CITY OF MOUNT DORA, FLORIDA
PARKS AND RECREATION
ADVISORY BOARD
MINUTES

February 24, 2022
City Hall
510 N. Baker St.
Mount Dora, FL 32757

Call to Order

Having been duly advertised as required by law, Parks and Recreation Advisory Board Chairperson Mark Woerner called the meeting to order at 05:30 p.m. in the Mount Dora Council Chambers.

Roll Call

Members Present
Chairperson Mark Woerner, District 4
Suzanne Scheck, District 1
Derrick Campbell, District 2
William Larkin, District 5
Rick Cooper, At Large
Marsha Blum, District 1, Alternate

Not Present
Vice-chairperson Amy Fortenberry, Mayoral Appointee
Kate Barnard, District 3

Also Present
Amy Jewell, Leisure Services Director
Troy Shonk, Leisure Services Manager
Chris Carson, Cultural and Special Events Manager
Jeanann Hand, Leisure Services Adminstrative Coordinator

Approval of Minutes

A. January 20, 2022 Meeting Minutes

MOTION BY MR. CAMPBELL TO APPROVE THE JANUARY 20, 2022 MEETING MINUTES; MR. LARKIN SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Mr. Campbell
Mr. Cooper
Mr. Larkin
Ms. Scheck
Ms. Blum
Chairperson Woerner

NO None

Public Comment

Presentations

Action Items

Resolutions

Ordinances

Discussion Items

A. Parks and Recreation Strategic Review

Ms. Jewell and Mr. Shonk reviewed current project statuses. They referred Board members to page 132 of the Parks and Recreation Master Plan to track project completion and movement toward the Plan's goals.

Staff informed Board members about the progress of the Cauley Lott Park Renovation, the Kayak/ Canoe Launch, the Library Parking Expansion, the Lincoln Pool Renovation, the Triangle Elementary Joint-use Playground, Ocala Mount Bike Association trail additions, the Children's Library Expansion, the Forest School Preserve, modifications to Stein/Chautauqua Parks, future land acquisitions, the Community Resource and Recreation Center, and the addition of pickleball courts at Summerview Park. Staff also mentioned projects that may be next according the Plan's priority schedule.

This agenda item will be continued at next month's meeting.

Ms. Jewell provided information about Park Bonds.

Mr. Shonk asked Ms. Hand to request from the Leisure Services Operations Manager a report on Parks Impact Fees.

Members discussed various possible funding solutions.

City Staff

A. Parks and Recreation Update

Mr. Shonk spoke about plans for Summer Camp and other active and upcoming recreation programs.

B. Cultural and Special Events Update

Ms. Jewell mentioned the success of the Scottish Highland Festival. Mr. Carson spoke about the Highland Festival and the teamwork of City staff. He also informed members about upcoming events.

Ms. Jewell directed Ms. Hand to send Board members an item from a recent Lake County Board of County Commissioners meeting agenda packet regarding an approved MOU between the City of Tavares, Lake County, and Advent Health.

Communications and Reports

A. Board Member Kate Barnard

B. Board Member Derrick Campbell

C. Board Member Rick Cooper
After Mr. Cooper inquired about the relationship between the City and the Lawn Bowling Club, Ms. Jewell directed Ms. Hand to send Board members information regarding the history of the Lawn Bowling Club and its relationship with the City of Mount Dora.

D. Board Member William Larkin

E. Board Member Suzanne Scheck

F. Board Member Alternate Marsha Blum

In response to a question from Ms. Blum, Ms. Jewell clarified the City currently has no immediate plan for a pavilion to be added to the dog park.

G. Vice-chair Amy Fortenberry

H. Chair Mark Woerner

Future Meeting Dates

A. March 21, 2022, 5:30 p.m.

B. April 18, 2022, 5:30 p.m.

C. May 16, 2022, 5:30 p.m.

Adjournment

MOTION BY MR. LARKIN TO ADJOURN; SECONDED BY MR. CAMPBELL. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

The meeting adjourned at approximately 6:53 p.m.

