



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
December 20, 2022, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. Rotary Centennial Proclamation 4
2. Charles Edgerton Memorial Fountain Renovation 6
3. Mount Dora Fun Fact

PUBLIC COMMENT

- 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

BOARD APPOINTMENTS

1. Advisory Board Appointments 8

CONSENT AGENDA

1. Request Approval of Amendment 1 to the Agreement Between the City of Mount Dora and Accurate Power and Technology, Inc. 42
2. Request Approval of Agreement between the State of Florida and the City of Mount Dora for the Simpson Farmhouse Project 49
3. Request Adoption of **Resolution 2022-81**, Supporting Medical Marijuana Facility Regulation Legislation 119
4. Request Approval of **Resolution No. 2022-79**, Adding Monday, July 3, 2023 to the City's Observed Holiday Schedule 125
5. Request Approval of Meeting Minutes 129
 - December 5, 2022

ACTION ITEM

PUBLIC HEARINGS-RESOLUTIONS/ORDINANCES

1. Request approval Final Reading (Adoption) of **Ordinance No. 2022-20**, Final PUD Master Plan for Vista Hills. 167

CITY MANAGER'S REPORT

1. Request Approval of 2023 Calendar Year Meeting Dates for City Council Regular Session 239
2. Lobbyist Update 242

CITY ATTORNEY'S REPORT

1. Sunshine Law and Public Records Review

COMMUNICATIONS AND REPORTS

- Council Member John Cataldo

- Council Member Dennis Dawson
- Council Member Cal Rolfson
- Council Member Nate Walker
- Council Member Doug Bryant
- Vice-Mayor Marc Crail
- Mayor Crissy Stile

FUTURE MEETING DATES

- January 3, 2023, 6:00 PM, Regular Session
- January 17, 2023, 6:00 PM, Regular Session
- February 7, 2023, 6:00 PM, Regular Session
- February 21, 2023, 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: December 20, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Rotary Centennial Proclamation

Introduction:

Presentation only.

Discussion:

N/A

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

N/A

Attachment(s):

1. Rotary Centennial Celebration Proclamation

Prepared by: Jeanann Hand, City Clerk

Reviewed by: Jeanann Hand, City Clerk

Final Approval - 12/13/2022



PROCLAMATION

WHEREAS, the Rotary Club of Eustis was established January 23, 1923; the Rotary Club of Mount Dora was established in 1953; and the Rotary Club of Tavares was chartered in 1973; and

WHEREAS, the history represents 100 years of Rotary community service in Eustis, 70 years of community service in Mount Dora; and 50 years of service in Tavares.; and

WHEREAS, in October of 2012, the three clubs were combined to form the Rotary Club of Lake County Golden Triangle; and

WHEREAS, The Rotary Club of Lake County Golden Triangle will celebrate 100 years of service to the three cities on January 17, 2023; and

WHEREAS, to commemorate the first 100 years, the week of January 22-28, 2023 will be a momentous occasion for the three cities—100 years of community service: providing College scholarships for deserving high school students from the three high schools and Mount Dora Christian Academy, festival sponsorships, food pantry donations, Boy Scout Camp dining hall, and many other supportive activities;

NOW, THEREFORE, I, Crissy Stile, Mayor of the City of Mount Dora, Florida, do hereby honor the members of the Rotary Club by proclaiming the week of January 22-28, 2023 as Rotary Week.

IN WITNESS WHEREOF, I hereunto set my hand and cause the Seal of the City of Mount Dora to be affixed this 20th day of December, 2022.

Crissy Stile, Mayor



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

DATE: December 20, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Charles Edgerton Memorial Fountain Renovation

Introduction:

This is an opportunity for City staff to provide City Council with information regarding renovation of the Charles Edgerton Memorial Fountain in Donnelly Park, as well as recognize the Mount Dora Community Trust for its generous donation for this project.

Discussion:

The Charles Edgerton Memorial Fountain is located in Donnelly Park. Staff identified the need for renovations to the fountain and sought support from the Mount Dora Community Trust, which generously provided \$30,600 in funding for the project.

Budget Impact:

The total GMP for the Charles Edgerton Memorial Fountain Renovation is \$36,805.91. The Mount Dora Community Trust has generously provided grants in the amount of \$30,500. The remaining balance would be funded from the general fund.

The funding sources were:

- The Charles Edgerton Fountain Endowment Fund - \$3,100 income
- W.T. Bland, Jr. Charitable Trust - \$25,000 gift
- Susan Meyer - \$2,500 donation

Strategic Impact:

This item satisfies Objective 2.3 of the City of Mount Dora's Strategic Plan: Develop a parks and recreation system guided by the principles of the Parks and Recreation Master Plan.

Recommendation:

City Council receive an update on the project from Staff and recognize the Mount Dora Community Trust for its generous donation.

Attachment(s):

Prepared by: Jennifer Schwarz, Administrative Assistant
Reviewed by: Troy Shonk, Parks & Recreation Director
Aneta Barton, Budget Director
Jeanann Hand, City Clerk
Patrick Comiskey, City Manager

Approved - 12/13/2022
Approved - 12/13/2022
Approved - 12/13/2022
Final Approval - 12/13/2022



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

DATE: December 20, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Advisory Board Appointments

Introduction:

This is an opportunity for Council to appoint members to Advisory Board and Commissions.

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 following seats will become available on December 31, 2022 and are open for appointment. Proposed appointees, if any, are listed next to the seat.

CRA Advisory Board

District 2

District 3

At Large: Jack Whittaker

Historic Preservation Board

District 2

District 3: John Miller

At Large

Library Advisory Board

District 3: Marcia Ford

At Large: Robert Cooper

Northeast CRA Advisory Board

District 2

District 3

At Large: Ozell Ward

Parks and Recreation Advisory Board

District 2: Derrick Campbell

District 3: Marsha Blum

At Large: Elizabeth Bourassa

Planning and Zoning Commission

District 2: Barbara Cowherd Tietmeyer

District 3: Adrian Coombes

At Large: Miles Beach (Reappointment)

Public Arts Commission

District 3

At Large

Members serve at the pleasure of the Council.

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

Mayor and City Council to make appointments and re-appointments to various boards and commissions.

Attachment(s):

1. CRA Roster 2022
2. Board Application.Belk.Bryan.CRA.P&Z.HPB.Any
3. Board Application.Gerken.Tracy.CRA
4. Board Application.Whittaker.Jack.CRA
5. LAB Roster 2022
6. Board Application.Ford.Marcia.LAB
7. HPB Roster 2022
8. Board Application.Gordon.Bob.HPB
9. Board Application.Miller.John.HPB.12.14.2022
10. Northeast CRA Roster 2022
11. PRAB Roster 2022
12. Board Application.Blum.Marsha.PRAB
13. Board Application.Bourassa.Elizabeth.PRAB
14. Board Application.Rainer.Karla.PRAB or HPB
15. P&Z Roster 2022
16. Board Application.Beach.Miles.P&Z
17. Board Application.Coombes.Adrian.P&Z
18. Board Application.Cowherd.Barbara.P&Z
19. PAC Roster 2022

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

Final Approval - 12/14/2022



CRA Advisory Committee

MEMBER	APPOINTED BY	DATE APPOINTED	TERM EXPIRES
Akhtar Hussain 100-H3 S. Tremain St Mount Dora, FL 32757 (407)416-6000 akhtarhussainmd@aol.com	Mayor	June 19, 2018 Reappointed December 7th, 2021	December 31, 2023 *TBA
Andrea Lothar 961 Liberty Avenue Mount Dora FL, 32757 561-213-5175 andrealeigh1212@gmail.com	District 1	December 7, 2021	December 31, 2023 *TBA
Robert Paonessa 2000 Bayside Avenue Mount Dora, FL 32757 302-547-0526 rlp.cra@comcast.net	District 2	April 20, 2021	December 31, 2022
Jake Guenther 525 N. Tremain Street Mount Dora, FL 32757 (352)-638-5303 Jake.guenther@g3development.com	District 3	July 17, 2018	December 31, 2022
David Berndt 187 Groveland Road Mount Dora, FL 32756 (850)570-4243 (C) (352)801-3555 (H) dcberndt@aol.com	District 4	December 18, 2012 Reappointed December 7th, 2021	December 31, 2023 *TBA
Jay Smith 1046 McDonald Street Mount Dora, FL 32757 (352)455-7809 jaysmithnyc@yahoo.com	District 5	December 7, 2021	December 31, 2023 *TBA
Jack Whittaker 2228 Dogwood Circle Mount Dora, FL 32757 (407)312-5079 j.whittaker20@gmail.com	At-Large		December 31, 2022

*TBA - term expire subject to change

ATTACHMENT #2

From: noreply@civicplus.com
To: [Hand, Jeanann; Clerk](#)
Subject: Online Form Submittal: Board Application
Date: Wednesday, October 5, 2022 1:13:38 PM

**** 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	Bryan
Last Name	Belk
Address1	3160 Stratford Lane
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	3528014630
Email Address	taurian101@comcast.net
Provide a brief statement relating to your education, experience and reason for wishing to serve	I have lived in Mt. Dora for about 12 years, originally to help take care of elderly father but fell in love with the city and decided to stay. I am presently the Village Grove HOA Board President and Treasurer going on 4 years. Prior to that I worked with Orange County Health Dept. also during my employment through Orange County I served on the Ryan White Planning Counsel appointed the secretary and served for 2 years. I was also on the planning and funding allocation committees during that time.
Resume or additional attachments (not required)	<i>Field not completed.</i>
Boards on which you	CRA, Planning and Zoning, Historic Preservation Board or any

wish to serve

board that I can be of service to my community.

Upon Completion

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

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

ATTACHMENT #3

From: noreply@civicplus.com
To: [Hand, Jeanann](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Thursday, June 23, 2022 9:59:33 PM

**** 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	Tracy
Last Name	Gerken
Address1	711 Old Eustis Road
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	352-874-7648
Email Address	Tracygerken1@gmail.com
Provide a brief statement relating to your education, experience and reason for wishing to serve	I'm a longtime resident who has had the privilege of serving on the Historic Preservation Board and previously served on the Downtown Beautification Committee. For years I have advocated to preserve our trees and better plan for the future. Too often our city has been quick to cut down or remove a tree without seeking to do all it can to preserve and nurture our existing trees while planning and planting others for future generations to enjoy. We are a Tree City and need to give them more priority in our planning.
Resume or additional attachments (not required)	<i>Field not completed.</i>

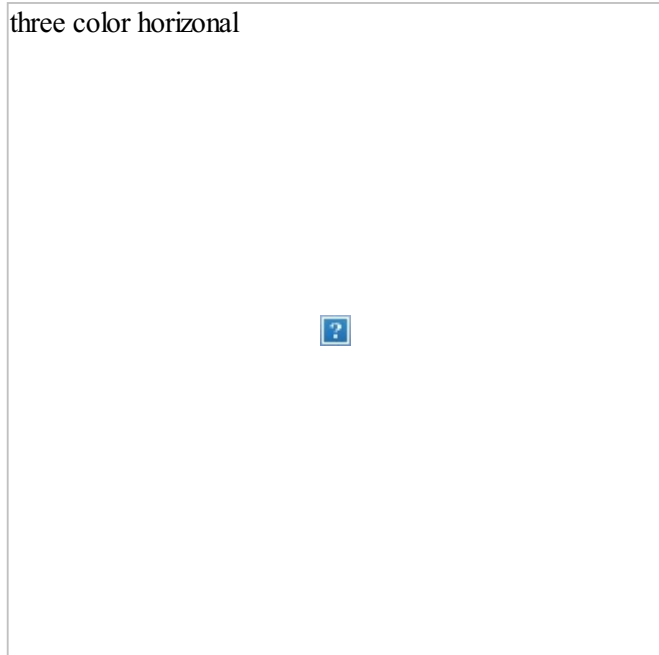
Boards on which you CRA
wish to serve

Upon Completion

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

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ATTACHMENT #4



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*

Jack

Last Name*

Whittaker

Address1*

2228 Dogwood Circle

Address2

City*

Mount Dora

State*

Florida

Zip*

32757

Phone Number*

407-361-9461

Email Address*

j.whittaker20@gmail.com

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

My name is Jack Whittaker, over the last 16 years I have been working as a Parks & Recreation professional for local municipality's in Central and West Florida, to include the City's of Oviedo, Pinellas Park, and St. Cloud. Considering myself a Central Florida native (being raised here since I was 4 years old), I have watch the growth and development of the entire region. Watching the University of Central Florida Knights establish a thriving University, Go Knights! To becoming a graduate of the once meager school, who has since founded a predominant academic institution within our community. When I moved to Mount Dora, I had to discover this "Some Place Special" for myself, with my amazing wife. We have spent the last three years living in this remarkable City, discovering this Special Place, and it only took a matter of time before we became home owners. Learning the beauty and wonder of Mount Dora, I wish to serve this City and its citizens to help conserve the fundamental sound established roots, while guiding and advancing this magnificent City I call home, through the ever changing climate of technology and society.

