



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
October 18, 2022, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

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2. Florida City Government Week Essay Contest Winners 7
3. City of Mount Dora Fun Fact

PUBLIC COMMENTS

- This is the time for the public to come forward with any comments on any subject related to City business that is not listed on the Agenda.
- Please complete a speaker card and provide it to the City Clerk prior to the meeting.
- Please clearly state your name and address for the record. If you are part of a group, try to designate a speaker.
- Please address all comments to the Mayor.
- We will try to answer your questions at the time asked; however, there may be times we will need to conduct research prior to providing an answer.

APPROVAL OF AGENDA

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- Council Member Nate Walker
- Council Member Doug Bryant
- Vice-Mayor Marc Crail
- Mayor Crissy Stile

FUTURE MEETING DATES

- November 1, 2022, 6:00 PM, Regular Session
- November 15, 2022, 6:00 PM, Regular Session
- December 6, 2022, 6:00 PM, Regular Session
- December 20, 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: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: National Animation Day Proclamation Presented to Steamroller Animation

Introduction:

This is an opportunity for the reading of a Proclamation recognizing Steamroller Animation in celebration of International Animation Day.

Discussion:

The International Animated Film Association created "International Animation Day" to commemorate the day animation made its first performance of projected moving images at the renowned Emile Reynaud's Theatre Optique in the city of Paris on October 28, 1892.

Since Reynaud's work debuted, the world has witnessed the importance and beauty of animation every day in a variety of mediums: in theatres and on television featuring 3D animation and special effects, in the music industry, in video games, on the internet, and most especially, as it develops and grows as an art form through shorts and feature films created by independent artists.

With Mount Dora's long-standing commitment to the arts, it is truly an honor to have an animation studio as part of our business community. As such, the City wishes to recognize Steamroller Animation in celebration of International Animation Day and commend them on their renowned success in the film and gaming industries.

Budget Impact:

N/A

Strategic Impact:

GOAL 1: Economic Development

Recommendation:

Reading of the proclamation into the record and encouraging our citizens to join in the celebration International Animation Day.

Attachment(s):

1. Attachment #1 - International Animation Day Proclamation (ADA)

Prepared by: Jeanann Hand, Interim City Clerk

Reviewed by: Misty Sommer, Economic Development Manager
Jeanann Hand, Interim City Clerk
Patrick Comiskey, City Manager

Approved - 10/6/2022

Approved - 10/6/2022

Final Approval - 10/13/2022



PROCLAMATION

WHEREAS, the International Animated Film Association created "International Animation Day" to commemorate the day animation made its first performance of projected moving images at the renowned Emile Reynaud's Theatre Optique in the city of Paris on October 28th, 1892; and

WHEREAS, International Animation Day is celebrated in more than 50 countries around the world; and

WHEREAS, animation is the art of creating the illusion of movement through a series of images; and

WHEREAS, animation would not be what it is today without the breakthrough works of Walt Disney's Mickey Mouse, Warner Brother's Looney Tunes, Hanna-Barbera's Flintstones, Matt Groening's Simpsons, and Pixar Animation Studios' Toy Story; and

WHEREAS, every day we witness the importance and beauty of animation in a variety of mediums: in theatres and on television featuring 3D animation and special effects, in the music industry, in video games, and on the internet; and

WHEREAS, most specially, the creativity of animation develops and grows as an art form through shorts and feature films created by independent artists; and

WHEREAS, with Mount Dora's long-standing commitment to the arts, it is truly an honor to have an animation studio as part of our business community. As such, the City wishes to recognize Steamroller Animation in celebration of International Animation Day and commend them on their renowned success in the film and gaming industries.

NOW, THEREFORE, I, Crissy Stile, Mayor of Mount Dora Florida, do hereby recognize October 28, 2022 as International Animation Day in Mount Dora and encourage all citizens to get in touch with their inner child and remember when they thought the best thing they could do in life was watch cartoons.

IN WITNESS WHEREOF, I hereunto set my hand and cause the Seal of the City of Mount Dora to be affixed this 18th day of October, 2022.

Crissy Stile, Mayor

ATTEST:

Jeanann Hand, Interim City Clerk



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Florida City Government Week Essay Contest Winners

Introduction:

This is an opportunity to present the winners of the Essay Contest for Florida City Government Week.

Discussion:

Seventh graders at Mount Dora Christian Academy and Mount Dora Middle School submitted essays after a visit to their schools by Mayor Crissy Stile, Public Information Officer Vershurn Ford, and former City Clerk Jessica Burnham. Teachers then sent their highest scoring essays to the City to be recommended as winners for this contest. The final winners will be presented at this meeting

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

N/A

Attachment(s):

Prepared by: Jeanann Hand, Interim City Clerk
Reviewed by:



510 N. Baker St.
Mount Dora, FL 32757
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DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Historic Preservation Board, District 5

Introduction:

This is an opportunity for Council to appoint a new member to the Historic Preservation Board.

Discussion:

Pursuant to the City's Code of Ordinances, Advisory Board and Commission members serve two-year terms and may be reappointed for additional terms.

The Historic Preservation Board has 1 (one) vacant seat which will expire December 31, 2023.

Vacant: District 5 - Councilmember Walker

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

Council appoint Mr. Gordon to the Historic Preservation Board.

Attachment(s):

1. Attachment #1 Gordon.Bob.HPB.10.05.2022

Prepared by: Jeanann Hand, Interim City Clerk

ATTACHMENT #1

From: noreply@civicplus.com
To: [Hand, Jeanann; Clerk](#)
Subject: Online Form Submittal: Board Application
Date: Wednesday, October 5, 2022 9:32:07 AM

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Board Application

City Clerk
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7142 Office

Application to Serve as a Board or Committee Member for the City of Mount Dora
Please complete all of the date fields listed below.

First Name	Robert (Bob)
Last Name	Gordon
Address1	601 E 1ST AVE
Address2	<i>Field not completed.</i>
City	MOUNT DORA
State	FL
Zip	32757
Phone Number	(352) 630-7712
Email Address	rgordon233@gmail.com

Provide a brief statement relating to your education, experience and reason for wishing to serve

Education - Graduate of the University of New Hampshire, Business Administration

Work - Retired after 8 years in the Air Force and 32 years with Lockheed Martin Missiles & Fire Control. My job title was International Subcontract Program Manager.

I am an antique collector, dealer and live in one of Mount Dora's Historic Homes. My wife and I have restored 3 other historic homes, and we have done all of the renovations ourselves. We continue to perform most all of the maintenance of our historic home, which is a labor of love and ensuring historic preservation.

I am willing to serve because of my concern for preservation of

our Historic Town. I believe my experience, knowledge of antique preservation and building requirements can be of value to the Historic Preservation Board.

Resume or additional attachments (not required)

Field not completed.

Boards on which you wish to serve

Historic Preservation Board.

Upon Completion

This form will be submitted to the City Clerk's Office.

Email not displaying correctly? [View it in your browser.](#)



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Agreement between the State of Florida and the City of Mount Dora for the Simpson Farmhouse Project

Introduction:

The Florida Department of State has awarded the City of Mount Dora a 100% matching grant in the amount of \$50,000 for restoration of the Simpson Farmhouse.

Discussion:

On June 1, 2021, staff submitted a grant for restoration of the Simpson Farmhouse on the library's campus (ATTACHMENT #1) to the Florida Department of State (DOS), Division of Historical Resources in the Historic Preservation Grants Program. A \$50,000 request was made to restore the 1905 farmhouse's windows, doors, kitchen, bathroom, walls and floors, with 100% matching required.

For background, the Simpson Farmhouse was moved from downtown to its current location one block north of the Library in 1993 by the Mount Dora Historical Society and the Mount Dora Library Association. The Society transferred ownership of the building and its contents to the City in 2008, with the understanding that library staff would manage the building and it would be used for nonprofit purposes at no cost. Also, the Society's collection of historical photographs was moved to the library at that time. The Library Association agreed to remedy many structural and cosmetic deficits, which it did immediately after the transfer, spending nearly \$70,000. Over the years, the City has made several significant upgrades, including new air conditioning, repainting, termite tenting and building an ADA-compliant ramp.

The Simpson Farmhouse is home to nearly 30 Mount Dora-based groups, clubs and workshops that meet there on a monthly basis. In addition, three City employees maintain offices upstairs in the non-public areas. The Simpson Farmhouse has serious deficits in the condition of the windows (which are original), exterior weather-exposed wood siding, kitchen and bathroom. The following renovations are included in the grant:

- Replacement of 16 windows, 6 fixed door panels and one pair of double doors. This is the most critical restoration item.
- Restroom renovation - removal and replacement of all fixtures and flooring.
- Kitchen restoration - removal and replacement of all fixtures and flooring.
- Interior walls and flooring - if budget allows.

Faden Builders has submitted a proposal for a guaranteed maximum price of \$94,197.79 for the windows, doors and restroom portion of this project, which includes a \$8,563.44 contingency allotment. This proposal does not include any lead or asbestos abatement and assumes that all existing window and door stud framing is in good condition. The DOS allows for amendments to the estimated project budget, in case additional deficits are uncovered during construction. Staff will present a separate item for approval of the construction proposal.

The Library Advisory Board unanimously approved the grant application on June 14, 2021 (prior to adoption of the City's new Grant policy).

Budget Impact:

The \$50,000 matching amount is a carryover from the 2021-22 budget, in which this was an approved capital improvement project. The 2022-23 budget for the Simpson Farmhouse includes an additional \$30,000 for repair and maintenance (GL #001-1330-571.46-11), in case repairs exceed the grant allotment.

Strategic Impact:

As Mount Dora continues to experience strong growth, the City's infrastructure must be maintained in order to keep pace with that growth.

Recommendation:

City Council to approve the Agreement with the Florida Department of State, Division of Historical Resources for the restoration of the Simpson Farmhouse.

Attachment(s):

1. ATTACHMENT #1 - Grant Application
2. ATTACHMENT #2 - Faden Builders Proposal
3. FL DOS Grant Award Agreement.SGS

Prepared by: Jeanann Hand, Interim City Clerk
Reviewed by: Cathy Lunday, Library Director
Aneta Barton, Budget Director
Sherry Sutphen, City Attorney
Jeanann Hand, Interim City Clerk
Patrick Comiskey, City Manager

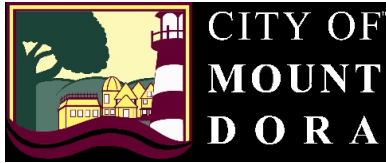
Approved - 9/27/2022
Approved - 9/28/2022
Approved - 10/13/2022
Approved - 10/13/2022
Final Approval - 10/13/2022



SIMPSON FARMHOUSE



2022 SPECIAL CATEGORY GRANT
DEPARTMENT OF STATE
DIVISION OF HISTORICAL RESOURCES



APPLICATION & ATTACHMENTS

Historical Resources Special Category Application

Substitute W-9 Form

Documentation of Confirmed Match

Letters of Support

Photographs

Representative Image

Proposed Project Team Supporting Documentation

Documentation of Demonstrated Need

Local Protection (*not included in this package*)

Community Use

Florida Master Site File

History of Simpson House

City of Mount Dora

Project Title: Simpson Farmhouse

Grant Number: 23.h.sc.100.090

Date Submitted: Tuesday, June 1, 2021

A. Organization Information Page 1 of 9

Applicant Information

- a. **Organization Name:** City of Mount Dora 
- b. **DBA:**
- c. **FEID:** 59-6000380
- d. **Phone number (with extension if applicable):** 352.735.7112
- e. **Principal Address:** 510 N Baker Street Mount Dora, 32757
- f. **Mailing Address:** 510 N Baker Street Mount Dora, 32757
- g. **Website:** <https://ci.mount-dora.fl.us/>
- h. **Organization Type:** Municipal Government
- i. **Organization Category:** Government: Other
- j. **County:** Lake
- k. **DUNS number:** 07-918-7795
- l. **Fiscal Year End Date:** 09/30

1. Designated Project Contact *

First Name

Jennifer

Last Name

Schwarz

Phone

Email

schwarzj@ci.mount-dora.fl.us

2. Authorized Official *

First Name

Catherine

Last Name

Hoechst

Phone

352.516.7749

Email

HoechstC@ci.mount-dora.fl.us

3. Applicant Grant Experience and History

3.1. Has the applicant received previous grant assistance within the past five years from any source? *

☒ Yes

☐ No

3.2. If yes, for each grant specify the year of the grant award, grant number, grant project name, the granting entity, the grant award amount, and its current status. Make sure to include any grants awarded by the Division or other State grants.

#	Grant Project Name	Granting Entity	Grant Program	Grant Request Amount	Date of Application	Current Status
1	Cauley Lott	FDEP	LW707	\$200,000	2019	Open
2	Pickleball Complex	FDEP	LW718	\$400,000	2020	Open
3	Kayak/Canoe Launch	FDEP	T19032	\$300,000	2021	Open
4	Lincoln Pool	FDEP	A21017	\$200,000	2020	Open

3.3. Has the applicant applied for additional grant assistance from other State or Federal funding sources, including from other divisions of the Department of State, for the same Scope of Work activities within the same fiscal year?

☒ Yes

☐ No

3.4. If yes, for each application specify the grant project name, the granting entity, the grant program, the grant request amount, date of application, and its current status.

#	Previous Grant Year	Previous Grant Number.	Previous Grant Project Name	Previous Granting Entity	Previous Grant Amount	Open/Closed
1	2019	Small Matching	Mount Dora Historic Site Survey	DOS	\$50,000	Closed

4. Proposed Project Team *

#	Name	Project Role Title	Email	Phone/Ext.
1	Cathy Lunday, MLIS	Project Manager, Library Manager	LundayC@ci.mount-dora.fl.us	352.735.7180.____
2	Amy Jewell	Community Services Director	JewellA@ci.mount-dora.fl.us	352.735.7183.____

5. Applicant staffing and hours *

Select the option that best describes your organization.

☒ Organization is open at least 40 hours per week and has at least one paid staff member in a management position

☐ Organization has some paid staff but they are not full-time

☐ Organization is open part-time and has volunteer staff

B. Project Information Page 2 of 9

1. Project Type *

Select the project type for which grant funds are requested. If you are unsure of which type to select, please refer to the definition beneath each project type. If the incorrect project type is selected for the proposed scope of work, the application will be declared ineligible.

☒ Development Projects

Development activities with the mission of Preservation, Restoration, Rehabilitation or Reconstruction of historic properties regularly open to the public, and site-specific planning required for these activities such as structural or condition assessment reports. Activities for historic cemeteries shall be limited to work on stabilizing, cleaning and repairing historic gravemarkers and other funerary items, repairing historic fences or structures within the cemetery, and installing minimal security lighting. Activities on religious properties are limited to building exterior envelope and structural elements of the building, excluding accessibility upgrades.

☐ Archaeological Research Projects

Archaeological research projects including: research and field investigations tied to large area surveys or excavation, analysis and publication of findings.

☐ Museum Exhibit Projects

Museum exhibit projects for Florida history museums, including: research of exhibit content, exhibit design, fabrication, and installation. Exhibits must be permanently affixed to the building. Organizations must be a governmental or non-profit Florida history museum established permanently in Florida, promoting and encouraging knowledge and appreciation of Florida history through the collection, presentation, exhibition, and interpretation of artifacts and other historical items related to Florida. The mission of the museum must relate directly to the history of Florida.

☐ Acquisition Projects

Acquisition of a single historic property or archaeological site, or group of such, in which all the resources have the same owner. For archaeological sites, an exception to the single owner provision may be made if the archaeological site extends on land that is contiguous, but owned by different property owners.

2. Project Title and Location Information

The title should reflect the name of the property, site, area, museum, or exhibit, and the goals of the proposed project. The title should be consistent with previous applications/awards. (For example, Smith House Rehabilitation, South Mill Archaeological Excavation, etc.)

2.1. Project Title - 250 characters maximum *

Simpson Farmhouse

2.2. Name of Property (if applicable)

Simpson Farmhouse

2.3. Street Address (primary location where the proposed project will be carried out) - 250 characters maximum

2015 North Donnelly Street

2.4. City (location of the proposed project) - 250 characters maximum *

Mount Dora

2.5. Primary County (location of the proposed project)

Lake

C. Historical Significance Page 3 of 9

1. Historical Designation

Indicate the type of historical designation currently held by the historic resource(s) that are the subject of the project, if any. For properties or sites that have been listed in the National Register or are contributing properties or sites within a National Register District, provide the date that the property, site or district was listed. Should you have questions regarding the National Register status of a property or site, contact the Division's National Register Staff at 1.800.847.7278 or 850.245.6300.

1.1. Type of Historical Designation *

☒ Individual Local Designation

1.2. Historical Designation details

#	Property Name	Date Designated
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2. Historical Significance

2.1. Explain the historic significance of the property, site, or resource(s) that is the subject of the proposed project - (Maximum characters 1500.)

The Simpson Farmhouse is one of the last original farmhouses left standing in Lake County, Florida. The farmhouse was built around 1905. The builder, David Carpenter, had come to Mount Dora along with his wife, Hepzibah, from Michigan in the early 1880s. He had constructed many homes in the community. Originally located about one mile south of the Library, the house was close to downtown on a large lot at 4th Avenue and Tremain Street.

The farmhouse was constructed almost entirely of heart pine, a dense wood readily available in this area in those days and almost impervious to termites. The roof, originally cypress shakes, was later covered by tin. The house comprised a living room, dining room, kitchen, and three large upstairs bedrooms. A covered porch extended around three sides of the house. Later, a sunroom was added on one side of the porch. With two chimneys and a steep roof, the style of the house is typical of the northern United States and underscores the fact that a large majority of the early residents of Mount Dora came from the north.

The first owners were from New England: Charles Simpson from Massachusetts and his wife Alfida from New Hampshire. Charles had worked as a machinist in one or more cotton mills. The couple had no children. Charles was about 63 years of age when the couple moved in. The Charles Simpsons were not related to the Simpson family that pioneered Mount Dora in the 1870s.

Charles Simpson died a few years after coming to Mount Dora and his widow Alfida lived in the house until her death in the late 1920s or 1930s. Her niece Mildred Lott, wife of Chalmers Lott, inherited the home and continued living there after her husband's death. She died at an advanced age in 1987.

2.2. For Historic Structures and Archaeological Sites, enter the Florida Master Site File (FMSF) Number (ex. 8ES1234). For Multiple site forms, just separate with a semicolon (;). If no FMSF form exists, applicants may be required to complete one as part of the requirements in a grant award agreement.

LA03980

2.3. For Historic Property, Indicate Year of the Original Construction (enter Year only)

1900

2.4. For Historic Property, Date(s) and Description of Major Alterations - (Maximum characters 300.)

The structure was moved in to it's current location in 1993. The Simpson Farmhouse received extensive renovations exceeding \$80,000, including a reading garden and new roof in 2007

2.5. Indicate Current Use of Historic Property and Proposed Use - (Maximum characters 300)

The structure is used as additional programming space for the W.T. Bland Public Library, which is operated by the City of Mount Dora.

D. Project Specifics

Page 4 of 9

1. Scope of Work - (Maximum characters 5000) *

In the space provided below, briefly describe the scope of work for the project for which funding is requested. List the work items that will be completed during the grant period using the funds requested and the required match.

The proposed project will further the City's decades-old efforts at preserving the Farmhouse. Once the home was sold and no longer served as a private residence the building's future was at best uncertain. A physicians group acquired the property and several adjoining lots, aiming to demolish the houses and build a large medical clinic specializing in heart disease.

Concerned citizens began a campaign to save the Simpson Farmhouse. This involved raising funds to move the home to save it from the wrecker's ball. Eventually, the local weekly newspaper, the Topic, and the Mount Dora Historical Society joined this campaign. The City of Mount Dora contributed \$10,000 to the cause. The physicians group agreed and donated the house to the Mount Dora Historical Society in 1991.

Fundraising continued and enough money was raised after several months to move what was now called the Unity House two blocks southward to a temporary location, an empty lot on Tremain Street next to the railroad tracks.

For a permanent location, the city gave the Mount Dora Historical Society a 51-year lease on land it owned on North Donnelly Street in front of the Goat Pond, a large water retention pond whose banks served as a pasture for a flock of goats. This spot was adjacent to the planned site for a new Library, which would be built in 1994-1995.

Meanwhile, the Mount Dora Historical Society continued to raise funds for the final move. Success came in April 1993 when the State of Florida granted almost \$20,000 for this action. The Mount Dora Community Trust chipped in an additional \$5,000.

The Youngblood Company moved the house in five hours on a quiet Sunday in September of 1993. The total cost of the two moves was \$63,000. The largest expense was \$25,300 to the moving company, followed by \$8,000 charged by the city's electrical department for service on electric lines.

Three and a half years later in February 1997, the Mount Dora Historical Society celebrated the formal dedication of the Unity House, after exterior painting, building a new deck on the rear, installing period furnishings, and other renovations. The Society used the Unity House as its headquarters thereafter. It stored artifacts and its historical archives on the second floor.

Upkeep proved to be a significant financial challenge, and in 2006, the Mount Dora Library Association agreed to assume responsibility for the farmhouse. The Mount Dora Library Association, a nonprofit fundraising organization formed to support the new Library's construction in 1993. The Simpson Farmhouse received extensive renovations exceeding \$80,000, including a reading garden and a new roof. Once completed, the building was deemed safe enough for an ownership transfer to the City of Mount Dora. The 2008 transfer included the caveat that the farmhouse would be available for meetings for the city's various nonprofit organizations.

The Mount Dora Historical Society's valuable archives moved to the Library at this time too, and the building's name reverted back to the Simpson Farmhouse. Management of the Simpson Farmhouse would now fall to the City and the W.T. Bland Public Library.

The proposed restoration project will consist of several components, 85% of the cost going to structural and electrical reconstruction. This will guarantee the longevity of the farmhouse as well as its suitability to continue hosting and increasing the 30 or so groups and clubs who meet there monthly. In addition, once the lighting is improved and the front porch rebuilt, the space will be offered to local artists' collections for weekend art shows and pop-up exhibits.

Of the grant's proceeds, 15% will be used to restore the first-floor interiors to 1905 farmhouse standards, including smooth plaster walls, period light fixtures, and refinished wood floors and doors. Once these historical elements are installed, living history programs will be scheduled, such as monthly lemonade lectures on how to make ice cream, heirloom gardening, and Florida storytelling traditions. These activities will ensure that the structure remains a viable historical resource that reflects the period.

The City will complete the final design of the project using an experienced design/engineering firm. The specifications will be used for permitting and bidding. Through a competitive and public solicitation process, a contractor with proven experience working with historic properties will be engaged. The total estimated cost of the project is \$100,000.

2. Tentative Project Timeline (remember this is a 24 month grant period) *

Please specify the start and end month and year below; indicate all major elements of the project for which funding assistance is requested, the anticipated time required to complete each element, and the planned sequence of these activities. Grants, if awarded, will begin July 1 of the year funds are appropriated. **Projects should be completed within 24 months.**

#	Work Item	Starting Date	Ending Date
---	-----------	---------------	-------------

1	Permitting	8/1/2022	10/31/2022
2	Restoration Work	12/1/2022	7/30/2023
3	Final Specifications	7/1/2022	8/31/2022

3. Development Projects

3.1. Provide the estimated total square footage of the structure (the house or building, for example):

1,524

3.2. Provide measurable quantities for each work item listed in the Scope of Work (square footage, linear footage, unit counts, etc.): - (Maximum characters 3500)

For example: square footage of floors to be refinished or walls to be repainted, linear footage of trim to be replaced, etc. If an element is not measurable in square feet, provide quantities (example: replace 15 door knobs):

The project will be broken down into six major elements. Each element will include several restoration actions. The measurable quantities of the project consist of:

Interior Walls and Flooring

- Refinish plaster, patch/repair holes & cracks
- Sand and refinish the original heart pine flooring throughout first floor
- Remove laminate flooring in sunroom and replace with hardwood to match
- Refinish floor molding

Kitchen

- Remove and replace cabinets and countertops with 1905 era farmhouse style
- Remove and replace sink and faucet with new farmhouse style
- Remove damaged VCT floor and install new porcelain tile
- Misc. repairs associated with kitchen & plumbing

Bathroom

- Remove damaged VCT floor and install new porcelain tile
- Install new vanity, sink, faucet, and toilet
- Install new beadboard wainscot
- Misc. repairs associated with bathroom & plumbing

Historic Furnishings

- Farmhouse oak table and chairs, folding oak tables,
- 1905-era non-working stove, miscellaneous furnishings,
- dishware, costumes, accessories, performance props

Interior & Exterior Lighting

- Exchange existing fixtures for period-specific fixtures
- Misc. repairs of interior & exterior lighting and wiring

3.3. Will you be hiring or contracting with professional architectural or engineering services to assist with the restoration work?

☒ Yes

☐ No

3.4. If no professionals are projected to be hired, explain why. (Maximum characters 500)

4. Does the proposed project entail a partnership with any other local entity?

☐ Yes

October 18, 2022 Regular Session Agenda

Page 20 of 267

4.1. If yes, describe their participation to date and anticipated further participation in this project.

5. Demonstrated Need - (Maximum characters 1500.)

Discuss the demonstrated need for the proposed project or activity, as it relates to the preservation of the history of Florida and/or its historical and archaeological resources, including any immediate threats to the historical property/ies, historic resources or materials, archaeological sites or historical information that is the subject of the proposed project. This may also refer to the need to update the out-dated information and/or design of a museum exhibit. Documentation material, such as newspaper articles, are to be uploaded in the Support Materials section of this application.

Although the City has provided basic maintenance of the farmhouse for 20 years, its current condition has a number of deficits. The plaster walls need refinishing, as do the hardwood floors, doors, and wrap-around porch. The windows have significant water intrusion issues and need to be replaced. The floor of the wrap-around porch was recently replaced, but this work revealed significant wood rot in the porch ceiling, which also needs to be repaired. The overhead lighting is subpar and does not emit sufficient lumens for the close work required of the growing number of clubs that schedule time in this space. Many of these deficiencies will only worsen with time and could threaten the structure if not addressed.

The overall appearance, look and feel of the farmhouse is one of disrepair and darkness, which is not conducive to attracting the growing number of groups requesting library meeting rooms.

E. Budget and Match Page 5 of 9

1. Rural Economic Development Initiative (REDI) Reduction of Match Requirements

Applicants with projects located in counties or communities that have been designated as a rural community in accordance with Section 267.0617, Florida Statutes, may request a may request a reduction of match to 25% of the requested amount. (State agencies, state colleges, and state universities are not eligible for a REDI match reduction, regardless of project location.)

Are you requesting a reduction?

1.1. Are you requesting a reduction?

Is my project in a REDI Community?

☐ Yes

☒ No

1.2. Are you a state agency, state college, or state university?

☐ Yes

☒ No

2. Project Budget and Match

2.1. Grant Funds and Match *

List your work items and associated estimated expenses and how they will be paid (from match, the grant, or both). Only include expenses that are specifically related to the project. Refer to the program Guidelines for examples of non-allowable expenses (available at Flheritage.com/grants). Expenses may include an actual amount to be paid or the value of an in-kind contribution.

Special Category grants require a 100% (i.e., 1:1) match unless exempted as per the program Guidelines. Organizations applying for projects located within REDI Communities are eligible for the match reduction (to 25% of the grant amount request); exception: applicants that are agencies of state, state colleges and state universities are not eligible for the REDI match reduction.

Round amounts to the nearest dollar. Rows must have a value in Grant Funds, Cash Match or In-Kind Match. If all three columns are 0 or blank, the row will not be saved.

The amount of grant funds requested in this application will be the total in the "Grant Funds" column. The total amount of the "Cash Match" column must equal or exceed 25% of the total combined match (cash and in-kind).

#	Work Item	Grant Funds	Cash Match	In-Kind Match	Total
1	Design/Engineering/Permitting	\$0	\$0	\$0	\$0
2	Interior Walls and Flooring	\$12,500	\$12,500	\$0	\$25,000
3	Bathroom Restoration	\$7,500	\$7,500	\$0	\$15,000
4	Doors and Windows	\$7,500	\$7,500	\$0	\$15,000
5	Historic Furnishings	\$7,500	\$7,500	\$0	\$15,000
6	Interior and Exterior Lighting	\$2,500	\$2,500	\$0	\$5,000
7	Kitchen Restoration	\$12,500	\$12,500	\$0	\$25,000
Totals:		\$50,000	\$50,000	\$0	\$100,000

Grant Funds Requested

\$50,000

Total Match Amount**\$50,000****Total Project Budget****\$100,000****2.2. Additional Budget Information/Clarification - (Maximum characters 2500.)**

Use this space to provide additional detail or information about the proposal budget as needed. For example, where the relationship between items in the budget and the objectives of the proposed project may not be obvious, provide clarification regarding the necessity for or contribution of those work items to the successful completion of the project.

3. Completed Project Activities.

#	Activity Description	Date Completed	Cost Value
---	----------------------	----------------	------------

4. Operating Forecast - (Maximum characters 500.)

Describe source(s) of funding for necessary maintenance, program support, and/or additional expenses warranted to sustain the proposed project after the grant period.

The City of Mount Dora appropriates funding each year for the operation and maintenance of the structure through the Department of Leisure Services. The building had a total of \$32,000 in operational and \$4,235 in maintenance expenses in 2020-2021. Once the project is complete, the annual appropriation will continue as the City is committed to preserving the building and maintaining the improved state for years to come. It is expected that the maintenance costs will significantly decrease while the operational cost will remain in the \$4,000-5,000 range each year.

F. Property Information Page 6 of 9

1. Property Ownership.

Enter name of the Property Owner and choose the appropriate owner type. If applicant is not the owner of the property, the applicant must secure Property Owner concurrence. The applicant shall provide a letter from the Property Owner that documents that the applicant has the permission of the Property Owner of record to conduct the proposed project on the owner's property and that the Property Owner is in concurrence with this application for grant funding. This letter shall be uploaded in the Support Materials section of this application. If the property for which grant funding is requested is leased by the Applicant Organization, the lease agreement must be dated, signed and submitted at the time of the application submission, with the required Owner Concurrence Letter attachment to the application.

1.1. Does your organization own the property?

☒ Yes

☐ No

1.2. Property Owner

City of Mount Dora

1.3. Type of Ownership

☐ Non-Profit Organization

☐ Private Individual or For-Profit Entity

Note: Properties owned by private individuals or for-profit entities are not eligible for grant funding with the exception of Acquisition projects and site-specific Archaeological Research projects being undertaken by an eligible applicant organization. For Acquisition projects in which the current owner is a private individual or a for-profit entity, the owner must provide a signed commitment to donate or sell the property to the applicant. Donation or sale must occur during the grant period.

☒ Governmental Agency

G. Protection and Impact Page 7 of 9

1. Local Protection

Indicate the level(s) of local protection currently afforded the project historic property or site and upload a copy of the local protection documents in the Support Materials section of this application.

1.1. Local Protection Level(s). *

☒ Local Ordinance Design Review

2. Annual Visitation

2.1. What is the estimated or anticipated Annual Visitation for the project property or site?

15,000

2.2. What is the basis of these estimates? - (Maximum characters 200.)

The annual visitation is based off approx. 1200-1300 visitors/users per month primarily as a result of groups meeting at the Farmhouse and various programming provided by the City.

3. Anticipated Economic Impact - (Maximum characters 1500.)

Explain the direct economic impact this project will have on the surrounding community. Include any information regarding number of jobs it will provide, if known.

Mount Dora is a community that is known for its rich history and cultural heritage. The City recognizes these resources are an important part of Mount Dora's quality of life and the contribution they make to a sustainable tourism industry. Visitors to the city provide economic benefits to local businesses and benefit the entire community. The project is located within the City's Community Redevelopment Area (CRA) and its protection and continued use is an important part of the City's economic development strategy. The CRA, which is part of the City of Mount Dora, has made using the City's rich history a priority in its efforts to attract visitors. This marketing technique has proven successful in part due to the popular special events that occur in the downtown area each year. Over 30 events are held throughout the year. However, the greatest economic impact comes from the large, multi-day festivals such as the Mount Dora Arts Festival, which can draw over 100,000 people. This influx of visitors, who are usually very interested in arts and culture, besides the events, spend time exploring Mount Dora's historical resources. The City makes this easy with walking and driving tours as well as maps and other info available on the website.

While not located in the Downtown District, which is listed on the National Register, the Farmhouse is only .6 miles from the resource and has become part of the historic identity of the City. As a popular destination, protecting the structure and preserving its appeal will contribute to the economic growth of the community.

4. Benefit to Underrepresented Communities - (Maximum characters 1500.)

Describe any direct benefit the project will have on underrepresented communities, such as minority groups and/or people with disabilities. Include any alterations to the site that will make the site more accessible to the public. If project includes media content, describe accessibility methods to be used (e.g. voice over, closed captioning, etc.)

The work being done as part of the proposed project will incorporate accessibility standards as much as possible. The new flooring throughout will provide a uniform surface with sufficient transition areas that enable access for the disabled. The restoration of the bathroom and kitchen will also provide enhanced access for all members of the community regardless of ability. Other components of the project that will improve access is the replacement of exterior and interior light fixtures. While period-appropriate fixtures will be installed, they will be able to produce more light and increase safety during use.

The City is committed to further inclusion and diversity at all of its facilities. The Farmhouse is used to host dozens of local groups that need places to meet and have events. These groups include Scrabble Club, Embroidery Guild, Wood Carvers Club, Mah Jongg, writers' groups, and smoking cessation programs. The City provides the space at no charge and reaches out across the community to increase awareness of its availability. The project will allow the City to increase the amount of programming it provides at the building and more groups will be able to access the facility. Scheduled use of the facility is open to any local organizations regardless of what population group from the community they represent.

5. Educational Benefits and Public Awareness - (Maximum characters 1500.)

Explain how the proposed project will educate the public on issues related to historic preservation, Florida history and/or heritage preservation.

One of the goals of the project is to improve the overall functionality and appearance of the space so that more groups will be inclined to use it as meeting space. A resulting benefit of this restoration work will be to offer living history programming, which will educate and entrust the public and future generations with an understanding of the social, cultural, and health aspects of the town's early inhabitants through hands-on folklife demonstrations, preservation, and historical exhibits.

Living history programming will be modeled after the following:

- Barberville Pioneer Settlement – hands-on educational programs offered each month
- Pinellas County Heritage Village – native plant garden and trail
- Marjorie Kinnan Rawlings Historic Site – docent-led tour of the 1930s house and furnishings

The Simpson Farmhouse is the only historical residence routinely open to the public in Mount Dora. Pre-COVID, the farmhouse was home to nearly 30 groups and clubs that held their monthly meetings there, free-of-charge. These groups include Scrabble Club, Embroidery Guild, Wood Carvers Club, Mah Jongg, writers' groups, and smoking cessation programs. Due to the growth of the surrounding communities, the Library's meeting rooms were no longer sufficient to accommodate all the groups needing recurring meeting space. As programming returns, demand for meeting space will produce further pressures on the Simpson Farmhouse.

The City of Mount Dora has maintained the Simpson Farmhouse for two decades in order for it to serve as an overflow facility for the Library, which was the original requirement of its gift to the City from the Mount Dora Library Association. As Mount Dora continues to grow the need for the Farmhouse for programming will remain.

H. Support Materials Page 8 of 9

1. Non-Profit Status

2. Substitute W-9 Form

(available at DFS website <https://flvendor.myfloridacfo.com>)

File Name	File Size	Uploaded On	View (opens in new window)
Mount Dora substitute W9.pdf	34 [KB]	5/26/2021 11:29:04 AM	View file

3. Documentation of Confirmed Match

Consult the program Guidelines for suitable documentation evidencing match (Flheritage.com/grants)

File Name	File Size	Uploaded On	View (opens in new window)
2021-06-01 Simpson Farmhouse Grant Letter.pdf	502 [KB]	6/1/2021 1:03:18 PM	View file

4. Letters of Support

Additional letters may be submitted directly to the Division but must be received one month prior to the public meeting where the applications will be reviewed and scored.

File Name	File Size	Uploaded On	View (opens in new window)
Community letters-05202021160811.pdf	2002 [KB]	5/26/2021 11:29:42 AM	View file

5. Photographs

Photographs are used to further inform Panelists and should relate to the proposed project, depicting the associated property, site, resources, or collection in its current state. Historical images are also welcome.

File Name	File Size	Uploaded On	View (opens in new window)
Resource Photo Page.pdf	1624 [KB]	5/28/2021 3:47:50 PM	View file

6. Representative Image

Upload a single representative image of the property or project to be used in the application review meeting that conveys the theme or purpose of the proposed project. For projects directed at historic properties or sites, this should be a recent image of the front of the building or site.

File Name	File Size	Uploaded On	View (opens in new window)
Representative Image - Mt Dora Simpson Farmhouse.pdf	270 [KB]	5/27/2021 2:05:08 PM	View file

7. Proposed Project Team Supporting Documentation

Provide curricula vitae/resumes of the proposed project team as listed in Section A.4 of the application.

File Name	File Size	Uploaded On	View (opens in new window)
Project Manager Qual..pdf	173 [KB]	6/1/2021 1:03:32 PM	View file

8. Architectural Drawings/Design Documents (for Development Projects only, if available)

If completed, the Applicant Organization shall provide architectural project schematics, construction documents, or conditions reports.

9. Appraisal(s) and Purchase Documents (for Acquisition Projects only)

If your appraisal values the property at more than \$500,000, submit a second appraisal with the first, together with all required purchase documents, as one file.

10. Archaeological Supporting Documents (for Archaeological Research Projects only)

Curricula vitae for principal investigator and other key personnel.

11. Exhibit Supporting Documents (for Museum Exhibit Projects only)

Include curricula vitae for all key project research and exhibit development personnel, if known. Provide planning or design documents, if available. If objects are to be loaned from other institutions/individuals or the exhibit is designed to travel, include letters of confirmation/commitment.

12. Documentation of Demonstrated Need

File Name	File Size	Uploaded On	View (opens in new window)
Interior Threat - Existing Conditions.pdf	416 [KB]	5/28/2021 4:48:30 PM	View file

13. Local Protection

Provide copies of any documents that provide local protection of the project site as identified in question G.1.1.

File Name	File Size	Uploaded On	View (opens in new window)
Historic Marker Brochure 2019.pdf	896 [KB]	5/28/2021 4:49:31 PM	View file

14. Owner Concurrence Letter

Provide a letter that documents that the applicant has the permission of the owner of record (if the Property Owner is not the applicant) to conduct the proposed project on the owner's property and that the owner is in concurrence with this application for grant funding. If the property for which grant funding is requested is leased by the Applicant Organization, the lease agreement must be dated, signed and submitted at the time of the application submission, with the required Owner Concurrence Letter. Note that, for other than Acquisition or site-specific Archaeological Research projects being undertaken by an eligible applicant, the owner must be a Non-profit Organization or agency of government.

15. Optional Materials

Applicants may attach materials not specifically requested by the Division that support the application. Examples may include copies of National Register nominations, conditions assessments, newspaper articles or other documents that reflect the historical significance of the resource, highlight its historic characteristics, its public use and so on.

File	Title	Description	Size	Type	View (opens in new window)
City of Mount Dora Historic Design Guidelines Book1_201812111038386030.pdf	Local Historic Protection		37448 [KB]		View file
Arts and Culture _ Mount Dora, FL - Official Website.pdf	Community Use - Simpson Farmhouse		70 [KB]		View file
Master Site File - Mt Dora Simpson Farmhouse.pdf	Florida Master Site File Form		875 [KB]		View file
Simpson House Story.pdf	History of Simpson House		1164 [KB]		View file

15.1.

I. Review and Submit Page 9 of 9

1. Review and Submit *

☒ I hereby certify that I am authorized to submit this application on behalf of City of Mount Dora and that all information indicated is true and accurate. I acknowledge that my electronic signature below shall have the same legal effect as my written signature. I am aware that making a false statement or representation to the Department of State constitutes a third degree felony as provided for in s. 817.155, F.S., punishable as provided for by ss. 775.082, 775.083, and 775.084.

1.1. Guidelines Certification *

☒ I hereby certify that I have read and understand the guidelines and all application requirements for this grant program as outlined under section , Florida Statutes 267.0617 and 1A-39.001, Florida Administrative Code.

1.2. Signature (Enter first and last name) *

Jennifer Schwartz



State of Florida

Chief Financial Officer
Department of Financial Services
Bureau of Accounting
200 East Gaines Street
Tallahassee, FL 32399-0354
Telephone: (850) 413-5519 Fax: (850) 413-5550

Substitute Form W-9

In order to comply with Internal Revenue Service (IRS) regulations, we require Taxpayer Identification information that will be used to determine whether you will receive a Form 1099 for payment(s) made to you by an agency of the State of Florida, and whether payments are subject to Federal withholding. The information provided below must match the information that you provide to the IRS for income tax reporting. Federal law requires the State of Florida to take backup withholding from certain future payments if you fail to provide the information requested.

Taxpayer Identification Number (FEIN): 59-3000380

IRS Name: CITY OF MOUNT DORA

Address: 510 N. BAKER ST
MOUNT DORA, FL
32757-0000

Attention Of: JOHN MCKINNEY

In Care Of: JOHN MCKINNEY

Business Designation: Government Entity

Certification Statement:

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer information **AND**
2. **I am not** subject to backup withholding because:
 - (a) I am exempt from backup withholding **or**
 - (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of failure to report all interest or dividends, **or**
 - (c) the IRS has notified me that I am no longer subject to backup withholding **AND**
3. I am a U.S. citizen or other U.S. person (including U.S. resident alien)

Preparer's Name: JOHN MCKINNEY

Preparer's Title: MOUNT DORA

Phone: 3527357118

Email: mckinneyj@cityofmoundora.com

Date Submitted: 11/04/2020

Active Doing Business As names submitted on the Substitute Form W-9:

MOUNT DORA



CITY OF MOUNT DORA

OFFICE OF THE CITY MANAGER

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

Office of the City Manager
352-735-7126
Fax: 352-383-4801

Customer Service
352-735-7105
Fax: 352-735-2892

Finance Department
352-735-7118
Fax: 352-735-1406

Human Resources
352-735-7106
Fax: 352-735-9457

Planning and Development
352-735-7112
Fax: 352-735-7191

City Hall Annex
900 N. Donnelly St.
Mount Dora, FL 32757

Parks and Recreation
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

Public Works Complex
1501 Robie Ave.
Mount Dora, FL 32757
352-735-7151
Fax: 352-735-1539

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074

Website:
www.cityofmoundora.com

June 1, 2021

Division of Historical Resources
Florida Department of State
R. A. Gray Building, 500 South Bronough St.
Tallahassee, FL 32399-0250

Re: Special Category Grant Application – Simpson Farmhouse

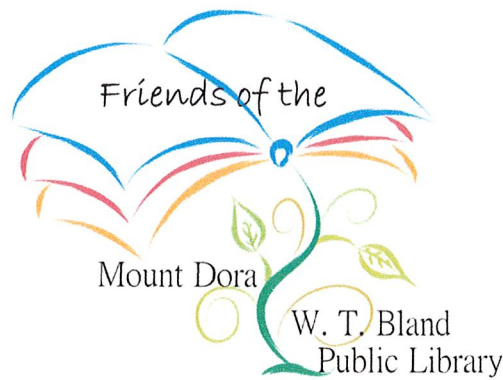
Dear DHR Staff:

The City of Mount Dora has submitted an application for funding for restoration of the historic Simpson Farmhouse. The City will provide the required 100% local share in the amount of \$50,000 to complete the project.

Should you need additional information, please contact my office at (352) 735-7126. Thank you for your consideration of this worthwhile project.

Sincerely,

Charles F. Revell
Interim City Manager



Special Category Grant Program
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RE: Florida Historical Resources Special Category Grant – Simpson Farmhouse

Dear Grant Program Staff:

Our organization supports the City of Mount Dora's grant application to fund restoration of the historic Simpson Farmhouse. The grant funds will be used for elements such as new windows, flooring, plaster walls, and electrical, all to match the period of the structure. This work is needed to ensure preservation of the structure. The City has continued to make preserving its history a priority, and the proposed project will further this effort not only protecting the resource but also enhancing its ability to be used for educational programming.

We look forward to working with the City in its efforts to preserve the history of the region. Thank you for your consideration of this worthwhile project.

Sincerely,

Marcia Campbell

President- Friends of the Library



Mount Dora Historical Society

P.O. Box 1166
Mount Dora, FL 32756-1166
www.MountDoraHistoricalSociety.org

Janet Westlake, President
president@mountdorahistoricalsociety.org

May 17, 2021

Special Category Grant Program
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RE: Florida Historical Resources Special Category Grant – Simpson Farmhouse

Dear Grant Program Staff:

The Mount Dora Historical Society supports the City of Mount Dora's grant application to fund restoration of the historic Simpson Farmhouse. The Simpson Farmhouse was saved from destruction by the Historical Society in 1991. The building was stabilized and moved to its current location. The building was then used to house historical exhibits and host meetings. Since then, ownership of the building has transferred to the City of Mount Dora.

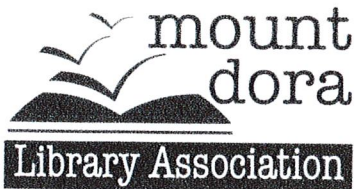
The grant funds will be used for elements such as new windows, flooring, plaster walls, and electrical, all to match the period of the structure. This work is needed to ensure preservation of the structure. The City has continued to make preserving its history a priority, and the proposed project will further this effort not only protecting the resource but also enhancing its ability to be used for educational programming.

We look forward to working with the City in its efforts to preserve the history of our community. Thank you for your consideration of this worthwhile project.

Sincerely,

A handwritten signature in cursive script that reads "Janet Westlake".

Janet Westlake
President



May 18, 2021

Special Category Grant Program
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

Al Wittnebert
President

Carol Kessinger
Vice President

John Tucker
Secretary

Greg Bohnert
Treasurer

Directors:

Mike Zealy

Pat Price

Jodie McEwen

RE: Florida Historical Resources Special Category Grant – Simpson Farmhouse

Dear Grant Program Staff:

Our organization supports the City of Mount Dora's grant application to fund restoration of the historic Simpson Farmhouse. The grant funds will be used for elements such as new windows, flooring, plaster walls, and electrical, all to match the period of the structure. This work is needed to ensure preservation of the structure. The City has continued to make preserving its history a priority, and the proposed project will further this effort not only protecting the resource but also enhancing its ability to be used for educational programming.

We look forward to working with the City in its efforts to preserve the history of the region. Thank you for your consideration of this worthwhile project.

Sincerely,
Sincerely,

Al Wittnebert
President



821 N. Donnelly Street
Mount Dora, FL 32757
(352) 383-2150
www.MDCTrust.org

The gifts of today make possible the dreams of tomorrow.

May 18, 2021

Special Category Grant Program
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RE: Florida Historical Resources Special Category Grant – Simpson Farmhouse

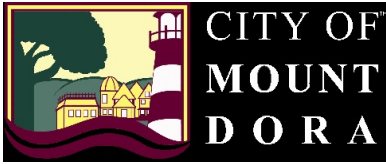
Dear Grant Program Staff:

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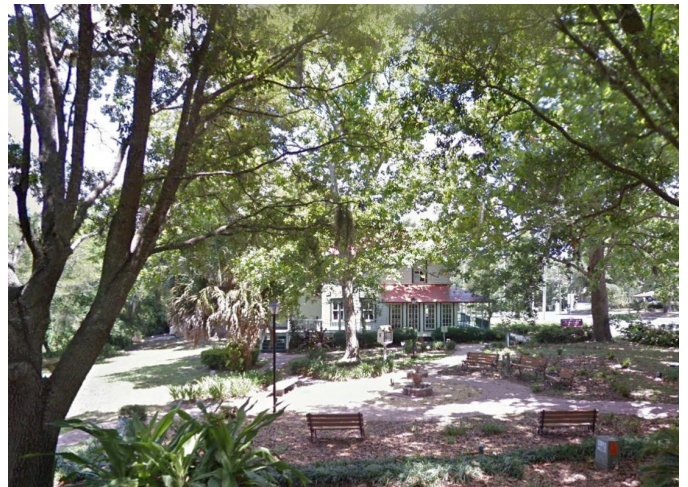
We look forward to working with the City in its efforts to preserve the history of the region.
Thank you for your consideration of this worthwhile project.

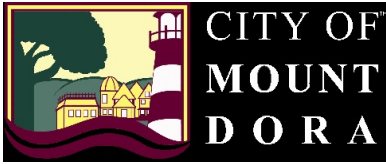
Sincerely,

Rob English, Director
Mount Dora Community Trust



Simpson Farmhouse





Simpson Farmhouse





Catherine Lunday
5905 Tangerine Reserve Court
Mount Dora, FL 32757
(863) 712-6497
cdjonesfl@gmail.com

Philosophy

Public libraries face challenges on multiple fronts. Funding is almost always an issue, as is evolving technology, providing excellent resources, capturing and retaining patrons' interest, and building community ties. I believe public libraries are a community's information, research, social, learning, and cultural hub. This requires progressive and anticipatory leadership, a customer service mindset toward all library users, a positive and happy team environment among employees, a sound foundation of library management practices, and a determination to exceed every patron's expectations regardless of where or how they encounter the library.

Education

Master of Library and Information Sciences, May 2013
University of South Florida
Phi Kappa Phi honor society
Beta Phi Mu library science honor society, 3.97 GPA

Bachelor of Arts (with Distinction), June 1982
Indiana University and Purdue University at Indianapolis
English Major, French Minor
Sigma Pi Alpha (English honor society in 1981, induction May 1981)
Completed degree in three years, 3.74 GPA

Professional and Managerial Experience

W.T. Bland Public Library – November 2015 to present

Library Manager

As Library manager, responsible for operations of a public library serving a city of over 14,000 residents. Reduced operating costs, streamlined operations and increased circulation by 11% during first year as Library Manager in 2017. Implemented far-reaching technology classes program, transformed service delivery at three service points and conducted a comprehensive weeding initiative. Was instrumental in securing \$45,000 in outside funding for completion of a one-acre Butterfly Garden in 2017 and \$168,000 in outside funding for a remodeled Children's Library in 2019. Instituted a daily children's story time and oversaw 8% circulation growth in second year as Library Manager. Instilled a service culture throughout the Library, among both staff and volunteers. Launched Mount Dora Archives in 2018, with two outside partners, digitizing 200+ images.

As Adult Services Librarian, oversight of adult fiction, non-fiction, and reference collections and acquisitions. Responsible for producing adult programs, technology classes, and community outreach. Significantly overhauled technology classes and hardware, successfully launched first cookbook club, restructured audiobook purchase plan, collaborated with children's librarian to produce first disassembly-STEM program, implemented social media marketing, and instituted online class and program registrations.

Florida Southern College, Roux Library - July 2012 to September 2015

Instructional Services Librarian and Head of Public Services

Progressed in over three years from graduate intern and volunteer to supervisory position managing all library instruction and public services. As a result, instruction program reached 40% more students and lib guide views doubled within two years. 1,500 students were reached during second year in position, with stellar faculty accolades. Conducted creative B term class featuring guest faculty lecturers. Greatly expanded depth and scope of research guides and partnered with faculty and academic departments previously unaffiliated with the library. Significantly improved library visibility with faculty, students, student groups and community through individual, email, and social media outreach.

During initial year as a graduate intern/volunteer, built Florida Southern College Digital Postcards Collection, from research and creating metadata through digitization, standard vocabularies, to final website and OCLC uploading. Expanded metadata for the remaining online collections. Created a digital timeline of the architecture and campus life from the college's inception through its pre-Frank Lloyd Wright years, with images, videos and a compelling story line.

Champaign Public Library - June 2011 through July 2011

Practicum Student

Spent over 100 hours at progressive public library's main location and urban branch.

Cattle Ranch - September 2003 through May 2007

Owner and Manager

Transformed a poorly managed 125 acre calf ranch into a profitable, environmentally sound business, with no prior experience in ranching or pasture management.

University of South Florida's Early Intervention Program, Lakeland, Florida - 1999

Community Liaison (part-time)

One year-funded part-time position explaining the federal Early Intervention Program for developmentally delayed infants to physicians, therapists and large employers in Polk County.

Junior League of Greater Lakeland - 1995 through present

Progressed from general member to President in five years

As co-chairman of the 1997 Thrift Sale, achieved the highest net income for the event in the League's history, before or since. As president-elect, developed an innovative partnership with a high free-and-reduced-price lunch population elementary school, supported by successful grant applications and community fundraising.

Indiana Corporate Federal Credit Union, Indianapolis, Indiana - 1986-1993

Bank Vice President

Seven years of progressively more responsible and high-level positions, culminating in promotion to vice president for last three years. Supervised 25 employees, including Treasury Desk, customer service call center, Federal Reserve Bank wire transfer and ACH operations and investment department.

Memberships and Organizations

Professional

American Library Association
Public Library Association

Florida Library Association
Society of Florida Archivists

Leadership/Honorary

Mount Dora Historical Association (board member)
Junior League of Greater Lakeland (past president)
Leadership Lakeland Class 17 Alumni Association
Phi Kappa Phi (honor society)

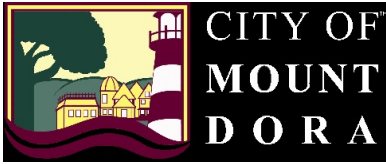
Heritage Antique Club of Lakeland (past president)
Phi Beta Mu (Library Science honor society)
University of South Florida lifetime alumna
Sunshine State Leadership Institute (2016 graduate)

Presentations and Publications

May 2015 - Conference presentation: *Reimagining Instructional Services*. Annual Meeting of the Independent Colleges and Universities of Florida. Lake Wales, Florida. Revealed faculty and student engagement techniques that work, showing a dramatic increase in instruction and resource use during past two years out of the five years.

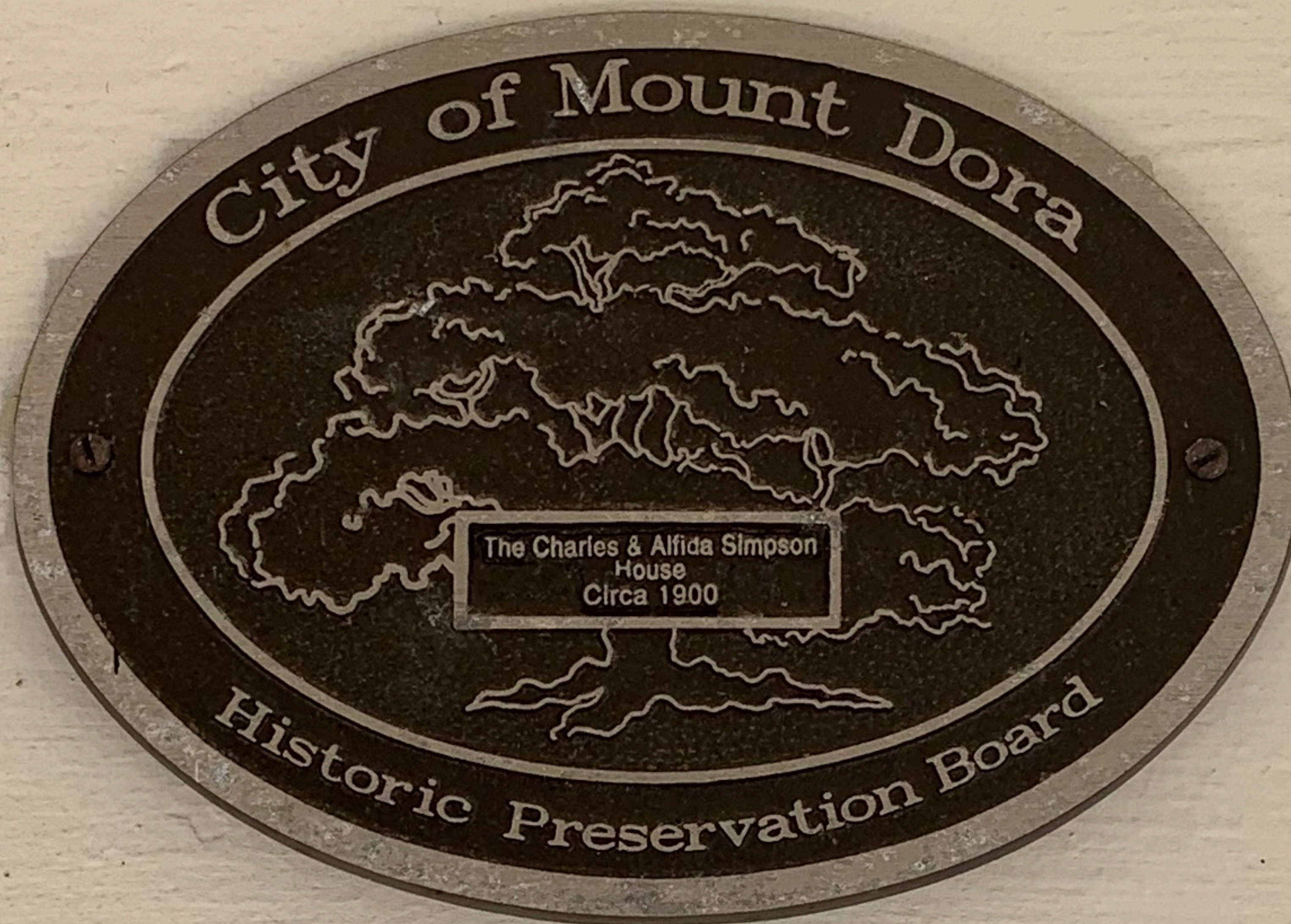
May 2014 - Poster presentation: *Transforming Personal Memorabilia into Institutional History*. Annual Meeting of the Society of Florida Archivists. St. Augustine, Florida. Based upon developing, writing and creating the McKay Archives Center digital collection *A Student's Life - Cecil*

May 2013 - Poster presentation: *Florida Southern College Digital Postcards Collection*. Annual Meeting of the Society of Florida Archivists. Tallahassee, Florida. Based upon researching and developing the same-titled McKay Archives Collection.