MR. MARK WOERNER, ADVISORY BOARD CHAIR	***MS. JEANANN HAND, LEISURE SERVICES ADMINISTRATIVE COORDINATOR***

3.6 Short-term Project Prioritization

To aid in the implementation of capital improvements in the short-term, the relevant Master Plan recommendations have been prioritized following an approach developed with consideration of both analytical and practical elements. The resulting prioritization schedule balances the potential impact of improvements with project costs to assist the City in efficiently addressing existing issues related to park quality, safety, and equity.

Park-Specific Recommendations

Recommended short-term improvements to each individual park property and/or facility have been prioritized based on consideration of multiple factors:

- Current Park Score
- Potential to achieve park equity standards (i.e. improve an existing poorly-served area or extend service to an unserved area)
- Relevant planned expenditures in the City's approved budget and/or CIP
- Project Cost

0-2 Years – *$1,770,000*

- Lake Franklin Park
- Lillie Park
- Mount Dora Golf Club
- Stein Park
- Lincoln Avenue Community Park & Pool
- Cauley Lott Park

2-3 Years – *$1,445,500*

- Forest Park (Trail)
- Simpson Farm House
- Sunset Park
- Sylvan Park
- Ruthie Watson Park
- Serenity Park
- Waite Property
- Palm Island Park
- Gilbert Park
- Chautauqua Park
- Donnelly Park
- Elizabeth Evans Park
- W.T. Bland Public Library
- Simpson Cove (Boat Launch)

3-4 Years – *$1,300,500*

- Martin Luther King Center
- Community Building
- Mount Dora Mountain Bike Trails
- Grantham Point (Lighthouse)
- Mount Dora Dog Park
- Pinecrest Park
- Blair Park
- 4th Avenue City Docks
- Forres Playground
- Nature Park

New Projects

Short-term Master Plan recommendations that are not tied to a specific Leisure Services Department park or facility have been prioritized in a similar fashion, however since many of these projects are not directly related to existing parks or facilities, a current Park Score was not factored.

0-2 Years – *$650,000*

- Misc. Design Services
- Trails Master Plan
- New Park Land Acquisition*
- Update Security Camera System

2-3 Years – *$33,333*

- Improve Marketing
- Art Master Plan

3-4 Years – *$15,100,000*

- New Community Center – construction
- Lake Dora Waterfront

**Active acquisition in deficient areas*

New Projects	Cost	short	mid	long	Notes
List					
Trails Master Plan	$ 100,000	$ 100,000	$ -	$ -	
Trails Master Plan implementation	$ 1,000,000	$ -	$ 1,000,000	$ -	
New park land acquisition	$ 1,000,000	$ 333,333.33	$ 333,333.33	$ 333,333.33	Based on $20,000/AC, approx. 10 parks @ 5 acres
New Community Center	$ 15,000,000	$ 15,000,000	$ -	$ -	
Improve marketing	$ 50,000	$ 16,666.67	$ 16,666.67	$ 16,666.67	
Art Master Plan	$ 50,000	$ 16,666.67	$ 16,666.67	$ 16,666.67	
Update PRMP	$ 150,000	$ -	$ 50,000.00	$ 100,000.00	
Misc. Design Services	$ 50,000	$ 16,666.67	$ 16,666.67	$ 16,666.67	design or permitting assistance for improvements
Lake Dora Waterfront	$ 100,000	$ 100,000.00	$ -	$ -	
CPTED - update security camera system	$ 200,000	$ 200,000.00	$ -	$ -	
Park Total	**$ 17,700,000**	**$ 15,783,333**	**$ 1,433,333**	**$ 483,333**	