Resume or additional attachments (not required)

Jack Whittaker Resume.pages

Boards on which you wish to serve*

CRA Historic Preservation Northeast CRA Parks & Recreation Planning and Zonning Public Arts Special Code Chapter Review

Upon Completion

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



ATTACHMENT #5

W.T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074
E-mail: library@cityofmoundora.com

LIBRARY BOARD ROSTER

MEMBER	APPOINTED BY	DATE APPOINTED	TERM EXPIRES
Carolyn Fountain 215 N Grandview Mount Dora, FL 630-452-8839 cconrader@gmail.com	Mayor	January 5, 2021 Reappointed December 7, 2021	December 31, 2023 TBA
Helen M. Cutshaw 346 E. 6 th Ave. Mount Dora, FL 32757 423 838-0266 hcuthaw@aol.com	District 1	December 14, 2017 Reappointed December 7, 2021	December 31, 2023 TBA
Yiris Rivera 3301 Bethpage Loop Mount Dora, FL 32757 352-777-3457 yirisalgel@hotmail.com	District 2	December 7, 2021	December 31, 2023
Ellen August 560 Chautauqua Dr. Mount Dora, FL 32757 734-660-8515 k.august560@comcast.net	District 3	December 15, 2020	December 31, 2022
William Lowery (Co-Chair) 8904 Bridgeport Bay Circle Mount Dora FL, 32757 909-568-1964 wrlowery@gmail.com	District 4	December 7, 2021	December 31, 2023
Catherine Gillespie (Chair) 2861 Mapleton Ln Mount Dora, FL 32757 385-0732 joeandcathyg@comcast.net	At-Large (Even)	March 15, 2016	December 31, 2022
Janet Manchon 2108 Oak Leaf Circle Mount Dora, FL 32757 352-630-8876 janetmanchon@gmail.com	District 5	December 7, 2021	December 31, 2023

The Library Board meets the 2nd Monday of each month at 5pm at the W.T. Bland Public Library

ATTACHMENT #6

From: noreply@civicplus.com
To: [Hand, Jeanann; Clerk](#)
Subject: Online Form Submittal: Board Application
Date: Tuesday, December 6, 2022 8:46:15 PM

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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	Marcia
Last Name	Ford
Address1	847 N McDonald St
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	352-434-9450
Email Address	mtf54@icloud.com
Provide a brief statement relating to your education, experience and reason for wishing to serve	I have a BA in English with teaching certification. For twenty years, I worked for The Wall Street Journal. As a 32 year resident of Mount Dora, I have enjoyed and appreciated the services of the W T Bland library; it is one of the city's best assets. Being on the library board would enable me to help the community and the library.
Resume or additional attachments (not required)	<i>Field not completed.</i>
Boards on which you	Library board

wish to serve

Upon Completion

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

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HISTORIC PRESERVATION BOARD MEMBERSHIP ROSTER 2022

MEMBER	APPOINTED BY	DATE APPOINTED	TERM EXPIRES
Det Joks 8849 Beacon Hill Avenue 352-504-3899 home 305-588-0482 cell jokslaw@aol.com	Mayor	November 6, 2018 Reappointed December 7, 2021	December 31, 2023 TBA
Patricia Huizing 1130 E 9 th Avenue Mount Dora, FL. 32757 201-627-0301 Patti.huizing@gmail.com	District 1	December 7, 2021	December 31, 2023 TBA
Donald Marx 9083 Laurel Ridge Drive 352-729-3948 DonMarxHPB@gmail.com	District 2	April 20, 2021	December 31, 2022
Tracy Gerken 711 Old Eustis Road Mount Dora, FL 32757 352-874-7648 sagtsg@gmail.com	District 3	January 19, 2021	December 31, 2022
Philip Crotwell 823 E. 5 th Avenue 352-308-7796 philip@designsouthhomes.com	District 4	December 17, 2019 Reappointed December 7, 2021	December 31, 2023 TBA
Sharon Nichols 150 S. Clayton Street 407-625-2563 (Cell) shargn8751@embarqmail.com	District 5	August 31, 2017 Reappointed December 7, 2021	December 31, 2023 TBA
Amanda Kelley 1305 Crestview Drive 325-267-7854 amanda@kelleypsfl.com	At-Large 1 (Even)	June 2, 2020	December 31, 2022

*The Historic Preservation Board meets the **last Wednesday of each month at 4:00 p.m.** in the Board Room at City Hall.*

ATTACHMENT #8

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.

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ATTACHMENT #9

From: noreply@civicplus.com
To: [Hand, Jeanann; Clerk](#)
Subject: Online Form Submittal: Board Application
Date: Wednesday, December 14, 2022 1:44:26 PM

**** 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	John
Last Name	Miller
Address1	229 W. 9th Avenue
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	305-340-9694
Email Address	johnrexmiller@gmail.com

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

education: BA Economics, Virginia Tech
Employment History: 42 years property claims experience- Senior Executive General Adjuster - handling large commercial property losses. Extensive knowledge of building construction and repairs
Practical experience: Have restored houses built in 1930, 1896, 1797, and currently completed renovation of Warden residence built in 1915

Mount Dora has a wealth of historical commercial and residential properties. The core historical area needs to be protected from inappropriate construction and renovation. Tourists come to Mount Dora because of its unique historical flavor.

Resume or additional
attachments (not
required)

Field not completed.

Boards on which you
wish to serve

Historical Preservation Board

Upon Completion

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

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Northeast CRA Advisory Committee

MEMBER	APPOINTED BY	DATE APPOINTED	TERM EXPIRES
Rona Rowe 1641 Mountclair Court Mount Dora, FL 32757 (407) 491-0527 Ronarowe1@bellsouth.net	Mayor	December 18, 2018 Reappointed December 7, 2021	December 31, 2023 TBA
Lillie Taylor 704 Pine Ave Mount Dora, FL. 32757 (352) 434-5195 family-connections@hotmail.com	District 1	January 5, 2021 Reappointed December 7, 2021	December 31, 2023 TBA
Lynn Tacher 8031 St. James Way Mount Dora, FL. 32757 (407) 928-1178 tacher@me.com	District 2	November 3, 2020	December 31, 2022
VACANT	District 3		
Stevie Harley 501 East Jackson Avenue Mount Dora, FL 32757 396-7543 (C) 385-4399 (W) stevie_harley@yahoo.com underscore	District 4	February 19, 2019 Reappointed December 7, 2021	December 31, 2023 TBA
Rosalyn Harris 1507 Jefferson Mount Dora, FL. 32757 352-551-3212 rozbharris@gmail.com	District 5	December 07, 2022	December 31, 2023 TBA
Ozell Ward 36303 Barrington Drive Eustis, FL 32736 770-843- 3066 (C) 508-6447 (W) ozell.ward@gmail.com	At-Large 1 (Even)	January 5, 2021	December 31, 2022

The NECRA Advisory Committee meets the 2nd Tuesday of every month at 6:00 p.m. at the Martin Luther King Center.



ATTACHMENT #11

Parks and Recreation
900 N. Baker St.
Mount Dora, FL 32757
352-735-7183
Fax: 352-735-3681

E-mail: parksandrec@cityofmoundora.com

PARKS AND RECREATION ROSTER

MEMBER	APPOINTED BY	DATE APPOINTED	TERM EXPIRES
Amy Fortenberry 2640 Shoemaker Lane Mount Dora, FL 32757 352-516-2772 352-383-0390 amyfortenberry@comcast.net	Mayor	September 6, 2016 Reappointed December 7, 2021	December 31, 2023 TBA
Suzanne Scheck 308 N Tremain Street Mount Dora, FL 32757 516-982-1129 suzanneMScheck@gmail.com	District 1	December 7, 2021	December 31, 2023 TBA
Derrick Campbell 1735 Jefferson Drive Mount Dora, FL 32757 352-455-9024 derrickcampbell17@gmail.com	District 2	December, 2020	December 31, 2022
Kate Barnard 1306 Robie Avenue Mount Dora, FL 32757 706-297-8780 (H) 352-729-6911 (W) bellkate4@gmail.com	District 3	December 15, 2020	December 31, 2022
Mark Woerner 8306 Bridgeport Bay Circle Mount Dora, FL 32757 (954) 868-2896 (H), (352) 720-1063 (C) woernermark@yahoo.com	District 4	January 21, 2020	December 31, 2023
Rick Cooper 2115 Suzanne Drive Mount Dora, FL 32757 352-978-0252 rick@rickcooper.com	At-Large (Even)	December 15, 2020	December 31, 2022
William Larkin 410 N. Tremain Street Mount Dora, FL 32757 352-223-1849 larkinw@live.com larkinw@lake.k12.fl.us	District 5	December 7, 2021	December 31, 2023 TBA
Marsha Blum 1327 Hilltop Drive Mount Dora, FL 32757 (352)409-4983 marshablum@mac.com	Alternate Member District 1	December 15, 2020	December 31, 2021

The Parks & Recreation Board meets the 3rd Monday every month at 5:30pm in the City Hall Boardroom.

ATTACHMENT #12

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*

MARSHA

Last Name*

BLUM

Address1*

1327 Hilltop Drive

Address2

City*

MOUNT DORA

State*

FL

Zip*

32757

Phone Number*

352 409 4983

Email Address*

MARSHABLUM@MAC.COM

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

I was a Physical Education Teacher in New Jersey for 35 years. Mount Dora has been my home for 21 years and I just completed a term on The Parks and Recreation Advisory Board as an alternate. I have been a regular member of This Board in the past and have served as Chairperson. I enjoy serving on This Board and hope to become a regular member again. Serving makes me feel connected to The community.

Resume or additional attachments (not required)

[Choose File](#) no file selected

Boards on which you wish to serve*

PARKS and Recreation Advisory Board

Upon Completion

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

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Email address

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Submit

Submit and Print

* indicates a required field

ATTACHMENT #13

From: noreply@civicplus.com
To: [Hand, Jeanann](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Tuesday, May 31, 2022 9:49:23 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	Lizi
Last Name	Bourassa
Address1	1161 Little John Ct
Address2	<i>Field not completed.</i>
City	Mt Dora
State	FL
Zip	32757
Phone Number	14077580845
Email Address	ebourassa@ft.newyorklife.com
Provide a brief statement relating to your education, experience and reason for wishing to serve	Central Floridian for 20+ years and happy to be a new resident in Mount Dora. Proud UCF Knight with Bachelor of Science in Biology. Current student at The American College of Financial Services. Passionate about financial wellness advocacy and education, making a positive environmental impact, and empowering women and low-wealth citizens to take action in their communities. Cat and plant mom. Resume attached.
Resume or additional attachments (not required)	Resume 05.31.2022.pdf
Boards on which you wish to serve	Parks & Rec, Tree Committee, Northeast CRA, CRA Advisory Committee, Planning & Zoning (?) - would like more information on each to determine interest level but am excited to serve my community in some capacity.

Elizabeth “Lizi” Bourassa

1161 Little John Court Mt. Dora, FL 32757 • 407.758.0845 • ebourassa@ft.newyorklife.com • www.linkedin.com/in/lizibourassa

Financial Services Professional devoted to helping individuals, families, and business owners develop financial security and peace of mind. Excited to continue achieving goals in a challenging, community-driven field.

PROFESSIONAL EXPERIENCE

NYLIFE Securities LLC

Financial Services Professional

August 2020 - Present

Registered Representative offering securities products and services through NYLIFE Securities LLC, Member FINRA/SIPC, A Licensed Insurance Agency.

New York Life Insurance Company

Agent

December 2019 - Present

Agent licensed to sell insurance through New York Life Insurance Company.

Cohen Law Group

Client Service Representative & Marketing Associate

February 2016 - December 2019

Responsible for Personal Injury marketing; supervising over 4,000 legal intakes; social and digital media management of content creation, client video testimonials, and blog; managing events such as an annual XL106.7 Baby DJ Fundraiser and Hurricane Michael Recovery Events; support for engagement with nonprofits such as The Leukemia & Lymphoma Society and OneBlood.

Organize Now & Florida Institute for Reform and Empowerment (FIRE)

Community & Online Organizer

June 2014 - January 2016

Responsible for organizing in marginalized communities by building relationships with and developing community leaders; membership recruitment; event, committee, and coalition coordination and management; call-to-action emails, press outreach, and website design; and social media management. Events include the Black Futures Art Show and FIRE’s Know Your Rights Series.

Florida Hospital’s Community Impact and Volunteer Services Department

AmeriCorps Public Ally: Partnership Development and Volunteer Coordinator

July 2013 - June 2014

Responsible for connecting residents to local resources; volunteer and event coordination; and participating in Public Allies curriculum such as Leadership Training, Service Days, Team Service Projects, and mentorship of a youth in transitional housing.

Eternal Tap

Marketing Manager

December 2012 - June 2013

Responsible for marketing and managing events such as The Yappy Hour Fundraiser benefiting Harbor House of Central Florida.

Grassroots Campaigns, Inc.

Field Manager & Recruiter

July 2012 - March 2013

Responsible for managing political and fundraising field campaigns; employee training; and mapping targeted canvassing sites.

EDUCATION

The American College of Financial Services - *Financial Services Certified Professional*

December 2021 - Present

University of Central Florida - *Gender Studies Certification*, Women’s Studies Department

August 2014 - December 2015

University of Central Florida - *Bachelor of Science in Biology*

August 2004 - December 2008

LICENSES, MEMBERSHIPS, & CERTIFICATIONS

● FINRA Series 63 License	2021
● FINRA Series 6 License	2020
● BNI Vice President Leadership Member of Power Moves Chapter	2020
● Florida Long-Term Care Insurance Certification	2020
● 2-15: Life, Health, & Annuities License	2019
● Board Member: <i>American Civil Liberties Union Chapter of Central Florida</i>	2015
● Certificate in Volunteer Management: Rollins College Philanthropy & Nonprofit Leadership Center	2014

ATTACHMENT #14

From: noreply@civicplus.com
To: [Hand, Jeanann](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Tuesday, July 12, 2022 10:17:49 PM

**** 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	Karla
Last Name	Rainer
Address1	2407 Sabastian Street
Address2	<i>Field not completed.</i>
City	Mount dora
State	FL
Zip	32757
Phone Number	4077758889
Email Address	bnkrainer@gmail.com

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

My background is in business administration and human resources. I have my BA in Business Administration and have been working in customer service roles in one way or another since I was 16. I wish to serve on a board because of how much I love Mount Dora and just enjoy working with others. I have a passion to help others and want to get started with being more involved. I have lived here since 2015 and have loved the city more and more. I am a mother raising two girls and i could not think of a better place for them to grow up.