Simpson Farmhouse





Application Information

You must have the following information to complete the **Historic Marker Program Application**:

- The property's address.
- Owner's information: name and mailing address
- Building information.
- Year built, style of building, use of building (residential, commercial, etc).
- Fees correlate to market price of production costs.

Application Submission

- The Historic Preservation Board meets the **last Wednesday of every month**.
- Applications must be submitted **at least three weeks prior to the meeting**.

510 North Baker Street
Mount Dora, Florida 32757
(352) 735-7112
www.cityofmountdora.com



The Historic Marker Program



CITY OF
MOUNT
DORA

What is the Historic Preservation Board?

The Historic Preservation Board is a volunteer group of seven (7) citizens, appointed by the Mayor and City Council that is involved in historic preservation issues as specified in the Mount Dora Land Development Code. The Board is made up of residents or business owners in Mount Dora who are interested in, and have a working knowledge of, historic preservation. Through the Certificate of Appropriateness process, they make recommendations to ensure the property owner a quality restoration or rehabilitation project, which will not only enhance his property, but the entire neighborhood as well. The Board also awards historic markers that designate locally significant historic buildings within the city.

What's In A Name?

Usually the history of the building or property. A building's name is typically stated in the City's historic buildings survey. Names given to a building usually are those of the original resident, or for that person or persons who lived there the longest, or both. When researching your property make sure you note all names associated with the building as well as when they owned or resided at the property.



351 W. 10th Avenue

How Do I Research The History Of My Building?

As described in the Historic Marker Program Criteria, certain historic information is necessary to evaluate an application for a historic marker. How does one obtain this historical information? Fortunately, the Historic Preservation Board has conducted research and documented the historic significance of over 400 buildings in the oldest parts of the city. In most cases, these documents provide all the information required in the historic marker application. If your property has not been researched, detailed instructions on how to obtain historic information on your building is attached at the end of this brochure.

The Historic Marker Program

The City of Mount Dora Historic Marker Program identifies those buildings, structures, or sites of either historical or architectural significance. The purpose of the marker program is to illustrate our history and educate the public in that history and architecture. It also encourages the restoration and maintenance of historical properties located in the City of Mount Dora. An application is initiated by the property owner. There is no cost for this process or marker. Once a property is designated, a plaque and a certificate are presented to the property owner and a resolution is recorded. The property and the structure located upon it are subject to the requirements for historic sites as set forth in the Land Development Code. The designation conferred runs with the property.

Historic Marker Program Criteria

One or more of the following criteria must be met to qualify:

- The life or activities of a major person important in city, state or national history is associated in a significant way
- An historic event or major historic event occurred with a significant effect upon the city, state or nation
- Shows the historical, political, cultural, economic or social trends of the community in history
- A significant association with a past or continuing institution that has contributed substantially to the City

For a building, structure, or site to be deemed to have architectural or aesthetic significance, one or more the following criteria must be met to qualify:

- An era of history is characterized by one or more distinctive architectural styles
- Embodies distinguishing characteristics of an architectural style, period or method of construction
- Example of historic or outstanding work of a prominent architect, designer, landscape architect or builder
- Contains design, detail, material, or craftsmanship of outstanding quality or represents an innovation/adaptation to the Central Florida environment at that time.

Arts and Culture

Mount Dora prides itself on being a hub for arts and culture in Central Florida. There are many resources, nonprofit organizations, and events dedicated to creative and cultural enrichment. Browse the lists below to learn more!

City resources and events:



- [Public Arts Commission](#)
- [Mount Dora Community Building](#)
- [W.T. Bland Public Library Events](#)
- [Nunan Butterfly Garden](#)
- [The Simpson Farmhouse](#)
- Juneteenth Festival
- [Scottish Highland Festival](#)

Other resources and events:

- [African American History Festival](#)
- [Art in the Alley](#)
- [Florida Storytelling Festival](#)
- [IceHouse Theatre](#)
- [Modernism Museum Mount Dora](#)
- [Mount Dora Arts Festival](#)
- [Mount Dora Center for the Arts](#)
- [Mount Dora Craft Fair](#)

- [Mount Dora Historical Society and History Museum](#)
- [Mount Dora Pipes and Drums Band](#)
- [Mount Dora Regatta](#)
- [Mount Dora Seafood Festival](#)
- [Mount Dora Village Market](#)
- [The Nutcracker](#)
- [Taste in Mount Dora](#)
- [Wine and Beer Tastings](#)

City of Mount Dora | 510 N. Baker Street | P.O. Box 176 | Mount Dora, FL 32757 |
Phone: 352-735-7100 | [Email](#)





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03980
Recorder # 524
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 2015 N DONNELLY ST Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address _____
Street No. Direction Street Name Street Type Direction Suffix
2015 North DONNELLY Street

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) Mount Dora In Current City Limits? YES
County Lake Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> EUSTIS; 1980
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ; 27E ; 30; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Piers
Other Foundation Types _____
Foundation Material(s) >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) >> Gable
Other Roof Type(s) _____
Roof Material(s) >> _____
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 2
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

81A03980

DESCRIPTION (continued)

Window Descriptions 2/2

Main Entrance Description (stylistic details)

Porches: #open 1 #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Other: _____

Other Structure Uses HISTORIC SOCIETY

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____

>> Pedestrian

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NOPotential Contributor to NR District? YES

Area(s) of historical significance _____

>>

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource retains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.

HISTORICAL STRUCTURE FORM

8LA03980

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/3/2008

Form Comments: _____

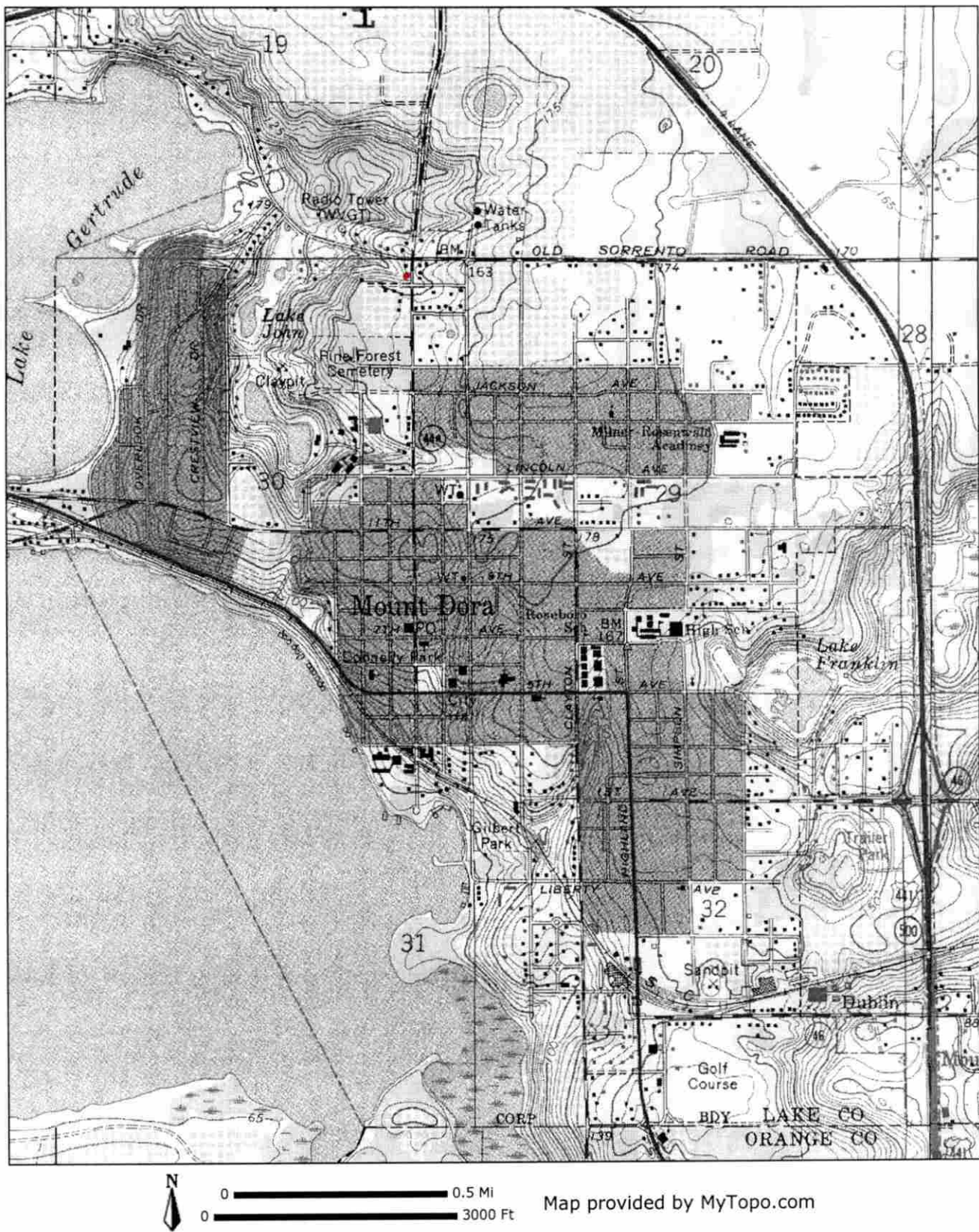
REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

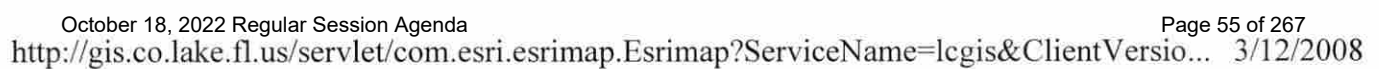
LA03980-200803

Supplementary Printout

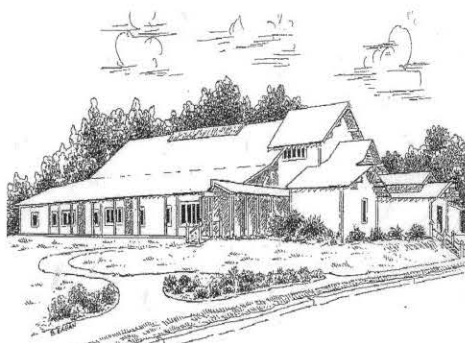
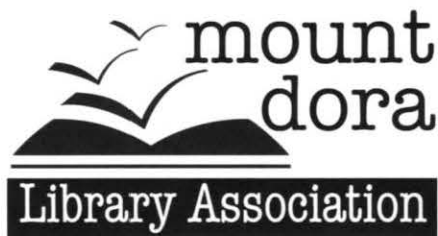
- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;30;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Other,;
- > **Research methods:**
Pedestrian
Examine local tax records
FL Master Site File-Cultural Resources
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



524
LA 3980







W. T. Bland Public Library

Mount Dora, Florida

October 18, 2022 Regular Session Agenda

The Story of the Simpson Farmhouse



**THE SIMPSON
FARMHOUSE
MEETING CENTER**
MOUNT DORA, FLORIDA

The Residential Dwelling

The Simpson Farmhouse is one of the last original farmhouses left standing in Lake County. Now located to the next door to the W.T. Bland Public Library, it was erected about 1905. The builder, David Carpenter, had come to Mount Dora along with his wife, Hepzibah, from Michigan in the early 1880s. He had constructed many homes in the community. Originally located about one mile south of the Library, the house was close to downtown on a large lot at 4th Avenue and Tremain Street.

The farmhouse was constructed almost entirely of heart pine, a dense wood readily available in this area in those days and almost impervious to termites. The roof, originally cypress shakes, was later covered by tin. The house comprised a living room, dining room, kitchen and three large upstairs bedrooms. A covered porch extended around three sides of the house. Later, a sunroom was added on one side of the porch.

With two chimneys and a steep roof, the style of the house is typical of the northern United States, and underscores the fact that a large majority of the early residents of Mount Dora came from the north.

The first owners were from New England: Charles Simpson from Massachusetts and his wife Alfida from New Hampshire. Charles had worked as a machinist in one or

more cotton mills. The couple had no children. Charles was about 63 years of age when the couple moved in. The Charles Simpsons were not related to the Simpson family that pioneered Mount Dora in the 1870s.

Charles Simpson died a few years after coming to Mount Dora and his widow Alfida lived in the house until her death in the late 1920s or 1930s. Her niece Mildred Lott, wife of Chalmers Lott, inherited the home and continued living there after her husband's death. She died at an advanced age in 1987.

At this point, a physicians group acquired the property and several adjoining lots, aiming to demolish the houses and build a large medical clinic specializing in heart disease.

Concerned citizens began a campaign to save the Simpson house. This involved raising funds to move the home to save it from the wrecker's ball. Eventually the local weekly newspaper, *The Topic*, and the Mount Dora Historical Society joined this campaign. The City of Mount Dora contributed \$10,000 to the cause. The physicians group agreed and donated the house to the Mount Dora Historical Society in 1991.

A Permanent Location for the Simpson Farmhouse

Fundraising continued and enough money was raised after several months to move what was now called the Unity House two blocks southward to a temporary location, an empty lot on Tremain Street next to the railroad tracks.

For a permanent location, the city gave the Mount Dora Historical Society a 51 year lease on land it owned on North Donnelly street in front of the Goat Pond, a large water retention pond whose banks served as a pasture for a flock of goats. This spot was adjacent to the planned site for a new Library, which would be built in 1994-1995.

Meanwhile, the Mount Dora Historical Society continued to raise funds for

the final move. Success came in April 1993 when the State of Florida granted almost \$20,000 for this action. The Mount Dora Community Trust chipped in for \$5,000 more.

The Youngblood Company moved the house in five hours on a quiet Sunday in September of 1993. The total cost of the two moves was \$63,000. The largest expense was \$25,300 to the moving company, followed by \$8,000 charged by the city's electrical department for service on electric lines.

Three and one half years later in February 1997, the Mount Dora Historical Society celebrated the formal dedication of the Unity House, after exterior painting, building a new deck on the rear, the installation of period furnishings, and other renovations. The Society used the Unity House as its headquarters thereafter. It stored artifacts and its historical archives on the second floor.

Upkeep proved to be a significant financial challenge, and in 2006, the Mount Dora Library Association agreed to assume responsibility for the farmhouse. The Mount Dora Library Association, a nonprofit fundraising organization formed to support the new Library's construction in 1993. The Simpson Farmhouse received extensive renovations exceeding \$80,000, including a reading garden and new roof. Once completed, the building was deemed safe enough for an

ownership transfer to the City of Mount Dora. The 2008 transfer included the caveat that the farmhouse would be available for meetings for the city's various nonprofit organizations.

The Mount Dora Historical Society's valuable archives moved to the Library at this time too, and the building's name reverted back to the Simpson Farmhouse. Management of the Simpson Farmhouse would now fall to the W.T. Bland Public Library.

The Simpson Farmhouse remains in good condition, with grounds that are open to the public and free

meeting space for the City's various non-profit organizations, thanks to the efforts of many individuals and groups.



Simpson Farmhouse

contact:
W.T. Bland Public Library
1995 N. Donnelly Street
Mount Dora, FL 32757
(352) 735-7180 (option 5)



THE DOROTHY KURRAS READING GARDEN





9/15/2022

Faden Proposal No. 22-305

Chet Cramer
Construction Project Manager
City of Mount Dora
510 N Baker Street
Mount Dora, Florida 32757

RE: Simpson Farmhouse Renovation

Exhibit A: Scope of Work

1. General Conditions
 - a. Project Management and Supervision
 - b. Permitting
 - c. Mobilization/Demobilization
2. Restroom Renovation
 - a. Remove and dispose of plumbing fixtures, vanity, flooring and light fixture
 - b. Remove toilet accessories and mirror and save for reinstallation
 - c. Install new subfloor and tile flooring
 - d. Install new grab bar as required
 - e. Install new vanity, countertop, sink, faucet, toilet and vanity light fixture
 - f. Patch and repair drywall, wainscot, door and frame
 - g. Provide and install new door hardware
 - h. Paint bathroom walls, ceiling, trim and door
3. Windows and Doors
 - a. Remove sixteen (16) windows and replace with new vinyl insulated glazing with 7/8" traditional SDL grid to match existing configuration
 - b. Remove one (1) pair double doors and replace with fiberglass door with 6 light SDL grid insert
 - c. Remove six (6) fixed door panels and replace with fiberglass door panel with 6 light SDL grid insert
 - d. Replace rear door light insert with new 6 light SDL grid insert to match

Qualifications and Exclusions:

1. Work to be completed 1st shift, M-F, no overtime is included.
2. The scope is limited to the items listed in Exhibit A. Any other added scope items or items required by the AHJ for permitting are excluded and will be charged as a change order.
3. Landscaping, sod, hardscape and irrigation replacement/repairs are excluded.
4. We assume that existing window and door stud framing are in good condition.
5. No NESHAP, lead or asbestos abatement is included.

Allowances:

1. Permitting: \$ 2,000.00
2. Vanity and countertop: \$ 1,500.00
3. Plumbing fixtures: \$ 1,000.00
4. Tile flooring: \$ 500.00



Exhibit B: Price/GMP Breakdown

1. General Conditions	\$ 9,436.58
2. Demolition	\$ 3,355.04
3. Millwork and Trim	\$ 13,996.08
4. Finishes	\$ 7,343.27
5. Doors and Windows	\$ 27,707.23
6. Plumbing	\$ 3,207.89
7. Electrical	\$ 2,352.46
Subtotal	\$ 67,398.55
Mark-up 14%	\$ 9,435.80
Project Team	\$ 8,800.00
Subtotal	\$ 85,634.35
Contingency (10%)	\$ 8,563.44
Bond	excluded
Gross Maximum Price (GMP):	\$ 94,197.79

The prices included in this proposal are valid for 30 days per our material vendors due to steady material price increases.

Exhibit C: Basic Schedule

Procurement will begin promptly after the issuance of the Purchase Order.

Proposed duration schedule:

- 8 weeks for material procurement, submittals and permitting
- 5 workdays for mobilization
- 15 workdays for restroom renovation
- 15 workdays for window and door replacement
- 5 workdays for demobilization

Project Management Information System (PMIS) will not be required for this project.



Exhibit D: Construction Team

Owner's Representative: Chet Cramer (City of Mount Dora)
Construction Manager: Todd Faden (Faden Builders)

Exhibit E: Construction Manager's Staff

Principal: Todd Faden
Project Manager: Philip Rapalje
Site Superintendent: Rob Bennett
Staff Accountant: Helen Johnson
Safety Director: Jes Pedersen
Administrative Assistant: Nicole Rakes

Exhibit F: Sub-Contractors

WeatherMaster - Windows

Please feel free to contact me with any questions. We look forward to working with you.

Best regards,

A handwritten signature in blue ink that reads "PHILIP RAPALJE". The signature is stylized with a cursive-like font.

Philip Rapalje
Faden Builders, Inc.

AGREEMENT BETWEEN
THE STATE OF FLORIDA, DEPARTMENT OF STATE
AND
City of Mount Dora
23.h.sc.100.090

This Agreement is by and between the State of Florida, Department of State, Division of Historical Resources hereinafter referred to as the "Division," and the City of Mount Dora hereinafter referred to as the "Grantee."

The Grantee has been awarded a Special Category Grant by the Division, grant number 23.h.sc.100.090 for the Project "Simpson Farmhouse," in the amount of \$50,000 ("Grant Award Amount"). The Division enters into this Agreement pursuant to Line Item 3165A, contained in the 2023 General Appropriations Act, HB5001, Laws of Florida. The Division has the authority to administer this grant in accordance with Section 267.0617, *Florida Statutes*.

In consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **Grant Purpose.** This grant shall be used exclusively for the "Simpson Farmhouse," the public purpose for which these funds were appropriated.

- a) The Grantee shall perform the following **Scope of Work**:

Grant funds will be used to facilitate repairs to the historic Simpson Farmhouse in Mt. Dora, Florida. Work items will include replacement of fifteen (15) windows; restore first floor interior including repair of three (3) doors, replacement of one (1) double French door, refinishing plaster, refinishing floors, and refinishing molding; repair kitchen area including remove/replacement of VCT floor and repairing areas associated with water intrusion/rot and other damage; Repairing bathroom including remove/replacement of VCT floor and repairing areas associated with water intrusion/rot and other damage; replacement of non-historic light fixtures and repairing interior and exterior lighting/wiring. Grant funds will also be used for architectural/engineering services and permitting fees.

All window and/or door replacements shall be submitted to the Bureau of Historic Preservation for review and approval before any window and/or door replacement work commences.

All tasks associated with the Project shall meet the requirements set forth in this agreement.

- b) The Grantee agrees to provide the following **Deliverables** and **Performance Measures** related to the Scope of Work for payments to be awarded.

#	Payment Type	Deliverable Description	Documentation	Payment Amount
---	--------------	-------------------------	---------------	----------------

1	Fixed Price	Provide a copy of the professional architectural/engineering consultant's credentials and a project timeline to the Division for review and approval.	One (1) digital copy of professional architectural/engineering consultant credentials; One (1) project timeline.	\$12,500
2	Fixed Price	Complete and submit a completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least thirty percent (30%) of the project completed to the Division for review and approval.	One (1) electronic copy of a completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least thirty percent (30%) of the project completed.	\$12,500
3	Fixed Price	Complete and submit a completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least sixty percent (60%) of the project completed to the Division for review and approval.	One (1) electronic copy of a completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least sixty percent (60%) of the project completed.	\$12,500
4	Fixed Price	Complete and submit an Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least one hundred percent (100%) of the project completed, including all retainage amounts paid, to the Division for review and approval. In addition, a new/updated FMSF form for the property and executed Restrictive Covenants filed with the County Clerk shall be submitted prior to final payment. Furthermore, a Single Audit Form shall be completed by the Grantee and submitted along with the Final Progress Report prior to final payment.	One (1) copy of the completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or their equivalents, showing at least one hundred percent (100%) of the project completed, including all retainage amounts paid; One (1) copy of the new/updated FMSF form; One (1) copy of the executed Restrictive Covenants filed with the County Clerk; One (1) Single Audit Form.	\$12,500
Totals				\$50,000

- c) The Grantee has provided an Estimated Project Budget based upon reasonable expenditures projected to accomplish the Grantee's Scope of Work and Deliverables outlined in the Agreement. The Budget provides

details of how grant and match funds will be spent. All expenditures shall be in accordance with this budget (which is incorporated as part of this Agreement and entitled Attachment A) and must be incurred during the term of this Agreement, as stated in Section 2 of this Agreement.

2. **Length of Agreement.** This Agreement shall begin on 07/01/22 and shall end 06/30/24, unless terminated in accordance with the provisions of Section 33 of this Agreement. Contract extensions will not be granted unless Grantee is able to provide substantial written justification and the Division approves such extension. The Grantee's written request for such extension must be submitted to the Division no later than thirty (30) days prior to the termination date of this Agreement and no amendment will be valid until a written amendment is signed by both parties as required in Section 7 and Section 15 of this Agreement.
3. **Contract Administration.** The parties are legally bound by the requirements of this Agreement. Each party's contract manager, named below, will be responsible for monitoring its performance under this Agreement, and will be the official contact for each party. Any notice(s) or other communications in regard to this agreement shall be directed to or delivered to the other party's contract manager by utilizing the information below. Any change in the contact information below shall be submitted in writing to the contract manager within 10 days of the change.

For the Division of Historical Resources:

Nicole Hu
Florida Department of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399
Phone: 850.245.6355
Email: Nicole.Hu@dos.myflorida.com

For the Grantee:

Contact: Patrick Comiskey
Address: 510 N Baker Street Mount Dora Florida 32757
Phone: 352.735.7100
Email: ComiskeyP@ci.mount-dora.fl.us

4. **Grant Payments.** All grant payments are requested online via www.dosgrants.com by submitting a payment request with documentation that the deliverable has been completed. The total grant award shall not exceed the Grant Award Amount, which shall be paid by the Division in consideration for the Grantee's minimum performance as set forth by the terms and conditions of this Agreement. Grant payment requests are not considered complete for purposes of payment until review of the deliverables for compliance with the terms and conditions of this Agreement by the appropriate Division staff is complete and approval of the deliverable given. The grant payment schedule is outlined below:
 - a) All payments will be made in the amounts identified with the Deliverables in Section 1 of this agreement
 - b) All payments will be made in accordance with the completion of those Deliverables.
5. **Electronic Payments.** The Grantee can choose to use electronic funds transfer (EFT) to receive grant payments. All grantees wishing to receive their award through electronic funds transfer must submit a Direct Deposit Authorization form to the Florida Department of Financial Services. If EFT has already been set up for the

organization, the Grantee does not need to submit another authorization form unless the organization has changed bank accounts. The authorization form is accessible at <http://www.myfloridacfo.com/Division/AA/Forms/DFS-A1-26E.pdf> where information pertaining to payment status is also available.

6. **Florida Substitute Form W-9.** A completed Substitute Form W-9 is required from any entity that receives a payment from the State of Florida that may be subject to 1099 reporting. The Department of Financial Services (DFS) must have the correct Taxpayer Identification Number (TIN) and other related information in order to report accurate tax information to the Internal Revenue Service (IRS). To register or access a Florida Substitute Form W-9 visit <https://flvendor.myfloridacfo.com/>. **A copy of the Grantee's Florida Substitute Form W-9 must be submitted to the Division, as required, in advance of or with the executed Agreement.**
7. **Amendment to Agreement.** Either party may request modification of the provisions of this Agreement by contacting the Division to request an Amendment to the Contract. **Changes which are agreed upon shall be valid only when in writing, signed by each of the parties, and attached to the original of this Agreement.** If changes are implemented without the Division's written approval, the organization is subject to noncompliance, and the grant award is subject to reduction, partial, or complete refund to the State of Florida and termination of this agreement.
8. **Financial Consequences.** The Department shall apply the following financial consequences for failure to perform the minimum level of services required by this Agreement in accordance with Sections 215.971 and 287.058, *Florida Statutes*.
 - a) Any advanced funds will be returned to the State of Florida if unexpended within the first 3 months of disbursement.
 - b) Payments will be withheld for failure to complete services as identified in the Scope of Work and Deliverables, provide documentation that the deliverable has been completed, or demonstrate the appropriate use of state funds.
 - c) If the grantee has spent less than the Grant Award Amount in state funds to complete the Scope of Work, the final payment will be reduced by an amount equal to the difference between spent state dollars and the Grant Award Amount.
 - d) The Division may reduce individual payments by 10% if the completed Deliverable does not meet the Secretary of the Interior's Standards and Guidelines or other industry standards applicable to the project.

The Division shall reduce total grant funding for the Project in direct proportion to match contributions not met by the end of the grant period. This reduction shall be calculated by dividing the actual match amount by the required match amount indicated in the Agreement and multiplying the product by the Grant Award Amount indicated in the Agreement. Pursuant to Section 17, Grantee shall refund to the Division any excess funds paid out prior to a reduction of total grant funding.

9. Additional Special Conditions.

Development Projects

- a) All project work must be in compliance with the *Secretary of the Interior's Standards and Guidelines* available online at www.nps.gov/tps/standards.htm.

- b) The Grantee shall provide photographic documentation of the restoration activity. Guidelines regarding the photographic documentation are available online at <https://dos.myflorida.com/historical/grants/special-category-grants/>.
- c) The Grantee and the Property Owner(s), if not the same, shall execute and file Restrictive Covenants with the Clerk of the Circuit Court in the county where the property is located, prior to final release of grant funds and close-out of the project. This Restrictive Covenants form is available on the Division's website <http://www.dos.myflorida.com/historical/grants/special-category-grants/>.
- d) Architectural Services

- 1. All projects shall require contracting for architectural/engineering services.
- 2. The Grantee may request a waiver of this requirement from the Division if they believe that the architectural/engineering services are not needed for the Project. The Division shall make a recommendation to the Grantee after review of the proposed work.

- e) Architectural Documents and Construction Contracts

The Grantee shall submit the architectural services contract to the Department for review and approval prior to final execution. In addition, pursuant to *Section 267.031(5)(i), Florida Statutes*, the Grantee shall submit architectural planning documents to the Department for review and approval at the following stages of development:

- 1. Upon completion of **schematic design**;
 - 2. Upon completion of **design development and outline specifications**; and
 - 3. Upon completion of **100% construction documents and project manual**, prior to execution of the construction contract.
- f) For the construction phase of the Project, in addition to the review submissions indicated above, a copy of the construction contract must be submitted to the Department for review and approval prior to final execution. Department review and approval of said contracts shall not be construed as acceptance by or imposition upon the Department of any financial liability in connection with said contracts.
 - g) For projects involving ground disturbance (examples include: historic building or structure relocation, grading and site work, installation of sewer and water lines, subgrade foundation repairs or damp proofing, construction of new foundations and installation of landscape materials), the Grantee shall ensure that the following requirements are included in all contracts for architectural and engineering services:
 - 1. Ground disturbance around historic buildings or elsewhere on the site shall be minimized, thus reducing the possibility of damage to or destruction of significant archaeological resources.
 - 2. If an archaeological investigation of the Project site has not been completed, the architect or engineer shall contact the Department for assistance in determining the actions necessary to evaluate the potential for adverse effects of the ground disturbing activities on significant archaeological resources.
 - 3. Significant archaeological resources shall be protected and preserved in place whenever possible. Heavy machinery shall not be allowed in areas where significant archaeological resources may be

disturbed or damaged.

4. When preservation of significant archaeological resources in place is not feasible, a mitigation plan shall be developed in consultation with and approved by the Department's Compliance Review Section (contact information available online at www.flheritage.com). The mitigation plan shall be implemented under the direction of an archaeologist meeting the *Secretary of the Interiors' Professional Qualification Standards for Archaeology*.
5. Documentation of archaeological investigation and required mitigation actions shall be submitted to the Compliance Review Section for review and approval. This documentation shall conform to the *Secretary of the Interior's Standards for Archaeological Documentation*, and the reporting standards of the Compliance Review Section set forth in Chapter 1A-46, *Florida Administrative Code*.

- h) Copyright and Royalties: When publications, brochures, films, or similar materials are developed, directly or indirectly, from a program, project or activity supported by grant funds, any copyright resulting therefrom shall be held by the Florida Department of State, Division of Historical Resources. The author may arrange for copyright of such materials only after approval from the Department. Any copyright arranged for by the author shall include acknowledgment of grant assistance. As a condition of grant assistance, the grantee agrees to, and awards to the Department and, if applicable, to the Federal Government, and to its officers, agents, and employees acting within their official duties, a royalty-free, nonexclusive, and irrevocable license throughout the world for official purposes, to publish, translate, reproduce, and use all subject data or copyrightable material based on such data covered by the copyright.

10. Credit Line(s) to Acknowledge Grant Funding. Pursuant to Section 286.25, *Florida Statutes*, in publicizing, advertising, or describing the sponsorship of the program the Grantee shall include the following statement:

- a) "This project is sponsored in part by the Department of State, Division of Historical Resources and the State of Florida." Any variation in this language must receive prior approval in writing by the Division.
- b) All site-specific projects must include a Project identification sign, with the aforementioned language, that must be placed on site. The cost of preparation and erection of the Project identification sign are allowable project costs. Routine maintenance costs of Project signs are not allowable project costs. A photograph of the aforementioned sign must be submitted to the Division as soon as it is erected.

11. Encumbrance of Funds. The Grantee shall execute a binding contract for at least a part of the Scope of Work by September 30, except as allowed below.

- a) Extension of Encumbrance Deadline: The encumbrance deadline indicated above may be extended by written approval of the Division. To be eligible for this extension, the Grantee must demonstrate to the Division that encumbrance of grant funding and the required match by binding contract(s) is achievable by the end of the requested extended encumbrance period. The Grantee's written request for extension of the encumbrance deadline must be submitted to the Department no later than fifteen (15) days prior to the encumbrance deadline indicated above.
- b) Encumbrance Deadline Exception: For projects not involving contract services the Grantee and the Department shall consult on a case-by-case basis to develop an acceptable encumbrance schedule.

12. Grant Reporting Requirements. The Grantee must submit the following reports to the Division. All reports

shall document the completion of any deliverables/tasks, expenses and activities that occurred during that reporting period. All reports on grant progress will be submitted online via www.dosgrants.com.

- a) **First Project Progress Report** is due by October 31, for the period ending September 30 (first year of the Grant Period).
 - b) **Second Project Progress Report** is due by January 31, for the period ending December 31 (first year of the Grant Period).
 - c) **Third Project Progress Report** is due by April 30, for the period ending March 31 (first year of the Grant Period).
 - d) **Fourth Project Progress Report** is due by July 31, for the period ending June 30 (first year of the Grant Period).
 - e) **Fifth Project Progress Report** is due by October 31, for the period ending September 30 (second year of the Grant Period).
 - f) **Sixth Project Progress Report** is due by January 31, for the period ending December 31 (second year of the Grant Period).
 - g) **Seventh Project Progress Report** is due by April 30, for the period ending March 31 (second year of the Grant Period).
 - h) **Final Report.** The Grantee must submit a Final Report to the Division within one month of the Grant Period End Date set forth in Section 2 above.
13. **Matching Funds.** The Grantee is required to provide a 100% match of the Grant Award Amount. Of the required match, a minimum of 25% must be cash on hand. The remaining match may include in-kind services, volunteer labor, donated materials, and additional cash. For projects located in Rural Economic Development Initiative (REDI) counties or communities that have been designated in accordance with Sections 288.0656 and 288.06561, *Florida Statutes*, Grantees may request a reduction of the match amount. The Grantee must submit documentation that the minimum match requirements have been met and provide to the Division documentation evidencing expenses incurred to comply with this requirement.
14. **Grant Completion Deadline.** The grant completion deadline is the end date of this Agreement set forth in Section 2 above. The Grant Completion Deadline is the date when all grant and matching funds have been paid out or incurred in accordance with the work described in the Scope of Work, detailed in the Estimated Project Budget. If the Grantee finds it necessary to request an extension of the Grant Completion Deadline, an Amendment to the Agreement must be executed as per Section 7, and the stipulations in Section 15 must be met.
15. **Extension of the Grant Completion Deadline.** An extension of the completion date must be requested at least thirty (30) days prior to the end of the Grant Period and may not exceed 180 days, unless the Grantee can clearly demonstrate extenuating circumstances. An extenuating circumstance is one that is beyond the control of the Grantee, and one that prevents timely completion of the Project such as a natural disaster, death or serious illness of the individual responsible for the completion of the Project, litigation related to the Project, or failure of the contractor or architect to provide the services for which they were contracted to provide. An extenuating circumstance does not include failure to read or understand the administrative requirements of a grant or failure to

raise sufficient matching funds. Changes to the original completion deadline shall be valid only when requested in writing, approved by the Division, and an Amendment to the Agreement has been executed by both parties and attached to the original of this Agreement. The Grantee must provide documentation that a portion of the grant funds and match contributions are encumbered and demonstrate to the satisfaction of the Division that project work is progressing at a rate such that completion is achievable within the extended Grant Period.

- 16. Non-allowable Grant Expenditures.** The Grantee agrees to expend all grant funds received under this agreement solely for the purposes for which they were authorized and appropriated. Expenditures shall be in compliance with the state guidelines for allowable Project costs as outlined in the Department of Financial Services' Reference Guide for State Expenditures (revised 11/1/2019), which are incorporated by reference and are available online at <https://www.myfloridacfo.com/Division/AA/Manuals/documents/ReferenceGuideforStateExpenditures.pdf>. The following categories of expenditures are non-allowable for expenditure of grant funds and as contributions to required match:
- a) Expenditures for work not included in the Scope of Work of the executed Grant Award Agreement;
 - b) Costs of goods and services not procured in accordance with procurement procedures set forth in the Grant Award Agreement and Chapter 287 of the *Florida Statutes*;
 - c) Expenses incurred or obligated prior to or after the Grant Period, as indicated in the Grant Award Agreement;
 - d) Expenses associated with lobbying or attempting to influence Federal, State, or local legislation, the judicial branch, or any state agency;
 - e) Expenditures for work not consistent with the applicable historic preservation standards as outlined in the Secretary of the Interior's Guidelines available at www.nps.gov/tps/standards/treatment-guidelines-2017.pdf, standards available at <http://www.nps.gov/tps/standards.htm> and [nps.gov/history/local-law/arch_stnds_0.htm](http://www.nps.gov/history/local-law/arch_stnds_0.htm) or applicable industry standards;
 - f) Costs for projects having as their primary purpose the fulfillment of Federal or State historic preservation regulatory requirements, specifically, costs of consultation and mitigation measures required under Section 106 of the *National Historic Preservation Act of 1966*, as amended, or under Section 267.031, F.S.;
 - g) Projects directed at activities or Historic Properties that are restricted to private or exclusive participation or access, which shall include restricting access on the basis of sex, race, color, religion, national origin, disability, age, pregnancy, handicap, or marital status;
 - h) Entertainment, food, beverages, plaques, awards, or gifts;
 - i) Costs or value of donations or In-kind Contributions not documented in accordance with the provisions of the Grant Award Agreement;
 - j) Indirect costs including Grantee overhead, management expenses, general operating costs and other costs that are not readily identifiable as expenditures for the materials and services required to complete the work identified in the Scope of Work in the Grant Award Agreement. Examples of indirect costs include: rent/mortgage, utilities, janitorial services, insurance, accounting, internet service, monthly expenses associated to security systems, non-grant related administrative and clerical staffing, marketing, and

fundraising activities;

- k) Administrative and project management expenditures such as expenditures that are directly attributable to management of the grant-assisted Project and meeting the reporting and associated requirements of the Grant Award Agreement, whether grant expenditures or match contributions, which in aggregate exceed 5% of the grant award amount;
- l) Grantee operational support (i.e., organization salaries not directly related to grant activities; travel expenditures; per diem; or supplies);
- m) Insurance costs (Exception: costs for builder's risk, workers' compensation and contractor's liability insurance);
- n) Capital improvements to non-historic properties or non-historic additions to a Historic Property (Exception: pre-approved items of work for Museum Exhibit projects);
- o) Capital improvements to the interior of Religious Properties (Exception: repairs to elements of the structural system. Examples include: foundation repairs, repairs to columns, load bearing wall framing, roof framing, masonry repairs, window and exterior door repairs and restoration practices associated with the building envelope);
- p) Accessibility improvements for Religious Properties;
- q) Vehicular circulation (drives/driveways) within the property or from the property to surrounding streets and parking (Exception: provision of code-required handicapped parking pad(s));
- r) Sidewalks, paths, walkways, landscape features and accessories, planting, irrigation systems and site lighting (Exceptions: historic walkways; sidewalk required to link the code-required handicapped parking pad(s) to the accessible entry; historic retaining walls/planting/sodding required to halt documented erosion; pruning, removal or relocation of trees posing an immediate threat to the historic or archaeological resource; and limited site lighting required for security, all if approved by the Division);
- s) Fences and gates (Exception: restoration or in-kind replacement of damaged or missing historic fences, gates or sections of these);
- t) Furniture, including but not limited to: desks, tables, seating, rugs and mats, artwork and decorations, window treatments, case goods (including cabinets, countertops, or bookshelves) with no historic precedent, systems' furniture, movable partitions and acoustical treatments and components, unless specific prior approval has been granted by the Division (Exception: museum display units necessary for approved Museum Exhibit projects)
- u) Equipment (a) including but not limited to portable sound systems, specialty fixtures and equipment, visual display units, appliances, computers, cameras, printers, scanners, projection systems, portable light fixtures, and total stations unless specific prior approval has been granted by the Division (b) If special equipment is required for completion of the Project, it shall be rented for the grant term unless it can be shown that acquiring the equipment is cheaper than renting the equipment and approval has been provided by the Division as part of the documentation presented at the time of application. If the value of special equipment is to be used as a match contribution, the value of the match contribution shall be limited to the cost of rental for the Grant Period at the market rate for such rental in the region;

- v) Supplies that will not be consumed in use during the duration of this project;
- w) Costs associated with attending or hosting conferences, summits, workshops or presentations (Exception: municipal or county required public meetings necessary for completion of the grant-assisted project);
- x) Travel expenditures, including those of personnel responsible for items of work approved by the Division, administrative personnel, contracted or subcontracted employees, either for purposes of work on-site or research off-site; and
- y) Tuition waivers, fees, and other non-grant related costs associated with employing students for grant projects.

17. **Unobligated and Unearned Funds and Allowable Costs.** In accordance with Section 215.971, *Florida Statutes*, the Grantee shall refund to the State of Florida any balance of unobligated funds which has been advanced or paid to the Grantee. In addition, funds paid in excess of the amount to which the recipient is entitled under the terms and conditions of the agreement must be refunded to the state agency. Further, the recipient may expend funds only for allowable costs resulting from obligations incurred during the specified agreement period. Expenditures of state financial assistance must be in compliance with the laws, rules, and regulations applicable to expenditures of State funds, including, but not limited to, the *Reference Guide for State Expenditures*.
18. **Repayment.** All refunds or repayments to be made to the Department under this Agreement are to be made payable to the order of the "Department of State" and mailed directly to the following address: Florida Department of State, Attention: Grants Program Supervisor, Division of Historical Resources, 500 South Bronough Street Tallahassee, FL 32399. In accordance with Section 215.34(2), *Florida Statutes*, if a check or other draft is returned to the Department for collection, Grantee shall pay to the Department a service fee of \$15.00 or five percent (5%) of the face amount of the returned check or draft, whichever is greater.
19. **Single Audit Act.** Each Grantee, other than a Grantee that is a State agency, shall submit to an audit pursuant to Section 215.97, *Florida Statutes*. See Attachment B for additional information regarding this requirement.
20. **Retention of Accounting Records.** Financial records, supporting documents, statistical records, and all other records including electronic storage media pertinent to the Project shall be retained for a period of five (5) years after the close out of the grant. If any litigation or audit is initiated, or claim made, before the expiration of the five-year period, the records shall be retained until the litigation, audit, or claim has been resolved.
21. **Obligation to Provide State Access to Grant Records.** The Grantee must make all grant records of expenditures, copies of reports, books, and related documentation available to the Division or a duly authorized representative of the State of Florida for inspection at reasonable times for the purpose of making audits, examinations, excerpts, and transcripts.
22. **Obligation to Provide Public Access to Grant Records.** The Division reserves the right to unilaterally cancel this Agreement in the event that the Grantee refuses public access to all documents or other materials made or received by the Grantee that are subject to the provisions of Chapter 119, *Florida Statutes*, known as the *Florida Public Records Act*. The Grantee must immediately contact the Division's Contract Manager for assistance if it receives a public records request related to this Agreement.

- 23. Investment of Funds Received But Not Paid Out.** The Grantee may temporarily invest any or all grant funds received but not expended, in an interest bearing account pursuant to Section 216.181(16)(b), *Florida Statutes*. Interest earned on such investments should be returned to the Division quarterly, except that interest accrued less than \$100 within any quarter may be held until the next quarter when the accrued interest totals more than \$100. All interest accrued and not paid to the Division, regardless of amount, must be submitted with the Grantee's final Progress Report at the end of the Grant Period.
- 24. Noncompliance with Grant Requirements.** Any Grantee that has not submitted required reports or satisfied other administrative requirements for this grant or other Division of Historical Resources grants or grants from any other Florida Department of State (DOS) Division will be in noncompliance status and subject to the DOS Grants Compliance Procedure. Grant compliance issues must be resolved before a grant award agreement may be executed, and before grant payments for any DOS grant may be released.
- 25. Accounting Requirements.** The Grantee must maintain an accounting system that provides a complete record of the use of all grant funds as follows:
- a) The accounting system must be able to specifically identify and provide audit trails that trace the receipt, maintenance, and expenditure of state funds;
 - b) Accounting records must adequately identify the sources and application of funds for all grant activities and must classify and identify grant funds by using the same budget categories that were approved in the grant application. If Grantee's accounting system accumulates data in a different format than the one in the grant application, subsidiary records must document and reconcile the amounts shown in the Grantee's accounting records to those amounts reported to the Division.
 - c) An interest-bearing checking account or accounts in a state or federally chartered institution may be used for revenues and expenses described in the Scope of Work and detailed in the Estimated Project Budget.
 - d) The name of the account(s) must include the grant award number;
 - e) The Grantee's accounting records must have effective control over and accountability for all funds, property, and other assets; and
 - f) Accounting records must be supported by source documentation and be in sufficient detail to allow for a proper pre-audit and post-audit (such as invoices, bills, and canceled checks).
- 26. Availability of State Funds.** The State of Florida's performance and obligation to pay under this Agreement are contingent upon an annual appropriation by the Florida Legislature, or the United States Congress in the case of a federally funded grant. In the event that the state or federal funds upon which this Agreement is dependent are withdrawn, this Agreement will be automatically terminated and the Division shall have no further liability to the Grantee, beyond those amounts already released prior to the termination date. Such termination will not affect the responsibility of the Grantee under this Agreement as to those funds previously distributed. In the event of a state revenue shortfall, the total grant may be reduced accordingly.
- 27. Independent Contractor Status of Grantee.** The Grantee, if not a state agency, agrees that its officers, agents and employees, in performance of this Agreement, shall act in the capacity of independent contractors and not as officers, agents, or employees of the state. The Grantee is not entitled to accrue any benefits of state employment, including retirement benefits and any other rights or privileges connected with employment by the State of

Florida.

- 28. Grantee's Subcontractors.** The Grantee shall be responsible for all work performed and all expenses incurred in connection with this Agreement. The Grantee may subcontract, as necessary, to perform the services and to provide commodities required by this Agreement. The Division shall not be liable to any subcontractor(s) for any expenses or liabilities incurred under the Grantee's subcontract(s), and the Grantee shall be solely liable to its subcontractor(s) for all expenses and liabilities incurred under its subcontract(s). The Grantee must take the necessary steps to ensure that each of its subcontractors will be deemed to be "independent contractors" and will not be considered or permitted to be agents, servants, joint ventures, or partners of the Division.
- 29. Liability.** The Division will not assume any liability for the acts, omissions to act, or negligence of, the Grantee, its agents, servants, or employees; nor may the Grantee exclude liability for its own acts, omissions to act, or negligence, to the Division.
- a) The Grantee shall be responsible for claims of any nature, including but not limited to injury, death, and property damage arising out of activities related to this Agreement by the Grantee, its agents, servants, employees, and subcontractors. The Grantee, other than a Grantee which is the State or the State's agencies or subdivisions, as defined in Section 768.28, *Florida Statutes*, shall indemnify and hold the Division harmless from any and all claims of any nature and shall investigate all such claims at its own expense. If the Grantee is governed by Section 768.28, *Florida Statutes*, it shall only be obligated in accordance with that Section.
 - b) Neither the state nor any agency or subdivision of the state waives any defense of sovereign immunity, or increases the limits of its liability, by entering into this Agreement.
 - c) The Division shall not be liable for attorney fees, interest, late charges or service fees, or cost of collection related to this Agreement.
 - d) The Grantee shall be responsible for all work performed and all expenses incurred in connection with the Project. The Grantee may subcontract as necessary to perform the services set forth in this Agreement, including entering into subcontracts with vendors for services and commodities; and provided that it is understood by the Grantee that the Division shall not be liable to the subcontractor for any expenses or liabilities incurred under the subcontract and that the Grantee shall be solely liable to the subcontractor for all expenses and liabilities incurred under the subcontract.
- 30. Strict Compliance with Laws.** The Grantee shall perform all acts required by this Agreement in strict conformity with all applicable laws and regulations of the local, state and federal law.
- 31. No Discrimination.** The Grantee may not discriminate against any employee employed under this Agreement, or against any applicant for employment because of race, color, religion, gender, national origin, age, pregnancy, handicap or marital status. The Grantee shall insert a similar provision in all of its subcontracts for services under this Agreement.
- 32. Breach of Agreement.** The Division will demand the return of grant funds already received, will withhold subsequent payments, and/or will terminate this agreement if the Grantee improperly expends and manages grant funds, fails to prepare, preserve or surrender records required by this Agreement, or otherwise violates this Agreement.

33. Termination of Agreement.

- a) Termination by the Division. The Division will terminate or end this Agreement if the Grantee fails to fulfill its obligations herein. In such event, the Division will provide the Grantee a notice of its violation by letter, and shall give the Grantee fifteen (15) calendar days from the date of receipt to cure its violation. If the violation is not cured within the stated period, the Division will terminate this Agreement. The notice of violation letter shall be delivered to the Grantee's Contract Manager, personally, or mailed to his/her specified address by a method that provides proof of receipt. In the event that the Division terminates this Agreement, the Grantee will be compensated for any work completed in accordance with this Agreement, prior to the notification of termination, if the Division deems this reasonable under the circumstances. Grant funds previously advanced and not expended on work completed in accordance with this Agreement shall be returned to the Division, with interest, within thirty (30) days after termination of this Agreement. The Division does not waive any of its rights to additional damages, if grant funds are returned under this Section.
- b) Termination for convenience. The Division or the Grantee may terminate the grant in whole or in part when both parties agree that the continuation of the Project would not produce beneficial results commensurate with the further expenditure of funds. The two parties will agree upon the termination conditions, including the effective date, and in the case of partial terminations, the portion to be terminated.
- c) Termination by Grantee. The Grantee may unilaterally cancel the grant at any time prior to the first payment on the grant although the Department must be notified in writing prior to cancellation. After the initial payment, the Project may be terminated, modified, or amended by the Grantee only by mutual agreement of the Grantee and the Division. Request for termination prior to completion must fully detail the reasons for the action and the proposed disposition of the uncompleted work.

34. Preservation of Remedies. No delay or omission to exercise any right, power, or remedy accruing to either party upon breach or violation by either party under this Agreement, shall impair any such right, power or remedy of either party; nor shall such delay or omission be construed as a waiver of any such breach or default, or any similar breach or default.

35. Non-Assignment of Agreement. The Grantee may not assign, sublicense nor otherwise transfer its rights, duties or obligations under this Agreement without the prior written consent of the Division, which consent shall not unreasonably be withheld. The agreement transferee must demonstrate compliance with the requirements of the Project. If the Division approves a transfer of the Grantee's obligations, the Grantee shall remain liable for all work performed and all expenses incurred in connection with this Agreement. In the event the Legislature transfers the rights, duties, and obligations of the Division to another governmental entity pursuant to Section 20.06, *Florida Statutes*, or otherwise, the rights, duties, and obligations under this Agreement shall be transferred to the successor governmental agency as if it was the original party to this Agreement.

36. Required Procurement Procedures for Obtaining Goods and Services. The Grantee shall provide maximum open competition when procuring goods and services related to the grant-assisted project. Procurement documentation supporting maximum open competition must be submitted to the Division for review and approval prior to execution of project contracts.

- a) **Procurement of Goods and Services Not Exceeding \$35,000.** The Grantee must use the applicable procurement method described below:

- 1. Purchases Up to \$2,500: Procurement of goods and services where individual purchases do not

exceed \$2,500 may be conducted at the Grantee's discretion using good purchasing practices in accordance with Rule 60A-1.002, *Florida Administrative Code*.

2. Purchases or Contract Amounts Between \$2,500 and \$35,000: Goods and services costing between \$2,500 and \$35,000 require informal competition such as written quotations and informal bids and may be procured by purchase order, acceptance of vendor proposals or other appropriate procurement document in accordance with Rule 60A-1.002, *Florida Administrative Code*.

b) **Procurement of Goods and Services Exceeding \$35,000.** Goods and services costing over \$35,000 may be procured by either Formal Invitation to Bid, Request for Proposals or Invitation to Negotiate and may be procured by purchase order, acceptance of vendor proposals or other appropriate procurement document in accordance with Chapter 287, *Florida Statutes*.

37. **Conflicts of Interest.** The Grantee hereby certifies that it is cognizant of the prohibition of conflicts of interest described in Sections 112.311 through 112.326, *Florida Statutes*, and affirms that it will not enter into or maintain a business or other relationship with any employee of the Department of State that would violate those provisions. The Grantee further agrees to seek authorization from the General Counsel for the Department of State prior to entering into any business or other relationship with a Department of State Employee to avoid a potential violation of those statutes.
38. **Binding of Successors.** This Agreement shall bind the successors, assigns and legal representatives of the Grantee and of any legal entity that succeeds to the obligations of the Division of Historical Resources.
39. **No Employment of Unauthorized Aliens.** The employment of unauthorized aliens by the Grantee is considered a violation of Section 274A (a) of the Immigration and Nationality Act. If the Grantee knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Agreement.
40. **Severability.** If any term or provision of the Agreement is found to be illegal and unenforceable, the remainder will remain in full force and effect, and such term or provision shall be deemed stricken.
41. **Americans with Disabilities Act.** All programs and facilities related to this Agreement must meet the standards of Sections 553.501-553.513, *Florida Statutes*, and the Americans with Disabilities Act of 1990 as amended (42 U.S.C. 12101, *et seq.*), which is incorporated herein by reference.
42. **Governing Law.** This Agreement shall be construed, performed, and enforced in all respects in accordance with the laws and rules of Florida. Venue or location for any legal action arising under this Agreement will be in Leon County, Florida.
43. **Restrictive Covenants.** For Acquisition and Development projects directed at Real Property, if funded, the Grantee (and the Property Owner, if not the Grantee) must file a Restrictive Covenant on the property with the Clerk of Court for ten (10) years for Development and twenty (20) for Acquisition prior to final release of grant funds and close-out of the project.
44. **Entire Agreement.** The entire Agreement of the parties consists of the following documents:
 - a) This Agreement

- b) Estimated Project Budget (Attachment A)
- c) Single Audit Act Requirements and Exhibit I (Attachment B)

In acknowledgment of this grant, provided from funds appropriated in the 2023 General Appropriation Act, I hereby certify that I have read this entire Agreement, and will comply with all of its requirements.

Department of State:

Grantee:

By:

By: _____
Authorizing Official for the Grantee

Division Director

Typed name and title

Date

Date

ATTACHMENT A
Estimated Project Budget

Description	Grant Funds	Cash Match	In Kind Match
Design/Engineering/Permitting	\$2,500	\$2,500	\$0
Interior Walls and Flooring Repairs	\$10,000	\$10,000	\$0
Bathroom Restoration	\$3,000	\$3,000	\$0
Doors and Windows Repairs	\$30,000	\$30,000	\$0
Kitchen Restoration	\$4,500	\$4,500	\$0
Totals	\$50,000	\$50,000	\$0

ATTACHMENT B

FLORIDA SINGLE AUDIT ACT REQUIREMENTS

AUDIT REQUIREMENTS

The administration of resources awarded by the Department of State to the Grantee may be subject to audits and/or monitoring by the Department of State as described in this Addendum to the Grant Award Agreement.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and section 215.97, Florida Statutes (F.S.), as revised (see AUDITS below), monitoring procedures may include, but not be limited to, on-site visits by Department of State staff, limited scope audits as defined by 2 CFR §200.425, or other procedures. By entering into this agreement, the recipient agrees to comply and cooperate with any monitoring procedures or processes deemed appropriate by the Department of State. In the event the Department of State determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by Department of State staff to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

Part I: Federally Funded

This part is applicable if the recipient is a state or local government or a nonprofit organization as defined in 2 CFR §200.90, §200.64, and §200.70.