Donnelly Park	Cost	short	mid	long	Notes
Improve accessible routes into and throughout the park	$ 30,000	$ 30,000	$ -	$ -	
Site Specific Master Plan	$ 40,000	$ -	$ 40,000	$ -	
		$ 30,000	$ 40,000	$ -	
		$ -	$ -	$ -	
Building and restroom renovation	$ 200,000	$ 200,000	$ -	$ -	
Site Design and Permitting	$ 250,000	$ -	$ 250,000	$ -	
Master Plan Implementation	$ 1,050,000	$ -	$ 1,050,000	$ -	
Renovation of SW corner - address the CBD/primary tourist access point	*$ 200,000*	*$ -*	*$ 200,000*	*$ -*	
Analyze topographic survey to identify solutions to pedestrian route grading challenges and erosion/runoff issues	*$ 100,000*	*$ -*	*$ 100,000*	*$ -*	
Improve edge integration with surrounding street uses (traffic and parking)	*$ 250,000*	*$ -*	*$ 250,000*	*$ -*	
Build upon successful programmatic elements, enhance aesthetics and functionality	*$ 500,000*	*$ -*	*$ 500,000*	*$ -*	
Enhancements Subtotal	$ 1,500,000				

Lincoln Avenue Community Park & Pool	Cost	short	mid	long	Notes
Deficiencies					
Site Specific Master Plan	$ 75,000	$ 75,000	$ -	$ -	
Deficiencies Subtotal	$ 75,000	$ 75,000	$ -	$ -	
Deferred Maintenance					
Deferred Maintenance Subtotal	$ -	$ -	$ -	$ -	
Enhancements					
Site Design and Permitting	$ 350,000	$ 350,000	$ -	$ -	
Master Plan Implementation	$ 7,500,000	$ -	$ 7,500,000	$ -	
Optimize use of space for event days and improve daily use options					
Clearly program space					
Improve accessibility into and throughout the park, and to adjacent city parks and community facilities					
Relocate public works holding yard and make use of the space at east end of property, or use this space as the expansion of the public works facility that's at the west end					
Continue multi-use path and make additional connections to surrounding facilities (e.g. parks, Icehouse Theatre, Middle School)					
Establish programmatic connection to the Icehouse Theater					
Consider altering Unser St. and 11th Ave to clearly read as in-park drives, as opposed to public streets					
Utilize full space for public use (e.g. stormwater pond could be amenitized as a kids' fishing hole)					
Integrate all adjacent public facilities for vehicular use (parking lots and driveways) and pedestrians (multi-use trail, sidewalks, and restroom buildings)					
Address drainage and grading issues					
Enhancements Subtotal	$ 7,850,000	$ 350,000	$ 7,500,000	$ -	
Park Total	**$ 7,925,000**	**$ 425,000**	**$ 7,500,000**	**$ -**	

NOTE: Baseball fields to be updated as part of the Master Plan Implementation. If this project is pushed into the mid-term, updates to the fields need to be done separately in the short-term.

CITY OF™ MOUNT DORA

Parks and Recreation
900 N. Donnelly St.
Mount Dora, FL 32757
352-735-7183
Fax: 352-735-3681
E-mail: parksandrec@cityofmountdora.com

DATE: **February 24, 2022**

TO: **Parks & Recreation Advisory Board**

FROM: **Amy Jewell, Director of Leisure Services**

RE: **Leisure Services Short & Long Term Goals**

Immediate goals guided by the Parks and Recreation Master Plan adopted February 2019:

