CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL
MINUTES

December 7, 2021
City Hall
510 N. Baker St.
Mount Dora, FL 32757

CALL TO ORDER

Having been duly advertised as required by law, Mayor Crissy Stile called the Regular Session of City Council to order at 5:30 p.m. in the Mount Dora Council Chambers.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

Vice-Mayor Crail led a Moment of Silence and Pledge of Allegiance to the Flag.

ROLL CALL

Members Present
Crissy Stile, Mayor
Marc Crail, Vice-Mayor
John Cataldo, District 1
Cal Rolfson, District 2
Austin Guenther, District 3
Nate Walker, District 5
Doug Bryant, At Large

Also Present
Patrick Comiskey, City Manager
Sherry G. Sutphen, City Attorney
Jessica Burnham, City Clerk

PRESENTATIONS

1. Donation of Butterfly Garden Sculpture

   Cathy Lunday, Library Manager, provided the Council with a presentation on the Butterfly Garden Sculpture that was being donated.

PUBLIC COMMENTS

Mayor Stile opened public input

Chirs Ferreri, 303 North Rhodes Street, inquired about the fire assessment fee and recyclable water issues.

John McKinney, Finance Director, pointed to the website where all the information could be found.

Bobby Rowe, 1151 Clayton Street, spoke on the 2nd annual golf classic for MLK and the unity walk.

Monquie Richison, 745 Hilltop Court, spoke on the style magazine that features Ms. Renne

Mentio

Rozanna Abato, spoke on the Christmas Symphony Singers and asked the City to attend.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER ROLFOSN TO APPROVE THE AGENDA; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

BOARD APPOINTMENTS

1. Lake Community Action Agency

   Council reappointed Vershurn Ford, Public information officer, to represent the City on the Lake Community Action Agency Board.

2. Advisory Board Appointment

   Planning and Zoning Commission

   Mayor Stile nominated Kris Haukoos.

   MOTION BY MAYOR STILE TO APPOINT KRIS HAUKOOS TO THE PLANNING AND ZONING COMMISSION; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

   Councilmember Cataldo nominated James Homich.

   MOTION BY COUNCILMEMBER CATALDO TO APPOINT JAMES HOMICH TO THE PLANNING AND ZONING COMMISSION; SECONDED BY COUNCILMEMBER BRYANT. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

   Vice-Mayor Crail nominated Harmon Massey.

   MOTION BY VICE-MAYOR CRAIL TO APPOINT HARMON MASSEY TO THE PLANNING AND ZONING COMMISSION; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

   Councilmember Walker nominated Tom Dring.

   MOTION BY COUNCILMEMBER WALKER TO APPOINT TOM DRING TO THE PLANNING AND ZONING COMMISSION; SECONDED BY COUNCILMEMBER GUENTHER. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

   Community Redevelopment Advisory Committee (CRA)

Mayor Stile nominated to reappoint Akhtar Hussain.

MOTION BY MAYOR STILE TO REAPPOINT AKHTAR HUSSAIN TO THE COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Cataldo nominated Andrea Lother.

MOTION BY COUNCILMEMBER CATALDO TO APPOINT ANDREA LOTHER TO THE COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Vice-Mayor Crail nominated to reappoint David Berndt.

MOTION BY VICE-MAYOR CRAIL TO REAPPOINT DAVID BERNDT TO THE COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Walker nominated Jay Smith.

MOTION BY COUNCILMEMBER WALKER TO APPOINT JAY SMITH TO THE COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Northeast Community Redevelopment Advisory Committee

Mayor Stile nominated to reappoint Rona Rowe.

MOTION BY MAYOR STILE TO REAPPOINT RONA ROWE TO THE NORTHEAST COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Cataldo nominated to reappoint Lillie Taylor.

MOTION BY COUNCILMEMBER CATALDO TO REAPPOINT LILLE TAYLOR TO THE NORTHEAST COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Vice-Mayor Crail nominated to reappoint Stevie Harley

MOTION BY VICE-MAYOR CRAIL TO REAPPOINT STEVIE HARLEY TO THE NORTHEAST COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Walker nominated to appoint Rosalyn Harris

MOTION BY COUNCILMEMBER WALKER TO APPOINT ROSALYN HARRIS TO THE NORTHEAST COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

<u>Historic Preservation Board</u>

Mayor Stile nominated to reappoint Det Joks.