Resume or additional attachments (not required)

[K. Rainer_Resume 2022.docx](#)

Boards on which you
wish to serve

Parks and Rec, or Historic Preservation, or any that can could
use me.

Upon Completion

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

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

Karla Rainer

2407 Sabastian Street Mount Dora, FL
(407) 775-8889
serpakarla@yahoo.com

EDUCATION:

Bachelor of Arts in Business Administration, 2015
Keiser University, Orlando, FL
Society of Human Resource Management Learning System
13 Week Educational Course, 2019

PROFESSIONAL EXPERIENCE:

Director of Human Resources, ABC Bus Companies, Inc

Promoted from Manager of Human Resources in May 2022

Winter Garden, Florida May 2019 – Present

- Responsible for all HR and Payroll functions across the company (400 employees, 7 locations)
- Supervisor of 1 Payroll Specialist and 2 HR Generalist
- Complete compliance reporting with multiple states for Federal and state law company wide
- Responsible for all employee communication
- Administer open enrollment yearly
- OSHA 300 reporting
- 401k Trustee
- Employee Relations liaison including investigations and interpersonal conflicts
- Partner with Legal on policy and employee relations concerns
- Management of FMLA, STD, LTD, and other employee benefits

Human Resource Generalist, ABC Bus Companies, Inc

Winter Garden, Florida July 2018 – May 2019

- Onboarding, E-verify, New Hire Orientation, and maintain all employee records in Oracle/JD Edwards
- Coordinate drug and alcohol pre screenings for new candidates and quarterly random screenings company wide
- Employee Relations
- Administer of all DOT compliance for company drivers
- Internal recruiting for all nine company locations
- Report Workers Comp injuries as necessary
- Administer for GO1 learning management system and ongoing KPA compliance trainings
- Benefits administration company wide

Human Resource Generalist, Psychamerica Behavioral Health, LLC.

Maitland, Florida February 2016 – July 2018

- Organize, prioritize and process incoming Human Resources, personnel documentation, and employment changes.
- Employee Relations
- Coordinate recruitment, new hire processing and onboarding, and lead all new hire orientations efficiently to meet the needs of the agency

- Maintain employee information in all applicable electronic systems
- Administrator for healthcare and other benefit providers
- Prepare and process payroll in ADP
- Report Worker's Comp injuries and claims as necessary

Office Manager, Psychamerica Behavioral Health, LLC.

Maitland, Florida April 2014 — February 2016

- Supervisor of referrals and referral coordinators overseeing all office operations
- Expense tracking and supply ordering for all departments
- Human resource assistant
- Process patient's benefits eligibility on a monthly basis
- Coordinated with referral sources and other agencies to establish community connections
- Oversee psychiatric department; scheduling appointments, and processing new patient paperwork
- Review patient records and handled all records request

Customer Service Representative, Sunbelt Medical Supply & Oxygen

Orlando, Florida June 2013 – February 2014

- High-volume order processing & tracking
- Scheduling delivery of medical equipment to client homes and local hospitals
- Filter through patient phone call order requests
- Monthly tracking of patient records and orders
- Process monthly billing paperwork for insurance reimbursements

ADDITIONAL SKILLS:

Proficient in ADP
 Proficient in Paycor
 Proficient in Oracle/JD Edwards
 Proficient in DSI/TimeTrac
 Proficient in Microsoft Office Software
 Experienced in SABA and Go1 Learning Management systems
 Experience in KPA Vera Suite
 Excellent Customer Service Skills



**CITY OF
MOUNT
DORA**

PLANNING AND DEVELOPMENT

PLANNING & ZONING COMMISSION ROSTER

MEMBERS	APPOINTED BY	DATE APPOINTED	TERM EXPIRES
Kris Haukoos 925 Northside Dr. Mount Dora, FL 32757 352-552-4908 KrisHaukoosMTD@gmail.com	Mayor <i>C. Stile</i>	December 7, 2021	December 31, 2023
James Homich 621 E. 5 th Ave. Mount Dora, FL 32757 352-383-3031 JHomich@comcast.net	District 1 <i>J. Cataldo</i>	December 7, 2021	December 31, 2023
Barbara C. Tietmeyer 5007 Greenbriar Trail Mount Dora, FL 32757 cowherdlaw@gmail.com	District 2 <i>C. Rolfson</i>	November 1, 2022	December 31, 2022
Catherine Hoechst 601 McDonald Street Unit 405 Mount Dora, FL 32757 352-516-7749 cathyhoechst@gmail.com	District 3 <i>A. Guenther</i>	August 3, 2022	December 31, 2022
Harmon Massey 215 Lake Margaret Circle #101 Mount Dora, FL 32757-9789 850-291-2198 Harmon.massey52@gmail.com	District 4 <i>M. Crail</i>	December 7, 2021	December 31, 2023
Tom Dring 908 N. Tremain St. Mount Dora, FL 32757 832-341-9101 TDri@eml.cc	District 5 <i>N. Walker</i>	December 7, 2021	December 31, 2023
Miles Beach 325 West 11th Ave. Mount Dora, FL 32757 407-432-4101 Mbeachmtdora@gmail.com	At-Large <i>D. Bryant</i>	December 21, 2021	December 31, 2022

The Planning & Zoning Commission meets the third Wednesday of each month at 10:00 a.m. in the City Hall Board Room

ATTACHMENT #16
APPLICATION TO SERVE AS A BOARD OR COMMITTEE MEMBER
FOR THE
CITY OF MOUNT DORA

Please complete all of the data fields listed below. Each applicant is advised that a very thorough criminal background investigation will be conducted through the Florida Department of Law Enforcement.

Applicant is subject to Florida Sunshine Laws
Immediately Upon Appointment to a Board or Committee

Planning
and Zoning
Board

1. Name: Beach	Miles	Lee
(last)	(first)	(middle)

2. Sex: Male	3. DOB: 09/29/1961
--------------	--------------------

4. Home Address: 325 West 11th Avenue, Mount Dora, FL 32757
(street, city, state and zip code)

5. Mailing Address: Same

6. Primary phone no. 407-432-4101	7. Secondary phone no. none
-----------------------------------	-----------------------------

8. Social Security Number: (For the Purpose of Background investigation)	N/A
---	-----

9. Email: mbeach01@icloud.com

10. Provide a brief statement relating to your education, experience and reason for wishing to serve. (You may attach a resume.)

I am an architect with a practice in Maitland, MILES architecture group. My wife and I moved to Mount Dora a year ago and I would like to get more connected to our new community as well as serve that community. I believe my 35+ years of experience as an architect would be of value in service on the Planning and Zoning Commission of Mt Dora.
Please find attached my attached company resume.

11. Boards on which you wish to serve: _____ Planning and Zoning Commission _____
--

Please return this form to the Office of the City Manager, 510 Baker Street, Mount Dora, FL 32757
PH: 735-7126 for additional information.
brdapp (4/2/02)

miles i. beach, aia, m. arch., ncarb, leed® ap bd&c
president

mbeach@MILESarch.com



Education:

Master of Architecture, 2012, *Summa Cum Laude*
NewSchool of Architecture + Design, San Diego, CA
Bachelor of Science in Architectural Studies, 1985,
University of Nebraska, Lincoln, NE

Licenses/Certifications:

Architect:	Arizona 24631	Mississippi 4914
	South Carolina 8122	Michigan 1301060037
	North Carolina 11608	Illinois 1.022051
	Maryland 16068	Ohio 1315805
	Connecticut ARI.0012089	Arkansas 8575
	Louisiana 7591	Georgia RA013570
	Missouri A-2102010026	Texas 23306
	Florida AR96271	Massachusetts 31731
	Virginia 401016137	Colorado ARC.00403453
	Tennessee 105597	Nevada 7467

NCARB Certification 66406
LEED® Accredited Professional BD+C

Professional and Community Affiliations:

American Institute of Architects
American Resort Developers Association
National Council of Architectural Licensing Boards
United States Green Building Council

With over 35 years of experience and as a licensed architect, Miles Beach specializes in architectural and interior design for hospitality & resort projects as well as other commercial projects. His portfolio includes full scale timeshare resorts, hotel and restaurant renovations, commercial office buildings, multi-family, and room renovations for several resort properties.

Miles' knowledge and technical expertise in the field of hospitality along with his passion for exceptional client service has provided him opportunities to work with the hospitality industry leaders. Miles holds architectural licenses in several states, is a member of American Institute of Architects and the National Council of Architectural Licensing Boards and is a LEED® Accredited Professional.

Miles earned his Master of Architecture degree from the NewSchool of Architecture + Design in 2012 and graduated *Summa Cum Laude* at the top of his class. He earned a Bachelor of Science in Architectural Studies degree from the University of Nebraska in 1985. He has practiced both the architectural and interior design fields throughout his career. Miles moved to Orlando in 2002 to further pursue his passion for hospitality and resort design in the resort capitol of the world. In his time away from his career he can be found pursuing his other passions, his wife and two sons as well as racing Ironman triathlons.

commitment, trust, performance



ATTACHMENT #17

From: noreply@civicplus.com
To: [Hand, Jeanann; Clerk](#)
Subject: Online Form Submittal: Board Application
Date: Wednesday, December 7, 2022 2:06:07 PM

**** 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	Adrian
Last Name	Coombes
Address1	408 W 9th Avenue
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	7047562574
Email Address	Sebmooc1956@gmail.com
Provide a brief statement relating to your education, experience and reason for wishing to serve	After serving with the UK Military, I held various positions in sales, marketing and general management during a 40+ year post military career. I have a broad experience in problem solving, project and people management, which I believe provides me we a solid skillset to help serve the citizens of Mount Dora. I have recently been asked by Councilor Dennis Dawson to serve on the Planning & Zoning commission
Resume or additional attachments (not required)	<i>Field not completed.</i>
Boards on which you wish to serve	Planning and Zoning Commission

Upon Completion

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

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



CITY OF
MOUNT
DORA

Volunteer Application

Please return to Human Resources 510 N Baker St. upon completion.

Name: TIETMEYER BARBARA COWHERD
 Last First Middle
 Address: 5007 GREENBRIAR TEL MOUNT DORA FL 32757
 Street City State Zip Code
 Telephone Number: 407 493-9597 Email Address: COWHERDLAW@GMAIL.COM

Are you at least 16 years of age?

Yes ☒ No ☐

What is your education level?

High school (currently a student) ☐ High school Diploma ☐ Bachelor's Degree ☐ Other ☒ J.D.

Have you ever been convicted of a crime or been a defendant in a civil action for an intentional tort?

Yes ☐ No ☒

If yes, please explain

Have you ever been employed by the City of Mount Dora?

Yes ☐ No ☒

If yes, please indicate date(s) of employment, department/division, positions and reason for leaving.

Please indicate your primary volunteer area of interest:

☐ Library ☐ Parks ☐ Recreation ☐ Special Events ☒ Other (P+Z)

We appreciate your interest in volunteering for the City of Mount Dora.

You will find our City offices and departments to be pleasant, rewarding places in which to spend your volunteer time. As follow-up to this application, you may be required to attend an in-person or telephone interview, and by providing your signature below, give the City of Mount Dora authority to conduct a background check.

I authorize any person, school, current employer (except as expressly noted), past employer(s), and organizations named in this application form or other documentation, to provide the City with relevant information and opinion, personal or otherwise, that may be useful in making a decision regarding my volunteerism. I release all parties from all liability for any damage that may result from furnishing information and opinion to you.

In consideration of allowing me to volunteer, I agree to obey the rules and standards of conduct for the City of Mount Dora. I understand that nothing contained in this application or in the potential interview process is intended to create a contract between the City and myself for either employment or for the providing of any benefits. I agree that my volunteer activities may be terminated at any time, for any reason, at the option of myself or the City. This constitutes my entire agreement with the City of Mount Dora with regard to the length of my volunteer activities.

Public Relations Policy

A. The City's volunteers shall at all times be courteous, friendly, and helpful to all persons seeking help or information.

B. As information concerning subjects under discussion by the City Council is unreliable unless confirmed by the Mayor or designee, premature discussion of such subjects may cause misunderstanding and confusion. Therefore, volunteers shall courteously decline to reveal or discuss subject matter yet to be confirmed, and should refer interested persons to the proper department head, City Manager or the Mayor.

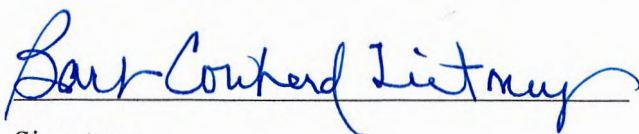
C. No volunteer shall publish a news release or represent the position of the City to the news media unless authorized to do so by the Mayor or the Mayor's designee.

Dress and Appearance

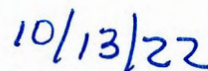
Volunteers' assigned duties dealing with the public should be properly groomed and wear neat attire that is appropriate for their designated environment.

By signing below, I authorize and release the City of Mount Dora to perform a thorough background investigation which may include: Checking Criminal History, Social Security Validation, Driving Record, Drivers License Validation, DCF background check and other background check deemed necessary.

The City of Mount Dora may collect your Social Security Number for the following purposes: Classification of Accounts; Identification and Verification; Credit Worthiness; Billing and Payments; Data collection; Reconciliation; Tracking; Benefit Processing; Tax Reporting and Background Checks. Social Security numbers are also used as a unique numeric Identifier and may be used for search purposes.



