the September Letter and the responses as provided thereafter:

- 1. The Land Development Code (see Subsection 3.3.4.1) specifies that the City consider the need and justification for a rezoning change. The PUD zoning district provides the flexibility needed to promote innovative and creative land use planning and development (see Subsections 3.4.5.1 and 3.4.5.4) that helps achieve the community vision as outlined in the Mount Dora**



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Comprehensive Plan. Within the framework of a PUD, normal zoning standards may be modified. This resulting flexibility is intended to result in a better overall project than would be permitted under conventional zoning and encourages design that is more context driven, environmentally sensitive, economically viable and aesthetically pleasing than might otherwise be possible if the standards of the underlying zoning district were enforced.

Response: The Developer is currently within the jurisdiction of Lake County and is processing their applications through the County.

2. PUD is not a traditional zoning district. To validate changing the zoning, superior design must be demonstrated. This needs to be balanced with amenities not typically achieved with conventional zoning, such as useable open space, preservation of natural resources, more extensive landscaping, pedestrian pathways, coordinated streetscape and site design details and high quality architectural design and materials.

Response: The Developer understands that PUD zoning is not a traditional zoning district and provides inherent flexibility in design standards. We are confident this project will be a high-quality development that will provide a variety of benefits to the City. The City staff’s prior recommendations of approval during our processing of applications with the City evidence the same.

3. Pre-cast wall systems are not a design standard in keeping with the high quality developments within Mount Dora. Proposed walls must be constructed of masonry with either stone or brick finish on both sides. Columns are required with sufficient intervals, defined as a minimum of twenty-five (25) foot spacing, with decorative type stone caps. Pre-fabricated type construction wall systems are unacceptable.

Response: Precast (concrete) wall systems are an industry standard and available in a variety of attractive finishes. The Precast wall systems are a more durable product, easier to repair, more cost effective and come in stone finishes. Regardless of the type of wall that is required, the columns will be spaced at appropriate distances to structurally support the wall or fence.

While an objection is raised to our use of precast wells, Dora Parc was approved in 2017 and being built out with precast (concrete) wall systems.

As shown on the Dora Groves South Project PUD Plan attached hereto as Exhibit “B”, the Developer has agreed to build a Precast concrete wall on the west side of the Grandview St. extension and Fiddler Drive extension, which equates to approximately 4,000 linear feet of wall or ¼ of a mile.

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Additionally, the image and the comment below are from the City of Mt. Dora letter to Lake County dated August 18, 2022, wherein the City indicates they will accept the Waterman Village wall/fencing, which includes masonry columns with vinyl picket fencing on the frontage of Donnelly Street (one of the main boulevards through the City) and chain link fence around the 3 remaining sides of the site. Exhibit "C" hereto shows the relevant and current photos of such approved fencing. Mount Dora Groves South will agree to the same fencing requirements as Waterman Village.

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).

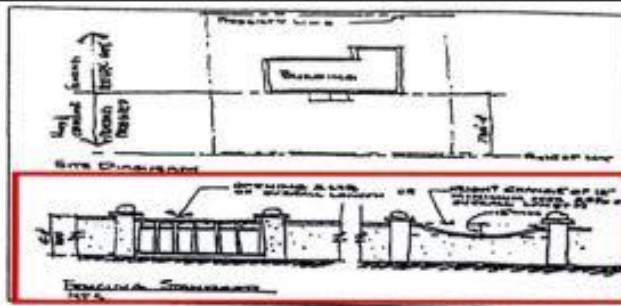


Illustration 15

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.

The requested wall is also inconsistent with precedent setting projects in the immediate area. For example, the images in Exhibit "C" are of the Dora Landings community which recently constructed the Grandview St. extension and trail. Please note this community was not required to construct a wall along the Grandview Trail extension between the homes and the trail. Furthermore, this community constructed white vinyl fencing on perimeter and chain link fence around the park along Limit Ave.

4. The parking requirements are not consistent with our code requirements (e.g., guest parking spaces are not included).

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Response: Under Section 3.4.5 of the City's Land Development Code ("LDC"), PUD's in the City are allowed to vary from zoning code, provided the requested variances from zoning are reasonable considering the character of the surrounding area. Specifically, PUDs "ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final master plan," which means that flexibility from the strict application of code provisions is inherently permitted and contemplated by utilization of PUD zoning designations.

For example, Bristol Lakes Apartments 2 on our site's easterly boundary is within the City, is not a PUD, and is staying strictly within R-3 zoning. They have agreed to 35' max building heights, 3 story product, 300 units, 603 parking spaces per the City's 2 parking space/unit code, 10' buffers along PL and a density approaching 18/acre (gross acres less wetlands and less right of way.)

However, on the opposite side of our site's westerly boundary is Waterman Village, which is a PUD and has a combination of 4 story apartments and duplex cottages with a 60' building height maximum, and only has a 1.95 parking space/unit ratio resulting in 453 parking spaces for a combination of 232 units. However, given that PUDs allow projects to vary from the strict application of the City's code requirements, issues like parking standards can be modified accordingly.

The City's permits an alternative parking analysis to be prepared by an engineer, such as what occurred with the Eudora Groves PUD. Though not required by the County, the Developer is working through additional parking modifications and will submit a parking analysis from an engineer if needed to verify the parking standards are ultimately sufficient.

5. **The proposed residential standards are not consistent with the City's standards for multiple family uses, garage requirements, and landscape buffering.**

Response: As stated above, under Section 3.4.5 of the City's Land Development Code ("LDC"), PUD's in the City are allowed to vary from zoning code, provided the requested variances from zoning are reasonable considering the character of the surrounding area. Specifically, PUDs "ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final master plan," which means that flexibility from the strict application of code provisions is inherently permitted and contemplated by utilization of PUD zoning designations.

The Overall Project includes multifamily detached units, commonly referred to as horizontal multifamily. Thus, these specific units are not traditional single-family models and will have garages, but not attached to the units and there will not be a garage for each unit. However, our traditional single-family homes (fee simple ownership) will be platted and will provide garages. We are happy to discuss these details further.

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6. The City has a building height limitation of thirty-five (35) feet, which is inconsistent with the County’s maximum building height.

Response: The developer will agree to the 35’ height limitation for the multi-family detached products. The traditional multi-family standards, however, will allow for 65’ of building height. As previously noted, 60-foot height limits have been permitted on adjacent properties, such as Waterman Village.

7. The City has a Residential design standards overlay district established in Land Development Code Section 6.14, which neither of these projects reference in their draft ordinances.

Response: Despite processing the Overall Project in the County, the Developer has still included the majority of the City’s LDC Section 6.14 overlay requirements (as set forth in Exhibit “D” attached hereto). The City’s overlay would only apply on the Dora Groves North Project.

8. The applicant included a supplemental document with the August 5, 2022 resubmittal packet listed as “Commercial Design Guidelines Mount Dora Groves South_08.05.22; however, this document is only a portion of commercial design and sit requirements. The commercial section of the development must meet all standards enumerated with Section 6.13, City’s LDC.

Response: As noted above, despite processing the Overall Project in the County, the Developer has still included the majority of the City’s LDC Section 6.13, as set forth in Exhibit “A”.

9. Our LDC requires all single-family and duplex dwelling units to provide garage designed to accommodate a minimum of one vehicle.

Response: The Overall Project includes multifamily detached units, commonly referred to as horizontal multifamily. Thus, these specific units are not traditional single-family models and will have garages, but not attached to the units and there will not be a garage for each unit. However, our traditional single-family homes (fee simple ownership) will be platted and will provide garages. We are happy to discuss these details further.

10. It has been requested for Mount Dora Groves North to 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. The multi-use trail should be wide enough to accommodate golf carts and the surface material should be either asphalt or concrete; gravel is an unacceptable material.

Response: Consistent with the legal access and easement rights that exist today, the Developer will only be required to construct a multi-use trail along US 441 from the edge of the existing FDOT

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easement (which is situated between our property and the boundary line of the Country Club of Mt. Dora) to the proposed frontage road in accordance with the notes on the PUD Plan for the Dora Groves North Project, attached hereto as Exhibit "E". The Developer will set aside the land for the trail and the City will have the ability to construct such trail to its specifications and maintain the same accordingly as set forth on Exhibit "E".

- 11. In lieu of the trail, provide true frontage roadway connecting Country Club Mount Dora to Publix Shopping Center.**

Response: Consistent with the legal access and easement rights that exist today, the Developer will only be required to construct a frontage road to the Loch Leven Landing Shopping Center (where Publix is located) in accordance with the notes on the PUD Plan for the Dora Groves North Project, attached hereto as Exhibit "E".

- 12. The configuration of the intersection improvements necessary for the Limit Avenue and Grandview Street intersection are lacking from the plans. Any proposed improvements require City review and input to assess any potential impacts to the City's planned facilities located on Limit Avenue (Alt Key No. 3916155).**

Response: The Developer included the following note on the attached Exhibit "B" plan:

"PROJECT WILL EVALUATE TRAFFIC CALMING MEASURES AT THE INTERSECTION OF LIMIT AVE. AND N. GRANDVIEW ST. WITH LAKE COUNTY PUBLIC WORKS."

Furthermore, there is not enough existing public ROW for a roundabout to be constructed. However, all improvements will be subject to customary transportation improvement requirements in accordance with statutory law at the time of final engineering.

Moreover, the Developer has previously indicated their agreement with the request to coordinate ingress/egress to Alt Key No. 3916155 in our Prior Detailed Responses.

- 13. 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 liner park with sufficient open space and width (canopy tree row, benches, hardscape, art-work, etc.)**

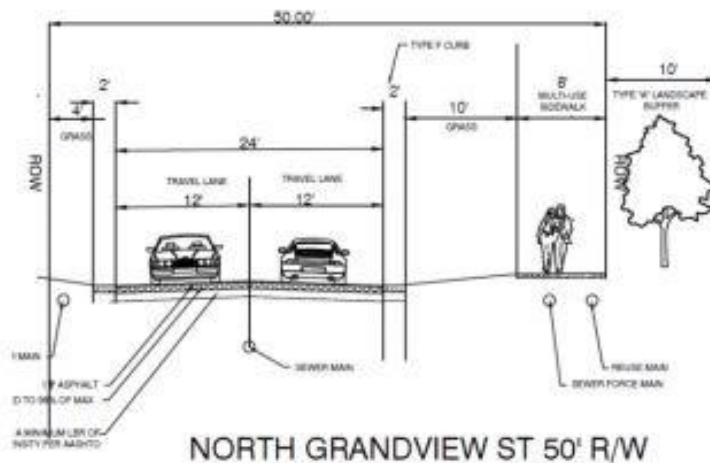
Response: The below response was provided in our Prior Detailed Responses:

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THE GRANDVIEW EXTENSION ON SITE WILL CONTINUE THE 8' MULTI-USE SIDEWALK AND WILL INCLUDE A TYPE A 10' BUFFER ALONG THE EASTERN BOUNDARY. THE EASTERN BOUNDARY OF THE EXTENSION WILL INCLUDE A PRECAST CONCRETE WALL THAT WILL BE APPROVED AND CONSTRUCTED WITH THE ADJACENT RESIDENTIAL COMMUNITY. SIMILAR TO DORA LANDINGS, THE EXTENSION WILL INCLUDE 6' BENCHES WITH COORDINATING TRASH RECEPTACLES AT 500 FT INTERVALS AND DARK-SKY APPROVED FIXTURE AND LIGHT POLES. BELOW IS THE CROSS SECTION OF N. GRANDVIEW ST.



We also understand that the recently approved West Subdivision (Plat Book 76, Page 6) located on Limit Ave and Grandview Street (which is situated between our property and Dora Landings) was not required to reserve or construct any such multi-use trail.

14. Decorative street light poles and fixtures shall be provided within the right-of-way of the Grandview Street and Fiddler Drive extensions. Please note, Fiddler is listed as a "Drive" and not a "Lane" on the development plans. The light poles and fixtures should match those fixtures located within the Dora Landings subdivision. All lighting (street and private areas) must meet dark sky principles and requirements.

Response: The Developer has previously indicated agreement with this request, including for dark sky lighting, and will install the same pole as Dora Landings, but will not be required to maintain the same. (See photo below). Corrections for typos will be made.

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15. Development plans any plats must correctly spell "Fiddler Drive." There have been numerous documents with the incorrect roadway name suffixes. This may appear minor, but is important for consistency upfront.

Response: Corrections will be made.

Please note that the following City comments are different than what has been previously raised in City letters regarding this project.

16. Public roadway connection from existing Bristol Lakes Road to planning Fiddler Drive extension required (Section 6.3 City LDC).

Response: Bristol Lakes Road is a private drive, not a public roadway. The following note has been included on our Dora Groves South Project PUD Plan and was noted in our Prior Detail Responses.

THE FRONTAGE ROAD FROM BRISTOL LAKES RD TO US 441 FULL MEDIAN OPENING WILL ONLY BE REQUIRED TO BE CONSTRUCTED IF THE PROPERTY IS ANNEXED INTO THE CITY OF MOUNT DORA AT SOME POINT IN THE FUTURE AND THE CITY AGREES TO OWN AND MAINTAIN IT IN PERPETUITY.

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17. Round-a-bout features required at new Fiddler Drive and Grandview Street intersection. Round-a-bout to be of significant size to present a gateway, traffic calming feature, and accommodate fire emergency vehicles.

Response: The Developer will construct transportation improvements, including traffic calming measures, as warranted during final engineering plan review and subject to existing available rights of way.

18. All utilities, roadways, storm water, parking, and site improvements shall be design pursuant to City Land development Code specifications and requirements.

Response: The Developer is currently within the jurisdiction of Lake County and is processing their applications through the County and subject to their code and comprehensive plan policies.

19. All new developments with 20 lots or more are required to provide a recreational tract for use of a park or other recreational feature.

Response: Recreational amenities have already been considered and reflected in our Overall Plans. The Dora Groves North Project PUD Plan includes a gated residential community with a clubhouse and access to the lake for all residents of this community. The Dora Groves South Project PUD Plan provides for individually gated residential communities with amenities and open space, recreational areas, etc. The Developer is also providing for the continuation of the Grandview Trail for 2,500 LF as part of the Dora Groves South Project PUD Plan as well.

20. Photometric and illumination standards shall following City's LDC specifications.

Response: The Developer is currently within the jurisdiction of Lake County and is processing their applications through the County. Dark sky lighting will be provided.

21. All development, site plan, plan, construction plans, site development permits, development agreements, or similar plans requiring staff reviews shall be required to provide standard application fee pursuant to the city adopted master fee schedule prior to any reviews.

Response: The Developer is currently within the jurisdiction of Lake County and is processing their applications through the County.

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

Response: The Developer is currently within the jurisdiction of Lake County and is processing their applications through the County.

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We appreciate the opportunity to discuss this project with the City and are willing to answer any questions you may have. We are hopeful that the City will see the value that this project will bring to the community over both the short and long term and we remain committed to being a partner to both the City and County.

Sincerely,



Tara L. Tedrow

TLT/lfs
Enclosure

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EXHIBIT "A"
PRIOR DETAILED REPONSES

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Memo



halldsi.com

To: Emily Johnson
Re: Response to City MD Comments - Mount Dora
Groves North & South; FLU-22-04-4, FLU 22-05-4 and RZ-22-13-4, RZ 22-14-4
From: Jim Hall
Date: August 4, 2022

Review Comments

City of Mount Dora

Please see the enclosed letter from City of Mount Dora, and provide a written response confirming whether the requested components requested by the City may be included as specific conditions within the Planned Unit Development (PUD) ordinance, and provide a revised Concept Plan as necessary.

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.

RESPONSE:

THE GOLF CART TRAIL AND THE FRONTAGE ROAD WILL ONLY BE REQUIRED TO BE CONSTRUCTED IF THE PROPERTY IS ANNEXED INTO THE CITY OF MOUNT DORA AT SOME POINT IN THE FUTURE AND THE CITY AGREES TO OWN AND MAINTAIN BOTH THE GOLF CART TRAIL AND THE FRONTAGE ROAD IN PERPETUITY.

OWNER/DEVELOPER DOES NOT HAVE CROSS ACCESS RIGHTS OR CONSTRUCTION EASEMENT RIGHTS TO LOCH LEVEN LANDING AND WILL NOT BE OBLIGATED TO PROCURE CROSS ACCESS RIGHTS OR CONSTRUCTION EASEMENT RIGHTS. THE PUBLIX PLAT RECORDED IN ORB 64 PG 29 STATES "34 ACCESS EASEMENT SHOWN ON TRACT 9 IS A PRIVATE EASEMENT FOR BENEFIT OF REMAING TRACTS." IF PROJECT IS REQUIRED TO CONSTRUCT FRONTAGE ROAD, IT WILL TERMINATE AT THE WESTERLY PROPERTY BOUNDARY.

IF REQUIRED TO BE CONSTRUCTED, THE FRONTAGE ROAD WILL BE A 34' RIGHT OF WAY FROM THE WESTERLY BOUNDARY OF THE PROPERTY TO FULL MEDIAN OPENING AT US 441.

IF REQUIRED TO BE CONSTRUCTED, THE 12' GRAVEL GOLF CART TRAIL WOULD BE LOCATED FROM THE WESTERN EDGE OF THE FDOT 70' EASEMENT TO THE PROJECT'S FULL MEDIAN OPENING AT US 441 TO

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ALLOW THE RESIDENTS OF THE COUNTRY CLUB OF MOUNT DORA ACCESS TO THE FRONTAGE RD. IT WOULD BE LOCATED WITHIN THE FIRST 12' OF THE 15' SECO EASEMENT ADJACENT TO US 441. THIS IS SUBJECT TO SECO'S SOLE AND EXCLUSIVE APPROVAL RIGHTS WHICH THE PROJECT IS NOT OBLIGATED TO OBTAIN. THE TRAIL WILL BE LOCATED WITHIN THE 25' LANDSCAPE BUFFER AND WILL COUNT TOWARDS OPEN SPACE.

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.

RESPONSE:

YES, WE WILL MATCH DORA LANDINGS LIGHT POLE AND FIXTURES.

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.

RESPONSE:

SUBMITTED COMMERCIAL DESIGN GUIDELINES AS STANDALONE DOCUMENT. SEE SUBMITTAL FILE.

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 multifamily 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).

RESPONSE:

WE ARE SURROUNDED BY HIGH RESIDENTIAL DEVELOPMENTS. THE PROJECT REQUEST IS FOR NO MORE THAN 783 RESIDENTIAL UNITS ON THE ENTIRE SITE, THAT IS 9.75 DU/ACRE AND IN LINE WITH THE SURROUNDING DEVELOPMENTS, TO OUR WEST WATERMAN VILLAGE IS 8.39 DU/ACRE AND TO OUR EAST BRISTOL LAKE PHASE II, LLC. IS 18 DU/ACRE.

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.