1. A recipient that expends \$750,000 or more in federal awards in its fiscal year must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. EXHIBIT 1 to this agreement lists the federal resources awarded through the Department of State by this agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from the Department of State. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR §§200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR §200.514 will meet the requirements of this Part.
2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR §§200.508-512.
3. A recipient that expends less than \$750,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. If the recipient expends less than \$750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other than federal entities).

The Internet web addresses listed below will assist recipients in locating documents referenced in the text of this agreement and the interpretation of compliance issues.

U.S. Government Printing Office www.ecfr.gov

Part II: State Funded

This part is applicable if the recipient is a nonstate entity as defined by section 215.97(2), F.S.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a state single or project-specific audit for such fiscal year in accordance with section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this agreement lists the state financial assistance awarded through the Department of State by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of State, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for federal program matching requirements.
2. For the audit requirements addressed in Part II, paragraph 1, the recipient shall ensure that the audit complies with the requirements of section 215.97(8), F.S. This includes submission of a financial reporting package as defined by section 215.97(2), F.S., and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.
3. If the recipient expends less than \$750,000 in state financial assistance in its fiscal year (for fiscal years ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of section 215.97, F.S., is not required. If the recipient expends less than \$750,000 in state financial assistance in its fiscal and elects to have an audit conducted in accordance with the provisions of section 215.97, F.S., the cost of the audit must be paid from the nonstate entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than state entities).

The Internet web addresses listed below will assist recipients in locating documents referenced in the text of this agreement and the interpretation of compliance issues.

State of Florida Department Financial Services (Chief Financial Officer)

<http://www.myfloridacfo.com/>

State of Florida Legislature (Statutes, Legislation relating to the Florida Single Audit Act)

<http://www.leg.state.fl.us/>

Part III: Report Submission

1. Copies of reporting packages for audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and required by Part I of this agreement shall be submitted, when required by 2 CFR §200.512, by or on behalf of the recipient directly to each of the following:
 - A. The Department of State through the <https://dosgrants.com/> grants management system.

B. The Federal Audit Clearinghouse (FAC) as provided in 2 CFR §200.36 and §200.512.

2. Copies of financial reporting packages required by Part II of this agreement shall be submitted by or on behalf of the recipient directly to each of the following:

A. The Department of State through the <https://dosgrants.com/> grants management system.

B. The Auditor General's Office at the following address:

Auditor General

Local Government Audits/342

Claude Pepper Building, Room 401

111 West Madison Street

Tallahassee, Florida 32399-1450

The Auditor General's website (<https://flauditor.gov/>) provides instructions for filing an electronic copy of a financial reporting package.

3. Recipients, when submitting financial reporting packages to the Department of State for audits done in accordance with 2 CFR 200, Subpart F - Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the recipient in correspondence accompanying the reporting package.

4. Recipients, when submitting financial reporting packages to the Department of State for audits done in accordance with 2 CFR 200, Subpart F - Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the recipient in correspondence accompanying the reporting package.

Part IV: Record Retention

The recipient shall retain sufficient records demonstrating its compliance with the terms of the award(s) and this agreement for a period of five years from the date the audit report is issued, and shall allow the Department of State, or its designee, the CFO, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of State, or its designee, the CFO, or Auditor General upon request for a period of at least three years from the date the audit report is issued, unless extended in writing by the Department of State.

EXHIBIT 1

FEDERAL RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Not Applicable

COMPLIANCE REQUIREMENTS APPLICABLE TO THE FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:

Not Applicable

STATE RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

MATCHING RESOURCES FOR FEDERAL PROGRAMS:

Not applicable.

SUBJECT TO SECTION 215.97, FLORIDA STATUTES:

Florida Department of State Acquisition, Restoration of Historic Properties Grants, CSFA Number 45.032. Award Amount is \$50,000.

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:

The compliance requirements of this state project may be found in Part Four (State Project Compliance Requirements) of the State Projects Compliance Supplement located at <https://apps.fldfs.com/fsaa/>.



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Meeting Minutes

- September 20, 2022 City Council Regular Session
- September 27, 2022 City Council Special Session
- October 4, 2022 City Council Regular Session

Introduction:

This is a request for City Council to approve meeting minutes.

Discussion:

The City Clerk prepares minutes and presents them to City Council as an opportunity to make suggestions or corrections prior to final approval.

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

City Council to approve Meeting Minutes.

Attachment(s):

1. September 27, 2022 Special City Council Minutes DRAFT
2. October 4, 2022 Regular City Council Minutes DRAFT

Prepared by: Jeanann Hand, Interim City Clerk

**CITY OF
MOUNT DORA, FLORIDA
CITY COUNCIL
MINUTES**



**September 20, 2022
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 6:14 P.M. in the Mount Dora Council Chambers.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

Councilmember Bryant 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 C. Comiskey, City Manager
Sherry G. Sutphen, City Attorney
Jessica Burnham, City Clerk

PRESENTATIONS

1. Proclamation Regarding the 60th Anniversary of the Mount Dora High School Stadium
Mayor Stile read the proclamation for the 60th Anniversary of the Mount Dora High School Stadium into the record and presented the proclamation to Principal Marlene Straughan.
2. Mount Dora Fun Fact
** This item was moved to the next City Council Regular Meeting due to technical difficulties.*

PUBLIC COMMENTS

Mayor Stile opened public comment.

Rebekah DiBonaventure, 2006 Castelli Boulevard, spoke on the Mount Dora Groves project and asked Council to please consider what they can do to ensure the City's standards are met.

Adam Deffes, 922 Northside Drive, inquired about electric rates being lowered once the price for natural gas decreases.

Joe Lewis, Mount Dora Citizen for Progress, 148 Charles Avenue, spoke on the reasons voters should educate themselves about the upcoming ballot referendum.

Magali Arce, 1054 Ceasars Court, spoke about the Mount Dora Groves project and recent developments by which she felt blindsided.

Mayor Stile closed public comment.

APPROVAL OF AGENDA

***MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA;
COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY
A UNANIMOUS VOICE VOTE.***

CONSENT AGENDA

1. Request Ratification of the Submittal for the Safe Streets and Roads for All Grant
2. Request Adoption of **Resolution No. 2022-60**, Acceptance of 7.7 Acre FDOT Surplus Property, State Road No. 46, Section No. 11130, F.P. No. 238275-2
3. Request Adoption of **Resolution No. 2022-61**, Acceptance of 12.20 Acres FDOT Surplus Property, State Road No. 46, Section No. 11130, F.P. No. 238275-2
4. Authorization for Mayor to Execute and Submit Application to Florida Central Railroad for the Installation of Drainage Inlets in the Railroad Crossing at Liberty Avenue and, if Approved, Authorization to Execute the Associated License Agreement Following Review and Approval by the City Attorney
5. Request Approval of Vehicle Lease Payoffs: Bancorp Lease and Enterprise Lease
6. Request Approval of Meeting Minutes
 - August 22, 2022 City Council Budget Work Session
 - September 6, 2022 CRA Governing Board
 - September 6, 2022 Northeast CRA Governing Board
 - September 6, 2022 Regular City Council

MOTION BY COUNCILMEMBER GUENTHER TO APPROVE THE CONSENT AGENDA; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. 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.

City Manager Patrick Comiskey spoke on the agenda item and stated that staff wanted to present what they feel should be put into the project.

Discussion took place on the JPA Agreement with the County, the language in the letter proposed, the City standards, and forced annexation versus voluntary annexation.

Mayor Stile opened public comment.

James Homich, 621 East Fifth Avenue, spoke about the Joint Planning Agreement with Lake County and the City's enforcement of it.

Lynn Tacher, 8031 St. James Way, spoke on the County's reaction to the City's assertions regarding the Joint Planning Agreement.

Ellen Langshaw, 1015 Juliette Boulevard, spoke on the proposed letter and the preservation of the lake.

Josh Hemingway, 1177 East Fifth Avenue, talked about the Joint Planning Agreement, the Planning and Zoning meeting that took place at the county, and filing an injunction.

Summer Kilmartin, Loch Leven, mentioned how the County has not been communicating with the City.

Jirathaya Manorattana Sakool, 1010 Juliette Boulevard, spoke about maintaining Mount Dora's historical character.

Mayor Stile closed public comment.

Discussion ensued on asking the county to postpone the item considering there has been no response since a letter sent by staff on May 3, 2022. The Council agreed they would like the county to postpone action regarding this item for 60 days to allow for City Attorney communication with the county.

Vice-mayor Crail suggested a special meeting.

MOTION BY COUNCILMEMBER ROLFSON TO DIRECT THE CITY ATTORNEY

TO DRAFT A LETTER TO THE COUNTY EXPRESSING THE COUNCIL'S REQUIRING THE JPA CONTRACT BE FOLLOWED REGARDING THE MOUNT DORA GROVES DEVELOPMENT AND INCORPORATING THE MEETING'S DISCUSSION INTO THAT LETTER; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

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

NO Councilmember Guenther

2. Request Approval of the Agreement between the City of Mount Dora and A.C. Schultes of Florida, Inc., for Construction Services - Well 3 at Water Treatment Plant 2

Chris Gaw, Interim Utility Director, spoke on the agenda item and provided a history for it.

Discussion ensued about insurance costs and the cost of the well.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY VICE-MAYOR CRAIL TO APPROVE THE AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND A.C. SCHULTES OF FLORIDA, INC., FOR CONSTRUCTION SERVICES FOR WELL 3 AT WATER TREATMENT PLANT 2; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

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

NO Cocouncilmember Cataldo
Mayor Stile

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Adoption of the Single Reading (Final/Adoption) **Ordinance No. 2022-13**, Small-Scale Future Land Use Map Amendment for Sean A. Jones (Vedder Holsters)

**This item and Item Number Two in Public Hearings were heard together.*

City Attorney Sutphen read Ordinance No. 2022-13, Small-Scale Future Land Use Map Amendment for Sean A. Jones (Vedder Holsters) by title only.

ORDINANCE NO. 2022-13

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.

Councilmember Guenther recused himself from this item and will file Form 8B with the City Clerk's office, which will be attached to these minutes and labeled as Exhibit A.

City Attorney Sutphen inquired if there were any ex parte communications that needed to be disclosed. Councilmember Walker stated that he spoke with the applicant.

Vince Sandersfeld, Planning and Zoning Director, spoke on the agenda item and provided the council with an overview.

City Attorney Sutphen read Ordinance No. 2022- 14, Final PUD Master Plan for Vedder Holsters by title only.

ORDINANCE NO. 2022-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF LINCOLN AVENUE AND WEST OF U.S. HIGHWAY 441; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE REZONING AND APPROVAL OF THE VEDDER HOLSTERS PLANNED UNIT DEVELOPMENT TERMS AND

CONDITIONS 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.

Mayor Stile opened public comment.

Lynn Tacher, 8031 St. James Way, stated the plan for the business is to hire employees who live in the Northeast.

Tim Green, Green Consulting Group, 4070 United Avenue, stated he agrees with staff recommendations for approval.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE SINGLE READING AND ADOPTION OF ORDINANCE NO. 2022-13, SMALL-SCALE FUTURE LAND USE MAP AMENDMENT FOR SEAN A. JONES (VEDDER HOLSTERS); COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

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

NO None

Councilmember Guenther recused himself from this item and will file the above-mentioned Form 8B with the City Clerk's office, which is included with the minutes and labeled as Exhibit A.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE FIRST READING OF ORDINANCE NO. 2022-14, FINAL PUD MASTER PLAN FOR VEDDER HOLSTERS; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION WAS APPROVED BY A ROLL CALL VOTE.

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

2. Request for Approval of the First Reading of **Ordinance No. 2022-14**, Final PUD Master Plan for Vedder Holsters

** This item was heard under Item Number One in Public Hearings.*

3. Request Approval of the First Reading of **Ordinance No. 2022-17**, Annexation for Green Wheat, LLC and Donnelly, LLC (1.14 Acr
City Attorney Sutphen read Ordinance No. 2022- 17, Annexation for Green Wheat, LLC and Donnelly, LLC (1.14 Acres) by title only.

ORDINANCE NO. 2022-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED EAST SIDE OF SR 44 AND SOUTH OF MEADENHALL BOULEVARD; 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.

Planning Director Sandersfeld explained this petition for annexation and mentioned it is an infield clean up.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER GUENTHER TO APPROVE THE FIRST READING OF ORDINANCE NO. 2022-17, ANNEXATION FOR GREEN WHEAT, LLC AND DONNELLY, LLC (1.14 ACRES); VICE-MAYOR CRAIL SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Guenther Vice-Mayor Crail Councilmember Cataldo Councilmember Rolfson Councilmember Walker Councilmember Bryant Mayor Stile
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NO	None
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4. Request Adoption of Final Reading of **Ordinance No. 2022-12**, Amending Chapter 42 of the Code of Ordinances to allow for Electric Carriages

City Attorney Sutphen read Ordinance No. 2022-12, Amending Chapter 42 of the Code of Ordinances to allow for Electric Carriages by title only.

ORDINANCE NO. 2022-12

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO AN AMENDMENT TO CHAPTER 42 OF THE CITY OF MOUNT DORA CODE OF ORDINANCES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER WALKER TO APPROVE FINAL READING OF ORDINANCE NO. 2022-12, AMENDING CHAPTER 42 OF THE CODE OF ORDINANCES TO ALLOW FOR ELECTRIC CARRIAGES; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Walker Councilmember Rolfson Councilmember Guenther Councilmember Bryant Councilmember Cataldo Vice-Mayor Crail Mayor Stile
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NO	None
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5. Request Adoption of Final Reading of **Ordinance No. 2022-10**, Land Development Code Amendment

City Attorney Sutphen read Ordinance No. 2022-10, Land Development Code Amendment by title only.

ORDINANCE NO. 2022-10

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO AN AMENDMENT TO CHAPTER 42 OF THE CITY OF MOUNT DORA CODE OF ORDINANCES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE FINAL READING OF ORDINANCE NO. 2022-10, LAND DEVELOPMENT CODE AMENDMENT; COUNCILMEMBER BRYANT SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
Councilmember Bryant
Councilmember Cataldo
Councilmember Walker
Mayor Stile

NO Councilmember Guenther
Vice-Mayor Crail

6. Request Adoption of **Resolution No. 2022-53**, Electric Carriage Rates

City Attorney Sutphen read Resolution No. 2022-53, Electric Carriage Rates by title only.

RESOLUTION NO. 2022-53

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO FEES ASSOCIATED WITH THE OPERATION OF ELECTRIC CARRIAGES WITHIN THE JURISDICTIONAL LIMITS OF CITY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ADOPTION OF FEES; 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.

Discussion ensued about the rates.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY VICE-MAYOR CRAIL TO APPROVE RESOLUTION NO. 2022-53, ELECTRIC CARRIAGE RATES; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

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

NO None

7. Request Adoption of **Resolution No. 2022-50**, Approval of Final Millage Rate

Mayor Stile opened the Millage Rate Public Hearing.

City Attorney Sutphen read Resolution No. 2022-50, Approval of Final Millage Rate, by title only.

RESOLUTION NO.2022-50

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA PROVIDING FOR THE ADOPTION OF THE FINAL MILLAGE RATE FOR FISCAL YEAR 2022-23; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR LEVY OF AD VALOREM TAXES AND PERCENTAGE INCREASE; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

City Manager Comiskey turned the floor over to Budget Director, Aneta Barton, for an overview.

Ms. Barton stated this public hearing is to consider adoption of the final millage rate for the fiscal year ending September 30, 2023. This hearing is the second of two Truth in Millage (also known as TRIM) public hearings which must be held pursuant to Florida

Statutes, Section 200.065(2)I, prior to the adoption of a millage rate and budget by a taxing authority. As such, these are final hearings, and final adoption of the fiscal year 2022-2023 millage rates and final budgets will be considered at these hearings.

There are no changes in the millage rate since the tentative rate adopted at the September 6, 2022 meeting under Resolution 2022-48.

The aggregate proposed millage rate for fiscal year 2022-23 is 5.9603 mills. The aggregate rolled-back millage rate for fiscal year 2022-23 is 5.5029 mills. The proposed millage rate of 5.9603 mills represents an increase of 8.31% from the rolled-back rate of 5.5029 mills.

The decision to levy an operating millage rate of 5.9603 mills as opposed to the rolled-back rate of 5.5029 mills will result in additional ad valorem General Fund revenue of \$674,786 (net of statutory discount). The reason for the increase is to maintain the current level of service and provide the additional services were discussed during the budget workshops which help keep Mount Dora "Someplace Special", without utilizing the remaining cash balance.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE RESOLUTION 2022-50, ADOPTING THE FINAL MILLAGE RATE FOR THE CITY OF MOUNT DORA FOR FISCAL YEAR 2022-2023, ENDING ON SEPTEMBER 30, 2023; COUNCILMEMBER BRYANT SECONDED THE MOTION. MOTION WAS APPROVED BY A ROLL CALL VOTE.

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

NO Councilmember Guenther

8. Request Adoption of **Resolution No. 2022-51**, Approval of Final Budget

Mayor Stile opened Final Budget Public Hearing.

City Attorney Sutphen read Resolution No. 2022-51, Approval of Final Budget, by title only.

RESOLUTION NO.2022-51

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF THE FINAL BUDGET FOR FISCAL YEAR 2022-2023; 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.

City Manager Comiksey turned the item over to Budget Director Barton.

Ms. Barton stated the changes to the budget since the September 6, 2022, public hearing on the tentative budget adopted under Resolution 2022-48, are as follows:

1. The encumbrance rollovers in the amount of \$8,526,781
2. And the project rollovers in the amount of \$59,527,779
3. The remaining amount of \$15,436,149 are the accounting adjustment made between funds to address the increases in encumbrance roll and project roll.

The final budget includes General, Special Revenue, Debt Service, Capital, Enterprise and Internal Service Funds. The Citywide Budget including operating and capital costs for FY2022-23 is \$218,441,823. In addition, pursuant to the City Charter, the City Manager must submit an annual budget and we have provided an annual budget at the Fund Level as the attachment to this agenda item. Exhibit A on proposed Resolution 2022-51, shows that \$134,951,114 is the "new monies" approved at the tentative budget public hearing on September 6th, and the additional \$83,490,709 is the "old monies" just explained. Those are the unused, carry-forward monies from the current year totaling the budget at \$218,441,823.

Mayor Stile opened public comment.

Josh Hemingway, 1177 East 5th Avenue, inquired about our debt standing.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE RESOLUTION 2022-51, ADOPTING THE FINAL BUDGET FOR THE CITY OF MOUNT DORA FOR FISCAL YEAR 2022-23, ENDING ON SEPTEMBER 30, 2023; COUNCILMEMBER BRYANT SECONDED THE MOTION. MOTION WAS APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
 Councilmember Bryant
 Councilmember Cataldo

Councilmember Guenther
Councilmember Walker
Vice-mayor Crail
Mayor Stile

NO None

CITY MANAGER'S REPORT

1. Lobbyist Update

Councilmember Rolfson spoke about a meeting he attended.

CITY ATTORNEY'S REPORT

City Attorney Sutphen mentioned a new claim had been submitted.

COMMUNICATIONS AND REPORTS

The council unanimously agreed to hold a special meeting on Tuesday, September 27, 2022 at 6:00 pm.

1. Council Member Nate Walker

Councilmember Walker thanked City Clerk Burnham and wished her well.
Councilmember Walker spoke of an event that he attended at Bethune Cookman College.

2. Council Member Doug Bryant

Councilmember Bryant provided thanks to City Clerk Burnham.

3. Council Member John Cataldo

Councilmember Cataldo provided thanks and well wishes to City Clerk Burnham and mentioned that the second Uptown event was successful.

4. Council Member Austin Guenther

Councilmember Guenther thanked City Clerk Burnham.

5. Council Member Cal Rolfson

Councilmember Rolfson gave City Clerk Burnham well wishes and thanked her for her service.

6. Vice-Mayor Marc Crail

Vice-Mayor Crail thanked City Clerk Burnham and spoke on the additional roads that would go through Waterman Village. He inquired about the possibility of making it accessible for golf carts.

7. Mayor Crissy Stile

Mayor Stile thanked the county for the 911 remembrance, spoke about the smell that is counting in the land fill, and thanked City Clerk Burnham.

FUTURE MEETING DATES

1. October 4, 2022, 6:00 PM, Regular Session
2. October 18, 2022, 6:00 PM, Regular Session
3. November 1, 2022, 6:00 PM, Regular Session
4. November 15, 2022, 6:00 PM, Regular Session

ADJOURNMENT

MOTION BY COUNCILMEMBER GUENTHER TO ADJOURN; MOTION SECONDED BY COUNCILMEMBER CATALDO. MOTION WAS APPORVED BY UNANMOUSILY VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 8:30 p.m.

CRISSY STILE, MAYOR
City of Mount Dora

JEANANN HAND
Interim City Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Guenther - Austin - William Frederick		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Mount Dora City Council	
MAILING ADDRESS 2223 Overlook Drive		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
CITY Mount Dora	COUNTY Lake	NAME OF POLITICAL SUBDIVISION: District 3	
DATE ON WHICH VOTE OCCURRED September 20, 2022		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Austin Guenther, hereby disclose that on September 20, 20 22 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☒ inured to the special gain or loss of Mike Vedder, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

1. Request for Approval of the First Reading of Ordinance No. 2022-14, Final PUD Master Plan for Vedder Holsters
2. Request Adoption of the Single Reading (Final/Adoption) Ordinance No. 2022-13 Small-Scale Future Land Use Map Amendment for Sean A. Jones (Vedder Holsters)

I recused myself from these items because the specific project may have inured to the special gain or loss of Mike Vedder, by whom I am retained.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

September 26, 2022
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

**CITY OF
MOUNT DORA, FLORIDA
CITY COUNCIL
MINUTES**



**September 27, 2022
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 to order the Special Session of the Mount Dora City Council at 6:00 PM in the Mount Dora Council Chambers.

ROLL CALL

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

Sharon Kraynik, Acting City Manager
Sherry G. Sutphen, City Attorney
Jeanann Hand, Deputy City Clerk

PUBLIC COMMENT

Mayor Stile opened public comment.

James Homich, 621 East Fifth Avenue, spoke about the City's online communication and about sharing information on more than one platform.

Mayor Stile closed public comment.

ACTION ITEMS

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

City Attorney Sutphen read Resolution 2022-66, State of Emergency Related to Hurricane Ian by title only.

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.

Acting City Manager Kraynik explained the purpose of the resolution. City Attorney Sutphen made it known that a change would be made to the last word in Section 3, changing "City Council" to "City Manager." Emergency Operations Director Steve Langley updated about EOC plans. EOC compensation was discussed. The Waste Management schedule was also discussed.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2022-66 WITH THE WORD MANAGER REPLACING THE WORD COUNCIL IN SECTION THREE; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

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

NO None

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

Electric Utility Director Steve Langley explained the timing of the purchase. If the truck had not been secured at this time, the City would not have it available for hurricane Ian.

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE PURCHASE OF AN ELECTRIC UTILITY BUCKET TRUCK APPROVED IN FISCAL YEAR 2022-2023 BUDGET IN THE AMOUNT OF \$221,905; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

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

NO None

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 for City Staff to Represent the City in Upcoming Lake County Public Hearings Regarding This Matter

City Attorney Sutphen spoke on changes to the letter since its presentation to Council at the September 20th Regular Session. The importance of clear communication, delivery of accurate information, and the value of negotiation were discussed. The timing and content of correspondence between the City, the county, and the developer were clarified. Councilmember Guenther requested Deputy Clerk Hand provide to Councilmembers a document concerning the developer's response to the City. A letter recently received from the developer's legal representation was distributed to Councilmembers and is attached to the minutes as Exhibit A. It was noted that the next county meeting at which this issue will be addressed is postponed and will now take place on October 11th. Councilmembers agreed regarding the City's willingness to meet with the other parties to work toward a solution acceptable for all involved.

The content of the City's letter was changed to reflect the rescheduling of the county's meeting from the October 4th to October 11th.

The property's possible inclusion in the Northeast CRA area was mentioned.

Mayor Stile noted the routing of the document mentioned by Councilmember Guenther.

Mayor Stile opened public comment.

Rebecca DiBonaventure, 2006 Castelli Boulevard, requested updates regarding further interaction between the City, the county, and the developer on this issue. Ms. DiBonaventure would provide her email address for this purpose. Ms. DiBonaventure had questions regarding annexation and regarding the JPA.

Raquel Martin, 2014 Castelli Boulevard, spoke about her past dealings with the county and about setbacks and commercial property on 441.

Lourdes Sarafini, 2018 Castelli Boulevard, spoke regarding her attempts to communicate with Commissioner Campione.

James Homich, 621 East Fifth Avenue, commented on the content of the City's letter to the county.

Corrine Schmidt, 2160 Park Forest Boulevard, mentioned traffic.

Mayor Stile closed public comment.

City Attorney Sutphen noted the additional changes made to the letter based on discussion taking place during the meeting.

MOTION BY COUNCILMEMBER ROLFSON TO AUTHORIZE THE CITY ATTORNEY TO SEND TO THE COUNTY THE SEPTEMBER 27, 2022 LETTER THAT HAS BEEN DISCUSSED WITH THE ADDITIONAL CHANGES SUGGESTED

PREVIOUSLY BY COUNCIL AND THE ADDITIONAL RECENT SUGGESTIONS AS JUST DISCUSSED BY THE CITY ATTORNEY; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

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

NO Councilmember Guenther

Mayor Stile clarified and asserted the exclusive authority of City Council to act on behalf of the City.

FUTURE MEETING DATES

1. October 4, 2022, 6:00 PM, Regular Session
2. October 18, 2022, 6:00 PM, Regular Session
3. November 1, 2022, 6:00 PM, Regular Session
4. November 15, 2022, 6:00 PM, Regular Session

ADJOURNMENT

MOTION BY COUNCILMEMBER ROLFSON TO ADJOURN; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 7:25 P.M.

CRISSY STILE. MAYOR
City of Mount Dora

JEANANN HAND
Deputy City Clerk

September 27, 2022

VIA EMAIL (Stilec@cityofmounddora.com)

Mayor of the City of Mount Dora

Re: Mt Dora Groves South- US Highway 441
Comprehensive Plan Amendment (AR#4845)
Rezoning (AR#4844) (collectively, the “Dora Groves South Project”)

Mt Dora Groves North- US Highway 441
Comprehensive Plan Amendment (AR#4843)
Rezoning (AR#4842) (collectively, the “Dora Groves North Project”; together with the
Dora Groves South Project, the “Overall Project”)

Dear Mayor Stile and City Council,

As counsel to Brochman, LLC, the developer of the Overall Project (the “Developer”), we have reviewed a copy of the proposed letter to Lake County Chairman Sean Parks dated September 27, 2022 (the “September Letter”), which has been added to your public hearing agenda for tonight’s City Council Special Session. It appears that many of these comments were already raised by the City in prior correspondence from the Developer and were responded to by the Developer’s team as set forth in the letter attached hereto as Exhibit “A” (the “Prior Detailed Responses”).

We appreciate and understand the City’s desire to have specific development standards implemented in our Overall Project and have worked in good faith to incorporate many of those requests even as we pursue our approvals in Lake County. Last week I had requested the opportunity to meet with your staff prior your proposed letter being finalized for transmittal to the County, but the request was declined at that time. I will again work to coordinate that discussion with the City while moving forward with our approvals in the County. Given my limited involvement in this case to date and the lengthy review process that has already occurred both in the City and County, this correspondence serves only to address the issues raised in the September Letter.

The following issues were raised in the September Letter and the responses as provided thereafter:

- 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.

Response: The Developer is currently within the jurisdiction of Lake County and is processing their applications through the County.

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.**

Response: The Developer understands that PUD zoning is not a traditional zoning district and provides inherent flexibility in design standards. We are confident this project will be a high-quality development that will provide a variety of benefits to the City. The City staff's prior recommendations of approval during our processing of applications with the City evidence the same.

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.**

Response: Precast (concrete) wall systems are an industry standard and available in a variety of attractive finishes. The Precast wall systems are a more durable product, easier to repair, more cost effective and come in stone finishes. Regardless of the type of wall that is required, the columns will be spaced at appropriate distances to structurally support the wall or fence.

While an objection is raised to our use of precast wells, Dora Parc was approved in 2017 and being built out with precast (concrete) wall systems.

As shown on the Dora Groves South Project PUD Plan attached hereto as Exhibit "B", the Developer has agreed to build a Precast concrete wall on the west side of the Grandview St. extension and Fiddler Drive extension, which equates to approximately 4,000 linear feet of wall or ¾ of a mile.

Additionally, the image and the comment below are from the City of Mt. Dora letter to Lake County dated August 18, 2022, wherein the City indicates they will accept the Waterman Village wall/fencing, which includes masonry columns with vinyl picket fencing on the frontage of Donnelly Street (one of the main boulevards through the City) and chain link fence around the 3 remaining sides of the site. Exhibit "C" hereto shows the relevant and current photos of such approved fencing. Mount Dora Groves South will agree to the same fencing requirements as Waterman Village.

2. As stated in City's previous review pre-cast wall systems are not a design standard in keeping with the high quality expected for developments within Mount Dora. Illustration #15 of Section 6.13 of the City's Land Development Code (wall example next page).

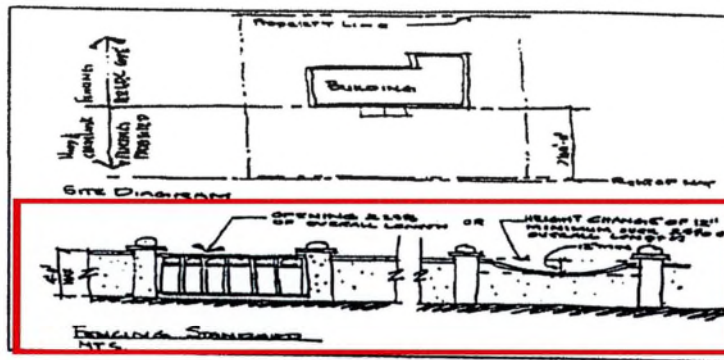


Illustration 15

For additional clarification, Mount Dora discouraged community walls type of buffering treatment for residential communities. If walls are so proposed, which is not the City's preference, the materials must be high quality and design with landscaping screening, etc. That is why staff noted the wall material standards in my previous correspondence. For example, the recent Lakeside Waterman Village retirement community provided wright-iron type (I believe the fence is aluminum rails) with stone columns. This type of open fencing tends to be acceptable treatment.

The requested wall is also inconsistent with precedent setting projects in the immediate area. For example, the images in Exhibit "C" are of the Dora Landings community which recently constructed the Grandview St. extension and trail. Please note this community was not required to construct a wall along the Grandview Trail extension between the homes and the trail. Furthermore, this community constructed white vinyl fencing on perimeter and chain link fence around the park along Limit Ave.

4. The parking requirements are not consistent with our code requirements (e.g., guest parking spaces are not included).

Response: Under Section 3.4.5 of the City's Land Development Code ("LDC"), PUD's in the City are allowed to vary from zoning code, provided the requested variances from zoning are reasonable considering the character of the surrounding area. Specifically, PUDs "ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final master plan," which means that flexibility from the strict application of code provisions is inherently permitted and contemplated by utilization of PUD zoning designations.

For example, Bristol Lakes Apartments 2 on our site's easterly boundary is within the City, is not a PUD, and is staying strictly within R-3 zoning. They have agreed to 35' max building heights, 3 story product, 300 units, 603 parking spaces per the City's 2 parking space/unit code, 10' buffers along PL and a density approaching 18/acre (gross acres less wetlands and less right of way.)

However, on the opposite side of our site's westerly boundary is Waterman Village, which is a PUD and has a combination of 4 story apartments and duplex cottages with a 60' building height maximum, and only has a 1.95 parking space/unit ratio resulting in 453 parking spaces for a combination of 232 units. However, given that PUDs allow projects to vary from the strict application of the City's code requirements, issues like parking standards can be modified accordingly.

The City's permits an alternative parking analysis to be prepared by an engineer, such as what occurred with the Eudora Groves PUD. Though not required by the County, the Developer is working through additional parking modifications and will submit a parking analysis from an engineer if needed to verify the parking standards are ultimately sufficient.

5. The proposed residential standards are not consistent with the City's standards for multiple family uses, garage requirements, and landscape buffering.

Response: As stated above, under Section 3.4.5 of the City's Land Development Code ("LDC"), PUD's in the City are allowed to vary from zoning code, provided the requested variances from zoning are reasonable considering the character of the surrounding area. Specifically, PUDs "ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final master plan," which means that flexibility from the strict application of code provisions is inherently permitted and contemplated by utilization of PUD zoning designations.

The Overall Project includes multifamily detached units, commonly referred to as horizontal multifamily. Thus, these specific units are not traditional single-family models and will have garages, but not attached to the units and there will not be a garage for each unit. However, our traditional single-family homes (fee simple ownership) will be platted and will provide garages. We are happy to discuss these details further.

6. **The City has a building height limitation of thirty-five (35) feet, which is inconsistent with the County's maximum building height.**

Response: The developer will agree to the 35' height limitation for the multi-family detached products. The traditional multi-family standards, however, will allow for 65' of building height. As previously noted, 60-foot height limits have been permitted on adjacent properties, such as Waterman Village.

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.**

Response: Despite processing the Overall Project in the County, the Developer has still included the majority of the City's LDC Section 6.14 overlay requirements (as set forth in Exhibit "D" attached hereto). The City's overlay would only apply on the Dora Groves North Project.

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 sit requirements. The commercial section of the development must meet all standards enumerated with Section 6.13, City's LDC.**

Response: As noted above, despite processing the Overall Project in the County, the Developer has still included the majority of the City's LDC Section 6.13, as set forth in Exhibit "A".

9. **Our LDC requires all single-family and duplex dwelling units to provide garage designed to accommodate a minimum of one vehicle.**

Response: The Overall Project includes multifamily detached units, commonly referred to as horizontal multifamily. Thus, these specific units are not traditional single-family models and will have garages, but not attached to the units and there will not be a garage for each unit. However, our traditional single-family homes (fee simple ownership) will be platted and will provide garages. We are happy to discuss these details further.

10. **It has been requested for Mount Dora Groves North to provide a multi-use trail (sufficient width to accommodate golf carts) with public access between Loch Leven Landing (Publix) shopping center and the Country Club of Mount Dora Developments. 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.**

Response: Consistent with the legal access and easement rights that exist today, the Developer will only be required to construct a multi-use trail along US 441 from the edge of the existing FDOT

easement (which is situated between our property and the boundary line of the Country Club of Mt. Dora) to the proposed frontage road in accordance with the notes on the PUD Plan for the Dora Groves North Project, attached hereto as Exhibit "E". The Developer will set aside the land for the trail and the City will have the ability to construct such trail to its specifications and maintain the same accordingly as set forth on Exhibit "E".

11. In lieu of the trail, provide true frontage roadway connecting Country Club Mount Dora to Publix Shopping Center.

Response: Consistent with the legal access and easement rights that exist today, the Developer will only be required to construct a frontage road to the Loch Leven Landing Shopping Center (where Publix is located) in accordance with the notes on the PUD Plan for the Dora Groves North Project, attached hereto as Exhibit "E".

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).

Response: The Developer included the following note on the attached Exhibit "B" plan:

"PROJECT WILL EVALUATE TRAFFIC CALMING MEASURES AT THE INTERSECTION OF LIMIT AVE. AND N. GRANDVIEW ST. WITH LAKE COUNTY PUBLIC WORKS."

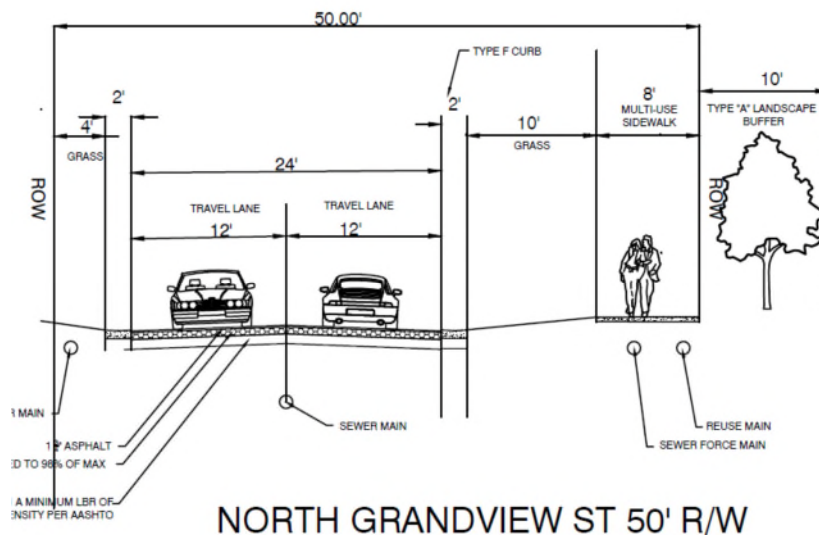
Furthermore, there is not enough existing public ROW for a roundabout to be constructed. However, all improvements will be subject to customary transportation improvement requirements in accordance with statutory law at the time of final engineering.

Moreover, the Developer has previously indicated their agreement with the request to coordinate ingress/egress to Alt Key No. 3916155 in our Prior Detailed Responses.

13. Grandview Street extension is missing a significant promenade type feature to continue landscaping and hardscape theme of the existing Grandview Street promenade at Dora Landings. This landscape area to be designed as a liner park with sufficient open space and width (canopy tree row, benches, hardscape, art-work, etc.)

Response: The below response was provided in our Prior Detailed Responses:

THE GRANDVIEW EXTENSION ON SITE WILL CONTINUE THE 8' MULTI-USE SIDEWALK AND WILL INCLUDE A TYPE A 10' BUFFER ALONG THE EASTERN BOUNDARY. THE EASTERN BOUNDARY OF THE EXTENSION WILL INCLUDE A PRECAST CONCRETE WALL THAT WILL BE APPROVED AND CONSTRUCTED WITH THE ADJACENT RESIDENTIAL COMMUNITY. SIMILAR TO DORA LANDINGS, THE EXTENSION WILL INCLUDE 6' BENCHES WITH COORDINATING TRASH RECEPTACLES AT 500 FT INTERVALS AND DARK-SKY APPROVED FIXTURE AND LIGHT POLES. BELOW IS THE CROSS SECTION OF N. GRANDVIEW ST.



We also understand that the recently approved West Subdivision (Plat Book 76, Page 6) located on Limit Ave and Grandview Street (which is situated between our property and Dora Landings) was not required to reserve or construct any such multi-use trail.

- 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.**

Response: The Developer has previously indicated agreement with this request, including for dark sky lighting, and will install the same pole as Dora Landings, but will not be required to maintain the same. (See photo below). Corrections for typos will be made.



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.

Response: Corrections will be made.

Please note that the following City comments are different than what has been previously raised in City letters regarding this project.

16. Public roadway connection from existing Bristol Lakes Road to planning Fiddler Drive extension required (Section 6.3 City LDC).

Response: Bristol Lakes Road is a private drive, not a public roadway. The following note has been included on our Dora Groves South Project PUD Plan and was noted in our Prior Detail Responses.

THE FRONTAGE ROAD FROM BRISTOL LAKES RD TO US 441 FULL MEDIAN OPENING WILL ONLY BE REQUIRED TO BE CONSTRUCTED IF THE PROPERTY IS ANNEXED INTO THE CITY OF MOUNT DORA AT SOME POINT IN THE FUTURE AND THE CITY AGREES TO OWN AND MAINTAIN IT IN PERPETUITY.

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.

Response: The Developer will construct transportation improvements, including traffic calming measures, as warranted during final engineering plan review and subject to existing available rights of way.

18. All utilities, roadways, storm water, parking, and site improvements shall be design pursuant to City Land development Code specifications and requirements.

Response: The Developer is currently within the jurisdiction of Lake County and is processing their applications through the County and subject to their code and comprehensive plan policies.

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.

Response: Recreational amenities have already been considered and reflected in our Overall Plans. The Dora Groves North Project PUD Plan includes a gated residential community with a clubhouse and access to the lake for all residents of this community. The Dora Groves South Project PUD Plan provides for individually gated residential communities with amenities and open space, recreational areas, etc. The Developer is also providing for the continuation of the Grandview Trail for 2,500 LF as part of the Dora Groves South Project PUD Plan as well.

20. Photometric and illumination standards shall following City's LDC specifications.

Response: The Developer is currently within the jurisdiction of Lake County and is processing their applications through the County. Dark sky lighting will be provided.

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.

Response: The Developer is currently within the jurisdiction of Lake County and is processing their applications through the County.

22. Costs incurred by the City's outside engineering consultants and/or City Attorney will be billed directly to the applicant.

Response: The Developer is currently within the jurisdiction of Lake County and is processing their applications through the County.

September 27, 2022

Page 10

We appreciate the opportunity to discuss this project with the City and are willing to answer any questions you may have. We are hopeful that the City will see the value that this project will bring to the community over both the short and long term and we remain committed to being a partner to both the City and County.

Sincerely,



Tara L. Tedrow

TLT/lds
Enclosure

EXHIBIT "A"
PRIOR DETAILED REPONSES

Memo



halldsi.com

To: Emily Johnson
Re: Response to City MD Comments - Mount Dora
Groves North & South; FLU-22-04-4, FLU 22-05-4 and RZ-22-13-4, RZ 22-14-4
From: Jim Hall
Date: August 4, 2022

Review Comments

City of Mount Dora

Please see the enclosed letter from City of Mount Dora, and provide a written response confirming whether the requested components requested by the City may be included as specific conditions within the Planned Unit Development (PUD) ordinance, and provide a revised Concept Plan as necessary.

1. Mount Dora Groves North: Provide a multi-use trail (sufficient width to accommodate golf carts) with public access between Loch Leven Landing (Publix) shopping center and the Country Club of Mount Dora Developments. In lieu of the trail, provide true frontage roadway connecting Country Club Mount Dora to Public Shopping Center.

RESPONSE:

THE GOLF CART TRAIL AND THE FRONTAGE ROAD WILL ONLY BE REQUIRED TO BE CONSTRUCTED IF THE PROPERTY IS ANNEXED INTO THE CITY OF MOUNT DORA AT SOME POINT IN THE FUTURE AND THE CITY AGREES TO OWN AND MAINTAIN BOTH THE GOLF CART TRAIL AND THE FRONTAGE ROAD IN PERPETUITY.

OWNER/DEVELOPER DOES NOT HAVE CROSS ACCESS RIGHTS OR CONSTRUCTION EASEMENT RIGHTS TO LOCH LEVEN LANDING AND WILL NOT BE OBLIGATED TO PROCURE CROSS ACCESS RIGHTS OR CONSTRUCTION EASEMENT RIGHTS. THE PUBLIX PLAT RECORDED IN ORB 64 PG 29 STATES "34 ACCESS EASEMENT SHOWN ON TRACT 9 IS A PRIVATE EASEMENT FOR BENEFIT OF REMAING TRACTS." IF PROJECT IS REQUIRED TO CONSTRUCT FRONTAGE ROAD, IT WILL TERMINATE AT THE WESTERLY PROPERTY BOUNDARY.

IF REQUIRED TO BE CONSTRUCTED, THE FRONTAGE ROAD WILL BE A 34' RIGHT OF WAY FROM THE WESTERLY BOUNDARY OF THE PROPERTY TO FULL MEDIAN OPENING AT US 441.

IF REQUIRED TO BE CONSTRUCTUED, THE 12' GRAVEL GOLF CART TRAIL WOULD BE LOCATED FROM THE WESTERN EDGE OF THE FDOT 70' EASEMENT TO THE PROJECT'S FULL MEDIAN OPENING AT US 441 TO

ALLOW THE RESIDENTS OF THE COUNTRY CLUB OF MOUNT DORA ACCESS TO THE FRONTAGE RD. IT WOULD BE LOCATED WITHIN THE FIRST 12' OF THE 15' SECO EASEMENT ADJACENT TO US 441. THIS IS SUBJECT TO SECO'S SOLE AND EXCLUSIVE APPROVAL RIGHTS WHICH THE PROJECT IS NOT OBLIGATED TO OBTAIN. THE TRAIL WILL BE LOCATED WITHIN THE 25' LANDSCAPE BUFFER AND WILL COUNT TOWARDS OPEN SPACE.

2. Mount Dora Groves South: Provide decorative street light poles and fixtures within the right-of-way of the Grandview Street and Fiddler Drive extensions (side note: Fiddler is listed as a "Drive" and not a "Lane"). The light pole and fixture to match Dora Landings subdivision. All lighting (street and private areas) must meet dark sky principals and requirements.

RESPONSE:

YES, WE WILL MATCH DORA LANDINGS LIGHT POLE AND FIXTURES.

3. Mount Dora Groves South: Non-residential development shall adhere to the City of Mount Dora's Commercial Architectural and Site Design Requirements established in Section 6.13, Land Development Code, City of Mount Dora, Florida.

RESPONSE:

SUBMITTED COMMERCIAL DESIGN GUIDELINES AS STANDALONE DOCUMENT. SEE SUBMITTAL FILE.

4. Mount Dora Groves South: As planning staff discussed and stated during the submittal of a similar development proposal to the City in January 2022, the percentage of the proposed multi-family detached community is too high of a ratio for a development of this size. If the proposed design standards were in more aligned with traditional requirements, the percentage of multifamily would be decreased and more in consistent with character of Mount Dora. Design standards of concern include parking ratio, guest parking, housing setbacks, garage requirements, landscape buffering meeting multifamily standards, building height limitation (maximum 35 feet), and building architecture and elements (Section 3.4.4.5.b. City's LDC).

RESPONSE:

WE ARE SURROUNDED BY HIGH RESIDENTIAL DEVELOPMENTS. THE PROJECT REQUEST IS FOR NO MORE THAN 783 RESIDENTIAL UNITS ON THE ENTIRE SITE. THAT IS 9.75 DU/ACRE AND IN LINE WITH THE SURROUNDING DEVELOPMENTS, TO OUR WEST WATERMAN VILLAGE IS 8.39 DU/ACRE AND TO OUR EAST BRISTOL LAKE PHASE II, LLC. IS 18 DU/ACRE.

5. Mount Dora Groves South: Provide a public vehicle and pedestrian connection to Bristol Lakes Road to support the development of the frontage road. Emergency access only restriction is not sufficient in meeting the "ultimate frontage roadway" from Limit Avenue to Donnelly Street. The public roadway connection to Bristol Lakes Road is required. This issue of the proposed development for emergency access only is unacceptable.

RESPONSE:

THE FRONTAGE ROAD FROM BRISTOL LAKE RD TO US 441 FULL MEDIAN OPENING WILL ONLY BE REQUIRED TO BE CONSTRUCTED IF THE PROPERTY IS ANNEXED INTO THE CITY OF MOUNT DORA AT SOME POINT IN THE FUTURE AND THE CITY AGREES TO OWN AND MAINTAIN IT IN PERPETUITY.

6. Discussion and proposed configuration of Limit Avenue and Grandview Street intersection improvements, such as a round-a-bout will require City input and review of proposed impacts to the City's planned fire station/EOC site located off Limit Avenue.

RESPONSE:

PROJECT WILL COORDINATE WITH THE CITY.

7. Coordinate ingress/egress access point to City's planned fire station/EOC (Alt Key No. 3916155).

RESPONSE:

PROJECT WILL COORDINATE WITH THE CITY.

8. Proposed walls must be constructed of masonry and with either stone or brick finish (both sides). Columns are required with sufficient intervals (25 feet spacing) with decorative type stone caps (pre-fab type construction wall systems are unacceptable).

PROJECT WILL USE PRECAST (CONCRETE) WALL SYSTEMS WHICH ARE AN INDUSTRY STANDARD AND AVAILABLE IN A VARIETY OF ATTRACTIVE FINISHES. COLUMNS WILL BE PROVIDED AT APPROPRIATE DISTANCES TO STRUCTURALLY SUPPORT THE WALL.

ADDITIONALLY, OUR NEIGHBOR TO THE WEST, WATERMAN VILLAGE PUD WAS APPROVED WITH 5' CHAIN LINK FENCE ON THREE SIDES (PHOTO 1) AND ALONG THE 4TH SIDE A VINYL PICKET FENCING ALONG DONNLEY STREET WITH COLUMNS (PHOTO 2). SEE BELOW PHOTO 1 & 2:

WATERMAN VILLAGE – PHOTO #1



WATERMAN VILLAGE – DONNLEY ST PHOTO #2



OUR NEIGHBOR TO THE SOUTH, DORA LANDINGS, WAS APPROVED WITH 6' VYNL FENCE (PHOTO 3)
WITH AND CHAIN LINK FENCE (PHOTO 4).

DORA LANDINGS – VINYL FENCE PHOTO 3



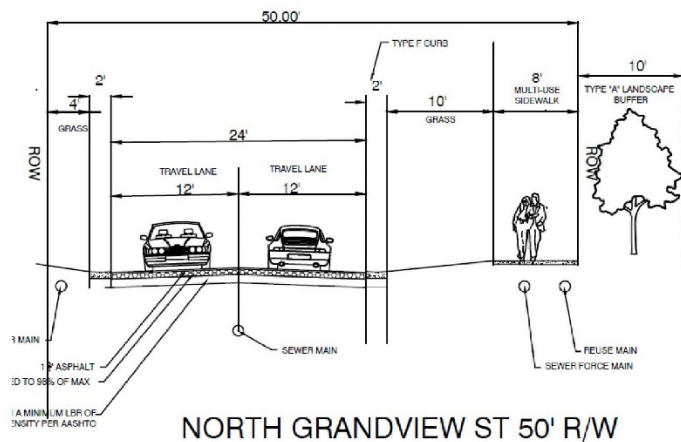
DORA LANDINGS – CHAIN LINK FENCE PHOTO 4



9. Grandview Street extension is missing a significant promenade type feature to continue landscaping and hardscape theme of the existing Grandview Street promenade at Dora Landings. This landscape area to be designed as a liner park with sufficient open space and width (canopy tree row, benches, hardscape, art-work, etc).

RESPONSE:

THE GRANDVIEW EXTENSION ON SITE WILL CONTINUE THE 8' MULTI-USE SIDEWALK AND WILL INCLUDE A TYPE A 10' BUFFER ALONG THE EASTERN BOUNDARY. THE EASTERN BOUNDARY OF THE EXTENSION WILL INCLUDE A PRECAST CONCRETE WALL THAT WILL BE APPROVED AND CONSTRUCTED WITH THE ADJACENT RESIDENTIAL COMMUNITY. SIMILAR TO DORA LANDINGS, THE EXTENSION WILL INCLUDE 6' BENCHES WITH COORDINATING TRASH RECEPTACLES AT 500 FT INTERVALS AND DARK-SKY APPROVED FIXTURE AND LIGHT POLES. BELOW IS THE CROSS SECTION OF N. GRANDVIEW ST.



6.13. Commercial architectural and site design requirements.

6.13.1. *Purpose and intent.* The purpose of these standards and guidelines is to supplement existing development criteria with specific criteria that apply to the design of commercial buildings and projects. Commercial development depends on high visibility from major public streets. In turn, their design of building(s) and site determines much of the image and attractiveness of the streetscapes and character of a community. Massive and/or generic developments that do not contribute to, or integrate with, the community in a positive manner can be detrimental to a community's image, and sense of place. The goal is to create and maintain a positive ambiance and strong community image and identity by providing for architectural and site design treatments that will enhance the visual appearance of commercial development in ~~Lake County~~ the City of Mount Dora, while still providing for design flexibility. These standards are intended to enhance the quality of life in ~~Lake County~~ City of Mount Dora.

These standards and guidelines incorporate a basic level of architectural design with site design features which incorporate safe and convenient vehicular use areas and pedestrian ways, and landscape and lighting treatments intended to result in a comprehensive plan for building design and site development consistent with the goals, policies and objectives of the ~~Lake County~~ City of Mount Dora Comprehensive Plan and the purpose and intent of this code.

6.13.2. *Applicability.* Provisions of this section are applicable in all non-residential zoning districts, commercial and office components of PUD, ~~MU 1, and MU 2 districts, office park districts, and industrial zoned areas~~ (public building and facilities are exempt from these requirements), as provided below:

1. *Renovations and redevelopment.* In the case of additions or renovations to, or redevelopment of, an existing building or project, where the cost of such addition, renovation, or redevelopment exceeds 50 percent of the value of the existing structure(s), or 20 percent of the square footage of the existing structures, the provisions of this section shall apply.
2. ~~Non-conforming structures and uses. The provisions of section 3.5.7 of this code shall apply to this section.~~
3. ~~Required site development or improvement plan. Compliance with the standards set forth in this section shall be demonstrated by submittal of architectural drawings and a site development plan or site improvement plan in accordance with Chapter V of this code.~~
4. *Illustrations.* Illustrations provided in section 6.13. are intended to provide a graphic example of a specific provision or provisions set forth herein. Variations from these illustrations which nonetheless adhere to the provisions of this section, are allowed.
5. ~~[Permit; approval.] No building permit nor site plan approval shall be issued unless the applicant therefor submits as part of the application architectural drawings and a site development plan which meets or exceeds the standards set forth in this Section 6.13, in addition to all other submittals which may be required by this code.~~
6. ~~The WBI-E and WBI-G zoning districts shall follow the standards and guidelines of the zoning districts as listed in this code.~~

6.13.3. *Architectural and site design standards.*

1. *Building design.*
 - a. *Purpose and intent.* This section provides standards to maintain and enhance the attractiveness of the streetscape and the existing architectural design of the community. Buildings shall have architectural features and patterns that provide visual interest from the perspective of the pedestrian; reduce the massing aesthetic; recognize local character, and be site responsive.

Facades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. Articulation of buildings shall be accomplished by varying the buildings' mass in height and width so that they appear to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian (see Illustration 1 below).

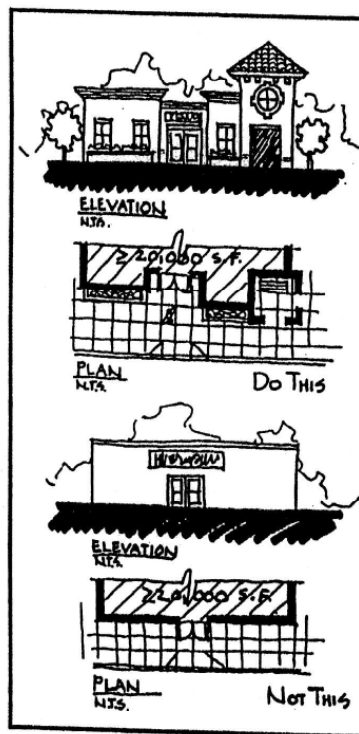


Illustration 1

Buildings and structures on corner lots at an intersection of two or more arterial or major collector roads shall be designed with additional architectural embellishments, such as corner towers, or other such design features, to emphasize their location as gateways and transition points within the community. Signage may not be located upon or within these additional architectural embellishments.

- b. *Building orientation standards.* (see illustration 2 below)
 1. For buildings of 20,000 square feet of gross building area or more, facades that are adjacent to an arterial or collector street, or a navigable waterway, shall have two of the following design features:
 - a. Windows comprising a minimum of 40 percent of the affected facade;
 - b. Projected covered public entry with a minimum of 25 percent of the wall space devoted to windows; or,

-
- c. Covered walkway (excluding canvas type unless provided with six-inch columns or better) attached to the building, with a minimum width of eight feet and a 60 percent minimum coverage for the affected facade;
 - 2. For buildings of between 5,000 and 19,999 square feet, inclusive, of gross building area, facades facing a public street shall have two of the following design features:
 - a. Windows comprising a minimum of 33 percent of the affected facade
 - b. Projected covered public entry with a minimum of 20 percent of the wall space devoted to windows.
 - c. Covered walkway (excluding canvas type unless provided with six-inch columns or better) attached to the building, with a minimum width of six feet and a 50 percent minimum coverage for the affected facade.
 - 3. For buildings of less than 5,000 square feet of gross building area, facades facing a public street shall have one of the following design features:
 - a. Windows comprising a minimum of 25 percent of the affected facade

- b. Projected covered public entry with a minimum of 20 percent of the wall space devoted to windows.