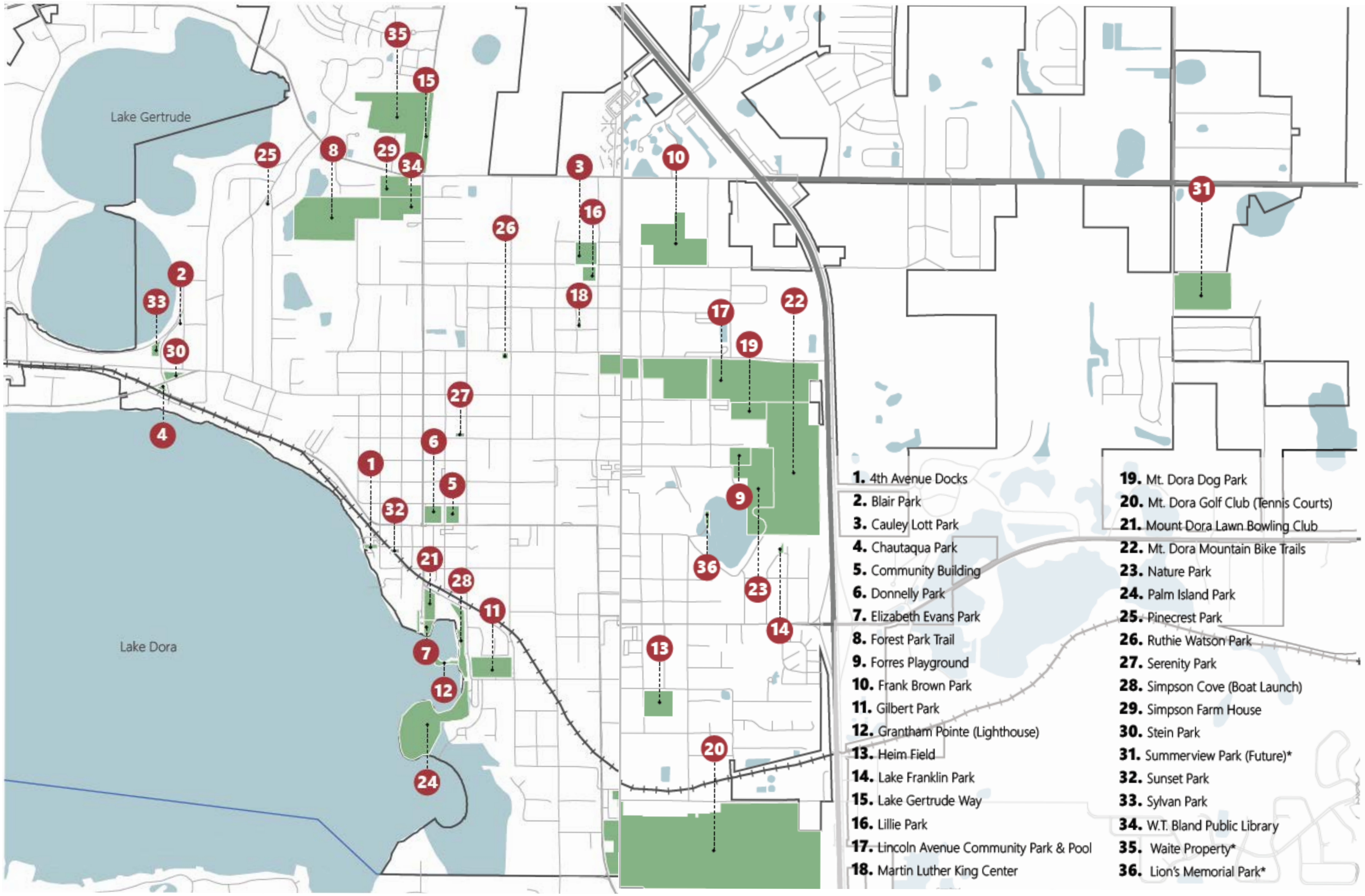
- **Cauley Lott Park Renovation**-The City is upgrading amenities according to safety, accessibility, and level of service standards. Total budgeted: $1,523,675. ($200,000 LWCF Grant awarded.) Completion date: May 31, 2022.
- **Kayak/Canoe Launch**-This project involves the addition of a kayak/canoe launch at Palm Island Park. Total budgeted: $300,000. ($240,000 RTP Grant awarded.) Completion date: February 14, 2023.
- **Library Parking Expansion**-The City added 20 spaces to the library's currently insufficient parking availability. Total budgeted: $143,981. ($60,343 to be reimbursed by Lake County.) Parking lot is open for use, minor finishes need to be completed.
- **Lincoln Pool Renovation**-A recent Phase I renovation accomplished necessary pool resurfacing and pump, ADA, and safety upgrades. Phase II will update locker rooms, concessions, the ball fields, and dog park. Total budgeted: $1,646,777. ($200,000 FRDAP Grant awarded.) This project will have excess funds available. Completion date: June 30, 2023.
- **Public Art Master Plan**-The plan will provide the strategy for the placement of public art across the community, establishing priorities and enhancing public awareness and appreciation of art. Total budgeted: $40,000. Completion date: March 2022.
- **Triangle Elementary Joint-use Park**-In partnership with the Lake County School District, the City is developing a joint-use park with Triangle Elementary School, to be used by the students during school hours and open to the general public after hours and on weekends. This neighborhood previously lacked a park within reasonable walking distance and availability of space for the placement of a new park. Total budgeted: $1,000,000. This project is short funds, but most of the shortage could be funded by the excess left from the Lincoln Pool Renovation project. Completion date: August 31, 2022.
- **Mountain Bike Trail –** Addition of a Flow Trail and Pump Track located near Forres Park. This is a partnership with Ocala Mountain Bike Association. The project has no cost to the City. Completion Date: September 2022.