Signature



Date

BARBARA M. COWHERD TIETMEYER

5007 Greenbriar Trl.
Mount Dora, FL

e-mail: cowherdlaw@gmail.com
Cell: (407)493-9597

Professional Experience:

Member Florida Bar April 2001 - Bar No. 0469203

Admitted U.S. District Court, Middle District of Florida - August 2001

Cowherd Law Firm, P.L. – Owner - August 2012 – September 2022

Estate Planning, including all documents necessary to effectuate long term estate planning needs: Wills, Trusts, Durable Powers of Attorney, Health Care Power of Attorney, Designation of Health Care Surrogate, Living Will and Designation of Preneed Guardian. Probate for families and for civil litigation needs. Civil Litigation: representing individuals, as well as business and professional issues, representation of lenders in mortgage foreclosures, including discovery, depositions, and trials

Groelle & Salmon, P.A. – Associate, September 2016 – September 2017

Tampa, FL

Complex commercial litigation involving defense of first party claims, and third party liability claims, including personal injury and wrongful death claims, sexual tort claims against churches and charitable organizations, construction defect claims: responsible for all aspects of defense of claim, including analysis of liability, defense strategy, preparation of litigation budget, preparation of responses to pleadings and third party complaints, investigation, depositions, settlement negotiations, research, prepare and argue motions for summary judgment, memoranda and responses thereto, discovery and responses thereto, and attend hearings on various other written motions, mediation, preparation of evidence, witnesses and jury instructions for trial.

Allen Dell, P.A. – Associate Attorney, January 2011 – July 2012

Tampa, FL

Complex commercial litigation involving multi-year prosecution of federal claim for defective design and construction of 15.5 billion gallon reservoir, including review and analysis of millions of pages of documents; e-discovery, research, and preparation of pre-trial motions involving motions for summary judgment, disqualification of experts, exclusion of evidence, striking affirmative defenses, change of venue, as well as preparation of demonstrative and evidentiary exhibits for trial

Butler Pappas Weihmuller Katz & Craig - Associate, August 2007 – December 2010

Tampa, FL

Complex litigation involving defense of liability claims, including personal injury and wrongful death claims, sexual tort claims against churches and charitable organizations, products liability claims, and nursing homes: responsible for all aspects of defense of claim, including analysis of liability, defense strategy, preparation of litigation budget, preparation of responses to pleadings, investigation, depositions, settlement negotiations, research, prepare and argue motions for summary judgment, memoranda and responses thereto, discovery and responses thereto, and attend hearings on various other written motions, mediation, preparation of evidence, witnesses and jury instructions for trial, as well as appellate briefs.

Bailey & Myers P.A. - Associate Attorney, April 2001 - July 2007

Maitland, FL

Represented plaintiffs in complex personal injury and wrongful death actions, sexual tort claims, and insurance coverage disputes: responsible for investigation, settlement negotiations, research, drafting pleadings, motions, memoranda and responses thereto, discovery and responses thereto, and attending hearings on various motions, preparation of evidence, witnesses and jury instructions for trial, responsible for mediations and participated in trials. Practice also included estate planning, probate and guardianship proceedings and litigation.

Education:**Stetson University College of Law**Juris Doctor, *Cum Laude*Gulfport, FL
December 2000**Moot Court**

Brief Editor - Best Brief for Appellant, National Environmental Law Competition 2000

Brief published in *Pace Environmental Law Review*, Summer 2001

Florida Bar Foundation Public Service Fellow 1998 - 2000

Second DCA Intern to The Honorable Chris W. Altenbernd, Sept.-Dec. 2000

Federal Judicial Intern U.S. Magistrate Judge Mark. A. Pizzo, June-Aug. 1999

Book Award for excellence in Civil Procedure

Dean's Fellow, Teaching Fellow, Tutor - Civil Procedure

Dean's Award (Awarded by Dean for academic success/contribution to Stetson community)

University of Central Florida

Bachelor of Arts, Legal Studies; Minor in Business Administration

Orlando, FL
May 1998**Memberships:**

Hillsborough County Bar Association

Member 2007 - present

Orange County Bar Association

Affiliate Member 1995-1997

Member 2001 - 2007, 2014

Academy of Florida Trial Lawyers

Paralegal Member 1995 - 1997

Member 2001-2007

ATLA - Member 2001- 2007

ABA - Member 2001-2007

Florida Bar - Member 2001 - present

Middle District of Florida - Member 2001 - present

National Association of Elder Law

Attorneys - Member 2005 - 2007

Association of Florida Elder Law

Attorneys - Member 2005 - 2007

Central Florida Association of

Women Lawyers - Member 2001-2006

Stetson Lawyers Association Advisory Council

Member 2005 - 2013

Vice President, 2009-10

President, 2010-11

Community Service:

Ombudsman, Long-Term Care Ombudsman Council - 1999-2000

Central Care Mission, Inc. (Board of Directors) - 2002 - 2010

Taste of Compassion (Executive Board) - 2003 - 2010

Orange County Bar Association Award of Excellence - 2006

Center Pointe Community Church of the Nazarene - Board of
Directors - 2007

Calvary Lutheran Church Mission Team 2013-2014, 2015-2021

Other Activities:

Adjunct Professor (Paralegal Studies) Valencia Community College - 2003 - 2005

Orange County Bar Legal Aid Society 2006 New Lawyer Award for participation in The Homeless Advocacy
Project and Guardian ad Litem programs

Member of ABA Recertification Self-Study Committee at Stetson University College of Law - 2008 - 2009.

Recipient of 2008 Outstanding Alumni Representative Award presented by Stetson University College of Law

Recipient of 2011 President's Award for Outstanding Leadership as President of Stetson Lawyers Association



PUBLIC ARTS COMMISSION ROSTER

MEMBER	APPOINTED BY	DATE APPOINTED	TERM EXPIRES
Harlow Middleton 3248 Spicer Avenue (as of 12.17.19) Grand Island, FL 32735 352-516-4903 harlowm Middletonlaw@gmail.com	Mayor	December 7, 2021	December 31, 2023 TBA
John Wesner 1444 E. 5 th Avenue Mount Dora, FL 32757 954-540-1812 knoxlanding@ymail.com	District 1	December 7, 2021	December 31, 2023 TBA
Thomas Decker 1622 Normandy Drive Mount Dora, FL 32757 352-617-4405 Tdragonflyartworks@gmail.com	District 2	December 7, 2021	December 31, 2023
Susan Grogan 1960 Edgewater Drive Mount Dora, FL 32757 513-205-4721 artbysusang@gmail.com	District 3	June 20, 2017	December 31, 2022
Maryann McNamara 2420 Bar Harbor Bay Mount Dora, FL 32757 352-589-5685 mac4paint@outlook.com	District 4	December 7, 2021	December 31, 2023 TBA
Vacant	At-Large (Even)		December 31, 2022
Keashawn "Kay" Volmar 420 N. Clayton Street Mount Dora, FL 32757 516-503-4033 Kvolmar97@gmail.com	District 5	December 7, 2021	December 31, 2023 TBA



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

DATE: December 20, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Amendment 1 to the Agreement Between the City of Mount Dora and Accurate Power and Technology, Inc.

Introduction:

This is a request for City Council to approve Amendment 1 to the existing Agreement with Accurate Power and Technology, Inc. for providing generator maintenance services for City of Mount Dora generators.

Discussion:

On October 1, 2019, under Resolution No. 2019-156, the City Council approved a generator maintenance service agreement with Accurate Power and Technology, Inc. This agreement was based on a formal solicitation issued for this citywide service under ITB 19-PW-026 "Generator Maintenance Services."

The Agreement was for an initial period of three (3) years, effective October 1, 2019 through October 1, 2022. The Agreement allows for up to two additional one-year extensions, if in the best interest of the City.

The contractor has indicated their willingness to continue providing services under the Agreement. City staff are satisfied with the services provided and feel it is in the best interest of the City to renew the Agreement for another year. Through Amendment 1, staff is requesting to extend this Agreement for the first one-year renewal period from October 1, 2022 through October 1, 2023.

There is an increase in repair and maintenance labor pricing is as follows:

Regular: Monday - Friday 7am - 5pm	Increase of \$5/hr
After Hours/Emergency: Monday - Friday from 5 pm to 7 am	Increase of \$2.50/hr
After Hours/Emergency Weekends: Friday 5pm - Monday 7am	Increase of \$2.50/hr
Holiday (24 hours)	Increase of \$5/hr

Budget Impact:

There is no budget impact at this time. The cost increase of \$1,608 in the annual price for the generator's maintenance is offset by a decrease of \$4,775 from the load banking cost of selected generators in the City.

Strategic Impact:

Minimize malfunctions and ensure continuous citywide generator support for instances of power outage.

Recommendation:

Recommend approval of Amendment 1 to the Agreement between the City of Mount Dora and Accurate Power and Technology for Generator Maintenance Services.

Attachment(s):

1. Amendment 1.Accurate Power.SGS

Prepared by: douglasm douglasm, Purchasing Manager

Reviewed by: Ethan Hand,
GEORGE MAREK, Interim Public Works Director
Aneta Barton, Budget Director
Sherry Sutphen, City Attorney
Jeanann Hand, City Clerk
Patrick Comiskey, City Manager

Approved - 12/9/2022

Approved - 12/9/2022

Approved - 12/12/2022

Approved - 12/14/2022

Approved - 12/14/2022

Final Approval - 12/14/2022

**AMENDMENT 1 TO AGREEMENT BETWEEN THE CITY OF MOUNT DORA
AND ACCURATE POWER AND TECHNOLOGY, INC.**

THIS AMENDMENT is entered into by and between the City of Mount Dora, a municipal corporation of the State of Florida, 510 N. Baker Street, Mount Dora, Florida 32757 hereinafter referred to as the "CITY" and Accurate Power and Technology, Inc., 15519 Highway 441, Suite 101A, Eustis FL 32726, hereinafter referred to as the "CONTRACTOR".

WHEREAS, on October 1, 2019, the City adopted Resolution 2019-156, which authorized the Agreement between the CITY and the CONTRACTOR related to ITB-19-PW-026 (Agreement); and

WHEREAS, the Agreement and ITB-19-PW-026, contemplated that the CONTRACTOR would provide generator maintenance services; and

WHEREAS, the parties have determined that it is in their mutual best interest to amend the Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the CITY and the CONTRACTOR agree as follows:

1. Section 2, Term, is hereby amended to extend the Term through October 1, 2023.
2. Section 7, Compensation, Exhibit "B" is hereby deleted in its entirety and replaced with **Exhibit "B-1"** attached hereto. It is the intent of this Amendment 1 that Exhibit "B" be replaced in its entirety by **Exhibit "B-1"** and to the extent of any conflict between **Exhibit "B-1"** and the terms and conditions of this Agreement, the terms and conditions of this Agreement shall prevail.
3. Section 10, Insurance, is hereby amended to include the following:
 - E. *The CONTRACTOR shall name the "City of Mount Dora" as an additional insured, to the extent of the service to be provided under the agreement, on all insurance policies required hereunder with the exception of Workers' Compensation, and provide the CITY with proof of same.*
 - F. *The CONTRACTOR hereby waives for itself and for its insurers and underwriters, all rights which each of them may hold to recover in subrogation, indemnity, contribution or by direct cause of action for any damages, losses and costs of defense for risks against which insurance is provided, whether or not the same is required to be provided. The CONTRACTOR shall obtain consents, endorsements or such other action by insurers and underwriters as may be necessary to establish that the waiver of subrogation, indemnity, contribution and direct cause of action shall not abrogate, limit or otherwise affect any insurance provided by the CONTRACTOR and shall deliver evidence of the same to the CITY*

upon reasonable request.

G. *The CITY shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the CONTRACTOR and/or subcontractor providing such insurance.*

H. *All insurance carriers shall have an AM Best Rating of at least A- and a size of VII or larger. The General Liability and Workers' Compensation policies shall have a waiver of subrogation in favor of the City of Mount Dora. The liability policies shall be Primary/Non-Contributory.*

4. All other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto by their duly authorized representatives, have executed this Amendment 1 effective this ____ day of _____ 2022.

CITY OF MOUNT DORA

**CRISSY STILE, MAYOR of the City
of Mount Dora, Florida**

ATTEST:

Jeanann Hand
City Clerk

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

Sherry G. Sutphen, City Attorney

CONTRACTOR

By: [Signature]

Print: Sonny J. Dukes

Title: President

STATE OF FLORIDA

COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization of Sonny Dukes, as _____, of Accurate Power and Technology, Inc., who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Contractor, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this 6 day of Dec., 2022.



[Signature]
NOTARY PUBLIC, State of Florida

**Exhibit “B-1”
Pricing Schedule**

DESCRIPTION	Monthly Unit Price	Number of Units	Extended Price
1-50 KW	\$ 120.00	19	\$ 27,360.00
51-100 KW	\$ 120.00	13	\$ 18,720.00
101-150 KW	\$ 120.00	11	\$ 15,840.00
151-255 KW	\$ 120.00	5	\$ 7,200.00
256-350 KW	\$	0	\$
351-450 KW	\$ 120.00	1	\$ 1,440.00
451-600 KW	\$	0	\$
601-800 KW	\$ 130.00	3	\$ 4,680.00
801-1000 KW	\$	0	\$
1001-1200 KW	\$	0	\$

Total Annual Cost: \$ 75,240.00

(All generators listed above- serviced once per month for twelve months using regular time labor rate):

The load banking schedule is five (5) generators in the even years and five (5) generators in the odd years.

Description	Unit Price	Number of Units	Total Price
0-100 KW	\$ 250.00	2	\$ 500.00
101-500 KW	\$ 250.00	5	\$ 1,250.00
501-1000 KW	\$ 325.00	3	\$ 975.00

Additional Requested Repair and Maintenance Labor Pricing:

Regular Monday-Friday 7am – 5pm	\$ 95.00 /hr
After Hours/Emergency Monday-Friday from 5pm to 7am	\$ 142.50 /hr
After Hours/Emergency Weekends-Friday 5pm to Monday 7am	\$ 142.50 /hr
Holidays (24 Hours) – see attached list of City Holidays	\$ 190.00 /hr



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

DATE: December 20, 2022

TO: Honorable Mayor and City Council Members

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

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

Introduction:

This revised agreement is from the Florida Department of State, which has awarded the City of Mount Dora a 100% matching grant in the amount of \$50,000 for restoration of the Simpson Farmhouse.

