

ORDINANCE NO. 777

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO ZONING; PROVIDING FOR A PLANNED UNIT DEVELOPMENT ON CERTAIN LANDS OWNED BY LOCH LEVEN DEV., INC.; PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH DEVELOPMENT; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA:

SECTION 1. Property Ownership and Description.

Sec. 1.1 Purpose.

The purpose of this section is to set forth the location and ownership of the property and to describe the existing conditions of the property to be developed under the project name of "The Villages of Loch Leven" hereinafter referred to as the "Project."

Sec. 1.2 Legal Description.

The subject property is approximately one hundred (100) acres in area. It is described as:

Start at the Northwest corner of the Southeast 1/4 of Section 17, Township 19 South, Range 27 East, thence run N 01°05'33" E 331.12 feet along the West line of said Southeast 1/4 to the point of beginning; thence run N 89°43'30" E a distance of 1397.77 feet; thence run S 05°26'08" E a distance of 270.86; thence run N 89°43'30" E a distance of 1251.13 feet; thence run N 00°15'41" E a distance of 2099.49 feet; thence run S 82°27'13" W a distance of 1150.15 feet; thence run S 46°55'25" W a distance of 227.24 feet; thence run S 00°16'39" W a distance of 1108.06 feet; thence run N 89°43'30" W a distance of 239.22 feet; then run N 01°21'58" W a distance of 971.05 feet; thence run N 89°43'03" W a distance of 199.64 feet; thence run N 00°16'30" E a distance of 77.78 feet; thence run N 80°43'49" W a distance of 710.24 feet to a point on the easterly right-of-way line of State Road No. 44-B; thence run southeasterly along the easterly right-of-way line of State Road No. 44-B, being on a curve concave to the west having a radius of 1960.07 feet, a central angle of 35°31'34" and a tangent of 627.91 feet, a distance of 1215.33 feet to a point on a line; thence run N 89°14'44" E a distance of 331.94 feet; thence run S 01°05'33" W a distance of 334.68 feet to the point of beginning.

Sec. 1.3 Property ownership and development.

The subject property is owned by Loch Leven Dev., Inc. For the purposes of this Ordinance, the term "Developer" shall refer to any person, corporation or entity, which carried out any building activity, makes any natural change in the use or appearance of any structure or land, or divides the property into two or more parcels.

Sec. 1.4 General description of property area.

The property lies within the City of Mount Dora and is contiguous to County Road 44-B north of New U.S. 441.

SECTION 2. Project Development Requirements.

Sec. 2.1 Purpose.

The purpose of this section is to set forth basic development regulations and to generally describe the project which is being developed as a Planned Unit Development, hereinafter referred to as a "PUD", as specified in Section 3.4.5 of the Land Development Regulations of the City of Mount Dora, Florida.

Sec. 2.2 General.

Development of this project shall be governed by the contents of this document and applicable sections of the City of Mount Dora Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City.

Where in conflict, the terms of this document shall take precedence over the City of Mount Dora Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City.

Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in the City of Mount Dora Land Development Regulations.

Sec. 2.3 Final Development Plan.

The Final Development Plan for the project containing all specifications and design elements contained therein, is attached hereto as Exhibit "B" and is an integral part of this PUD document and incorporated herein by reference. Land use elements in the Final Development Plan include the following:

Land Use	Acres
Residential	76.7
Commercial	9.0
Professional Office	5.1*
Park/Recreations/Wetlands/Buffers	24.1*

\* Parcel 4, which is designated as Professional Office, may be developed as Multi-family residential. Further, some Professional Office may be placed within Parcel 3.

\*\* A portion of the acreage shown as parks, recreation, wetlands, and buffers is included within the other land use categories.

Sec. 2.4 Maximum Project Density and Intensity.

