

ORDINANCE NO: 2012-06

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, AMENDING THE TERMS AND CONDITIONS FOR THE PLANNED UNIT DEVELOPMENT OF LAKES OF MOUNT DORA; REVISING REDUNDANT CONDITIONS AND UPDATING CERTAIN PROVISIONS; PROVIDING FOR CONFLICTS, SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Lakes of Mount Dora Planned Unit Development (PUD) was approved by City Council on August 3, 2004 by Ordinance No. 857; and

WHEREAS, the Lakes of Mount Dora final PUD Master Plan identifies the development as a lakefront community for single-family residential dwelling; and

WHEREAS, the development has undergone new ownership; and

WHEREAS, the developer has requested clarification of the conditions and to delete redundant conditions; and

WHEREAS, the developer has requested that temporary sales signage be included within the PUD Master Plan ordinance.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Mount Dora, Florida, as follows:

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

SECTION 2. Legal Description as described in Exhibit A, attached hereto.

SECTION 3. The conditions within Section 3 of that Planned Unit Development (PUD) created by Ordinance No. 857 are hereby amended as follows

(NOTE: Underlined words constitute the additions to the existing text of the *PUD Ordinance No. 857*, ~~strike throughs~~ constitute deletions to the existing text of the *PUD Ordinance No. 857*, and asterisks (***) indicate an omission from the existing ordinance text which is intended to remain unchanged.

7. ~~Temporary Sales Office~~ Offices as follows. ~~The developer shall be allowed to construct a temporary portable sales office on the Property. Such sales office shall be allowed to remain until new home sales operations cease. This sales office may be connected to a temporary well and septic tank prior to central water and wastewater services being available to the site of the sales office, which well and septic tank will be abandoned upon central water and wastewater becoming available to the site of the sales office.~~

a. One temporary portable sales office may be allowed on a front commercial PUD tract.

b. Portables construction types, such as but not limited to mobile home, modular, RV, etc. are prohibited for the individual phase model home sale offices, except as listed in Section 7.a above.

c. All sales offices shall be removed or converted to residential use at time of new lot sales operations cease in each phase.

d. Sale offices shall be consistent with the City Land Development Code and applicable City permitting requirements, unless otherwise listed in the Section.

9. Commercial Acreage. Eight acres more or less may be designated as commercial. A total maximum of 80,000 square feet of commercial space may be constructed within this area. ~~One acre of this commercial parcel shall be made available to the City for a temporary structure for the purpose of housing a temporary inspection office. City shall be responsible for developing the one acre site and erecting any structure thereon. The site and any structure constructed or placed on this site shall meet the aesthetic standards of the development. The structure shall be removed at such time as the commercial acreage becomes marketable, or earlier by separate agreement.~~

10. Amenities. The developer may provide the following amenity packages on the property, to include, but not be limited to:

A 15,000 to 25,000 sq. ft. main clubhouse

An enclosed swimming pool

An outside swimming pool

Tennis courts

Bocce ball and or shuffleboard courts

and either of the following

~~A Golf course with clubhouse and driving range~~

~~or~~

Lake amenities

~~If the developer chooses the golf course package, the property shall be used as follows (approximate acreage shown, may deviate by a maximum of 15%):~~

Total Property Area	546.1 acres
Commercial Area	8.00 acres
Residential Area	148.45 acres
Clubhouse	8.20 acres
Driving Range	9.46 acres
Golf Greens	58.25 acres
Golf Holes & Tees	4.01 acres

Golf Open	19.20 acres
50' Right of Way	47.07 acres
Maintenance Area	0.68 acres
RV/Boat Storage Area	3.49 acres
Park	3.76 acres
Recreation Area	5.23 acres
Scrub Jay Preserve	4.51 acres
Wetland Preserve	29.64 acres
Water Treatment Pond	4.08 acres
Water Retention Area	39.84 acres
Open Space	17.70 acres
Lakes	29.53 acres
Well Site	2.00 acres
Fire Station Site	3.00 acres

Number of Residential Units 950

Gated Security Access

Golf Cart Access to Country Club of Mount Dora

Utility/Emergency Access Entrance through Country Club of Mount Dora

Scrub Jay Nest Location

If the developer chooses the lake package, the property shall be used as follows (approximate acreage shown, may deviate by a maximum of 15%):

