



City of Mount Dora
510 North Baker Street
Mount Dora, Florida 32757
352-735-7126

Mount Dora City Council
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
September 27, 2022, 6:00 PM

AGENDA

CALL TO ORDER

ROLL CALL

ACTION ITEMS

1. Request Adoption of **Resolution No. 2022-66**, State of Emergency
Related to Hurricane Ian 2
2. Authorization to Approve Purchase of Electric Utility Bucket Truck
Approved in Fiscal Year 2022-2023 Budget in the amount of \$221,905. 8
3. Request Approval for the Mayor to Sign a Letter to Lake County BCC for
Directions Related to Mount Dora Groves Development; and Request Permission
Public Hearings Regarding This Matter 10

FUTURE MEETING DATES

- October 4, 2022, 6:00 PM, Regular Session
- October 18, 2022, 6:00 PM, Regular Session
- November 1, 2022, 6:00 PM, Regular Session
- November 15, 2022, 6:00 PM, Regular Session

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, SUCH PERSON MAY NEED A RECORD OF THESE PROCEEDINGS FOR SUCH PURPOSE, A PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK AT LEAST 48 HOURS PRIOR TO THE PROCEEDINGS. TELEPHONE (352) 735-7126 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: September 27, 2022

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Request Adoption of **Resolution No. 2022-66**, State of Emergency Related to Hurricane Ian

Introduction:

This is a request for City Council to approve Resolution No. 2022-66, Pertaining to the State of Local Emergency Stemming from Hurricane Ian.

Discussion:

In preparation for Hurricane Ian and in accordance with City of Mount Dora policies and practices, Resolution No. 2022-66 was created pertaining to the state of local emergency that may result from Hurricane Ian.

On September 23, 2022, Governor DeSantis issued Executive Order Number 22-218, and amended the same on September 24, 2022, through the issuance of Executive Order Number 22-219, declaring a state of emergency for the entire State of Florida, including Lake County.

Staff is requesting authorization to declare a state of emergency in preparation for hurricane activities, allowing for the protection of the citizens of Mount Dora and the assets of the City of Mount Dora.

Budget Impact:

In the event any expenses are incurred as a result of Hurricane Ian, a budget amendment will be presented to City Council at the next regular City Council meeting, indicating the fund accounts to be adjusted as a result of emergency expenses.

Strategic Impact:

Public Safety

Recommendation:

City Council to adopt Resolution No. 2022-66.

Attachment(s):

1. Resolution 2022-66.STATE OF EMERGENCY.Hurricane Ian.SGS

Prepared by: Jeanann Hand, Deputy City Clerk

Reviewed by: Sherry Sutphen, City Attorney
Jessica Burnham, City Clerk
Jeanann Hand, Deputy City Clerk
Patrick Comiskey, City Manager

Approved - 9/26/2022

Approved - 9/26/2022

Approved - 9/26/2022

Final Approval - 9/26/2022

RESOLUTION NO. 2022- 66

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE LOCAL STATE OF EMERGENCY STEMMING FROM HURRICANE IAN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE DECLARATION OF A LOCAL STATE OF EMERGENCY; PROVIDING FOR THE INAPPLICABILITY OF EMERGENCY EVENT RESPONSE PAY; PROVIDING FOR THE DURATION OF THE LOCAL STATE OF EMERGENCY; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 23, 2022, the National Hurricane Center reported that Tropical Depression Nine strengthened into Tropical Storm Ian; and

WHEREAS, the National Hurricane Center has now upgraded Tropical Storm Ian to Hurricane Ian which is expected to be a major hurricane before making landfall on Florida's West Coast; and

WHEREAS, there is a risk of dangerous storm surge, heavy rainfall, flash flooding, strong winds, hazardous seas, and the potential for isolated tornadic activity for all of Florida's peninsula; and

WHEREAS, the threat posed by Hurricane Ian requires that timely precautions are taken to protect the communities, critical infrastructure and general welfare of Florida; and

WHEREAS, on September 23, 2022, Governor DeSantis issued Executive Order Number 22-218, and amended the same on September 24, 2022, through the issuance of Executive Order Number 22-219, declaring a state of emergency for the entire State of Florida, including Lake County; and

WHEREAS, Florida Statutes, Section 252.38, declares it the innate responsibility of local government to safeguard the life and property of its citizens; and