MOTION BY MAYOR STILE TO REAPPOINT DET JOKS TO THE HISTORIC PRESERVATION BOARD; SECONDED BY COUNCILMEMBER CATALDO. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Cataldo nominated to appoint Patricia Huizing.

MOTION BY COUNILMEMBER CATALDO TO APPOINT PATRICIA HUIZING TO THE HISTORIC PRESERVATION BOARD; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Vice-Mayor Crail nominated to reappoint Philip Crotwell.

MOTION BY VICE-MAYOR CRAIL TO REAPPOINT PHILIP CROTWELL TO THE HISTORIC PRESERVATION BOARD; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Walker nominated to reappoint Sharon Nichols

MOTION BY COUNCILMEMBER WALKER TO REAPPOINT SHARON NICHOLS TO THE HISTORIC PRESERVATION BOARD; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

<u>Parks & Recreation Board</u>

Mayor Stile nominated to reappoint Amy Fortenberry.

MOTION BY MAYOR STILE TO REAPPOINT AMY FORTENBERRY TO THE

PARKS & RECREATION BOARD; SECONDED BY VICE-MAYOR CRAIL MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Cataldo nominated Suzanne Scheck.

MOTION BY COUNCILMEMBER CATALDO TO APPOINT SUZANNE SCHECK TO THE PARKS & RECREATION BOARD; SECONDED BY VICE-MAYOR CRAIL MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Vice-Mayor Crail nominated to reappoint Mark Woerner.

MOTION BY VICE-MAYOR CRAIL TO REAPPOINT MARK WOERNER TO THE PARKS & RECREATION BOARD; SECONDED BY COUNCILMEMBER ROLFSON MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Walker nominated to appoint William Larkin.

MOTION BY COUNCILMEMBER WALKER TO APPOINT WILLIAM LARKIN TO THE PARKS & RECREATION BOARD; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Public Arts Commission

Mayor Stile nominated to reappoint Harlow Middleton.

MOTION BY MAYOR STILE TO REAPPOINT HAROLOW MIDDLETON TO THE PUBLIC ARTS COMMISSION; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Cataldo nominated to reappoint John Wesner.

MOTION BY COUNCILMEMBER CATALDO TO REAPPOINT JOHN WESNER TO THE PUBLIC ARTS COMMISSION; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Vice-Mayor Crail nominated to reappoint Maryann McNamara.

MOTION BY VICE-MAYOR CRAIL TO REAPPOINT MARYANN MCNAMARA TO THE PUBLIC ARTS COMMISSION; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Walker nominated to appoint Kay Volmar

MOTION BY COUNILMEMBER WALKER TO APPOINT KAY VOLMAR TO THE PUBLIC ARTS COMMISSION; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Library Advisory Board

Mayor Stile nominated to reappoint Carolyn Fountain.

MOTION BY MAYOR STILE TO REAPPOINT CAROLYN FOUNTAIN TO THE LIBRARY ADVISORY BOARD; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Cataldo nominated to reappoint Helen Cutshaw.

MOTION BY COUNCILMEMBER CATALDO TO REAPPOINT HELEN CUTSHAW TO THE LIBRARY ADVISORY BOARD; SECONDED BY VICE-MAYOR CRAIL. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Vice-Mayor Crail nominated to reappoint William Lowery.

MOTION BY VICE-MAYOR STILE TO REAPPOINT WILLIAM LOWERY TO THE LIBRARY ADVISORY BOARD; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

Councilmember Walker nominated to appoint Janet Manchon.

MOTION BY COUNCILMEMBER WALKER TO APPOINT JANET MANCHON TO THE LIBRARY ADVISORY BOARD; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

3. Lake-Sumter MPO Governing Board

MOTION BY MAYOR STILE TO APPOINT COUNCILMEMBER ROLFSON TO THE LAKE-SUMTER MPO GOVERNING BOARD; SECONDED BY COUNCILMEMBER WALKER. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

MOTION BY COUNCILMEMBER CATALDO TO REAPPOINT VICE-MAYOR CRAIL AS THE ALTERNATE MEMBER TO THE LAKE-SUMTER MPO GOVERNING BOARD; SECONDED BY COUNCILMEMBER ROLFSON. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