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RESPONSE:

THE FRONTAGE ROAD FROM BRISTOL LAKE RD TO US 441 FULL MEDIAN OPENING WILL ONLY BE REQUIRED TO BE CONSTRUCTED IF THE PROPERTY IS ANNEXED INTO THE CITY OF MOUNT DORA AT SOME POINT IN THE FUTURE AND THE CITY AGREES TO OWN AND MAINTAIN IT IN PERPETUITY.

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.

RESPONSE:

PROJECT WILL COORDINATE WITH THE CITY.

7. Coordinate Ingress/Egress access point to City’s planned fire station/EOC (Alt Key No. 3916155).

RESPONSE:

PROJECT WILL COORDINATE WITH THE CITY.

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).

PROJECT WILL USE PRECAST (CONCRETE) WALL SYSTEMS WHICH ARE AN INDUSTRY STANDARD AND AVAILABLE IN A VARIETY OF ATTRACTIVE FINISHES. COLUMNS WILL BE PROVIDED AT APPROPRIATE DISTANCES TO STRUCTURALLY SUPPORT THE WALL.

ADDITIONALLY, OUR NEIGHBOR TO THE WEST, WATERMAN VILLAGE PUD WAS APPROVED WITH 5’ CHAIN LINK FENCE ON THREE SIDES (PHOTO 1) AND ALONG THE 4TH SIDE A VINYL PICKET FENCING ALONG DONNLEY STREET WITH COLUMNS (PHOTO 2). SEE BELOW PHOTO 1 & 2:

WATERMAN VILLAGE – PHOTO #1

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WATERMAN VILLAGE – DONNLEY ST PHOTO #2



OUR NEIGHBOR TO THE SOUTH, DORA LANDINGS, WAS APPROVED WITH 6' VYNL FENCE (PHOTO 3) WITH AND CHAIN LINK FENCE (PHOTO 4).

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DORA LANDINGS – VINYL FENCE PHOTO 3



DORA LANDINGS – CHAIN LINK FENCE PHOTO 4



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 liner park with sufficient open space and width (canopy tree row, benches, hardscape, art-work, etc).

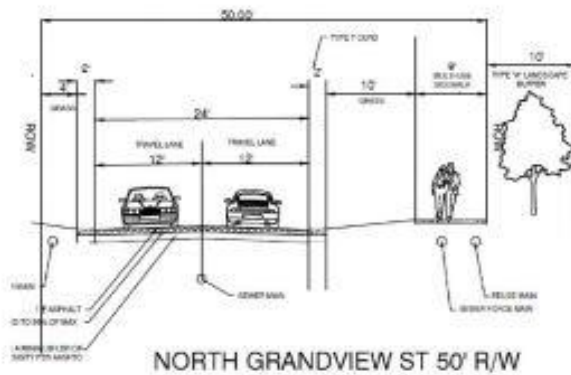
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RESPONSE:

THE GRANDVIEW EXTENSION ON SITE WILL CONTINUE THE 6' MULTI-USE SIDEWALK AND WILL INCLUDE A TYPE A 10' BUFFER ALONG THE EASTERN BOUNDARY. THE EASTERN BOUNDARY OF THE EXTENSION WILL INCLUDE A PRECAST CONCRETE WALL THAT WILL BE APPROVED AND CONSTRUCTED WITH THE ADJACENT RESIDENTIAL COMMUNITY. SIMILAR TO DORA LANDINGS, THE EXTENSION WILL INCLUDE 6' BENCHES WITH COORDINATING TRASH RECEPTACLES AT 500 FT INTERVALS AND DARK-SKY APPROVED FIXTURE AND LIGHT POLES. BELOW IS THE CROSS SECTION OF N. GRANDVIEW ST.



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6.13. Commercial architectural and site design requirements.

6.13.1. *Purpose and intent.* The purpose of these standards and guidelines is to supplement existing development criteria with specific criteria that apply to the design of commercial buildings and projects. Commercial development depends on high visibility from major public streets. In turn, their design of building(s) and site determines much of the image and attractiveness of the streetscapes and character of a community. Massive and/or generic developments that do not contribute to, or integrate with, the community in a positive manner can be detrimental to a community’s image, and sense of place. The goal is to create and maintain a positive ambiance and strong community image and identity by providing for architectural and site design treatments that will enhance the visual appearance of commercial development in ~~Lake County~~ ~~the City of Mount Dora~~, while still providing for design flexibility. These standards are intended to enhance the quality of life in ~~Lake County~~ ~~City of Mount Dora~~.

These standards and guidelines incorporate a basic level of architectural design with site design features which incorporate safe and convenient vehicular use areas and pedestrian ways, and landscape and lighting treatments intended to result in a comprehensive plan for building design and site development consistent with the goals, policies and objectives of the ~~Lake County~~ ~~City of Mount Dora~~ Comprehensive Plan and the purpose and intent of this code.

6.13.2. *Applicability.* Provisions of this section are applicable in all non-residential zoning districts, commercial and office components of PUD: ~~MU-1, and MU-2 districts, office park districts, and industrial zoned areas~~ (public building and facilities are exempt from these requirements), as provided below:

1. *Renovations and redevelopment.* In the case of additions or renovations to, or redevelopment of, an existing building or project, where the cost of such addition, renovation, or redevelopment exceeds 50 percent of the value of the existing structure(s), or 20 percent of the square footage of the existing structures, the provisions of this section shall apply.
2. ~~Non-conforming structures and uses. The provisions of section 3.5.7 of this code shall apply to this section.~~
3. ~~Required site development or improvement plan. Compliance with the standards set forth in this section shall be demonstrated by submittal of architectural drawings and a site development plan or site improvement plan in accordance with Chapter V of this code.~~
4. *Illustrations.* Illustrations provided in section 6.13, are intended to provide a graphic example of a specific provision or provisions set forth herein. Variations from these illustrations which nonetheless adhere to the provisions of this section, are allowed.
5. ~~(Permit approval.) No building permit nor site plan approval shall be issued unless the applicant therefor submits as part of the application architectural drawings and a site development plan which meets or exceeds the standards set forth in this Section 6.13, in addition to all other submittals which may be required by this code.~~
6. ~~The WBI-E and WBI-G zoning districts shall follow the standards and guidelines of the zoning districts as listed in this code.~~

6.13.3. *Architectural and site design standards.*

1. *Building design.*
 - a. *Purpose and intent.* This section provides standards to maintain and enhance the attractiveness of the streetscape and the existing architectural design of the community. Buildings shall have architectural features and patterns that provide visual interest from the perspective of the pedestrian; reduce the massing aesthetic; recognize local character, and be site responsive.

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(Supp. No. 18)

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Facades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. Articulation of buildings shall be accomplished by varying the buildings' mass in height and width so that they appear to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian (see Illustration 1 below).

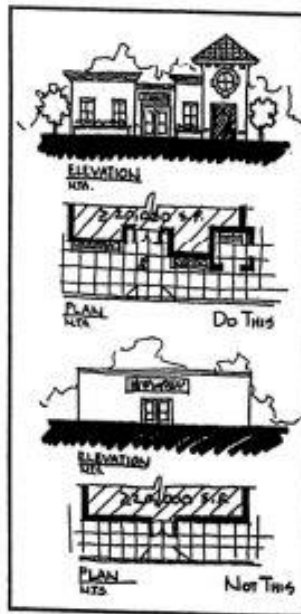


Illustration 1

Buildings and structures on corner lots at an intersection of two or more arterial or major collector roads shall be designed with additional architectural embellishments, such as corner towers, or other such design features, to emphasize their location as gateways and transition points within the community. Signage may not be located upon or within these additional architectural embellishments.

b. *Building orientation standards.* (see illustration 2 below)

1. For buildings of 20,000 square feet of gross building area or more, facades that are adjacent to an arterial or collector street, or a navigable waterway, shall have two of the following design features:
 - a. Windows comprising a minimum of 40 percent of the affected facade;
 - b. Projected covered public entry with a minimum of 25 percent of the wall space devoted to windows; or,

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-
- c. Covered walkway (excluding canvas type unless provided with six-inch columns or better) attached to the building, with a minimum width of eight feet and a 60 percent minimum coverage for the affected facade;
 2. For buildings of between 5,000 and 19,999 square feet, inclusive, of gross building area, facades facing a public street shall have two of the following design features:
 - a. Windows comprising a minimum of 33 percent of the affected facade
 - b. Projected covered public entry with a minimum of 20 percent of the wall space devoted to windows.
 - c. Covered walkway (excluding canvas type unless provided with six-inch columns or better) attached to the building, with a minimum width of six feet and a 50 percent minimum coverage for the affected facade.
 3. For buildings of less than 5,000 square feet of gross building area, facades facing a public street shall have one of the following design features:
 - a. Windows comprising a minimum of 25 percent of the affected facade

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- b. Projected covered public entry with a minimum of 20 percent of the wall space devoted to windows.

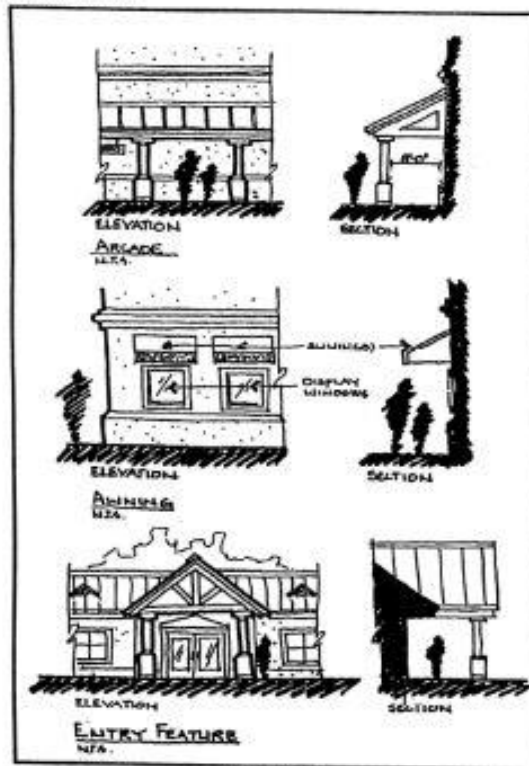


Illustration 2

Illustration 2

- c. *Facade/wall height transition.* New structures that are proposed to be located within 300 feet of an existing building, and are more than twice the height of any existing building within 300 feet shall provide transitional massing elements to transition between the existing buildings of lower height within 300 feet, and the proposed structures. The transitional massing element can be no more than 100 percent taller than the average height of the adjacent buildings (see Illustration 3)

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below).

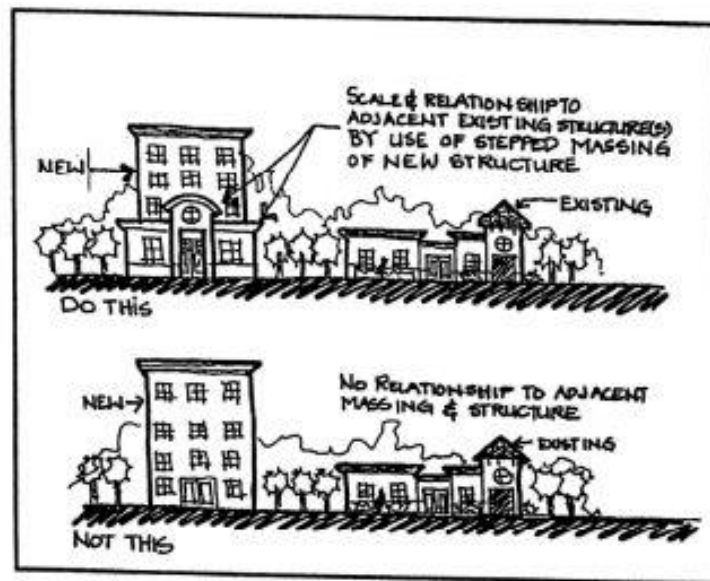


Illustration 3

Illustration 3

- d. *Facade standard.* All primary facades of a building shall be designed with consistent architectural style and detail and trim features. Facades attached to a primary facade shall incorporate features of the primary facade for a minimum of 33 percent of the overall wall length measured from the attached primary facade. In the case of outparcel buildings, all exterior facades shall adhere to the requirements of this section with respect to architectural design treatments for primary facades.
- e. *Window standards.* Windows shall not appear to be false or applied.

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- f. Awning standards. These standards apply to awnings associated with and attached to a building/structure. (See Illustration 4)

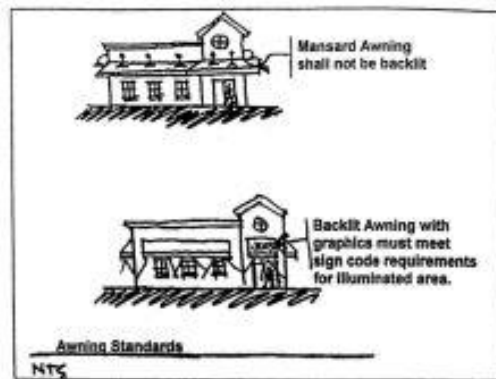


Illustration 4

Illustration 4

Mansard awnings are permitted provided they do not extend above the roofline of the building and are not backlit.

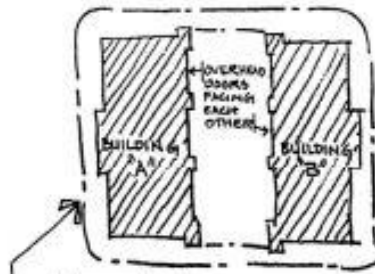
All other awnings shall adhere to the following standards:

1. Awnings may be backlit provided the illuminated portion of the awning with graphics does not exceed the size limitations and standards of this code.
2. Automobile sales parking lot awnings. Shade awnings may be erected in automobile sales parking lots subject to the following requirements and standards:
 - a. No shade awning structure shall be constructed within 75 feet of any public or private street.
 - b. No one shade awning structure may exceed an area sufficient to provide cover for more than 20 automobiles.
 - c. The minimum separation between shade awning structures shall be 100 feet.
 - d. Multi-colored shade awning structures are prohibited and the use of black, gray, florescent, primary and/or secondary colors is prohibited. Earth-tone colors are encouraged.

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- g. *Overhead doors:* Overhead doors facing one another may be treated as interior space provided that the buildings meet all other requirements of section 6.13 of this code. [See Illustration 5]



When overhead doors face each other they may be treated as one building

Overhead Door Diagram

Illustration 5

Illustration 5

- h. *Massing standards:* Exterior facades shall be designed to employ the following design treatments:
 - 1. For buildings of 20,000 square feet of gross building area or more:
 - a. No horizontal length or uninterrupted curve of a primary building facade shall exceed 100 linear feet. For arcaded facades, no horizontal length or uninterrupted curve of the arcaded facade shall exceed 120 feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of three feet with 25 percent of these having a varied length with a minimum differential of one foot [See Illustration 6].

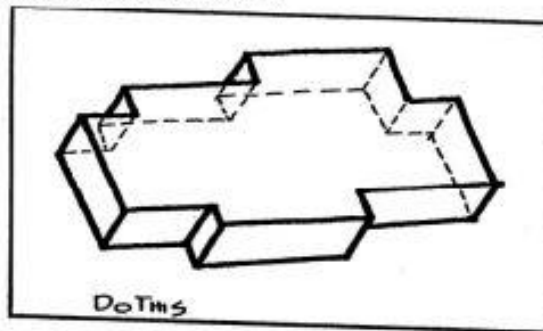


Illustration 6

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Illustration 6

- b. Exterior wall planes shall not constitute more than 60 percent of each affected facade.
 - c. Primary facades on the ground floor shall have features along a minimum of 50 percent of their horizontal length per affected side. These features include, but are not limited to: arcades, a minimum of six feet clear in width; display windows; entry areas; or other such design elements. Awnings are included in this calculation at 1.5 times the window width when associated with windows/doors and are in increments of 20 feet in length or less.
2. For buildings of between 5,000 and 19,999 square feet, inclusive, of gross building area;
 - a. No horizontal length or uninterrupted curve of any primary facade shall exceed 50 feet. For arcaded facades, no horizontal length or uninterrupted curve of any primary facade shall exceed 80 feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of two feet.
 - b. Exterior wall planes shall not constitute more than 50 percent of each affected facade.
 - c. Primary facades on the ground floor shall have features along a minimum of 33 percent of their horizontal length per affected side. These features include, but are not limited to: arcades, a minimum of six feet clear in width; display windows; entry areas; or other such design elements. Awnings are included in this calculation at 1.5 times the window width when associated with windows/doors and are in increments of 10 feet in length or less.
 3. For buildings of less than 5,000 square feet of gross building area;
 - a. No horizontal length or uninterrupted curve of any primary facade shall exceed 35 linear feet. For arcaded facades, no horizontal length or uninterrupted curve of the arcaded facade shall exceed 60 feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of one foot.
 4. All buildings shall provide a minimum of one offset per public street or navigable waterway.
- i. Design Elements.
1. All commercial buildings shall have a minimum of four of the following building design treatments (see Illustrations 7 and 8 below):
 - a. Canopies or porticos, integrated with the building's massing and style;
 - b. Overhangs, minimum of three feet;
 - c. Arcades, minimum of eight feet for buildings of 20,000 square feet of gross building area or more, and six feet for all other buildings, clear in width;
 - d. Sculptured artwork;
 - e. Raised cornice or building banding with a minimum of two reliefs;
 - f. Peaked roof forms;
 - g. Arches;

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-
- h. Ornamental and structural architectural details, other than cornices; which are integrated into the building structure and overall design;
 - i. Clock bell towers or other such roof treatment (e.g. dormers, belvederes, cupolas);
 - j. Emphasized building base, minimum of three feet high and minimum projection from the wall of two inches;
 - k. Additional roof articulation above the minimum standards, (see Section 6.13.3.2);
 - l. Metal or tile roof as the dominant roof material; or
 - m. Any other treatment which, in the opinion of the Development Review Coordinator, meets the intent of this section.