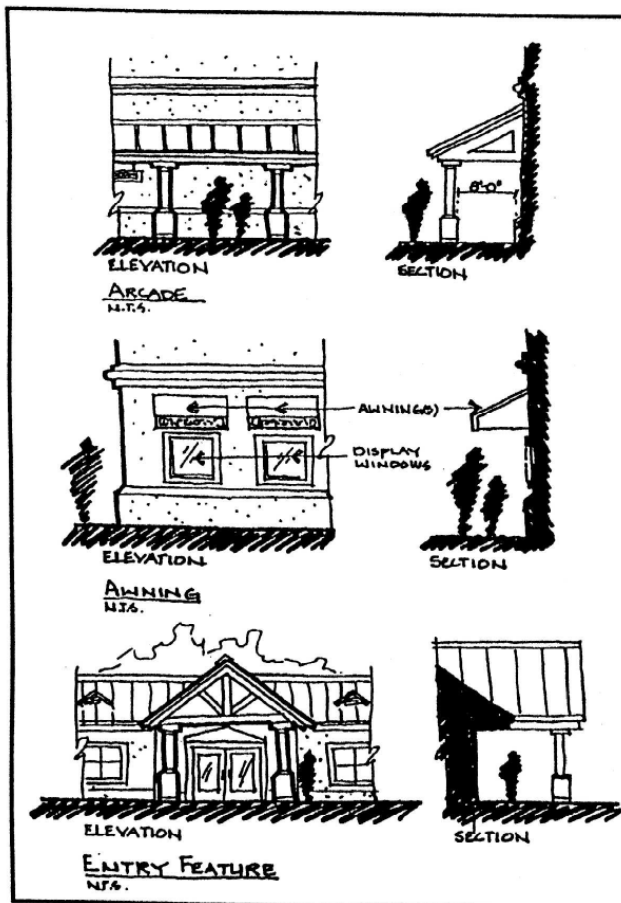


Illustration 2

Illustration 2

- c. *Facade/wall height transition.* New structures that are proposed to be located within 300 feet of an existing building, and are more than twice the height of any existing building within 300 feet shall provide transitional massing elements to transition between the existing buildings of lower height within 300 feet, and the proposed structures. The transitional massing element can be no more than 100 percent taller than the average height of the adjacent buildings (see Illustration 3

below).

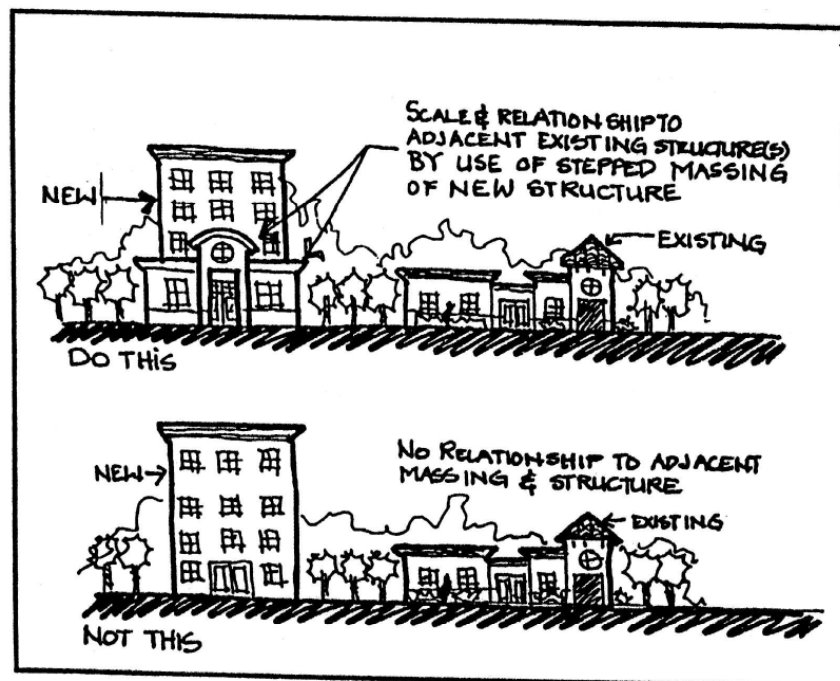


Illustration 3

Illustration 3

- d. *Facade standard.* All primary facades of a building shall be designed with consistent architectural style and detail and trim features. Facades attached to a primary facade shall incorporate features of the primary facade for a minimum of 33 percent of the overall wall length measured from the attached primary facade. In the case of outparcel buildings, all exterior facades shall adhere to the requirements of this section with respect to architectural design treatments for primary facades.
- e. *Window standards.* Windows shall not appear to be false or applied.

- f. *Awning standards.* These standards apply to awnings associated with and attached to a building/structure. (See Illustration 4)

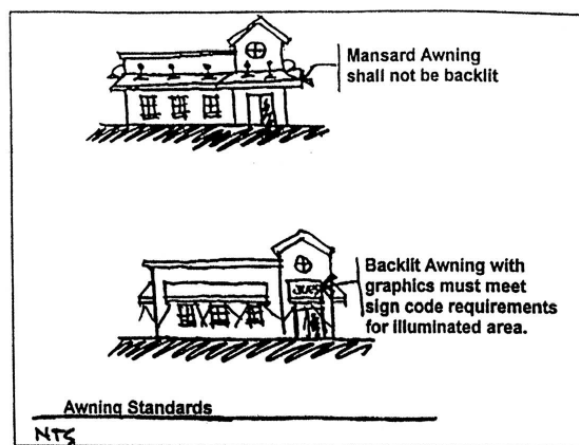


Illustration 4

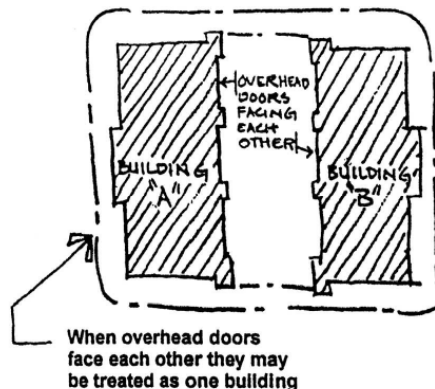
Illustration 4

Mansard awnings are permitted provided they do not extend above the roofline of the building and are not backlit.

All other awnings shall adhere to the following standards:

1. Awnings may be backlit provided the illuminated portion of the awning with graphics does not exceed the size limitations and standards of this code.
2. Automobile sales parking lot awnings. Shade awnings may be erected in automobile sales parking lots subject to the following requirements and standards:
 - a. No shade awning structure shall be constructed within 75 feet of any public or private street.
 - b. No one shade awning structure may exceed an area sufficient to provide cover for more than 20 automobiles.
 - c. The minimum separation between shade awning structures shall be 100 feet.
 - d. Multi-colored shade awning structures are prohibited and the use of black, gray, florescent, primary and/or secondary colors is prohibited. Earth-tone colors are encouraged.

- g. *Overhead doors:* Overhead doors facing one another may be treated as interior space provided that the buildings meet all other requirements of section 6.13 of this code. (See Illustration 5)



Overhead Door Diagram

Illustration 5

Illustration 5

- h. *Massing standards.* Exterior facades shall be designed to employ the following design treatments:
1. For buildings of 20,000 square feet of gross building area or more;
 - a. No horizontal length or uninterrupted curve of a primary building facade shall exceed 100 linear feet. For arcaded facades, no horizontal length or uninterrupted curve of the arcaded facade shall exceed 120 feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of three feet with 25 percent of these having a varied length with a minimum differential of one foot (See Illustration 6).

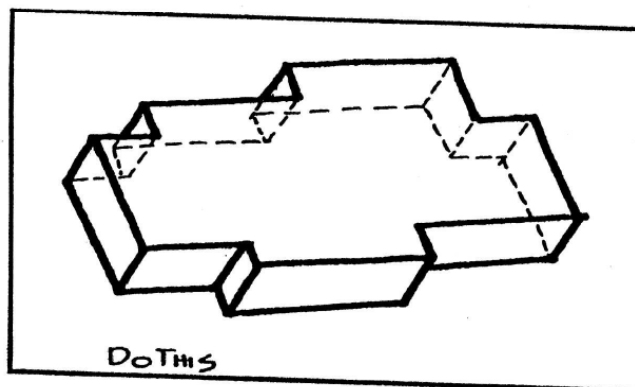


Illustration 6

Illustration 6

- b. Exterior wall planes shall not constitute more than 60 percent of each affected facade.
 - c. Primary facades on the ground floor shall have features along a minimum of 50 percent of their horizontal length per affected side. These features include, but are not limited to: arcades, a minimum of six feet clear in width; display windows; entry areas; or other such design elements. Awnings are included in this calculation at 1.5 times the window width when associated with windows/doors and are in increments of 20 feet in length or less.
2. For buildings of between 5,000 and 19,999 square feet, inclusive, of gross building area;
- a. No horizontal length or uninterrupted curve of any primary facade shall exceed 50 feet. For arcaded facades, no horizontal length or uninterrupted curve of any primary facade shall exceed 80 feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of two feet.
 - b. Exterior wall planes shall not constitute more than 50 percent of each affected facade.
 - c. Primary facades on the ground floor shall have features along a minimum of 33 percent of their horizontal length per affected side. These features include, but are not limited to: arcades, a minimum of six feet clear in width; display windows; entry areas; or other such design elements. Awnings are included in this calculation at 1.5 times the window width when associated with windows/doors and are in increments of 10 feet in length or less.
3. For buildings of less than 5,000 square feet of gross building area;
- a. No horizontal length or uninterrupted curve of any primary facade shall exceed 35 linear feet. For arcaded facades, no horizontal length or uninterrupted curve of the arcaded facade shall exceed 60 feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of one foot.
4. All buildings shall provide a minimum of one offset per public street or navigable waterway.
- i. *Design Elements.*
1. All commercial buildings shall have a minimum of four of the following building design treatments (see Illustrations 7 and 8 below):
- a. Canopies or porticos, integrated with the building's massing and style;
 - b. Overhangs, minimum of three feet;
 - c. Arcades, minimum of eight feet for buildings of 20,000 square feet of gross building area or more, and six feet for all other buildings, clear in width;
 - d. Sculptured artwork;
 - e. Raised cornice or building banding with a minimum of two reliefs;
 - f. Peaked roof forms;
 - g. Arches;

-
- h. Ornamental and structural architectural details, other than cornices; which are integrated into the building structure and overall design;
 - i. Clock bell towers or other such roof treatment (*e.g.* dormers, belvederes, cupolas);
 - j. Emphasized building base, minimum of three feet high and minimum projection from the wall of two inches;
 - k. Additional roof articulation above the minimum standards, (see Section 6.13.3.2);
 - l. Metal or tile roof as the dominant roof material; or
 - m. Any other treatment which, in the opinion of the Development Review Coordinator, meets the intent of this section.

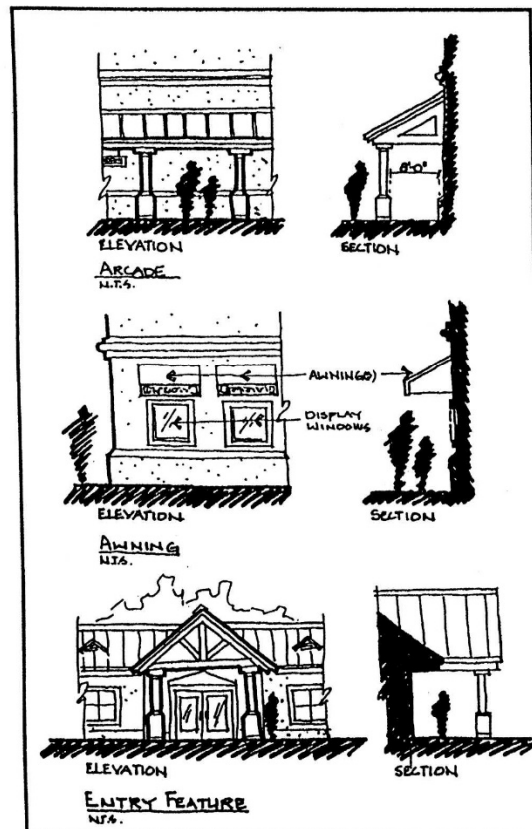


Illustration 7

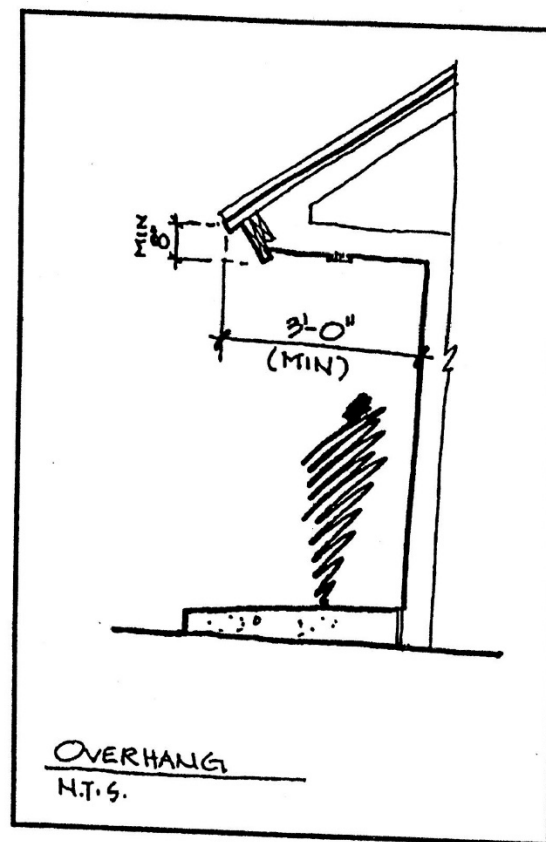


Illustration 8

Illustration 7

Illustration 8

2. ~~All commercial sites shall have at least one of the following site design elements:~~

- a. ~~Decorative landscape planters or planting areas, a minimum of five feet wide; and areas for shaded seating consisting of a minimum of 100 square feet;~~
- b. ~~Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment shall constitute a minimum of 60 percent of walkway area;~~
- c. ~~Water element(s), a minimum of 150 square feet in area; or~~
- d. ~~Two accent or specimen trees (in addition to the minimum required landscaping) along the front facade with a minimum diameter of four inches~~

~~measured four feet above the ground and a minimum height of 18 feet at planting.~~

j. *Detail Features*

1. *Purpose and intent.* The design elements in the following standards shall be integral parts a building's exterior facade and shall be integrated into the overall architectural style. These elements shall not consist solely of applied graphics, or paint.
2. *Blank wall areas.* Blank wall areas shall not exceed ten feet in the vertical direction nor 20 feet in the horizontal direction of any primary facade. For facades connected to a primary facade this shall apply to a minimum of 33 percent of the attached facade measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern and spaced at intervals of six feet or less. Relief and reveal work depth must be a minimum of one-half inch. Landscaping may be used to assist in reducing the blank wall area. Such landscaping shall not be in lieu of architectural treatment. (See Illustration 9 and 10 below).

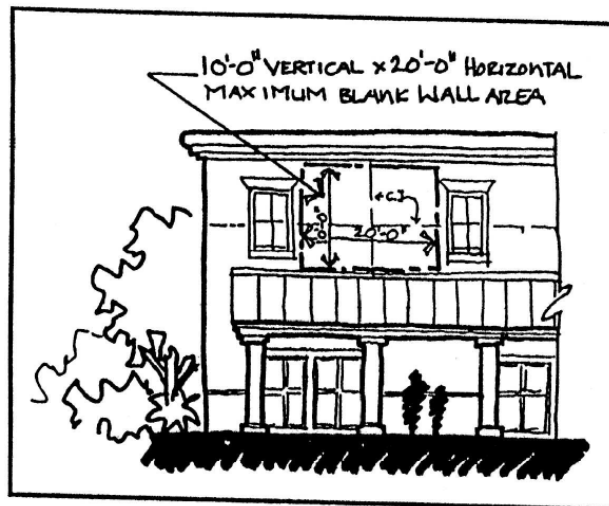


Illustration 9

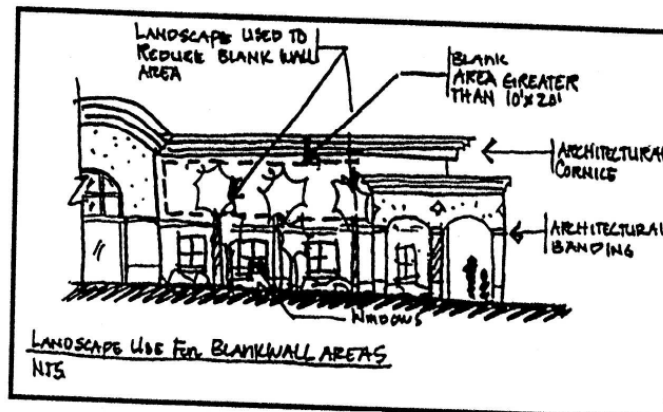


Illustration 10

Illustration 9

Illustration 10

3. *Repeating facade treatments.* Building facades shall include a repeating pattern and shall include no less than three of the design elements listed below. At least one of these design elements shall repeat horizontally. All design elements shall repeat at intervals of no more than 50 feet for buildings of 20,000 square feet of gross building area or more, and 25 feet for all other buildings, horizontally, and a maximum of 15 feet vertically for all buildings.
 - a. Color change;
 - b. Texture change;

- c. Material module change;
- d. Expression of architectural or structural bays, through a change in plane of no less than 12 inches in width, such as a reveal, an offset, or a projecting rib (see Illustration 11 below);

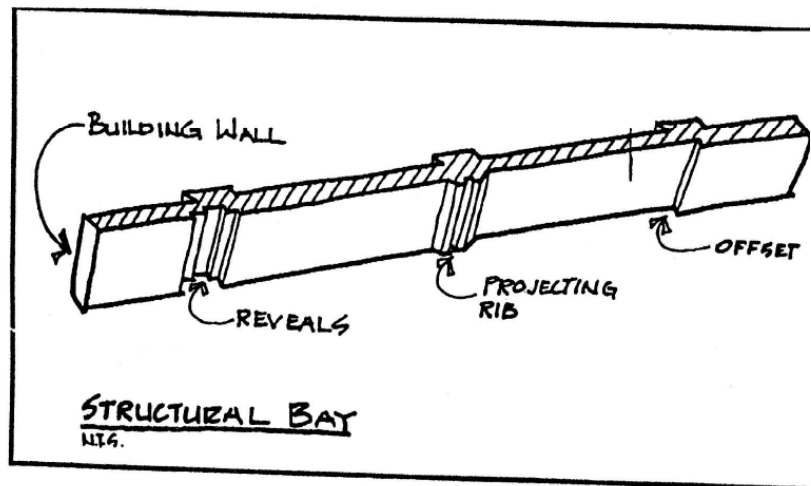


Illustration 11

Illustration 11

- e. Architectural banding;
 - f. Building setbacks or projections, a minimum of three feet in width on upper level(s) or,
 - g. Pattern change
- k. *Additional facade design treatments for multiple use buildings*
1. *Purpose and intent.* The presence of buildings with multiple tenants creates variety, breaks up large expanses of uninterrupted facades, and expands the range of the site's activities. Windows and window displays of such stores shall be used to contribute to the visual interest of exterior facades. The standards in this section are directed toward those situations where more than one retailer, with separate exterior customer entrances, are located within the principal building.
 2. *First floor primary facade treatments.*
 - a. The first floor of the primary facades shall, at a minimum, utilize windows between the heights of three feet and eight feet above the walkway grade for no less than 30 percent of the horizontal length of the building facade.
 - b. Windows shall be recessed, a minimum of one-half inch, and shall include visually prominent sills, shutters, stucco reliefs, or other such forms of framing.
2. *Roof treatments*

- a. *Purpose and intent.* Variations in roof lines shall be used to add interest to, and reduce the massing of buildings. Roof features shall be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods. Roofing material should be constructed of durable high quality material in order to enhance the appearance and attractiveness of the community. The following standards identify appropriate roof treatments and features.
- b. *Roof edge and parapet treatment.* At a minimum of two locations, the roof edge and/or parapet shall have a vertical change from the dominant roof condition, a minimum of three feet for buildings of 20,000 square feet of gross building area or more, and two feet for all other buildings. At least one such change shall be located on a primary facade adjacent to a collector or arterial right-of-way (see Illustration 12 below). One additional roof change must be provided for every 25,000 square foot increment over 50,000 square feet of ground floor space.

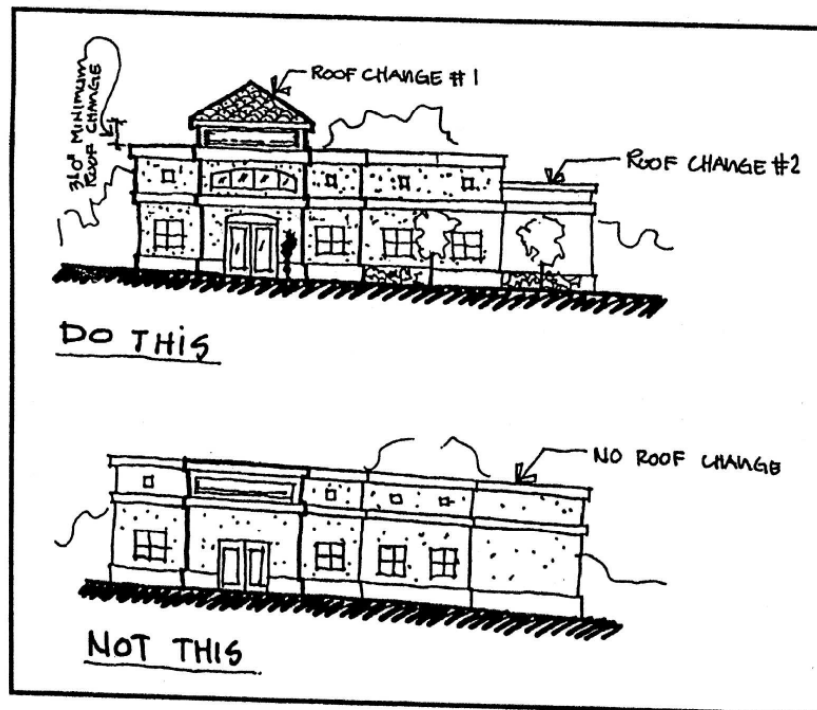


Illustration 12

Illustration 12

- c. Roofs shall meet the following requirements: (See Illustration 13 below)
 1. Parapets shall be used to conceal roof top equipment and flat roofs;
 2. Except where an overhang is not possible due to a parapet wall treatment, overhangs shall be provided and shall be no less than three feet beyond the supporting walls. Where

overhangs on existing buildings being renovated are less than three feet they shall be provided with a band or cornice, a minimum of eight inches in width, at least eight inches below the soffit at the wall;

3. Fascia shall be a minimum of eight inches;
4. Tile, metal, or 320-pound, 30-year architectural grade asphalt shingles of earth tone as the dominant roof material;
5. Canopies covering fueling islands must match the roof treatment of the primary structure.

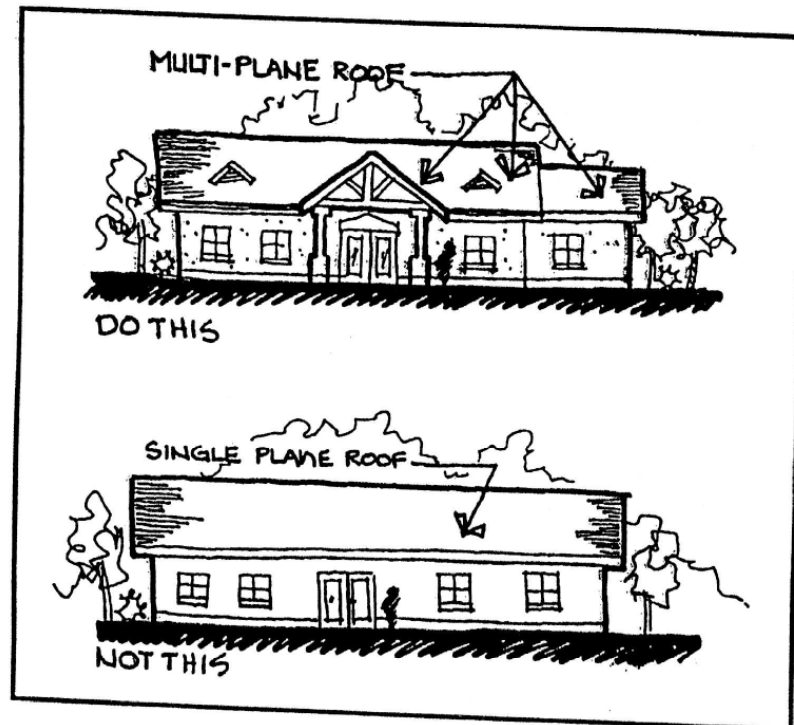


Illustration 13

Illustration 13

- d. *Prohibited roof types and materials.* The following types of materials are prohibited:
1. Asphalt shingles, except laminated, 320-pound, 30-year architectural grade asphalt shingles or better;
 2. Mansard roofs and canopies except as specifically provided for herein;
 3. Roofs utilizing less than or equal to a two to 12-pitch unless utilizing full parapet coverage; and
 4. Back-lit awnings used as a mansard or canopy roof.

-
3. *Entryways/customer entrance treatments.*
 - a. *Purpose and intent.* Entryway design elements and variations are intended to give protection from the sun and adverse weather conditions. These elements are to be integrated into a comprehensive design style for the project.
 - b. *Entryways/customer entrance standards.* These standards identify appropriate entry features.
 1. For buildings of 20,000 square feet of gross building area or more;
 - a. *Single use buildings.* Single use buildings shall have clearly defined, highly visible customer entrances which shall include the following:
 1. An outdoor patio area adjacent to the customer entrance, a minimum of 200 square feet in area which incorporates the following:
 - a. Benches or other seating components;
 - b. Decorative landscape planters or wing walls which incorporate landscaped areas; and
 - c. Structural or vegetative shading.
 2. A main front entry which shall be set back from the drive a minimum distance of 15 feet.
 - b. *Multiple use buildings and projects.* Multi-use structures shall include the following:
 1. Anchor tenants shall provide clearly defined, highly visible customer entrances.
 2. Each anchor tenant shall have a front entry which shall be set back from the drive a minimum of 15 feet.
 3. A provision for intermittent shaded outdoor community space at a minimum of one percent of the total gross floor area of the building or commercial project. Said community space shall be located off or adjacent to the circulation path of the complex or main structure and shall incorporate benches or other seating components.
 2. For buildings of between 10,000 and 19,999 square feet, inclusive, of gross building area;
 - a. An outdoor patio area adjacent to the customer entrance, a minimum of 50 square feet in area and which incorporates one of the following:
 1. Benches or other seating components
 2. A provision for intermittent shaded outdoor community space at a minimum of one percent of the total gross floor area of the building or commercial project. Said community space shall be located off or adjacent to the circulation path of the complex or main structure and shall incorporate benches or other seating components.
 - b. A main front entry which shall be set back from the drive a minimum of 15 feet.
 4. *Materials.*
 - a. *Purpose and intent.* Exterior building materials contribute significantly to the visual impact of a building on the community. They shall be well-designed and integrated into a comprehensive design style for the project.

b. *Exterior building materials, exterior colors, and standards.*

1. Predominant exterior building materials shall include, but are not limited to:

- a. Stucco of earth tone;
- b. Natural brick (unpainted, unstained, and untinted);
- c. Textured, other than smooth or ribbed, concrete masonry units of earth tone;
- d. Stone (unpainted, unstained, and untinted), excluding an ashlar or rubble construction look;
- e. Wooden or composite siding;
- f. The following colors are prohibited: Use of florescent or day glow colors; or
- g. Corporate colors or colors used in the marketing of the business occupying the space which are not earth tone shall be calculated towards the allowable signage copy area provided for under Section 6.7 of this code. In such case, a sign permit is required. This section is intended to provide corporations, franchises, and corporate chains, the opportunities to use other exterior colors (other than earth tone), but these colors be considered signage for the purpose of this code.

2. Predominant exterior building materials that are prohibited include:

- a. Plastic or vinyl siding;
- b. Corrugated or reflective metal panels;
- c. Tile;
- d. Smooth or rib faced concrete block; and
- e. Applied stone in an ashlar or rubble look.

3. Automotive and other special type service buildings may utilize prefabricated metal buildings under the following conditions:

- a. Metal buildings are more than 250 feet from any right-of-way;
- b. Metal buildings are located directly behind the main showroom/sales center [or primary structure] so as not to be a dominant facade along the street;
- c. At least 80 percent of the front elevation of any such building and accompanying showroom/sales center must be the elevation of the accompanying showroom/sales center.

5. *Drive-through window standards.* Drive-through windows and lanes shall be designed to adhere to the following standards:

- ~~a. Drive through windows shall not be placed between the right of way of a primary collector or arterial roadway and the associated building, unless the vegetation required by a Type "B" landscape buffer is installed within the buffer width required for the project and maintained along the entire length of the drive-through stacking and exit lanes between the drive-through lane and the adjacent right-of-way.~~ A permanent covered porte-cochere type structure, other than awning/canvass type structure(s), may be installed extending the width of the drive-through and covering the service window(s). Such structure shall be integrated structurally and architecturally into the design of the building.

- b. Stacking lanes must be provided. Stacking spaces and lanes for drive-through stations shall not impede on- and off-site traffic movements by blocking vehicular or pedestrian circulation.
- ~~6. Service function areas (SFA) including but not limited to loading, storage, mechanical equipment, and solid waste disposal.~~
 - ~~a. Purpose and intent. To diminish, in a safe manner, the visual impacts of service functions that may detract or have a negative impact on the streetscape, landscape and/or the overall community image.~~
 - ~~b. Buffering and screening standards. Loading or docking, outdoor storage, trash collection, mechanical equipment, trash compaction, vehicular storage, excluding new and used cars, recycling, roof-top equipment and other service function areas shall be fully screened from adjacent properties and road-way corridors at ground and pedestrian level.~~
 - ~~c. Materials and design standards. Screening material and design shall be consistent with design treatment of the primary facades of the commercial building or project and the landscape plan.~~
- 7. Outside play structures. Outside play structures are prohibited, except in conjunction with those personal service type and institutional uses for which an outside play area is an integral part of the use (e.g. day cares, pre-schools, and schools).
- ~~8. Pedestrian walkways.~~
 - ~~a. Purpose and intent. To provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways within the city and to provide safe passage from the public right-of-way to the commercial building or project, and between alternative modes of transportation.~~
 - ~~b. Pedestrian access standards. Pedestrian ways, linkages and paths shall be provided from the building entry(s) to surrounding streets, external sidewalks, and outparcels. Pedestrian ways shall be designed to provide access between parking areas and the building entrance(s) in a coordinated and safe manner. Pedestrian ways may be incorporated within a required landscape perimeter buffer, provided said buffer is not less than ten feet in width on average. Shared pedestrian walkways are encouraged between adjacent commercial projects.~~
 - ~~c. Minimum ratios. Pedestrian ways shall be provided at a minimum ratio of one for each public vehicular entrance to a project, excluding ingress and egress points intended primarily for service, delivery or employee vehicles.~~
 - ~~d. Minimum dimensions. Pedestrian walkways shall be a minimum of five feet wide.~~
 - ~~e. Materials. Pedestrian walkways shall be consistent with the provisions of the Americans with Disabilities Act (ADA), the Accessibility Guidelines and the Florida Accessibility Code. Materials may include specialty pavers, concrete, colored concrete or stamped pattern concrete.~~
 - ~~f. Pedestrian crosswalks at building perimeter. Building perimeter crosswalks shall be designed and coordinated to move people safely to and from buildings and parking areas by identifying pedestrian crossings with signage and variations in pavement materials or markings.~~
 - ~~g. Shade. Pedestrian walkways shall provide intermittent shaded areas when the walkway exceeds 100 linear feet in length at a minimum ratio of 100 square feet of shaded area per every 100 linear feet of walkway. Shade structures may be natural, manmade or a combination of both.~~
- ~~9. Lighting.~~
 - ~~a. Purpose and intent. Commercial buildings and sites, including their outparcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting shall be~~

designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blend the project into the surrounding landscape.

Exterior lighting may be used to illuminate a building and its grounds for safety purposes but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. All fixtures used in exterior lighting are to be selected for functional and aesthetic value. Decorative lighting fixtures in keeping with the architecture style shall be used for commercial wall mount lighting and parking lot light poles. Exterior lighting shall be in accordance with the lighting design standards of this code.

- b. *Shielding standards.* Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and all adjacent properties. Illumination onto adjacent right-of-way or property shall not exceed 0.5 foot candles.
- c. *Fixture height standards.* Lighting fixtures shall be a maximum of 30 feet in height within the parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas (see Illustration 14 below).

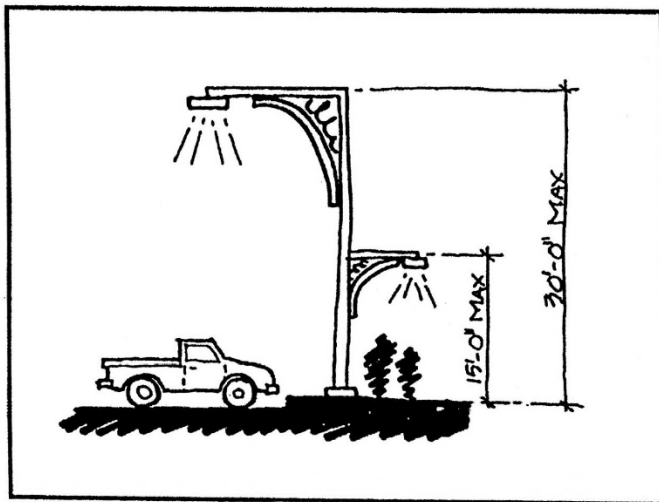


Illustration 14

- d. *Design standards.* Lighting shall be used to provide safety while accenting key architectural elements and/or emphasizing landscape features. Light fixtures shall be used as an integral design element that complements the design of the project. This can be accomplished through style, material or color (excluding fluorescent, primary and secondary colors) or by designing the lighting fixtures to blend into the landscape through the use of dark colors such as bronze, black and forest green. Concrete type poles or mill finish is not permitted. Light pole footers shall not be exposed more than six inches above finish grade.
10. *Fencing standards.* Chain link and wood fencing are prohibited forward of the primary facade, except as provided below, and must be a minimum of 100 feet from a public right-of-way. Chain link and wood

fencing facing a public right-of-way shall be buffered at a minimum by an irrigated hedge directly in front of the fence on the side of the right-of-way. Plant material shall be a minimum of 24 inches in height and width and planted to create a continuous visual barrier at time of installation. This plant material shall be maintained at a minimum of three-quarter the height of the fencing. (See Illustration 15).

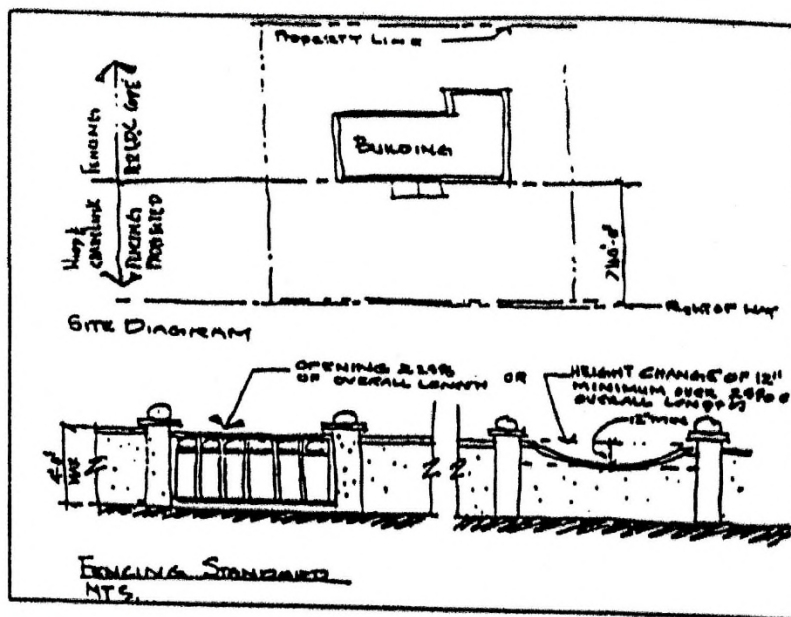


Illustration 15

Fencing forward of the primary facade is permitted under the following conditions:

- a. Fencing does not exceed four feet in height;
- b. The fencing provides either an open view at a minimum of 25 percent of its length or provides variation in its height for a minimum of 15 percent of its length with a deviation of at least 12 inches; and,
- c. The fence style must complement building style through material, color and/or design.

11. Outparcels.

- a. *Purpose and intent.* To provide unified architectural design and site planning between outparcel structures and the main structure on the site in order to enhance the visual impact of the structures and to provide for safe and convenient vehicular and pedestrian access and movement within the site.
- b. *Outparcel design.* All exterior facades of an outparcel structure shall be considered primary facades and shall employ architectural, site, and landscaping design elements which are integrated with and common to those used on the primary structure on site. These common design elements shall include colors and materials associated with the main structure. When the use of common wall, side by side development occurs, continuity of facades and consolidated

~~parking for several businesses on one parking lot may be used. Outparcels that are adjacent to each other shall have vehicular connection between their respective parking lots and interconnected pedestrian walkways.~~

12. *Natural and manmade bodies of water including wet and dry retention areas for buildings of 20,000 sq. ft. or more (exceeding 12 feet in width). The shape of a manmade body of water, including wet and dry retention areas, shall be designed to appear natural by having off-sets in the edge alignment that are a minimum of ten feet and spaced 50 feet apart. On sites with buildings of 20,000 square feet of gross building area or more, all bodies of water, including wet and dry retention areas, exceeding 20,000 square feet in area, and which are located adjacent to a public right-of-way, shall incorporate into the overall design of the project at least two of the following items: (see Illustration 16 below).*

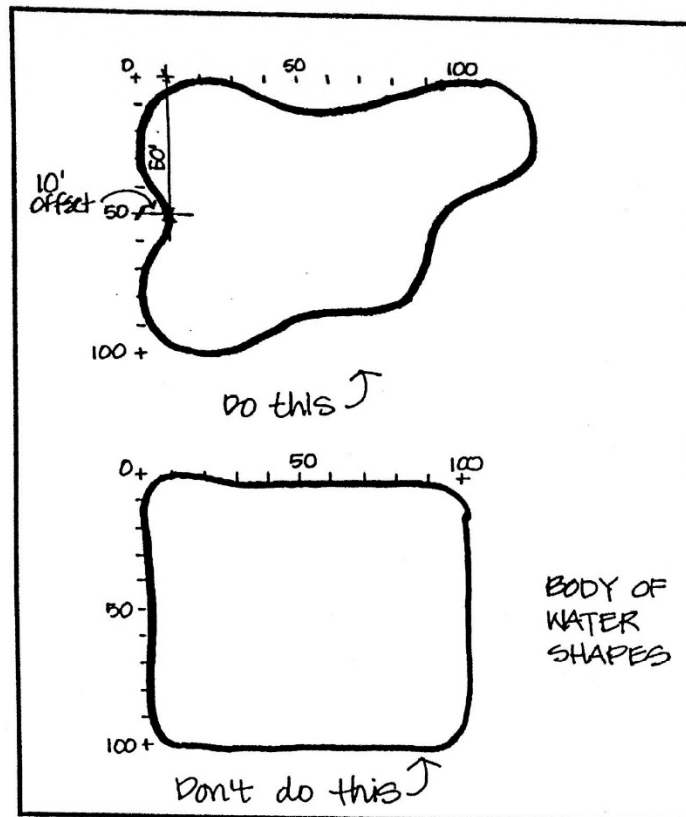


Illustration 16

Illustration 16

- a. A five-foot wide walkway with trees an average of 50 feet on center and shaded benches a minimum of six feet in length or picnic tables with one located every 150 feet.
- b. A public access pier with covered structure and seating.

- c. An intermittent shaded plaza/courtyard, a minimum of 200 square feet in area, with benches and/or picnic tables adjacent to the water body.
- d. A permanent fountain structure.

6.13.4. Architectural ~~and site~~ design standards and guidelines for commercial buildings and projects with a gross building area of 20,000 square feet or larger.

1. ~~Off street parking design. As provided for in section 6.5, and subject to the following provisions:~~

- a. ~~Purpose and intent. Commercial buildings and sites, including their outparcels, shall be designed to provide safe, convenient, and efficient access for pedestrians and vehicles. Parking shall be designed in a consistent and coordinated manner for the entire site. The parking area shall be integrated and designed so as to enhance the visual appearance of the community.~~
- b. ~~Design standards. Parking, utilizing the same degree of angle, shall be developed throughout the site to provide efficient and safe traffic and pedestrian circulation. A single bay of parking provided along the perimeter of the site may vary in design in order to maximize the number of spaces provided on-site. The mixture of one-way and two-way parking aisles, or different degrees of angled parking within any parking area is prohibited, except as noted above, or where individual parking areas are physically separated from one another by a continuous landscape buffer, a minimum ten feet in width with limited access. Landscape buffers for these locations shall use landscape material other than grass for separation of parking areas (See Illustrations 17 and 18).~~

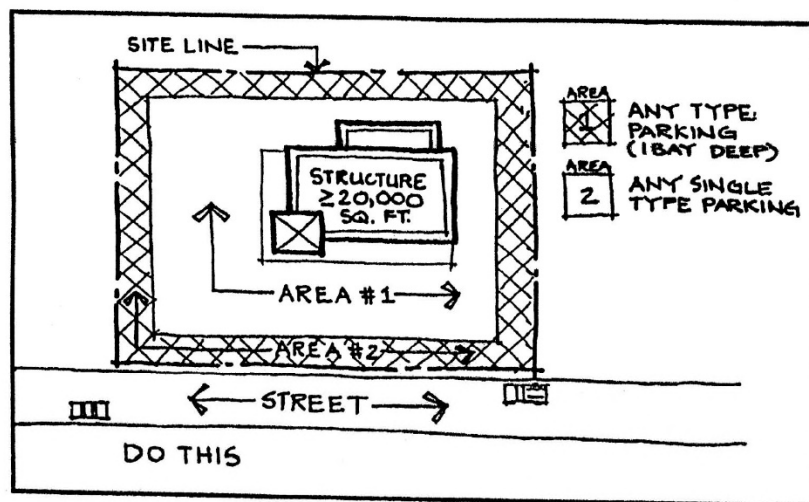


Illustration 17

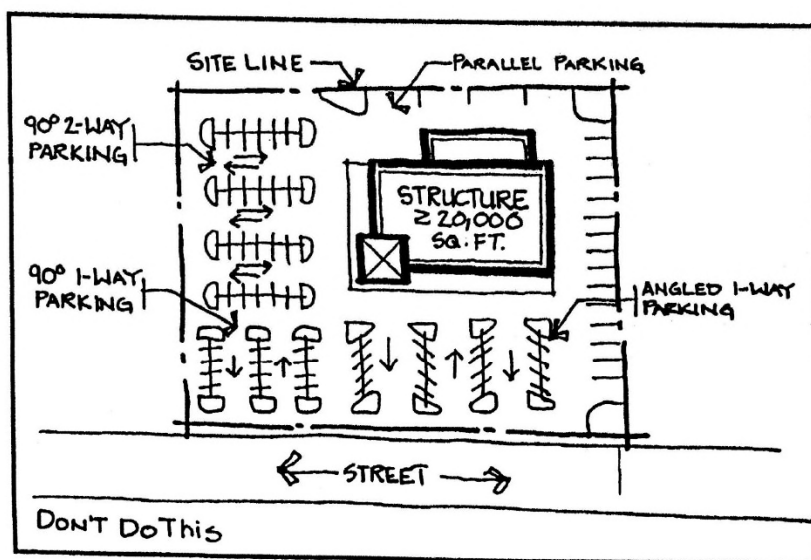


Illustration 18

~~Illustration 17~~

~~Illustration 18~~

- c. ~~Maximum parking.~~ Parking in excess of the minimum parking requirements shall consist of grassed parking surface as opposed to paved or paver block surfaces. These parking spaces shall be located furthest from the main building on the site.
- d. ~~Parking location.~~ Projects shall be designed to adhere to the following standards:
1. ~~Interior lots.~~ No more than 50 percent of the off-street parking for the entire commercial building or project shall be located between any primary facade of the commercial building or project and the abutting street or navigable waterway. (See Illustration 19 below).

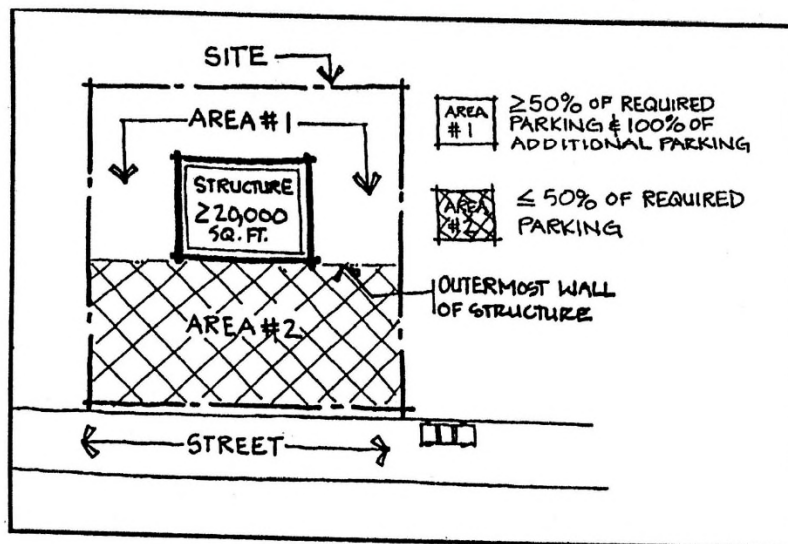


Illustration 19

Illustration 19

2. ~~Corner lots.~~ No more than 80 percent of the off-street parking for the entire commercial building or project shall be located between any primary facade of the commercial building or project and the abutting street or navigable waterway area, with no single side to

contain more than 65 percent of the required parking. (See illustration 20 below).

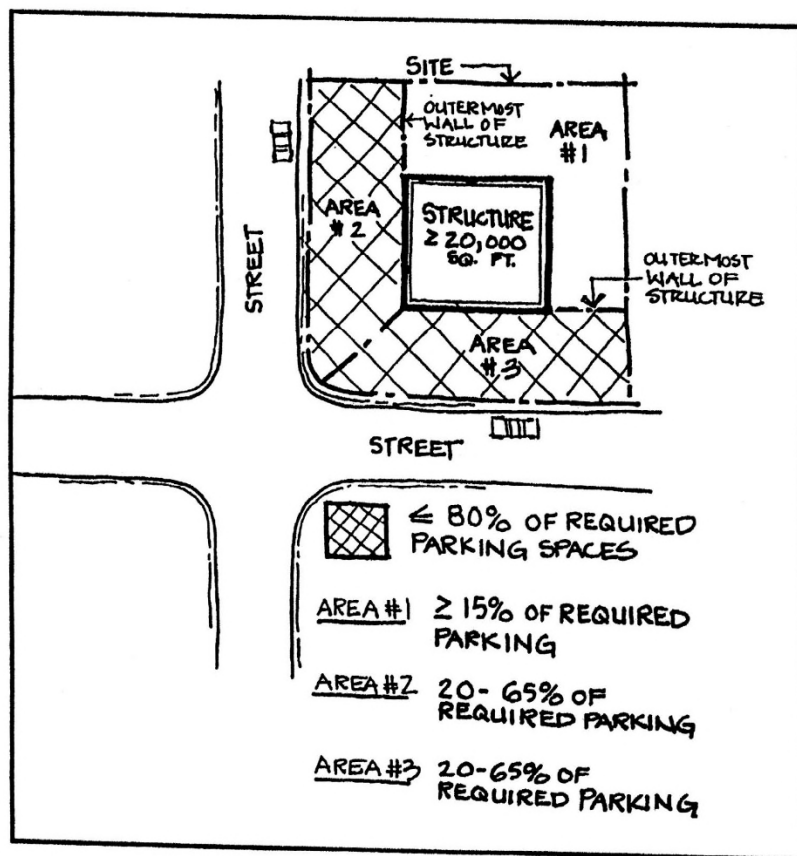


Illustration 20

Illustration 20

- e. *Parking structure standards.* A minimum of 60 percent of any primary facade of a parking structure or covered parking facility shall incorporate two of the following (see Illustration 21 below for examples):
1. Transparent windows, with clear or lightly-tinted glass, where pedestrian oriented businesses are located along the facade of the parking structure;
 2. Display windows;
 3. Decorative metal grille-work or similar detailing which provides texture and partially and/or fully covers the parking structure opening(s);

4. Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief work, or similar features; or,
5. Vertical trellis or other landscaping or pedestrian plaza area.

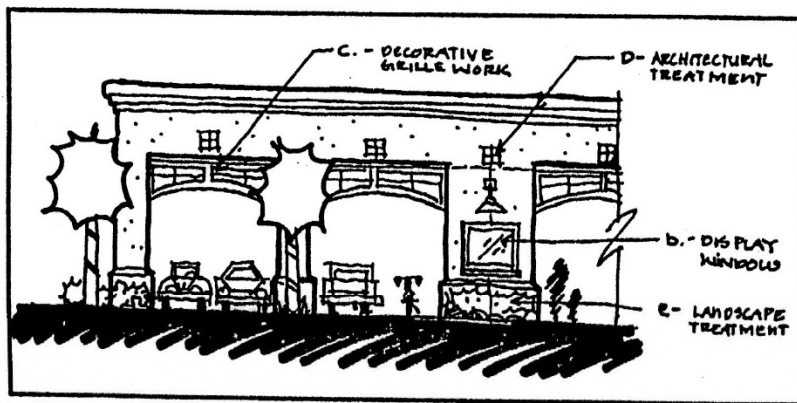


Illustration 21

Illustration 21

2. ~~Landscaping. In addition to the requirements of section 6.6., "Landscaping and buffering" the following requirements shall apply:~~
 - a. ~~Purpose and intent. To provide enhanced landscaping within the vehicular and pedestrian use areas of large commercial buildings and projects. Such landscaping is intended to enhance the visual experience of the motoring and pedestrian public, commonly referred to as the "streetscape", while adhering to the purpose and intent set forth in section 6.6. of this code. Landscaping should be used to enhance and complement the site design and building architecture.~~
 - b. ~~Landscaping. The following requirements, with the exception of building perimeter plantings, shall be counted toward the required greenspace and open space requirements of section 6.6 of this code.~~

- c. — Tree and lighting locations shall be designed so as not to conflict with one another (see Illustration 22 below).

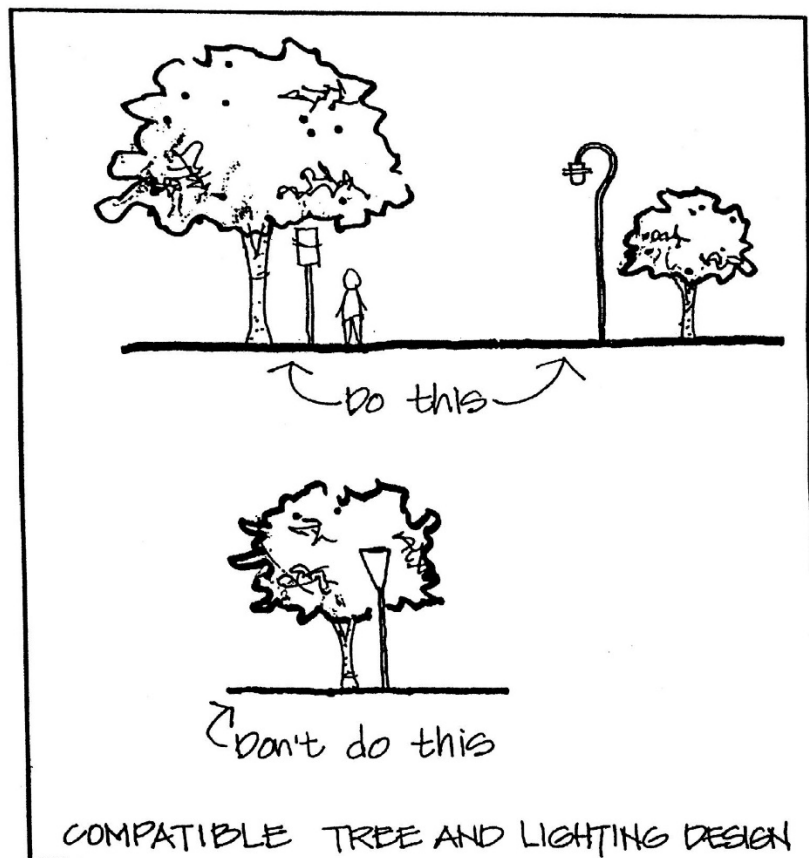


Illustration 22

Illustration 22

- d. — Locational requirements for building perimeter plantings as required by section 6.6 of this code
1. — Perimeter landscape plantings shall be located adjacent to the primary building facade, including building entrance areas, plazas, and courtyards. These areas shall be landscaped with any combination of trees, palms, shrubs and ground covers (see Illustrations 23 and 24

below):

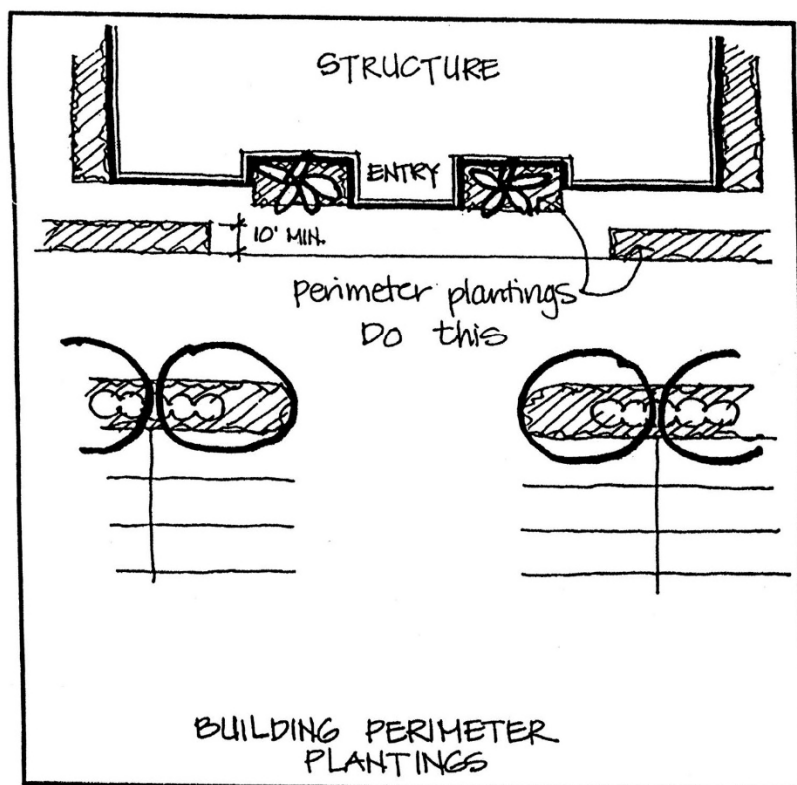


Illustration 23

Illustration 23

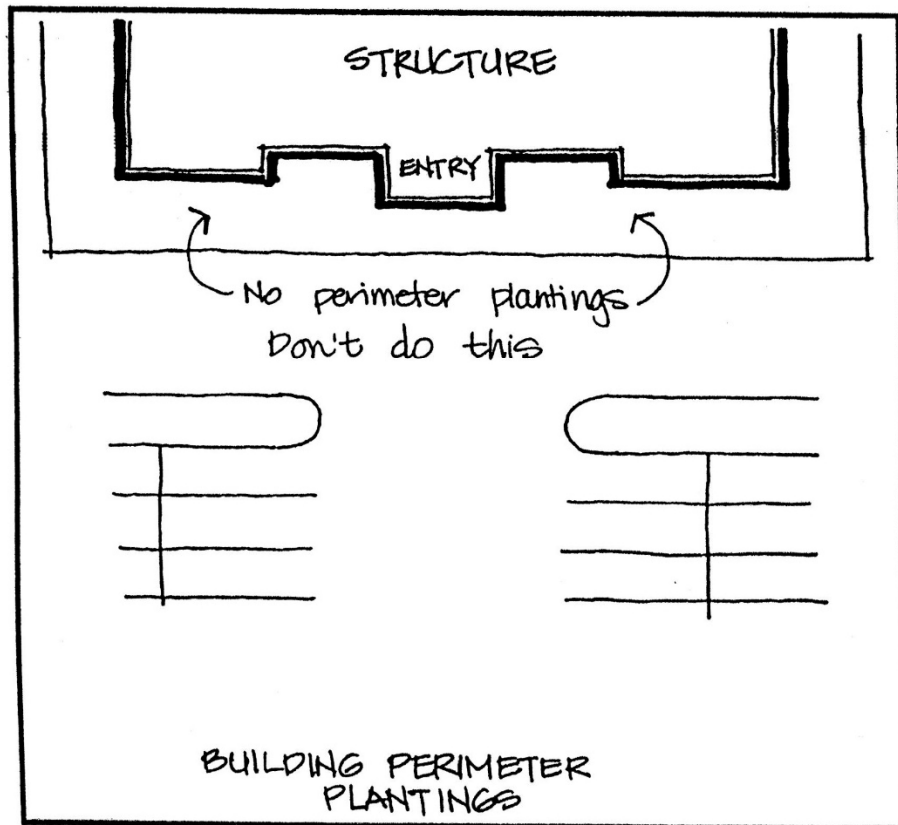


Illustration 24

2. ~~Building perimeters shall include plantings at a ratio of 100 square feet of planters per 1,000 square feet of building ground floor area. Planters shall either be raised or at ground level and be a minimum of ten feet wide. Seating courtyards, eating areas and plazas may be incorporated within them (see Illustration 25 below).~~

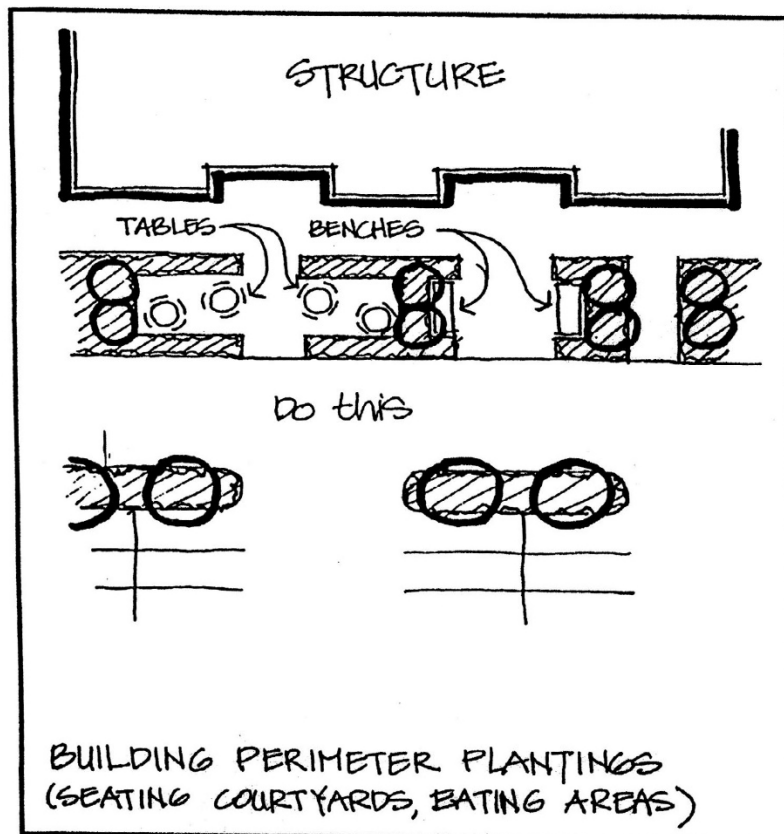


Illustration 25

6.13.5. ~~Shopping center design standards. To maintain common architectural themes and to maintain architectural integrity of shopping centers, design and material standards shall be enforced.~~

1. ~~Shopping centers shall be constructed of split face, ribbed or salted block or other material as approved by the planning and zoning commission.~~
2. ~~Development on outparcels of the shopping center shall maintain the same architectural features, colors and textures as the shopping center.~~
3. ~~Standard architectural themes shall be maintained on all sides of buildings.~~
4. ~~Signs shall be constructed of the same or similar materials at the shopping center and outparcels.~~

6.13.6. ~~Exceptions and interpretations.~~

1. ~~Exceptions. Exceptions to the provisions of this section may be granted by the city council in the form of a PUD zoning district where it can be demonstrated that such exceptions are necessary to allow for innovative design which, while varying from one or more of the provisions of this section, nonetheless~~

are deemed to meet the overall purpose and intent set forth herein. In the case of individual commercial buildings or projects, where site-specific factors may impact the ability to meet these standards, variance from one or more of the provisions of this section may be requested pursuant to the procedures set forth in section 2.5 of this code.