CONSENT AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA; VICE-MAYOR CRAIL SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Mayor Stile
Vice-Mayor Crail
Councilmember Cataldo
Councilmember Rolfson
Councilmember Guenther
Councilmember Walker
Councilmember Bryant

NO None

1. Request Adoption of Resolution No. 2021-120, Approval for New Year's Eve Block Party Fireworks

2. Request Approval of Meeting Minutes
   - September 7, 2021 Regular City Council Session
   - September 14, 2021 City Council Special Session
   -September 21, 2021 Regular City Council Session
   - September 21, 2021 Northeast CRA Governing Board Session

ACTION ITEMS

1. Request Adoption of Resolution 2021-140, Wastewater Plant #1 Rehabilitation Loan - SRF Project No.351480

   Sherry Sutphen, City Attorney, read Resolution No. 2021-140, Wastewater Plant #1 Rehabilitation Construction Loan - SRF Project No.351480.for $12 million, by title only.

RESOLUTION NO. 2021-140

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO THE FLORIDA REVOLVING FUND LOAN PROGRAM FOR THE CITY'S WASTEWATER TREATMENT PLANT #1 REHABILITATION PROJECT, WW35148; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY TO APPLY FOR LOAN; PROVIDING FOR THE ESTABLSHIMENT OF PLEDGED REVENUES; PROVIDING FOR AUTHORIZED REPRESENTATIVES; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Joe Grusauskas, Public Works & Utilities Director, provided Council with a history of the agenda item.

Mayor Stile opened public input

Josh Hemingway, 1177, inquired about if this was just for the reimbursement or would more need to be added.

Mr. Grusauskas answered yes, it does have growth involved in it.

Mayor Stile closed public input

MOTION BY COUNILMEBER ROLFSON TO APPROVE ADOPTION OF RESOLUTION 2021-140, WASTEWATER PLANT #1 REHABILITATION LOAN - SRF PROJECT NO.351480; COUNILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Rolfson
	Councilmember Cataldo
	Councilmember Guenther
	Councilmember Walker
	Councilmember Bryant
	Vice-Mayor Crail
	Mayor Stile
NO	None

<u>PUBLIC HEARINGS - RESOLUTION/ORDINANCES</u>

1. Approval of Final Reading of Ordinance No. 2021-07, Annexation for Route 46 Properties, LLC (33.38 acres)

Ms. Sutphen read final reading of Ordinance No. 2021-07, Annexation for Route 46 Properties, LLC (33.38 acres) by title only.

<u>ORDINANCE NO: 2021-07</u>

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SR 46 AND WEST SIDE OF NORTON LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Sutphen stated there has been no changes from the first reading.

Mayor Stile opened public hearing

No one spoke

Mayor Stile closed public hearing

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE FINAL READING OF ORDINANCE NO. 2021-07, ANNEXATION FOR ROUTE 46 PROPERTIES, LLC (33.38 ACRES); COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Rolfson Councilmember Guenther Councilmember Walker Councilmember Bryant Councilmember Cataldo Vice-Mayor Crail Mayor Stile
NO	None

2. Approval of Final Reading of Ordinance No. 2021-20, Annexation for FRB Properties, LLLP (1.77 acres)

Ms. Sutphen read final reading of Ordinance No. 2021-20, Annexation for FRB Properties, LLLP (1.77 acres) by title only.

<u>ORDINANCE NO: 2021-20</u>

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 441 AND ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR

CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Patrick Comiskey, City Manager, stated this is a final reading and there have been no changes since the first reading.

Mayor Stile opened public hearing

No one spoke

Mayor Stile closed public hearing

Discussion ensued on the site plans and the qualifications of submitalis of site plans.

Jimmy Crawford, Crawford, Modica, & Holt, Chartered Attorney at law,applicant, stated that it is in the county as of right now and bringing it into the city would be a much better option.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE FINAL READING OF ORDINANCE NO. 2021-20, ANNEXATION FOR FRB PROPERTIES, LLLP (1.77 ACRES); COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Rolfson
	Councilmember Guenther
	Councilmember Walker
	Councilmember Bryant
	Councilmember Cataldo
	Vice-Mayor Crail
	Mayor Stile
NO	None

3. Approval of Final Reading of Ordinance No. 2021-22, Change in Zoning FRB Properties, LLLP

Ms. Sutphen read final reading of Ordinance No. 2021-22, Change in Zoning FRB Properties, LLLP by title only.