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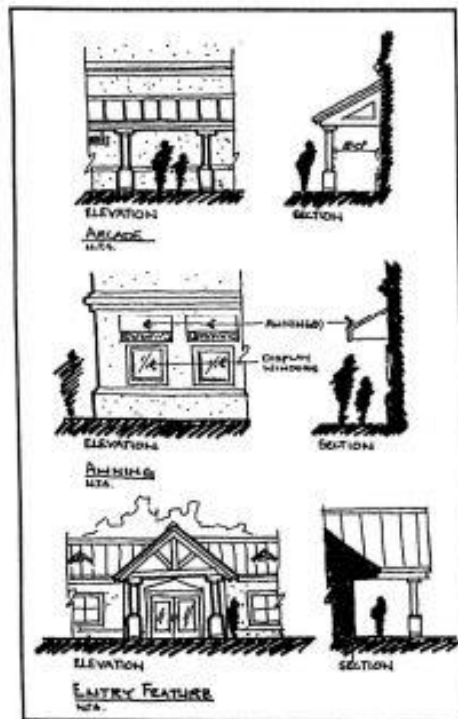


Illustration 7

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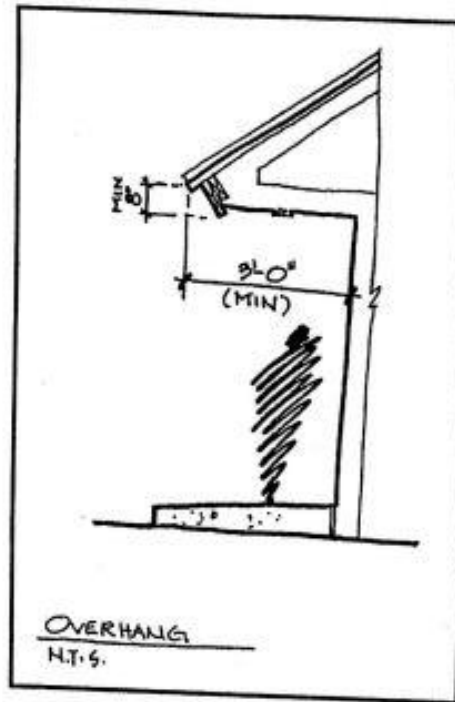


Illustration 8

Illustration 7

Illustration 8

2. All commercial sites shall have at least one of the following site design elements:
- a. Decorative landscape planters or planting areas, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet;
 - b. Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment shall constitute a minimum of 60 percent of walkway area;
 - c. Water element(s), a minimum of 150 square foot in area; or
 - d. Two accent or specimen trees (in addition to the minimum required landscaping) along the front facade with a minimum diameter of four inches

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measured four feet above the ground and a minimum height of 18 feet at planting.

j. *Detail Features*

1. *Purpose and intent.* The design elements in the following standards shall be integral parts a building’s exterior facade and shall be integrated into the overall architectural style. These elements shall not consist solely of applied graphics, or paint.
2. *Blank wall areas.* Blank wall areas shall not exceed ten feet in the vertical direction nor 20 feet in the horizontal direction of any primary facade. For facades connected to a primary facade this shall apply to a minimum of 33 percent of the attached facade measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern and spaced at intervals of six feet or less. Relief and reveal work depth must be a minimum of one-half inch. Landscaping may be used to assist in reducing the blank wall area. Such landscaping shall not be in lieu of architectural treatment. (See Illustration 9 and 10 below).

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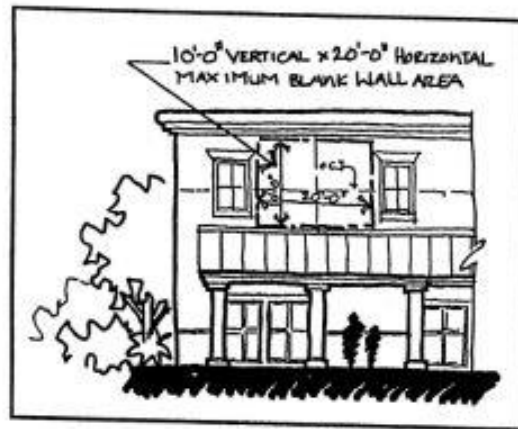


Illustration 9

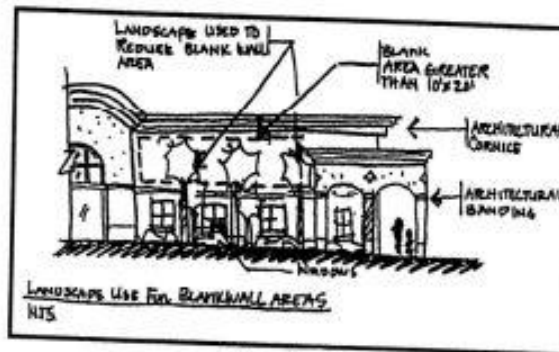


Illustration 10

Illustration 9

Illustration 10

3. *Repeating facade treatments.* Building facades shall include a repeating pattern and shall include no less than three of the design elements listed below. At least one of these design elements shall repeat horizontally. All design elements shall repeat at intervals of no more than 50 feet for buildings of 20,000 square feet of gross building area or more, and 25 feet for all other buildings, horizontally, and a maximum of 15 feet vertically for all buildings.
 - a. Color change;
 - b. Texture change;

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- c. Material module change;
- d. Expression of architectural or structural bays, through a change in plane of no less than 12 inches in width, such as a reveal, an offset, or a projecting rib (see Illustration 11 below);

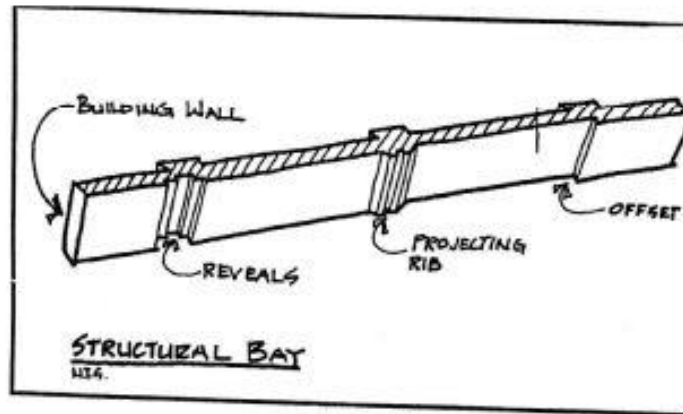


Illustration 11

Illustration 11

- e. Architectural banding;
 - f. Building setbacks or projections, a minimum of three feet in width on upper level(s) or;
 - g. Pattern change
- k. *Additional facade design treatments for multiple use buildings*
1. *Purpose and intent.* The presence of buildings with multiple tenants creates variety, breaks up large expanses of uninterrupted facades, and expands the range of the site's activities. Windows and window displays of such stores shall be used to contribute to the visual interest of exterior facades. The standards in this section are directed toward those situations where more than one retailer, with separate exterior customer entrances, are located within the principal building.
 2. *First floor primary facade treatments.*
 - a. The first floor of the primary facades shall, at a minimum, utilize windows between the heights of three feet and eight feet above the walkway grade for no less than 30 percent of the horizontal length of the building facade.
 - b. Windows shall be recessed, a minimum of one-half inch, and shall include visually prominent sills, shutters, stucco reliefs, or other such forms of framing.
2. *Roof treatments*

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- a. *Purpose and intent.* Variations in roof lines shall be used to add interest to, and reduce the massing of buildings. Roof features shall be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods. Roofing material should be constructed of durable high quality material in order to enhance the appearance and attractiveness of the community. The following standards identify appropriate roof treatments and features.
- b. *Roof edge and parapet treatment.* At a minimum of two locations, the roof edge and/or parapet shall have a vertical change from the dominant roof condition, a minimum of three feet for buildings of 20,000 square feet of gross building area or more, and two feet for all other buildings. At least one such change shall be located on a primary facade adjacent to a collector or arterial right-of-way (see Illustration 12 below). One additional roof change must be provided for every 25,000 square foot increment over 50,000 square feet of ground floor space.

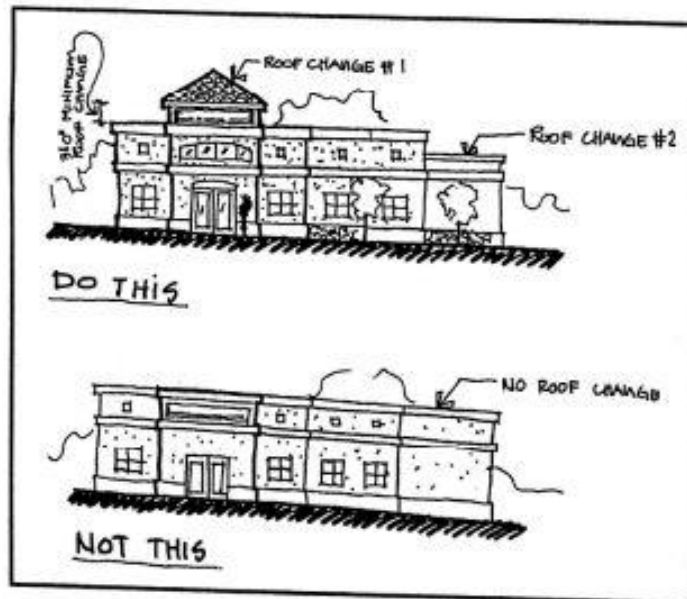


Illustration 12

Illustration 12

- c. Roofs shall meet the following requirements: (See Illustration 13 below)
 - 1. Parapets shall be used to conceal roof top equipment and flat roofs;
 - 2. Except where an overhang is not possible due to a parapet wall treatment, overhangs shall be provided and shall be no less than three feet beyond the supporting walls. Where

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overhangs on existing buildings being renovated are less than three feet they shall be provided with a band or cornice, a minimum of eight inches in width, at least eight inches below the soffit at the wall;

3. Fascia shall be a minimum of eight inches;
4. Tile, metal, or 320-pound, 30-year architectural grade asphalt shingles of earth tone as the dominant roof material;
5. Canopies covering fueling islands must match the roof treatment of the primary structure.

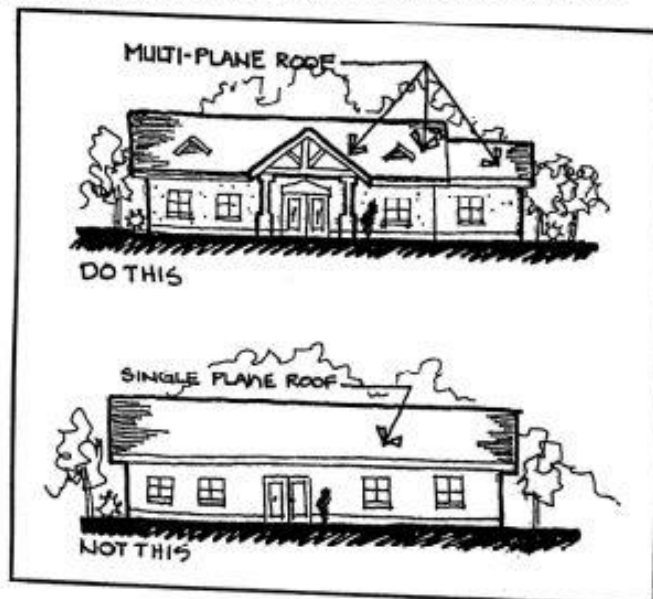


Illustration 13

Illustration 13

- d. *Prohibited roof types and materials.* The following types of materials are prohibited:
1. Asphalt shingles, except laminated, 320-pound, 30-year architectural grade asphalt shingles or better;
 2. Mansard roofs and canopies except as specifically provided for herein;
 3. Roofs utilizing less than or equal to a two to 12-pitch unless utilizing full parapet coverage; and
 4. Back-lit awnings used as a mansard or canopy roof.

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3. *Entryways/customer entrance treatments.*
 - a. *Purpose and intent.* Entryway design elements and variations are intended to give protection from the sun and adverse weather conditions. These elements are to be integrated into a comprehensive design style for the project.
 - b. *Entryways/customer entrance standards.* These standards identify appropriate entry features.
 1. For buildings of 20,000 square feet of gross building area or more;
 - a. *Single use buildings.* Single use buildings shall have clearly defined, highly visible customer entrances which shall include the following:
 1. An outdoor patio area adjacent to the customer entrance, a minimum of 200 square feet in area which incorporates the following:
 - a. Benches or other seating components;
 - b. Decorative landscape planters or wing walls which incorporate landscaped areas; and
 - c. Structural or vegetative shading.
 2. A main front entry which shall be set back from the drive a minimum distance of 15 feet.
 - b. *Multiple use buildings and projects.* Multi-use structures shall include the following:
 1. Anchor tenants shall provide clearly defined, highly visible customer entrances.
 2. Each anchor tenant shall have a front entry which shall be set back from the drive a minimum of 15 feet.
 3. A provision for intermittent shaded outdoor community space at a minimum of one percent of the total gross floor area of the building or commercial project. Said community space shall be located off or adjacent to the circulation path of the complex or main structure and shall incorporate benches or other seating components.
 2. For buildings of between 10,000 and 19,999 square feet, inclusive, of gross building area;
 - a. An outdoor patio area adjacent to the customer entrance, a minimum of 50 square feet in area and which incorporates one of the following:
 1. Benches or other seating components
 2. A provision for intermittent shaded outdoor community space at a minimum of one percent of the total gross floor area of the building or commercial project. Said community space shall be located off or adjacent to the circulation path of the complex or main structure and shall incorporate benches or other seating components.
 - b. A main front entry which shall be set back from the drive a minimum of 15 feet.
4. *Materials.*
 - a. *Purpose and intent.* Exterior building materials contribute significantly to the visual impact of a building on the community. They shall be well-designed and integrated into a comprehensive design style for the project.

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- b. *Exterior building materials, exterior colors, and standards.*
 - 1. Predominant exterior building materials shall include, but are not limited to:
 - a. Stucco of earth tone;
 - b. Natural brick (unpainted, unstained, and untinted);
 - c. Textured, other than smooth or ribbed, concrete masonry units of earth tone;
 - d. Stone (unpainted, unstained, and untinted), excluding an ashlar or rubble construction look;
 - e. Wooden or composite siding;
 - f. The following colors are prohibited: Use of florescent or day glow colors; or
 - g. Corporate colors or colors used in the marketing of the business occupying the space which are not earth tone shall be calculated towards the allowable signage copy area provided for under Section 6.7 of this code. In such case, a sign permit is required. This section is intended to provide corporations, franchises, and corporate chains, the opportunities to use other exterior colors (other than earth tone), but these colors be considered signage for the purpose of this code.
 - 2. Predominant exterior building materials that are prohibited include:
 - a. Plastic or vinyl siding;
 - b. Corrugated or reflective metal panels;
 - c. Tile;
 - d. Smooth or rib faced concrete block; and
 - e. Applied stone in an ashlar or rubble look.
 - 3. Automotive and other special type service buildings may utilize prefabricated metal buildings under the following conditions:
 - a. Metal buildings are more than 250 feet from any right-of-way;
 - b. Metal buildings are located directly behind the main showroom/sales center [or primary structure] so as not to be a dominant facade along the street;
 - c. At least 80 percent of the front elevation of any such building and accompanying showroom/sales center must be the elevation of the accompanying showroom/sales center.
- 5. *Drive-through window standards.* Drive-through windows and lanes shall be designed to adhere to the following standards:
 - ~~a. Drive-through windows shall not be placed between the right-of-way of a primary collector or arterial roadway and the associated building, unless the vegetation required by a Type “B” landscape buffer is installed within the buffer width required for the project and maintained along the entire length of the drive-through stacking and exit lanes between the drive-through lane and the adjacent right-of-way. A permanent covered porte-cochere type structure, other than awning/canvass type structure(s), may be installed extending the width of the drive-through and covering the service window(s). Such structure shall be integrated structurally and architecturally into the design of the building.~~

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- b. Stacking lanes must be provided. Stacking spaces and lanes for drive-through stations shall not impede on- and off-site traffic movements by blocking vehicular or pedestrian circulation.
- ~~6. Service function areas (SFA) including but not limited to loading, storage, mechanical equipment, and solid waste disposal.~~
 - ~~a. Purpose and intent. To diminish, in a safe manner, the visual impacts of service functions that may detract or have a negative impact on the streetscape, landscape and/or the overall community image.~~
 - ~~b. Buffering and screening standards. Loading or docking, outdoor storage, trash collection, mechanical equipment, trash compaction, vehicular storage, excluding new and used cars, recycling, roof-top equipment and other service function areas shall be fully screened from adjacent properties and road-way corridors at ground and pedestrian level.~~
 - ~~c. Materials and design standards. Screening material and design shall be consistent with design treatment of the primary facades of the commercial building or project and the landscape plan.~~
- 7. Outside play structures. Outside play structures are prohibited, except in conjunction with those personal service type and institutional uses for which an outside play area is an integral part of the use [e.g. day cares, pre-schools, and schools].
- ~~8. Pedestrian walkways.~~
 - ~~a. Purpose and intent. To provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways within the city and to provide safe passage from the public right-of-way to the commercial building or project, and between alternative modes of transportation.~~
 - ~~b. Pedestrian access standards. Pedestrian ways, linkages and paths shall be provided from the building entry(s) to surrounding streets, external sidewalks, and outparcels. Pedestrian ways shall be designed to provide access between parking areas and the building entrance(s) in a coordinated and safe manner. Pedestrian ways may be incorporated within a required landscape perimeter buffer, provided said buffer is not less than ten feet in width on average. Shared pedestrian walkways are encouraged between adjacent commercial projects.~~
 - ~~c. Minimum ratios. Pedestrian ways shall be provided at a minimum ratio of one for each public vehicular entrance to a project, excluding ingress and egress points intended primarily for service, delivery or employee vehicles.~~
 - ~~d. Minimum dimensions. Pedestrian walkways shall be a minimum of five feet wide.~~
 - ~~e. Materials. Pedestrian walkways shall be consistent with the provisions of the Americans with Disabilities Act (ADA), the Accessibility Guidelines and the Florida Accessibility Code. Materials may include specialty pavers, concrete, colored concrete or stamped pattern concrete.~~
 - ~~f. Pedestrian crosswalks at building perimeter. Building perimeter crosswalks shall be designed and coordinated to move people safely to and from buildings and parking areas by identifying pedestrian crossings with signage and variations in pavement materials or markings.~~
 - ~~g. Shade. Pedestrian walkways shall provide intermittent shaded areas when the walkway exceeds 100 linear feet in length at a minimum ratio of 100 square feet of shaded area per every 100 linear feet of walkway. Shade structures may be natural, manmade or a combination of both.~~
- ~~9. Lighting.~~
 - ~~a. Purpose and intent. Commercial buildings and sites, including their outparcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting shall be~~

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designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blend the project into the surrounding landscape.

Exterior lighting may be used to illuminate a building and its grounds for safety purposes but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. All fixtures used in exterior lighting are to be selected for functional and aesthetic value. Decorative lighting fixtures in keeping with the architecture style shall be used for commercial wall mount lighting and parking lot light poles. Exterior lighting shall be in accordance with the lighting design standards of this code.

- b. ~~Shielding standards.~~ Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and all adjacent properties. Illumination onto adjacent right-of-way or property shall not exceed 0.5 foot candles.
- c. ~~Fixture height standards.~~ Lighting fixtures shall be a maximum of 30 feet in height within the parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas (see Illustration 14 below).