2. ~~Interpretations.~~ During the course of review should an applicant and staff be unable to concur on the application of a specific provision or provisions of this section, the development review coordinator shall be authorized to make a final determination. The development review coordinator shall render his finding in writing within 15 days of receipt of a written request from the applicant. The applicant may appeal the determination of the development review coordinator to the planning and zoning commission, pursuant to the procedures set forth in this code.

~~{Ord. No. 790, § 2, 7-17-02; Ord. No. 849, §§ 24—26, 6-15-04; Ord. No. 903, § 1, 8-15-06; Ord. No. 2011-03, §§ 6, 7, 3-15-11; Ord. No. 2013-13, § 2(Exh. A), 10-1-13; Ord. No. 2020-20, § 2, 5-4-21}~~

EXHIBIT "B" DORA GROVES SOUTH PROJECT PUD PLAN

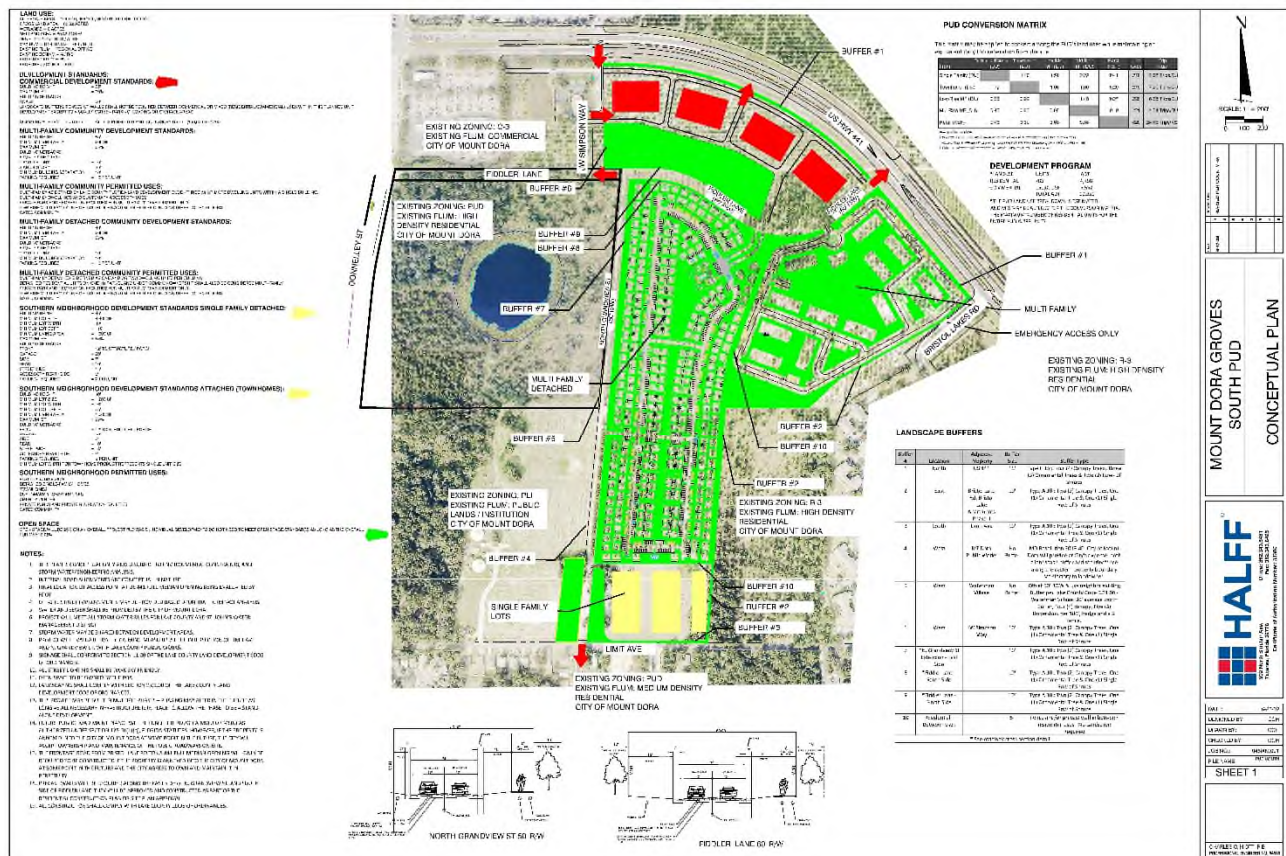


EXHIBIT "C"
WATERMAN VILLAGE – DONNELLY ST PHOTO



WATERMAN VILLAGE – COMMON BOUNDARY WITH MDG SOUTH



WATERMAN VILLAGE - COMMON BOUNDARY WITH CITY OF MT DORA PROPERTY

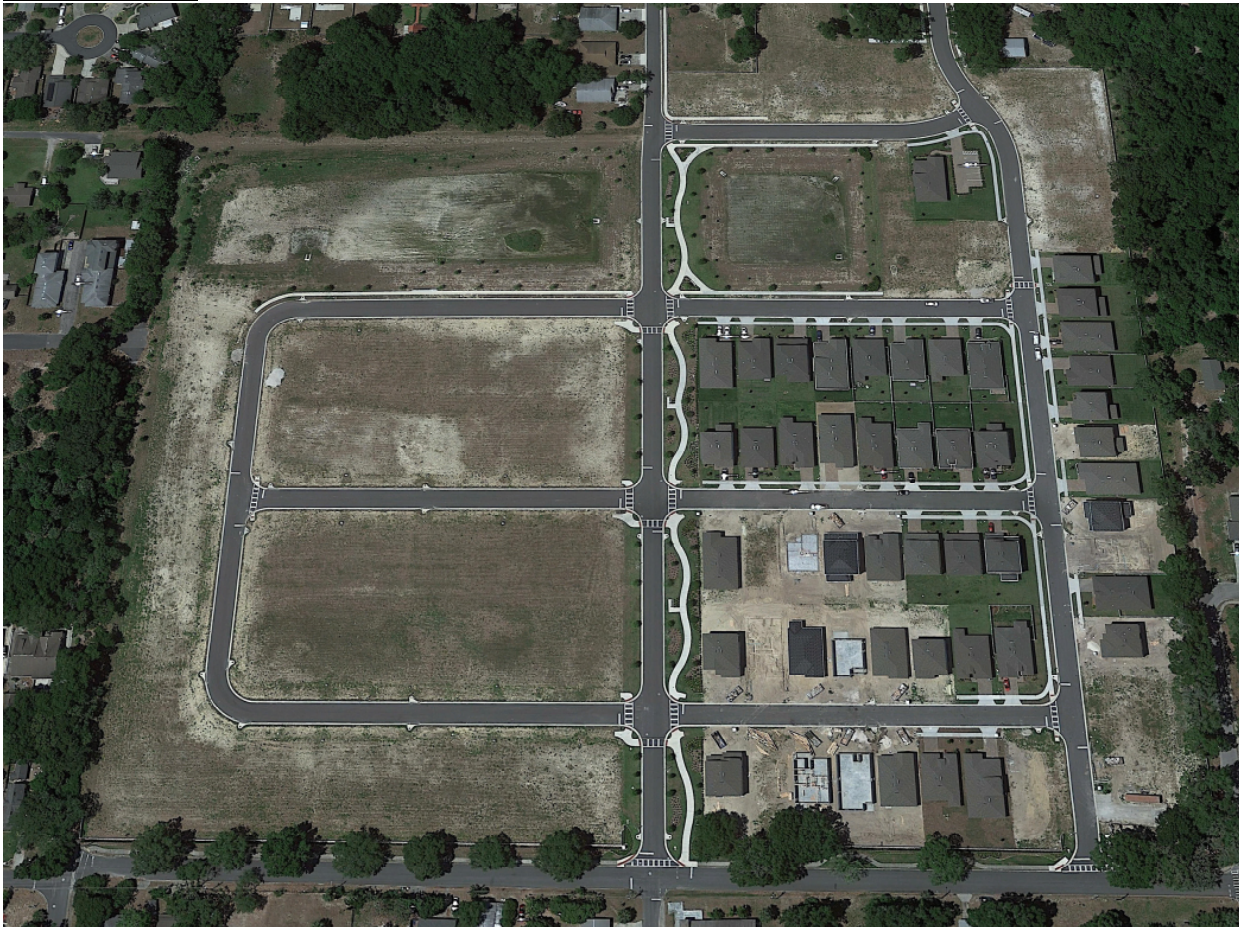
OUR NEIGHBOR TO THE SOUTH, DORA LANDINGS, WAS APPROVED WITH 6' VYNL FENCE & WITH AND CHAIN LINK FENCE



DORA LANDINGS – CHAIN LINK FENCE PHOTO



DORA LANDINGS DIDN'T CONSTRUCT A WALL OR FENCE BETWEEN THE GRANDVIEW TRAIL AND THEIR SINGLE-FAMILY HOMES.



DORA LANDINGS- THE GROUND LEVEL PHOTOGRAPHS SHOW THERE IS NO WALL BETWEEN THE TRAIL AND THAT
COMMUNITY'S HOMES



EXHIBIT "D"
6.14 GUIDELINES

6.14. Residential design standards overlay zoning district.

6.14.1. *Purpose and intent.* It is the purpose of this section to provide general guidelines relating to the neighborhood and architectural design of development in certain portions of the city. These guidelines apply to new residential development in the overlay zone established in 6.14.3.

6.14.2. *Applicability.* These neighborhood and architectural guidelines shall apply to any new single-family or duplex subdivision of land within the overlay zone, where 12 or more new residential platted lots are proposed, and where the applicant advocates, proposes, suggests, or exhibits a proposed plan, map, or plat of development of land or proposes to create a street, right-of-way, or easement that joins or connects to an existing public street. Existing development with a valid and active planned unit development, preliminary plat, or final construction plan shall not be required to meet these enhanced neighborhood and architectural requirements but are permitted to comply with the same. All other new single-family and duplex developments shall be required to adhere to the requirements of this code section.

6.14.3. *Overlay zone.* The overlay zone shall include all lands graphically depicted on the map shown on illustration 1, generally described as being located south of S.R. 44 and east of U.S. Highway 441.

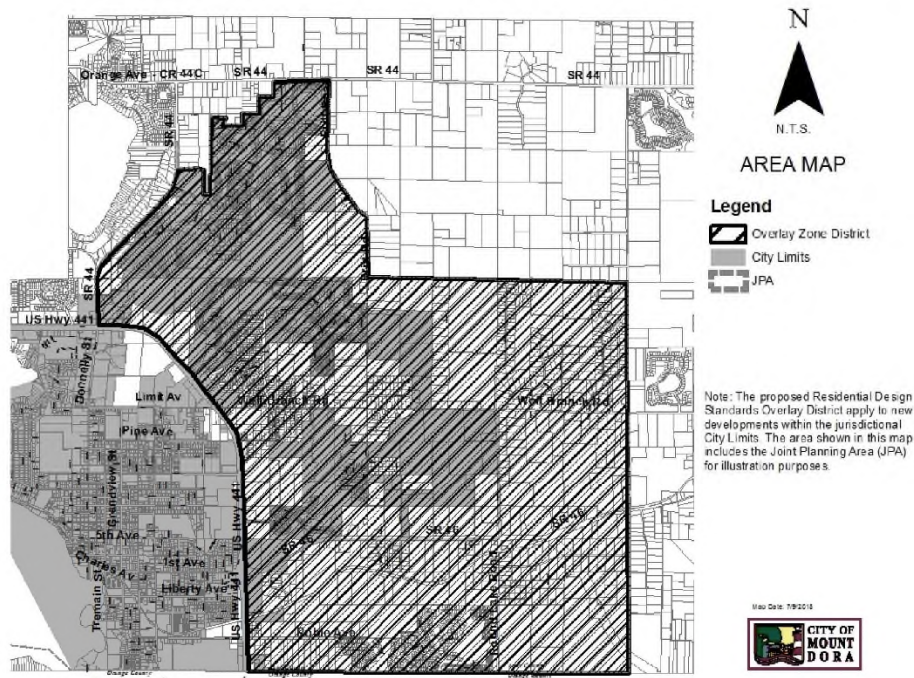


Illustration 1

6.14.4. *Development plans.* Any new preliminary plat, final construction plan, or preliminary/final planned unit development shall comply with this Code, except existing development with a valid and active planned unit

development, preliminary plat or final construction plan shall not be required to meet these enhanced neighborhood and architectural requirements but are permitted to comply with the same.

6.14.5. *Submittal process.* The applicant shall submit, with the appropriate applications, a conceptual lotting plan, building elevations, and floor plans with sufficient detail to ensure that the intent of this Section is met.

6.14.6. *Design standards and guidelines.*

1. *General neighborhood design and layout.*

- a. ~~Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and to provide a diverse range of housing styles. The widths and depths of lots should vary at the discretion of the developer; however, no lot shall be less than the minimum standards established for the zoning district. Larger building types set on large lots are encouraged for corners and at prominent intersections. Smaller lots are encouraged surrounding or adjacent to common open spaces.~~
- b. Neighborhood design for Mount Dora Groves should respect the character of the existing topography and ~~maximize preservation~~ preserve of environmental areas and native vegetation.
- c. Front elevations shall be designed to emphasize entries, porches and other residential use features, ~~and to de-emphasize vehicular use areas and garages.~~
- d. A higher level of elevation design and finish shall be maintained on both faces of corner lots with similar articulation and detail on both street-facing facades.
- e. Driveways on corner lots are encouraged to be located as far as possible from street intersections.

2. *Housing models and style varieties.*

- a. Each development of 50 or more homes shall have at least seven base models, developments of less than 50 units but more than 20 units shall have at least five base models, and developments of less than 20 units shall have at least three base models. Each base model proposed may have multiple variations and design options available for customization.
- b. Each single-family residence or duplex building shall present an individual character through building placement, floorplan, exterior elevation, and color. No two buildings with the same exterior elevation shall be located adjacent to one another. Flexibility in the building elevation variation requirements may be considered at the discretion of the development review committee provided the overall intent of this section is maintained.

c. Minimum structure size shall be 1,500 square feet living area (heated and air-conditioned space).

3. *Architectural styles and components.*

- a. ~~While the city does not wish to discourage creativity or uniqueness in housing design, architectural styles that represent identifiable historic styles are preferred in order to promote quality neighborhood design and community identity.~~
- b. Desired architectural components. The following list of architectural components represents a partial list of desired elements associated with traditional residential architecture. Not all residential styles or buildings will contain every element in the list, but must include components consistent with the established style.
 - 1) Open air front or ~~wrap around~~ porches;
 - 2) ~~Stoops~~ Covered Entry;

-
- 3) Overhangs and awnings;
 - 4) Gable or hip type roofs;
 - ~~5) Second story balconies;~~
 - 6) Decorative roof treatments, including, but not limited to pediments, dormers, ridge cresting, decorative bridgeboard, stickwork, brackets, rafter tails, and decorative shingles. ~~and~~
 - 7) Decorative window treatments, including, but not limited to double-hung windows, arched windows, transoms, bay windows, and louvered shutters.
 - c. Prohibited architectural components. The residential architectural components described below are prohibited:
 - ~~1) "Garage-dominated" styles;~~
 - ~~2) Front-facing garage doors that exceed 35 percent of the street primary front facade;~~
 - ~~3) Homes that have massive entryway features that are or appear to be two stories tall; and~~
 - 4) Homes that have less than two windows on the front facing façade. Full glass front doors and/or sidelights shall count towards meeting this requirement.
 - d. The mixing of elements from multiple architectural styles within a single residential building is discouraged.
4. *Roof elements.*
- a. All roof projections, including chimneys, dormers, flues and vents shall be compatible in scale, height and material with the structure from which they project. Chimney hardware must be screened within an architectural feature such as a decorative chimney cap in keeping with the architectural style of the home.
 - b. Gutters and downspouts are highly encouraged. ~~as long as they are consistent with the established architectural style of the residential building.~~
 - c. When overhangs and awnings are included, they shall be no less than ~~two feet~~ one foot deep when measured perpendicular to the building face, to function as an energy conservation measure and/or to protect people and the house from inclement weather. Required setbacks shall be measured from the bearing wall of the primary structure and not the overhang/awning.
5. *Windows and doors.*
- a. All front, street-facing facades shall have windows and doors covering at least ~~25~~ 15 percent of the primary front façade (exclusive of the garage façade in calculating this area). Full glass front doors and sidelights shall count towards meeting this requirement.
 - b. The front entry of the residential unit should be in scale with the façade and designed appropriate to the established architectural style of the building.
6. *Exterior finishes.*
- a. Exterior finishes shall be consistent with the established architectural style of the residential building.
 - b. Acceptable finishes may include wood, cement board, brick, rock and masonry and stucco. ~~Stucco is acceptable if consistent with the established architectural style of the building.~~
 - c. Prohibited finishes include EIFS, foam moldings, and vinyl siding.

~~d. Simulated materials such as synthetic brick siding/paneling and stone veneer will be held to a higher level of scrutiny to assess quality and natural appearance. Samples of such materials may be required to be submitted with the application for review and approval by the development review committee.~~

d. All exterior color shall be predominately earth tones.

7. *Garages.*

~~a. Garages are encouraged to be located to the side or rear of a residential lot. Illustration 2 shows several recommended alternative locations for garages.~~

b. Garages shall not comprise more than ~~35~~ 55 percent of the front of the residence.

c. Garages facing the street shall be recessed at least five feet from the primary front facade of the home; or shall include hinges, handles and coach lights.

d. Garage doors should be simple in design with door patterns and accent colors complementary to the architectural character of the home. Windows are encouraged to reduce the visual impact.

~~e. Side-facing garage doors must incorporate a minimum of 15 percent in area windows and trim on the wall facing the front street.~~

~~f. No more than 75 percent of the lots in a proposed subdivision are permitted to contain front loaded garages. If a project is proposed in multiple phases, each phase must meet this requirement individually.~~

eg. One-car garage must be a minimum of 12 feet by 20 feet deep, interior size, consistent with this Code. The number of garage spaces required shall be consistent with the underlying zoning district of this Code.

f. Either side load or front load garage design may be utilized. All SFR units shall be designed with a 2-car garage minimum

g. Conversion of garage into living space shall be prohibited.

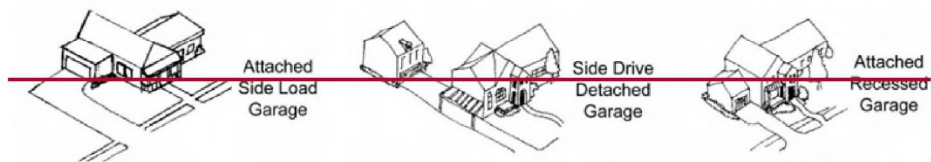


Illustration 2

8. *Lot trees.* Each single-family lot is required to plant a minimum of three trees on the lot prior to issuance of the certificate of occupancy. A minimum of one canopy type tree must be located in the front yard. The size of the trees must be a minimum caliper of 3.0 inches, Florida Number One Grade or Better, and eight to 12 feet in height upon planting.

~~6.14.7. *Neighborhood identity.* Special design elements located at the periphery and entrances of residential developments strengthen Mount Dora's image and also create a distinctive image for the neighborhood.~~

~~These entrances shall be designed as thresholds to change from public thoroughfares to quiet neighborhood streets with slower design speeds.~~

- ~~1. All single family and duplex subdivisions of 12 units or more are required to construct a development entrance with residential scaled landscaping, signage and streetscape patterns/furniture. Entrance features of consistent design are required at both primary and secondary entrances of each project to enhance the visual identity of the development.~~
- ~~2. Gates at entrances are discouraged because of the reduced potential for connectivity, increased traffic congestion, and the sense of isolation that they create.~~
- ~~3. Streets within residential neighborhoods shall be designed for people, as well as vehicles. A minimum five-foot sidewalk is required on both sides of residential streets. Each residential unit shall have direct access to a sidewalk. Residential streets should be designed to encourage slower speeds.~~
- ~~4. Pedestrian and bicycle connections shall be provided to promote access to surrounding areas, including schools, public buildings, parks and nearby commercial areas.~~
- ~~5. Street lighting:~~
 - ~~a. Lighting along roadways in developments should provide a smooth, even pattern that eliminates glare or light flow intrusion onto adjacent properties. Fixtures should be installed according to optimum spacing as recommended by the manufacturer. Light poles should not exceed 30 feet in height. Illumination for vehicles in residential neighborhoods should be approximately 0.50 foot-candles. Street lighting shall be designed consistent with the International Dark Sky Association lighting principals.~~
 - ~~b. Decorative light fixtures are required to be provided consistently throughout the development and must be approved by the development review committee.~~

~~(Ord. No. 2018-14, § 2, 1-15-2019)~~

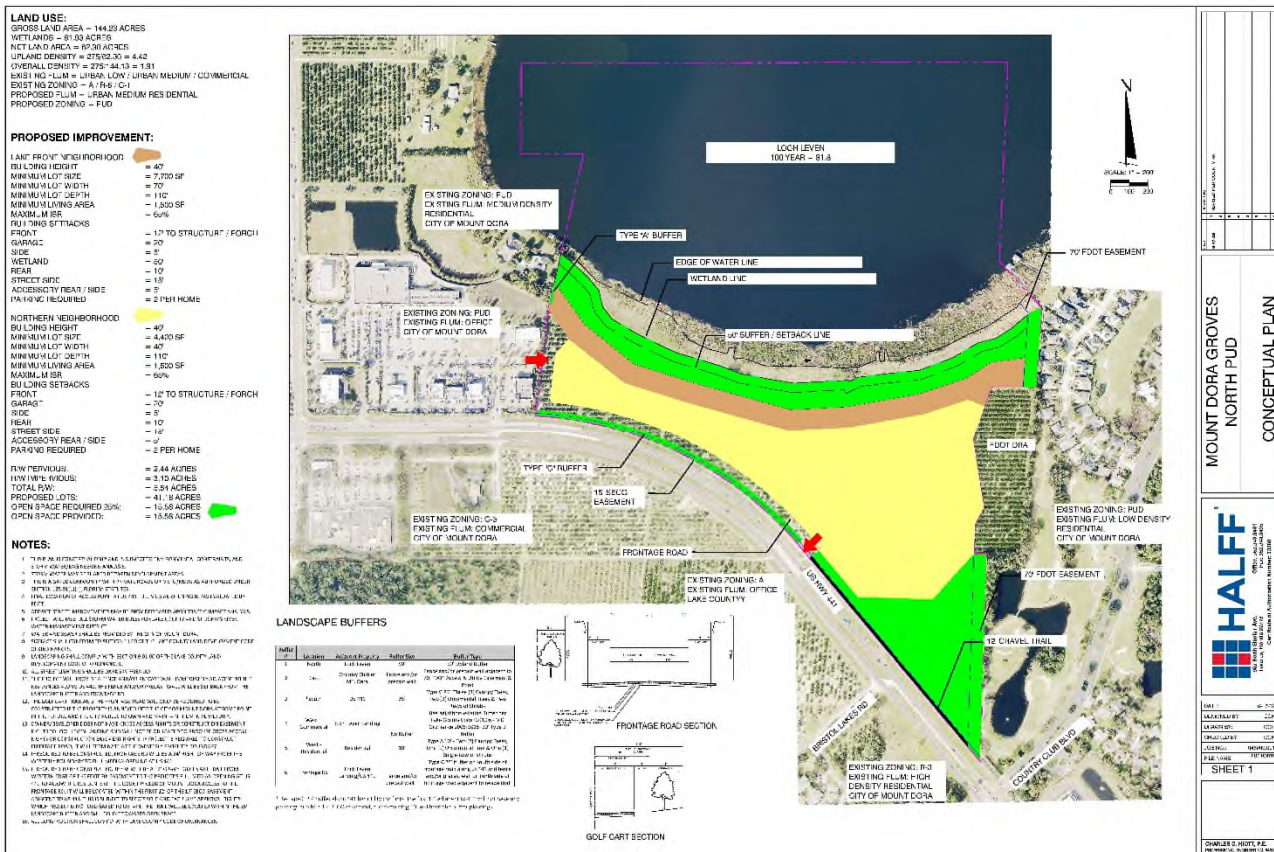
9. Front Yard fencing shall be limited to 4-feet in height.

10. RV storage on lots with or without SFR unit is prohibited.

11. The Architectural Design Standards above shall be incorporated into the Homeowners Association.

12. All areas of the Planned Unit Development shall maintain grass height of 12 inches or less until as such time as the PUD fully develops.

EXHIBIT "E"
DORA GROVES NORTH PROJECT PUD PLAN



ARCHITECTURAL ELEVATION EXAMPLES



ARCHITECTURAL ELEVATION EXAMPLES
ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

	
10000 1/2" = 1'-0"	
NORTH DORA GROVES NORTH PUD ELEVATIONS	
DATE: _____ BY: _____ SCALE: _____	
SHEET 2	

**CITY OF
MOUNT DORA, FLORIDA
CITY COUNCIL
MINUTES**



**October 4, 2022
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 6:00 p.m. in the Mount Dora Council Chambers.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

Councilmember Rolfson 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 C. Comiskey, City Manager
Sherry G. Sutphen, City Attorney
Jeanann Hand, Interim City Clerk

PRESENTATIONS

1. Florida City Government Week Proclamation

Mayor Stile read into the record the proclamation for City Government Week. Interim City Clerk Hand spoke about the activities that will take place in Mount Dora during Florida City Government Week.

2. Evans Park Fountain

Cultural and Special Events Manager Chris Carson spoke about the fountain that will be installed at Elizabeth Evans Park. Photos were provided on screen and are attached to the minutes as Exhibit A,

3. Mount Dora Fun Fact

Mayor Stile introduced the first installment of the Mount Dora Fun Fact. Photos of past City Hall renovation plans depicting the bear display were included and are attached to the minutes as Exhibit B.

PUBLIC COMMENTS

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

CONSENT AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

1. Request Adoption of **Resolution No. 2022-63**, Accepting the Duke Energy Foundation Economic Development Grant and Authorizing the Fiscal Year 2022-23 Budget Amendment
2. Request Approval of Assignment Between Evergreen Construction Management, Inc. and Faden Builders, Inc.
3. Request Approval of Agreement with ESRI-Environmental Systems Research Institute
4. Request Acceptance of African American Cultural and Historical Grant
5. Request Adoption of **Resolution No. 2022-65**, Travel Policy

ACTION ITEMS

1. Request Approval of Task Authorization/Guaranteed Maximum Price (GMP) for CMAR Services - Lincoln Avenue Pool Phase 2 (Faden)

City Manager Comiskey introduced Construction Manager Chet Cramer to present the item. Mr. Cramer spoke on project schedules and factors that affect the timeline. The project will take place after program season and will increase program opportunities when completed.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY VICE-MAYOR CRAIL TO APPROVE THE TASK AUTHORIZATION/ GUARANTEED MAXIMUM PRICE (GMP) FOR CMAR SERVICES - LINCOLN AVENUE POOL PHASE 2 (FADEN); COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

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

NO None

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Approval of Final Reading and Adoption of **Ordinance No. 2022-17**, Annexation for Green Wheat, LLC and Donnelly, LLC (1.14 Acres)

City Attorney Sutphen read Ordinance No. 2022-17 by title only.

ORDINANCE NO: 2022-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED EAST SIDE OF SR 44 AND SOUTH OF MEADENHALL BOULEVARD; 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.

No changes had been made since the first reading on September 20th.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER GUENTHER TO APPROVE THE FINAL READING AND ADOPT ORDINANCE NO. 2022-17, ANNEXATION FOR GREEN WHEAT, LLC AND DONNELLY, LLC (1.14 ACRES); COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

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

NO None

CITY MANAGER'S REPORT

City Manager Comiskey noted plans for a Zoom meeting with Commissioner Campione to take place the following day to discuss the recent letter regarding the JPA.

Mr. Comiskey introduced Electric Utility Director Steve Langley, who also leads the City's Emergency Operations Center. Mr. Langley spoke about electric issues during Hurricane Ian. He further informed about the activities that took place at the City's EOC in preparation for, during, and after the storm. He reported on outages, restoration, and other storm-related problems and solutions.

Public Works Director George Marek spoke about debris removal and processes for FEMA reimbursement.

Councilmembers remarked favorably upon City operations during the storm.

Planning Director Vince Sandersfeld spoke regarding property damage surveys and assessment.

Deputy Planning Director Adam Sumner delivered information regarding the City's response to complaints about odor from the landfill. Mr. Sumner also provided an update regarding the

Northeast recreation center.

Human Resources Director Sharon Kraynik spoke about the Lake County Emergency Operations Center.

Construction Projects Manager Chet Cramer provided a summary of current projects and their statuses. The PowerPoint used for his presentation is attached to the minutes as Exhibit C. Councilmember Walker requested Cauley Lott Park be ready for the 2023 African American Heritage Festival.

Planning Director Sandersfeld provided a summary of current and imminent development. The document pertaining to the summary is attached to the minutes as Exhibit D.

CITY ATTORNEY'S REPORT

City Attorney Sutphen spoke about the City's approach regarding their dealings with Lake County and the JPA agreement.

COMMUNICATIONS AND REPORTS

1. Council Member Doug Bryant

Councilmember Bryant expressed gratitude toward the City's EOC.

2. Council Member John Cataldo

Councilmember Cataldo thanked staff for their actions during the hurricane.

3. Council Member Austin Guenther

Councilmember Guenther concurred with the favorable statements regarding the City's communication surrounding the storm.

4. Council Member Cal Rolfson

Councilmember Rolfson praised the City and spoke about an upcoming Florida League of Cities administrative meeting.

5. Council Member Nate Walker

Councilmember Walker thanked the City's workers for their performance during the storm.

6. Vice-Mayor Marc Crail

Vice-mayor Crail commended George Marek for promptly addressing a flooding issue. He requested timely delivery of construction project information.

7. Mayor Crissy Stile

Mayor Stile provided recent statistics related to the recycling program and mentioned a cookbook raising funds for the high school stadium.

FUTURE MEETING DATES

1. October 18, 2022, 6:00 p.m., Regular Session
2. November 1, 2022, 6:00 p.m., Regular Session
3. November 15, 2022, 6:00 p.m., Regular Session
4. December 6, 2022, 6:00 p.m., Regular Session

ADJOURNMENT

MOTION BY COUNCILMEMBER GUENTHER TO ADJOURN; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION WAS APPROVED BY A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 7:08 p.m.

CRISSY STILE, MAYOR

City of Mount Dora

JEANANN HAND
Interim City Clerk



PRESENTATIONS

2. Evans Park Fountain



These 3-Tier fountains are our most popular models. The elegant 3-tier display actually serves two purposes — it is beautiful to look at, and helps to improve the water quality. These fountains come with 150' of underwater power cable and GFI protected controls. Lights and additional power cable are available. Lake fountains are shipped to your site complete and ready to install.







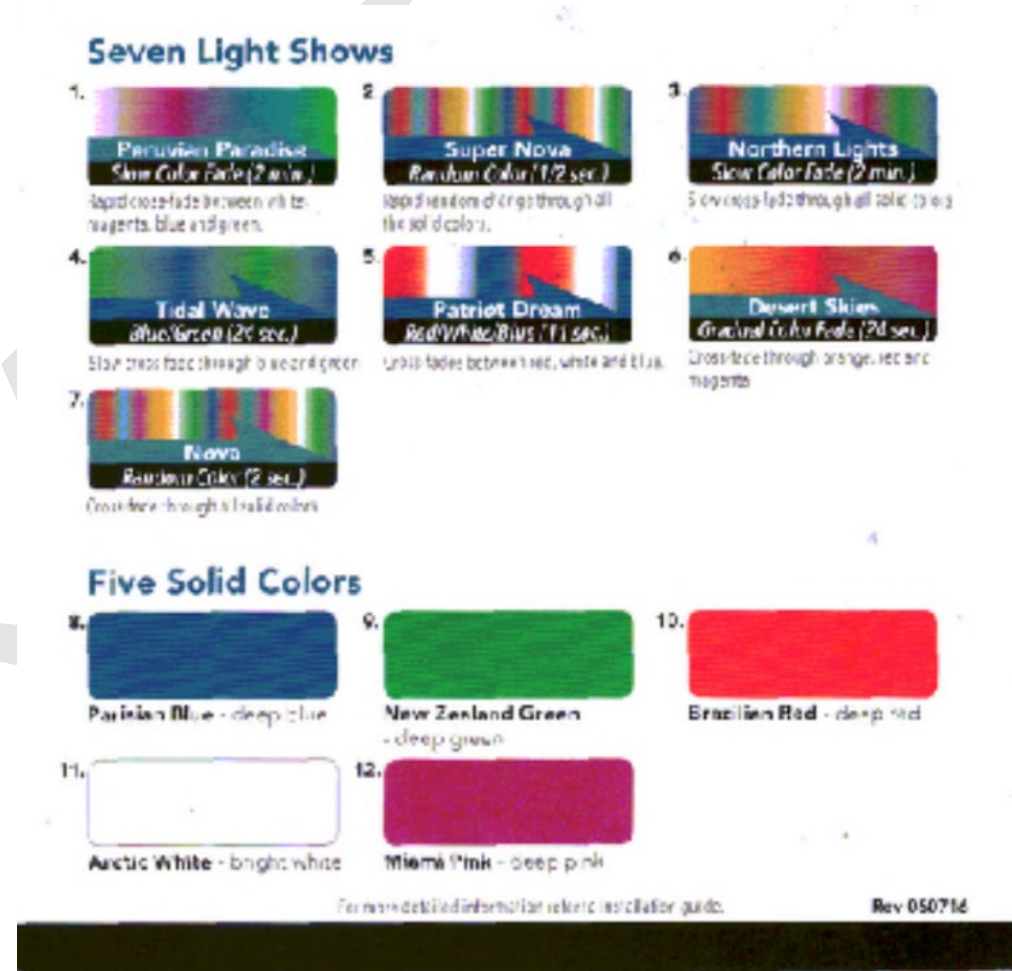


TECHNICAL INFORMATION			
Fountain	Horsepower	Height	Recommended Lighting
MS5003TP	.5	12'	LKR 2x120 Watt
LF7503TP	.75	16'	LKR 2x120 Watt
LF10003TP	1.0	18'	LKB 1x500 Watt
LF20003TP	2.0	25'	LKD 2x500 Watt
LF30003TP	3.0	30'	LKE 3x500 Watt
LF50003TP	5.0	35'	LKH 1x500+4x300 Watt
LF75003TP	7.5	40'	LKH 1x500+4x300 Watt



PRESENTATIONS

2. Evans Park Fountain





PRESENTATIONS

2. Evans Park Fountain

Product Datasheet

ColorSplash®

XG Controller

Part #: LPL-XG-CTRL-1



ColorSplash® XG Controller Features:

- **Bluetooth Enabled** - Free App to operate with your Apple® or Android™ Smart Device.
- **Cost Effective** - No need for an expensive automation system.
- **Compact size** - made to easily replace an existing light switch. Will fit most single gang junction boxes.
- **Seamless Color Transitions** with the touch of a button.
- **Control any combination** of ColorSplash® LED lights (up to 400 watts).
- **User Friendly** push button controls for manual operation.

LPL's **ColorSplash® XG Controller** provides complete control of ColorSplash® LXG Series pool and spa lamps, XG Series Pool and Spa Fixtures, and Fountain LED Light Fixtures. Control your ColorSplash® LED lighting from the palm of your hand, when used with your Bluetooth® enabled smart device. Can also be operated manually as a push-button station. **FREE app available from the app store for Apple® or Google Play™ Store for Android™**

SPECIFICATIONS	Voltage:	120VAC, 60 HZ	Size:	(H) 4.87" x (W) 3.37" x (D) 2.5"
	Wire Size:	18AWG	Approvals:	ETL Listed
	Maximum Load:	400W	Outlet Box Size Requirements:	(H) 4.5" x (W) 2.75" x (D) 2" min *Outlet box not included
	Environment:	Outdoor rated; Must use supplied gasket and WET LOCATION RATED outlet box	For Use with:	ColorSplash® LED LXG Pool and Spa Lamps XG Pool and Spa Fixtures Fountain Lighting Fixtures



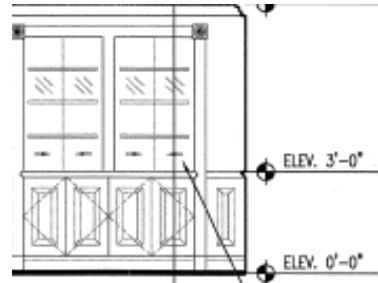
EXHIBIT B



PRESENTATIONS

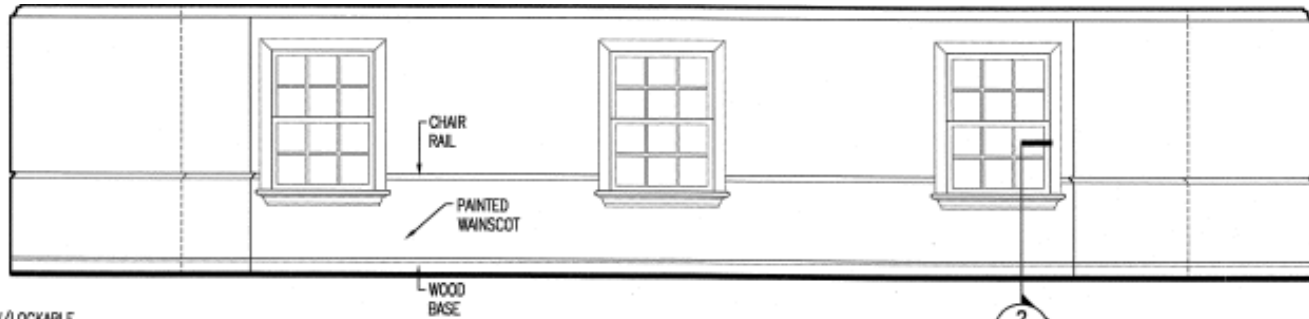
3. Mount Dora Fun Fact



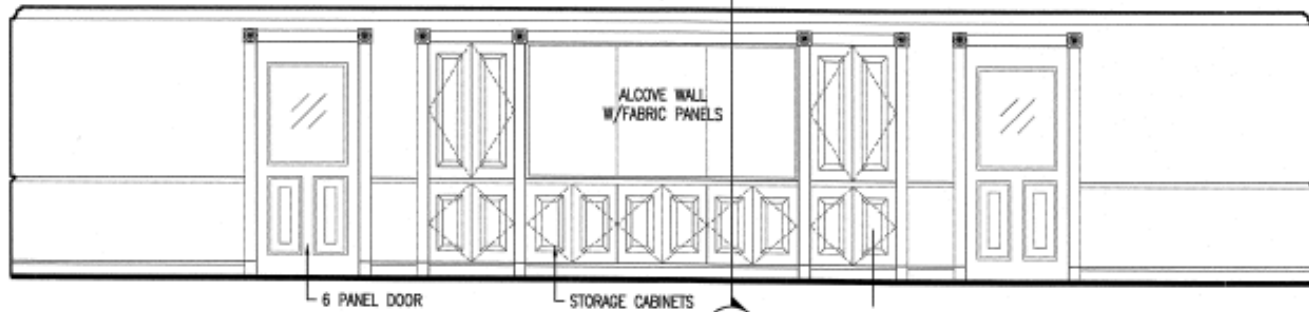
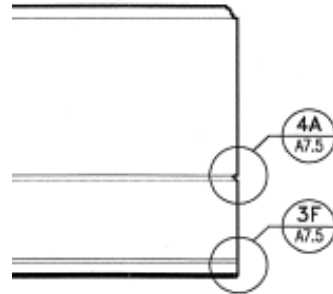


S. OFFICE
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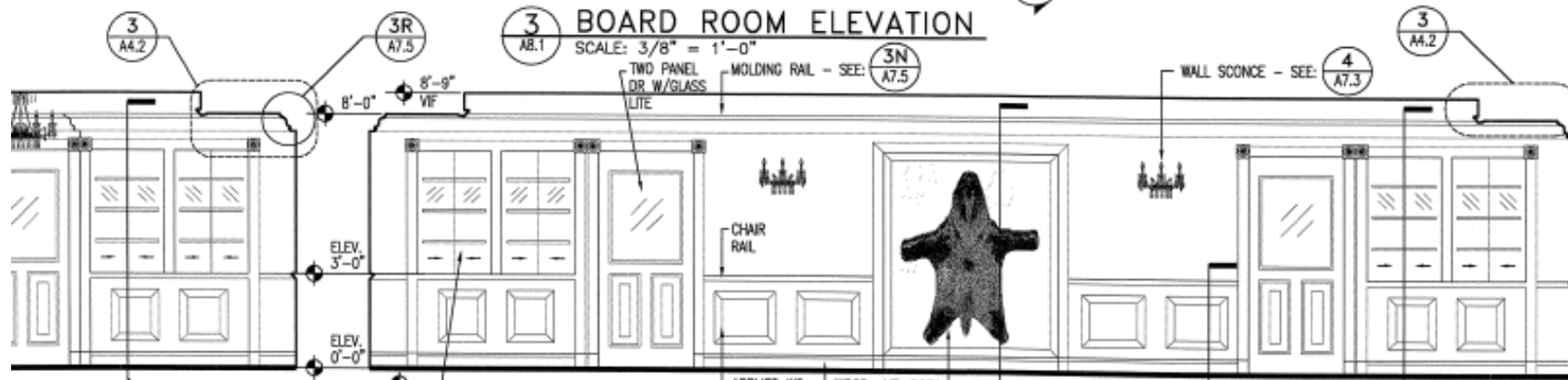
DISPLAY CASES W/LOCKABLE GLASS DOORS, ADJUSTABLE GLASS SHELVES & FABRIC PANEL BACKS, TYP



5 BOARD ROOM ELEVATION
SCALE: 3/8" = 1'-0"



3 BOARD ROOM ELEVATION
SCALE: 3/8" = 1'-0"



1 CORRIDOR ELEVATION
SCALE: 3/8" = 1'-0"

DISPLAY CASES W/LOCKABLE GLASS DOORS, ADJUSTABLE GLASS SHELVES & FABRIC PANEL BACKS, TYP

URS Corp
7650 West
Campbell C
Tampa, FL
No. 000000

URS

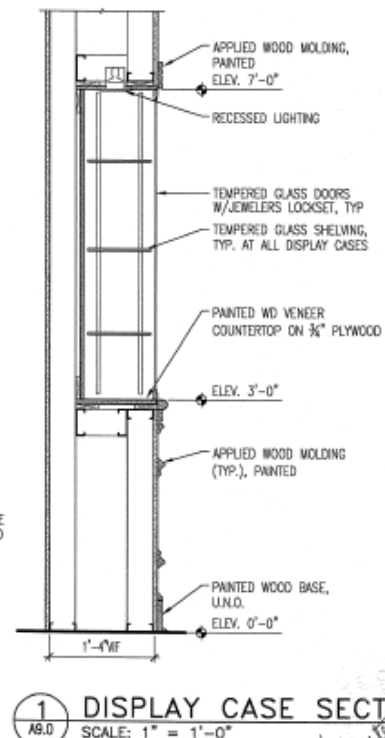
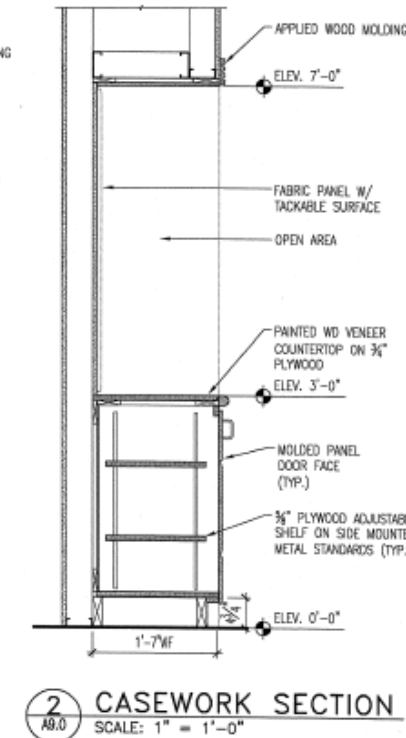
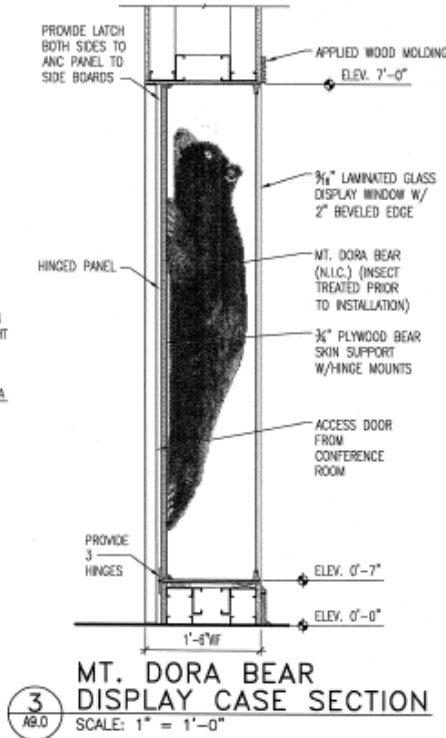
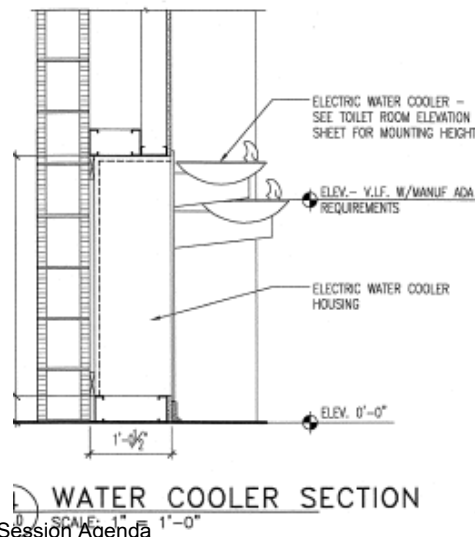
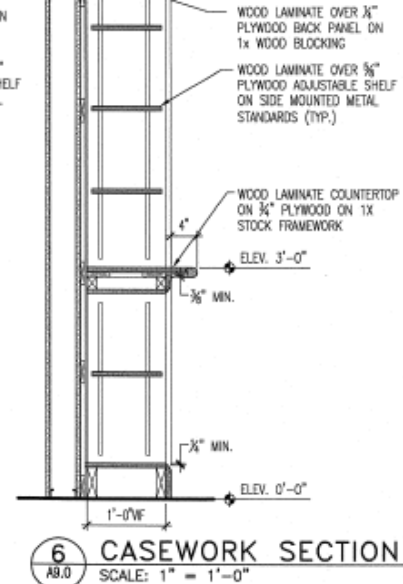
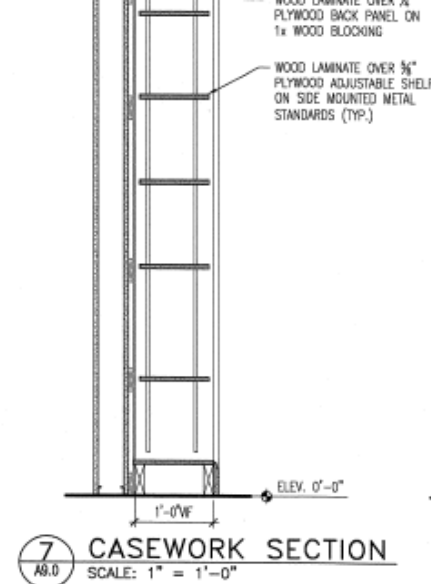
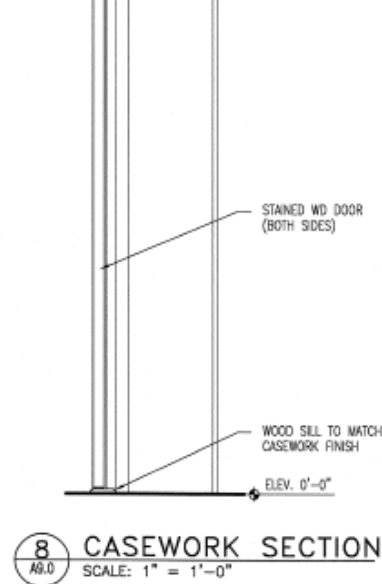
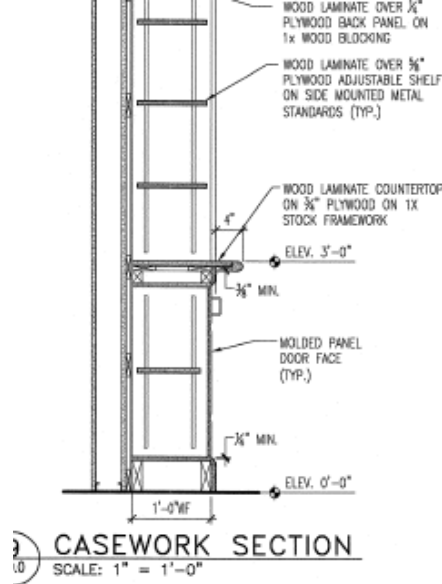
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SCALE: AS NOTED DATE: 7/19/02

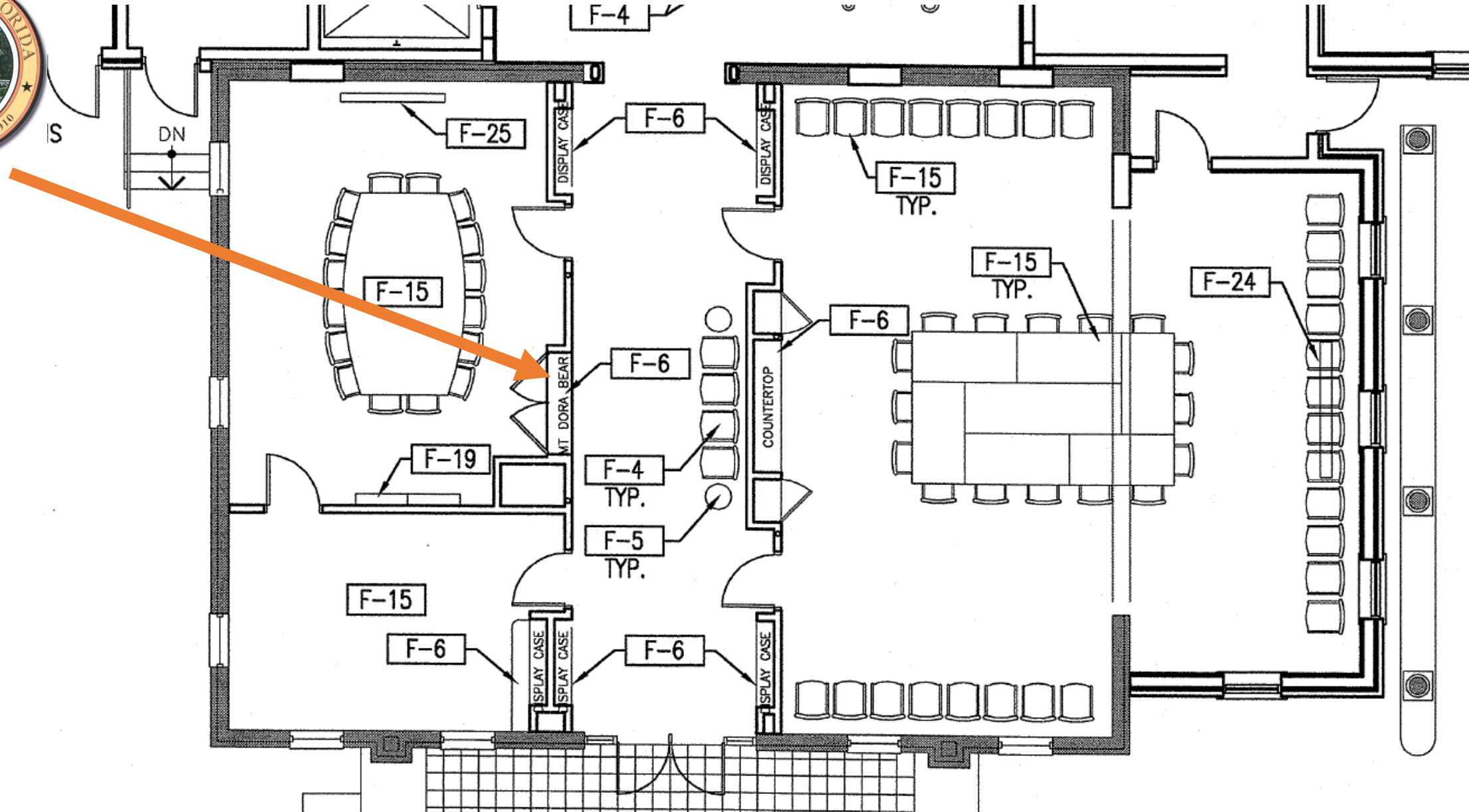
CITY OF
MOUNT DORA
CITY HALL RENOVATION
INTERIOR ELEVATIONS

Bid Documents

SHEET NO.
A8.1
The contractor is responsible for obtaining all necessary permits.