ORDINANCE NO: 2021-22

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED AT THE SOUTHEAST

CORNER OF US HIGHWAY 441 AND ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE; PROVIDING FOR OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Comiskey stated this is final reading and stated there has been no change to the ordinance from the first reading.

Mayor Stile opened public hearing

No one spoke

Mayor Stile closed public hearing

MOTION BY VICE-MAYOR CRAIL TO APPROVE THE FINAL READING OF ORDINANCE NO. 2021-22, CHANGE IN ZONING FRB PROPERTIES, LLLP; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Vice-Mayor Crail Councilmember Walker Councilmember Bryant Councilmember Cataldo Councilmember Rolfson Councilmember Guenther Mayor Stile
NO	None

4. Approval of First Reading of Ordinance No. 2021-23, Annexation for Mount Dora Groves (224.56 Acres)

Ms Sutphen read first reading of Ordinance No. 2021-23, Annexation for Mount Dora Groves (224.56 Acres) by title only.

ORDINANCE NO: 2021-23

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH AND SOUTH SIDES OF US HIGHWAY 441, NORTH OF LIMIT AVENUE, AND EAST OF DONNELLY STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Vince Sandersfeld, Planning and Zoning Director, provided council with a history of the agenda item and stated the annexation does just two things. It changes our city limits for jurisdiction and will add to District 4 and District 5.

Mayor Stile opened public hearing

Tim Green, Green Counsulting Group, stated he is the applicant for this project.

Josh Hemingway, 1177 East 5th Avenue, inquired about the annexation and the benefits of the property.

Ms. Sutphen stated it increases the tax base. This property also has an enclave and the property is annexed into the City's jurisdiction, which will give the City control of the development of the property.

Mike Masterson, 7887 Crosswinds Way, inquired if the Brett Harris act could apply to this property.

Ms. Sutphen discussed Brett Harris and property owner rights and annexation requirements.

Mr. Masterson then inquired if the property does not get annexed into the City and the property remains in the County zoned for agriculture is that all the property owners could do.To which Ms. Sutphen stated, no they could go to the County and request a change in zoning, request a future land use change, and develop under the County's standards and the City would have no general control of how that happens.

Discussion took place on annexation and the Bret Harris Act.

James Homich, 621 East 5th Ave, spoke on the JPA and what the main purpose behind the JPA was.

Josh Hemingway, 1177 East 5th Avenue, stated this isn't something that needs to be annexed in right now.

Frank Kerwin, 1110 East 5th Avenue, stated he believes we do have a certain amount of control of the property currently because of the JPA.

Laurie Tillet, 101 North Grandview Street, spoke about past situations with the JPA.

Mayor Stile closed public hearing

Mr. Sandersfeld stated the main issue of this is following Florida Statue for voluntary annexation.

Discussion ensued on what county control of the property is currently.

The council spoke about their views in regards to the item of the annexation.

Discussion took place on annexation and what it would mean for the city.

MOTION BY COUNCILMEMBER BRYANT TO APPROVE FIRST READING OF ORDINANCE NO. 2021-23, ANNEXATION FOR MOUNT DORA GROVES (224.56 ACRES); COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Bryant
	Councilmember Rolfson
	Councilmember Guenther
	Councilmember Walker
	Councilmember Cataldo
	Vice-Mayor Crail
	Mayor Stile
NO	None

Mayor Stile called for a break of the meeting at approximately 7:07 p.m.

Mayor Stile called the meeting back to order at approximately 7:15 p.m.

5. Approval of First Reading Transmittal Hearing Ordinance No. 2021-24, Large-Scale Future Land Use Map Amendment for Mount Dora Groves

COUNICLMEMBER ROLFSON MADE A MOTION TO AMEND THE AGENDA IN ORDER TO MAKE HIS APPOINMENT TO THE PUBLIC ARTS COMMISSION; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION WAS APPROVED BY A UNANIMOUS VOICE VOTE.