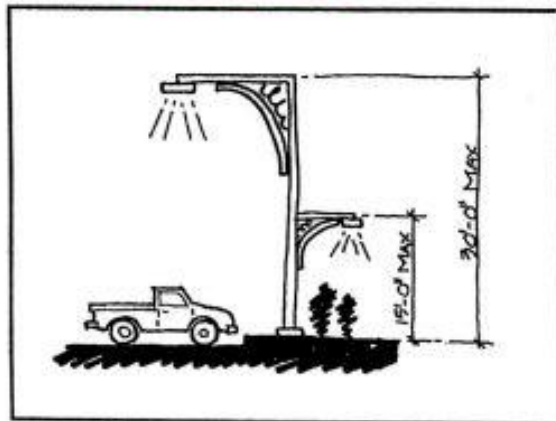


Illustration 14

- d. ~~Design standards.~~ Lighting shall be used to provide safety while accenting key architectural elements and/or emphasizing landscape features. Light fixtures shall be used as an integral design element that complements the design of the project. This can be accomplished through style, material or color (excluding fluorescent, primary and secondary colors) or by designing the lighting fixtures to blend into the landscape through the use of dark colors such as bronze, black and forest green. Concrete type poles or mill finish is not permitted. Light pole footers shall not be exposed more than six inches above finish grade.
- 10. ~~Fencing standards.~~ Chain link and wood fencing are prohibited forward of the primary facade, except as provided below, and must be a minimum of 100 feet from a public right of way. Chain link and wood

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fencing facing a public right-of-way shall be buffered at a minimum by an irrigated hedge directly in front of the fence on the side of the right-of-way. Plant material shall be a minimum of 24 inches in height and width and planted to create a continuous visual barrier at time of installation. This plant material shall be maintained at a minimum of three-quarter the height of the fencing. (See Illustration 15).

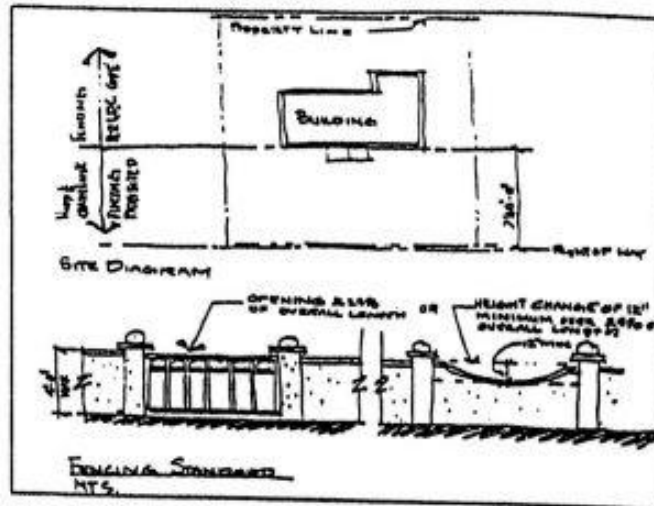


Illustration 15

Fencing forward of the primary facade is permitted under the following conditions:

- a. Fencing does not exceed four feet in height;
 - b. The fencing provides either an open view at a minimum of 25 percent of its length or provides variation in its height for a minimum of 15 percent of its length with a deviation of at least 32 inches; and;
 - c. The fence style must complement building style through material, color and/or design.
11. Outparcels.
- a. Purpose and intent. To provide unified architectural design and site planning between outparcel structures and the main structure on the site in order to enhance the visual impact of the structures and to provide for safe and convenient vehicular and pedestrian access and movement within the site.
 - b. Outparcel design. All exterior facades of an outparcel structure shall be considered primary facades and shall employ architectural, site, and landscaping design elements which are integrated with and common to those used on the primary structure on site. These common design elements shall include colors and materials associated with the main structure. When the use of common wall, side by side development occurs, continuity of facades and consolidated

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~~parking for several businesses on one parking lot may be used. Outparcels that are adjacent to each other shall have vehicular connection between their respective parking lots and interconnected pedestrian walkways.~~

12. Natural and manmade bodies of water including wet and dry retention areas for buildings of 20,000 sq. ft. or more (exceeding 12 feet in width). The shape of a manmade body of water, including wet and dry retention areas, shall be designed to appear natural by having off-sets in the edge alignment that are a minimum of ten feet and spaced 50 feet apart. On sites with buildings of 20,000 square feet of gross building area or more, all bodies of water, including wet and dry retention areas, exceeding 20,000 square feet in area, and which are located adjacent to a public right-of-way, shall incorporate into the overall design of the project at least two of the following items: (see Illustration 16 below).

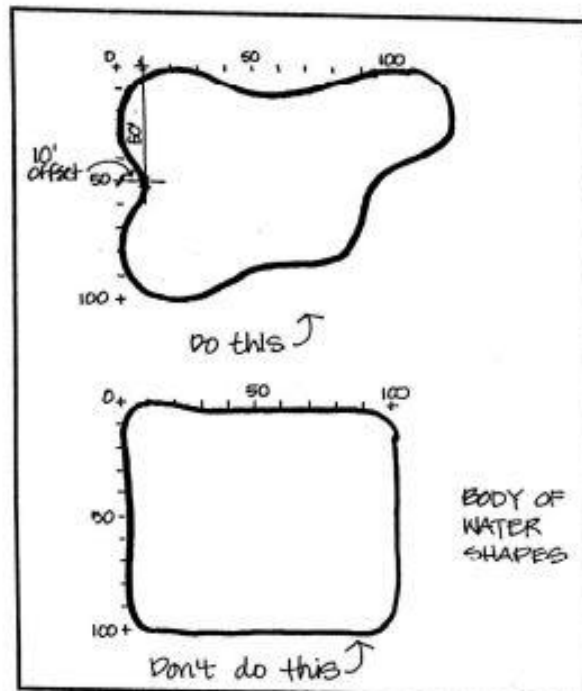


Illustration 16

Illustration 16

- A five-foot wide walkway with trees an average of 50 feet on center and shaded benches a minimum of six feet in length or picnic tables with one located every 150 feet.
- A public access pier with covered structure and seating.

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- c. An intermittent shaded plaza/courtyard, a minimum of 200 square feet in area, with benches and/or picnic tables adjacent to the water body.
- d. A permanent fountain structure.

6.13.4. Architectural *and site* design standards and guidelines for commercial buildings and projects with a gross building area of 20,000 square feet or larger.

~~1. Off street parking design. As provided for in section 6.5, and subject to the following provisions:~~

- ~~a. Purpose and intent. Commercial buildings and sites, including their outparcels, shall be designed to provide safe, convenient, and efficient access for pedestrians and vehicles. Parking shall be designed in a consistent and coordinated manner for the entire site. The parking area shall be integrated and designed so as to enhance the visual appearance of the community.~~
- ~~b. Design standards. Parking, utilizing the same degree of angle, shall be developed throughout the site to provide efficient and safe traffic and pedestrian circulation. A single bay of parking provided along the perimeter of the site may vary in design in order to maximize the number of spaces provided on-site. The mixture of one-way and two-way parking aisles, or different degrees of angled parking within any parking area is prohibited, except as noted above, or where individual parking areas are physically separated from one another by a continuous landscape buffer, a minimum ten feet in width with limited access. Landscape buffers for these locations shall use landscape material other than grass for separation of parking areas (See Illustrations 17 and 18).~~

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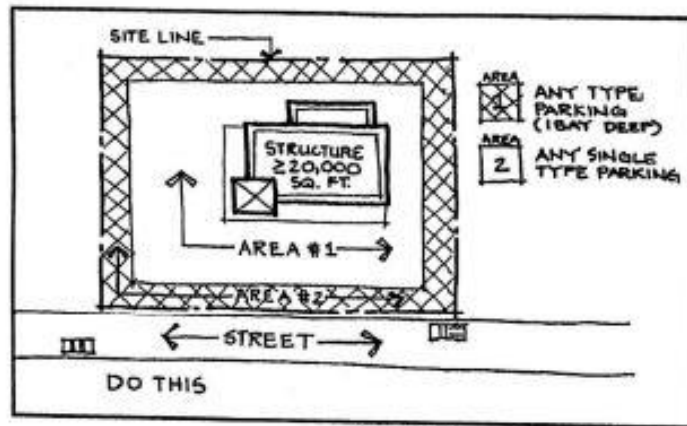


Illustration 17

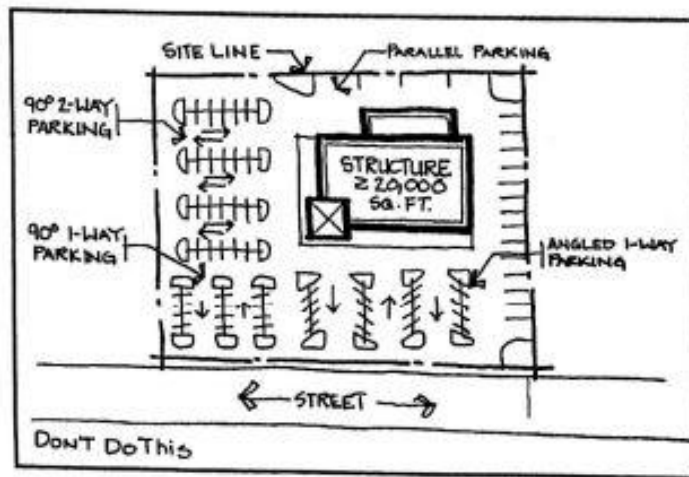


Illustration 18

~~Illustration 17~~

~~Illustration 18~~

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- c. **Maximum parking.** Parking in excess of the minimum parking requirements shall consist of grassed parking surface as opposed to paved or paver block surfaces. These parking spaces shall be located furthest from the main building on the site.
- d. **Parking location.** Projects shall be designed to adhere to the following standards:
 - 1. **Interior lots.** No more than 50 percent of the off-street parking for the entire commercial building or project shall be located between any primary facade of the commercial building or project and the abutting street or navigable waterway. (See Illustration 19 below).

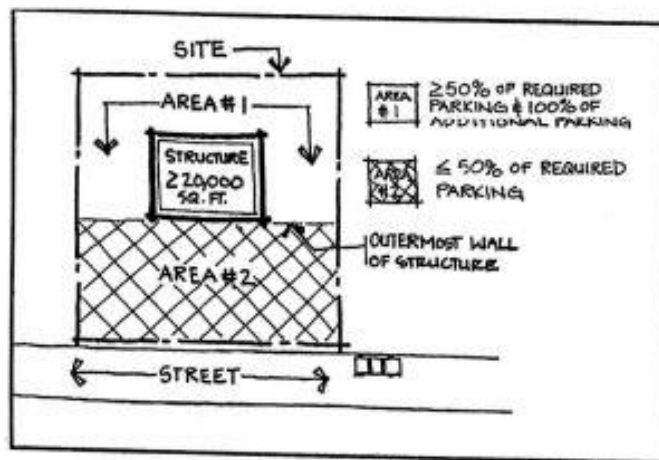


Illustration 19

Illustration 19

- 2. **Corner lots.** No more than 80 percent of the off-street parking for the entire commercial building or project shall be located between any primary facade of the commercial building or project and the abutting street or navigable waterway area, with no single side to

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contain more than 65 percent of the required parking. (See illustration 20 below):

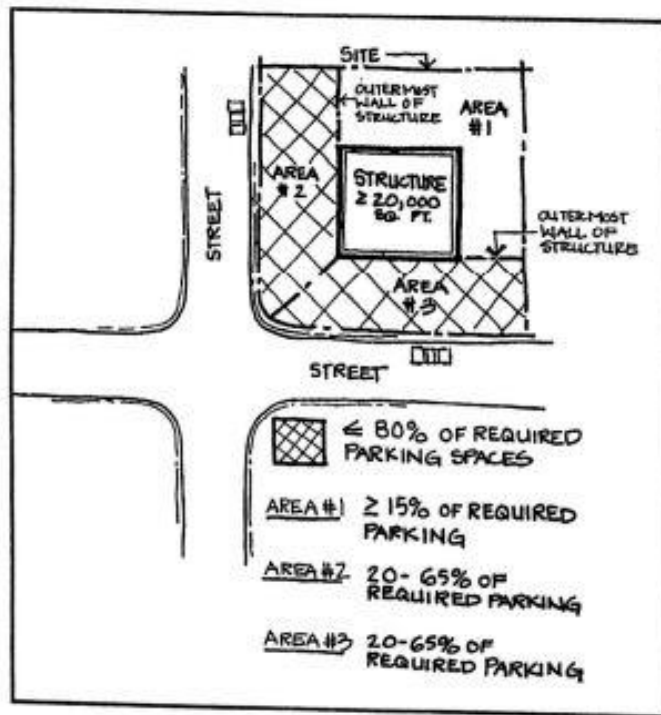


Illustration 20

- e. *Parking structure standards.* A minimum of 60 percent of any primary facade of a parking structure or covered parking facility shall incorporate two of the following (see Illustration 21 below for examples):
1. Transparent windows, with clear or lightly tinted glass, where pedestrian oriented businesses are located along the facade of the parking structure;
 2. Display windows;
 3. Decorative metal grille-work or similar detailing which provides texture and partially and/or fully covers the parking structure opening[s];

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4. Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief work, or similar features; or,
5. Vertical trellis or other landscaping or pedestrian plaza area.

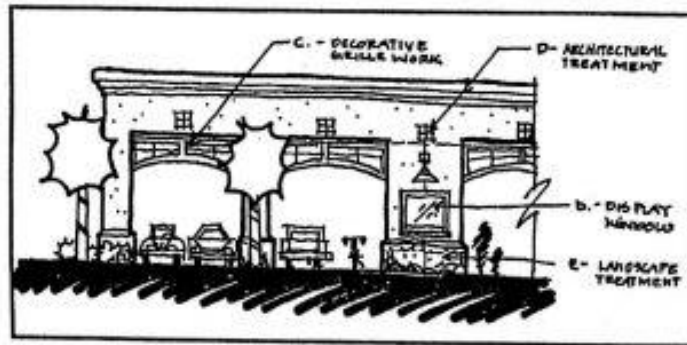


Illustration 21

Illustration 21

~~2. Landscaping. In addition to the requirements of section 6.6, "Landscaping and buffering" the following requirements shall apply:~~

- ~~a. Purpose and intent. To provide enhanced landscaping within the vehicular and pedestrian use areas of large commercial buildings and projects. Such landscaping is intended to enhance the visual experience of the motoring and pedestrian public, commonly referred to as the "streetscape", while adhering to the purpose and intent set forth in section 6.6 of this code. Landscaping should be used to enhance and complement the site design and building architecture.~~
- ~~b. Landscaping. The following requirements, with the exception of building perimeter plantings, shall be counted toward the required greenspace and open space requirements of section 6.6 of this code.~~

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e. Tree and lighting locations shall be designed so as not to conflict with one another (see Illustration 22 below).

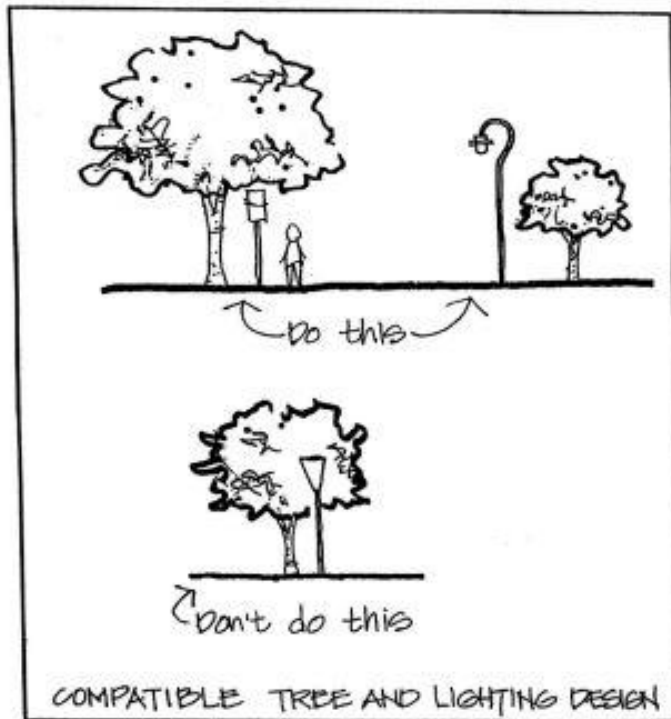


Illustration 22

Illustration 22

d. Locational requirements for building perimeter plantings as required by section 6.6 of this code

i. Perimeter landscape plantings shall be located adjacent to the primary building facade, including building entrance areas, plazas, and courtyards. These areas shall be landscaped with any combination of trees, palms, shrubs and ground covers (see Illustrations 23 and 24)

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below:

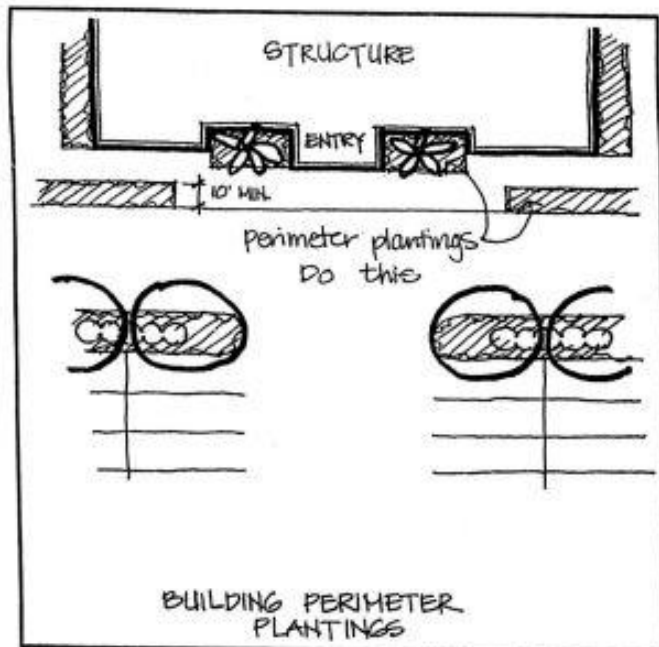


Illustration 23

Illustration-23

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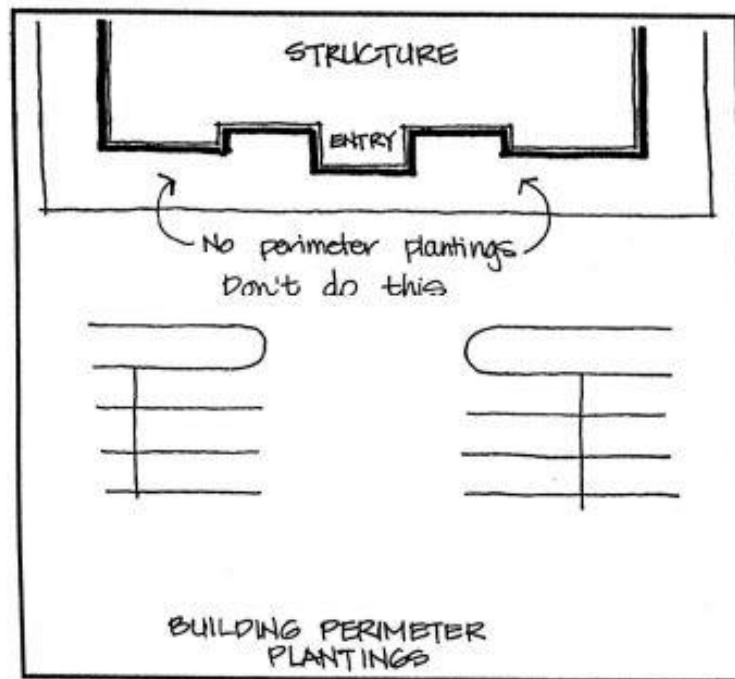


Illustration 24

2. Building perimeters shall include plantings at a ratio of 100 square feet of planters per 1,000 square feet of building ground floor area. Planters shall either be raised or at ground level and be a minimum of ten feet wide. Seating courtyards, eating areas and plazas may be incorporated within them (see Illustration 25 below).