WHEREAS, Florida Statutes, Section 252.38(3)(a)(5), provides authority for political subdivisions to declare a state of local emergency and to waive the procedures and formalities, otherwise required of political subdivisions, in order to take whatever action is necessary to ensure the health, safety and welfare of the community; and

WHEREAS, Section 252.34, Florida Statutes defines "emergency" as any occurrence, or threat thereof, whether natural, technological, or manmade, in war or in peace, which results or

may result in substantial injury or harm to the population or substantial damage to or loss of property; and

WHEREAS, the City has determined that it is in the best interest of its employees, citizens and visitors to extend the local state of emergency and further revise the parameters related to the same.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Declaring a Local State of Emergency. The state of emergency stemming from Hurricane Ian which poses a threat to the State of Florida, as declared by Governor DeSantis, includes Lake County. To the extent necessary under the circumstances and as the status of Hurricane Ian changes, certain procedures and formalities otherwise required of the City may be waived, as collectively determined by the Mayor, the City Manager and the City Attorney, to ensure that the City can continue providing day to day operations with as little disruption as possible. The procedures and formalities which may be waived are set forth in Florida Statutes, Section 252.38(3)(a)(5), and include but are not limited to:

- a. Performance of public work and taking whatever prudent action is necessary to ensure the health, safety and welfare of the public;
- b. entering into contracts;
- c. incurring obligations;
- d. employment of permanent and temporary workers;
- e. utilization of volunteer workers;
- f. rental of equipment;
- g. acquisition and distribution, with or without compensation, of supplies, materials and facilities;
- h. appropriation of expenditure of public funds;
- i. temporary modifications to working environment and procedures.

SECTION 3. Emergency Event Response Pay Not Applicable. For the duration of the state of emergency, as declared hereby, there shall not be a suspension of the day to day operations of the City; thus, emergency event response pay, as set forth in Section 6.12 B, of the City of Mount Dora Employment Policy, shall not be applicable unless otherwise deemed necessary by the City Council.

SECTION 4. Establishment and Enforcement of Curfew. The Mayor and City Manager are hereby authorized to establish and enforce a curfew within the incorporated areas of the City of Mount Dora, Florida, if deemed necessary and appropriate during the local state of emergency

declared by this Resolution and are further authorized to modify and terminate that curfew to the extent necessary under the circumstances and as the status of Hurricane Ian changes.

SECTION 5. Duration of Local State of Emergency. This declared state of local emergency shall remain in full force and effect from the date of adoption of this Resolution, and shall automatically expire seven (7) days after adoption but may be extended by a majority vote of the City Council, as necessary, in seven (7) day increments for a total duration of not more than forty-two (42) days.

SECTION 6. Implementation of Administrative Actions. The City Manager is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 7. Savings Clause. All prior actions of the City of Mount Dora pertaining to the state of local emergency related to Hurricane Ian, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 8. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 9. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 10. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 11. Effective Date. This Resolution shall become effective immediately upon adoption.

Signatures on Following Page

PASSED AND ADOPTED this 27th day of September, 2022.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jessica Burnham
City Clerk

For the use and reliance of City of
Mount Dora only. Approved as to form
and legal sufficiency

Sherry G. Sutphen
City Attorney



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: September 27, 2022

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Authorization to Approve Purchase of Electric Utility Bucket Truck
Approved in Fiscal Year 2022-2023 Budget in the amount of \$221,905.

Introduction:

This is a request to approve the purchase of a utility bucket truck which was approved in the 2022-2023 budget.

Discussion:

This request is for the issue of an emergency order for an Electric Utility Bucket Truck planned for replacement of an existing Bucket Truck in 2022-2023 budget. The existing bucket truck planned for replacement is currently out of service due to needed repairs. To prepare for the impending Hurricane Ian impact, this new unit, available for immediate local pick-up would greatly strengthen our power restoration resources.

Global Rental Company Incorporated is the rental arm for Altec Industries Inc. and sells brand new standard base model Altec trucks under the Sourcewell Government Agency Purchasing Cooperative Contracts Specifications and Pricing. Sourcewell insures pricing is fair and reasonable in a competitive market base. The truck identified as model AM55 is equipped with a 55' height aerial boom and a double bucket capable of holding two people. The build specification is in accordance with Altec's standard specification.

This emergency purchase will provide a bucket truck to the crew which is critical in restoring power after Hurricane Ian passes. This truck replaces an existing double bucket that is fourteen (14) years old. This vehicle's service reliability is being impacted by increased maintenance as it is at the end of its useful life. It continues to be out of service much of the time due to ongoing repairs. Once the new truck is delivered, 08-002 bucket truck will be removed from service and auctioned for the best possible price.