DATE: BY: TITLE: PROJECT: SHEET NO. 1000000000		URS Corporation Southern 1500 South Country Capital Center Tampa, FL 33607-1462 No. 00000002 URS		APPROVED BY: DESIGNED BY: CHECKED BY: DATE: 7/19/02
SCALE: AS NOTED		CITY OF MOUNT DORA CITY HALL RENOVATION		DETAILS
Bid Documents		SHEET NO. 1000000000		





CONSTRUCTION PROJECTS UPDATE

OCTOBER 4, 2022



PROJECTS

- ▶ Parks & Recreation
 - ▶ Cauley Lott Park
 - ▶ Lincoln Avenue Pool Phase 2
 - ▶ Triangle Elementary Joint Use Park & Playground
 - ▶ Palm Island Kayak & Canoe Launch
 - ▶ Summerview Pickleball Courts
 - ▶ Evans Lake Fountain
- ▶ Library
 - ▶ Forest Preserve



CITY OF
MOUNT
D O R A

PROJECTS

- ▶ Fire Department
 - ▶ Fire Station 35
 - ▶ Fire Station 34
- ▶ Public Works/Water/Wastewater/Stormwater
 - ▶ Public Works Facility
 - ▶ City Hall Roof Replacement
 - ▶ WWTP#1 Rehab



- ▶ Cauley Lott Park
 - ▶ On schedule for completion by end of February 2023
- ▶ Lincoln Avenue Pool Phase 2
Remodel Locker Rooms & Add Splash Feature
 - ▶ GMP approval on tonight's agenda
 - ▶ If approved, estimated construction schedule: January - May 2023
- ▶ Triangle Elementary Joint Use Park & Playground
 - ▶ Staff proposes phasing project
 - ▶ Meeting with Lake Schools Superintendent delayed due to Hurricane Ian



- ▶ Palm Island Kayak & Canoe Launch
 - ▶ Awaiting Notice of Commencement from FDEP due to grant requirements
- ▶ Summerview Pickleball Courts
 - ▶ Concept design completed for six courts
 - ▶ Documents in engineering stage
- ▶ Evans Lake Fountain
 - ▶ Working with staff to issue purchase order
 - ▶ Anticipated project completion by end of November 2022



- ▶ Forest Preserve
 - ▶ Proceeding with boundary survey and parcel split, topographical survey; working with staff to issue purchase order



CITY OF
MOUNT
DORA

FIRE DEPARTMENT

- ▶ Fire Station 35
 - ▶ Substantial completion: end of November 2022
- ▶ Fire Station 34
 - ▶ On hold pending Council direction at 10/18 meeting



PUBLIC WORKS

- ▶ Public Works Facility
 - ▶ On hold pending Council direction at 10/18 meeting
- ▶ City Hall Roof Replacement
 - ▶ GMP scheduled for 10/18 Council agenda
- ▶ WWTP#1 Rehab
 - ▶ Phase 1 GMP approval scheduled for 11/15 Council agenda



CITY OF
MOUNT
DORA

QUESTIONS

EXHIBIT D



DEVELOPMENT ACTIVITY LIST OCTOBER 2022

	Project Name	General Location	Plan Review Type	Project	Site Area	Site Data	Estimated Construction Start	Status	Use Type
1	Miller's Ale-House	US 441 at Target Out-Parcel	Minor Site Plan	Restaurant	3.01 acres	7,286 sf	2023	Under Staff Review	Comm.
2	Wekiva Hills (Route 46 Properties, LLC)	SR 46 at Niles Road	Final PUD	Multi-Family and Commercial	25.5 acres	442 units	2024	Under Staff Review	MU
3	Juniper Multi-Family Townhomes	US 441 & SR 46	Site Plan	Townhomes	30.7	266 units	2023	Under Staff Review	Res
4	Green Wheat & Donnelly LLC	18514 SR 44	Future Land Use Change	Land Use	1.14 acres	--	--	Under Staff Review	Res
5	Green Wheat & Donnelly LLC	18514 SR 44	Rezoning	Rezoning	1.14 acres	--	--	Under Staff Review	Res
6	Green Wheat & Donnelly LLC	18514 SR 44	Annexation	Annexation	1.14 acres	--	--	City Council 10-4-2022	Annx
7	Sean A. Jones (Vedder Holsters)	1649 Lincoln Ave	FLUM	Smal-Scale Future Land Use Map Amendment	4.92 acres	--	2023	Approved	Ind
8	Sean A. Jones (Vedder Holsters)	1649 Lincoln Ave	Rezoning	Offcie / Manufacturing	4.92 acres	Phase 1: 15,000 sf Office Phase 1: 15,000 sf Manufaturing Phase 2: 15,000 sf Manufacturing	2023	City Council 10-18-2022	Ind
9	Mount Dora Hills, et al (Amco Development)	SR 46	Annexation	Annexation	36.61 acres	--	2024	Approved	Annx
10	CREATE Conservatory	4900 Lake Park Court	CUP	Private School	2.40 acres	1,888 sf (existing)	2022	Approved	Comm.
11	Lake County Water Authority	SR 46 at Ribie Avenue	Annexation	Annexation	153.79 acres	--	--	Approved	Annx
12									

13	Lake County Water Authority	SR 46 at Ribie Avenue	Rezoning	Rezoning	153.79 acres	--	--	Approved	Rezone
14	New City Fire Station #34	Limit Avenue	Site Plan	Fire Station	17.65 acres	17,614 sf	2023	Comments forwarded to Project Engineer. Site Uses Under Review	Inst.
15	Towneplace Suites	US 441	Site Plan	Hotel (88 rooms)	2.73 acres	57,500 sf	2023	Under Staff Review	Comm.
16	Longhorn Steakhouse	US 441 at Wal-Mart Out-Parcel	Site Plan	Restaurant	1.92 acres	5,710 sf	2023	Approved	Comm.
17	Lloyd and Brenda Atkins	1019 E. 1st Avenue	Minor Site Plan	Physical Therapist	0.23 acre	800 sf	2023	Under Staff Review	Off
18	Dollar Tree	SE Corner US 441 & Robie	Site Plan	Retail	1.77 acres	9,984 sf	2023	Approved	Comm.
19	Mount Dora Hotel Center	US 441	Site Plan	Hotels (2)	5.43 acres	165 Rooms 105,517 sf	2022	Approved	Comm.
20	Sunset Building Addition	338 Royellou Lane	Minor Site Plan	Retail & Office	0.07 acre	6,108 sf	2022	Approved	Comm.
21	Gaslight Building	Baker/3rd	Minor Site Plan	Retail & Office	0.25 acre	10,991 sf	2022	Approved	Comm.
22	Cauley Lott Park Renovations	1717 N. Highland Street	Minor Site Plan	Park	2.54 acres	---	2023	Approved	Inst.
23	Mount Dora Center for Arts	348 Royellou Lane	Historic Preservation (COA)	Office/Commercial	0.10 acre	4,209 sf	2022	Approved	Comm.
24	Christian Brothers Automotive	US 441	Site Plan	Commercial	1.44 acres	6,033 sf	2022	Approved	Comm.
25	Mount Dora Self Storage	US 441	Site Plan	Commercial	6.96 acres	123,925 sf	2023	Under Staff Review	Comm.
26	Culvers	US 441	Site Plan	Restaurant	1.60 acres	4,578 sf	2022	Approved	Comm.
27	Sandy Ridge Village Replat	US 441	Replat	Commercial	1.60 acres	2 Commercial Lots	2022	Approved	Comm.
28	MJ Dental	2285 Crescent Drive	Site Plan	Medical	0.38 acre	3,998 sf	2022	Under Staff Review	Comm.

29	Mount Dora Offices	US 441	Site Plan	Offices	1.55 acres	14,500 sf	2023	Under Staff Review	Comm.
30	Lakeside at Waterman Village Retirement Community	US 441/Donnelly Street	Site Plan	Duplex/Quadplex	--	80 Units	Oct-20	Completed July 2022	Inst.
31	Lakeside at Waterman Village Retirement Community	US 441/Donnelly Street	Site Plan	Independent Living Apt.	36.97 acres	170 Units	Oct-20	Completed July 2022	Inst.
32	Lakeside at Waterman Village Retirement Community	US 441/Donnelly Street	Site Plan	Memory Support	--	34,0000 sf 48 beds	Oct-20	Completed July 2022	Inst.
33	Lakeside at Waterman Village Retirement Community	US 441/Donnelly Street	Site Plan	Bridge	--	Bridge	Jul-05	Completed July 2022	Inst.
34	McWhorter	SE Corner Highland St and Camp Ave	Rezoning	Mixed Use	8.77 acres	None Proposed	--	Approved	MU
35	Donnelly Woods PUD 2nd Amendment	NE corner Donnelly Street and Limit Avenue	Final PUD	Mixed Use: Multiple-Family (Senior Housing) and Office Use	13.44 acres	Lot 1: 24,000 sf Lot 2 MF: 166 Units	2022	Approved	MU
36	Lakes of Mount Dora Phase 3D	SR 44 at Bridgeport Bay Circle	Final Construction Plan/Plat	Single-Family Residential	36.67 acres	101 Units	2021	New Home Activity: 50% completed	Res
37	Villages of Loch Leven	SR 44	Final Plan	Townhomes	29.31 acres	125 Units	2023	Under Staff Review	Res
38	Highland Main Lots	Highland Street and North of Crane Ave	Replat	Single-Family Residential	2.34 acres	3 units	2023	Under Staff Review	Res
39	Lakes of Mount Dora Phase 5B	SR 44 at Bridgeport Bay Circle	Final Plat	Single-Family Residential	17.30 acres	66 Units	2023	Under Staff Review	Res
40	Lakes of Mount Dora Phase 5C	SR 44 at Bridgeport Bay Circle	Final Construction Plan	Single-Family Residential	15.60 acres	63 Units	2021	New Home Activity: 10% completed	Res
41	Oaks at Dora Landing (Formerly Limit Avenue Property)	SW comer Limits Avenue and Highland Street	Final Plan & Plat	Single-Family Residential	9.42 acre	26 Units	2022	Under Construction	Res
42	Parkview Apartments (Formerly The Bungalows)	Liberty Avenue	Site Plan	Apartments	2.91 Acres	59 units (1 Building)	2023	Under Staff Review	Res
43	Indian Springs PUD	Wolf Branch Road	Final PUD Amendment (2nd)	Residential (mixed housing types)	157.60 acres	406 Units	2025	Approved. PUD Expires July 15, 2023	Res
44	Dora Landings	Limit Avenue and Grandview	Final Construction Plan/Plat	Single-Family Residential	33.80 acres	129 Units	2021	Completed July 2022	Res
45	Dora Parc	Clayton Street at City/County Line	Final Construction Plan/Plat	Single-Family Residential	13.38 acres	38 Units	2021	New Home Activity: 95% completed	Res
46	Timberwalk Final Plat & Construction Plan	31747 Round Lake Road	Final Plat & Construction Plan	PUD	170.64 acres	367 Units	2021	Phase 1 New Home Activity: 25% Phase 2 Site Completed	Res
47	Cottages on 11th	11th Avenue and Old US Hwy 441	Final Construction Plan/Plat	Single-Family Residential	10.88 acres	27 Units	Mar-21	Completed July 2022	Res
48	Summerbrooke Phase 4	Located West side of Niles Road and South of Wolf Branch Road	Final Construction Plan/Plat	Single-Family Residential	26.79 acres	364 Units	Mar-21	Completed July 2022	Res

49	Eudora Reserve Apartments	1805 Spring Harbor Blvd.	Site Plan	Multiple-Family Apartments	14.96 acres	154 Units	Jun-21	Completed July 2022	Res
50	Seasons at Wekiva Ridge	Wolf Branch Road	Final Construction Plan	Single-Family Residential	49.69 acres	102 Units	2022	Under Construction	Res
51	Lake Franklin Estates	1715 E 1st Ave	Replat	Single-Family Residential	1.22 Acres	6 units	2023	Approved	Res
52	Bristol Park Apartments	US 441	Site Plan	Apartments	19.21 acres	300 Units	2023	Approved - Site Permit Work In Process	Res
JPA LAKE COUNTY PROJECTS (FUTURE ANNEXATIONS)									
1	Bernfeld, Hastings, and Highsmith	East of SR 453 and South of Sorrento Ave (SR 46)	County PUD	Office, Medical Office, Church, and Retail	15.35 acres	156,000 sf	2023	Approved by the BCC on 9-7-2021 via Ordinance 2021-24	MU
2	Trailside PUD (Former CSD Groves)	East Side Round Lake Road at Lake/Orange County Line	Preliminary Plat	Single-Family Residential	78.1	257 Units	2023	Under County/City Review	Res
3	Atlantic Housing Project	Bay Street/CR 19A	Future Land Use Map Amendment and County PUD	Multiple-Family Apartments and Single-Family	18.22 acres	165 Apt. Units 10 Single-Family Lots	2024	Under Lake County Review	Res
4	Mt. Ines PUD/ Hillside at Mount Dora	US 441 / North Side Robie Ave	County Preliminary Plat	Single-Family Residential	19.96 acres	80 Units	2023	Final Plat City Review	Res
5	Heritage Green 24, LLC (Avington Park)	Wolf Branch Road at Avington Road	County PUD	Single-Family Residential	210.65 acres	209 Units	2024	Under Lake County Review	Res
6	Bailes Property - KB Homes	Britt Road	Concept Plan	Single-Family Residential	66.37 acres	196 Units	--	Under Lake County Review	Res
7	Reed	22,444 Coronado Somerset Dr.	County PUD	Warehouse Addition	6.40 acres	50,000 sf	2022	Under Lake County Review	Ind.
8	Mount Dora Groves - North	North of US HWY 441	Future Land Use Map Amendment and County PUD	Residential	144.13	275 Units	2023	Under Lake County Review	Res
9	Mount Dora Groves - South	South of US HWY 441	County Future Land Use Map Amendment and Rezoning to PUD	Residential and Commercial	80.32 acres	MF Units: 680 SF Units: 100 Comm: 229,300 sf	2023	Under Lake County Review	MU
10	Pandolph Property	East of US 441 and South of Robie Avenue	PUD Amendment	Single-Family Residential	25.36 acres	91 Units	2024	Under Lake County Review	Res
11	Lake Cares Inc	East of Highway 19A	Site Plan	Office & Warehouse	3.02 acres	17,000 SF	2024	Under Lake County Review	Com
12	SR 46 Mixed Use (Round Land Highway)	NE Corner SR 46 & Round Lake Road	Pre-Submittal	Retail, Gas Station, & Multi-Family	14.10 acres	280 MF Units 69,630 SF Retail Future Out-Parcels	--	Under Lake County Review	MU
13	Wiggins	SE Corner SR 46 & Round Lake Road	Comp Plan FLUM	From County Regional Office to Regional Commercial	4.68 acres	--	--	Under Lake County Review	Com

14	Wiggins	SE Corner SR 46 & Round Lake Road	Rezoning	From County R-1 to C-1	0.92 acre	--	--	Under Lake County Review	Com
15	Wolf Creek Estates	North of Wolfbranch Road between Wolf Ridge Land and Robert D Road	Preliminary Plat	Single-Family Residential	4.74 acres	13 Lot Subdivision	--	Under Lake County Review	Res
JPA ORANGE COUNTY PROJECTS (UTILITY SERVICES)									
1	Foothills of Mount Dora Phase 4 – 1A & 1B (Stoneybrook Hills)	Orange Blossom Trail	Final Plan	Single-Family Residential	30.00 acres	52 Units	2023	City Utilities Approved	Res
2	Parks of Mount Dora	Orange Blossom Trail	Final Plan	Single-Family Residential	63.57 acres	177 Units	2023	City Utilities Review Comments	Res



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Task Authorization/GMP (Guaranteed Maximum Price) for City Hall Roof Replacement (Faden)

Introduction:

This is a request for City Council to approve the Task Authorization/GMP (Guaranteed Maximum Price) for City Hall Roof Replacement with Faden Builders.

Discussion:

For the past several years, the Building Maintenance Division has responded to an increased number of repair requests concerning the City Hall roof. Staff indicates the roof is approximately 15 years old and has reached the end of its useful life. Due to its age and state of repair, the division budgeted to replace the City Hall roof during the current fiscal year. Staff have engaged city-wide CMAR contractor Faden Builders to complete the work. Their proposal includes a guaranteed maximum price (GMP) of \$206,693.79.

Budget Impact:

The total cost of \$206,693.79 was budgeted and is available in GL# 310-5555-580.63-01-BM2311.

Strategic Impact:

Goal 2: Infrastructure/Public Safety, Objective 2.4. Sustain City Infrastructure

Recommendation:

City Council approve the Task Authorization/GMP (Guaranteed Maximum Price) for City Hall Roof Replacement with Faden Builders.

Attachment(s):

1. 22-031 CH Roof Replacement Faden Task Authorization Citywide CMAR

Prepared by: Merry Lovern , Executive Assistant

Reviewed by: GEORGE MAREK, Interim Public Works Director
Aneta Barton, Budget Director
Sherry Sutphen, City Attorney
Jeanann Hand, Interim City Clerk
Patrick Comiskey, City Manager

Approved - 10/13/2022

Approved - 10/13/2022

Approved - 10/13/2022

Approved - 10/13/2022

Final Approval - 10/13/2022

CITY OF MOUNT DORA/CRA/Northeast CRA TASK AUTHORIZATION

In accordance with the terms and conditions of the Agreement between Faden Builders, Inc. (Construction Manager) and the City of Mount Dora/CRA/Northeast CRA, dated April 7, 2020, the parties hereto agree to the scope of work, pricing/GMP, schedule, construction team and subcontractors attached hereto.

City Project Manager:

Chet Cramer

Construction Manager Contact:

Philip Rapalje

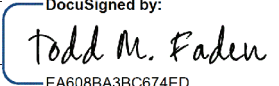
Project Name:

City Hall Roof Replacement

Project Number:

22-031

NOTE: THE CONTRACTOR MAY NOT BEGIN WORK UNTIL THIS FULLY SIGNED TASK AUTHORIZATION IS DELIVERED TO THE CONSTRUCTION MANAGER.

SUMMARY OF WORK TO BE COMPLETED	
<u>Each Task Authorization package shall include:</u> Exhibit A – Scope of Work Exhibit B – Price/GMP Breakdown Exhibit C – Basic Schedule Exhibit D – Construction Team Exhibit E – Construction Manager's Staff Exhibit F – Sub-Contractors	
Recommended By: Print: _____ Date: _____ Signature: _____	
Reviewed By (if applicable): Print: _____ Date: _____ Signature: _____	
CONTRACTOR ACCEPTANCE	CITY APPROVAL
Print Name: Todd M. Faden	Print Name:
Title: President	Title:
Signature: 	Signature:
Date: 10/12/2022	Date:



9/26/2022

Faden Proposal No. 22-275

Chet Cramer
Construction Project Manager
City of Mount Dora
510 N Baker Street
Mount Dora, Florida 32757

RE: Mount Dora CMAR City Hall Reroof

Exhibit A: Scope of Work

1. General Conditions
 - a. Project Management and Supervision
 - b. Permitting
 - c. Mobilization/Demobilization
2. Demolition
 - a. Remove existing shingles on pitched roof sections and inspect existing roof deck for damage. Plywood deck replacement (if required) is excluded from scope and would be a change order.
 - b. Prep flat roof sections for new cover board.
 - c. Temporarily disconnect electrical, controls and drainpipe and remove RTU for roof installation.
 - d. Temporarily remove lightning protection.
3. New Construction
 - a. Install (2) layers of synthetic underlayment and CertinTeed Architectural Profile shingles (color TBD) at pitched roof areas.
 - b. Install 1" insulation board (fully adhered) and cover with a 60 mil PVC (fully adhered).
 - c. Install new 10" curb adapter and re-install RTU.
 - d. Reconnect electrical, controls and drainpipe extension.
 - e. Startup and check unit operation.
 - f. Re-install lightning protection and provide third-party certification at the roof only.

Qualifications and Exclusions:

1. Work to be completed 1st shift, M-F, no overtime is included.
2. The scope is limited to the items listed in Exhibit A. Any other added scope items or items required by the AHJ for permitting are excluded and will be charged as a change order.
3. Permitting allowance of \$1,500.00 is included.
4. Structural engineering is excluded (curb adapter drawings are included).
5. Fire Alarm disconnect, reconnect and programming are excluded.
6. New copper drip edge.
7. All existing vents and stacks will be properly installed and flashed.
8. Application of new flashings as needed.
9. Gutters and downspouts to be detached and reset; no new gutter and downspouts are included.
10. Existing RTU screen wall shall remain and is excluded from the scope work.
11. City Hall parking will need to be closed when the RTU is being lifted and will be scheduled on a Friday. Partial parking lot closures may be required during other construction phases.
12. Landscaping and irrigation are excluded.
13. Painting and staining are excluded.

**Exhibit B: Budget Pricing**

1. General Conditions	\$ 7,767.86
2. Site	\$6,993.29
3. Roofing	\$ 97,920.00
4. HVAC and Electrical	\$ 18,090.00
5. Lightning Protection	\$ 10,273.14

Subtotal	\$ 141,044.29
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Mark-up 12%	\$ 16,925.31
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Project Team	\$ 22,360.00
--------------	--------------

Subtotal	\$ 180,329.60
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Contingency (10%)	\$ 18,032.96
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GL Insurance	\$ 2,380.35
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Bond	\$ 5,950.88
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Gross Maximum Price (GMP):	\$ 206,693.79
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Exhibit C: Basic Schedule

Estimated duration schedule:

3-4 weeks for submittals and permitting

10-12 weeks for material procurement

1 week for mobilization

3-4 weeks for roof work (including RTU scope)

1 week for demobilization

Exhibit D: Construction Team

Owner's Representative: Chet Cramer (City of Mount Dora)

Construction Manager: Todd Faden (Faden Builders)

Exhibit E: Construction Manager's Staff

Principal: Todd Faden

Project Manager: Philip Rapalje

Site Superintendent: Rob Bennett

Staff Accountant: Helen Johnson

Safety Director: Jes Pedersen

Administrative Assistant: Nicole Rakes

Exhibit F: Sub-Contractors

Eustis Roofing

Bernhard

Maxwell Lightning Protection



Please feel free to contact me with any questions. We look forward to working with you.

Best regards,

A handwritten signature in blue ink that reads "PHILIP RAPALJE". The signature is written in a cursive, slightly stylized font.

Philip Rapalje
Faden Builders, Inc.



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Task Authorization/Guaranteed Maximum Price (GMP) for Simpson Farmhouse Restoration (Faden)

Introduction:

This is a request for City Council to approve the Task Authorization/Guaranteed Maximum Price (GMP) for Simpson Farmhouse Restoration (Faden Builders).

Discussion:

On June 1, 2021, staff submitted a grant for restoration of the Simpson Farmhouse on the library's campus to the Florida Department of State (DOS), Division of Historical Resources in the Historic Preservation Grants Program. A \$50,000 request was made to restore the 1905 farmhouse's windows, doors, kitchen, bathroom, walls and floors, with 100% matching required.

For background, the Simpson Farmhouse was moved from downtown to its current location one block north of the Library in 1993 by the Mount Dora Historical Society and the Mount Dora Library Association. The Society transferred ownership of the building and its contents to the City in 2008, with the understanding that library staff would manage the building and it would be used for nonprofit purposes at no cost. Also, the Society's collection of historical photographs was moved to the library at that time. The Library Association agreed to remedy many structural and cosmetic deficits, which it did immediately after the transfer, spending nearly \$70,000. Over the years, the City has made several significant upgrades, including new air conditioning, repainting, termite tenting and building an ADA-compliant ramp.

The Simpson Farmhouse is home to nearly 30 Mount Dora-based groups, clubs and workshops that meet there on a monthly basis. In addition, three City employees maintain offices upstairs in the non-public areas. The Simpson Farmhouse has serious deficits in the condition of the windows (which are original), exterior weather-exposed wood siding, kitchen and bathroom. The following renovations are included in the grant:

- Replacement of 16 windows, 6 fixed door panels and one pair of double doors. This is the most critical restoration item.
- Restroom renovation - removal and replacement of all fixtures and flooring.
- Kitchen restoration - removal and replacement of all fixtures and flooring.
- Interior walls and flooring - if budget allows.

Staff is seeking approval of the Task Authorization/Guaranteed Maximum Price (GMP) with Faden Builders in the amount of \$94,197.79 for the windows, doors and restroom portion of this project, which includes a \$8,563.44 contingency allotment. This proposal does not include any lead or asbestos abatement and assumes that all existing window and door stud framing is in good condition. The DOS allows for amendments to the estimated project budget, in case additional deficits are uncovered during construction.

Budget Impact:

The \$50,000 matching amount is a carryover from the 2021-22 budget, in which this was an approved capital improvement project. The 2022-23 budget for the Simpson Farmhouse includes an additional \$30,000 for repair and maintenance (GL #001-1330-571.46-11), in case repairs exceed the grant allotment.

Strategic Impact:

As Mount Dora continues to experience strong growth, the City's infrastructure must be maintained in order to keep pace with that growth.

Recommendation:

City Council to approve the Task Authorization/Guaranteed Maximum Price (GMP) for Simpson Farmhouse Restoration.

Attachment(s):

1. 23-037 Simpson Farmhouse Faden Task Authorization Citywide CMAR

Prepared by: Merry Lovern , Executive Assistant

Reviewed by: Cathy Lunday, Library Director
Aneta Barton, Budget Director
Sherry Sutphen, City Attorney
Jeanann Hand, Interim City Clerk
Patrick Comiskey, City Manager

Approved - 10/12/2022

Approved - 10/13/2022

Approved - 10/13/2022

Approved - 10/13/2022

Final Approval - 10/13/2022

CITY OF MOUNT DORA/CRA/Northeast CRA TASK AUTHORIZATION

In accordance with the terms and conditions of the Agreement between Faden Builders, Inc. (Construction Manager) and the City of Mount Dora/CRA/Northeast CRA, dated April 7, 2020, the parties hereto agree to the scope of work, pricing/GMP, schedule, construction team and subcontractors attached hereto.

City Project Manager:

Chet Cramer

Construction Manager Contact:

Philip Rapalje

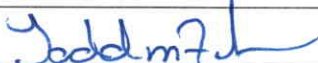
Project Name:

Simpson Farmhouse

Project Number:

23-037

NOTE: THE CONTRACTOR MAY NOT BEGIN WORK UNTIL THIS FULLY SIGNED TASK AUTHORIZATION IS DELIVERED TO THE CONSTRUCTION MANAGER.

SUMMARY OF WORK TO BE COMPLETED	
<u>Each Task Authorization package shall include:</u> Exhibit A – Scope of Work Exhibit B – Price/GMP Breakdown Exhibit C – Basic Schedule Exhibit D – Construction Team Exhibit E – Construction Manager's Staff Exhibit F – Sub-Contractors	
Recommended By: Print: _____ Date: _____ Signature: _____	
Reviewed By (if applicable): Print: _____ Date: _____ Signature: _____	
CONTRACTOR ACCEPTANCE	CITY APPROVAL
Print Name: TODD M. FADEN	Print Name: _____
Title: PRESIDENT	Title: _____
Signature: 	Signature: _____
Date: 10/13/2022	Date: _____



9/15/2022

Faden Proposal No. 22-305

Chet Cramer
Construction Project Manager
City of Mount Dora
510 N Baker Street
Mount Dora, Florida 32757

RE: Simpson Farmhouse Renovation

Exhibit A: Scope of Work

1. General Conditions
 - a. Project Management and Supervision
 - b. Permitting
 - c. Mobilization/Demobilization
2. Restroom Renovation
 - a. Remove and dispose of plumbing fixtures, vanity, flooring and light fixture
 - b. Remove toilet accessories and mirror and save for reinstallation
 - c. Install new subfloor and tile flooring
 - d. Install new grab bar as required
 - e. Install new vanity, countertop, sink, faucet, toilet and vanity light fixture
 - f. Patch and repair drywall, wainscot, door and frame
 - g. Provide and install new door hardware
 - h. Paint bathroom walls, ceiling, trim and door
3. Windows and Doors
 - a. Remove sixteen (16) windows and replace with new vinyl insulated glazing with 7/8" traditional SDL grid to match existing configuration
 - b. Remove one (1) pair double doors and replace with fiberglass door with 6 light SDL grid insert
 - c. Remove six (6) fixed door panels and replace with fiberglass door panel with 6 light SDL grid insert
 - d. Replace rear door light insert with new 6 light SDL grid insert to match

Qualifications and Exclusions:

1. Work to be completed 1st shift, M-F, no overtime is included.
2. The scope is limited to the items listed in Exhibit A. Any other added scope items or items required by the AHJ for permitting are excluded and will be charged as a change order.
3. Landscaping, sod, hardscape and irrigation replacement/repairs are excluded.
4. We assume that existing window and door stud framing are in good condition.
5. No NESHAP, lead or asbestos abatement is included.

Allowances:

1. Permitting: \$ 2,000.00
2. Vanity and countertop: \$ 1,500.00
3. Plumbing fixtures: \$ 1,000.00
4. Tile flooring: \$ 500.00



Exhibit B: Price/GMP Breakdown

1. General Conditions	\$ 9,436.58
2. Demolition	\$ 3,355.04
3. Millwork and Trim	\$ 13,996.08
4. Finishes	\$ 7,343.27
5. Doors and Windows	\$ 27,707.23
6. Plumbing	\$ 3,207.89
7. Electrical	\$ 2,352.46

Subtotal	\$ 67,398.55
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Mark-up 14%	\$ 9,435.80
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Project Team	\$ 8,800.00
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Subtotal	\$ 85,634.35
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Contingency (10%)	\$ 8,563.44
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Bond	excluded
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Gross Maximum Price (GMP):	\$ 94,197.79
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The prices included in this proposal are valid for 30 days per our material vendors due to steady material price increases.

Exhibit C: Basic Schedule

Procurement will begin promptly after the issuance of the Purchase Order.

Proposed duration schedule:

8 weeks for material procurement, submittals and permitting

5 workdays for mobilization

15 workdays for restroom renovation

15 workdays for window and door replacement

5 workdays for demobilization

Project Management Information System (PMIS) will not be required for this project.



Exhibit D: Construction Team

Owner's Representative: Chet Cramer (City of Mount Dora)
Construction Manager: Todd Faden (Faden Builders)

Exhibit E: Construction Manager's Staff

Principal: Todd Faden
Project Manager: Philip Rapalje
Site Superintendent: Rob Bennett
Staff Accountant: Helen Johnson
Safety Director: Jes Pedersen
Administrative Assistant: Nicole Rakes

Exhibit F: Sub-Contractors

WeatherMaster - Windows

Please feel free to contact me with any questions. We look forward to working with you.

Best regards,

A handwritten signature in blue ink that reads "PHILIP RAPALJE". The signature is stylized with a cursive-like flow.

Philip Rapalje
Faden Builders, Inc.



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request City Council Direction Regarding City Facilities for Fire, Electric, Public Works, Water/Wastewater and Parks & Recreation

Introduction:

This is a request for City Council to review various options for City facilities (Fire, Electric, Public Works, Water/Wastewater, Parks & Recreation) and provide direction to Staff.

Discussion:

In 2018, the City acquired bonds to construct new/replacement fire stations, a public works facility and various capital improvement projects. To date, one fire station on County Road 19A is in the final stages of construction and a fire station/emergency operations center and public works facility to be located on Limit Avenue are in the final stages of engineering. Multiple issues, including market-driven price increases and global supply chain delays, have caused staff to reassess the City's current construction plans for the fire stations and public works facility.

At the August 22, 2022 City Council Work Session, City Manager Patrick C. Comiskey presented a proposal to consolidate Fire operations into one centrally-located fire station on Limit Avenue; relocate the Electric Department, its crews and inventory to the newly-constructed building on County Road 19A; house the Public Works Department, its crews and inventory in the current Fire Station 34 on Donnelly Street; move Water/Wastewater and its inventory to WWTP#2, WTP#1 and 11th Avenue; and combine the Parks & Recreation staff at the Annex. Following discussion, City Council provided direction to investigate an alternative solution, to include moving the Fire Station 35 crew (including Lake EMS) to the newly-constructed Station 35 on County Road 19A; renovating the existing Fire Station 34 on Donnelly; constructing a public works facility on Limit; and having directors and administrative staff for Electric, Public Works, Water/Wastewater Utilities and Parks & Recreation remain at the Annex.

Staff investigated five (5) options including the original construction plan (see Attachment 1). These options were presented at a City Council work session on October 11, 2022, and

discussed among council, with a general consensus to further discuss Option 4 (staff agreeable proposal) and Option 5 (City Manager proposal). The October 11, 2022 agenda memorandum regarding the City Manager's proposal is included as Attachment 2.

Staff requests City Council to provide direction regarding capital improvement projects for City facilities, including Fire, Electric, Public Works, Water/Wastewater and Park & Recreation.

Budget Impact:

Estimated budget data for each option is included in Attachment #1.

Strategic Impact:

Goal 2: Infrastructure/Public Safety

Goal 3: Fiscal Resources/Human Resources

Recommendation:

City Council review and discuss options and provide final direction to staff.

Attachment(s):

1. Attachment #1: City Facilities Project Options
2. Attachment #2: October 11, 2022 Memo

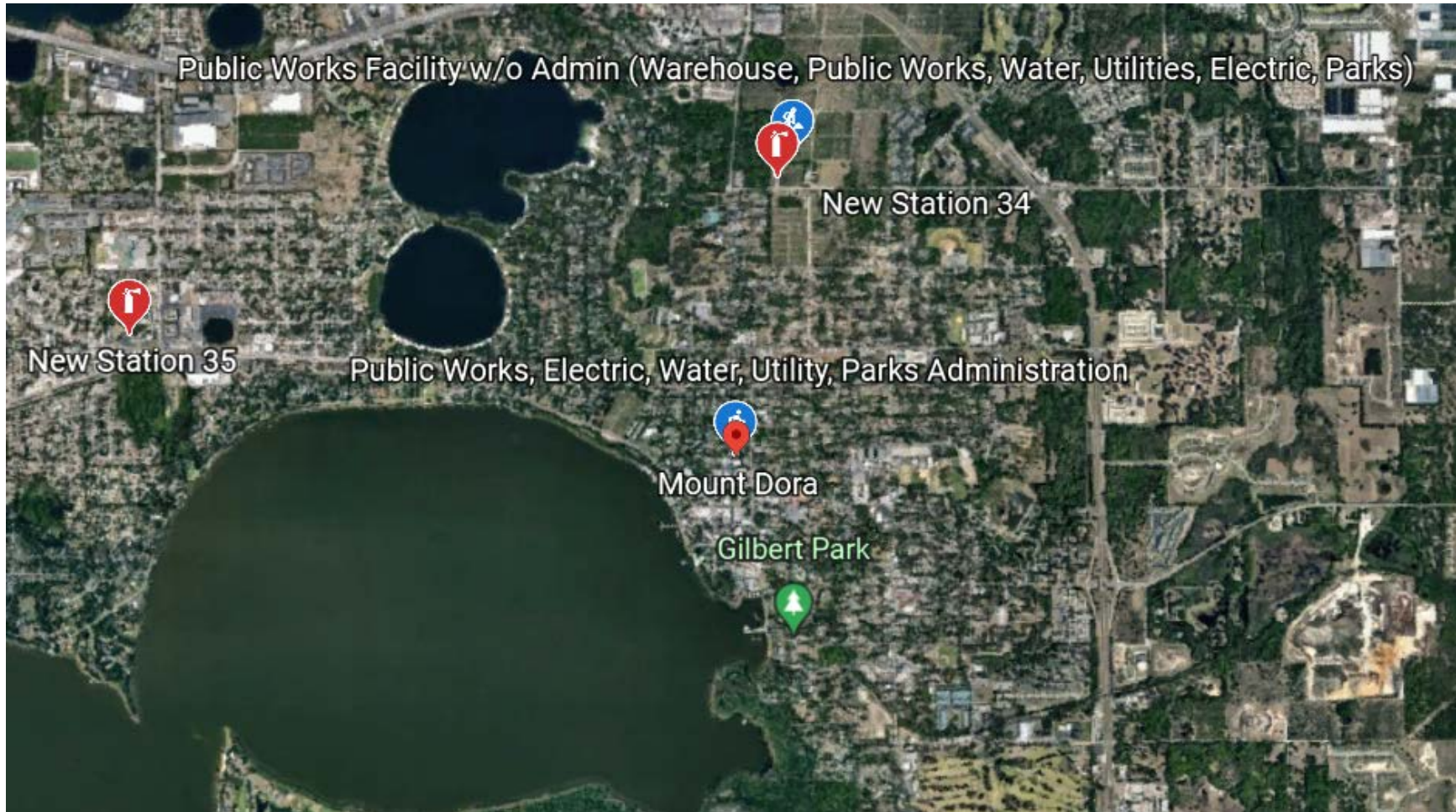
Prepared by: Merry Lovern , Executive Assistant

Reviewed by: Aneta Barton, Budget Director
Jeanann Hand, Interim City Clerk
Patrick Comiskey, City Manager

Approved - 10/13/2022

Approved - 10/13/2022

Final Approval - 10/13/2022





Option 1 - Status Quo

New Fire Station 34 Limit Ave	Old Fire Station 34 Donnelly	Old Fire Station 35	New Building 19A	PW Complex Limit Ave	WWTP#2 US441 & WTP#2	Annex Building	Simpson Farmhouse
Old Station 34 move to new station 34 with EOC	Old Fire Station 34 Donnelly	Available for Future Use	Fire Station 35	1. Electric 2. Public Works 3. Water / Waste Water 4. Parks and Rec 5. Inventory 6. Equipment 7. Storm Water Complications	No Changes	Electric, Water / Waste Water, PW mgmt., Parks & Rec	No Changes
Total 17,444 SF EOC 6,370 SF Ops. 7,676 SF Bay 3,398 SF	Total 8,598 SF Ops. 4,278 SF Bay 4,320 SF	Total 4,125 SF Ops. 2,525 SF Bay 1,600 SF	Total 9,050 SF Ops. 4,937 SF Bay 4,113 SF	Total 23,900 SF Ops. 15,679 SF WH 8,221 SF CS 14,400 SF RAS 29,400 SF		Total 8,427 SF	
COST \$ 19,000,000	\$ -	\$ -	\$ 7,500,000	\$ 18,000,000	\$ -	\$ 180,000	\$ -

AVAILABLE \$

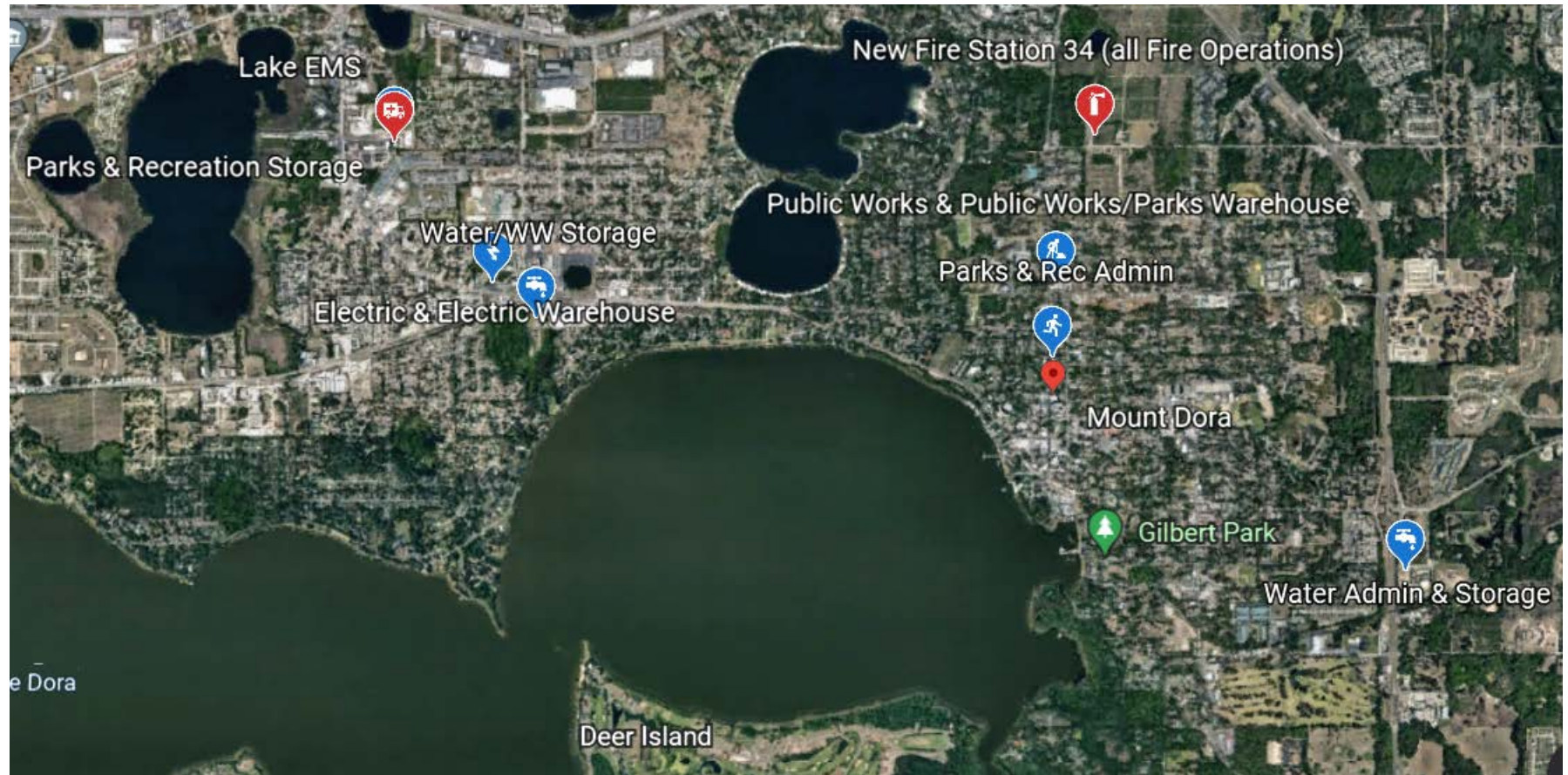
Fire Bond	\$ 12,044,210
PW Bond	\$ 10,357,923
ARPA	\$ 7,145,392

Fire Bond	PW Bond	ARPA
\$ 12,044,210	\$ 10,357,923	\$ 7,145,392
\$ (19,000,000)	\$ (18,000,000)	
\$ (597,990)	\$ 7,145,392	
\$ (7,553,780)	\$ (180,000)	
Loan	Loan	
	\$ (676,685)	

Loan estimate	\$ 8,230,465
Annual Payment estimate	\$ 600,000

TOTAL Cost	\$ 44,680,000
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Option 2 - original CM recommendation





Option 2 - original CM recommendation

	New Fire Station 34 Limit Ave	Old Fire Station 34 Donnelly	Old Fire Station 35	New Building 19A	PW Complex Limit Ave	WWTP#2 US441 &WTP#2	Annex Building	Simpson Farmhouse
	Entire Fire Department move to new station 34 with EOC	1. Public Works 2. Public Works Admin. / Management 3. Renovate Building 4. Build Pole Barns at end of 11th	1. Parks and Rec. Storage 2. Part of Ambulance Service remains at old station 35 3. Renovate Building	1. Electric 2. Electric Admin./ Management 3. Electric Inventory 4. Add. \$250,000 for adjustments and awnings	Eliminate	1. Water 2. Water Admin. / Management 3. Water Inventory 4. Build Pole Barns at WWII & End of 11th	Parks & Rec Admin. / Management	Library
	Total 17,444 SF EOC 6,370 SF Ops. 7,676 SF Bay 3,398 SF	Total 8,598 SF Ops. 4,278 SF Bay 4,320 SF	Total 4,125 SF Ops. 2,525 SF Bay 1,600 SF	Total 9,050 SF Ops. 4,937 SF Bay 4,113 SF			Total 8,427 SF	
COST	\$ 19,000,000	\$ 3,000,000	\$ 1,000,000	\$ 7,750,000	\$ -	\$ 3,000,000	\$ 180,000	\$ -

AVAILABLE \$

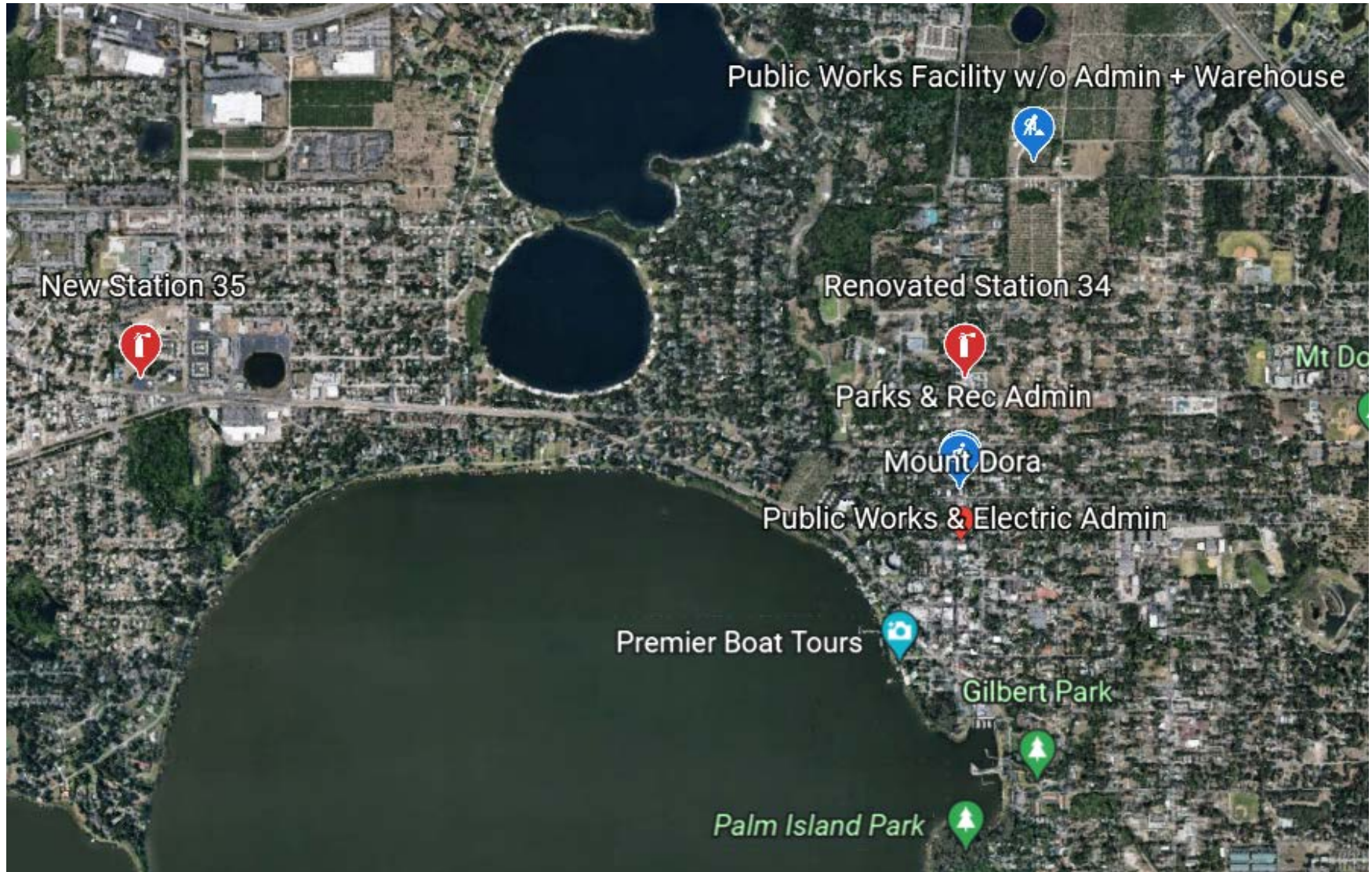
Fire Bond	\$ 12,044,210
PW Bond	\$ 10,357,923
ARPA	\$ 7,145,392

Fire Bond	PW Bond	ARPA
\$ 12,044,210	\$ 10,357,923	\$ 7,145,392
\$ (19,000,000)	\$ (3,000,000)	\$ (4,392,077)
\$ 7,500,000	\$ (1,000,000)	\$ 2,753,315
\$ 544,210	\$ (3,000,000)	<i>Remaining</i>
<i>Remaining</i>	\$ (7,750,000)	
	\$ 4,392,077	
	\$ (180,000)	
	\$ 0	

Add. Estimated Debt Payment of \$201,318 from Electric Dept.



Option 3 - suggestion from Council workshop





Option 3 - suggestion from Council workshop

	New Fire Station 34 Limit Ave	Old Fire Station 34 Donnelly	Old Fire Station 35	New Building 19A	PW Complex Limit Ave	WWTP#2 US441 &WTP#2	Annex Building	Simpson Farmhouse
	Eliminate	1.Fire Station 34 remains 2. Renovate Building Total 8,598 SF Ops. 4,278 SF Bay 4,320 SF	Available for future use Total 4,125 SF Ops. 2,525 SF Bay 1,600 SF	Fire Station 35 Total 9,050 SF Ops. 4,937 SF Bay 4,113 SF	1. Electric 2.Public Works 3. Water / Waste Water 4. Parks and Rec 5. Inventory 6. Equipment Total 23,900 SF Ops. 15,679 SF WH 8,221 SF CS 14,400 SF RAS 29,400 SF	No Changes	No Changes Total 8,427 SF	Library
COST	\$ -	\$ 3,000,000	\$ -	\$ 7,500,000	\$ 17,000,000	\$ -	\$ 180,000	\$ -

AVAILABLE \$

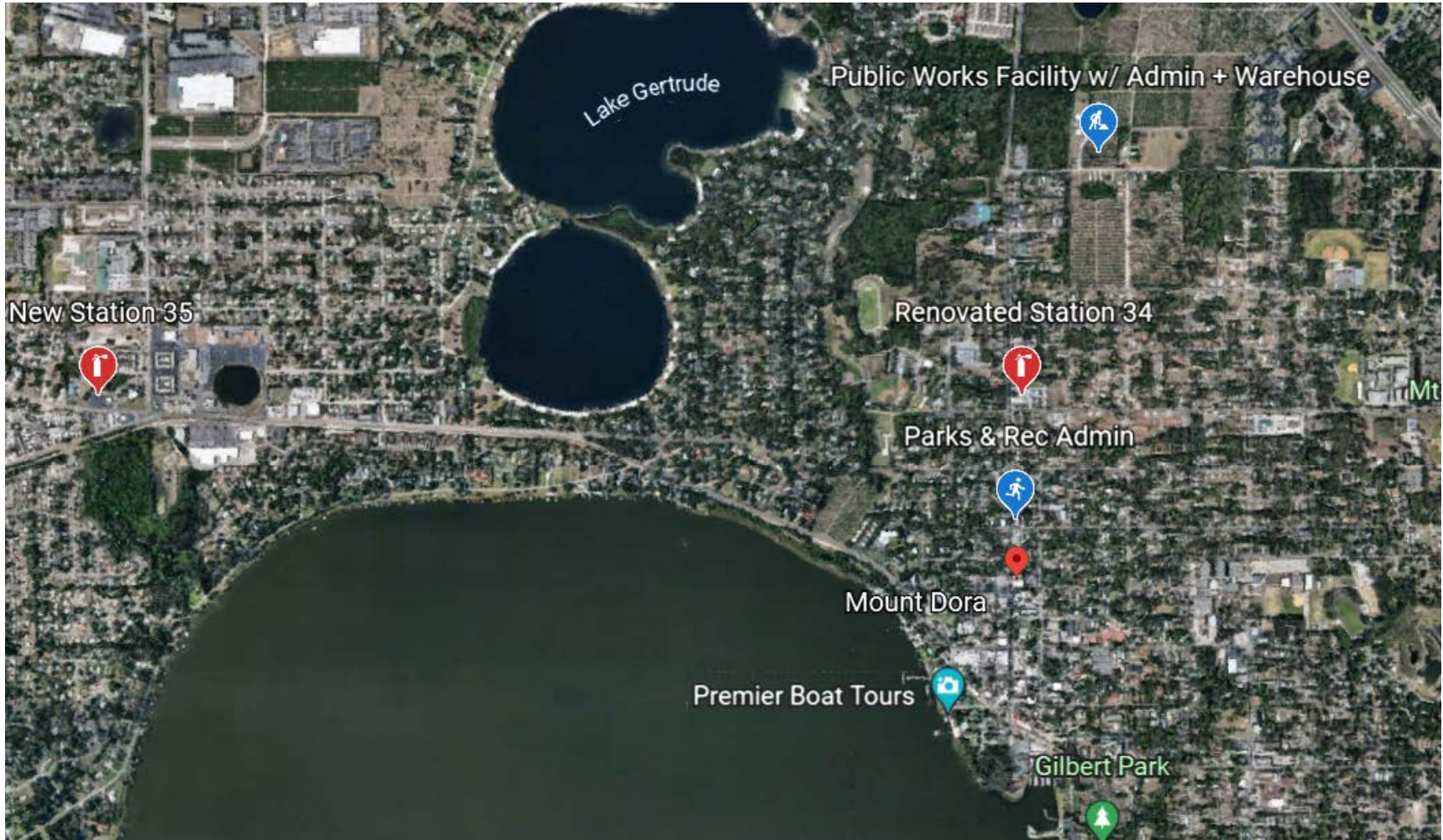
Fire Bond	\$ 12,044,210
PW Bond	\$ 10,357,923
ARPA	\$ 7,145,392

Fire Bond	PW Bond	ARPA
\$ 12,044,210	\$ 10,357,923	\$ 7,145,392
\$ (3,000,000)	\$ (17,000,000)	
\$ (597,990)	\$ 7,145,392	
\$ 8,446,220	\$ (180,000)	
<i>Remaining</i>	<i>Remaining</i>	
	\$ 323,315	

TOTAL Cost	\$ 27,680,000
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Option 4 - all staff agreeable proposal





Option 4 - all staff agreeable proposal

	New Fire Station 34 Limit Ave	Old Fire Station 34 Donnelly	Old Fire Station 35	New Building 19A	PW Complex Limit Ave	WWTP#2 US441 &WTP#2	Annex Building	Simpson Farmhouse
	Eliminate	1.Fire Station 34 remains 2. Renovate Building Total 8,598 SF Ops. 4,278 SF Bay 4,320 SF	Available for future use Total 4,125 SF Ops. 2,525 SF Bay 1,600 SF	Fire Station 35 Total 9,050 SF Ops. 4,937 SF Bay 4,113 SF	1. Electric 2.Public Works 3. Water / Waste Water 4. Parks and Rec 5. Inventory 6. Equipment 7. Water, Electric & Public Works Admin. / Management Total 29,900 SF Ops. 21,679 SF WH 8,221 SF CS 14,400 SF RAS 29,400 SF	Available for future use	Parks & Rec Admin. / Management Total 8,427 SF	Library
COST	\$ -	\$ 3,000,000	\$ -	\$ 7,500,000	\$ 18,500,000	\$ -	\$ 180,000	\$ -

AVAILABLE \$

Fire Bond	\$ 12,044,210
PW Bond	\$ 10,357,923
ARPA	\$ 7,145,392

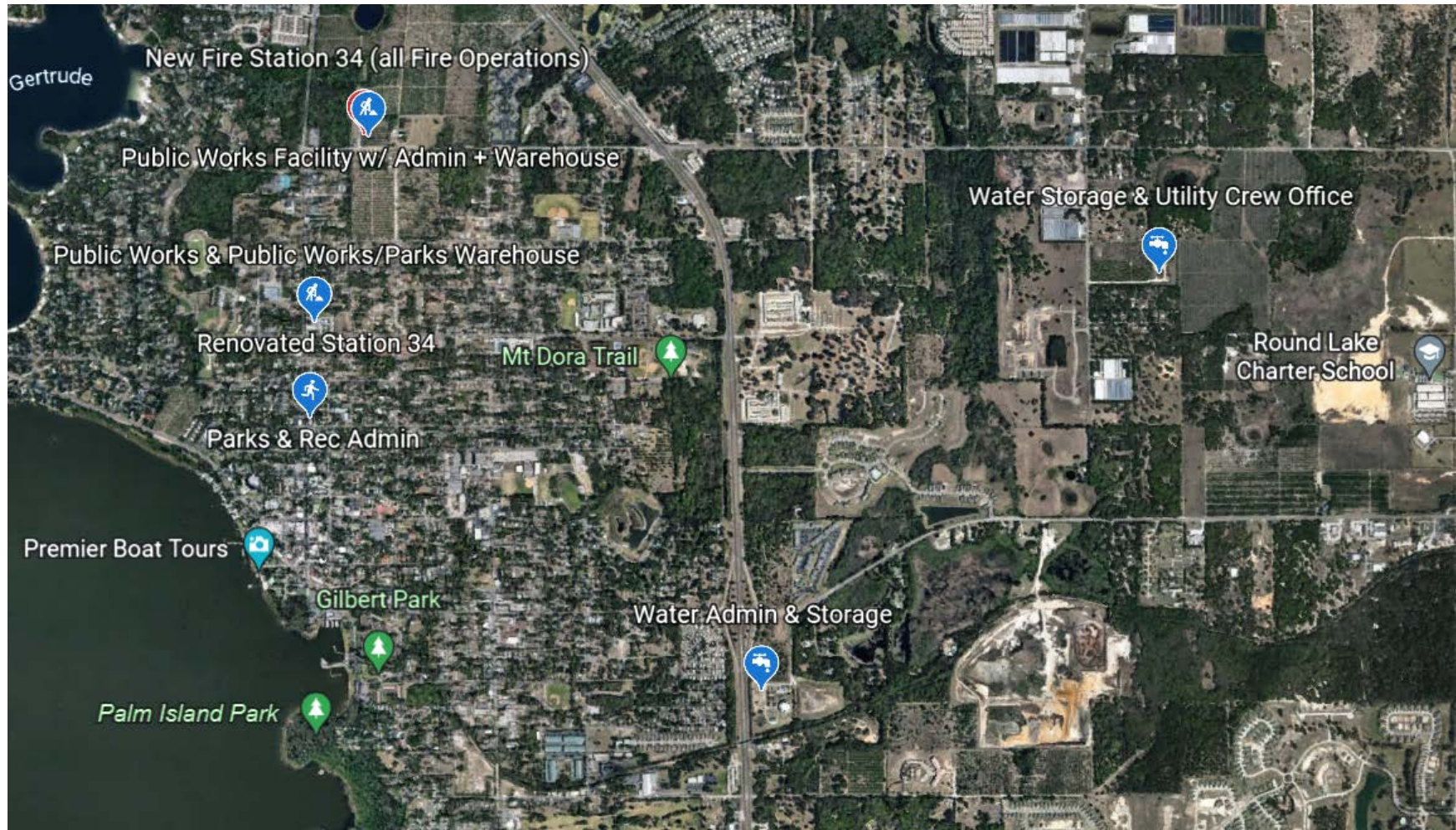
Fire Bond	PW Bond	ARPA
\$ 12,044,210	\$ 10,357,923	\$ 7,145,392
\$ (3,000,000)	\$ (18,500,000)	
\$ (597,990)	\$ 7,145,392	
\$ 8,446,220	\$ (180,000)	
Remaining	\$ (1,176,685)	
	Loan	

<i>Loan estimate</i>	\$ 1,176,685
<i>Annual Payment estimate</i>	\$ 86,000

TOTAL Cost	\$ 29,180,000
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Option 5 - new CM recommendation





Option 5 - new CM recommendation

	New Fire Station 34 Limit Ave	Old Fire Station 34 Donnelly	Old Fire Station 35	New Building 19A	PW Complex Limit Ave	WWTP#2 US441 &WTP#2	Annex Building	Simpson Farmhouse
	Eliminate	Entire fire department move to old station 34 Total 8,598 SF Ops. 4,278 SF Bay 4,320 SF	Part of Ambulance Service remains at old station 35 Total 4,125 SF Ops. 2,525 SF Bay 1,600 SF	1. Electric 2. Electric Admin. / Management 3. Electric Inventory 4. Add. \$250,000 for adjustments and awnings Total 9,050 SF Ops. 4,937 SF Bay 4,113 SF	1.Public Works 2. Water / Waste Water 3. Inventory 4. Equipment 5. Water & Public Works Admin. / Management Total 19,680 SF Ops. 15,679 SF WH 4,001 SF CS 8,739 SF RAS 21,400 SF	No Changes	Parks & Rec Admin. / Management and Crew Total 8,427 SF	Library
COST	\$ -	\$ 3,000,000	\$ -	\$ 7,750,000	\$ 15,000,000	\$ -	\$ 180,000	\$ -

AVAILABLE \$

Fire Bond	\$ 12,044,210
PW Bond	\$ 10,357,923
ARPA	\$ 7,145,392

Fire Bond	PW Bond	ARPA
\$ 12,044,210	\$ 10,357,923	\$ 7,145,392
\$ (3,000,000)	\$ (15,000,000)	
\$ 7,500,000	\$ (7,750,000)	
\$ 16,544,210	\$ 7,145,392	
<i>Remaining</i>	\$ (180,000)	
	\$ (5,426,685)	
	<i>Loan</i>	

<i>Loan estimate</i>	\$ 5,426,685
<i>Annual Payment estimate</i>	\$ 395,500

Addt. Estimated Debt Payment of \$201,318 from Electric Dept.