- **Children's Library Expansion-**The expansion will maximize existing space at the Library to accommodate circulation and program attendance growth. Total budgeted (FY 21/22): $145,688.
- **Forest School Preserve**-The City is developing the 12 acres of greenbelt forest behind the library into trails, learning stations, a pavilion, and educational wayfinding to be programmed by the library. Total budgeted (FY 21/22): $10,000. ($50,000 FRDAP Grant awarded) Completion date: June 30, 2024.
- **Stein & Chautauqua Park –** Provide pedestrian connectivity and internal sidewalk and benches. Total budgeted (FY 21/22): $50,000.
- **Future Land Acquisition for District 4:** 2 acres in progress with Loch Leven's future PUD at no cost to City. Exploring additional land inventory. Total budgeted (FY 21/22): $200,000
- **Community Recreation & Resource Center**- The center will provide the entire community an indoor gym, classrooms, banquet facilities, and programming and office space. (Lincoln Park/Resource & Recreation Center FY 21/22): $40,000. Completion awaiting Council direction.
- **Summerview Park Pickleball Courts**- An additional six courts will be added to newly-opened Summerview Park to accommodate outgrown playing space at Donnelly Park. Total budgeted (FY 20/21 carried forward to 21/22): $238,335, however a willing donor has been identified that would cover the entire cost of the project.

Long Term Projects guided by the Parks and Recreation Master Plan:

- **Develop Site Specific Master Plans –** Lincoln Park, Donnelly Park, Waterfront Parks (Palm Island, Simpson Cove, Donnelly Point, Evans Park, 4th Avenue Docks) and Frank Brown utilizing general operating funds.
- **Lake Dora Seawall Restoration**-The project will correct and prevent further erosion issues with pre-cast seawall. FY 22/23 CIP Submitted: $540,000. Utilize discretionary funds.
- **Lillie Park Renovation –** Located next to Cauley Lott in the Northeast CRA. The concept plan and cost estimates are complete. Estimated $1.5 million utilizing Park Impact Fees
- **Parks Bond Approval** upon completion of concept plans in order to fund the following projects:
  - **Lincoln Park-** Integrate all adjacent public facilities for vehicular and pedestrian use, address drainage and grading issues, ADA accessibility, improve accessibility into and throughout the park and to adjacent city parks (Forres Park, Mountain Bike, Disc Golf, Dog Park, Ice House Theatre, Lake Franklin Trail Head, & Tennis Courts)
  - **Donnelly Park Renovation**-As recommended by the Parks & Recreation Master Plan, the park requires updates to accessibility and connectivity throughout the entire park and is in need of a complete site specific master plan. FY 24/25 CIP Submitted: $2,414,000.
  - **Waterfront Park Renovation**-The entire waterfront area is in need of a complete site master plan to assess the needs. FY 23/24 CIP Submitted: $621,000.

  - **Community Recreation Center-** Location, public/private partnerships, and funding opportunities to be determined.
  - **Trail Connectivity-Trails Master Plan-**The City aims to create a walkable parks system to encourage the integration of Mount Dora into a regional framework of trails.
- **Frank Brown Renovation**- Softball fields go unutilized. Repurpose into soccer fields.