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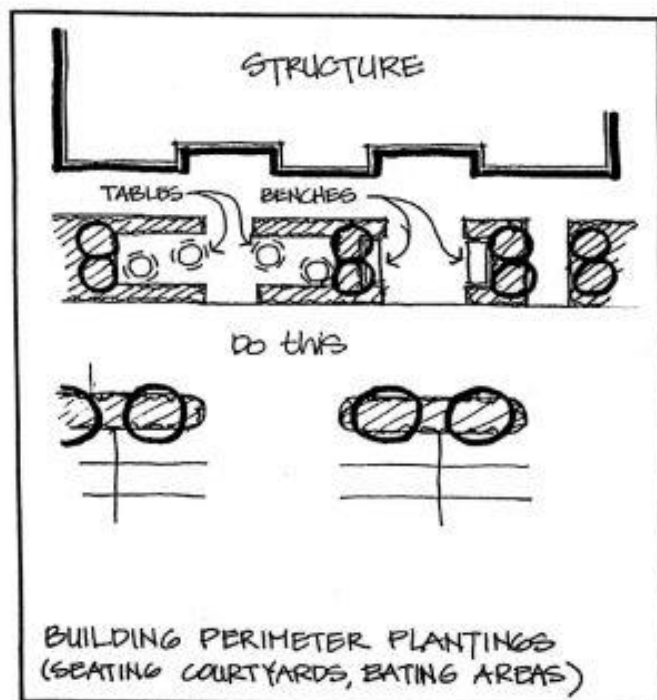


Illustration 25

~~6-13.5— Shopping center design standards. To maintain common architectural themes and to maintain architectural integrity of shopping centers, design and material standards shall be enforced.~~

- ~~1— Shopping centers shall be constructed of split face, ribbed or salted block or other material as approved by the planning and zoning commission.~~
- ~~2— Development on outparcels of the shopping center shall maintain the same architectural features, colors and textures as the shopping center.~~
- ~~3— Standard architectural themes shall be maintained on all sides of buildings.~~
- ~~4— Signs shall be constructed of the same or similar materials at the shopping center and outparcels.~~

~~6-13.6. Exceptions and interpretations.~~

- ~~1— Exceptions. Exceptions to the provisions of this section may be granted by the city council in the form of a PUD zoning district where it can be demonstrated that such exceptions are necessary to allow for innovative design which, while varying from one or more of the provisions of this section, nonetheless~~

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(Supp. No. 18)

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are deemed to meet the overall purpose and intent set forth herein. In the case of individual commercial buildings or projects, where site specific factors may impact the ability to meet these standards, variance from one or more of the provisions of this section may be requested pursuant to the procedures set forth in section 2.5 of this code.

2. Interpretations. During the course of review should an applicant and staff be unable to concur on the application of a specific provision or provisions of this section, the development review coordinator shall be authorized to make a final determination. The development review coordinator shall render his finding in writing within 15 days of receipt of a written request from the applicant. The applicant may appeal the determination of the development review coordinator to the planning and zoning commission, pursuant to the procedures set forth in this code.

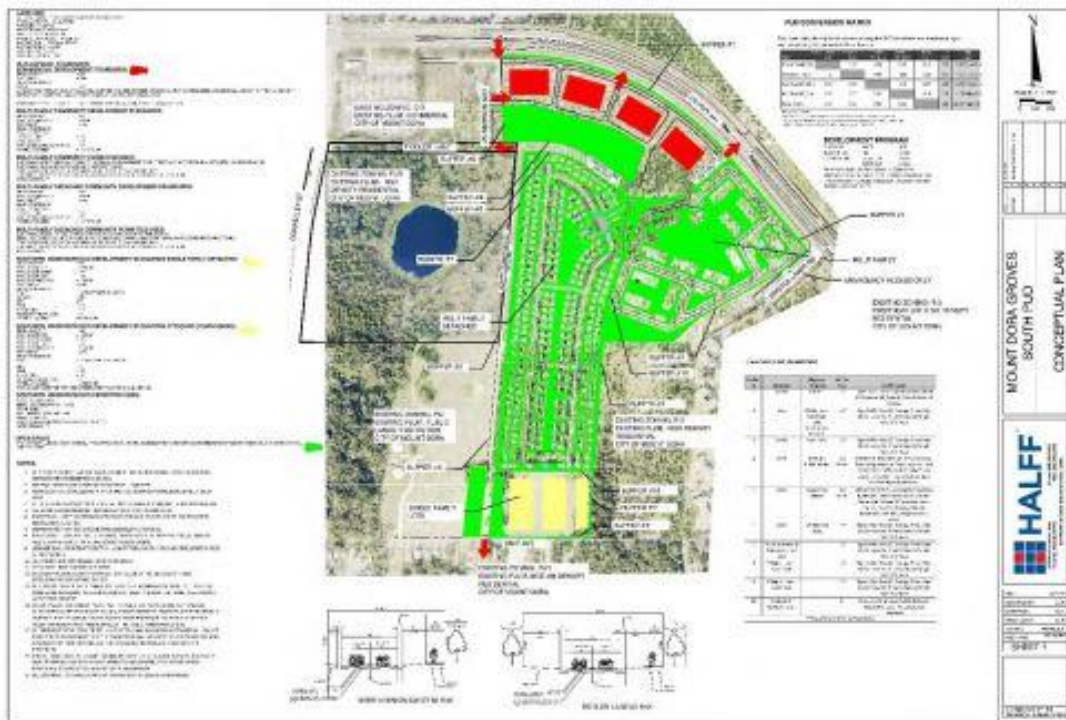
(Ord. No. 790, § 2, 7-17-02; Ord. No. 849, §§ 24–26, 6-15-04; Ord. No. 903, § 1, 8-15-06; Ord. No. 2011-03, §§ 6, 7, 3-15-11; Ord. No. 2013-13, § 2(Exh. A), 10-1-13; Ord. No. 2020-20, § 2, 5-4-21)

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EXHIBIT "B" DORA GROVES SOUTH PROJECT PUD PLAN



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EXHIBIT "C"
WATERMAN VILLAGE – DONNELLY ST PHOTO



WATERMAN VILLAGE – COMMON BOUNDARY WITH MDG SOUTH



WATERMAN VILLAGE - COMMON BOUNDARY WITH CITY OF MT DORA PROPERTY

OUR NEIGHBOR TO THE SOUTH, DORA LANDINGS, WAS APPROVED WITH 6' VYNL FENCE & WITH AND CHAIN LINK FENCE

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DORA LANDINGS – CHAIN LINK FENCE PHOTO



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DORA LANDINGS DIDN'T CONSTRUCT A WALL OR FENCE BETWEEN THE GRANDVIEW TRAIL AND THEIR SINGLE-FAMILY HOMES.



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DORA LANDINGS- THE GROUND LEVEL PHOTOGRAPHS SHOW THERE IS NO WALL BETWEEN THE TRAIL AND THAT COMMUNITY'S HOMES



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EXHIBIT "D"
6.14 GUIDELINES

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6.14. Residential design standards overlay zoning district.

- 6.14.1. *Purpose and intent.* It is the purpose of this section to provide general guidelines relating to the neighborhood and architectural design of development in certain portions of the city. These guidelines apply to new residential development in the overlay zone established in 6.14.3.
- 6.14.2. *Applicability.* These neighborhood and architectural guidelines shall apply to any new single-family or duplex subdivision of land within the overlay zone, where 12 or more new residential platted lots are proposed, and where the applicant advocates, proposes, suggests, or exhibits a proposed plan, map, or plat of development of land or proposes to create a street, right-of-way, or easement that joins or connects to an existing public street. Existing development with a valid and active planned unit development, preliminary plat, or final construction plan shall not be required to meet these enhanced neighborhood and architectural requirements but are permitted to comply with the same. All other new single-family and duplex developments shall be required to adhere to the requirements of this code section.
- 6.14.3. *Overlay zone.* The overlay zone shall include all lands graphically depicted on the map shown on Illustration 1, generally described as being located south of S.R. 44 and east of U.S. Highway 441.

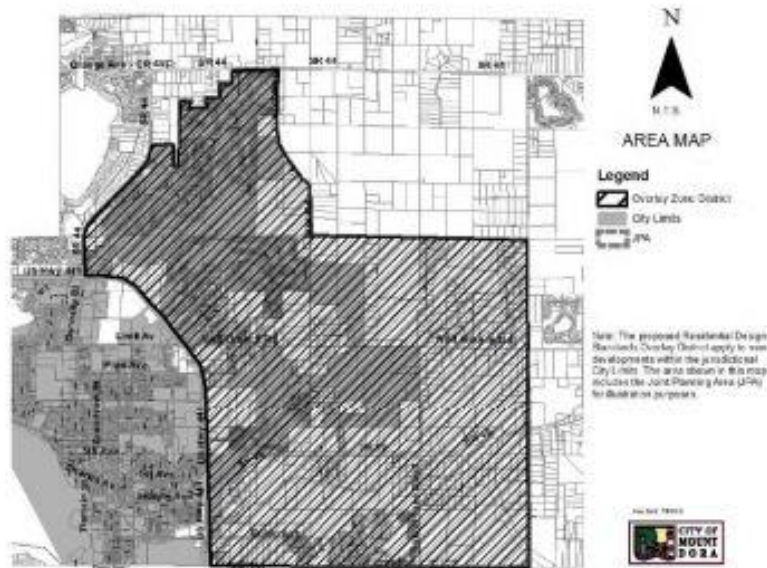


Illustration 1

- 6.14.4. *Development plans.* Any new preliminary plat, final construction plan, or preliminary/final planned unit development shall comply with this Code, except existing development with a valid and active planned unit

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development, preliminary plat or final construction plan shall not be required to meet these enhanced neighborhood and architectural requirements but are permitted to comply with the same.

6.14.5. *Submittal process.* The applicant shall submit, with the appropriate applications, a conceptual lotting plan, building elevations, and floor plans with sufficient detail to ensure that the intent of this Section is met.

6.14.6. *Design standards and guidelines.*

1. *General neighborhood design and layout.*

- a. ~~Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and to provide a diverse range of housing styles. The widths and depths of lots should vary at the discretion of the developer; however, no lot shall be less than the minimum standards established for the zoning district. Larger building types set on large lots are encouraged for corners and at prominent intersections. Smaller lots are encouraged surrounding or adjacent to common open spaces.~~
- b. Neighborhood design for Mount Dora Groves should respect the character of the existing topography and maximize preservation ~~preserve~~ of environmental areas and native vegetation.
- c. Front elevations shall be designed to emphasize entries, porches and other residential use features, and to de-emphasize vehicular use areas and garages.
- d. A higher level of elevation design and finish shall be maintained on both faces of corner lots with similar articulation and detail on both street-facing facades.
- e. Driveways on corner lots are encouraged to be located as far as possible from street intersections.

2. *Housing models and style varieties.*

- a. Each development of 50 or more homes shall have at least seven base models, developments of less than 50 units but more than 20 units shall have at least five base models, and developments of less than 20 units shall have at least three base models. Each base model proposed may have multiple variations and design options available for customization.
- b. Each single-family residence or duplex building shall present an individual character through building placement, floorplan, exterior elevation, and color. No two buildings with the same exterior elevation shall be located adjacent to one another. Flexibility in the building elevation variation requirements may be considered at the discretion of the development review committee provided the overall intent of this section is maintained.
- c. Minimum structure size shall be 1,500 square feet living area (heated and air-conditioned space).

3. *Architectural styles and components.*

- a. ~~While the city does not wish to discourage creativity or uniqueness in housing design, architectural styles that represent identifiable historic styles are preferred in order to promote quality neighborhood design and community identity.~~
- b. Desired architectural components. The following list of architectural components represents a partial list of desired elements associated with traditional residential architecture. Not all residential styles or buildings will contain every element in the list, but must include components consistent with the established style.
 - 1) Open air front or ~~wrap-around~~ porches;
 - 2) ~~Stoops~~ Covered Entry;

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- 3) Overhangs and awnings;
 - 4) Gable or hip type roofs;
 - ~~5) Second-story balconies;~~
 - 6) Decorative roof treatments, including, but not limited to pediments, dormers, ridge cresting, decorative bridgeboard, stickwork, brackets, rafter tails, and decorative shingles;
~~and~~
 - 7) Decorative window treatments, including, but not limited to double-hung windows, arched windows, transoms, bay windows, and louvered shutters.
- c. Prohibited architectural components. The residential architectural components described below are prohibited:
- ~~1) "Garage-dominated" styles;~~
 - 2) Front-facing garage doors that exceed 25 percent of the street primary front facade;
 - ~~3) Homes that have massive entryway features that are or appear to be two-stories tall; and~~
 - 4) Homes that have less than two windows on the front-facing facade. Full glass front doors and/or sidelights shall count towards meeting this requirement.
- d. The mixing of elements from multiple architectural styles within a single residential building is discouraged.
4. Roof elements.
- a. All roof projections, including chimneys, dormers, flues and vents shall be compatible in scale, height and material with the structure from which they project. Chimney hardware must be screened within an architectural feature such as a decorative chimney cap in keeping with the architectural style of the home.
 - b. Gutters and downspouts are highly encouraged, ~~as long as they are consistent with the established architectural style of the residential building.~~
 - c. When overhangs and awnings are included, they shall be no less than ~~two feet~~ one foot deep when measured perpendicular to the building face, to function as an energy conservation measure and/or to protect people and the house from inclement weather. Required setbacks shall be measured from the bearing wall of the primary structure and not the overhang/awning.
5. Windows and doors.
- a. All front, street-facing facades shall have windows and doors covering at least ~~25~~ 15 percent of the primary front facade (exclusive of the garage facade in calculating this area). Full glass front doors and sidelights shall count towards meeting this requirement.
 - b. The front entry of the residential unit should be in scale with the facade and designed appropriate to the established architectural style of the building.
6. Exterior finishes.
- a. Exterior finishes shall be consistent with the established architectural style of the residential building.
 - b. Acceptable finishes may include wood, cement board, brick, rock and masonry and stucco. Stucco is acceptable if consistent with the established architectural style of the building.
 - c. Prohibited finishes include EIFS, foam moldings, and vinyl siding.

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d. Simulated materials such as synthetic brick siding/paneling and stone veneer will be held to a higher level of scrutiny to assess quality and natural appearance. Samples of such materials may be required to be submitted with the application for review and approval by the development review committee.

d. All exterior color shall be predominately earth tones.

7. Garages.

a. Garages are encouraged to be located to the side or rear of a residential lot. Illustration 2 shows several recommended alternative locations for garages.

b. Garages shall not comprise more than 35.55 percent of the front of the residence.

c. Garages facing the street shall be recessed at least five feet from the primary front facade of the home, or shall include hinges, handles and coach lights.

d. Garage doors should be simple in design with door patterns and accent colors complementary to the architectural character of the home. Windows are encouraged to reduce the visual impact.

e. Side-facing garage doors must incorporate a minimum of 15 percent in-area windows and trim on the wall facing the front street.

f. No more than 75 percent of the lots in a proposed subdivision are permitted to contain front loaded garages. If a project is proposed in multiple phases, each phase must meet this requirement individually.

g. One-car garage must be a minimum of 12 feet by 20 feet deep, interior size, consistent with this Code. The number of garage spaces required shall be consistent with the underlying zoning district of this Code.

h. Either side load or front load garage design may be utilized. All SFR units shall be designed with a 2-car garage minimum.

i. Conversion of garage into living space shall be prohibited.



Illustration 2

8. Lot trees. Each single-family lot is required to plant a minimum of three trees on the lot prior to issuance of the certificate of occupancy. A minimum of one canopy type tree must be located in the front yard. The size of the trees must be a minimum caliper of 3.0 inches, Florida Number One Grade or Better, and eight to 12 feet in height upon planting.

6.14.7. Neighborhood identity. Special design elements located at the periphery and entrances of residential developments strengthen Mount Dora's image and also create a distinctive image for the neighborhood.

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These entrances shall be designed as thresholds to change from public thoroughfares to quiet neighborhood streets with slower design speeds:

1. All single-family and duplex subdivisions of 12 units or more are required to construct a development entrance with residential-scaled landscaping, signage and streetscape patterns/furniture. Entrance features of consistent design are required at both primary and secondary entrances of each project to enhance the visual identity of the development.
2. Gates at entrances are discouraged because of the reduced potential for connectivity, increased traffic congestion, and the sense of isolation that they create.
3. Streets within residential neighborhoods shall be designed for people, as well as vehicles. A minimum five-foot sidewalk is required on both sides of residential streets. Each residential unit shall have direct access to a sidewalk. Residential streets should be designed to encourage slower speeds.
4. Pedestrian and bicycle connections shall be provided to promote access to surrounding areas, including schools, public buildings, parks and nearby commercial areas.
5. Street lighting:
 - a. Lighting along roadways in developments should provide a smooth, even pattern that eliminates glare or light flow intrusion onto adjacent properties. Fixtures should be installed according to optimum spacing as recommended by the manufacturer. Light poles should not exceed 30 feet in height. Illumination for vehicles in residential neighborhoods should be approximately 0.50 foot-candles. Street lighting shall be designed consistent with the International Dark-Sky Association lighting principals.
 - b. Decorative light fixtures are required to be provided consistently throughout the development and must be approved by the development review committee.

(Ord. No. 2018-14, § 2, 1-15-2019)

9. Front Yard fencing shall be limited to 4-feet in height.

10. RV storage on lots with or without SFR unit is prohibited.

11. The Architectural Design Standards above shall be incorporated into the Homeowners Association.

12. All areas of the Planned Unit Development shall maintain grass height of 12 inches or less until as such time as the PUD fully develops.