Discussion:

This agreement was approved by the City Council at its October 18, 2022 meeting, but has been modified and requires new approval due to these changes:

1. Further clarification of the elements covered by the grant, which now includes 16 windows, two first floor doors, six 15-light fixed unit doors and one double French door.
2. New Florida Department of State requirement to add the words "repair/restoration" to the following sections (see underlined new wording):
 - Page 1 - Section 1. a) (first paragraph) "Will include repair/restoration/replacement of sixteen (16) windows, two (2) first floor doors, six (6) fixed unit doors, and one (1) double French door ..."
 - Page 1 - Section 1. a) (second paragraph) "All window and/or door repair/restoration/replacements shall be submitted to the Bureau of Historic Preservation for review and approval before any window and/or door replacement work continues."
 - Page 17 - Estimated Project Budget - "Door and Window Repairs/Restorations/Replacements"

For background, 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.

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:

- Repair/restoration/replacement of 16 windows, two first floor doors, 6 fixed unit doors and one pair of French 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.
- Restoration of interior walls and flooring - if budget allows.

Staff is currently reviewing proposals for both restoration and replacement of the windows, stationary fixed door panels and exterior doors and 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 revised 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. FL DOS Grant Award Agreement_ Unsigned 11212022

Prepared by: Cathy Lunday, Library Director

Reviewed by: Cathy Lunday, Library Director

Aneta Barton, Budget Director

Sherry Sutphen, City Attorney

Jeanann Hand, City Clerk

Patrick Comiskey, City Manager

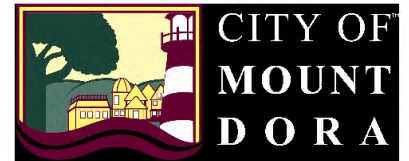
Approved - 11/22/2022

Approved - 12/8/2022

Approved - 12/14/2022

Approved - 12/14/2022

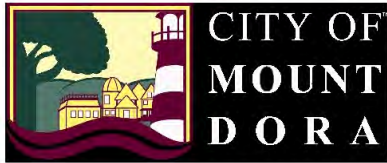
Final Approval - 12/14/2022



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

December 20, 2022 City Council Regular Session Agenda

Page 63 of 249

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
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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

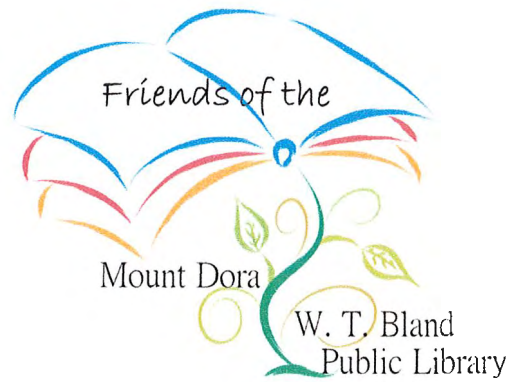
Dear DHR Staff:

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.

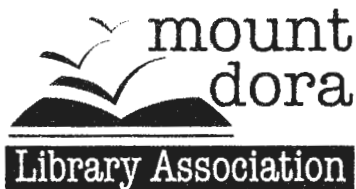
The grant funds will be used for elements such as new windows, flooring, plaster walls, and electrical, all to match the period of the structure. This work is needed to ensure preservation of the structure. The City has continued to make preserving its history a priority, and the proposed project will 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:

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,

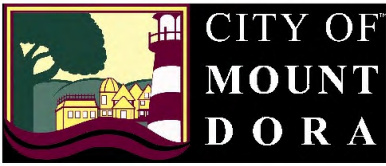
Rob English, Director
Mount Dora Community Trust



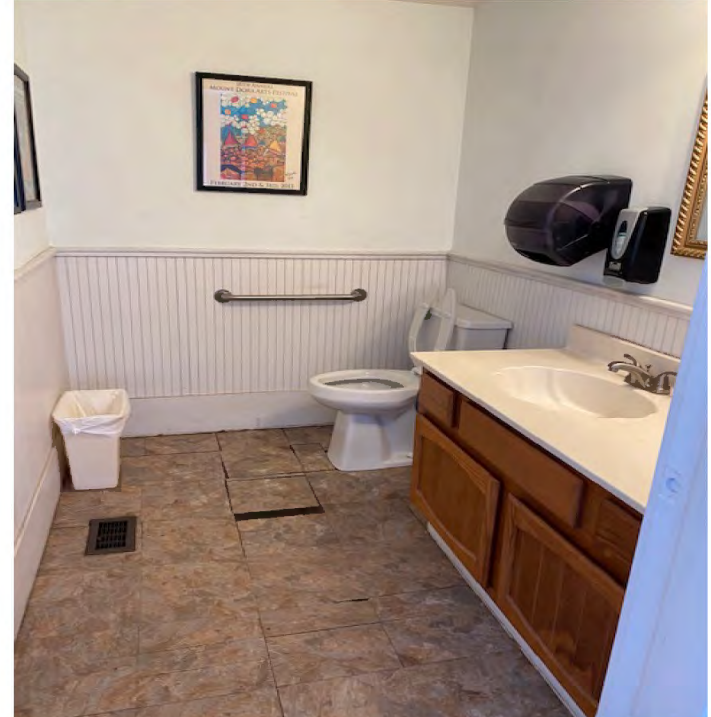
CITY OF
MOUNT
DORA

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)

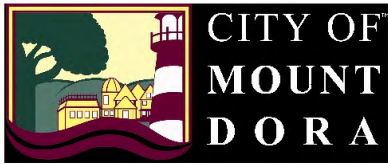
Heritage Antique Club of Lakeland (past president)
Phi Beta Mu (Library Science honor society)
University of South Florida lifetime alumna
Sunshine State Leadership Institute (2016 graduate)

Presentations and Publications

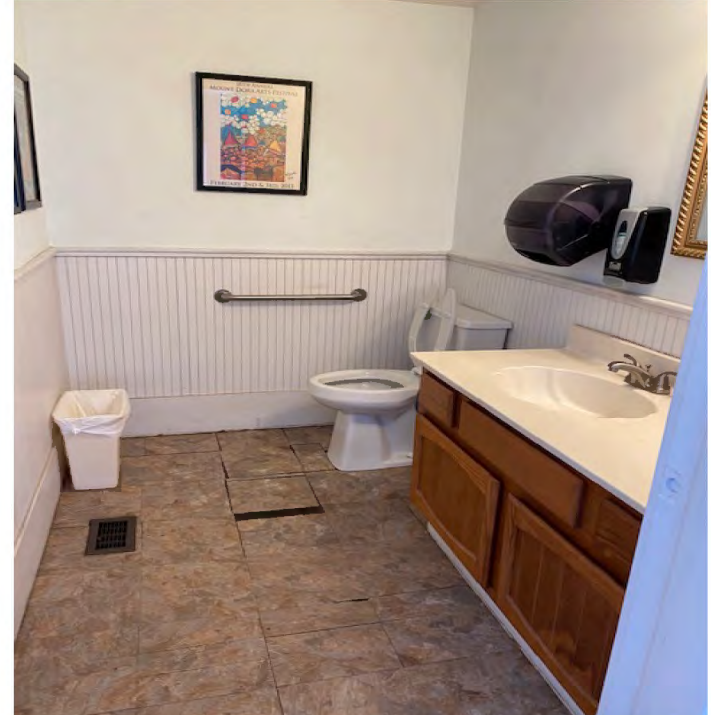
May 2015 - Conference presentation: *Reimagining Instructional Services*. Annual Meeting of the Independent Colleges and Universities of Florida. Lake Wales, Florida. Revealed faculty and student engagement techniques that work, showing a dramatic increase in instruction and resource use during past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

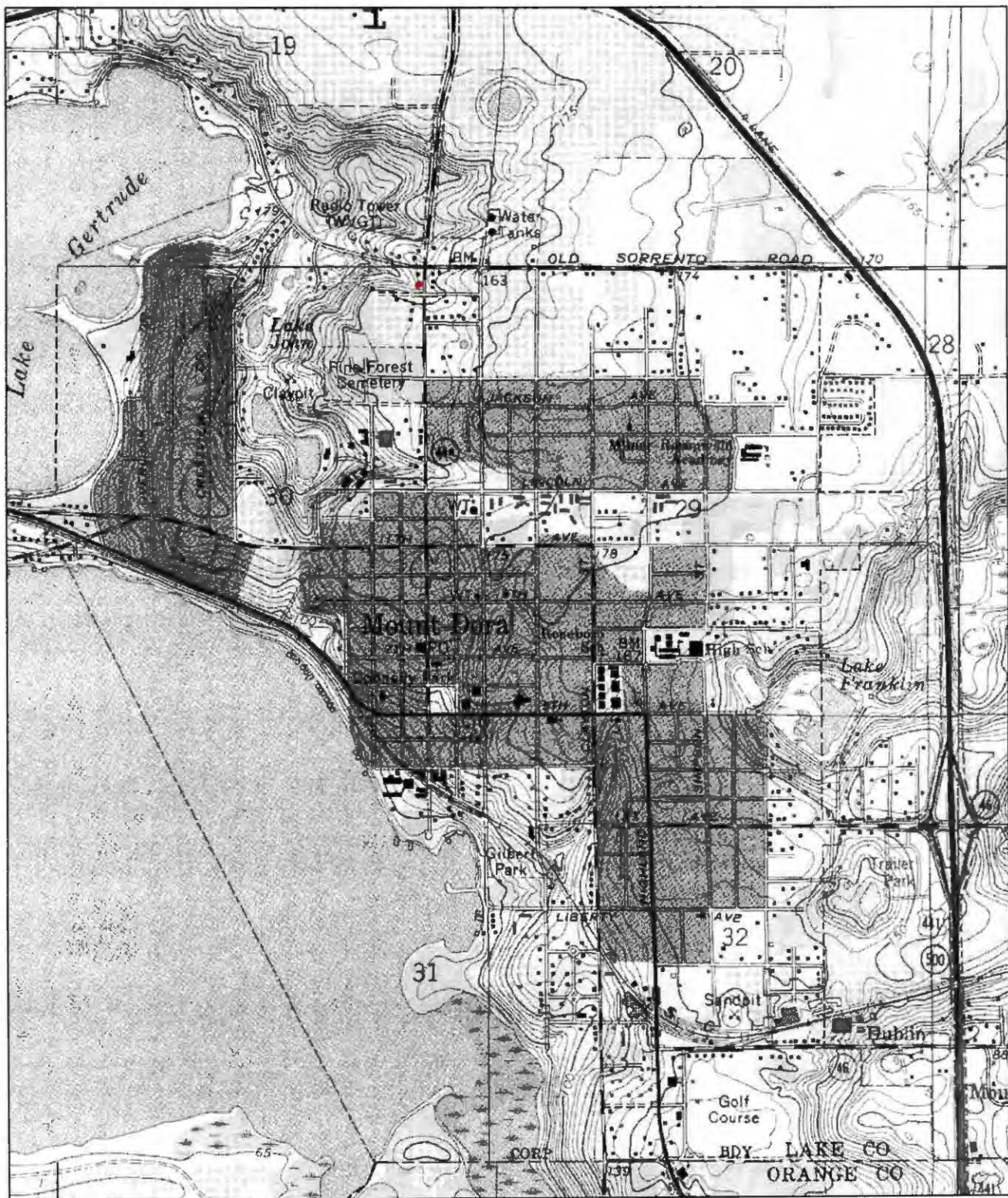
REQUIRED PAPER ATTACHMENTS

- (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

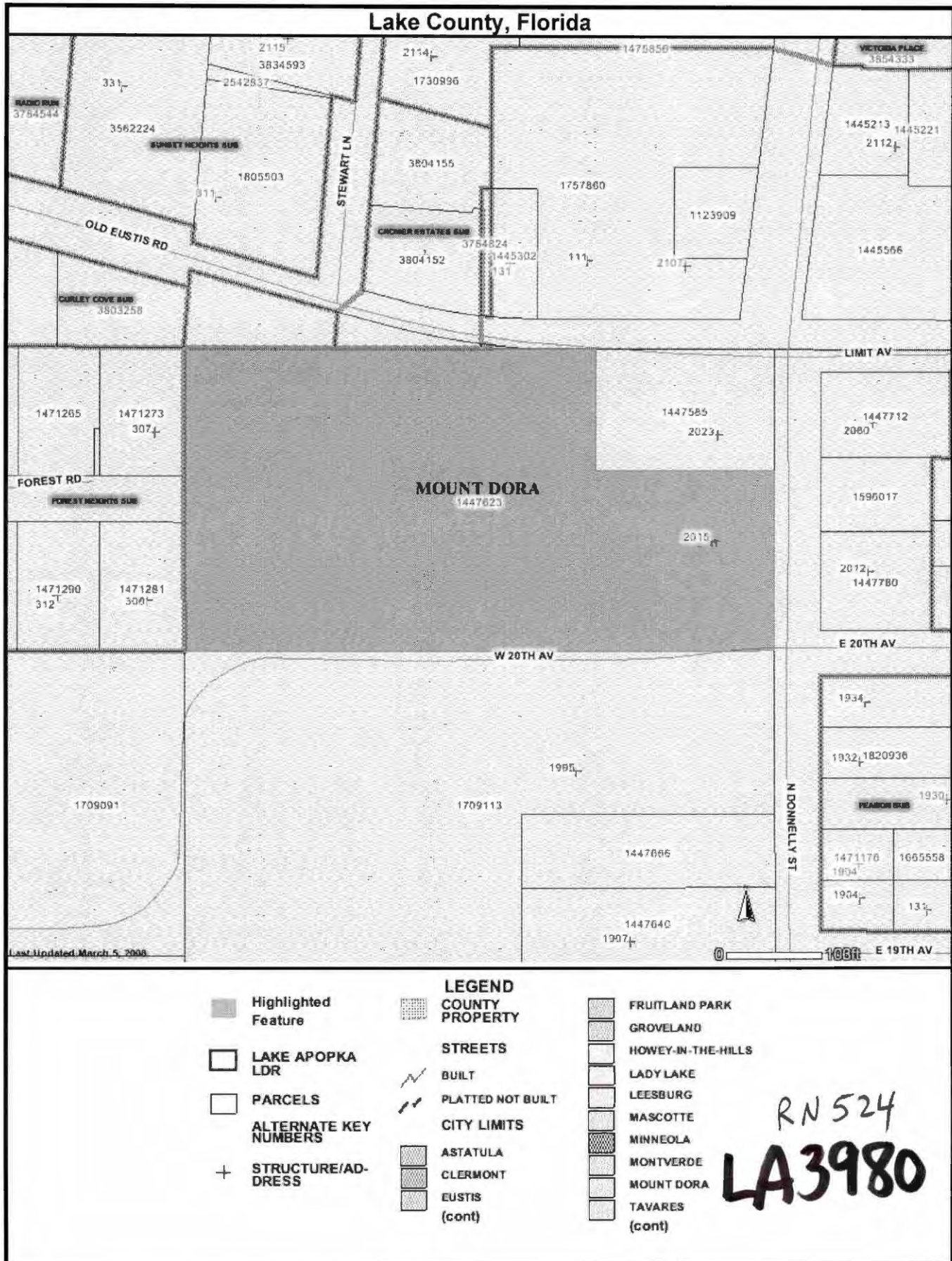
- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;30;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof 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)]:**