MOTION BY COUNCILMEMBER ROLFSON TO APPOINT THOMAS DECKER TO THE PUBLIC ARTS COMMINSION; VICE-MAYOR CRAIL SECONDED THE MOTION. MOTION WAS APPROVED BY UNANINOUS VOICE VOTE.

Ms. Sutphen read first reading of Ordinance No. 2021-24, Large-Scale Future Land Use Map Amendment for Mount Dora Groves by title only.

ORDINANCE NO: 2021-24

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sanderfeld provided council with an overview of the item and stated this request follows Florida Statue 163 with large-scale future land use map changes. Mr. Sandersfeld mentioned that after this reading it would go to the state for their approval and then it would come back to council for final approval.

Discussion ensued on what other entities would be providing input on this future land use map amendment.

Mayor Stile opened public hearing

Tim Green, Green Consulting Group, introduced himself and stated he is the applicant for this project. Mr. Green provided council with his credentials, provided council with the history of the property owners, the Simpson family, and provided an overview of the item.

Laurie Tillet, 101 North Grandview View Street, inquired about the residential design standards and stated her concerns about the increased traffic that may occur.

Jame Homich, 621 East 5th Avenue, stated his concerns with regards to traffic, adding more homes, and fewer commercial acres.

Josh Heminway, 1177 East 5th Avenue, addressed council with his concerns in regards to schools, supermarkets, and city resources being able to handle the increase in growth.

Pat Hurzing, 1130 East 9th Avenue, addressed council with her concerns and stated the City should look at a way to increase citizen's participation.

John Murray, 1561 Edgewater Drive, inquired about what might be in his backyard and stated the development is good in some ways, but would like to keep it Mount Dora.

Mike Masterson, 7887 Crosswinds Way, inquired about what can be done with PUD zoning and what restrictions can be placed on the development.

Andrea Lother, 961 Liberty Avenue, stated her concerns about high density and how that area would be able to even handle high density.

Carrol Jaskulski, 541 East 1st Avenue, stated that if this passes it will just set forth multiple levels of public input and stated that the Council should move forward and approve the item.

Josh Hemingway, 1177 East 5th Avenue, inquired if approving this means it would have to remain at high density. To which Ms. Sutphen stated we can't unilaterally do that. If the applicant comes back through their zoning requesting something different, we would have another hearing.

Andy Khuns, 340 East 3rd Avenue, inquired about the item being postponed for more consideration.

Mike Materson, 7887 Crosswinds Way, inquired about approving the item with middle density.

Mr. Green stated there was an envisioned plan that lasted eighteen months. There was also the EAR, Planning and Zoning, and focus groups, all of which included public input.

Discussion ensued on state requirements, city requirements, and the different density levels.

Charile Sanz, 980 Page Lane, stated that this will turn the city into a bigger town and not a little town and feels this would be a mistake.

Josh Hemingway, 1177 East 5th Avenue, inquired if we should send this to the state for review and it came back and we decided not to adopt it in this form. What would the ramifications be? To which Mayor Stile stated nothing.

Mayor Stile closed public hearing

Councilmember Guenther inquired that if council was to approve the eighteen acre of high density, the only way that would be able to be achieved would be by enhanced architectural design. To which Mr. Sandersfeld answered that is correct.

Council discussed their views on the agenda item.

Discussion took place on impact fees, increasing the commercial in the project, the possible adverse impacts on the Northeast community, and the possibility of scheduling a workshop.

Mr.Green spoke about the proposed future land use map and the surrounding areas that touch the property.

Discussion took place on the possibility of tabling the item until the public would be able to receive a better understanding of the project.

Mayor Stile inquired if the applicant would be able to agree to a cap on the number of residences at this point. Mr. Green stated that the PUD would do that, but at this point, that is not allowed.

Further discussion took place on increasing the commercial of this project and high density.

MOTION BY COUNCILMEMBER CATALDO TO TABLE THE APPROVAL OF FIRST READING TRANSMITTAL HEARING ORDINCANCE NO. 2021-24, LARGE-SCALE FUTURE LAND USE MAP AMENDMENT FOR MOUNT DORA GROVES FOR ANOTHER MONTH WITH THE PREPARATION OF BEFORE GETTING THERE HAVING A WORKSHOP WITH THE COMMUNITY SO THERE IS A BETTER UNDERSTANDING. COUNILMEMBER BRYANT SECONDED THE MOTION.