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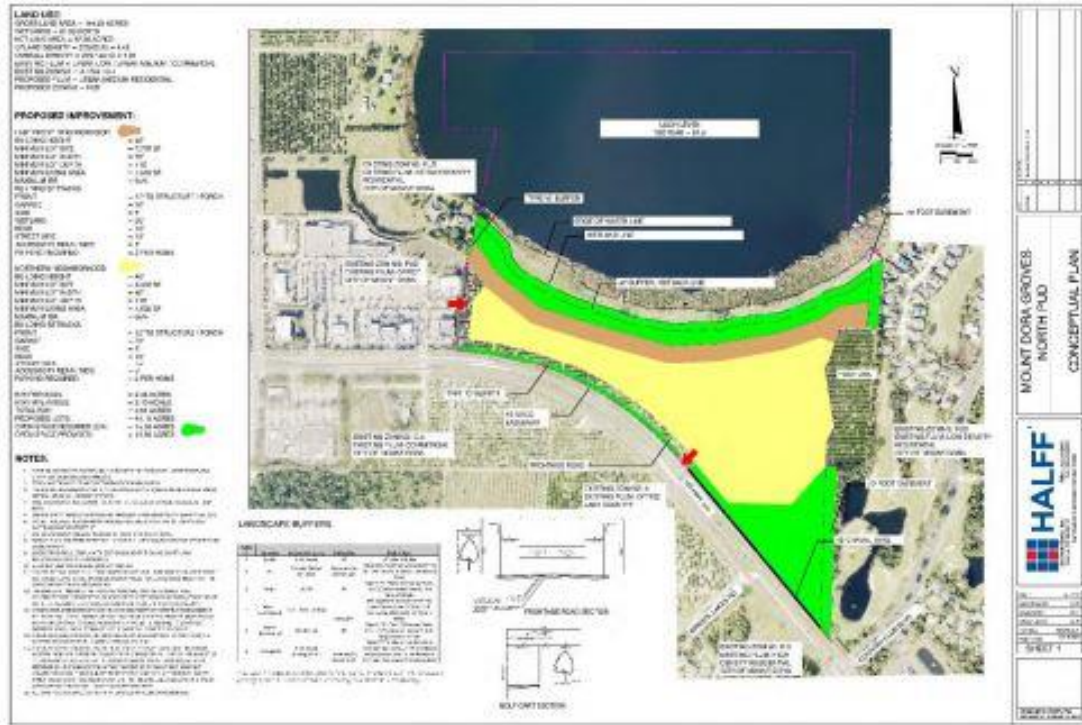
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EXHIBIT "E"
DORA GROVES NORTH PROJECT PUD PLAN

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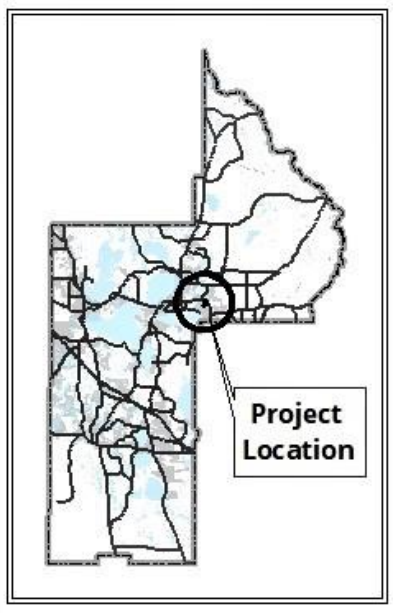
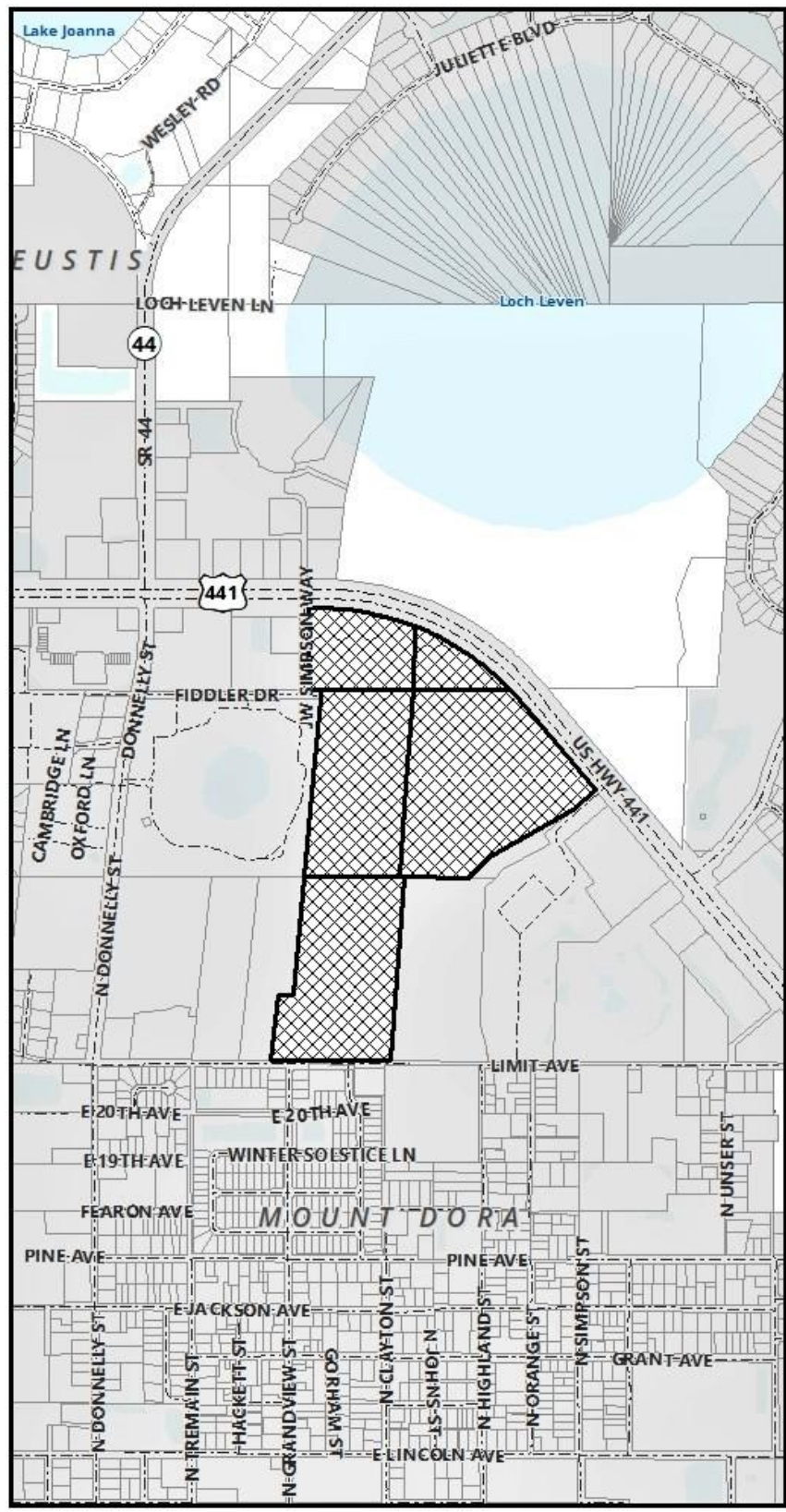
ARCHITECTURAL ELEVATION EXAMPLES



ARCHITECTURAL ELEVATION EXAMPLES
ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

HALFF ARCHITECTURAL & INTERIOR DESIGN	
PROJECT: MOUNT DORA GROVES NORTH PLD ELEVATIONS	
DATE: 09/27/22	
SCALE: 1/4" = 1'-0"	
SHEET: 01	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
APPROVED BY: [Name]	

Subject Property Map



Aerial Map

RZ-22-13-4
Mt Dora Groves Property



Agriculture (A) &
Urban Residential (R-6)
to
Planned Unit
Development (PUD)



Legend
Wekiva Study Area
US 441 Major Commercial Corridor

- 1 2. 150,000 square-foot of Employment Center (C-3) commercial uses to be developed within the US
- 2 441 Major Commercial Corridor.
- 3 3. Associated recreational and amenity facilities, to be owned and maintained by the homeowner's
- 4 association.
- 5 4. Accessory uses directly associated with the above uses may be approved by the County Manager
- 6 or designee. Any other use of the site not specified above shall require approval of an amendment
- 7 to this Ordinance by the Board of County Commissioners.

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

- 9 1. Open Space: A minimum of twenty-five (25) percent of the net buildable area of the entire property
- 10 shall be designated as Open Space. Open Space standards shall adhere to the definition in the
- 11 Comprehensive Plan, as amended.
- 12 2. Impervious Surface Area:
 - 13 a. Maximum ISR shall be 0.65 for the overall residential development. Individual lots may be
 - 14 developed at a higher ISR if the Developer demonstrates that the overall ISR of the residential
 - 15 development will not exceed 0.65.
 - 16 b. Maximum ISR shall be 0.70 for the overall commercial development. Individual outparcels may
 - 17 be developed at a higher ISR if the Developer demonstrates that the overall ISR of the
 - 18 commercial development will not exceed 0.70.
- 19 3. Maximum Building Height:
 - 20 a. The maximum building height for single-family detached and single-family attached
 - 21 (townhome) units is forty (40) feet.
 - 22 b. The maximum building height for multi-family units and commercial uses is sixty-five (65) feet.
- 23 4. Minimum Lot and Unit Sizes: Single-family detached lots shall contain no less than 4,440 square-
- 24 feet. Single-family attached (townhome) lots shall contain no less than 1,200 square-feet and
- 25 minimum living area shall be 1,000 square-feet. Multi-family attached units shall contain a minimum
- 26 of 600 square-feet of living area (heated and air-conditioned space).

27 **C. Setbacks and Parking.**

- 28 1. The development standards for single-family detached and single-family attached (townhome)
- 29 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)
Parking Required:	Minimum of 2 spaces per unit

1 2. The development standards for multi-family units shall be as follows:

Front / Side / Rear Setback:	10-feet from property lines (1 and 2 story buildings) 25-feet from property lines (3 and 4 story buildings)
Minimum Building Separation:	10-feet between structures
Parking Required:	Minimum of 1.5 spaces per unit

2 3. The development standards for commercial uses shall be as follows:

Front / Side / Rear Setback:	50-feet from the right-of-way of any road
Parking Required:	In accordance with the LDR, as amended.

3 **D. Single Family Residential Design Guidelines.**

4 1. Building Design.

- 5 a. Single-Family Residential (SFR) units shall be designed utilizing Craftsman,
- 6 Bungalow, Florida Cracker/Low Country, or Southern Living (front porch) architectural
- 7 design standards which shall require a variety of architectural features and materials
- 8 such as stone, stucco, craftsman columns, porches, metal roofs, tile, shutters,
- 9 decorative doors, etc. to achieve each architectural style.
- 10 b. Minimum structure size shall be 1,000 square feet of living area (heated and air-
- 11 conditioned space).
- 12 c. Either side-load or front-load garage design may be utilized. All SFR units shall be
- 13 designed and built with a 2-car garage minimum.
- 14 d. Conversion of garage into living space shall be prohibited.
- 15 e. All exterior colors shall be predominantly earth tones.

16 2. Front Yard fencing shall be limited to 4-feet in height.

17 3. RV storage on lots with or without a SFR unit is prohibited.

18 4. The Architectural Design Standards above shall be incorporated into the Homeowners Association

19 Restrictive Covenants or other applicable documents.

20 5. All areas of the Planned Unit Development (PUD) shall maintain grass height of 12 inches or less

21 until as such time as the PUD fully develops.

1 **E. Commercial Design Guidelines.**

2 1. *Building Design.*

- 3 a. *Purpose and intent.* This section provides standards to maintain and enhance the
4 attractiveness of the streetscape and the existing architectural design of the
5 community. Buildings shall have architectural features and patterns that provide visual
6 interest from the perspective of the pedestrian; reduce the massing aesthetic;
7 recognize the local character, and be site responsive. Facades shall be designed to
8 reduce the mass/scale and uniform monolithic appearance of large unadorned walls,
9 while providing visual interest that will be consistent with the community's identity and
10 character through the use of detail and scale. Articulation of buildings shall be
11 accomplished by varying the buildings' mass in height and width so that they appear
12 to be divided into distinct massing elements and details that can be perceived at the
13 scale of the pedestrian (see Illustration 1 below).

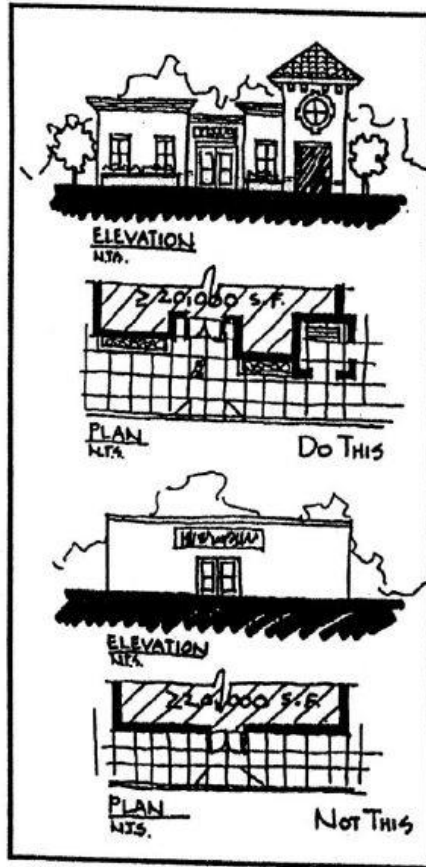


Illustration 1

14 Buildings and structures on corner lots shall be designed with additional architectural
15 embellishments, such as corner towers, or other such design features, to emphasize
16 their location as gateways and transition points within the community. Signage may
17 not be located upon or within these additional architectural embellishments.
18

- 1 wall space devoted to windows; or
- 2 3. Covered walkway (excluding canvas type unless provided with 6-inch
- 3 columns or better) attached to the building, with a minimum width of 6-feet
- 4 and a fifty (50) percent minimum coverage for the affected façade.
- 5 iii. For buildings of less than 5,000 square feet of gross building area, façades facing
- 6 a public street shall have one of the following design features:
- 7 1. Windows comprising a minimum of twenty-five (25) percent of the affected
- 8 façade; or
- 9 2. Projected covered public entry with a minimum of twenty (20) percent of the
- 10 wall space devoted to windows.
- 11 c. *Façade/wall height transition.* New structures that are proposed to be located within
- 12 300-feet of an existing building, and are more than twice the height of any existing
- 13 building within 300-feet shall provide transitional massing elements to transition
- 14 between the existing buildings of lower height within 300-feet, and the proposed
- 15 structures. The transitional massing element can be no more than one hundred (100)
- 16 percent taller than the average height of the adjacent buildings (see Illustration 3
- 17 below).

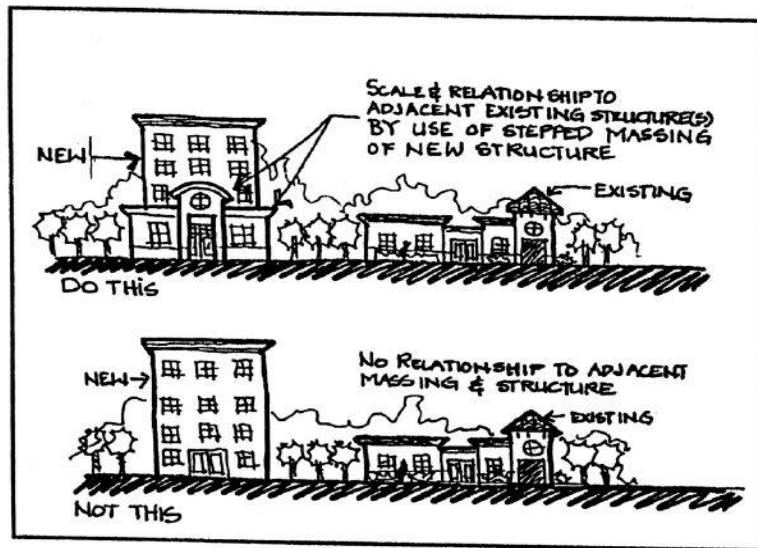


Illustration 3

- 18
- 19 d. *Façade standard.* All primary façades of a building shall be designed with consistent
- 20 architectural style and detail and trim features. Façades attached to a primary façade
- 21 shall incorporate features of the primary façade for a minimum of thirty-three (33)
- 22 percent of the overall wall length measured from the attached primary façade. In the
- 23 case of outparcel buildings, all exterior façades shall adhere to the requirements of this
- 24 section with respect to architectural design treatments for primary façades.
- 25 e. *Window standards.* Windows shall not appear to be false or applied.

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- f. *Awning standards.* These standards shall apply to awnings associated with and attached to a building/structure (see Illustration 4).

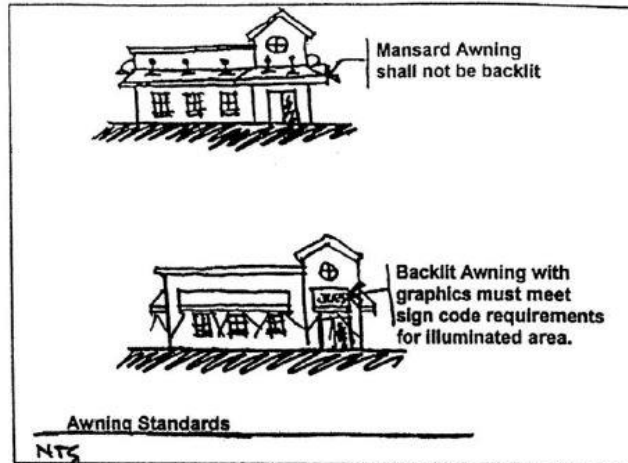


Illustration 4

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- i. Mansard awnings are permitted provided they do not extend above the roofline of the building and are not backlit.
- ii. All other awnings shall adhere to the following standards:
 - 1. Awnings may be backlit provided the illuminated portion of the awning with graphics does not exceed the size limitations and standards of this Ordinance.
- g. *Overhead doors.* Overhead doors facing one another may be treated as interior space provided that the buildings meet all other requirements of this Ordinance. (See Illustration 5).

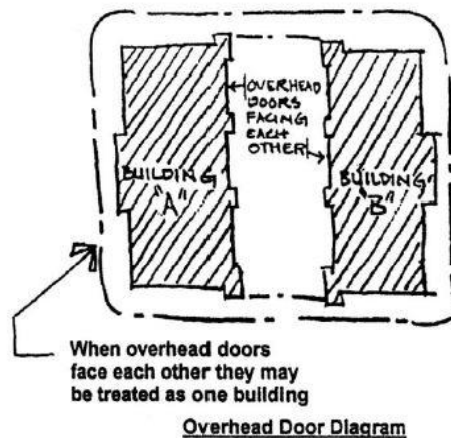


Illustration 5

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- h. *Massing standards.* Exterior façades shall be designed to employ the following design treatments:
 - i. For buildings of 20,000 square-feet of gross building area or more;

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1. No horizontal length or uninterrupted curve of a primary building façade shall exceed 100 linear-feet. For arcaded façades, no horizontal length or uninterrupted curve of the arcaded façade shall exceed 120-feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of 3-feet with twenty-five (25) percent of these having a varied length with a minimum differential of 1-foot (see Illustration 6).