If the project is developed as residential, commercial, and professional office, the following densities and intensities are the maximum allowed:

Single family	223 dwelling units	3.7 Gross D.U./Acre
Multi-family	200 dwelling units	12 Gross D.U./Acre
Commercial	110,000 sq. ft. GFA	.25 FAR
Professional Office	50,000 sq. ft. GFA	.25 FAR

If the project is developed as residential, and commercial, the following densities and intensities are the maximum allowed:

Single family	223 dwelling units	3.7 Gross D.U./Acre
Multi-family	261 dwelling units	12 Gross D.U./Acre
Commercial	110,000 sq. ft. GFA	.25 FAR

SECTION 3. Design Standards.

Sec. 3.1 Residential.

Type	Minimum Setback			Maximum Height	Maximum ISA
	Front	Side	Rear		
Single Family	20 ft	7.5 ft.	20 ft.	35 ft.	65%
Townhomes	15 ft.	10 ft.	20 ft. *	35 ft.	80%
Apartments	10 ft.	35 ft. *	25 ft. *	35 ft.	65%

\* Building to building separation.

Sec. 3.2 Commercial and Professional Office.

Type	Minimum Setback			Maximum Height	Maximum ISA
	Front	Side	Rear		
Commercial	0 ft.	15 ft. *	25 ft. *	35 ft.	80%
Professional Office	0 ft.	15 ft. *	25 ft. *	35 ft.	80%

\* Building to building separation.

No single commercial or professional office building may exceed 20,000 square feet without the specific approval of City Council.

Sec. 3.3 Architectural standards.

All structures constructed on site shall conform to any City architectural standards then adopted.

Sec. 3.4 Buffers.

The buffer along CR 44-B shall be created and maintained to Type A standards, except that the width of the buffer shall be a minimum of 65 feet. However, the Developer may substitute two five inch dbh live oaks and two standard understory trees per 100 linear feet for the three standard canopy trees and the five standard understory trees per 100 linear feet. All plantings must be Florida #1 or better.

Sec. 3.5 Setbacks

Buildings shall be setback from vehicular access ways and parking areas by a minimum of ten (10) feet on the front and five (5) feet on the side.

SECTION 4. Public facilities and impact fees.

The Developer acknowledges that the City of Mount Dora may have impact fees for water/wastewater, fire, police, parks and recreation, emergency medical services, public library and/or transportation or any other facilities, and that the project shall be subject to such impact fees. Further, the Developer agrees to pay an additional \$200 per residential unit for police impact and an additional \$100 per residential unit for fire impact, and an additional \$200 and \$100 per 1000 square feet for commercial police and fire impact.

SECTION 5. Utilities.

A. The City of Mount Dora shall provide water and sewer utilities service. The designated electrical service provider shall provide electrical utilities.

B. All transmission and collection facilities shall be underground. All such internal facilities shall be constructed and maintained by the Developer.

C. Any dumpsters located upon the property shall be completely screened from public view.

D. On-site water and sewer systems shall be owned and maintained by the City.

SECTION 6. Traffic Impacts

A Traffic Impact Analysis will be required following Phase I of the project. Phase I will consist of 100 single family units, 100 multi-family units and 5,000 square feet of office use. Any request to exceed any of these thresholds will require an additional Traffic Impact Analysis. A Traffic Impact Analysis will be required with each subsequent application for development approval following Phase I.

SECTION 7. Severability.

Should any section or part of this Ordinance be declared invalid by any court of competent jurisdiction, such adjudication shall not apply or affect any other provision of this Ordinance except to the effect that the entire section or part of the section may be inseparable in meaning and effect from section to which such holding shall apply.


SECTION 7. Effective date.

This ordinance shall take effect immediately upon its final adoption by the City Council of the City of Mount Dora, Florida.

PASSED AND ORDAINED this 21st day of November, 2000  
by the City Council of the City of Mount Dora, Florida.

  
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Mayor  
City of Mount Dora

Attest:

  
\_\_\_\_\_  
City Clerk  
City of Mount Dora

Approved as to form:

  
\_\_\_\_\_  
Gary Cooney  
City Attorney

1st Reading: 11/07/00

2nd Reading: 11/21/00