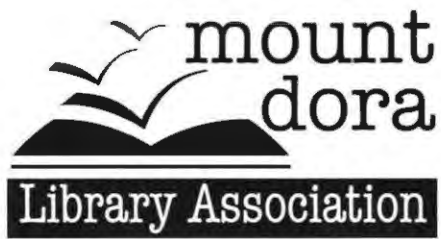
0 0.5 Mi
0 3000 Ft

Map provided by MyTopo.com

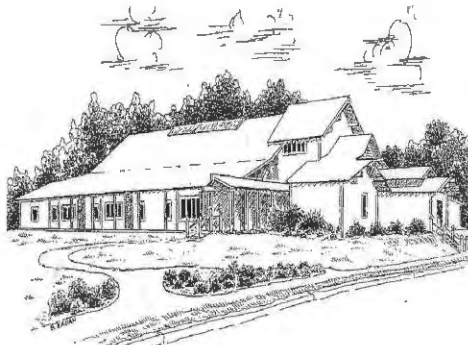
524
LA 3980







CITY OF
MOUNT
DORA



W. T. Bland Public Library

Mount Dora, Florida

December 20, 2022 City Council 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



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 repair/restoration/replacement of sixteen (16) windows, two (2) first floor doors, six (6) fixed unit doors, and 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 repair/restoration/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: Cathy Lunday
Address: 510 N Baker Street Mount Dora Florida 32757
Phone: 352.735.7180
Email: LundayC@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
Architectural / Engineering Services & Permitting Fees	\$2,500	\$2,500	\$0
Interior Wall and Flooring Repairs	\$10,000	\$10,000	\$0
Bathroom Restoration	\$3,000	\$3,000	\$0
Door and Window Repairs/Restorations/Replacements	\$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: December 20, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Adoption of **Resolution 2022-81** Supporting Medical Marijuana Facility Regulation Legislation

Introduction:

This is an opportunity for Council to adopt Resolution No. 2022-81, supporting Medical Marijuana Facility Regulation Legislation.

Discussion:

Since the approval of 2016 Florida legislation allowing for the use of medical marijuana by individuals who have been determined by a licensed Florida physician to suffer with certain debilitating medical conditions, the City of Mount Dora has been made aware of numerous complaints within Lake County, Florida, from residents as to excessive noise and noxious odors emanating from agricultural facilities which have been converted to medical marijuana cultivating and processing plants.

While medical marijuana cultivation, processing, and dispensing facilities undoubtedly serve an important purpose and provide needed medical benefits to persons suffering from certain debilitating conditions, if such facilities are not appropriately regulated, they can pose threats to the safety, security, and wellbeing of the community, particularly to those living in residential neighborhoods in close proximity to such facilities. Current Florida law provides that local governments throughout the state are without authority to enact regulations that would address the negative impacts stemming from the cultivation and processing of medical marijuana, including noise and noxious odors that are emitted during these activities.

The steady stream of citizen complaints has made it clear the noise and odors emanating from medical marijuana facilities in the community are negatively impacting the quality of life in the City of Mount Dora, and elected officials for both Lake County and the City of Mount Dora continue to receive complaints regarding the impact such facilities have on their daily lives. However, because local governments are preempted from regulating the cultivation and processing activities at medical marijuana facilities, local elected officials are unable to

adequately address these complaints.

On November 15, 2022, Lake County adopted Resolution No. 2022-144, which urged the Florida legislature to enact legislation regulating noise and odors from the cultivation and processing of medical marijuana or to allow local governments the ability to enact such regulations. With proposed Resolution No. 2022-81, the City of Mount Dora now requests the Florida Legislature enact appropriate regulations to address excessive noise and noxious odors stemming from the cultivation and processing of medical marijuana, or allow local governments to impose appropriate requirements to ensure the protection and integrity of the local citizenry. Further, it directs the City Manager to include this matter in the City's 2023 Legislative Priorities and to communicate with the City's state lobbyist to advocate for legislative action.

Budget Impact:

There is no budget impact for this item.

Strategic Impact:

In addition to supporting the quality of life of Mount Dora residents, Resolution No. 2022-81 relates to the Economic Development of the City of Mount Dora, maintaining Mount Dora as attractive to development and tourism.

Recommendation:

Council adopt Resolution No. 2022-81, Supporting Medical Marijuana Facility Regulation Legislation.

Attachment(s):

1. Reso No. 2022-81 Medical Marijuana Legislation Resolution.SGS

Prepared by: Jeanann Hand, City Clerk
Reviewed by: Sherry Sutphen, City Attorney
Jeanann Hand, City Clerk
Patrick Comiskey, City Manager

Approved - 12/14/2022
Approved - 12/14/2022
Final Approval - 12/14/2022

RESOLUTION NO. 2022-81

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO MEDICAL MARIJUANA LEGISLATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING SUPPORT FOR LEGISLATIVE CHANGES; PROVIDING FOR LEGISLATIVE PRIORITIES AND LOBBYING EFFORTS; 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; AND PROVIDING DIRECTIONS TO THE CITY CLERK.

WHEREAS, on November 6, 2016, Constitutional Amendment 2, entitled "Use of Marijuana for Debilitating Medical Conditions" (2016 Constitutional Amendment 2) appeared on the ballot in Florida's General Election and passed with 71% of the vote; and

WHEREAS, with the passage of 2016 Constitutional Amendment 2 individuals with debilitating medical conditions, as determined by a licensed Florida physician, are permitted to use marijuana for medical purposes and allows caregivers to assist with patients' medical use of marijuana; and

WHEREAS, in response to 2016 Constitutional Amendment 2, the Florida Legislature revised Florida Statutes, Section 381.986, pertaining to the medical use of marijuana and enacted additional local government preemptions pertaining to the local regulation of medical marijuana cultivation, processing and dispensing; and

WHEREAS, Florida law currently provides that local governments are preempted from regulating the cultivation and processing of medical marijuana; and

WHEREAS, this preemption means that local governments throughout the state of Florida are without authority to enact regulations that would address negative impacts stemming from the cultivation and processing of Medical Marijuana, including noise and noxious odors that are emitted during these industrial-type activities; and

WHEREAS, despite any benefits from Medical Marijuana to persons suffering from certain debilitating conditions, if the cultivation, processing and dispensing facilities are not appropriately regulated, they can pose a threat to the safety, security and wellbeing of the community, particularly to those living in residential neighborhoods in close proximity to such facilities; and

WHEREAS, although Florida Statutes, Section 381.986(11), purports to allow local governments to enforce the provisions of the Florida Building Code and Florida Fire Prevention Code related to Medical Marijuana cultivation, processing and dispensing facilities, Florida

Statutes, Section 604.50, exempts nonresidential farm buildings from the provisions of the Florida Building Code and Medical Marijuana cultivating and processing facilities are generally considered non-residential farm buildings, thereby further preempting local governments from regulating such structures; and

WHEREAS, neither the Florida Building Code nor the Florida Fire Prevention Code address excessive noise or noxious odor issues; and

WHEREAS, since the approval of 2016 Constitutional Amendment 2, and the adoption of the amendments to Florida Statutes, Section 381.986, the City of Mount Dora has been made aware of numerous complaints within Lake County, Florida, from residents situated adjacent to Medical Marijuana cultivating and processing facilities, as to excessive noise and noxious odors emanating from agricultural facilities which have been converted to Medical Marijuana cultivating and processing plants; and

WHEREAS, one of the many Medical Marijuana facilities located in Lake County, Florida has a school bus stop located directly across CR 44A from the facility, forcibly exposing the school aged children to the excessive noise and noxious odors emanating from this facility; and

WHEREAS, the excessive noise and noxious odors emanating from these Medical Marijuana facilities clearly negatively impact the quality of life for adjacent residents, causing breathing difficulties and an inability to enjoy the outdoor areas of their homesteads; and

WHEREAS, because local governments are preempted from regulating the cultivating and processing activities at Medical Marijuana facilities, they are unable to appropriately address the quality of life issues, impacting their citizens, which are related to such facilities; and

WHEREAS, the Florida Legislature should either enact appropriate regulations to address excessive noise and noxious odors stemming from the cultivation and processing of Medical Marijuana, or allow local governments to impose appropriate requirements to ensure the protection and integrity of the local citizenry.

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. Support for Legislative Changes. The City of Mount Dora hereby urges the Florida Legislature to enact legislation amending the general laws of Florida to address the noise and odor issues stemming from Medical Marijuana cultivation and processing facilities or permit local governments to enact reasonable regulations to address local excessive noise and noxious odor concerns related to such facilities, as these concerns are negatively impacting the quality of life of the residents of Florida, whose rights are no less important than those of the Medical Marijuana industry.

SECTION 3. Legislative Priorities and Lobbying Efforts. The City Manager is hereby directed to include this matter in the City's 2023 Legislative Priorities and to communicate with the City's state lobbyist to advocate for legislation described herein.

SECTION 4. Implementation of Administrative Actions. The City Manager is hereby authorized to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. Savings Clause. All prior actions of the City of Mount Dora pertaining to legislation regulating noise and odors associated with Medical Marijuana cultivating and processing facilities, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 6. 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 7. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8. 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 9. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

SECTION 10. Directions to the City Clerk. The City Clerk is hereby directed to transmit certified copies of this Resolution to Florida's Governor, the Florida Senate President, the Speaker of the Florida House of Representatives, the Members of the Lake County Legislative Delegation, the Florida Surgeon General, the Secretary of the Florida Department of Health, and the Chairman of the Lake County Board of County Commissioners.

Signatures on Following Page

PASSED AND ADOPTED this ____ day of _____, 2022.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand
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: December 20, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of **Resolution No. 2022-79**, Adding Monday, July 3, 2023 to the City's Observed Holiday Schedule

Introduction:

This is a request for City Council to approved **Resolution No. 2022-79**, Adding Monday, July 3, 2023 to the City's Observed Holiday Schedule.

Discussion:

In 2023, the City of Mount Dora will observe the Independence Day holiday on Tuesday, July 4, 2023. The City hosts its Freedom on the Waterfront event on Monday, July 3, 2023. This is a request for City Council to add Monday, July 3, 2023 to the City's observed holiday schedule and to authorize the closure of City Hall and administrative operations on Monday, July 3, 2023, to allow employees and members of the public to join in the City's celebration of our Nation.

Budget Impact:

N/A

Strategic Impact:

Goal 3, Objective 3.2: Attract and maintain city human resources through competitive compensation and benefits.

Recommendation:

City Council approve Resolution No. 2022-79, Adding Monday, July 3, 2023 to the City's Observed Holiday Schedule.

Attachment(s):

Prepared by: Merry Lovern , Executive Assistant

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

Approved - 12/14/2022
Approved - 12/14/2022
Final Approval - 12/14/2022

RESOLUTION NO. 2022-79

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO JULY 3rd AS AN OFFICIAL PAID HOLIDAY IN 2023; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF JULY 3, 2023 AS AN OFFICIAL PAID HOLIDAY; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING AS SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora has a policy related to the official paid holidays that are recognized each year for all eligible full-time employees; and

WHEREAS, the City recognizes Independence Day as one of its official paid holidays, the observance of which will occur this year on Tuesday, July 4, 2023; and

WHEREAS, the City of Mount Dora will hold its annual Freedom on the Waterfront on Monday, July 3, 2023; and

WHEREAS, the City of Mount Dora has determined that Monday, July 3, 2023, should be included as an official paid holiday for 2023, so employees and members of the public may join in the City's celebration of our Nation.

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

SECTION 1. Legislative Findings and Intent. The City Council of the City of Mount Dora has complied with all requirements and procedures of Florida Law in processing this Resolution.

SECTION 2. Approval of July 3, 2023 as an Official Paid Holiday. Monday, July 3, 2023 is hereby approved as a City of Mount Dora official paid holiday to be included in the City's official holiday schedule for 2023. The City Manager is hereby authorized to close City facilities in observance of the holiday.

SECTION 3. Implementation of Administrative Actions. The City Manager is hereby authorized and directed to take such actions 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 July 3, 2023, as an official paid holiday for 2023, 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.