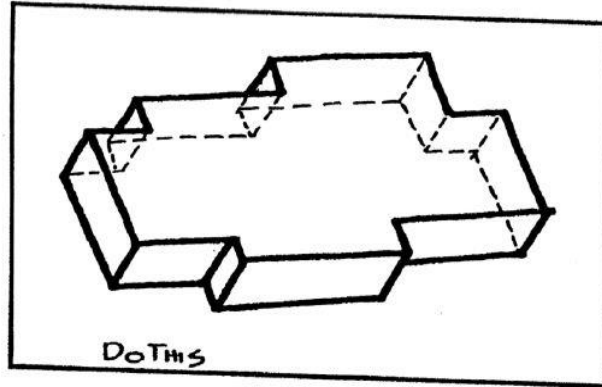


Illustration 6

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2. Exterior wall planes shall not constitute more than sixty (60) percent of each affected façade.
 3. Primary façades on the ground floor shall have features along a minimum of fifty (50) percent of their horizontal length per affected side. These features include, but are not limited to: arcades, a minimum of 6-feet clear in width; display windows; entry areas; or other such design elements. Awnings are included in this calculation at 1.5 times the window width when associated with windows/doors and are in increments of twenty (20) feet in length or less.
- ii. For buildings of between 5,000 and 19,999 square-feet, inclusive, of gross building area;
 1. No horizontal length or uninterrupted curve of any primary façade shall exceed 50-feet. For arcaded façades, no horizontal length or uninterrupted curve of any primary façade shall exceed 80-feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of 2-feet.
 2. Exterior wall planes shall not constitute more than fifty (50) percent of each affected façade.
 3. Primary façades on the ground floor shall have features along a minimum of thirty-three (33) percent of their horizontal length per affected side. These features include, but are not limited to: arcades, a minimum of 6-feet clear in width; display windows; entry areas; or any such design elements. Awnings are included in this calculation at 1.5 times the window width when associated with windows/doors and are in increments of 10-feet in length or less.
 - iii. For buildings of less than 5,000 square feet of gross building area;

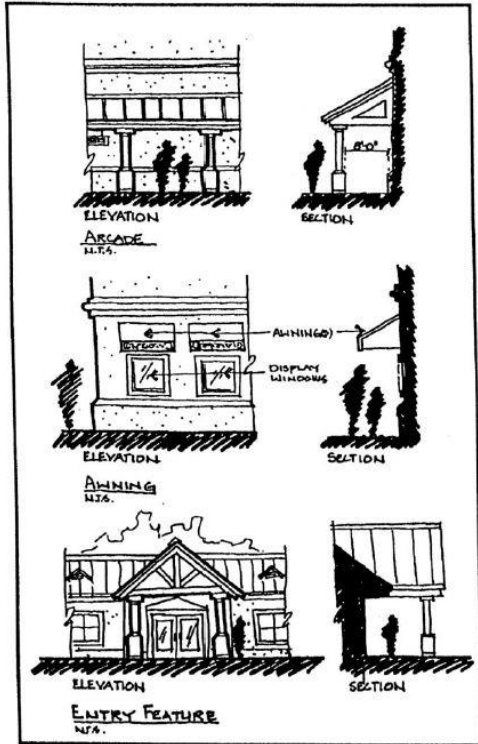


Illustration 7

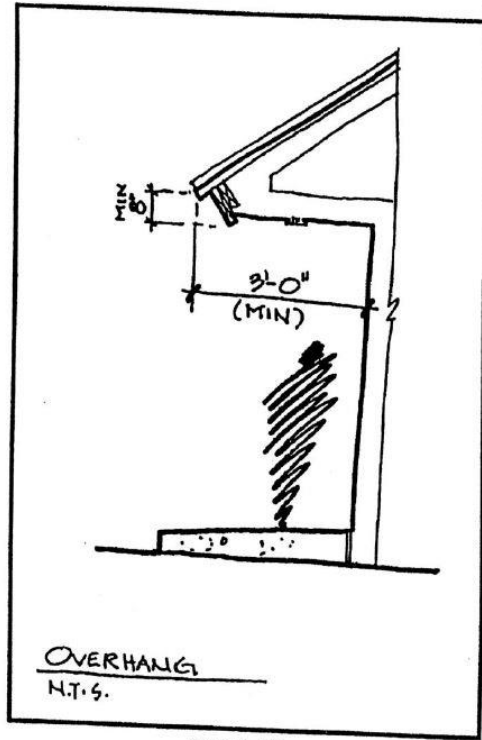


Illustration 8

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j. *Detail features.*

- i. *Purpose and intent.* The design elements in the following standards shall be integral parts of a building's exterior façade and shall be integrated into the overall architectural style. These elements shall not consist solely of applied graphics, or paint.
- ii. *Blank wall areas.* Blank wall areas shall not exceed 10-feet in the vertical direction nor 20-feet in the horizontal direction of any primary façade. For façades connected to a primary façade, this shall apply to a minimum of thirty-three (33) percent of the attached façade measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern and spaced at intervals of 6-feet or less. Relief and reveal work depth must be a minimum of one-half inch. Landscaping may be used to assist in reducing the blank wall area. Such landscaping shall not be in lieu of architectural treatment (see Illustration 9 and 10 below).

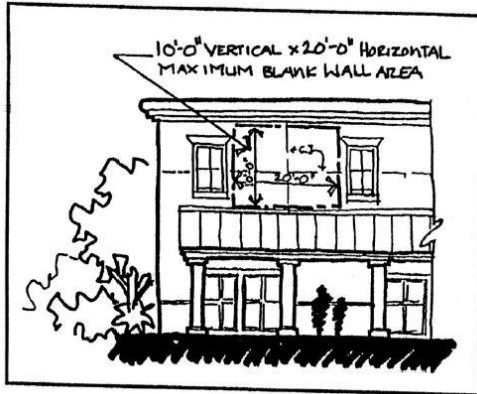


Illustration 9

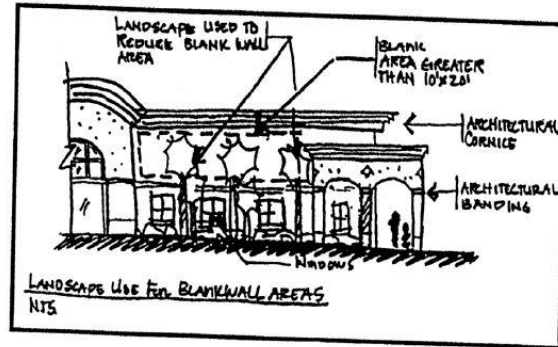


Illustration 10

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iii. *Repeating façade treatments.* Building façades shall include a repeating pattern and shall include no less than three of the design elements listed below. At least one of these design elements shall repeat horizontally. All design elements shall repeat at intervals of no more than 50-feet for buildings of 20,000 square-feet of gross building area or more, and 25-feet for all other buildings, horizontally; and a maximum of 15-feet vertically for all buildings.

1. Color change;
2. Texture change;
3. Material module change;
4. Expression of architectural or structural bays, through a change in plane of no less than 12-inches in width, such as a reveal, an offset, or a projecting rib (see Illustration 11 below);

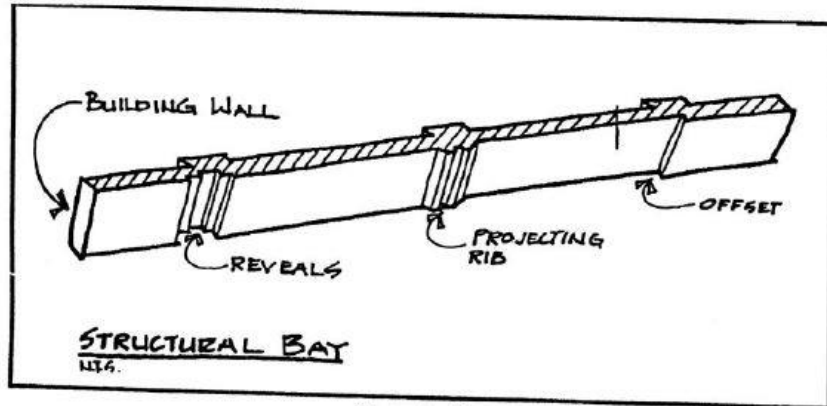


Illustration 11

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5. Architectural banding;
6. Building setbacks or projections, a minimum of 3-feet in width on upper level(s); or
7. Pattern change.

1 k. Additional façade design treatments for multiple use buildings

2 i. *Purpose and intent.* The presence of buildings with multiple tenants creates variety,
3 breaks up large expanses of uninterrupted façades, and expands the range of the
4 site's activities. Windows and window displays of such stores shall be used to
5 contribute to the visual interest of exterior façades. The standards in this section
6 are directed toward those situations where more than one retailer, with separate
7 exterior customer entrances, are located within the principal building.

8 ii. *First floor primary façade treatments.*

- 9 1. The first floor of the primary façades shall, at a minimum, utilize windows
10 between the heights of 3-feet and 8-feet above the walkway grade for no less
11 than thirty (30) percent of the horizontal length of the building façade.
- 12 2. Windows shall be recessed, a minimum of one-half inch, and shall include
13 visually prominent sills, shutters, stucco reliefs, or other such forms of framing.

14 2. *Roof treatments.*

15 a. *Purpose and intent.* Variations in roof lines shall be used to add interest to, and reduce
16 the massing of buildings. Roof features shall be in scale with the building's mass and
17 complement the character of adjoining and/or adjacent buildings and neighborhoods.
18 Roofing material should be constructed of durable high-quality material in order to
19 enhance the appearance and attractiveness of the community. The following
20 standards identify appropriate roof treatments and features.

21 b. *Roof edge and parapet treatment.* At a minimum of two locations, the roof edge and/or
22 parapet shall have a vertical change from the dominant roof condition, a minimum of
23 3-feet for buildings of 20,000 square-feet of gross building area or more, and 2-feet for
24 all other buildings. At least one such change shall be located on a primary façade
25 adjacent to a collector or arterial right-of-way (see Illustration 12 below). One additional
26 roof change must be provided for every 25,000 square-foot increment over 50,000
27 square-feet of ground floor space.

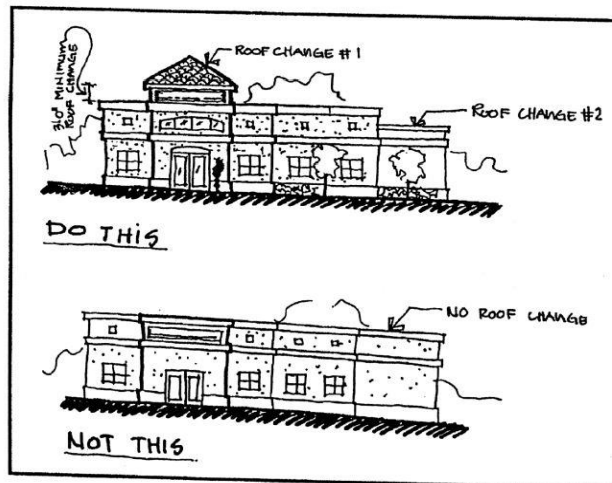


Illustration 12

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- c. Roofs shall meet the following requirements (see Illustration 13 below):
 - i. Parapets shall be used to conceal roof top equipment and flat roofs;
 - ii. Except where an overhang is not possible due to a parapet wall treatment, overhangs shall be provided and shall be no less than 3-feet beyond the supporting walls. Where overhangs on existing buildings being renovated are less than 3-feet they shall be provided with a band or cornice, a minimum of 8-inches in width, at least 8-inches below the soffit at the wall;
 - iii. Fascia shall be a minimum of 8-inches;
 - iv. Tile, metal, or 320-pound, 30-year architectural grade asphalt shingles of earth tone as the dominant roof material;
 - v. Canopies covering fueling islands must match the roof treatment of the primary structure.

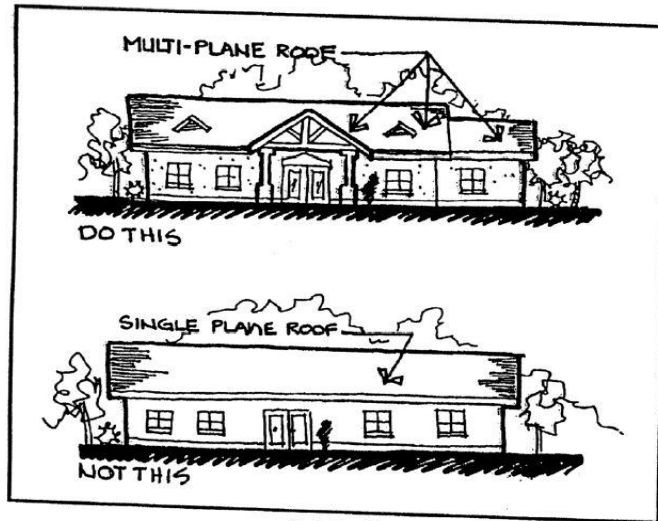


Illustration 13

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- d. *Prohibited roof types and materials.* The following types of materials are prohibited:
 - i. Asphalt shingles, except laminated, 320-pound, 30-year architectural grade asphalt shingles or better;
 - ii. Mansard roofs and canopies except as specifically provided for herein;
 - iii. Roofs utilizing less than or equal to a 2:12-pitch unless utilizing full parapet coverage; and
 - iv. Back-lit awnings used as a mansard or canopy roof.
- 3. *Entryways/customer entrance treatments.*
 - a. *Purpose and intent.* Entryway design elements and variations are intended to give protection from the sun and adverse weather conditions. These elements are to be integrated into a comprehensive design style for the project.

- 1 b. *Entryways/customer entrance standards.* These standards identify appropriate entry
2 features.
- 3 i. For buildings of 20,000 square-feet of gross building area or more;
- 4 1. *Single-use buildings.* Single use buildings shall have a clearly defined, highly
5 visible customer entrances which shall include the following:
- 6 a. An outdoor patio area adjacent to the customer entrance, a minimum of
7 200 square-feet in area which incorporates the following:
- 8 i. Benches or other seating components;
- 9 ii. Decorative landscape planters or wing walls which incorporate
10 landscaped areas; and
- 11 iii. Structural or vegetative shading.
- 12 b. A main front entry which shall be setback from the drive a minimum
13 distance of 15-feet.
- 14 2. *Multiple-Use buildings and projects.* Multi-use structures shall include the
15 following:
- 16 a. Anchor tenants shall provide clearly defined, highly visible customer
17 entrances.
- 18 b. Each anchor tenant shall have a front entry which shall be setback from
19 the drive a minimum of 15-feet.
- 20 c. A provision for intermittent shaded outdoor community space at a
21 minimum of one (1) percent of the total gross floor area of the building
22 or commercial project. Said community space shall be located off or
23 adjacent to the circulation path of the complex or main structure and shall
24 incorporate benches or other seating components.
- 25 ii. For buildings of between 10,000 and 19,999 square-feet, inclusive, or gross
26 building area;
- 27 1. An outdoor patio area adjacent to the customer entrance, a minimum of 50
28 square-feet in area and which incorporates one of the following:
- 29 a. Benches or other seating components
- 30 b. A provision for intermittent shaded outdoor community space at a
31 minimum of one (1) percent of the total gross floor area of the building
32 or commercial project. Said community space shall be located off or
33 adjacent to the circulation path of the complex or main structure and shall
34 incorporate benches or other seating components.
- 35 2. A main front entry which shall be setback from the drive a minimum of 15-feet.
- 36 4. *Materials.*
- 37 a. *Purpose and intent.* Exterior building materials contribute significantly to the visual

1 impact of a building on the community. They shall be well-designed and integrated into
2 a comprehensive design style for the project.

3 b. *Exterior building materials, exterior colors, and standards.*

4 i. Predominant exterior building materials shall include, but are not limited to:

- 5 1. Stucco of earth tone;
- 6 2. Natural brick (unpainted, unstained, and untinted);
- 7 3. Textured, other than smooth or ribbed, concrete masonry units of earth tone;
- 8 4. Stone (unpainted, unstained, and untinted), excluding an ashlar or rubble
9 construction look;
- 10 5. Wooden or composite siding;
- 11 6. The following colors are prohibited: use of florescent or day glow colors; or
- 12 7. Corporate colors or colors used in the marketing of the business occupying
13 the space which are not earth tone shall be calculated towards the allowable
14 signage copy area. In such a case, a sign permit is required. This requirement
15 is intended to provide corporations, franchises, and corporate chains the
16 opportunities to use other exterior colors (other than earth tone), but these
17 colors be considered signage for the purpose of this Ordinance.

18 ii. Predominant exterior building materials that are prohibited include:

- 19 1. Plastic or vinyl siding;
- 20 2. Corrugated or reflective metal panels;
- 21 3. Tile;
- 22 4. Smooth or rib-faced concrete block; and
- 23 5. Applied stone in an ashlar or rubble look.

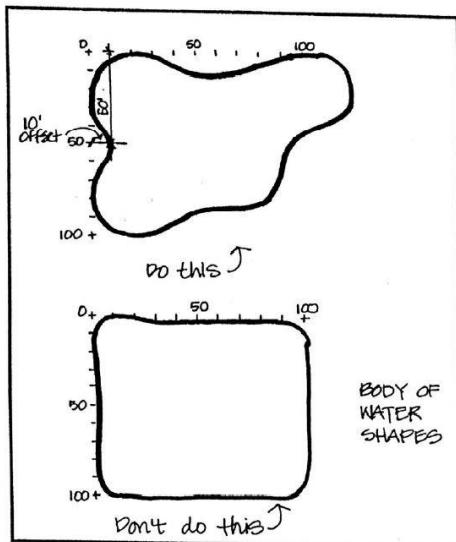
24 iii. Automotive and other special type service buildings may utilize prefabricated metal
25 buildings under the following conditions:

- 26 1. Metal buildings are more than 250-feet from any right-of-way;
- 27 2. Metal buildings are located directly behind the main showroom/sales center
28 [or primary structure] so as not to be a dominant façade along the street;
- 29 3. At least eighty (80) percent of the front elevation of any such building and
30 accompanying showroom/sales center must be the elevation of the
31 accompanying showroom/sales center.