Lake Gertrude
Lake Dora
1. 4th Avenue Docks
2. Blair Park
3. Cauley Lott Park
4. Chautaqua Park
5. Community Building
6. Donnelly Park
7. Elizabeth Evans Park
8. Forest Park Trail
9. Forres Playground
10. Frank Brown Park
11. Gilbert Park
12. Grantham Pointe (Lighthouse)
13. Heim Field
14. Lake Franklin Park
15. Lake Gertrude Way
16. Lillie Park
17. Lincoln Avenue Community Park & Pool
18. Martin Luther King Center
19. Mt. Dora Dog Park
20. Mt. Dora Golf Club (Tennis Courts)
21. Mount Dora Lawn Bowling Club
22. Mt. Dora Mountain Bike Trails
23. Nature Park
24. Palm Island Park
25. Pinecrest Park
26. Ruthie Watson Park
27. Serenity Park
28. Simpson Cove (Boat Launch)
29. Simpson Farm House
30. Stein Park
31. Summerview Park (Future)*
32. Sunset Park
33. Sylvan Park
34. W.T. Bland Public Library
35. Waite Property*
36. Lion's Memorial Park*

What is a bond?

A bond referendum is a voting process that gives voters the power to decide if a municipality should be authorized to raise funds through the issuance of general obligation bonds. A general obligation (G.O.) bond is a form of borrowing in which a municipality pledges its full faith and credit (taxing power) to repay the debt with interest over a specified term. G.O. bonds are generally the least costly financing option available to the city for funding these projects, and will allow them to be completed much more quickly than traditional funding approaches.

Why is it needed?

The park system master planning process completed last year validated that Doral has a proven reputation for providing high-quality parks, amenities, and experiences, however, struggles to meet the demands of a rapidly growing population in a landlocked geography. As noted in both the 2010 and 2017 Doral Parks System Master Plans, the City is perpetually playing “catch up,” resulting in parks which can become over-used, over-programmed, and inflexible.

It is important to note that the City is currently “underparked,” based on state and national benchmarks as well as comparisons to similar cities. While the City’s comprehensive plan establishes a level-of-service goal of 4.5 acres of parkland per 1,000 population, the actual LOS is 2.24 acres per thousand. If no additional parkland is acquired, the LOS will decline to approximately 1.5 acres /1,000 by the year 2020 when the City’s population is estimated to exceed 80,000 residents. When a park systems level of service decreases, so does the city’s quality of life.

What's included?

The 2017 City of Doral Parks System Master Plan utilized 11 different analysis and engagement techniques to identify high-priority needs of Doral residents. This process incorporated a substantial public engagement component that included a total of six (6) public workshops, a community survey, focus groups, stakeholder interviews, and numerous presentations. This multi-year, intensive process revealed that the community’s highest priority parks and recreation needs were (in order of importance):

- NEW/ADDITIONAL PARK SPACES
- TRAILS AND GREENWAYS
- INDOOR RECREATION CENTERS
- AQUATICS CENTERS, FACILITIES, AND PROGRAMS
- SOCIAL SPACES (SHELTERS, PAVILIONS, ETC.)
- FITNESS PROGRAMS AND FACILITIES
- SMALL NEIGHBORHOOD PARK SPACES
- SOCCER
- TENNIS

BOND DETAILS

What is a general obligation bond?

A general obligation bond (G.O. bond) is a form of debt obligation that, when issued, provides local government with funds to finance large capital improvements, such as those currently proposed for enhanced parks and recreational facilities, neighborhood and infrastructure improvements, and public safety.

- General Obligation (“GO”) Bonds are a financing mechanism to fund improvements immediately
- Bonds are backed by the full faith and credit of the issuing municipality
- Repaid through the imposition of a dedicated debt service millage levy (Ad Valorem tax)
- Note: The debt service millage is not included in a City’s statutory millage cap
- Historically one of the most credit-worthy financing structures available
- Projects financed with GO Bonds typically have broad community benefits, such as parks, police/fire facilities, or bridge and street related projects
- A city-wide voter referendum is required prior to the issuance of GO Bonds

What can general obligation bonds be used for?