Discussion followed after the motion was made on postponing the item and the time frame for the upcoming holidays to put together a workshop within a month.

Mayor Stile inquired to Councilmember Cataldo if he would like to amend his motion to take the upcoming holidays into account.

Councilmember Cataldo amended his motion from tabling to a month to table for sixty days. Councilmember Bryant agreed with the amended motion.

Mr. Green stated if council voted to delay the item that the applicant would ask for the annexation to be withdrawn.

The amended motion to be voted on is as follows:

MOTION BY COUNCILMEMBER CATALDO TO TABLE THE APPROVAL OF FIRST READING TRANSMITTAL HEARING ORDINCANCE NO. 2021-24, LARGE-SCALE FUTURE LAND USE MAP AMENDMENT FOR MOUNT DORA GROVES FOR SIXTY DAYS WITH THE PREPARATION OF BEFORE GETTING THERE HAVING A WORKSHOP WITH THE COMMUNITY SO THERE IS A BETTER UNDERSTANDING. COUNILMEMBER BRYANT SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

YES	Councilmember Cataldo Councilmember Bryant Councilmember Walker Vice-Mayor Crail Mayor Stile
NO	Councilmember Rolfson Councilmember Guenther

Mayor Stile called for a break at 9:36 p.m.

Mayor Stile called the meeting back to order at 9:46 p.m.

CITY MANAGER

1. Lobbyist Update

   Mr. Comiskey gave an update to Council in regards to the Lobbyist.

2. City Manager's Report

   Mr. Commiskey provided council with an update on administrative ongoings.

   Mr. Grusauskas stated that back in 2019 the city had an agreement with Lake County for a DOE grant share for 1.5 million dollars for the Wolf Branch Sewer lift station and that is now complete.

CITY ATTORNEY'S REPORT

1. Discussion and direction pertaining to appointment terms for City Boards and Committees.

   This item was moved to number two on the City Attorney's report.

   Ms. Sutphen provided council with an overview of the item and stated that currently some of the city's boards and committees are different in regards to term limits and other areas. Ms. Sutphen stated that moving forward we could amend the resolutions of certain boards/committees for the council's pleasure.

Councilmember Rolfosn recommended moving this discussion to a further agenda due to the lateness of the time and so council would be able to think of their opinions on the matter. City Council unanimously agreed to move the item to a further agenda.

2. Discussion and direction related to building height initiative and demands issued by Robert Vason on behalf of citizen's group.

Ms. Sutphen stated there was serval things that were included in the letter that was sent to council from Mr. Vason and it also included an opinion letter from an attorney. The opinion letter from the attorney focused on the authority under the statue to amend a charter through the statuary has opposed to our charter. Ms. Sutphen stated she does agree that a charter can be amended through the statue and statuary scheme.

Moving on, Ms Sutphen stated she is, however, still of the opinion that the way the petition was worded and the request of the petition still having the effect of a development order and is illegal under the statute.

Ms. Sutphen provided council with the reasons why she has that opinion.

Ms. Sutphen gave background information on the attorney she reached out to for an opinion on this matter and read the opinion of Attorney Brett Harris III into the record:

"It is of my opinion that amending the charter of the City of Mount Dora by an initiative or referendum process to include height restrictions is prohibited by Florida Law".

Ms. Sutphen addressed the threat made by Mr. Vason in regards to the individuals seeking the referendum would equally be entitled to attorney fees if they filed suit against the city and stated after reviewing the statue that refers to this matter it is not a warranted threat.

Concluding, Ms. Sutphen stated from her viewpoint, the only legal option that council has is to instruct staff to use the empaneled building height community to come up with an ordinance that places this issue in the charter. If council chooses not to do that and decides that it should remain in the Land Development Code, council could choose to restrict that portion of the code.

Discussion ensued on the different options stated, the idea of placing a moruturim in the historic downtown area, and having the building heights advisory committee go from one meeting a month to two for timing purposes of the 2022 election.

Mayor Stile opened public input

Josh Heminway, 1177 East 5th avenue, inquired about the charter and how the petition had been presented to council.

Discussion took place about past events in regards to the petition.

Andrea Lother, 961 Liberty Avenue, suggested council be very clear of their expectation of the building height committee.