PASSED AND ADOPTED this 20th day of December, 2022.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand
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: December 20, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Meeting Minutes
• December 5, 2022

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. December 5, 2022 Regular City Council Minutes_DRAFT

Prepared by: Jeanann Hand, City Clerk

Reviewed by: Jeanann Hand, City Clerk

Final Approval - 12/12/2022

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



**December 5, 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 regular session of the Mount Dora City Council at 6:00 P.M. in the Mount Dora City 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
John Cataldo, District 1
Cal Rolfson, District 2
Nate Walker, District 5
Doug Bryant, At Large

Also Present

Patrick C. Comiskey, City Manager
Sherry G. Sutphen, City Attorney
Jeanann Hand, City Clerk

Not Present

Marc Crail, Vice-mayor
Austin Guenther, District 3

ACKNOWLEDGMENT OF CERTIFIED ELECTION RESULTS

***MOTION BY COUNCILMEMBER WALKER TO ACCEPT THE CERTIFIED
ELECTION RESULTS; COUNCILMEMBER ROLFSON SECONDED THE MOTION.
MOTION APPROVED BY A UNANIMOUS VOICE VOTE.***

Mayor Stile directed the City Clerk to administer the Oath of Office to newly-elected District 3 Councilmember Dennis Dawson, and re-elected Councilmembers Cal Rolfson, District 2, and Doug Bryant, At Large.

Ms. Hand administered the Oath of Office to Councilmember Dawson. Ms. Hand administered the Oath of Office to Councilmember Rolfson. Ms. Hand administered the Oath of Office to Councilmember Bryant.

ROLL CALL WITH NEWLY ELECTED CITY COUNCIL

Members Present

Crissy Stile, Mayor
John Cataldo, District 1
Cal Rolfson, District 2

Also Present

Patrick C. Comiskey, City Manager
Sherry G. Sutphen, City Attorney
Jeanann Hand, City Clerk

Dennis Dawson, District 3

Nate Walker, District 5

Not Present

Marc Crail, Vice-mayor

ELECTION OF VICE-MAYOR

***MOTION BY COUNCILMEMBER BRYANT TO RE-ELECT VICE-MAYOR MARC CRAIL;
MOTION APPROVED BY A UNANIMOUS VOICE VOTE.***

PRESENTATIONS

1. Tree of Hope

Ms. Hand explained the lighting of the Tree of Hope. Those present stepped outside to participate in the lighting and then returned to Council Chambers.

2. Mount Dora Fun Fact

Mayor Stile announced the Mount Dora Fun Fact.

PUBLIC COMMENT

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 CATALDO SECONDED THE MOTION. MOTION APPROVED
BY A UNANIMOUS VOICE VOTE.***

BOARD APPOINTMENTS

***MOTION BY COUNCILMEMBER BRYANT TO APPOINT ROBERT COOPER TO
THE LIBRARY ADVISORY BOARD; COUNCILMEMBER ROLFSON
SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE
VOTE.***

CONSENT AGENDA

- 1. Request Adoption of Resolution No. 2022-77, Approving Fireworks Launch and Dock Closure at the December 31, 2022, New Year's Eve Block Party**

2. Request Approval of Vehicle Transfer Agreement, Transferring Food Trailer from the City of Mount Dora to Lake County Sheriff's Office

3. Request Approval of Amendment 1 to Episcopal Children's Services, Inc. Lease Agreement Relating to Community Center

4. Request Approval of Amendment 2 to the Solar Purchase Power Agreement with Mount Dora Solar Farm I LLC Providing Solar Energy to the City of Mount Dora

5. Request Approval of Meeting Minutes

November 9, 2022 City Council Special Session

November 14, 2022 City Council Work Session

November 15, 2022 City Council Regular Session

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

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

**1. Request Approval of First Reading of Ordinance No. 2022-20, Final PUD
Master Plan for Vista Hills**

City Attorney Sutphen read Ordinance No. 2022-20 by title only.

ORDINANCE NO: 2022-20

**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 SR 46 AND THE WEST SIDE OF NORTON LANE;
PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT;
PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE
AND 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.**

Councilmember Rolfson disclosed ex parte communication.

Planning Director Vince Sandersfeld described the project and its benefits to the community. Discussion ensued regarding the development's consistency with the City's Comprehensive Plan, the Niles Road connection, other trail implications, retention and detention ponds and water management, and nearby properties.

Engineering plans are yet to come. Those plans would contain more detail regarding pond fencing and crosswalks.

Applicant Greg Beliveau, LPG Urban-Regional Planners, 1162 Camp Avenue, spoke about ponds, trails, unit size, and the impact of the development on families with schoolchildren. Mr. Beliveau provided a broad timeline for the development.

Mayor Stile opened public comment. No one spoke. Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2022-20, FINAL PUD MASTER PLAN FOR VISTA HILLS; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Rolfson Councilmember Walker Councilmember Cataldo Councilmember Dawson Councilmember Bryant Mayor Stile
NO	None

1. Request Adoption of Resolution No. 2022-73, Approving Master Fee Schedule

City Attorney Sutphen read Resolution No. 2022-73 by title only.

RESOLUTION NO. 2022-73

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE MASTER FEE SCHEDULE FOR THE CITY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR REPEAL OF PRIOR FEE RESOLUTION; PROVIDING FOR APPROVAL OF MASTER FEE SCHEDULE; 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.

Budget Director Aneta Barton described the purpose of the resolution, pointing out any variations from the prior adopted Fee Schedule. Ms. Barton answered questions from Council members. Late fees, reconnection fees, and waived fees were discussed, as was the methods and studies by which these amounts are derived.

Mayor Stile opened public comment. No one spoke. Mayor Stile closed public comment.

Several changes to the Exhibit A Master Fee Schedule were agreed upon. These revisions were confirmed by City Attorney Sutphen as follows:

- The addition of the words "per day" to the \$10.00 fee listed for Storage Fee - related to any item abandoned, found and/or located on City right-of-way or easement and stored by the City.
- The removal of the \$30.00 delinquent fee and the updating of the Reconnection Charge to \$45.00 for utility payments.
- The correction of a typographical error so that the charge for service to a yard with two dumpsters five times per week is listed as \$460.61.
- The updating of the department name from Leisure Services to Parks and Recreation.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2022-73, APPROVING MASTER FEE SCHEDULE WITH THE CHANGES STATED BY CITY ATTORNEY SHERRY SUTPHEN; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
Councilmember Cataldo
Councilmember Dawson
Councilmember Walker
Councilmember Bryant
Mayor Stile

NO None

DISCUSSION ITEM

1. East Fifth Avenue and North Clayton Street Intersection

City Manager Comiskey explained the reason for the item. City Engineer George Marek supplied additional information. Discussion ensued regarding possible solutions to traffic hazards at the intersection, and the role of Lake County in implementing solutions. Council members agreed the City would like City Attorney Sutphen and Mr. Marek to compose a strong letter to the county explicitly mentioning the intersection dangers and requesting the county provide a solution, and request that the county update the traffic study performed five years ago.

CITY MANAGER'S REPORT

City Manager Comiskey delivered an update regarding a negotiated lower increase in garbage rates. He also updated regarding debris pickup.

Mr. Comiskey announced the appointment of Jeanann Hand as City Clerk.

Mr. Comiskey asked Councilmember Rolfson to speak regarding the Florida League of Cities Legislative Conference. Councilmember Rolfson shared information regarding the conference and offered materials on conference topics. Printed material related to the conference are attached to the minutes and marked as Exhibit A.

A letter sent by the City regarding short-term rentals and the enforcement of a City ordinance regarding the same were mentioned.

CITY ATTORNEY'S REPORT

City Attorney Sutphen announced the scheduled Sunshine Law and Public Records review would be delivered at an upcoming meeting instead of this one.

She advised regarding compliant behavior at an upcoming county meeting that may be attended by more than one Council member.

She made known the filing of a lawsuit against the City by former Police Chief Brett Meade.

Ms. Sutphen also provided an update regarding negotiation related to the Lake County Joint Planning Agreement proposed language.

COMMUNICATIONS AND REPORTS

1. Councilmember John Cataldo

Councilmember Cataldo thanked Cultural and Special Events Manager Chris Carson, Economic Development Manager Misty Sommer, and Public Information Officer Vershurn Ford for their work on a recent event.

2. Councilmember Dennis Dawson

Councilmember Dawson thanked the residents of his district and other members of the community regarding his election.

3. Councilmember Cal Rolfson

Councilmember Rolfson thanked the residents of District 2 and congratulated Councilmember Dawson and Ms. Hand.

He mentioned a Metropolitan Planning Organization meeting he would be attending.

4. Councilmember Nate Walker

Councilmember Walker congratulated elected Council members and Ms. Hand. He remarked upon the families involved in the Tree of Hope presentation.

5. Councilmember Doug Bryant

Councilmember Bryant offered congratulations to Councilmember Dawson and Ms. Hand.

6. Mayor Crissy Stile

Mayor Stile congratulated Councilmember Dawson and Ms. Hand. She thanked Councilmember Walker for his presence at Light Up Mount Dora.

FUTURE MEETING DATES

1. December 20, 2022, 6:00 PM, Regular Session
2. January 3, 2023, 6:00 PM, Regular Session
3. January 17, 2023, 6:00 PM, Regular Session
4. February 7, 2023, 6:00 PM, Regular Session

ADJOURNMENT

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

There being no further business for discussion, the meeting adjourned at approximately 8:44 p.m.

CRISSY STILE, MAYOR

Jeanann Hand
City Clerk



Priorities:

Enterprise Fund Transfers

The Florida League of Cities SUPPORTS the preservation of municipal authority to manage municipal revenue sources and realize a reasonable rate of return on their proprietary assets, investments and services.

Mobility Plans

The Florida League of Cities SUPPORTS legislation that defines and clarifies mobility plans in order to provide a clear and concise regulatory framework for Florida cities to acquire, construct and implement both traditional and alternative modes of transportation.

Short-Term Rentals

The Florida League of Cities SUPPORTS legislation that restores authority to local governments for the regulation of short-term rental properties as necessary for quality of life, public safety and the creation of fair lodging standards. The Florida League of Cities SUPPORTS legislation clarifying that existing, grandfathered municipal short-term rental ordinances can be amended without penalty. The Florida League of Cities OPPOSES legislation that preempts municipal authority as it relates to the regulation of short-term rental properties.

Accessible Housing

The Florida League of Cities SUPPORTS legislation that requires all money from the Sadowski State and Local Housing Trust Fund be used only for Florida's affordable housing programs that are targeted to meet the needs of workforce housing, including home ownership and rental availability.

Water Resources Planning and Comprehensive Watershed Management

The Florida League of Cities SUPPORTS legislation establishing a statewide coordinated planning and prioritization approach for water resource investments that funds Florida's current and projected water needs in an equitable manner and authorizing Comprehensive Watershed Management projects to qualify for funding under the state Water Protection and Sustainability Trust Fund.

Policy Positions:

Property Tax Protection

The Florida League of Cities SUPPORTS legislation that maintains an equitable property tax system while preserving a municipality's ability to fund public infrastructure, police, fire, emergency services and other essential services. Any further erosions and/or exemptions on



the current property tax structure will unfairly shift the tax burden to the business community, renters and others.

Residential Zoning

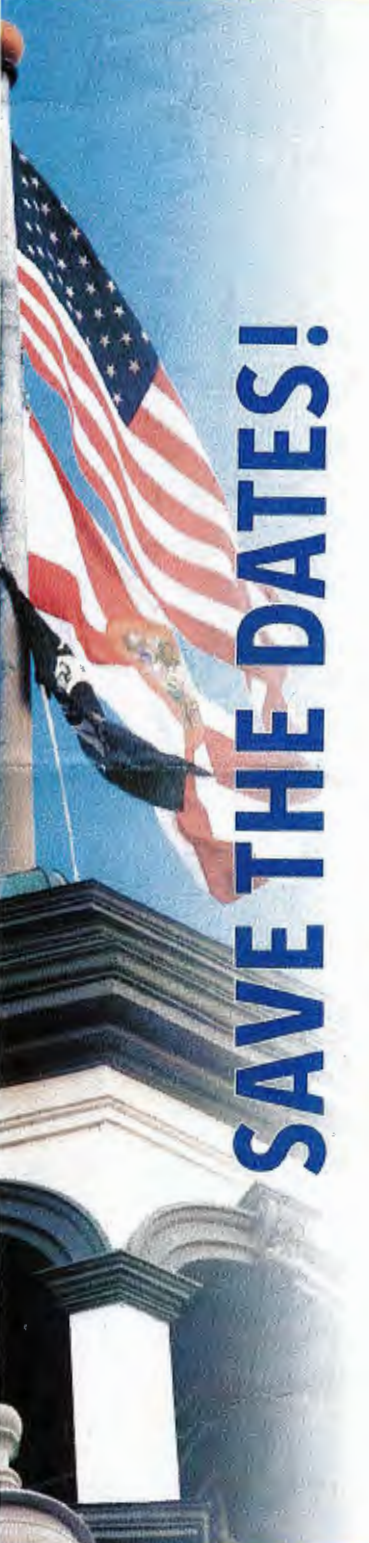
The Florida League of Cities SUPPORTS legislation that maintains, advances and encourages the fundamental ability for cities to tailor unique land development solutions through local decision-making, preserving the ability for cities to decide how they look and grow. Cities are strong supporters of affordable housing efforts and are best positioned to identify appropriate areas that can support high-density infill redevelopment.

Transportation Funding

The Florida League of Cities SUPPORTS legislation directing the Florida Department of Transportation to provide financial assistance and incentives to develop and implement multimodal transportation plans that optimize different modes of combined transport and are tailored to municipal transportation demands. The Florida League of Cities SUPPORTS identifying additional transportation revenue to fund innovative infrastructure (e.g., electric vehicles) and transit projects to meet the surging transportation demands driven by growth in population throughout Florida.

