

ORDINANCE NO. 2010-05

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO ZONING; PROVIDING FINDINGS; AMENDING THE CONDITIONS OF THAT CERTAIN PLANNED UNIT DEVELOPMENT CREATED BY ORDINANCE NO. 855; PROVIDING FOR SITE DEVELOPMENT STANDARDS FOR DUPLEX AND TRIPLEX UNITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Mount Dora created a Planned Unit Development by Ordinance 855 on July 20, 2004; and

WHEREAS, the City Council of the City of Mount Dora has previously amended said Planned Unit Development by Ordinances 892 on March 26, 2006, 920 on November 21, 2006, and 935 on March 20, 2007; and

WHEREAS, the City Council of the City of Mount Dora desires to amend Ordinance 855 to provide Site Development Standards for Duplex and Triplex Units; and

WHEREAS, the proposed amendment set forth in Section 2 below is consistent with the City of Mount Dora's Comprehensive Plan; and

WHEREAS, deletions are indicted by ~~striketrough~~ and additions are indicated by underlines.

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

Section 1. The recitals set forth above are hereby adopted as findings of the City Council of the City of Mount Dora.

Section 2. The conditions of that certain PUD (Planned Unit Development) created by Ordinance No. 855 are hereby amended by adding Site Development Standards for Duplex and Triplex Units, to Section 3, to read as follows:

- A. The developer shall be allowed to construct ~~574~~ 557 homes, consisting of ~~144~~ 115 townhomes, 6 Duplex Units, 1 Triplex Unit, 381 patio homes and 46 estate homes, on the property. The residential lots shall meet the following minimum standards for the three lot types indicated;

		Setbacks			
		Front	<u>Common side</u>	Side	Rear
Townhouses:	22' x 110'	20'	<u>0'</u>	<u>N/A</u>	20'

Duplex:	44' x 120'	20'	0'	5'	20'
Triplex:	44' x 120'	20'	0'	5'	20'
Patio Homes:	50' x 110'	20'	N/A	5'	20'
Estate Homes:	75' x 120'	20'	N/A	7.5'	20'

The minimum setback from any wetland shall be 50 feet.


Section 3. 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 4. Effective date.

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

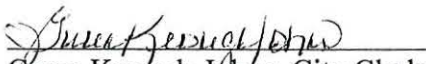
PASSED AND ORDAINED this 20 day of April, 2010 by the City Council of the City of Mount Dora, Florida.



 Melissa DeMarco, Mayor
 City of Mount Dora



Attest:

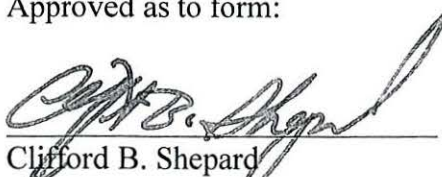


 Gwen Keough-Johns, City Clerk
 City of Mount Dora

First Reading: 4-6-10

Second Reading: 4-20-10

Approved as to form:



 Clifford B. Shepard
 City Attorney