Total Property Area	546.1 ± acres
Commercial Area	8.00 acres
Residential Area	147.96 acres
Clubhouse	14.94 acres
Man Made Lake	151.71 acres
50' Right-of-Way	45.66 acres
Maintenance Area	0.68 acres
RV/Boat Storage Area-	3.49 acres
Park	3.78 acres
Recreation Area	4.79 acres
Scrub Jay Preserve	8.21 acres
Wetland Preserve -	8.27 acres
Water Treatment Pond-	4.08 acres
Open Space	136.82 acres
Existing Lakes	2.71 acres
Well Site	2.00 acres
Fire Station Site	3.00 acres
Number of Residential Units	950

Gated Security Access

Utility/ Emergency Access Entrance through Country Club of Mount Dora

Scrub Jay Nest Location

Docks shall be allowed along the internal lakeshore with the following conditions:

- a. Docks may be no greater than five feet wide,
- b. Docks must run parallel to and be attached to the shoreline along their entire length, and
- c. Docks may be built to the property line of a subject property.

The operation of watercraft on all interior, man-made lakes within the development shall be limited to boats having a maximum length of eighteen feet (18') and a maximum draft of thirty inches (30"). Motorized watercraft shall be restricted to electric motors only; no internal combustion powered watercraft shall be permitted on said lakes.

12. Emergency and Utility Access. The developer shall dedicate or otherwise provide an emergency and utility access connection to Country Club of Mount Dora for the exclusive use of emergency vehicles responding to emergency calls, construction of underground utilities, and access for utility maintenance vehicles, with such access being at a location to be mutually determined by the City, adjacent property owners, and Developer.

18. ~~If a golf course is developed, the developer shall develop and maintain the course under the auspices of the Audubon International Signature Program at least a silver level.~~ Signage. The developer may install two (2) V-shaped signs, each face of the V being 8'x8'. The signs to be placed on the property facing SR 44. The maximum height of the signs shall be ten feet. Signs to be removed upon development of the commercial parcels or at the time of build-out of the residential lots.

22. As part of the development, the Developer shall provide Traffic Impact Analyses. These studies will meet all requirements of the City of Mount Dora, Lake County, and DOT including any potential roadway improvements not originally anticipated. ~~Four~~ Two traffic impact analyses shall be conducted during development on the following schedule:

- 1) ~~250 building permits issued;~~
- 2) 1) 500 building permits issued; and
- 3) ~~750 building permits issued; and,~~
- 4) 2) 800 certificates of occupancy issued.

Any roadway improvements required as a result of any of these studies shall be the responsibility of the developer, who shall make the improvements prior to the next study point or prior to the issuance of the ~~825th~~ 850th certificate of occupancy if the study in question is the last study.

23. Energy Efficiency. Individual dwellings units shall be constructed to meet or exceed Energy Star standards for efficient and economical energy consumption.

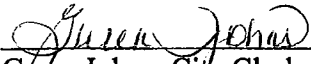
SECTION 4: Conflicts. All ordinances that are in conflict with this Ordinance are hereby repealed.

SECTION 5. 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.

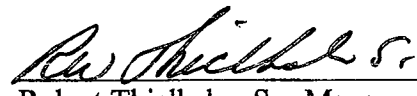
SECTION 6. Effective Date. This ordinance shall take effect immediately upon its final adoption by the City Council of the City of Mount Dora, Florida.

PASSED AND ORDAINED this 3rd day of April, 2012 by the City Council of the City of Mount Dora, Florida.

Attest:



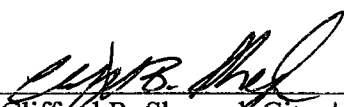
Gwen Johns, City Clerk
City of Mount Dora



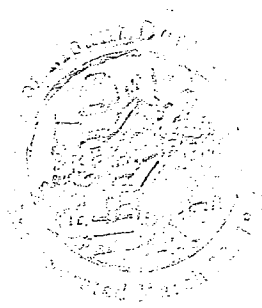
Robert Thielhelm, Sr., Mayor
City of Mount Dora

Date of First Reading: March 6, 2012
Date of Second Reading: April 3, 2012
Duly Advertised: March 23, 2012

Approved as to form:



Clifford B. Shepard, City Attorney
City of Mount Dora



LEGAL DESCRIPTION

THAT PART OF SECTIONS 8, 9, 16 AND 17 OF TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA. BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE (NO NUMBER) AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND RUN S 00°16'16" W ALONG THE EAST LINE OF THE NORTHEAST 1/4 A DISTANCE OF 538.83 FEET TO A CONCRETE MONUMENT (LABELED RLS1916) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN S 82°35'3" W 1,149.89 FEET TO A CONCRETE MONUMENT (NO NUMBER); THENCE S 47°09'37" W 228.12 FEET TO A CONCRETE MONUMENT LABELED PSM4614; THENCE N 00°16'16" E PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17 A DISTANCE OF 851.73 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, SAID POINT ALSO BEING N 89°42'44" W 1,306.12 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 WHEN MEASURED ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE CONTINUE N 00°16'16" E 1,307.16 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 8, TOWNSHIP 19 SOUTH, RANGE 27 EAST; THENCE N 89°08'44" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 70.22 FEET TO A CONCRETE MONUMENT LABELED RLS 1916; THENCE S 00°14'14" E 162.63 FEET TO A CONCRETE MONUMENT LABELED RLS1916; THENCE S 89°42'36" E 571.46 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING ON THE WEST LINE OF THE EAST 660 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S 00°06'58" W ALONG THE WEST LINE OF THE EAST 660 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 288.01 FEET TO A CONCRETE MONUMENT LABELED PSM4614; THENCE N 89°08'44" E PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 A DISTANCE OF 660.00 FEET TO A CONCRETE MONUMENT LABELED RLS492, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, SAID POINT ALSO BEING ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 19 SOUTH, RANGE 27 EAST; THENCE N 00°06'58" E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9 A DISTANCE OF 462.07 FEET TO A CONCRETE MONUMENT LABELED RLS492, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION

9; THENCE N 89°33'27" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 630.83 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N 00°00'18" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 665.34 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N 89°40'06" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 629.41 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N 00°07'36" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9 A DISTANCE OF 626.87 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 44; THENCE N 89°23'32" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 44 A DISTANCE OF 2,264.99 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BRITT ROAD; THENCE S 01°51'15" W ALONG THE WEST RIGHT-OF-WAY LINE OF BRITT ROAD 1,298.37 FEET TO A CONCRETE MONUMENT LABELED RLS1571, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 9; THENCE S 89°31'49" W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 326.79 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE S 00°22'52" E ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 874.28 FEET TO A CONCRETE MONUMENT LABELED PSM4614; THENCE N 89°18'53" E PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9 A DISTANCE OF 292.71 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BRITT ROAD; THENCE S 01°51'15" W ALONG THE WEST RIGHT-OF-WAY LINE OF BRITT ROAD 41.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 405 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE S 89°18'53" W ALONG THE NORTH LINE OF THE SOUTH 405 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 922.88 FEET TO A CONCRETE MONUMENT LABELED RLS492, SAID POINT BEING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE S 00°22'16" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 A DISTANCE OF 405.01 FEET TO A 6" CONCRETE MONUMENT (NO NUMBER) AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 16, TOWNSHIP 19 SOUTH, RANGE 27 EAST; THENCE S 01°04'05" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 2,673.40 FEET TO A CONCRETE MONUMENT LABELED PSM4614, SAID POINT BEING AT

THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16, SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE S 01°04'05" W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 2,663.62 FEET TO A 6" CONCRETE MONUMENT (NO NUMBER), SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE S 89°31'19" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 2,536.79 FEET TO A 2" IRON PIPE (NO NUMBER), SAID POINT BEING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16, SAID POINT ALSO BEING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST; THENCE S 89°50'15" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17 A DISTANCE OF 1,105.19 FEET TO A CONCRETE MONUMENT LABELED RLS4256; THENCE CONTINUE S 89°50'15" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, SAID POINT FALLING IN LAKE LOCK LEVEN, SAID POINT ALSO DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN S 00°16'16" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 16, TOWNSHIP 19 SOUTH, RANGE 27 EAST, A DISTANCE OF 2,099.49 FEET TO A 2" IRON PIPE (NO NUMBER), SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE S 01°53'58" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1,958.11 FEET TO A CONCRETE MONUMENT (NO NUMBER); THENCE S 89°50'15" W PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, A DISTANCE OF 1,295.98 FEET TO A CONCRETE MONUMENT LABELED PSM4614; THENCE S12°39'55" W 333.75 FEET TO A CONCRETE MONUMENT LABELED PSM4614; THENCE S 89°50'15" W PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17 TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17, SAID POINT FALLING IN LAKE LOCH LEVEN; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST 1/4 TO INTERSECT THE AFOREMENTIONED POINT "A".