TOTAL Cost	\$ 25,930,000
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510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 11, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: City Facilities

Introduction:

This is an opportunity for City Council to review, discuss, and provide guidance to staff regarding options to construct or repurpose existing facilities for various City departments, including Fire, Public Works, Water/Wastewater, Electric and Parks & Recreation.

Discussion:

City Manager Recommendation(s)

The City Manager originally recommended Option 2. However, after it was stated the current Fire Station 34 on Donnelly is acceptable to continue fire operations, his new recommendation has changed to Option 5.

Consolidating All Firefighters to one Central Station on Donnelly Street

Point 1 - Service Delivery

- A. Placing a fire station on the border of the service area is typically a poor decision. We know from the 911 data reports, the current Fire Station 35 (across from the Rock Shop) serves primarily as a County fire station, as approximately 60% of the total calls and more than 70% of the structure fire calls responded to are located outside of the City limits. This fact, while City property owners are paying 100% of the cost of the building, staff and fire apparatus places the City in an awkward position of explanation to its taxpayers.
- B. Enhanced Response Times for Structure Fires - the City IT Director provided a map showing a circle with a three mile radius and the center point at Limit Avenue - near Donnelly - will cover virtually the entire City limits. Mathematically, the best response time to all points in a circle is to position the starting point at the center of the circle.

- C. Training - Firefighters are now performing pre-fire reviews of each commercial building in town on an annual basis. All staff on each shift need to conduct the training together collectively at the site and back at the fire station to achieve the best result.
- D. Achieving Ratios of 3 - The City has an arbitrary barrier of requiring three firefighters in order for an engine to respond to a fire. The best chance of achieving multiples of three is if all firefighters are present at a single fire station when a call comes in.
- E. Keeps all trucks and personnel closest to the highest risk area: Downtown Mount Dora.
- F. Best supervision opportunity with all the workers in the same building as the chief and leadership staff.

Establishing the new building on CR 19A (across from the donut shop) as the new Electric Utility Headquarters

Point 2 - Cost/Benefit

- A. The newly-constructed building, intended to serve as a satellite fire station, is too large for the purpose. The building is more than twice the size of the current building and has a bay area approximately 2 1/2 times the bay area of the current satellite station. The building can house the entire Mount Dora Electric Company, making it a more cost-effective use.
- B. Consolidating the firefighters into one station will eliminate the presence of two kitchens, two lounges and two weight rooms for one department.
- C. Housing the electric company inventory on site under the direct oversight of Electric leadership is the best effective oversight we can achieve.
- D. Saves millions in capital investment by reducing the need to construct additional buildings.

Budget Impact:

Estimated budget impacts are provided for each option provided.

Strategic Impact:

Goal 2: Infrastructure/Public Safety, Objective 2.4. Sustain City Infrastructure

Goal 3: Fiscal Resources/Human Resources

Recommendation:

City Council to review and discuss options and provide feedback to staff for a future agenda item.

Attachment(s):

- 1. City Facilities

Prepared by: Jeanann Hand, Interim City Clerk

Reviewed by: Patrick Comiskey, City Manager

Final Approval - 10/7/2022



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Final Reading and Adoption of **Ordinance No. 2022-14**, Final PUD Master Plan for Vedder Holsters

Introduction:

This is a request for City Council to approve the final reading of Ordinance No. 2022-14.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:

The applicant's proposal is to create a Planned Unit Development (PUD) for Vedder Holsters for a new office, manufacturing, and warehouse facility. Further descriptions and the land use report are contained in Attachment #1 (PZC Memo/Staff Report). Legal advertisement publications for the hearing are included in Attachment #2. The site is located north of Lincoln Avenue and west of U.S. Highway 441 (west of the Hallmark Nameplate facility). This Final PUD Master Plan is being processed in concert with Small-Scale Future Land Use Amendments. The applicant's master plan tailors the site design, parking, building location, and uses specific to the Vedder Holsters. The project is planned for construction in two phases.

The owner has indicated to staff that the advertisement's exterior signage will not contain the word "holsters" but will be neutral. It will feature the word "Vedder" with an eagle logo.

Vedder Holster currently has a facility located off Camp Avenue and is in need of expansion. The facility manufactures various leather products. Summary business details are listed below:

- Current employment: 40 +.

- Current business occupies – Camp Avenue: 17,000 sq ft located in several units and in multiple buildings.
- Phase One: 30,000 sq ft (15,000 sq ft Office and 15,000 sq ft Manufacturing).
- Phase Two: 15,000 sq ft Manufacturing.
- All manufacturing is located indoors.

The sequence of events leading to the presentation to the City Council are as follows:

The City Council, at their regularly scheduled meeting held on September 20, 2022, recommended approval of the First Reading of Ordinance No. 2022-14 and held a hearing for the Second Reading and Final adoption.

The Planning and Zoning Commission (PZC) at their regularly scheduled meeting held on August 17, 2022, recommended approval (vote 6-0. One member was absent) of the rezoning from R-3 to PUD for the Vedder PUD Master Plan.

The Northeast Community Redevelopment Agency (NE-CRA) on August 9, 2022, the applicant presented, as an information item, the project details and description of the master plan.

The Development Review Committee (DRC) on July 27, 2022, recommended approval of the change in zoning and to forward the same to the PZC.

Budget Impact:

There are no budgetary impacts on the City relative to the processing of the rezoning action.

Strategic Impact:

Rezoning requests which address density and intensity changes are consistent with Growth Management Goals. This particular change in zoning is consistent with the City's goals for conservation protection measures and land use regulations.

Recommendation:

City Council to approve Final Reading of Ordinance No. 2022-14.

Attachment(s):

1. Attachment 1 PZC Memo Staff Report (ADA)
2. Attachment 2 Legal Ad Publications Final Reading(ADA)
3. Ordinance 2022-14 Vedder Holters PUD rezone(Final Reading).SGS
4. Exhibit B Final PUD Master Plan

Prepared by: Vince Sandersfeld, Planning and Development Director

Reviewed by: Sherry Sutphen, City Attorney
Jeanann Hand, Interim City Clerk
Patrick Comiskey, City Manager

Approved - 10/12/2022

Approved - 10/12/2022

Final Approval - 10/13/2022

ATTACHMENT #1

DATE: August 17, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Request for Change in Zoning for Final PUD Master Plan Vedder Holsters; 4.92+/- acres from R-3 to Planned Unit Development (PUD); Located north side of Lincoln Avenue and west of U.S. Highway 441 (site address: 1649 E. Lincoln Avenue); Green Consulting Group, Inc. (Applicant); Sean A. Jones (Owner). Project No. PUD22-02

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request Final PUD for Vedder Holsters and forward same for consideration by the City Council.

REFERENCES/SUPPORT:

LDR Section 3.4.5

FLUM Ordinance No. 2022-13 (in process)

SITE SUMMARY:

Owners	Sean A. Jones
Applicant	Green Consulting Group, Inc., Timothy W. Green
Address	1649 Lincoln Avenue
General Location:	Located north of Lincoln Avenue and west of U.S. Highway 441 (and east of Wardell Street)
Alternate Key Nos.	1447097
Zoning District:	Multi-Family Residential (R-3)
Proposed Zoning District:	Planned Unit Development (PUD)
Land Use Category:	High Density Residential (R-3)
Proposed Land Use Category:	Industrial
Overlays:	Northeast CRA
Site Area:	4.92+/- acres
Existing Use:	Single family residence and detached garage
Proposed Use:	15,000 SF Office space and 30,000 SF for manufacturing/warehousing of light industrial uses.

DEVELOPMENT STANDARDS:

Development Standard	R-3 (Existing)	PUD (Proposed)
Maximum Floor Area Ratio (FAR)	Not Specified	Max. 0.35
Density	12-18 d.u./acre	Not Applicable
Max. Building Height	35'	35'
Max. Impervious Surface Ratio (ISR)	65%	65%
Min. Open Space	35%	35%
Min. Building Setbacks	N/A	Front: 25 ft Side (East): 25 ft Side (West): 50 ft Rear: 50 ft

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Medium Density	R-2	Residential	Mount Dora Heights Subdivision
South	City	Recreation	GB	Recreation	Lincoln Ave Recreation Center
East	City	Commercial & Industrial	C-3 & WP-1	Light Industrial	Hallmark Nameplate
West	City	High Density	R-3	Residential	City Walk Villas

ANALYSIS:

The subject property is 4.92 acres in size and developed with a single-family dwelling unit with a detached garage. The Applicant is requesting to rezone the property to Planned Unit Development or PUD to allow the property to be developed with a 15,000 square foot office and 30,000 square feet for warehousing and light industrial uses.

The property is currently zoned R-3 and is part of the High Density Residential land use category. Neither the zoning district nor the land use category allow office and light industrial uses. As such, the Applicant simultaneously submitted applications to rezone the property to PUD and amend the future land use map for the subject property from High Density Residential to Industrial. Both applications will be presented to City Council for consideration at the same meeting. If both applications are approved, the applicant may proceed with submitting a site plan application for review and approval by the Development Review Staff and the Planning and Zoning Commission.

The PUD master plan proposed a two-phase development with parking, landscaping buffers, and water retention area on the northern portion on the property. The first phase proposed 15,000 SF of office space and 15,000 SF for manufacturing/warehousing with 101 parking spaces. The second phase proposed an additional 15,000 SF for manufacturing/warehousing with an additional 20 parking spaces.

The owner has indicated to staff that the advertisement's exterior signage will not contain the word "holsters" but will be neutral. It will feature the word "Vedder" with an eagle logo.

The proposed development will be subject to LDC Section 6.13 entitled 'Commercial Architectural and Site Design Requirements. The buffering treatments will include a 6 feet high wall with landscaping along the northern property line (adjacent to single-family uses) and constructed during Phase 2. The other property lines include standard landscaping buffering treatments (see buffer table on the Conceptual Landscape Plan Sheet of the Final PUD Master Plan).

STANDARDS FOR REVIEW:

Pursuant to LDC Section 3.3.4, the City shall consider the following criteria in reviewing applications for a rezoning:

1. The need and justification for the change:

The applicant is seeking to rezone the property to Planned Unit Development to allow the property to be developed with Light Industrial uses. The Applicant has submitted an application to amend the Future Land Use Map from High Density Residential to Industrial on the subject property. The property's current zoning district is R-3 which does not allow the property to be developed with light industrial nor warehousing uses. Rezoning the subject property will make it consistent with the proposed future land use category and proposed use.

The effect of the change, if any, on the particular property and on surrounding property:

The subject property is surrounded by multiple uses including high density multi-family dwelling units; low density single-family detached dwellings; Public Park; and a light manufacturing business (Hallmark Nameplate Inc.). The proposed use is consistent with the existing business the east and the multi-family residential development will serve as a buffer between the Mount Dora Middle School and abutting residential uses. The northern portion of the subject property is heavily wooded and will be developed as a stormwater pond to serve as an additional buffer between the proposed use and the existing single-family dwelling unit subdivision.

2. The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city:

The proposed change is allow the subject property to be developed with light manufacturing uses. Light Manufacturing is only permitted within the Workplace zoning districts (WP-1 and WP-2). In lieu of seeking a Workplace zoning district, the Applicant is seeking a PUD in order to specially define the proposed use and development standards to ensure there are not adverse impacts on the surrounding properties.

3. The availability and provision of adequate services and facilities:

Services and facilities are currently available to this property. A thorough capacity analysis of services and facilities will be conducted when a site plan application to submitted.

4. The impact on the natural environment:
There are no anticipated, adverse impacts on the natural environment as a result of this rezoning. A portion of this property is currently developed with single-family dwelling and a detached garage.
5. Other Criteria as may be applicable:
Staff did not identify any additional, pertinent information regarding this application.

Notifications:

JPA Notice to Lake County: July 6, 2022
Legal Notice PZC and Notice to City Council: August 5, 2022
Notice to Surrounding Owners: August 5, 2022
Non-Legal with Map Ad City Council 1st Reading: September 9, 2022
Ordinance Enactment Legal Ad: October 7, 2022
Non-Legal with Map Ad City Council Adoption: October 7, 2022

Public Hearing Schedule:

DRC: July 27, 2022
PZC: August 17, 2022
City Council 1st Reading: September 20, 2022
City Council 2nd Reading/Adoption: October 20, 2022

ATTACHMENTS:

Vicinity Map
Zoning Map
Proposed Final PUD Master Plan Vedder Holsters
Application

Legend



City Limits



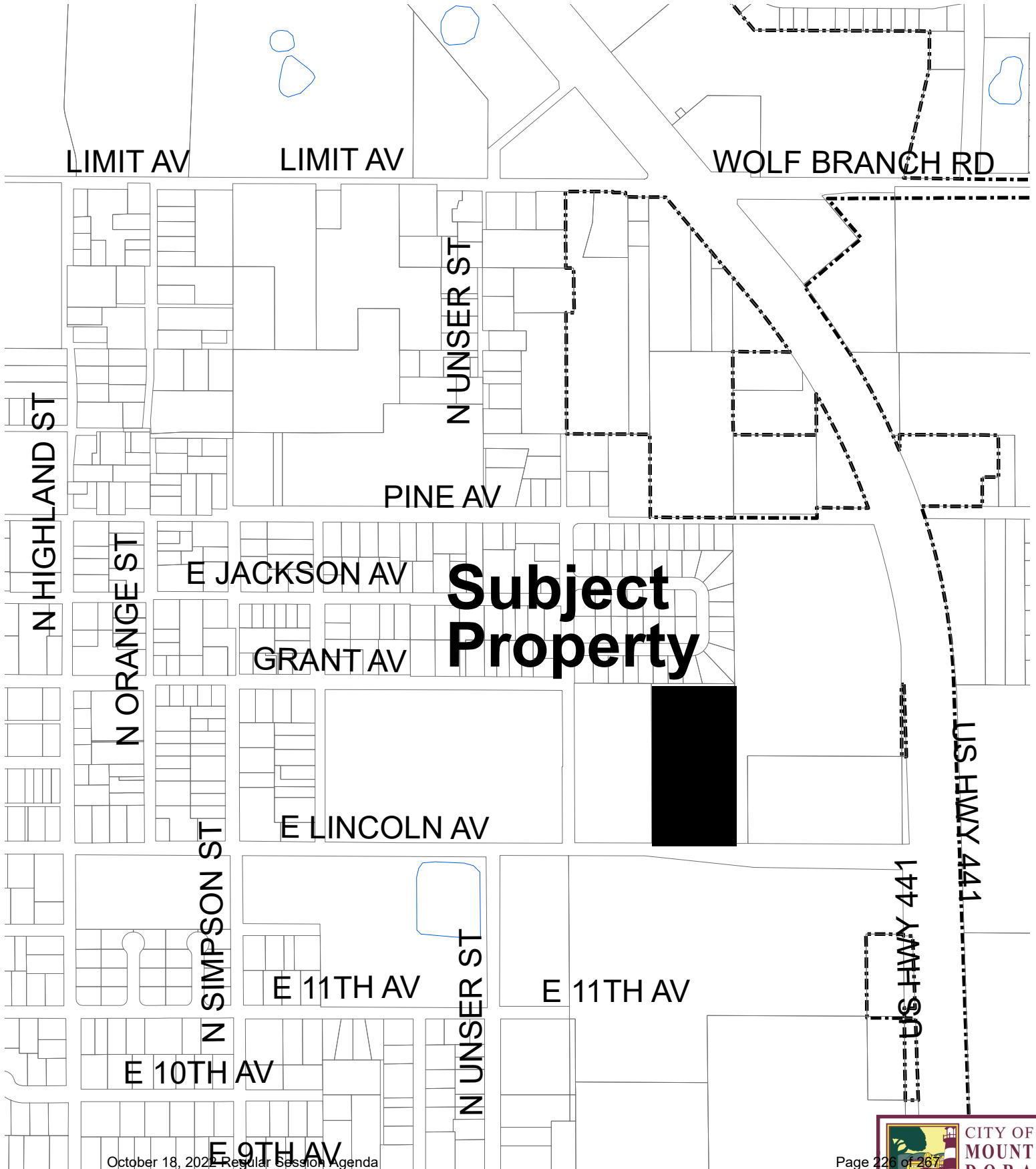
Subject Property

Vicinity Map

N



N.T.S.



**Subject
Property**



Legend



City Limits

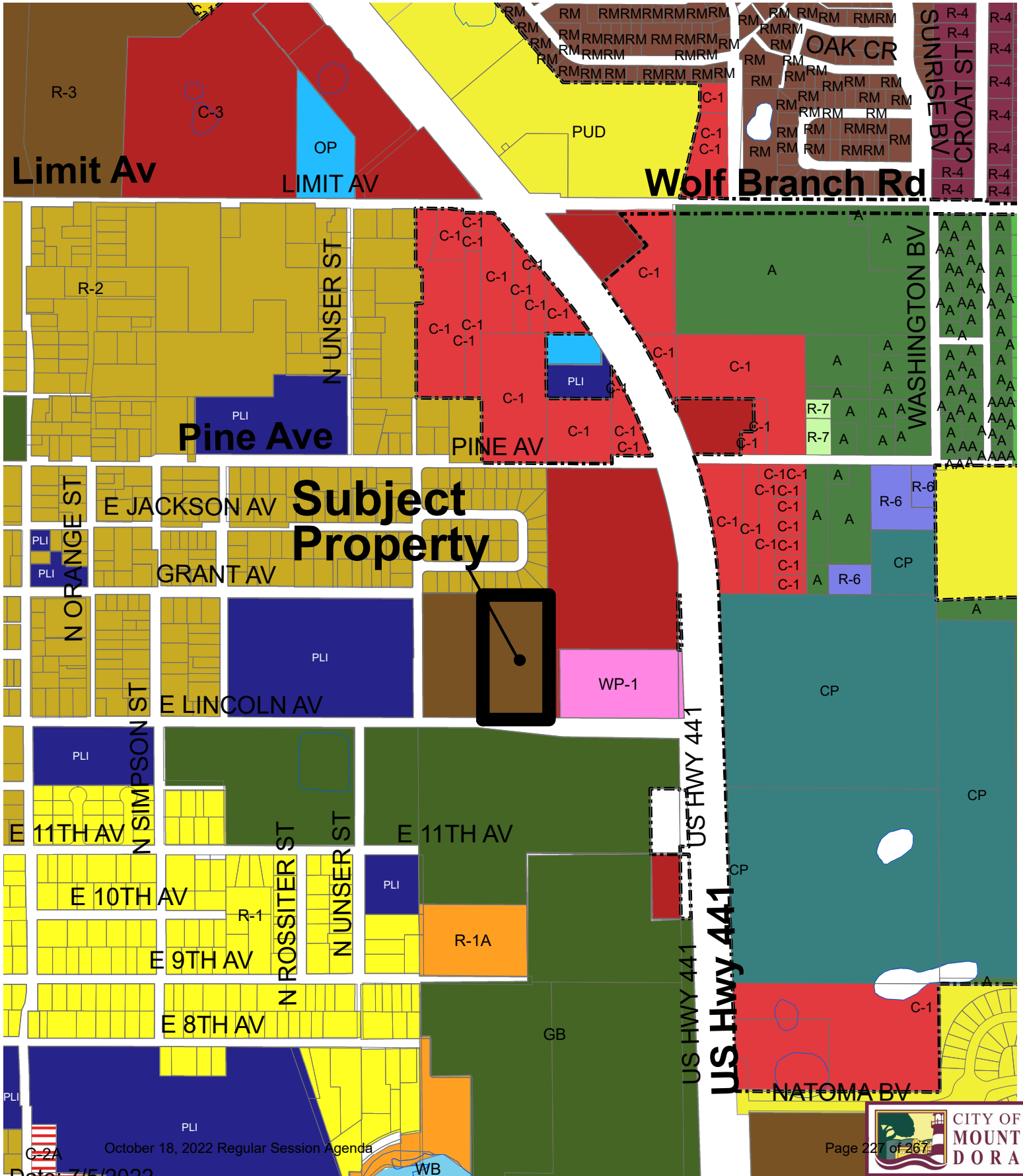
Subject Property

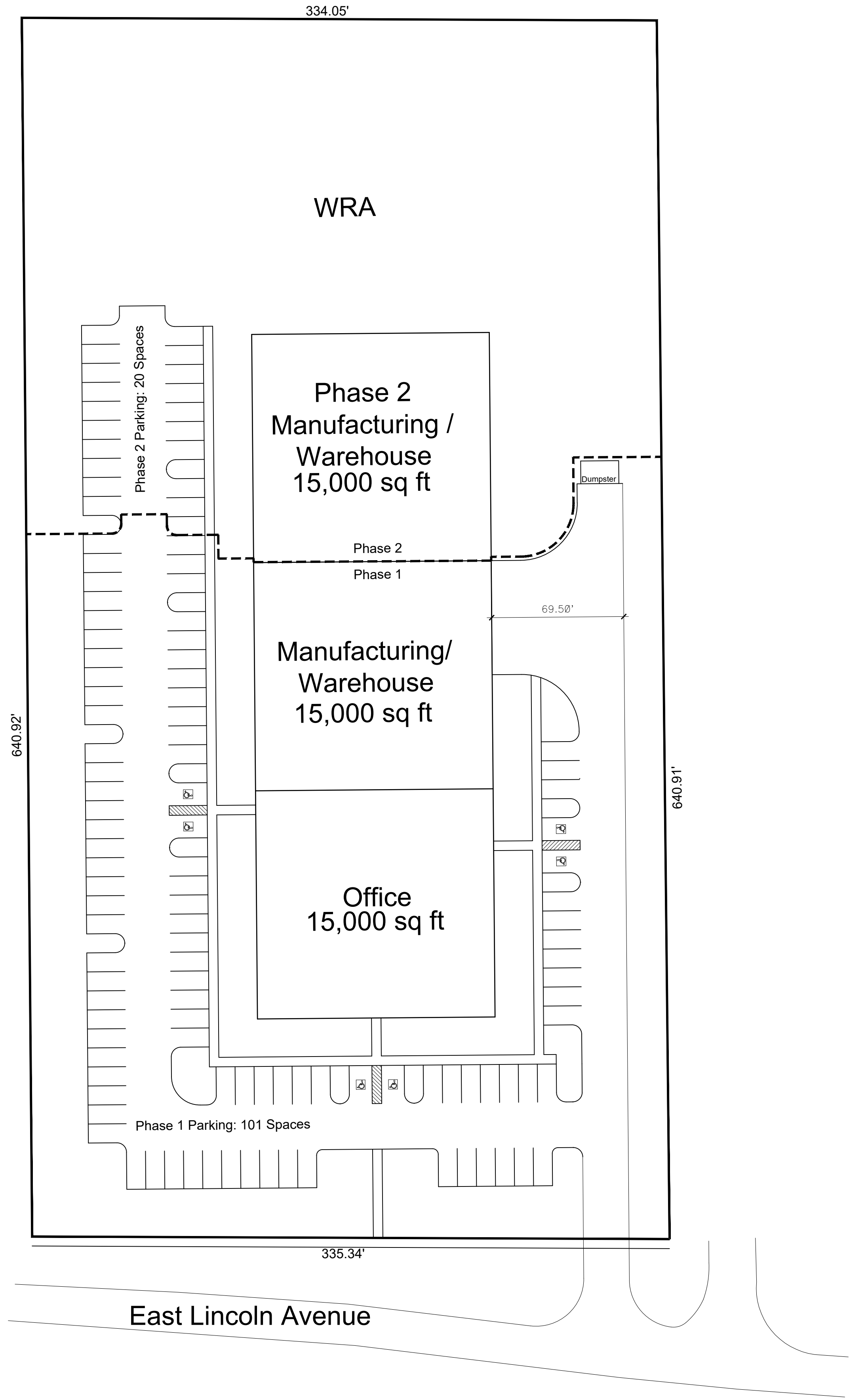
Sean A. Jones Zoning Area Map (Composite City & Lake County)

N



N.T.S.





OWNER
Sean A Jones
1649 Lincoln Avenue
Mount Dora, FL 32757

DEVELOPER
Vedder Holsters
1186 Camp Avenue
Mount Dora, FL 32757
(352) 729-6749

NOTES:
Phase 1:
Office: 15,000 Sq. Ft.
Manufacturing / Warehousing: 15,000 Sq. Ft.
Phase 2:
Manufacturing / Warehousing: 15,000 Sq. Ft.

TOTAL SITE:
Total PUD: 4.92 AC (214,492.59 Sq. Ft.)
Phase 1: 2.85 AC (124,053.97 Sq. Ft.)
Phase 2: 2.08 AC (90,438.62 Sq. Ft.)

EXISTING FUTURE LAND USE: High Density Residential

PROPOSED USES: Office / Manufacturing / Warehousing

EXISTING ZONING: R-3

RESIDENTIAL: N/A

DENSITY: N/A

MAXIMUM FLOOR AREA RATIO: 0.35 (75,072.41 Square Feet)
PROPOSED FLOOR AREA RATIO: 0.21 (45,000.00 Square Feet)
Phase 1: 0.14 (30,000 Sq. Ft.)
Office: 0.07 (15,000 Sq. Ft.)
Manufacturing: 0.07 (15,000 Sq. Ft.)
Phase 2: 0.07 (15,000 Sq. Ft.)
Manufacturing: 0.07 (15,000 Sq. Ft.)

IMPERVIOUS SURFACE AREA ALLOWED: 0.65
Total PUD: 4.92 AC x 0.65 = 3.20 AC (139,304.88 Sq. Ft.)
Phase 1: 2.85 AC x 0.65 = 2.50 AC (80,694.90 Sq. Ft.)
Phase 2: 2.08 AC x 0.65 = 1.35 AC (58,893.12 Sq. Ft.)

IMPERVIOUS SURFACE AREA PROPOSED: 0.48
Total PUD: 2.36 AC (102,778.49 Sq. Ft.) / 4.92 AC = 0.48
Phase 1: 1.85 AC (80,567.02 Sq. Ft.) / 4.92 AC = 0.38
Phase 2: 0.51 AC (22,400.73 Sq. Ft.) / 4.92 AC = 0.10

MAXIMUM BUILDING HEIGHT: 35'

BUILDING MINIMUM SETBACKS
North: 50'
East: 25'
South: 25'
West: 50'

ARCHITECTURAL:
Subject to LDC Section 6.13 Commercial Architectural and Site Design Requirements

TYPE OF PLANNED UNIT DEVELOPMENT:
Phase 1:
Office: 15,000 Sq. Ft.
Manufacturing / Warehousing: 15,000 Sq. Ft.
Phase 2:
Manufacturing / Warehousing: 15,000 Sq. Ft.

LIGHTING:
To be designed with Dark Sky Principles with Phillips Lumec RTA40 - Pole with S29 - Luminaires

WETLANDS:
Total PUD: 0 AC

DEVELOPABLE AREA (less undevelopable area):
Total PUD: 4.92 AC

THE EXISTING SITE CONTAINS
Single Family Home

REQUIRED OPEN SPACE: 0.35
Total PUD: 4.92 AC x 0.35 = 1.72 AC (75,072.41 Sq. Ft.)
Phase 1: 2.85 AC x 0.35 = 1.00 AC (43,418.89 Sq. Ft.)
Phase 2: 2.08 AC x 0.35 = 0.73 AC (31,653.52 Sq. Ft.)

PROPOSED OPEN SPACE: 0.52
Total PUD: 2.56 AC (111,714.10 Sq. Ft.) / 4.92 AC = 0.52
Phase 1: 1.00 AC (43,486.95 Sq. Ft.) / 4.92 AC = 0.20
Phase 2: 1.56 AC (68,037.89 Sq. Ft.) / 4.92 AC = 0.32

DEVELOPMENT REVIEW
All site development and review procedures shall follow the city's minimum standards and procedures unless otherwise contained in the PUD.

UTILITIES
Water/sewer/re-use will be provided by the City of Mount Dora and constructed by the Owner to standards as contained in the Land Development Regulations.

TREE REPLACEMENT
Will follow the requirements of the Land Development Regulations.

CANOPY TREES
All replacement canopy trees will be 3.5" caliper and 15' in height.
All remaining canopy trees will be 2.5" caliper and 8' in height.

TRAFFIC
Traffic impacts will be mitigated as outlined in the Land Development Regulations.

The Final PUD shall be conditioned with further off-site improvements evaluated during each phase site plan.

FIRE PREVENTION
All buildings will be in full compliance with the 6th edition of Florida Fire Prevention Code. Fire protection system mains on private property shall meet the requirements and shall be installed per NFPA 24, *Standard for the Installation of Private Fire Service Mains and Their Appurtenances* and/or NFPA 13, *Standard for the Installation of Sprinkler Systems* as adopted in the Florida Fire Prevention Code.

SIGNAGE
PUD Signage is to follow Zoning District regulations for C-3 Zoning.

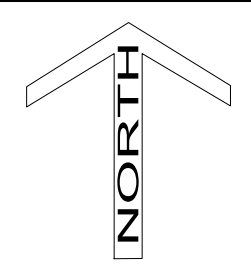
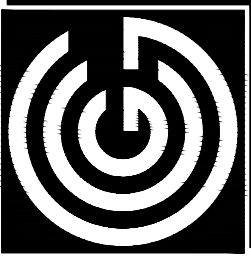
ALL BUILDINGS AREAS ARE CONCEPTUAL AND SUBJECT TO FINAL ARCHITECTURAL DESIGN

REQUIRED PARKING
Phase 1: 80
Office: 1 Space per 300 Sq. Ft. = 50 Spaces
Manufacturing: 1 Space per 500 Sq. Ft. = 30 Spaces
Phase 2: 30
Manufacturing: 1 Space per 500 Sq. Ft. = 30 Spaces
Total PUD: 110 Spaces
All parking (required and excess parking) within the PUD will be paved.

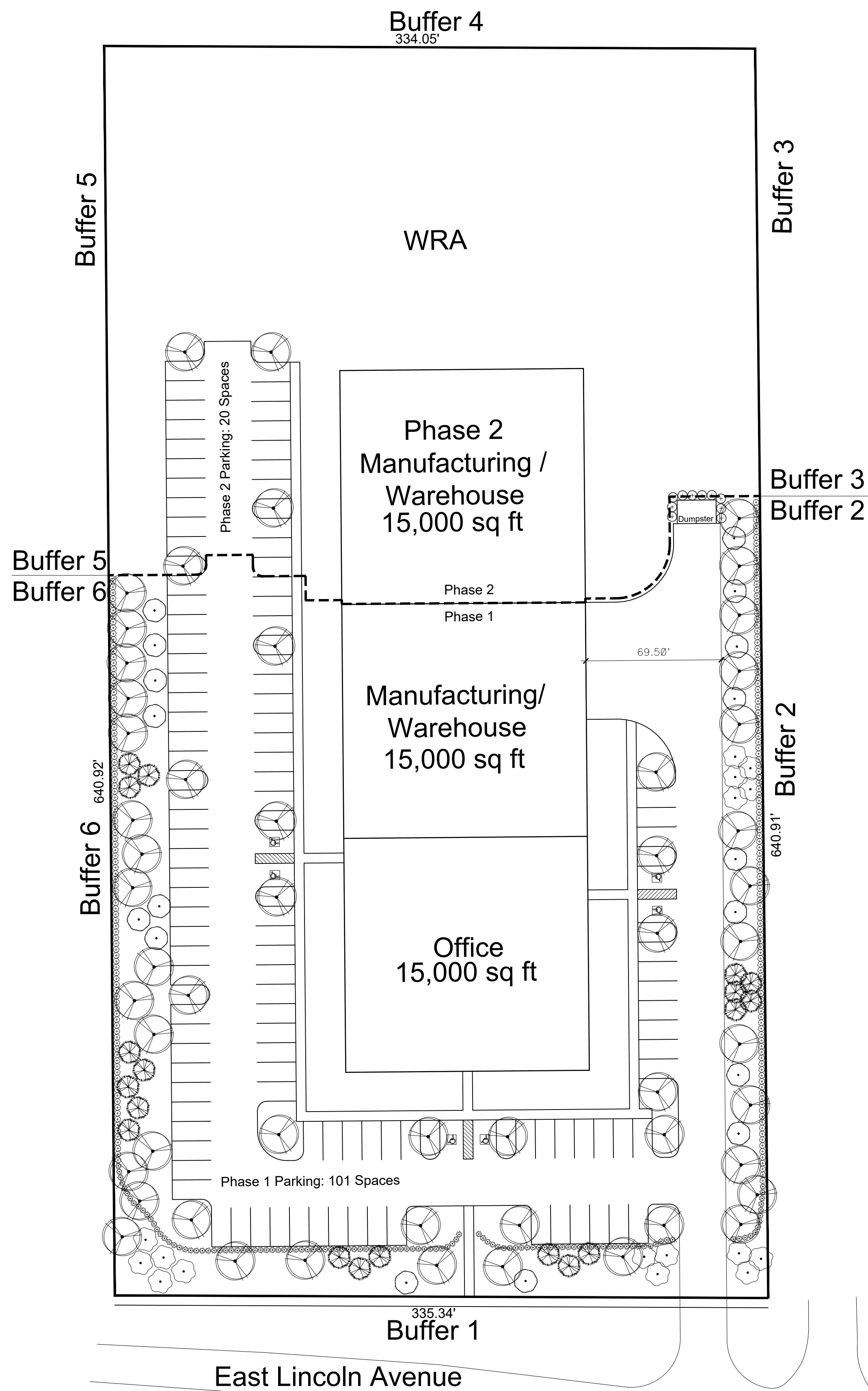
PROPOSED PARKING
Total PUD: 121 Spaces
Phase 1: 101 Spaces
Phase 2: 20 Spaces

LANDSCAPE BUFFERS:
Buffer 1: Type (b) 15' Width 3 Canopy / 10 Understory / Continuous Hedge
Buffer 2: Type (a) 10' Width 3 Canopy / 5 Understory / Continuous Hedge
Buffer 3: Type B 30' Width 4 Canopy / 5 Understory / Continuous Hedge
Buffer 4: Type C 40' Width 4 Canopy / 6 Understory / 6' Wall & Continuous Hedge
Buffer 5: Type B 30' Width 4 Canopy / 5 Understory / Continuous Hedge
Buffer 6: Type B 30' Width 4 Canopy / 5 Understory / Continuous Hedge

All Plantings are to be Florida #1 or Better.



Drawing Number: 1629-05
Originated From: 1629-04
Date: July 26, 2022
Scale: 1" = 40'
Drawn By: JMA
Layout: 24"x36"



PLANT SCHEDULE

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	67	Live Oak	Quercus virginiana	-	2"Cal	8' +	As Shown	Native
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	42	Dahoon Holly	Ilex cassine	-	1.5"Cal	6' +	As Shown	Native
	27	Crape Myrtle	Lagerstroemia indica	-	1.5"Cal	6' +	As Shown	Non Native
	11	Little Gem Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	-	1.5"Cal	6' +	As Shown	Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	10	Podocarpus	Podocarpus macrophyllus	5 gal	36"	24"	As Shown	Non Native
	114	Walter's Viburnum	Viburnum obovatum	3 gal	24"	18"	As Shown	Native
	381	Sandankwa Viburnum	Viburnum suspensum	3 gal	24"	18"	As Shown	Non Native

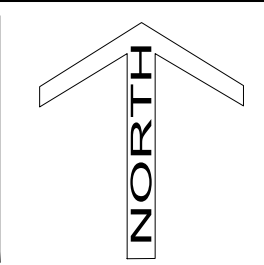
Landscape Buffer	Landscape Buffer Requirement			Width		Canopy Trees				Understory Trees					Shrubs
				Required	Provided	Required	Required	Existing	Provided	Required	Required	Required	Existing	Provided	Required
	Boundary Buffer	Buffer Type	Lineal Feet			3 per 100 Lineal Feet	4 per 100 Lineal Feet		2" Caliper Minimum	5 per 100 Lineal Feet	5 per 100 Lineal Feet*	6 per 100 Lineal Feet		1.5" Caliper Minimum	Hedge Planted 36" on Center
	1	b	335.34'	15'	25'	11			11		17			17	Continuous Hedge
	2	a	411.40'	10'	20'	13			13	21				21	Continuous Hedge
	3	B	229.51'	30'	30'		10	TBD	TBD	12			TBD	TBD	Continuous Hedge
	4	C	334.05'	40'	40'		14	TBD	TBD			21	TBD	TBD	6' Wall & Continuous Hedge
	5	B	271.56'	30'	30'		11	TBD	TBD	14		17	TBD	TBD	Continuous Hedge
	6	B	369.36'	30'	30'		15		15	19				19	Continuous Hedge

LANDSCAPE NOTES

CALIPER IS MEASURED SIX (6) INCHES ABOVE THE GROUND
SHRUBS TO BE 3' WITHIN 12 MONTHS.
HEDGES TO FORM CONTINUOUS BUFFER UPON PLANTING.
ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER.
ALL PLANTS ARE FLORIDA FRIENDLY.
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS, INCLUDING A RAIN SENSOR SHUTOFF DEVICE.
ALL LAWN AREAS TO BE BAHIA SOD.
ALL ISLANDS ARE TO BE PLANTED WITH 100% SHRUBS / GROUND COVERS
BUFFERS 3 & 5 WILL UTILIZE EXISTING VEGETATION FOR PHASE 1. NEW VEGETATION TO MEET THE STANDARDS SHOWN WILL BE INSTALLED WITH PHASE 2.

Conceptual Landscape Plan

Vedder Holsters
Mount Dora, Florida



Drawing Number: 1629-05
Originated From: 1629-04
Date: July 26, 2022
Scale: 1" = 40'
Drawn By: JMA
Layout: 24"x36"

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LA0000847



**CITY OF
MOUNT
DORA**

PUD22-01 FNL

**City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmoundora.com**

**FINAL PLANNED UNIT DEVELOPMENT (PUD)
APPLICATION**

Date: 07/05/2022 Project Name: Vedder Holsters

1. Applicant's Name: Timothy W Green
Company's Name: Green Consulting Group
Address: 4070 United Avenue
City, State & Zip: Mount Dora, FL 32757
Phone: (352) 357-9241 E-mail: tgreen@greenconsultinggroup.com

2. Property Owner's Name(s): Sean A Jones
Company's Name: N/A
Address: 1649 Lincoln Avenue
City, State & Zip: Mount Dora, FL 32757
Phone: C/O 352-357-9241 E-mail: C/O tgreen@greenconsultinggroup.com

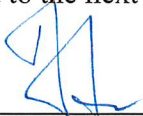
3. Engineer's Name: Not Known
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____

4. Landscape Architect: Timothy W Green
Company's Name: Green Consulting Group, Inc
Address: 4070 United Avenue
City, State & Zip: Mount Dora, FL 32757
Phone: (352) 357-9241 E-mail: tgreen@greenconsultinggroup.com

5. The property generally located and list adjacent streets: East of Wardell Street, North of Lincoln Avenue, West of US Hwy 441
6. Size of property in Acres: 4.92 Square Feet: 213,879.60
7. Zoning District: R-3 Future Land Use Category: High Density Residential
8. Number of Structures and/or units to be built: One
9. Is the proposed use(s) permissible in requested district? Yes, with requested amendment
10. Provide description of the proposed use: Manufacturing / Office
11. Provide phase breakdown and description of phases: Phase One: 15,000 SF Office / 15,000 SF Manufacturing, Phase Two: 15,000 SF Manufacturing
12. State the reason for this request (attach written summary if additional space is needed):
To expand an existing manufacturing business within the City of Mount Dora
13. Has an application been filed within the last 12 months (describe, if yes)? No

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



Owner/Applicant Signature

7/5/22

Date

AGENT LETTER

TO: City of Mount Dora Planning & Development Department

This will serve as written authorization for Timothy W Green & Green Consulting Group, Inc. to act as agent for the purpose of submitting and processing of Rezoning and Small Scale Comprehensive Plan Amendment Applications for 1649 Lincoln Avenue in Mount Dora, Florida.

Signed:

Sean A. Jones
Sean A Jones

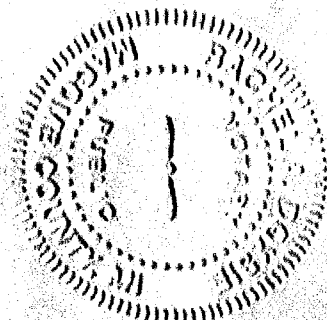
Date: June 28, 2022

NOTARY PUBLIC
STATE OF MICHIGAN

Before me, the undersigned authority, personally appeared Sean A Jones who acknowledges that he is appointing Timothy W Green to act as his agent for the purpose of submitting for Rezoning and Small Scale Comprehensive Plan Amendment Applications for the above referenced property and that he did X or did not take an oath. Sean A Jones is known to me or produced identification (type) Michigan drivers license on this 28 day of June, 2022.

Rachel A. Doxsie
Notary Public - State of Michigan

RACHEL A. DOXSIE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Aug. 09, 2025
Acting in the County of Macomb



Vedder Holsters PUD

Justification

The need and justification for the change;

The proposed PUD allows with the companion Comprehensive Plan Amendment to the development of the 4.92 acres site as an office and light manufacturing facility. The Land Use and Zoning is being requested to accommodate the relocation and expansion an existing company within the City of Mount Dora.

The PUD will encourage the retention of an existing workforce and allow for the expansion of an existing employer within the City of Mount Dora.

The roads, drainage systems, utilities and public services will all be upgraded as necessary to accommodate the new development as per the Comprehensive Plan and Land Development Regulations.

The proposed Vedder Holsters PUD offers the following advantages and restrictions that the existing R-3 Zoning on the site would not necessarily require or provide.

Additional Employment Opportunities

Uses

R-3 Multifamily Residential / PUD Office and Manufacturing

Setbacks

Front: R-3 = 35' / PUD = 50'

Side: R-3 = 35' / PUD = 50'

Rear: R-3 = 35' / PUD = 50'

Dwellings:

R-3 = dwellings 600 sq ft / PUD none

Number of Dwellings: R-3 = up to 88 / PUD = 0

Landscape and Buffers

Buffer 1: R-3 = 15' / PUD = 25'

Buffer 2: R-3 = 10' / PUD = 15'

Buffer 3: R-3 = 10' / PUD = 15'

Buffer 4: R-3 = 10' / PUD = 40'

Buffer 5: R-3 = 30' / PUD = 30'

Buffer 6: R-3 = 30' / PUD = 30'

Minimum Lot Size

R-3 = None / PUD = 4.92 acres

Lot width

R-3 = NA / PUD = 334 ft

Lighting

Enhanced lamp posts

Dark Sky lighting

Impervious Surface Maximum

High Density Residential = 0.65 (75,072 sq ft) / PUD = 0.48 (

Preservation of natural features

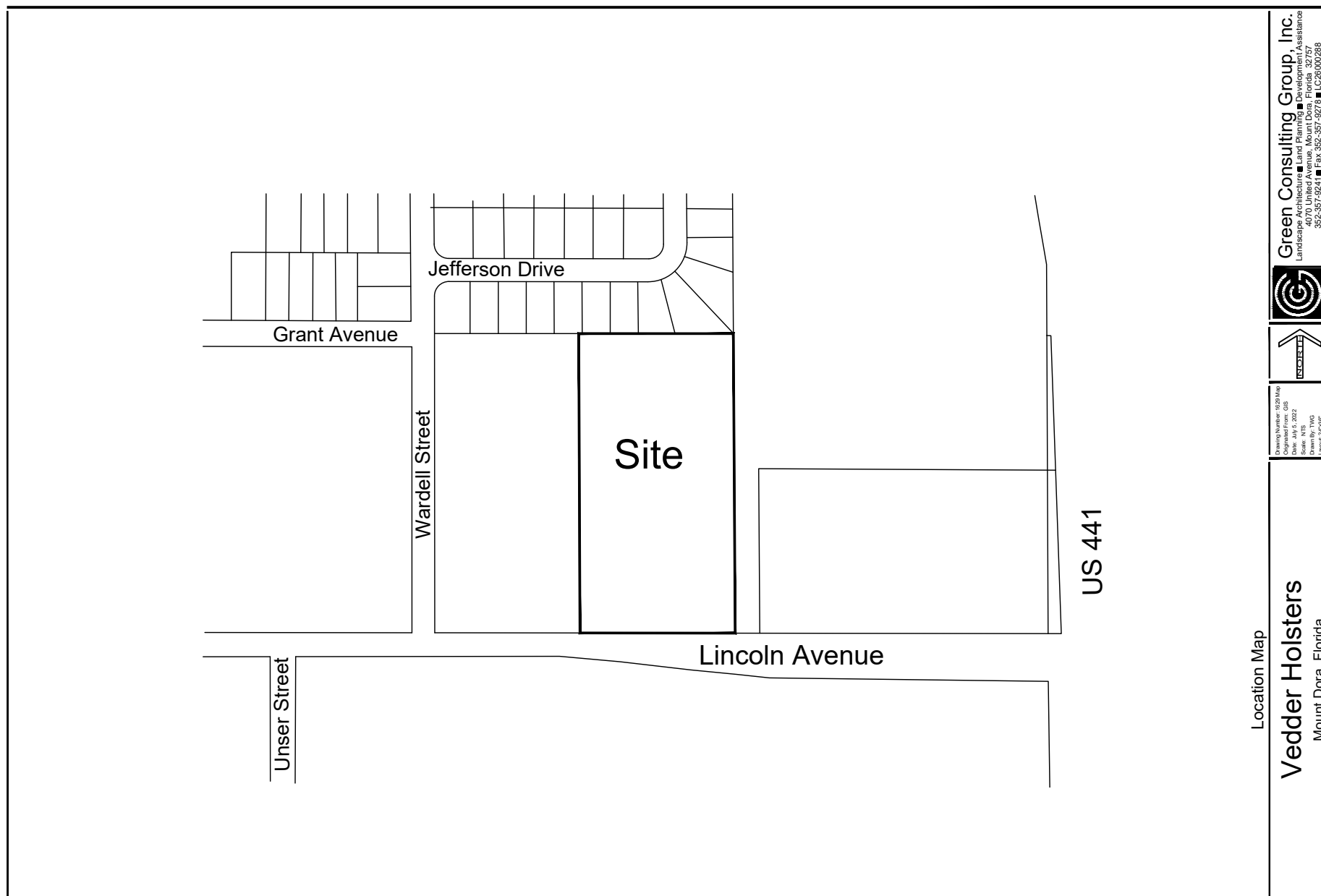
25' buffer on the north adjacent to the existing Single Family homes.

The relationship of the proposed amendment to the purposes of the city's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this code and the plan;

The Future Land Use Element

“Industrial: This category is intended for light manufacturing, warehousing and storage associated with a business or industrial use, wholesaling, distribution, office and other related activities. Educational facilities shall not be allowed in this district. Industrial parks with good internal circulation and attractive appearance from adjacent roads are encouraged. Maximum impervious surface ratio is 0.65. Maximum FAR is 0.7.”

The site is to be used for corporate offices and light manufacturing within a closed building. The is located on Lincoln Avenue just west of a signalize intersection on US 441 and is one half of a mile north of the SR 46 and US 441 interchange with 6 lane access to SR 453 and the SR 429 Wekiva Parkway.