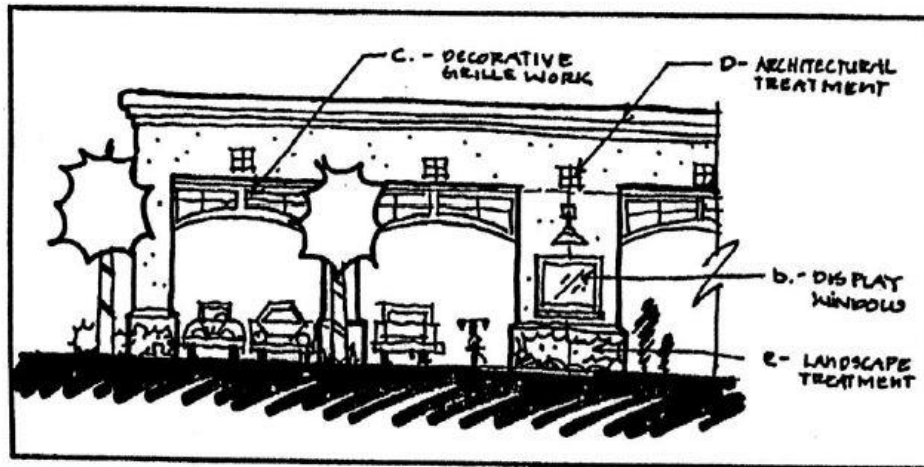
32 5. *Drive-through window standards.* Drive-through windows and lanes shall be designed to adhere to
33 the following standards:

- 34 a. A permanent covered porte-cochere type structure, other than awning/canvass type
35 structure(s), may be installed extending the width of the drive-through and covering

- 1 the service window(s). Such structure shall be integrated structurally and
2 architecturally into the design of the building.
- 3 b. Stacking lanes must be provided. Stacking spaces and lanes for drive-through stations
4 shall not impede on- and off-site traffic movements by blocking vehicular or pedestrian
5 circulation.
- 6 6. *Outside play structures.* Outside play structures are prohibited, except in conjunction with those
7 personal service type and institutional uses for which an outside play area is an integral part of the
8 use (e.g. day cares, pre-schools, and schools).
- 9 7. *Outparcels.*
- 10 a. *Purpose and intent.* To provide unified architectural design between outparcel
11 structures and the main structure on the site in order to enhance the visual impact of
12 the structures.
- 13 b. *Outparcel design.* All exterior façades of an outparcel structure shall be considered
14 primary façades and shall employ architectural design elements which are integrated
15 with and common to those used on the primary structure on site. These common
16 design elements shall include colors and materials associated with the main structure.
17 When the use of common wall, side-by-side development occurs, continuity of façades
18 may be used.
- 19 8. *Natural and manmade bodies of water including wet and dry retention areas for buildings of 20,000*
20 *square-feet or more (exceeding 12-feet in width).* The shape of a manmade body of water, including
21 wet and dry retention areas, shall be designed to appear natural by having off-sets in the edge
22 alignment that area a minimum of 10-feet and spaced 50-feet apart. On sites with buildings of
23 20,000 square-feet of gross building area or more, all bodies of water, including wet and dry
24 retention areas, exceeding 20,000 square-feet in area, and which are located adjacent to a public
25 right-of-way, shall incorporate into the overall design of the project at least two of the following
26 items (see Illustration 14 below):



- 1 a. A 5-foot-wide walkway with trees an average of 50-feet on center and shaded benches
- 2 a minimum of 6-feet in length or picnic tables with one located every 150-feet.
- 3 b. A public access pier with covered structure and seating.
- 4 c. An intermittent shaded plaza/courtyard, a minimum of 200 square-feet in area, with
- 5 benches and/or picnic tables adjacent to the waterbody.
- 6 d. A permanent fountain structure.
- 7 9. *Parking structure standards.* A minimum of sixty (60) percent of any primary façade of a parking
- 8 structure or covered parking facility shall incorporate two of the following (see Illustration 15 below
- 9 for examples):
- 10 a. Transparent windows, with clear or lightly-tinted glass, where pedestrian oriented
- 11 businesses are located along the façade of the parking structure;
- 12 b. Display windows;
- 13 c. Decorative metal grille-work or similar detailing which provides texture and partially
- 14 and/or fully covers the parking structure opening(s);
- 15 d. Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass,
- 16 relief work, or similar features; or,
- 17 e. Vertical trellis or other landscaping or pedestrian plaza area.

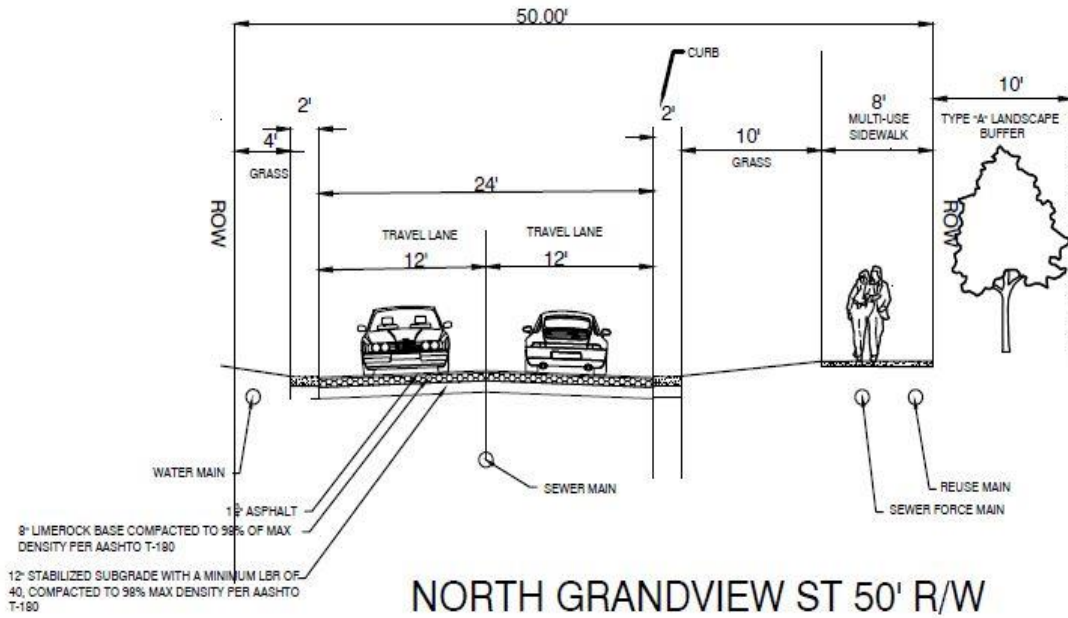


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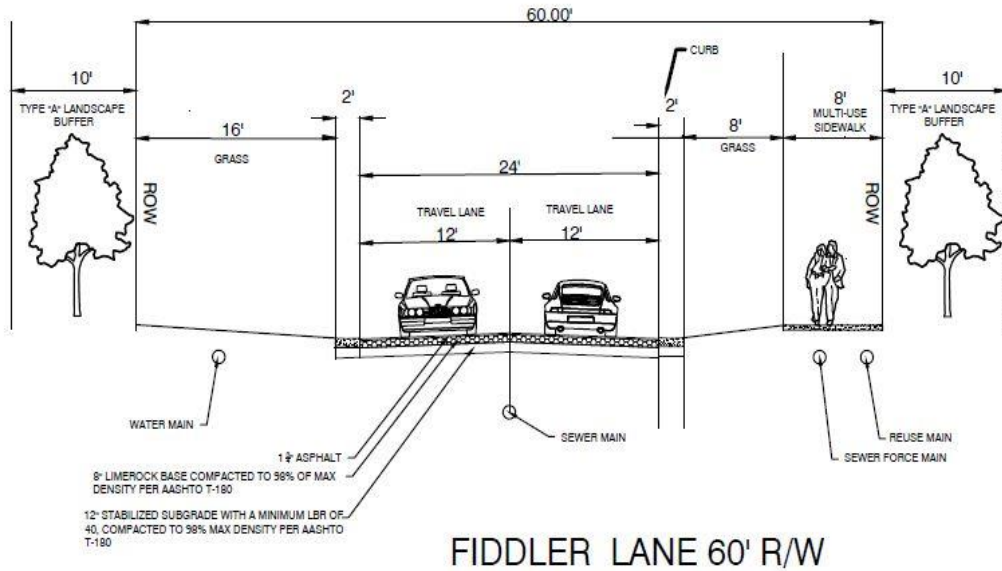
1 **F. Landscaping, Buffering, and Screening Requirements.**

Buffer Number	Location	Adjacent Property	Buffer Width	Buffer Type
1	North	US 441	15-foot	Type "C" (15-foot-wide), as defined by LDR Section 9.01.06
2	East	Bristol Lake Road, Bristol Lake Apartments Phase II	10-foot	Type "A" (10-foot-wide), as defined by LDR Section 9.01.06
3	South	Limit Avenue	10-foot	Type "A" (10-foot-wide), as defined by LDR Section 9.01.06
4	West	Mt. Dora Public Works	No Buffer	Mount Dora Resolution 2019-40: City of Mount Dora will provide, at City's expense, both a landscape buffer and security fence along the eastern property boundary satisfactory to landowner.
5	West	Waterman Village	No Buffer	Offset 50' ROW & use neighbor existing buffer per LDR Section 9.01.06 – Waterman Village: 30-foot average width buffer, 4 canopy trees, 5 understory trees per 100 feet, hedge and a 5-foot fence.
6	West	JW Simpson Way	10-foot	Type "A" (10-foot-wide), as defined by LDR Section 9.01.06
7	East	*N. Grandview Street Extension	10-foot	Type "A" (10-foot-wide), as defined by LDR Section 9.01.06
8	South	*Fiddler Drive	10-foot	Type "A" (10-foot-wide), as defined by LDR Section 9.01.06
9	North	*Fiddler Drive	10-foot	Type "A" (10-foot-wide), as defined by LDR Section 9.01.06
10		Between Residential Uses	5-foot	Fence and/or precast wall in between residential uses – no landscape required.

*See roadway cross section detail.



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1. Precast walls will be required along the east side of N. Grandview Street and the south side of Fiddler Drive. They will be approved and constructed as part of the residential construction plan or site plan approval.
2. Drought tolerant, native trees, and vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.

- 1 3. Best Management Practices for native landscaping and “right plant-right place” landscaping
2 techniques shall be utilized in the design and installation of invasive exotic plant species in all
3 landscape plantings is prohibited.
- 4 4. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall
5 incorporate soil moisture and rain sensors into the irrigation design.
- 6 5. Landscaping, irrigation, and screening shall be in accordance with the Comprehensive Plan and
7 Land Development Regulations (LDR), as amended

8 **G. Transportation.**

- 9 1. All access management shall be in accordance with the Florida Department of Transportation
10 (FDOT), Comprehensive Plan and Land Development Regulations, as amended.
- 11 2. Access from US 441 will require permitting from FDOT.
- 12 3. The development shall be required to design, permit, and construct a traffic signal on US 441 and
13 site’s entrance, if warranted by FDOT, along with coordinating the design and operation with both
14 the Florida Department of Transportation (FDOT) and Lake County .
- 15 4. The site will need to provide vehicular, pedestrian, and bicycle connectivity, via a multi-use trail,
16 with Fiddler Drive, JW Simpson Way and North Grandview Street.
- 17 5. Traffic calming treatments per code, if warranted by a traffic analysis, will need to be included in
18 the infrastructure design utilizing Florida Greenbook appropriate treatments and acceptable by
19 Department of Public Works.
- 20 6. Internal roads within the development shall be designed to meet Florida Greenbook and Lake
21 County road design standards.
- 22 7. If the roads within the PUD are platted as public roads, future road maintenance will be funded
23 through the use of a municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU)
24 as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat
25 or site plan approval, the Owner shall provide any documentation required by the County to impose
26 an MSTU or MSBU, at the County’s discretion, on the platted lots. Additionally, the Owner
27 acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem
28 assessment using the uniform method of collection set forth under Section 197.3632, Florida
29 Statutes.
- 30 8. Additional offsite road improvements on Limit Avenue may be required by this development if
31 warranted by a traffic study and are eligible for impact fee credits as provided under Code.
- 32 9. Additional right-of-way for Limit Avenue will be required to meet at minimum 40-feet from centerline
33 of the existing road, but may increase with intersection improvements or realignment if warranted
34 by a traffic study.
- 35 10. Sidewalks will be required within the development and along Limit Avenue.

36 **H. Environmental Requirements.** An Environmental Assessment must be submitted within 6-months of
37 the date the preliminary plat application is filed to address natural vegetative communities, wildlife

1 corridors and designated species. The assessment shall be prepared in accordance with other
2 applicable provisions of the LDR.

3 **I. Stormwater Management.** The stormwater management system shall be designed in accordance with
4 all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements,
5 as amended.

6 **J. Signage.** All signage shall be consistent with the Comprehensive Plan and LDR, as amended.

7 **K. Lighting.** Exterior lighting must be in accordance with the LDR, as amended, and consistent with Dark-
8 Sky Principles.

9 **L. Noise.** The development must comply with the noise protection provisions contained with the LDR, as
10 amended.

11 **M. Utilities.** Water and sewer shall be provided to the development by the City of Mount Dora unless the
12 City declines the provision of such utility services. A copy of the utility service agreement shall be
13 provided to the County if entered into between the parties.

14 **N. Mass Grading for Site Development.** All grading for the site development shall be in accordance with
15 the LDR, as amended.

16 **O. Concurrency Management Review and Impact Fees.** The Owner and Developer shall comply with
17 concurrency management regulations and shall be subject to all applicable concurrency requirements
18 as set forth in the LDRs.

19 **P. Development Review and Approval.** Prior to the issuance of any permits, the developer will be
20 required to submit applications for a preliminary plat, construction plans, and final plat generally
21 consistent with Exhibit "B" - Conceptual Plan for review and approval in accordance with the
22 Comprehensive Plan and LDR, as amended.

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

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

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

38 **A.** After establishment of the facilities as provided herein, the property shall only be used for the purposes
39 named in this Ordinance. Any other proposed use must be specifically authorized by the Board of

1 County Commissioners.

2 **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,
3 convert, or demolish any building, structure, add other uses, or alter the land in any manner within the
4 boundaries of the above-described land without first obtaining the necessary approvals in accordance
5 with the LDR, as amended, and obtaining the permits required from the other appropriate governmental
6 agencies.

7 **C.** This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land and
8 the terms, conditions, and provisions hereof, and shall be binding upon the present Owners and any
9 successors and shall be subject to each condition herein set out.

10 **D.** Construction and operation of the proposed use shall always comply with the regulations of this and
11 other governmental permitting agencies.

12 **E.** The transfer of ownership or lease of any or all the property described in this Ordinance shall be
13 included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of
14 the conditions established by this Ordinance and agrees to be bound by these conditions. The
15 purchaser or lessee may request a change from the existing plans and conditions by following
16 procedures contained in the LDR, as amended.

17 **F.** The Lake County Code Enforcement Special Master shall have authority to enforce the terms and
18 conditions set forth in this ordinance and to recommend that the ordinance be revoked.

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

22 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this
23 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,
24 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 **Sean M. Parks, Chairman**
16

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 1:
3

4 FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN
5 NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID
6 NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°00'00"
7 EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST
8 ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST
9 CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO
10 THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT
11 STREET TO THE POINT OF BEGINNING.
12

13 LESS AND EXCEPT:
14

15 FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN
16 NORTH 06°13'21" EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A
17 POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF
18 WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF
19 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°43'31" EAST
20 ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT
21 LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06°12'45" EAST 1261.96
22 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89°55'08" EAST
23 ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE
24 SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05°14'23" WEST ALONG THE EAST LINE OF SAID
25 WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT
26 THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF
27 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89°43'36"
28 WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID
29 SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A
30 POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF
31 SAID LAND IN ORB 1283 PG 2053, SOUTH 06°12'45" WEST PARALLEL WITH AND 215 FEET EASTERLY
32 OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A
33 DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT
34 AVENUE, THENCE NORTH 89°43'46" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT
35 AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING.
36

37 PARCEL 2:
38

39 TRACTS L AND N, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
40 BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
41

42 PARCEL 3:
43

44 FROM SW CORNER OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN NORTH 89°43'35"
45 WEST 178.61 FEET, NORTH 02°18'40" EAST 850 FEET, SOUTH 89°43'35" EAST 268.59 FEET, NORTH
46 49°59'25" EAST 142.41 FEET, NORTH 35°45'51" WEST 328.42 FEET, NORTH 54°14'09" EAST 78.70 FEET,
47 NORTH 35°45'51" WEST 352.84 FEET, NORTH 49°59'25" EAST 387.11 FEET TO SOUTHWESTERLY R/W
48 LINE OF US HWY 441, NORTH 40°01'05" WEST ALONG SAID HWY 125 FEET FOR POINT OF BEGINNING,
49 RUN SOUTH 49°59'25" WEST 466.05 FEET, SOUTH 35°45'51" EAST 70.33 FEET, SOUTH 49°59'25" WEST
50 37.12 FEET, SOUTH 60°48'54" WEST 328.61 FEET, SOUTH 46°20'30" WEST 72.53 FEET TO NORTH LINE
51 OF SE 1/4 OF SW 1/4, SOUTH 89°55'0" WEST TO SW CORNER OF NE 1/4 OF SW 1/4, NORTH ALONG
52 SAID WEST LINE TO NW CORNER OF NE 1/4 OF SW 1/4, EAST ALONG SAID NORTH LINE TO A POINT
53 SOUTHWESTERLY R/W LINE OF US HWY 441, SOUTHEASTERLY ALONG SAID SOUTHWESTERLY R/W

1 LINE OF US HWY 441 TO POINT OF BEGINNING.
2

3 LESS AND EXCEPT:
4

5 FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH,
6 RANGE 27 EAST, RUN NORTH 89°43'39" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A
7 DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE
8 WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04°15'18" EAST ALONG SAID
9 PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE
10 SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89°55'08" EAST ALONG SAID NORTH LINE 448.95 FEET
11 FOR THE POINT OF BEGINNING, THENCE NORTH 46°20'30" EAST 219.78 FEET, NORTH 60°48'54" EAST
12 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808
13 PG 1609, THENCE RUN SOUTH 49°59'27" WEST 256.45 FEET, SOUTH 35°45'51" EAST 70.33 FEET,
14 SOUTH 49°59'25" WEST 37.12 FEET, SOUTH 60°48'54" WEST 328.61 FEET, SOUTH 46°20'30" WEST
15 72.56 FEET, SOUTH 89°55'00" WEST 181.34 FEET TO THE POINT OF BEGINNING.
16

17 PARCEL 4:
18

19 SE 1/4 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTHWESTERLY OF
20 US HWY 441.
21

22 PARCEL 5:
23

24 W 1/2 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTH OF HWY 441;
25 LESS BEG AT W 1/4 CORNER RUN NORTH 02°55'30" WEST ALONG WEST LINE OF NW 1/4 567.89 FEET
26 TO SOUTH R/W OF US HWY 441, RUN NORTH 87°22'0" EAST ALONG SAID SOUTH R/W LINE 530 FT,
27 THENCE DEPARTING SAID SOUTH R/W LINE RUN SOUTH 02°55'30" EAST 312.84 FEET, SOUTH
28 87°22'0" WEST 60 FEET, SOUTH 02°55'30" EAST 255.8 FEET, SOUTH 87°27'30" WEST 470 FEET TO
29 POINT OF BEGINNING.
30

31
32 THE ABOVE DESCRIBED TRACTS OF LAND LIE IN LAKE COUNTY, FLORIDA AND CONTAIN 80.32
33 ACRES MORE OR LESS.
34

