



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
November 14, 2022, 10:30 AM

WORK SESSION AGENDA

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Lake County Joint Planning Agreement Discussion 3

FUTURE MEETING DATES

- November 15, 2022, 600 PM, Regular Session
- December 6, 2022, 600 PM, Regular Session
- December 20, 2022, 600 PM, Regular Session
- January 3, 2022, 600 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.

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

DATE: November 14, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Lake County Joint Planning Agreement Discussion

Introduction:

This is an opportunity to discuss communication between the City and Lake County regarding the Joint Planning Agreement.

Discussion:

On November 1, 2022, City Councilmembers and staff discussed communications with Lake County regarding proposed revisions to the Joint Planning Agreement. Pursuant to that discussion, Mayor Stile requested a Work Session be scheduled before the next Lake County Board of County Commissioners Meeting, taking place at 9:00 A.M. on November 15th, for the purpose of defining the City's communication goals in reference to this matter.

Immediately following the November 1st Council meeting, Mayor Stile submitted a letter to the County regarding the City's proposed language revision for the Joint Planning Agreement (Attachments #1 and #2). A copy of this letter was sent by City Attorney Sherry Sutphen to County Attorney Melanie Marsh in order to continue negotiations.

Budget Impact:

Annexation is directly related to impact fees.

Strategic Impact:

Goal 1: Economic Development

Recommendation:

Provide direction to the appropriate parties regarding communication with Lake County in reference to the Joint Planning Agreement.

Attachment(s):

1. Attachment #1 Ltr Chairman Parks.JPA revision.SGS
2. Attachment #2 Amended JPA language Article III, Para 5.SGS

Prepared by: Jeanann Hand, Interim City Clerk

Reviewed by: Jeanann Hand, Interim City Clerk
Patrick Comiskey, City Manager

Approved - 11/9/2022

Final Approval - 11/9/2022

ATTACHMENT #1

Dear Chairman Parks:

The City of Mount Dora is in receipt of your letter dated October 25, 2022, placing it on notice of the County's intent to terminate that Joint Planning Area Agreement between the City of Mount Dora and Lake County dated September 28, 2004 (Agreement). As you are aware, at the Lake County board meeting of October __, 2022, in lieu of the proposed termination of the Agreement, I indicated that the City would consider the request to revise portions of Article III, Paragraph 5, at its next regularly scheduled meeting. Understanding, as I know you do, that government decisions in the State of Florida must be made in the sunshine, the City of Mount Dora did in fact consider the matter at its very next meeting held on October 18, 2022, as promised, and thereafter despite receiving your notice to terminate prior to having the opportunity to fully consider such revisions, on November 1, 2022, the City Council voted to propose revised language to Article III, Paragraph 5 of the Agreement.

Attached hereto is the City's proposed revision to Article III, Paragraph 5 of the Agreement. Respectfully, I would ask that the County rescind the notice of termination of the Agreement which was issued on October 25, 2022, and allow the County Attorney and City Attorney to draft an acceptable Amendment to accommodate the needed changes to the Agreement. In the meantime, the City of Mount Dora believes that it is important to keep the lines of communication open and we desire to continue with the Joint Planning Area Agreement redraft process which you initiated recently with all of the Cities in Lake County.

If you have any questions or concerns, please do not hesitate to contact me. I look forward to hearing from you regarding the County's next steps related to our proposed revisions to the Agreement.

ATTACHMENT #2

Article III – Creation of Joint Planning Area

5. Requests for municipal services within the JPA may, at the discretion of the City, require a covenant to annex ~~or, if contiguous to the City boundary, annexation into the City in order to~~ in connection with receiving ~~receive~~ municipal services. If the City notifies the County as part of a Development Order application review process that a covenant to annex will be required because of the provision of City utilities to the development and the property is located within the JPA, the County shall require a covenant to annex in a form approved by the City as part of the ~~not approve~~ a Development Order approval process, until such time as a covenant to annex has been executed by the City and the Development Order applicant unless the City refuses to provide utilities per this section, or does not allow the Development Order applicant to recoup all costs of the utility line extension not directly attributable to the development as others hook up to such lines within a reasonable time period not to exceed five (5) years. ~~If the City notifies the County as part of the Development Order application review process that annexation will be required because of the provision of City utilities to the development and the property is located within the JPA and contiguous to the City's boundary, the County shall not approve a Development Order, but shall require the Development Order applicant to annex and submit to the City's development process unless the City refuses to provide utilities per this section, or does not allow the Development Order applicant to recoup all costs of the utility line extension not directly attributable to the development as others hook up to such lines within a reasonable time period not to exceed five (5) years.~~

The City shall provide utility services within the JPA and may, at the discretion of the City, require those persons desiring service to pay the initial expense of extending utility services through a refundable facilities program which allows the person extending utility services to recoup all costs of the utility line extension not directly attributable to the person desiring services as other hook up to such lines within a reasonable time period not to exceed five (5) years. As part of the development order process, for development located in the JPA, the ~~County shall not issue development orders within the JPA without reviewing~~ the proposed development with the City to ensure the appropriate utility design for the development. If the City is willing to provide utility services or provide utility services through a refundable facilitate program as described above, the County shall not permit any new private utilities, septic tanks or wells to be constructed as part of development within the JPA without the prior approval of the City.