Mayor Stile closed public input

Discussion ensued about directing staff and the city attorney to draft an ordinance that would go to the building height committee for review. The council provided their views on that option.

MOTION BY COUNCILMEMBER GUENTHER TO ADVISE STAFF TO PROVIDED LANUAGE FOR AN ORDINANCE TO PROVIDE THE BUILDING HEIGHT ADVISORY COMMITTEE IN ORDER TO PUT SOMETHING TOGETHER TO BE PLACED ON THE 2022 GENERAL ELECTION BALLOT FOR A CHARTER AMENDMENT; SECONDED BY COUNCILMEMBER BRYANT. MOTION APPROVED BY ROLL CALL VOTE (4-3)

DISSCUSION TOOK PLACE IN REGARDS TO THE MOTION. MAYOR STILE THEN ASKED FOR A ROLL CALL VOTE.

YES	Councilmember Bryant
	Councilmember Cataldo
	Councilmember Walker
	Mayor Stile
NO	Councilmember Guenther
	Councilmember Rolfson
	Vice-Mayor Crail

Councilmember Bryant inquired on a moratorium. Ms. Sutphen stated if council instructs her to prepare a resolution or ordinance on the matter, she would be able to draft one.

MOTION BY COUNCILMEMBER WALKER FOR THE CITY ATTRONEY TO PREPARE LANGAUGE FOR AN ORINANCE FOR A BUILDING HEIGHT MORATORIUM; VICE-MAYOR CRAIL SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Walker
	Vice-Mayor Crail
	Councilmember Cataldo
	Councilmember Bryant
	Mayor Stile
NO	Councilmember Rolfson
	Councilmember Guenther

COMMUNICATIONS AND REPORTS

1. Council Member John Cataldo

   Thanked Chief Meade for his responsiveness to a matter and asked if the traffic committee could review signage. Councilmember Cataldo also gave thanks to Mr. Grusauskas and his team at the public works department.

2. Council Member Austin Guenther

   Thanked Mr. Grusauskas for removing the speed tables on Overlook Drive. Councilmember Guenther wanted to clarify the motion that he made in regards to the building height ordinance and stated he wanted to take some action.

   Councilmember Guenther also spoke on the item heard earlier in regards to the Mount Dora Groves project, and stated the applicant will probably withdraw the annexation and proceed with the County and just wanted to state that he would just like council to realize what was lost there with the potential for Northeast money and the control over that site.

3. Council Member Cal Rolfson

   Councilmember Rolfson stated he agrees with Councilmember Guenther. Councilmember Rolfson also spoke on the upcoming Lake County League's Luncheon. Councilmember Rolfson inquired about providing lrene O'Mally with recognition.

   Continuing, Councilmember Rolfson wanted to address an email he received from resident, Josh Hemingway, that stated Councilmember Rolfson blatantly lied about the history of board appointments and intentionally mislead Councilmember Cataldo on the procedure of appointments to advisory boards. Councilmember Rolfson stated he just addressed concerns and suggested waiting until the next meeting for the board appointment. Councilmember Rolfson stated knowing that he could not speak to his fellow Councilmembers who were cc'd on the email unless it was in a public meeting, Mr. Hemingway had forced him to respond to him publicly as well.

4. Councilmember Nate Walker

   Stated he participated in the Christmas parade this year and it was a blast.

5. Council Member Doug Bryant

   Stated his apologies to Councilmember Rolfson for being subjected to the comments that were made and stated we all hear differences of opinions and comments on rather we used our best wisdom on our. However, when integrity is attacked, that is very different.

6. Vice-Mayor Marc Crail

   Spoke about the Christmas events that are currently going on within the City.

7. Mayor Crissy Stile

   Provided thanks to the Lion Club for putting on a wonderful Christmas parade and the Chamber for the Christmas walk. Mayor Stile spoke about the upcoming Snow in the Park happening that Saturday, December 11th.

FUTURE MEETING DATES

1. December 21, 2021, 5:30 PM, Regular Session

2. January 4, 2022, 6:00 PM, Regular Session

3. January 18, 2022, 6:00 PM, Regular Session

4. February 1, 2022, 6:00 PM, Regular Session

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 11:15 p.m.

Crissy Stile, Mayor
City of Mount Dora

Jessica Burnham

Jessica Burnham, City Clerk