Budget Impact:

The price of the new AM55 truck is \$221,905 (add-ons will be added later). The budgeted amount was \$250,000. The budget adjustment will be made in the Final Budget Amendment for the Fiscal Year 2021-22.

Strategic Impact:

Infrastructure

Recommendation:

Council approve the purchase of an electric utility bucket truck.

Attachment(s):

Prepared by: Jeanann Hand, Deputy City Clerk

Reviewed by: Sharon Kraynik, Human Resources Director
Aneta Barton, Budget Director
Sherry Sutphen, City Attorney
Jeanann Hand, Deputy City Clerk
Patrick Comiskey, City Manager

Approved - 9/27/2022

Approved - 9/27/2022

Approved - 9/27/2022

Approved - 9/27/2022

Final Approval - 9/27/2022



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: September 27, 2022

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Request Approval for the Mayor to Sign a Letter to Lake County BCC for Directions Related to Mount Dora Groves Development; and Request Permission for City Staff to Represent the City in Upcoming Lake County Public Hearings Regarding This Matter

Introduction:

This is an opportunity for Council and staff to discuss the Mount Dora Groves development and the Lake County JPA agreement.

Discussion:

As directed by City Council at the September 20, 2022 meeting, attached is a revised letter staff believes captures the issues that are being recommended to be forwarded to Lake County BCC.

The Planning and Development Department is in receipt of comprehensive plan amendments and zoning applications affecting property within the Mount Dora Joint Planning Area (JPA). City staff has worked diligently to communicate project issues related to requested land use changes, proposed housing types, density, development design standards, and other aspects of a similar land use and proposed planned unit development zoning district (PUD). The staff has noted utility requirements and other aspects of the JPA.

Budget Impact:

No budget aspects or impacts related to this matter.

Strategic Impact:

GOAL 1: Economic Development

Recommendation:

Request for approval for Mayor to sign a letter to Lake County BCC for directions related to Mount Dora Groves development; and request permission for City staff to represent the City in upcoming Lake County public hearings regarding this matter.

Attachment(s):

1. Mount Dora Groves 20220921.final (004)

Prepared by: Vince Sandersfeld, Planning and Development Director

Reviewed by: Vince Sandersfeld, Planning and Development Director

Sherry Sutphen, City Attorney

Jeanann Hand, Deputy City Clerk

Jessica Burnham, City Clerk

Patrick Comiskey, City Manager

Approved - 9/23/2022

Approved - 9/23/2022

Approved - 9/23/2022

Approved - 9/23/2022

Final Approval - 9/23/2022



CITY OF
MOUNT
DORA

Someplace Special.

September 27, 2022

Lake County Board of County Commissioners
Attention Chairman Sean M. Parks
315 West Main Street
P.O. Box 7800
Tavares, Florida 32778

RE: FORMAL NOTICE OF OBJECTION TO DEVELOPMENT ORDERS

Mt Dora Groves South – US Highway 441
Comprehensive Plan Amendment (AR#4845)
Rezoning (AR#4844)
Site Plan for Infrastructure (AR#5033)

Mt Dora Groves North – US Highway 441
Comprehensive Plan Amendment (AR#4843)
Rezoning (AR#4842)
(collectively the “**Property**”)

Dear Honorable Chairman Parks:

Please accept this correspondence as the City of Mount Dora’s formal notice of objection to the above-referenced comprehensive plan amendments and zoning applications for the Property which is located wholly within the City of Mount Dora Joint Planning Area as defined by that Joint Planning Agreement between Lake County and the City of Mount Dora dated September 28, 2004 (the “**JPA**”). The City’s objections are based on the authority provided by the JPA, a legally binding Agreement to which the County is a party. Interestingly, the County, **as required by the JPA**, has at all times since receipt of the applications for development of the Property, provided copies of the submittal documents to the City and requested comments related to the same. However, despite the clear terms of the JPA, the County has consistently disregarded the truly material provisions of the JPA by ignoring the comments provided by City staff and failing to require the applicant to implement the comments throughout the entire application process.

It is important to note that the JPA specifically provides in Article III, Section 5, that if the City notifies the County as part of a Development Order application review process that annexation will be required because the City is providing utilities to the development and the property is located in the JPA, and contiguous to the boundary of the City, the County **SHALL NOT** approve a Development Order but **SHALL** require the applicant to annex and submit to the City’s development process unless the City refuses to provide utilities other provisions apply.