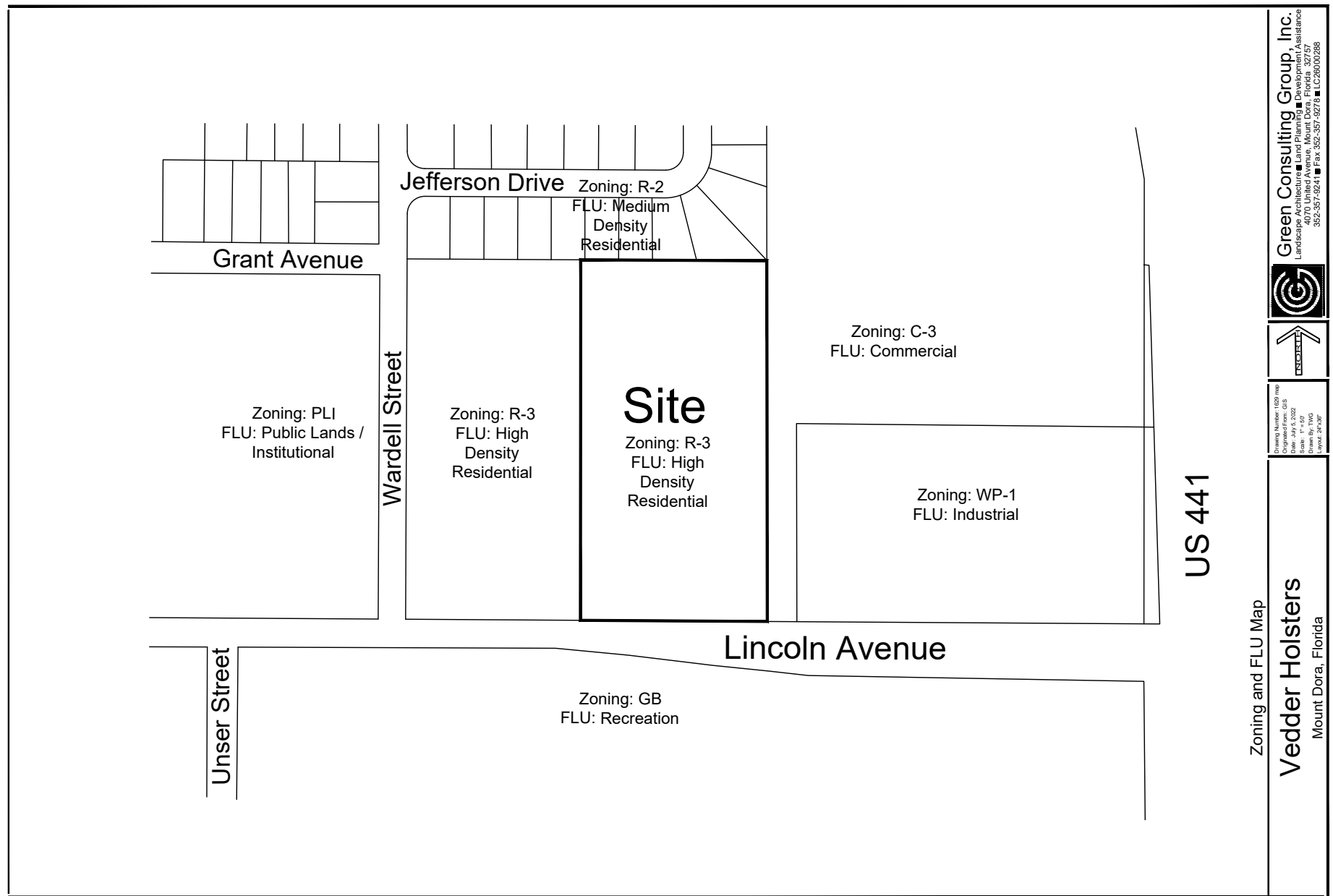
Location Map

Vedder Holsters
Mount Dora, Florida

Drawing Number: 10201 Map
Originated From: GIS
Date: July 5, 2022
Drawn By: YWG
Layout: 24x36"



Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LC26000288



Green Consulting Group, Inc.
 Landscape Architecture ■ Land Planning ■ Development Assistance
 4070 United Avenue, Mount Dora, Florida 32757
 352-357-9241 ■ Fax 352-357-9278 ■ LC26000288



Drawing Number: 1020.mxd
 Original From: GIS
 Date: July 5, 2022
 Drawn By: TNG
 Layout: 20x36"

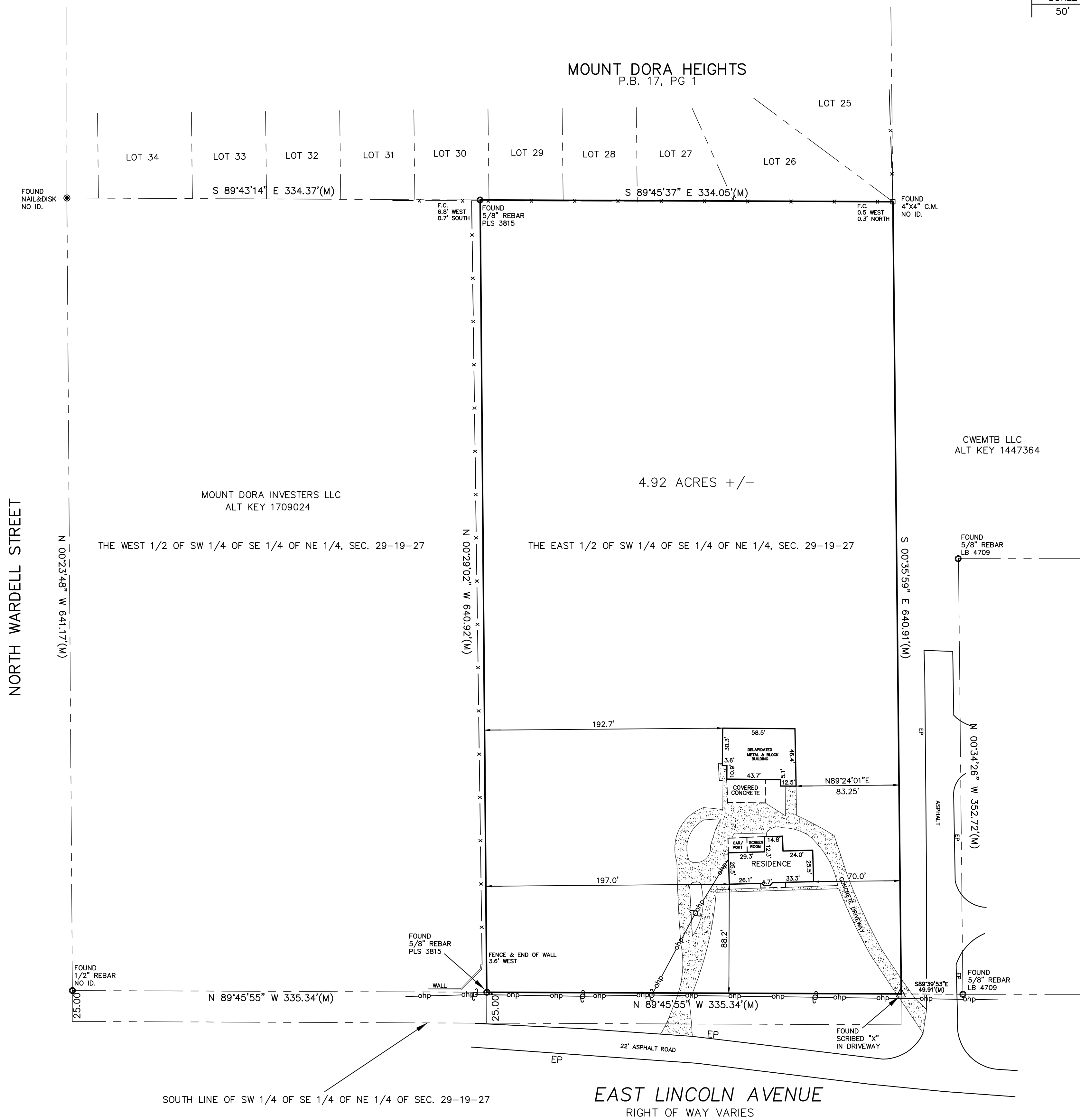
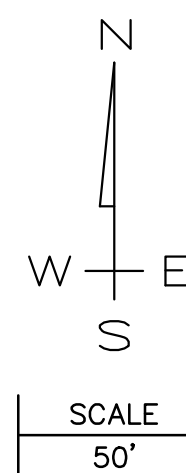
Zoning and FLU Map

Vedder Holsters
 Mount Dora, Florida

US 441

E 1/2 OF SW 1/4 OF SE 1/4 OF NE 1/4 OF SECTION 29,
TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY FLORIDA, LESS
THE SOUTH 25 FEET THEREOF.

LEGEND:	
○	IPS
○	IRON PIPE IN FOUND
○	CM
○	CALCULATED POINT ONLY
○	CONCRETE MONUMENT
○	POWER POLE
○	LIGHT POLE
○	WATER VALVE
○	GAS VALVE
○	WELL
○	FIRE HYDRANT
○	SANITARY SEWER MANHOLE
○	STORM DRAIN MANHOLE
○	CATCH BASIN
○	CLEANOUT
○	CURB INLET
○	FIELD MEASUREMENT
○	OVERHEAD UTILITY
○	FENCE LINE
○	FIELD MEASURED
(N)	RECORD DESCRIPTION OR PLAT
(O.B.)	OFFICIAL RECORD BOOK
(I.D.)	IDENTIFICATION
P.B.	PLAT BOOK
Pg.	PAGE
RB	REBAR
IP	IRON PIPE
SEC.	SECTION
F.C.	FENCE CORNER
R/W	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT



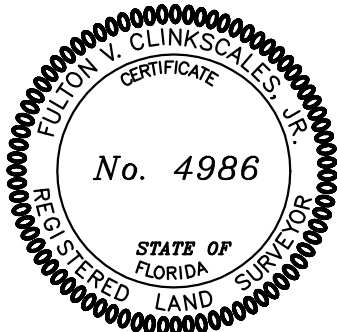
- 1) Bearings based on Florida grid East zone (Lengemann Network).
- 2) Subject to easements and restrictions of Record.
- 3) All of the above captioned property lies within F.I.R.M. Zone "X" according to F.I.R.M. panel No. 12069C 0367 E, dated December 18, 2012.
- 4) This Survey is based on the Description provided, Plat information, Found Monumentation and other data acquired by this firm.
- 5) Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.
- 6) Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown. '00'00" EW along the **** line of Lot.

CERTIFIED TO:
Michael Vedder
Treasure coast Title & Settlement of Vero LLC
Westcor Land Title Insurance Company

I hereby certify that this survey was made under my responsible charge and meets the minimum technical standards as set forth by the Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code. Pursuant to Section 472.027 Florida Statutes.

Fulton V. Clinkscales, Jr., Surveyor #4986

Not valid without the signature
and the original raised seal of
a Florida licensed surveyor and mapper.



No.			REVISIONS	Date	FREELAND - CLINKSCALES + ASSOCIATES, INC. of NC <i>Engineers & Land Surveyors</i> 201 2nd AVE. EAST HENDERSONVILLE, N.C. 28792 1220 HUFFSTETTLER DRIVE, UNIT 201 EUSTIS, FL. 32726 (352) 609-2830 SURVEYQUOTE@GMAIL.COM	REF. PLAT BOOK	xx/xx
1	xxxxxx	xxxxxx	xx/xx/xx	REF. O.R. BOOK		4835/2359	
				ALT. KEY#		1447097	
				PARTY CHIEF		SCL	
				DRAWN		SCL	
				DATE	JUNE 29, 2022		
				DWG.NO.	F42116		

Sheet No. 1 of 1

PROPERTY RECORD CARD

General Information

Name:	JONES SEAN A AND LINDA SCOTT ESTATE	Alternate Key:	1447097
Mailing Address:	1649 LINCOLN AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0001-000-03401
		Millage Group and City:	0MD2 Mount Dora
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1649 LINCOLN AVE MOUNT DORA FL, 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 1/2 OF SW 1/4 OF SE 1/4 OF NE 1/4--LESS S 25 FT-- ORB 644 PG 13 ORB 2449 PG 1313 ORB 2483 PG 2184 ORB 4835 PG 2359		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		4.630	Acre	\$0.00		\$57,875.00

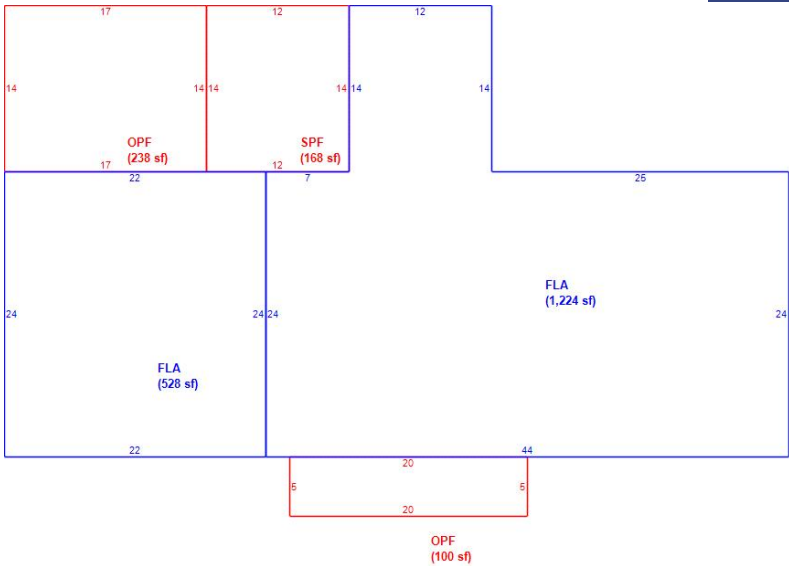
[Click here for Zoning Info](#) ⓘ
 [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$143,967.00		
Summary			
Year Built: 1979	Total Living Area: 1752 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	1752
OPEN PORCH FINISHED (OPF)		1.00	338
SCREEN PORCH FINISHED (SPF)		1.00	168

[View Larger](#) / [Print](#) / [Save](#)



NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 21, 2022.
Site Notice

Return to:

Sean A. Jones
620 Charlesina Dr.
Rochester, MI 48306



Prepared by:

Sean A. Jones
620 Charlesina Dr.
Rochester, MI 48306

Parcel Appraisal Parcel Identification number: 29-19-000100003401

This Quit Claim Deed, Executed the 7th day of July, 2016, by
Robert Jones
first party, to Sean A. Jones, a married man
whose post office address is 620 Charlesina Dr. Rochester, MI 48306
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
LAKE, State of FLORIDA, to-wit:

E 1/2 of SW 1/4 of SE 1/4 of NE 1/4, Sec. 29,
Tp. 19 S, R 27 E. Less the South 25 feet.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said
first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Felicia D. Nix
Witness Signature (as to first Grantor)

Felicia D. Nix
Printed Name

Charles R. Nix
Witness Signature (as to first Grantor)

Charles R. Nix
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Robert Jones
Grantor Signature **LS**

Robert Jones
Printed Name

1649 Lincoln Ave.
Post Office Address

Mount Dora, Florida 32757

Co-Grantor Signature, (if any) **LS**

Printed Name

Post Office Address

STATE OF Florida

COUNTY OF Orange

Felicia D. Nix; Charles R. Nix; Robert Jones

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that

executed the same, and an oath was not taken. (Check one) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the

following type of identification: FL DL (last 4: 0940)

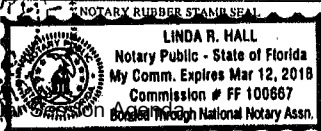
I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid

this 7th day of July, 2016

Linda R. Hall
Notary Signature

Linda R. Hall
Printed Name



ATTACHMENT #2

NOTICE OF PROPOSED ENACTMENT ORDINANCE NO. 2022-14 CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance No. 2022-14. The final public hearing on the ordinance will be held on **Tuesday, October 18, 2022, at 6:00 p.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance No. 2022-14 is as follows:

ORDINANCE NO: 2022-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF LINCOLN AVENUE AND WEST OF U.S. HIGHWAY 441; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE REZONING AND APPROVAL OF THE VEDDER HOLSTERS PLANNED UNIT DEVELOPMENT TERMS AND CONDITIONS; 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.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Notice: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, 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.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Planning and Development no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

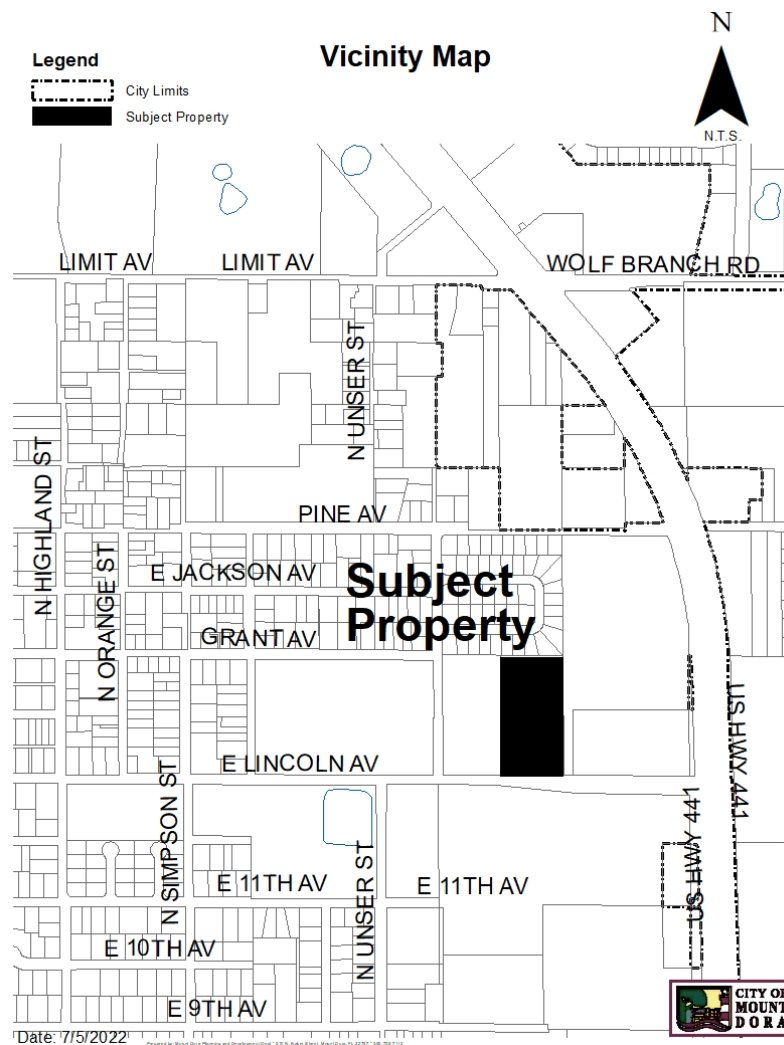
Published (Legal Notice): October 7, 2022

NOTICE OF ZONING CHANGE CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to adopt the following Ordinance No. 2022-14 for the lands within the area shown in the map in this advertisement.

ORDINANCE NO: 2022-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF LINCOLN AVENUE AND WEST OF U.S. HIGHWAY 441; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE REZONING AND APPROVAL OF THE VEDDER HOLSTERS PLANNED UNIT DEVELOPMENT TERMS AND CONDITIONS; 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.



A public hearing on the change in zoning will be held on **Tuesday, October 18, 2022 at 6:00 p.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

Interested parties may appear at the above meeting and be heard with respect to the proposed rezoning.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The proposed ordinance may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting 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 records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

Title in 18 point
2 column, 10.5 inch; Non-legal
Publish Date: October 7, 2022

ORDINANCE NO: 2022-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF LINCOLN AVENUE AND WEST OF U.S. HIGHWAY 441; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE REZONING AND APPROVAL OF THE VEDDER HOLSTERS PLANNED UNIT DEVELOPMENT TERMS AND CONDITIONS; 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.

WHEREAS, Sean A. Jones (Property Owner) submitted an application to the City of Mount Dora and authorization for Green Consulting Group, Inc., to act as the applicant representative (Applicant) on behalf of the Property Owner, requesting a zoning district classification change and a Zoning Map amendment for that property generally located on the north side of Lincoln Avenue and west of U.S. Highway 441 and more particularly described in **Exhibit "A"** attached hereto (Property); and

WHEREAS, the requested zoning district classification change and Zoning Map amendment are consistent with the City of Mount Dora Comprehensive Plan 2045 and meet the criteria established by Florida Statutes, Chapter 166; and

WHEREAS, pursuant to City of Mount Dora Land Development Code, Section 3.4.5., the Property Owner/Applicant submitted a final master plan for the Property for PUD rezoning; and

WHEREAS, the Vedder Holsters Final PUD Master Plan terms and conditions are consistent with the City's Comprehensive Plan and the Industrial Future Land Use designations for the Property; and

WHEREAS, pursuant to applicable law, notice has been given to Lake County and to the public by publication in a newspaper of general circulation in the City; and

WHEREAS, on August 17, 2022, the City of Mount Dora Planning and Zoning Commission approved the proposed PUD zoning district classification change and Zoning Map amendment for the Property; and

WHEREAS, the City of Mount Dora held a duly noticed public hearing on the proposed zoning district classification change for the Property to PUD, considered the findings and advice of staff and considered the written information, oral comments and supporting data and analysis provided by members of the public and all interested parties; and

WHEREAS, the City of Mount Dora hereby finds that the requested zoning district classification change and Zoning Map amendment serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. REZONING AND APPROVAL OF THE VEDDER HOLSTERS PUD MASTER PLAN TERMS AND CONDITIONS.

(a) The Property is hereby rezoned from R-3 to PUD, subject to the conditions set forth herein.

(b) The Property as rezoned shall be subject to all conditions set forth in the City's Land Development Code, except for the conditions, zoning performance standards, site designs standards, permitted uses and other components described or graphically depicted on the final master plan for Vedder Holsters attached hereto as **Exhibit "B"**, which shall be the controlling master plan for the Property.

SECTION 3. OFFICIAL ZONING MAP AMENDMENT. The Official Zoning Map of the City of Mount Dora shall be amended to reflect the rezoning of the Property from R-3 to PUD.

SECTION 4. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. 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 5. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the zoning district classification change for the Property and Zoning Map amendment, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. NON-CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 8. SEVERABILITY. If any Section or portion of a Section of this Ordinance 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 Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption; however, shall become effective only after City of Mount Dora Ordinance 2022-13, adopting a small-scale comprehensive plan amendment to change the land use designation on the Property to Industrial, becomes effective.

FIRST READING: September 20, 2022

SECOND READING: October 18, 2022

PASSED AND ADOPTED this 18th day of October 2022.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand, Interim City Clerk

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

Sherry G. Sutphen, City Attorney

EXHIBIT “A”
Property Legal Description

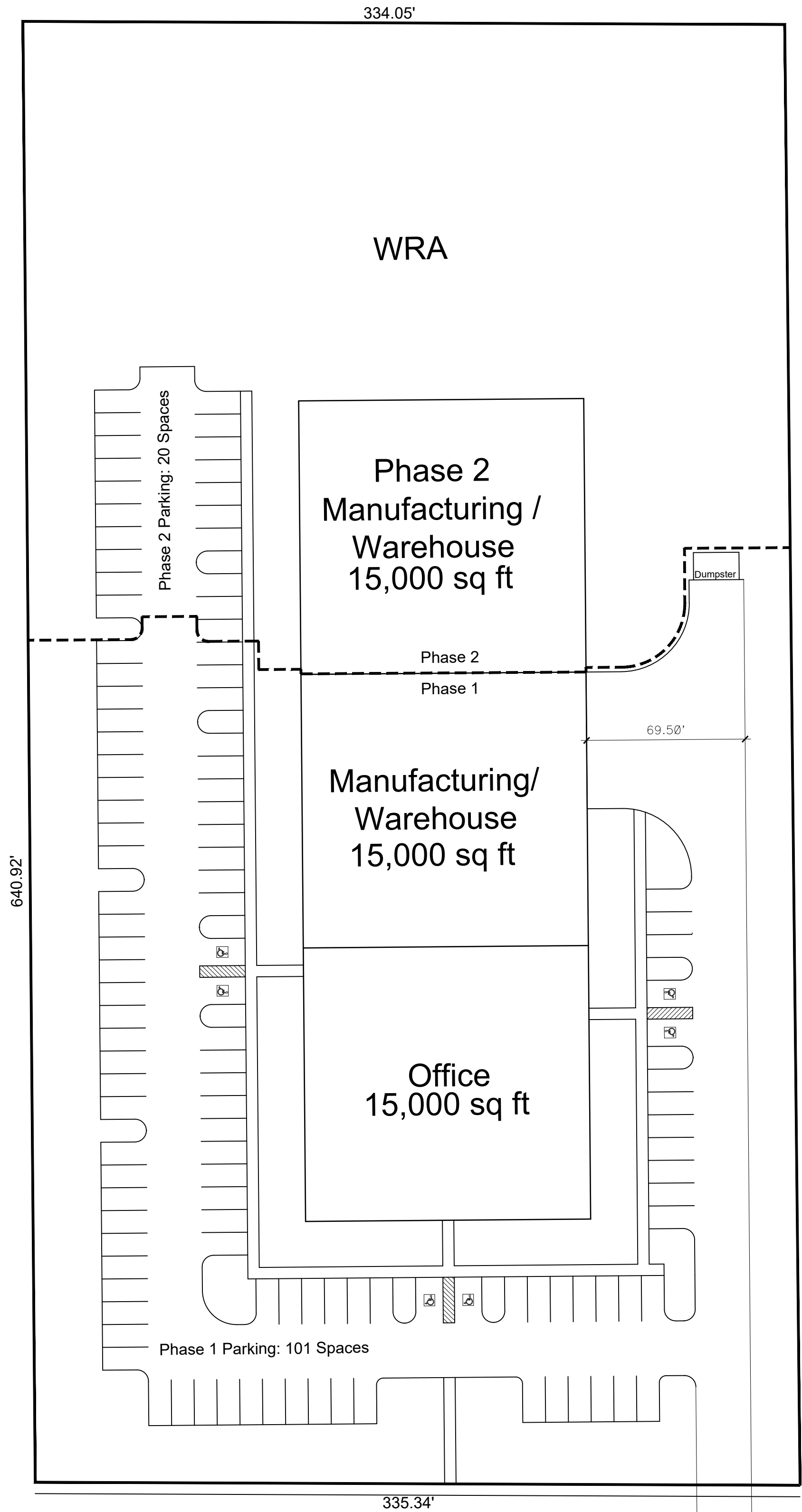
Identified by Tax Parcel ID # 29-19-27-0001-000-03401 and Alt. Key # 1447097, and more particularly described as:

E ½ of SW ¼ of SE ¼ of NE ¼ of Section 29, Township 19 South, Range 27 East, Lake County, Florida, Less the South 25 feet thereof.

All the Above Containing 4.92 Acres, More or Less

EXHIBIT “B”

Final Master Plan for Vedder Holsters Planned Unit Development



OWNER
Sean A Jones
1649 Lincoln Avenue
Mount Dora, FL 32757

DEVELOPER
Vedder Holsters
1186 Camp Avenue
Mount Dora, FL 32757
(352) 729-6749

NOTES:
Phase 1:
Office: 15,000 Sq. Ft.
Manufacturing / Warehousing: 15,000 Sq. Ft.
Phase 2:
Manufacturing / Warehousing: 15,000 Sq. Ft.

TOTAL SITE:
Total PUD: 4.92 AC (214,492.59 Sq. Ft.)
Phase 1: 2.85 AC (124,053.97 Sq. Ft.)
Phase 2: 2.08 AC (90,438.62 Sq. Ft.)

EXISTING FUTURE LAND USE: High Density Residential

PROPOSED USES: Office / Manufacturing / Warehousing

EXISTING ZONING: R-3

RESIDENTIAL: N/A

DENSITY: N/A

MAXIMUM FLOOR AREA RATIO: 0.35 (75,072.41 Square Feet)
PROPOSED FLOOR AREA RATIO: 0.21 (45,000.00 Square Feet)
Phase 1: 0.14 (30,000 Sq. Ft.)
Office: 0.07 (15,000 Sq. Ft.)
Manufacturing: 0.07 (15,000 Sq. Ft.)
Phase 2: 0.07 (15,000 Sq. Ft.)
Manufacturing: 0.07 (15,000 Sq. Ft.)

IMPERVIOUS SURFACE AREA ALLOWED: 0.65
Total PUD: 4.92 AC x 0.65 = 3.20 AC (139,304.88 Sq. Ft.)
Phase 1: 2.85 AC x 0.65 = 2.50 AC (80,694.90 Sq. Ft.)
Phase 2: 2.08 AC x 0.65 = 1.35 AC (58,893.12 Sq. Ft.)

IMPERVIOUS SURFACE AREA PROPOSED: 0.48
Total PUD: 2.36 AC (102,778.49 Sq. Ft.) / 4.92 AC = 0.48
Phase 1: 1.85 AC (80,567.02 Sq. Ft.) / 4.92 AC = 0.38
Phase 2: 0.51 AC (22,400.73 Sq. Ft.) / 4.92 AC = 0.10

MAXIMUM BUILDING HEIGHT: 35'

BUILDING MINIMUM SETBACKS
North: 50'
East: 25'
South: 25'
West: 50'

ARCHITECTURAL:
Subject to LDC Section 6.13 Commercial Architectural and Site Design Requirements

TYPE OF PLANNED UNIT DEVELOPMENT:
Phase 1:
Office: 15,000 Sq. Ft.
Manufacturing / Warehousing: 15,000 Sq. Ft.
Phase 2:
Manufacturing / Warehousing: 15,000 Sq. Ft.

LIGHTING:
To be designed with Dark Sky Principles with Phillips Lumec RTA40 - Pole with S29 - Luminaires

WETLANDS:
Total PUD: 0 AC

DEVELOPABLE AREA (less undevelopable area):
Total PUD: 4.92 AC

THE EXISTING SITE CONTAINS
Single Family Home

REQUIRED OPEN SPACE: 0.35
Total PUD: 4.92 AC x 0.35 = 1.72 AC (75,072.41 Sq. Ft.)
Phase 1: 2.85 AC x 0.35 = 1.00 AC (43,418.89 Sq. Ft.)
Phase 2: 2.08 AC x 0.35 = 0.73 AC (31,653.52 Sq. Ft.)

PROPOSED OPEN SPACE: 0.52
Total PUD: 2.56 AC (111,714.10 Sq. Ft.) / 4.92 AC = 0.52
Phase 1: 1.00 AC (43,486.95 Sq. Ft.) / 4.92 AC = 0.20
Phase 2: 1.56 AC (68,037.89 Sq. Ft.) / 4.92 AC = 0.32

DEVELOPMENT REVIEW
All site development and review procedures shall follow the city's minimum standards and procedures unless otherwise contained in the PUD.

UTILITIES
Water/sewer/re-use will be provided by the City of Mount Dora and constructed by the Owner to standards as contained in the Land Development Regulations.

TREE REPLACEMENT
Will follow the requirements of the Land Development Regulations.

CANOPY TREES
All replacement canopy trees will be 3.5" caliper and 15' in height.
All remaining canopy trees will be 2.5" caliper and 8' in height.

TRAFFIC
Traffic impacts will be mitigated as outlined in the Land Development Regulations.

The Final PUD shall be conditioned with further off-site improvements evaluated during each phase site plan.

FIRE PREVENTION
All buildings will be in full compliance with the 6th edition of Florida Fire Prevention Code. Fire protection system mains on private property shall meet the requirements and shall be installed per NFPA 24, *Standard for the Installation of Private Fire Service Mains and Their Appurtenances* and/or NFPA 13, *Standard for the Installation of Sprinkler Systems* as adopted in the Florida Fire Prevention Code.

SIGNAGE
PUD Signage is to follow Zoning District regulations for C-3 Zoning.

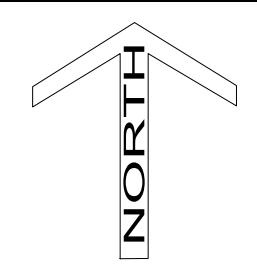
ALL BUILDINGS AREAS ARE CONCEPTUAL AND SUBJECT TO FINAL ARCHITECTURAL DESIGN

REQUIRED PARKING
Phase 1: 80
Office: 1 Space per 300 Sq. Ft. = 50 Spaces
Manufacturing: 1 Space per 500 Sq. Ft. = 30 Spaces
Phase 2: 30
Manufacturing: 1 Space per 500 Sq. Ft. = 30 Spaces
Total PUD: 110 Spaces
All parking (required and excess parking) within the PUD will be paved.

PROPOSED PARKING
Total PUD: 121 Spaces
Phase 1: 101 Spaces
Phase 2: 20 Spaces

LANDSCAPE BUFFERS:
Buffer 1: Type (b) 15' Width 3 Canopy / 10 Understory / Continuous Hedge
Buffer 2: Type (a) 10' Width 3 Canopy / 5 Understory / Continuous Hedge
Buffer 3: Type B 30' Width 4 Canopy / 5 Understory / Continuous Hedge
Buffer 4: Type C 40' Width 4 Canopy / 6 Understory / 6' Wall & Continuous Hedge
Buffer 5: Type B 30' Width 4 Canopy / 5 Understory / Continuous Hedge
Buffer 6: Type B 30' Width 4 Canopy / 5 Understory / Continuous Hedge

All Plantings are to be Florida #1 or Better.

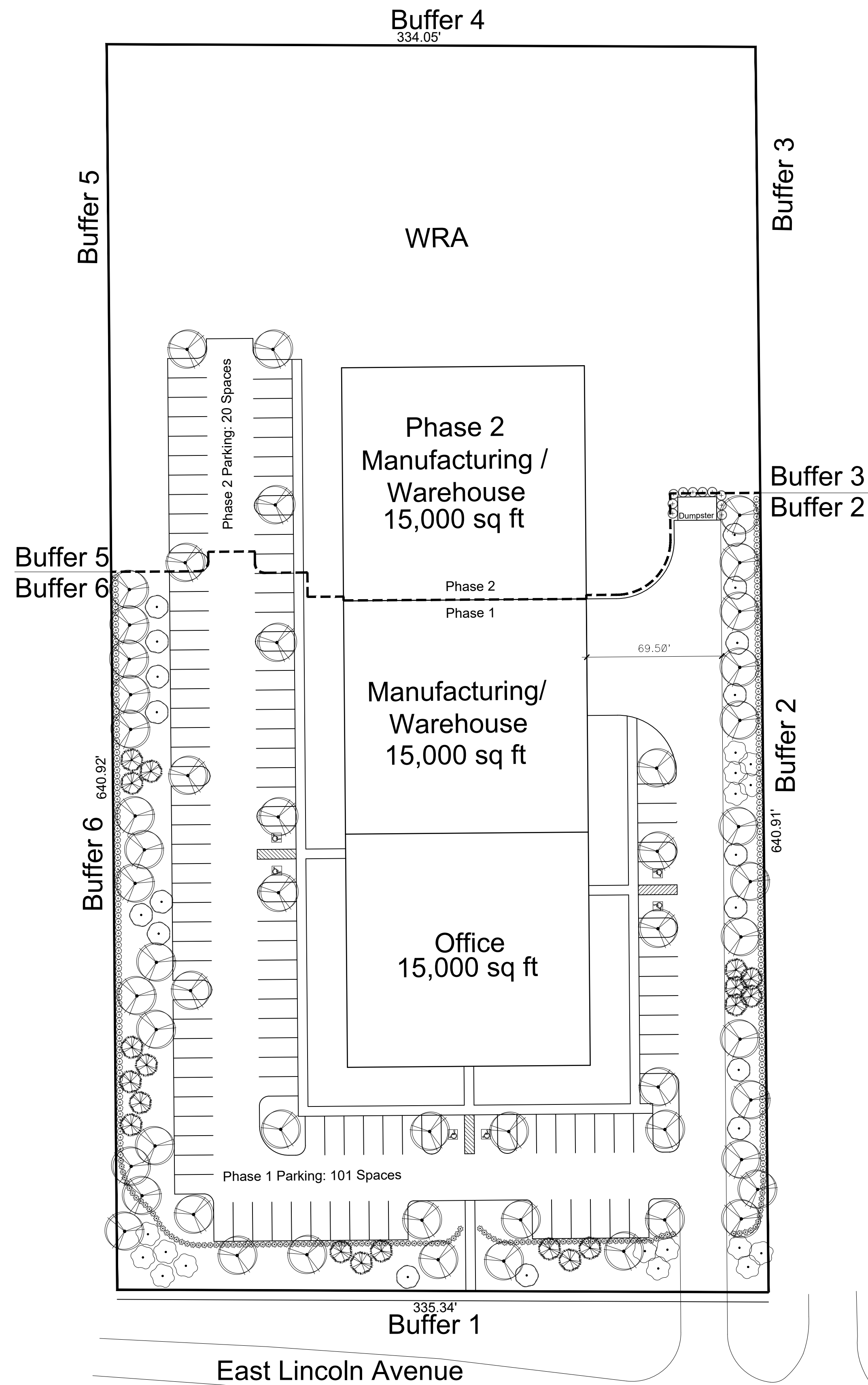


Drawing Number: 1629-05
Originated From: 1629-04
Date: July 26, 2022
Scale: 1" = 40'
Drawn By: JMA
Layout: 24"x36"

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LA0000847

Final PUD Master Plan

Vedder Holsters
Mount Dora, Florida



PLANT SCHEDULE

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	67	Live Oak	Quercus virginiana	-	2"Cal	8'+	As Shown	Native
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	42	Dahoon Holly	Ilex cassine	-	1.5"Cal	6'+	As Shown	Native
	27	Crape Myrtle	Lagerstroemia indica	-	1.5"Cal	6'+	As Shown	Non Native
	11	Little Gem Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	-	1.5"Cal	6'+	As Shown	Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	10	Podocarpus	Podocarpus macrophyllus	5 gal	36"	24"	As Shown	Non Native
	114	Walter's Viburnum	Viburnum obovatum	3 gal	24"	18"	As Shown	Native
	381	Sandankwa Viburnum	Viburnum suspensum	3 gal	24"	18"	As Shown	Non Native

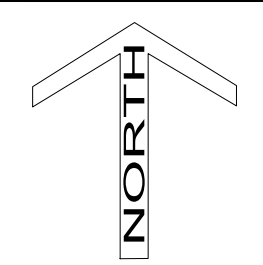
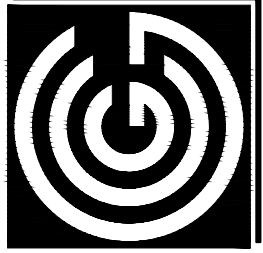
Landscape Buffer	Landscape Buffer Requirement			Width		Canopy Trees				Understory Trees					Shrubs
				Required	Provided	Required	Required	Existing	Provided	Required	Required	Required	Existing	Provided	Required
	Boundary Buffer	Buffer Type	Lineal Feet			3 per 100 Lineal Feet	4 per 100 Lineal Feet		2" Caliper Minimum	5 per 100 Lineal Feet	5 per 100 Lineal Feet*	6 per 100 Lineal Feet		1.5" Caliper Minimum	Hedge Planted 36" on Center
	1	b	335.34'	15'	25'	11			11		17			17	Continuous Hedge
	2	a	411.40'	10'	20'	13			13	21				21	Continuous Hedge
	3	B	229.51'	30'	30'		10	TBD	TBD	12			TBD	TBD	Continuous Hedge
	4	C	334.05'	40'	40'		14	TBD	TBD			21	TBD	TBD	6' Wall & Continuous Hedge
	5	B	271.56'	30'	30'		11	TBD	TBD	14		17	TBD	TBD	Continuous Hedge
	6	B	369.36'	30'	30'		15		15	19				19	Continuous Hedge

LANDSCAPE NOTES

CALIPER IS MEASURED SIX (6) INCHES ABOVE THE GROUND
SHRUBS TO BE 3' WITHIN 12 MONTHS.
HEDGES TO FORM CONTINUOUS BUFFER UPON PLANTING.
ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER.
ALL PLANTS ARE FLORIDA FRIENDLY.
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS, INCLUDING A RAIN SENSOR SHUTOFF DEVICE.
ALL LAWN AREAS TO BE BAHIA SOD.
ALL ISLANDS ARE TO BE PLANTED WITH 100% SHRUBS / GROUND COVERS
BUFFERS 3 & 5 WILL UTILIZE EXISTING VEGETATION FOR PHASE 1. NEW VEGETATION TO MEET THE STANDARDS SHOWN WILL BE INSTALLED WITH PHASE 2.

Conceptual Landscape Plan

Vedder Holsters
Mount Dora, Florida



Drawing Number: 1629-05
Originated From: 1629-04
Date: July 26, 2022
Scale: 1" = 40'
Drawn By: JMA
Layout: 24"x36"

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LA0000847



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Adoption of **Resolution No. 2022-67**, Adjustment of the Electric Base Rate and Power Cost Charge

Introduction:

This is a request for City Council to approve Resolution No. 2022-67, adjustment of the electric base rate and Power Cost Charge where the net effect of the rate adjustments will be a slight reduction in customer electric bills. The electric rate adjustments will become effective on utility bills generated on and after November 1, 2022.

Discussion:

The city's electric utility collects revenues by applying electric rates to the power consumed by its retail electric customers. There are two types of electric rates: (i) base rates which are established for each customer class (residential, general service, street lights) and (ii) the Power Cost Charge (PCC). Base rates include a fixed monthly customer charge, an energy charge that is a function of monthly energy (kWh) consumed, and a demand charge for large general service customers that is a function of the monthly demand (kW). The PCC is a separate charge included on all customers' bills that is a function of the monthly energy consumed by each customer.

The Power Cost Charge is used to recover the actual costs of wholesale power that is purchased from Orlando Utilities Commission (OUC) for distribution to the City's electric customers. The City does not make a "profit" on the PCC – it is simply a billing mechanism to pass through actual wholesale power costs to the City's electric customers and therefore does not require Council Approval. However, base rate adjustments, as always, require a public hearing and Council approval.

The November rate adjustments include a 4.5% increase in base rates and a 2.6% reduction in the August 2022 Power Cost Charge (PCC). The net effect of the rate adjustments will be a slight reduction in customer electric bills from 0.5% to 1.3% depending on the usage. See Attachment 1.

The Power Cost Charge will be slightly reduced due to the recent agreement with OUC where it stabilizes and reduces the fuel cost for Mount Dora. The Power Cost Charge will be reduced from the existing rate of \$0.11500 per kWh to \$0.11200 per kWh. Per Ordinance No. 2018-18, during a year in which no electric rate study is performed, the City shall increase the base rates for the electric utility by the most recently available Annual Price Index compiled by the Florida Public Service Commission. For 2022, the Annual Price Index is 4.5% and is used as an across-the-board increase for all electric base rates.

Budget Impact:

For Fiscal Year 2022-23, adopting the rate adjustment is forecast to increase electric revenues by about \$217,200 and reduce the Power Cost Charge by \$270,200.

Strategic Impact:

Maintain the financial stability of the Electric Fund.

Recommendation:

City Council approve Resolution No. 22-67 making adjustments to the electric rates effective November 1, 2022.

Attachment(s):

1. ATTACHMENT #1 - Bill Comparisons - Existing vs Proposed Rates
2. Resolution 2022-67.Electric Utility Rate and Cost.SGS
3. Exhibit A NOV Electric Rate Components - 11-01-22

Prepared by: Jeanann Hand, Interim City Clerk

Reviewed by: Steve Langley, Electric Utility Director
Aneta Barton, Budget Director
Sherry Sutphen, City Attorney
Jeanann Hand, Interim City Clerk
Patrick Comiskey, City Manager

Approved - 10/5/2022

Approved - 10/7/2022

Approved - 10/13/2022

Approved - 10/13/2022

Final Approval - 10/13/2022

Mount Dora Electric Rate Comparisons - Fiscal Year 2023

Existing Rates vs. Proposed Rates

Line No.	Type of Customer and Monthly Usage	Monthly Electric Bill		Higher/(Lower) than Existing Rates	
		Existing Rates ⁽¹⁾	Proposed Rates ⁽²⁾		
		(\$)	(\$)	(\$)	(%)
1	Power Cost Charge - \$/kWh	0.11500	0.11200	(0.00300)	-2.6%
	Residential Customer				
2	250 kWh	51.18	51.43	0.26	0.5%
3	500	91.80	91.84	0.04	0.0%
4	750	132.43	132.25	(0.18)	-0.1%
5	1000	173.05	172.66	(0.39)	-0.2%
6	1250	213.68	213.07	(0.60)	-0.3%
7	1500	254.30	253.48	(0.82)	-0.3%
8	2000	335.55	334.30	(1.25)	-0.4%
9	2500	416.80	415.12	(1.68)	-0.4%
10	3000	498.05	495.94	(2.11)	-0.4%
	General Service - Non Demand - GS				
11	750 kWh	132.43	132.25	(0.18)	-0.1%
12	1000	173.05	172.66	(0.39)	-0.2%
13	1500	254.30	253.48	(0.82)	-0.3%
14	2000	335.55	334.30	(1.25)	-0.4%
15	3000	498.05	495.94	(2.11)	-0.4%
16	6000	985.55	980.86	(4.69)	-0.5%
	General Service - Demand - GSD				
17	75 kW, 15,000 kWh	2,282.15	2,262.22	(19.93)	-0.9%
18	75 kW, 20,000 kWh	2,890.20	2,856.77	(33.43)	-1.2%
19	150 kW, 30,000 kWh	4,540.55	4,499.62	(40.93)	-0.9%
20	150 kW, 40,000 kWh	5,756.65	5,688.72	(67.93)	-1.2%
21	300 kW, 60,000 kWh	9,057.35	8,974.42	(82.93)	-0.9%
22	300 kW, 80,000 kWh	11,489.55	11,352.62	(136.93)	-1.2%
23	500 kW, 100,000 kWh	15,079.75	14,940.82	(138.93)	-0.9%
24	500 kW, 150,000 kWh	21,160.25	20,886.32	(273.93)	-1.3%

(1) Based on existing Mount Dora base rates and August 2022 PCC. Excludes taxes.

(2) Based on Proposed Mount Dora base rates and November 2022 PCC. Excludes taxes.

RESOLUTION NO. 2022- 67

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO ADJUSTMENTS TO THE ELECTRIC UTILITY POWER COST CHARGE AND BASE RATE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF ELECTRIC UTILITY POWER COST CHARGE AND BASE RATE ADJUSTMENTS; 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

WHEREAS, the City of Mount Dora owns and operates an electric utility for the benefit of the citizens and business operators in the City of Mount Dora; and

WHEREAS, in accordance with City of Mount Dora Code of Ordinances, Chapter 44, Utilities, Article IV, Rates, Charges, Fees and Collection Procedure, Division 1, Generally, Section 44-255, Rate Structure, provides that the City shall perform a detailed rate study for its electric utility no less than every three (3) years and in years where no rate study is performed, the City shall increase base rates by the most recent available annual price index compiled by the state public service commission; and

WHEREAS, the City's power cost change shall be adjusted automatically each October, for the six-month period ending the following March 31, to be fixed for the entire six-month period unless significant circumstances warrant changing the power cost charge during such billing period; and

WHEREAS, pursuant to City of Mount Dora Code of Ordinances, Chapter 44, Utilities, Article IV, Rates, Charges, Fees and Collection Procedure, Division 1, Generally, Section 44-255, Rate Structure, the base rate for electric services shall be established by resolution after conducting a public hearing on the proposed rate structure changes; and

WHEREAS, despite the proposed increase in base rate for electric, there is a projected decrease in power cost to the City which will allow for a decrease in the Power Cost Charge for the first billing period of fiscal year 2022-2023; and

WHEREAS, the City of Mount Dora, after conducting a public hearing this 18th day of October, 2022, has determined that it is prudent and in the public interest to adjust the electric base rate and Power Cost Charge effective November 1, 2022, in order to continue collecting sufficient revenues to pay for operating costs, wholesale power costs and capital improvements related to the City's electric utility.

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. Approval of Power Cost Charge and Base Rate Adjustments.

A. The Power Cost Charge shall be decreased from \$0.11500 per kWh to \$0.11200 per kWh, effective November 1, 2022.

B. The base rates shall be increased monthly pursuant to most recent available annual price index compiled by the state public service commission, as set forth in **Exhibit “A”** attached hereto, effective November 1, 2022.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions and execute said lease agreements 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 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the adjustment to the electric utility base rate and Power Cost Charge as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. 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 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. 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 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

Signatures on Following Page

PASSED AND ADOPTED this 18th day of October, 2022

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand
Interim City Clerk

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

Sherry G. Sutphen
City Attorney

EXHIBIT A

City of Mount Dora - Electric Utility Department

Exhibit A

Comparison of Existing and New Rates Effective 11/01/22

No.	Description (Old/New)	Units	Existing Rates Effective 08/01/22	New Rates Effective 11/01/22	Higher/ (Lower)
Residential Service					
1	Customer Charge - Single Phase or Three Phase	\$/Month	10.55	11.02	4.5%
2	Energy Charge	\$/kWh	0.04750	0.04964	4.5%
General Service - Non-Demand					
Customer Charge					
3	Single Phase	\$/Month	10.55	11.02	4.5%
4	Three Phase	\$/Month	23.75	24.82	4.5%
5	Energy Charge	\$/kWh	0.04750	0.04964	4.5%
General Service - Demand					
6	Customer Charge	\$/Month	23.75	24.82	4.5%
7	Demand Charge	\$/kW-Mo	5.79	6.05	4.5%
8	Energy Charge	\$/kWh	0.00661	0.00691	4.5%
Public Street & Highway Lighting Service					
175 Watt Mercury Vapor /					
9	175 Watt MV Cobra	\$/Month	11.44	11.95	4.5%
100 Watt High Pressure Sodium /					
10	100 Watt HPS Acorn	\$/Month	11.90	12.44	4.5%
150 Watt High Pressure Sodium /					
11	150 Watt HPS Cobra	\$/Month	9.88	10.32	4.5%
Antique Lights - Highland Phase I & II /					
12	100 Watt HPS Acorn	\$/Month	11.90	12.44	4.5%
Antique Lights - Community Development /					
13	100 Watt MH Acorn	\$/Month	12.70	13.27	4.5%
400 Watt High Pressure Sodium - Palm Island /					
14	400 Watt HPS Shoebox	\$/Month	19.31	20.18	4.5%
15	400 Watt HPS Cobra - Highway	\$/Month	22.52	23.53	4.5%
16	400 Watt MH Shoebox - FBC/FBF	\$/Month	20.45	21.37	4.5%
17	26 Watt FL Acorn	\$/Month	12.10	12.64	4.5%
18	40 Watt FL Acorn	\$/Month	12.10	12.64	4.5%
19	40 Watt LED Acorn - Corncob	\$/Month	9.28	9.70	4.5%
20	55 Watt LED Acorn - Retrofit	\$/Month	10.83	11.32	4.5%
21	66 Watt LED Acorn - Sternberg	\$/Month	18.69	19.53	4.5%
22	110 Watt LED Cobra - Street	\$/Month	10.90	11.39	4.5%
23	80 Watt LED Cobra - Street	\$/Month	9.09	9.50	4.5%
Private Area Lighting Service					
Dusk to Dawn /					
24	100 Watt HPS Dusk to Dawn	\$/Month	11.60	12.12	4.5%
25	57 Watt LED Dusk to Dawn	\$/Month	9.77	10.21	4.5%
Power Cost					
26	Power Cost Charge (PCC) ⁽¹⁾	\$/kWh	0.11500	0.11200	-2.6%

(1) November 2022 PCC based on most recent fuel cost projections and revenues



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of First Reading of **Ordinance No. 2022-26**, Amending City of Mount Dora Code of Ordinances, Chapter 2, Article VIII, Boards and Commissions, Division 1, Generally

Introduction:

This is a request for City Council to approve the first reading of Ordinance No. 2022-26 and hold the hearing for the second reading and adoption.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:

On July 5, 2022, councilmembers agreed upon certain membership standards that would apply to all boards and commissions created by City Council appointment as described in the City's Code of Ordinances. Ordinance No. 2022-26 is the first step in formally establishing this uniformity regarding board and commission membership, revising Chapter 2, Article VIII, Division 1, in the City's Code of Ordinances, which contains general information applicable to all city-appointed boards and commissions.

Ordinance No. 2022-26 adds standards regarding:

- term length,
- a limit upon attendance by communication media technology (allowed three times for each member during each term with authorization for additional allowances possible at the sole discretion of the city manager),
- the prohibition against serving simultaneously on multiple boards, and

- the requirement for annual training for board and commission members.

Ordinance 2022-26 will be followed by additional ordinances and resolutions addressing revisions to those documents specific to particular boards and commissions.

Budget Impact:

There is no budget impact for this item.

Strategic Impact:

Uniform membership standards for City-appointed boards and commissions demonstrate principles consistent with all elements of the City's strategic plan.

Recommendation:

City Council to approve First Reading of Ordinance No. 2022-26 and hold a hearing for second reading and adoption.

Attachment(s):

1. Ordinance No. 2022-26 Revising Boards and Commissions Generally.SGS

Prepared by: Jeanann Hand, Interim City Clerk

Reviewed by: Sherry Sutphen, City Attorney
Jeanann Hand, Interim City Clerk
Patrick Comiskey, City Manager

Approved - 10/13/2022

Approved - 10/13/2022

Final Approval - 10/13/2022

ORDINANCE NO.: 2022-26

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO BOARDS AND COMMISSIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CHAPTER 2, ARTICLE VIII, BOARDS AND COMMISSIONS, DIVISION 1, GENERALLY; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CODIFICATION, SCRIVENER'S ERRORS AND THE ADJUSTMENT OF PRONOUNS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 166, confers upon a municipality the proprietary powers to enable it to conduct municipal government and perform municipal services designed to promote the public health, safety and general welfare of its citizens, when not expressly prohibited by law; and

WHEREAS, consistent with City of Mount Dora Charter, Section 9, the City may create and/or empanel voluntary boards and committees as it deems necessary and appropriate to carry out the functions and services of the City; and

WHEREAS, from time to time the City of Mount Dora provides updates and amendments to voluntary boards and committees which it creates and/or empanels; and

WHEREAS, the City of Mount Dora Code of Ordinances, Chapter 2, Article VIII, Division 1, sets forth general provisions applicable to all voluntary boards and committees created by the City; and

WHEREAS, the City of Mount Dora has determined that it is appropriate to update and revise the City of Mount Dora Code of Ordinances, Chapter 2, Article VIII, Boards and Commissions, Division 1, Generally, as set forth herein, in order to advance a legitimate public purpose and promote and protect the health, safety and welfare of the citizens of the City of Mount Dora.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. AMENDING CHAPTER 2, ARTICLE VIII, BOARDS AND COMMISSIONS, DIVISION 1, GENERALLY.

Note: Underlined words constitute additions to existing text, ~~striketrough~~ constitutes deletions from existing text and asterisks (***) indicate omitted parts which are intended to remain unchanged.

Section 2.235. - Membership and Terms, is hereby created as follows:

Sec. 2-235. – Membership and terms.

- (a) The Term of a member shall be two (2) years in length.
- (b) Meeting attendance by communication media technology is limited to three (3) times each Term for each member. Authorization for additional attendance through communications media technology may be given in the sole discretion of the city manager.
- (c) Members may not serve simultaneously on more than one (1) City volunteer board.
- (d) All members will be required to complete annual training as deemed necessary and appropriate by the City.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. 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 4. SAVINGS CLAUSE. All prior actions of the City pertaining to membership and terms of City of Mount Dora boards and commissions, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. CODIFICATION; SCRIVENER'S ERRORS.

A. Sections in this Ordinance shall be codified in the City of Mount Dora Code of Ordinances and the sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the codifier of the City of Mount Dora Code of Ordinances.

B. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 6. CONFLICTS. It is the intent to the City to repeal the language of any and all ordinances and/or resolutions related to the creation and membership of City of Mount Dora boards and/or commissions which are in effect on the effective date of this ordinance and which are in conflict with the requirements set forth in Section 2 of this Ordinance. While official action will be taken to revise the language of all such ordinances and resolutions which are in conflict herewith, to the extent of such a conflict on the effective date of this Ordinance, the language of this Ordinance shall prevail.

SECTION 7. SEVERABILITY. If any Section or portion of a Section of this Ordinance 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 Ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: October 18, 2022

SECOND READING: _____

PASSED AND ADOPTED this ____ day of _____ 2022.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand, Interim City Clerk

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

Sherry G. Sutphen, City Attorney



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Lobbyist Update

Introduction:

Gray Robinson, P.A. represents the City of Mount Dora during the 2022 Legislative process in Tallahassee, Florida. Their work includes identification of legislative priorities, formulation of strategy, research, communication with elected officials, and reporting the status on current work in progress.

Discussion:

Gray Robinson, P.A. supports the City of Mount Dora in respect to Legislative items and appropriations. Attached is the monthly report for September 2022.

Budget Impact:

Lobbyist Activities are funded in account 421-1910-536.31-11 in the amount of \$42,000.00.

Strategic Impact:

The contract with Gray Robinson, P.A. allows for cooperation from State, County, and surrounding communities toward the Innovation District and future infrastructure through grants and legislative processes.

Recommendation:

Data provided is informational.

Attachment(s):

1. Mount Dora September 2022 Report

Prepared by: Merry Lovern, Executive Assistant
Reviewed by: Jeanann Hand, Interim City Clerk

Approved - 10/10/2022

Patrick Comiskey, City Manager

Final Approval - 10/13/2022

September 27, 2022

City of Mount Dora September Activity Report

Communications

- Patrick Comiskey/ Merry Lovern
 - Correspondence re Rep Truenow attending Mount Dora City Council Meeting
 - Correspondence re Police Budget Challenge
 - Update on DEO Job Growth Application
- Meeting with Mount Dora Department Heads
- Presentation at Mount Dora City Council Meeting
- Calls with Representative Truenow re attending Mount Dora Council Meeting
- Dinner with Representative Truenow

Next Steps

- Continue to update Mount Dora on grant opportunities
- Continue to follow-up with DEO re Job Growth Application
- Schedule meeting with DACS re Marijuana Facility
- Schedule zoom meeting after the election with Mount Dora staff to continue discussion of 2023 Legislative Priorities

Ryan Matthews/Angela Drzewiecki



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

DATE: October 18, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: City Manager Evaluation

Introduction:

This is an opportunity for councilmembers to begin the process for the annual City Manager Evaluation.

Discussion:

The purpose of the employee performance evaluation and development report is to facilitate communication between the City Council and the City Manager concerning the performance of the City Manager in the accomplishment of his assigned duties and responsibilities, and the establishment of specific work-related goals and objectives.

PROCESS: The City Manager will send an email providing a copy of the City Manager Performance Evaluation form, copying the City Attorney.

1. The Council members will complete a performance evaluation for the City Manager and return the completed form to the City Attorney by email.
2. Each Councilmember will meet with the City Manager to discuss the evaluation in general.
3. The City Attorney will assist the Mayor in reviewing the tabulation of the evaluation forms and create a compiled evaluation.
4. The Councilmembers will meet in a public meeting with the City Manager to discuss his compiled evaluation on November 1, 2022.

The evaluation form must be completed and returned to the City Attorney by noon on Wednesday, October 26th, 2022.

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

Councilmember complete the evaluation form and return the form to the City Attorney by noon on October 26, 2022.

Attachment(s):

Prepared by: Jeanann Hand, Interim City Clerk
Reviewed by: Sherry Sutphen, City Attorney
Jeanann Hand, Interim City Clerk

Approved - 10/13/2022
Final Approval - 10/13/2022