

Lake County Department of Growth Management  
Planning and Community Design Division



Voice: (352) 343-9739, extension 5574 Fax: (352) 343-9595  
Email: [sallen@lakecountyfl.gov](mailto:sallen@lakecountyfl.gov)

**DEVELOPMENT REVIEW**

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**To:** Jennifer Myers, Development Review Supervisor  
**Through:** Alfredo Massa, Chief Planner  
**From:** Stacy Allen, Senior Planner *SA*  
**Re:** Wine Cellars of Mt. Dora – use portion of wine shop for wine bar presubmittal comments  
**Date:** October 10, 2007                      **DRS MEETING DATE:** October 18, 2007

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**TYPE OF DEVELOPMENT:**

- Residential Subdivision       Multi-Family Site Plan       Commercial Site Plan       Industrial Site Plan  
 Other (specify): change in use  
(for reference only, SP #03-05-145)

**Proposed Use of Property:** use portion of wine shop for wine bar.

**ZONING AND LAND USE:**

The property is currently the site of a wine shop where the Applicant is proposing to utilize approximately 100sf of the existing retail space for a wine bar. It is surrounded by residential, commercial and industrial uses; consists of 0.11 acres / 4,876sf located at the northeast corner of the intersection of Hiem Road/Old Hwy 441 and Greenway Drive in an alcove of the County's jurisdiction just west of downtown Mount Dora. The property is located within the Urban Future Land Use Category (FLUC) and zoned Community Commercial (C-2). The C-2 Zoning District is a permitted zoning district in the Urban FLUC [Land Development Regulations (LDR) Section 3.00.03].

The site meets commercial location criteria for a Neighborhood Convenience Center as it is located along a collector road (Old Hwy 441) and within ½ mile to the west and east of intersections of at least two (2) collectors. To the west is the intersection of 3 collector roads; Old Hwy 441/Hiem Road, Eudora Road and

CR 19A. To the east is the intersection of 2 collector roads, Old Hwy 441/Hiem Road and Morningside Drive. The property is also located in an area that historically developed with residential, commercial and industrial uses where these types of uses continue to coexist.

The wine shop ("general retail") is an existing, conforming use and the proposed use of a wine bar ("bar or tavern") is a permitted use in the C-2 Zoning District (LDR Table 3.01.03 and Comprehensive Plan Policy 1-1.15: 1.).

Adding the use of bar/tavern will require additional parking for a total of eight (8) spaces. This figure was calculated according to LDR Table 9.03.06. The applicant states that supplementary to the existing 7 parking spaces on site, 5 additional parking spaces have been contracted from the abutting property.

This proposal does not increase the square footage of the structure or impervious surface; therefore, it does not require a site plan amendment. This proposal will require that the Applicant fully execute and record a remote parking agreement with the abutting property owner. Recording this document will ensure that all parties with interest in these properties, present and future, are aware of this agreement.

WILL REQUIRE REZONING: Yes  No  TO WHAT ZONING? N/A

WILL REQUIRE F.L.U.M. AMENDMENT: Yes  No

**DEVELOPMENT REVIEW COMMENTS**  
(Items/Issues to be referenced as applicable)

**Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received?**  
n/a

**Is an Environmental Assessment required; environmental concerns (wetlands, wildlife habitat, etc.) addressed?**  
n/a

**Floodplain info provided?**  
n/a

**Is a site plan required?**  
n/a

**Landscape and other buffers provided?**  
n/a

**Parking (including for bicycles), loading and waste disposal?**

n/a

**Access Management and ROWs correct?**

n/a

**Water/sewer plans?**

n/a

**Setbacks shown/correct?**

n/a

**Open space shown/correct?**

n/a

**Allen, Stacy**

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**From:** Hawthorne, Brian  
**Sent:** Wednesday, September 05, 2007 7:46 AM  
**To:** Allen, Stacy  
**Subject:** Wine Cellars of Mt. Dora

Stacy,

I don't have any written comments. I may have some questions during the meeting.

Thanks, Brian



Charlie Crist  
Governor

Ana M. Viamonte Ros, M.D., M.P.H.  
State Surgeon General

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**Date:** October 4, 2007

**To:** Stacy Allen

**From:** Marcelo J. Blanco, Environmental Specialist II

**Subject:** Presubmittal Memo for "Wine Cellars of Mt. Dora (use part of Wine Shop for Wine Bar)"

**Section/Township/Range:** 25-19-26

**JPA:** Mt. Dora

**Comments:** Application states this project will be served by centralized water and sewer service. The DOH has no further comments at this point.