(352) 735-7100



www.CityofMountDora.com



510 N. Baker St. Mount
Dora, FL 32757



In this matter, the following FACTS exist:

1. The Property is located in the JPA;
2. The Property is contiguous to the boundary of the City;
3. The City has not refused to provide utilities to the Property; and
4. **Although the City believes it has sufficiently addressed the matter, as set forth hereinafter, if it was not clear before now, the City, by this correspondence, is officially placing the County on notice that annexation of the Property will be required.**

The position of the City with respect to the development of this Property has never been a secret. As you may know, the property owners initially started the development process for the Property in the City of Mount Dora and later withdrew the applications to secure approvals in the County. On February 24, 2022, during the pre-development stages of the County process, the City sent notice directly to the applicant reminding of the JPA and the City's expectations of annexation, utilities and development standards.

In addition, the following communications have been sent to the County at various stages in the development process and with each effort the City's communications and the requirements set forth therein were not acknowledged by the County¹:

Date	Communication
May 3, 2022	Notice to County of specific terms and conditions of the JPA related to Article III, Section 5 (line 4 page 11) for annexation and all development plan review to be processed by the City (not County) and further advising that the County IS NOT permitted to issue any development order for the Property, as defined by the JPA.
July 27, 2022	Notice to County responding to a re-submittal packet reiterating the May 3, 2022, letter and providing numerous City design standard requirements.**
August 18, 2022	Notice to County responding to a re-submittal packet reiterating the May 3, 2022, letter and providing numerous City design standard requirements.**

****Attached hereto as Exhibit "A" is a list of the City design standard requirements set forth in its multiple communications with the County.**

¹ On September 21, 2022, by email, the City Planning Department received a Major Site Plan from Lake County Office of Planning and Zoning requesting review of the "*North Grandview Street and Fiddler Drive*" roadways. Without the final PUD Master Plan for the Property approval these plan sets are premature. The design, location, configuration, and other matters have not been accepted. Requesting additional site plan reviews without the final zoning will create potential issues if changes are implemented, which is entirely a possibility. City Planning staff has "glanced" at these roadway plans; however, there are not drainage reports, there is not a round-a-bout and both Limit Avenue and Grandview/Fiddler are missing. The frontage road to Bristol Lakes Road is also missing. These submittals are clearly premature and will not be reviewed until the matters expressed in this letter have been addressed by the County.

As you can see, City staff has worked diligently to communicate project issues related to the proposed uses, housing types, densities, development design standards, and other development aspects of the applications and also to reiterate that failure to adhere to the City's Comprehensive Plan and Land Development Code regulations violates the spirit of the JPA which was established with the intent of ensuring that lands developed within the JPA are developed consistent with other development in the City of Mount Dora (See JPA, Article III, Section 3).

In an attempt to maintain its intergovernmental relationship with the County, all such communications from the City have been in the spirit of cooperation and in an official, professional, and non-threatening manner. Unfortunately, we have now reached the point that if the City's position is ignored by the Board of County Commissioners, during this final stage of the development approval process, the County will be in breach of the JPA and the City will be forced to evaluate its available legal options and remedies, and thereafter conduct itself accordingly.

In closing, on behalf of the City Council of the City of Mount Dora, we are requesting that you honor the JPA and table approval of the Development Orders for the Property until such time as the City design standards are recognized on the submittals. City staff would be happy to meet with the applicant again to ensure compliance. Finally, I would ask that pursuant to the Lake County Land Development Regulations, Chapter XIV, Section 14.00.06 (D), you ensure that this communication is accepted into evidence at the upcoming public hearings on these matters set for October 4, 2022.

Sincerely,

Crissy Stile,
MAYOR City of Mount Dora

Cc: Vice-Chair Mr. Kirby Smith
Commissioner Douglas B. Shields
Commissioner Leslie Shamrock Campione
Commissioner Josh Blake
Vice-Mayor Marc Crail
Councilmember Cal Rolfson
Councilmember Nate Walker
Councilmember Austin Guenther
Councilmember John Cataldo
Councilmember Doug Bryant

EXHIBIT "A"
Design Standards

This project is located within the enclave of our jurisdiction and all entitlements should be obtained through the City to ensure our standards are reflected within all development orders. The following are comments explaining how the development is lacking consistency with the City's design and performance standards:

1. The Land Development Code (see Subsection 3.3.4.1) specifies that the City consider the need and justification for a rezoning change. The PUD zoning district provides the flexibility needed to promote innovative and creative land use planning and development (see Subsections 3.4.5.1 and 3.4.5.4) that helps achieve the community vision as outlined in the Mount Dora Comprehensive Plan. Within the framework of a PUD, normal zoning standards may be modified. This resulting flexibility is intended to result in a better overall project than would be permitted under conventional zoning and encourages design that is more context driven, environmentally sensitive, economically viable and aesthetically pleasing than might otherwise be possible if the standards of the underlying zoning district were enforced.
2. PUD is not a traditional zoning district. To validate changing the zoning, superior design must be demonstrated. This needs to be balanced with amenities not typically achieved with conventional zoning, such as useable open space, preservation of natural resources, more extensive landscaping, pedestrian pathways, coordinated streetscape and site design details and high quality architectural design and materials.
3. Pre-cast wall systems are not a design standard in keeping with the high quality developments within Mount Dora. Proposed walls must be constructed of masonry with either stone or brick finish on both sides. Columns are required with sufficient intervals, defined as a minimum of twenty-five (25) foot spacing, with decorative type stone caps. Pre-fabricated type construction wall systems are unacceptable.
4. The parking requirements are not consistent with our code requirements (e.g., guest parking spaces are not included).
5. The proposed residential standards are not consistent with the City's standards for multiple-family uses, garage requirements, and landscape buffering.
6. The City has a building height limitation of thirty-five (35) feet, which is inconsistent with the County's maximum building height.
7. The City has a Residential design standards overlay district established in Land Development Code Section 6.14, which neither of these projects reference in their draft ordinances.
8. The applicant included a supplemental document with the August 5, 2022 resubmittal packet listed as "*Commercial Design Guidelines Mount Dora Groves South_08.05.22*"; however, this document is only a portion of commercial design and site requirements. The commercial portion of the development should meet all standards established within LDC Section 6.13.
9. Our LDC requires all single-family and duplex dwelling units to provide garage designed to accommodate a minimum of one vehicle.
10. It has been requested for Mount Dora Groves North to provide a public, multi-use trail between Loch Leven Landing (Publix) shopping center and the Country Club of Mount Dora Development.

- The multi-use trail should be wide enough to accommodate golf carts and the surface material should be either asphalt or concrete; gravel is an unacceptable material.
11. In lieu of the trail, City staff requests a frontage roadway connecting the Country Club of Mount Dora to the Publix Shopping Center.
 12. The configuration of the intersection improvements necessary for the Limit Avenue and Grandview Street intersection are lacking from the plans. Any proposed improvements require City review and input to assess any potential impacts to the City's planned facilities located on Limit Avenue (Alt Key No. 3916155).
 13. The Grandview Street extension is missing a significant promenade-type feature to continue the landscaping and hardscape theme of the Grandview Street promenade at Dora Landings. This landscape area should be designed as a liner park with sufficient open space and width to accommodate pedestrian use (canopy tree row, benches, hardscape, artwork, etc.).
 14. Decorative street light poles and fixtures shall be provided within the right-of-way of the Grandview Street and Fiddler Drive extensions. Please note, Fiddler is listed as a "Drive" and not a "Lane" on the development plans. The light poles and fixtures should match those fixtures located within the Dora Landings subdivision. All lighting (street and private areas) must meet dark sky principles and requirements.
 15. Development plans any plats must correctly spell "Fiddler Drive." There have been numerous documents with the incorrect roadway name suffixes. This may appear minor, but is important for consistency upfront.
 16. Public roadway connection from existing Bristol Lakes Road to planning Fiddler Drive extension required (Section 6.3 City LDC).
 17. Round-a-bout features required at new Fiddler Drive and Grandview Street intersection. Round-a-bout to be of significant size to present a gateway, traffic calming feature, and accommodate fire emergency vehicles.
 18. All utilities, roadways, storm water, parking, and site improvements shall be design pursuant to City Land development Code specifications and requirements.
 19. All new developments with 20 lots or more are required to provide a recreational tract for use of a park or other recreational feature.
 20. Photometric and illumination standards shall following City's LDC specifications.
 21. All development, site plan, plan, construction plans, site development permits, development agreements, or similar plans requiring staff reviews shall be required to provide standard application fee pursuant to the city adopted master fee schedule prior to any reviews.
 22. Costs incurred by the City's outside engineering consultants and/or City Attorney will be billed directly to the applicant.