General Obligation Bonds allow the City to pay for major capital investments having a public purpose, such as quality of life enhancements related to parks, community recreation, and cultural facilities; neighborhood and infrastructure improvements.

Bonds are sold to investors and the proceeds from the sale of these bonds are used to pay for capital projects. Bond funds cannot be used for everyday operating costs, such as salaries for police officers, fire fighters, or City employees (other than those working directly on capital projects). Such operating expenses are paid for by annual revenue that support the City’s General Fund, such as property tax revenue.

Why does the City issue bonds to pay for City projects rather than pay for projects with cash?

The Bond Program includes many planned and recommended large-scale projects throughout the City. Current funding for capital projects in the City’s operating budget is very limited, compared to the number and costs of capital requests. Using bond financing to fund large-scale projects, in a period of relatively low interest rates and lower costs of borrowing (especially given the City’s favorable AA credit rating), allows the annual City operating budget to be allocated toward annual and ongoing costs such as maintenance, personnel, operations and public service programs.

How were bond-related projects selected?

The projects identified for this parks bond are in-line with findings from the 2017 City of Doral Parks and Recreation Master Plan. The final plan came to fruition after a long-range planning process that took place from 2016-2017, and utilized a variety of needs assessment and engagement techniques with residents to identify high-priority needs, including multiple community workshops.

The planning process revealed that the city's greatest needs were for additional park space, indoor recreation space, and aquatic facilities. Projects were selected based on public input, staff recommendations and City Council approval. For more information, on what is included in the bond and why, please click on the image below.

WHAT'S INCLUDED?

Can bond funds be spent on salaries for staff and elected officials, day-to-day business operations or events? What are authorized uses of bond funds?

No. Bond proceeds cannot be used to pay day to day operating cost. The proceeds can only be used on the approved projects indicated in the bond referendum questions.

Will the debt service millage rate be the same every year?

Not necessarily. The millage rate is established every budget cycle based on the County Property Appraiser's Certification of Taxable Values for the City.

How is the debt service millage rate calculated?

The debt service millage rate is calculated using the County Property Appraiser Certified Taxable Values for the City that is provided every July. That Taxable Assessed Value is then divided by 1,000 to arrive at the value of one "mill." The annual debt service is then divided by the value of one mill, which results in the necessary debt service millage. For example: the 2018-19 Taxable Assessed Value for the City, as provided by the County Property Appraiser, is $13,185,785,000. The value of a one-mill levy is therefore $13,185,785. The estimated annual principal and interest on a $150 million bond at an interest rate of 4.75% and a term of 30 years is approximately $9.482 million. Divide $9.482 by $13.185 to arrive at 0.719, which would be the millage levied on property owners (commercial and residential). The millage levy in dollar value is then calculated by dividing 0.719 by 1,000 (to arrive at the value per thousand), and multiplying that by the property's Taxable Assessed Value (not Market Value). In our median home value example, a home assessed at $193,121 (net of exemptions) would equal an annual payment of approximately $139.

TAXES

Has the City recently increased its property tax rate?

The City's current tax rate (referred to as the "millage rate") is the 2nd lowest in Miami Dade County, lower than even Miami Dade County itself. For more information on where Doral residents' tax dollars currently go, please click on the image below.

WHY IS IT NEEDED?

How much property tax-supported debt does the City currently have?

Currently, the City has no debt that pledges against ad valorem taxes.

ACCOUNTABILITY

How will I know bond projects are being completed and funds are being used properly?

Transparency is of utmost importance to the City, and this website – where residents can find updates related to the bond projects, timelines, and process - is a key tool to help ensure that. In addition, the City will also institute a Bond oversight committee made up of residents, administration, elected officials, and business owners to ensure that the money is being handled properly.

Will there be a bond oversight committee? If so, what is the purpose and how will you maintain transparency throughout the implementation process?

City Administration will establish a Bond Oversight Committee made up of Doral residents, city staff and elected officials. The oversight committee will monitor and review implementation of the bond to further the City's efforts towards transparency. Furthermore, the committee will be made up of Doral residents and professionals that have requisite relevant experience with municipal finance, engineering, construction, architecture, etc.