Water and Wastewater Plant Operator Licensure

The Florida League of Cities SUPPORTS legislation to address workforce shortages in municipal water and wastewater facilities by: one, defining facility operators as critical and essential workers; two, providing reciprocity with other states for licensure of facility operators; and three, allowing credit toward licensure for military experience and time served performing similar functions and providing flexibility for facilities to use retired or out-of-state operators in emergencies.



2023

STATE LEGISLATIVE ADVOCACY

SAVE THE DATES!

PRE-LEGISLATIVE SESSION WEBINAR

February 23, 2023, at 2:00 p.m. ET

Join the FLC Legislative Affairs staff to learn what's in store for the 2023 Legislative Session. Registration for the webinar will be available online at flcities.com.

MONDAY MORNING CALL-INS

Every Monday at 9:00 a.m. ET (March 6 - May 1, 2023)

Participate in the 30-minute Monday morning call-in weekly during session. You'll be updated on what issues the Legislature will discuss in the upcoming week and what advocacy efforts may be needed. There will be a time for Q&A at the end of each call.

The Monday Morning Call-Ins number is 888.585.9008. The Conference Room Number is 301.563.714#. To request a summary following the call-ins, email medenfield@flcities.com.

FLC LEGISLATIVE ACTION DAYS

April 4-5, 2023

Legislative Action Days is a unique opportunity for city officials from across the state to gather in Tallahassee to discuss the latest legislative issues and developments affecting municipalities. You will have the opportunity to meet face-to-face with your legislators to provide a valuable city perspective. Registration will be available online at flcities.com.

POST-LEGISLATIVE SESSION WEBINAR

May 18, 2023, at 2:00 p.m. ET

Learn what legislation with municipal impact passed and failed during the 2023 Legislative Session. Registration for the webinar will be available online at flcities.com.

FLC ON TAP @ THE CAP AND LEGISLATIVE BILL SUMMARIES

Receive the most up-to-date information on legislation impacting cities during session by reading the League's On Tap @ The Cap and the online Legislative Bill Summaries. On Tap @ The Cap arrives via email every Friday during session and contains a link to the League's online Legislative Bill Summaries page. The Legislative Bill Summaries provide a detailed analysis of bills filed that impact municipalities.

LEGISLATIVE ALERTS

Respond to urgent calls to action during legislative interim committee weeks and Legislative Session by signing up to receive FLC legislative alerts. To receive alerts by email, sign up at flcities.com. To receive text alerts, send an email with your name and cell phone number to textalerts@flcities.com.

For more information or to be added to the legislative newsletter email list, contact **Mary Edenfield** at medenfield@flcities.com or 850.701.3624.



FLORIDA LEAGUE OF CITIES



TENTATIVE WORK PROGRAM PUBLIC HEARING REPORT

FISCAL YEAR 2024 TO FISCAL YEAR 2028

SUMMARY REPORT - LAKE COUNTY

AS OF **11/17/2022-10:33 AM** SUBJECT TO CHANGE

FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 5
PROJECTS FUNDED JULY 1, 2023 TO JUNE 30, 2028
VISIT US AT WWW.FDOT.GOV/WPPH/DISTRICT5

Draft Tentative Five-Year Work Program Public Hearing Summary Report - As of November 17, 2022

July 1, 2023 through June 30, 2028

Florida Department of Transportation - District Five

LAKE COUNTY**Fixed Capital Outlay****451641-1 - FIRE ALARM SYSTEM UPGRADE**

Type of Work: FIXED CAPITAL OUTLAY

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State	\$60,000				
Total for Project 451641-1		\$60,000				

451642-1 - IRRIGATION REPLACEMENT

Type of Work: FIXED CAPITAL OUTLAY

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State		\$75,000			
Total for Project 451642-1			\$75,000			

451643-1 - SECURITY - CAMERA UPGRADE

Type of Work: FIXED CAPITAL OUTLAY

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State		\$40,000			
Total for Project 451643-1			\$40,000			

451644-1 - SECURITY - BOLLARD DETERRENT

Type of Work: FIXED CAPITAL OUTLAY

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State					\$10,000
Total for Project 451644-1						\$10,000

451645-1 - SECURITY - FENCING/GATE UPDATES

Type of Work: FIXED CAPITAL OUTLAY

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State		\$70,000			
Total for Project 451645-1			\$70,000			

451646-1 - SECURITY - INTEGRATED ELECTRONIC SYSTEM ON GATE

Type of Work: FIXED CAPITAL OUTLAY

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State		\$9,000			
Total for Project 451646-1			\$9,000			

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LAKE COUNTY

Fixed Capital Outlay

451647-1 - SECURITY - RECEPTION DESK

Type of Work: FIXED CAPITAL OUTLAY

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State			\$90,000		
Total Project 451647-1				\$90,000		

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LAKE COUNTY**Freight Logistics And Passenger Operations Program: Aviation****438449-2 - LAKE-LEESBURG INTL CONSTRUCT HANGAR PHASE 2**

Type of Work: AVIATION REVENUE/OPERATIONAL

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Local	\$180,000				
	State	\$720,000				
Total for Project 438449-2		\$900,000				

442484-1 - LAKE-LEESBURG INTL LAND ACQUISITION

Type of Work: AVIATION REVENUE/OPERATIONAL

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Local				\$125,000	
	State				\$500,000	
Total for Project 442484-1					\$625,000	

444873-2 - LAKE-LEESBURG INTL FUEL FARM CONSTRUCTION

Type of Work: AVIATION REVENUE/OPERATIONAL

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Local		\$250,000	\$100,000		
	State		\$1,000,000	\$400,000		
Total for Project 444873-2			\$1,250,000	\$500,000		

444875-1 - LAKE-UMATILLA MUNI RELOCATE ROAD

Type of Work: AVIATION PRESERVATION PROJECT

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Local				\$80,000	
	State				\$320,000	
Total for Project 444875-1					\$400,000	

448010-1 - LEESBURG INTERNATIONAL AIRPORT TAXIWAY

Type of Work: AVIATION PRESERVATION PROJECT

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Federal					\$405,000
	Local					\$9,000
	State					\$36,000
Total for Project 448010-1						\$450,000

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LAKE COUNTY

Freight Logistics And Passenger Operations Program: Aviation

449782-1 - LAKE-UMATILLA MUNICIPAL AIRPORT HANGAR

Type of Work: AVIATION REVENUE/OPERATIONAL

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Local	\$303,000	\$80,000			
	State	\$1,220,000	\$320,000			
Total for Project 449782-1		\$1,523,000	\$400,000			

449783-1 - LAKE-UMATILLA MUNICIPAL AIRPORT STORAGE HANGARS

Type of Work: AVIATION REVENUE/OPERATIONAL

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Local			\$125,000		
	State			\$500,000		
Total for Project 449783-1				\$625,000		

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LAKE COUNTY**Freight Logistics And Passenger Operations Program: Transit****414331-1 - LAKE-COUNTY CAPITAL FIXED ROUTE GRANT SECTION 5307**

Type of Work: CAPITAL FOR FIXED ROUTE

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Federal	\$573,362				
	Local	\$143,341				
Total for Project 414331-1		\$716,703				

414331-2 - LAKE-COUNTY CAPITAL GRANT SECTION 5307

Type of Work: CAPITAL FOR FIXED ROUTE

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Federal	\$3,943,560	\$4,061,867	\$4,061,867	\$4,061,867	\$4,061,867
	Local	\$985,890	\$1,015,467	\$1,015,467	\$1,015,467	\$1,015,467
Total for Project 414331-2		\$4,929,450	\$5,077,334	\$5,077,334	\$5,077,334	\$5,077,334

442453-1 - LAKE-BLOCK GRANT OPERATING ASSISTANCE

Type of Work: OPERATING FOR FIXED ROUTE

Phase	Funding Source	2024	2025	2026	2027	2028
Operations	Local	\$913,254	\$936,378	\$964,469	\$993,403	
	State	\$913,254	\$936,378	\$964,469	\$993,403	
Total for Project 442453-1		\$1,826,508	\$1,872,756	\$1,928,938	\$1,986,806	

442453-2 - LAKE-BLOCK GRANT OPERATING ASSISTANCE

Type of Work: OPERATING FOR FIXED ROUTE

Phase	Funding Source	2024	2025	2026	2027	2028
Operations	Local					\$1,023,205
	State					\$1,023,205
Total for Project 442453-2						\$2,046,410

442458-1 - LAKE-SECTION 5311 RURAL TRANSPORTATION

Type of Work: OPERATING/ADMIN. ASSISTANCE

Phase	Funding Source	2024	2025	2026	2027	2028
Operations	Federal	\$522,232	\$537,899	\$554,036	\$570,727	
	Local	\$522,232	\$537,899	\$554,036	\$570,727	
Total for Project 442458-1		\$1,044,464	\$1,075,798	\$1,108,072	\$1,141,454	

444285-1 - LAKE-LAKE COUNTY FTA SECTION 5307 OPERATING FUNDS

Type of Work: OPERATING FOR FIXED ROUTE

Phase	Funding Source	2024	2025	2026	2027	2028
Operations	Federal	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
	Local	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Total for Project 444285-1		\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000

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LAKE COUNTY

Freight Logistics And Passenger Operations Program: Transit

452042-1 - PROGRAM 18 - SECTION 5311 CAPITAL-LAKE COUNTY BOCC

Type of Work: CAPITAL FOR FIXED ROUTE

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Federal	\$1,552,773				
	Local	\$388,193				
Total for Project 452042-1		\$1,940,966				

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LAKE COUNTY**Highways****427056-1 - SR 50/SR 33 FROM CR 565 (VILLA CITY) TO CR 565A (MONTEVISTA)**

Type of Work: NEW ROAD CONSTRUCTION

Phase	Funding Source	2024	2025	2026	2027	2028
Right of Way	Federal	\$982,476	\$6,248,964			
	R/W and Bridge Bonds	\$7,750,000				
	State	\$5,967,524	\$3,601,504			
Total for Project 427056-1		\$14,700,000	\$9,850,468			

430975-3 - LAKE-WEKIVA TRAIL FROM SR 46 TO HOJIN STREET

Type of Work: BIKE PATH/TRAIL

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal		\$4,064,188			
Total for Project 430975-3			\$4,064,188			

432332-1 - SR 19 FROM NORTH OF SR 50 TO NORTH OF LAKEVIEW AVE

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal	\$16,125,013				
	State	\$10,280				
Total for Project 432332-1		\$16,135,293				

435859-5 - SR 50 FROM EAST OF THE SUMTER/LAKE COUNTY LINE TO CR 33

Type of Work: ADD LANES & RECONSTRUCT

Phase	Funding Source	2024	2025	2026	2027	2028
Right of Way	State	\$13,894,528	\$9,178,000			
Total for Project 435859-5		\$13,894,528	\$9,178,000			

439665-1 - ROLLING ACRES ROAD FROM S OF CR466 TO N OF US27/US441

Type of Work: ADD LANES & RECONSTRUCT

Phase	Funding Source	2024	2025	2026	2027	2028
PD & E	Federal			\$450,000		
	Local			\$450,000		
Total for Project 439665-1				\$900,000		

441393-1 - CR 437 FROM CENTRAL AVE TO SR 46

Type of Work: NEW ROAD CONSTRUCTION

Phase	Funding Source	2024	2025	2026	2027	2028
Right of Way	Local	\$1,250,000				
	State	\$1,250,000				
Total for Project 441393-1		\$2,500,000				

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LAKE COUNTY

Highways

441710-2 - ROUND LAKE ROAD FROM LAKE/ORANGE COUNTY LINE TO WOLF BRANCH ROAD

Type of Work: NEW ROAD CONSTRUCTION

Phase	Funding Source	2024	2025	2026	2027	2028
Right of Way	Local			\$4,821,765		
	State			\$4,178,235		
Total for Project 441710-2				\$9,000,000		

441781-1 - HARTWOOD MARSH RD FROM US 27 TO SAVANNA RIDGE LN (PROPOSED CR 455 EXT)

Type of Work: ADD LANES & RECONSTRUCT

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Local				\$6,270,000	
	State				\$6,270,000	
Total for Project 441781-1					\$12,540,000	

445297-1 - SR 19 FROM NORTH OF STEVENS AVE TO CR 452

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal	\$5,025,191				
	State	\$20,560				
Total for Project 445297-1		\$5,045,751				

445685-1 - SR 33 / CR 33 FROM POLK CO. LINE TO SR 50

Type of Work: SAFETY PROJECT

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal			\$6,366,990		
	State			\$10,900		
Total for Project 445685-1				\$6,377,890		

445686-1 - SR 19 / SR 44 @ ORANGE AVE

Type of Work: SAFETY PROJECT

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal	\$1,909,796				
Total for Project 445686-1		\$1,909,796				

446547-1 - SR 500 (US 441) FROM LAKE ELLA RD TO AVENIDA CENTRAL

Type of Work: LANDSCAPING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State		\$187,016			
Total for Project 446547-1			\$187,016			

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LAKE COUNTY

Highways

447093-1 - SR 33 / SR 50 FROM W OF GROVELAND BIFURCATION TO CRITTENDEN ST

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State	\$2,216,359				
Total for Project 447093-1		\$2,216,359				

447098-1 - SR-25 FROM LAKE LOUISA RD TO CLUSTER OAK DRIVE

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal	\$12,594,832				
	State	\$20,560				
Total for Project 447098-1		\$12,615,392				

447410-1 - MICRO RACETRACK ROAD FROM CR 466A TO LAKE ELLA ROAD

Type of Work: PAVE SHOULDERS

Phase	Funding Source	2024	2025	2026	2027	2028
Preliminary Engineering	Federal	\$225,000				
	Local	\$225,000				
Total for Project 447410-1		\$450,000				

447609-1 - CR 565/VILLA CITY RD FROM NORTH OF SR 50 TO SOUTH OF US 27

Type of Work: PAVE SHOULDERS

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal		\$3,325,187			
Total for Project 447609-1			\$3,325,187			

447990-1 - BEVERLY SHORES NEIGHBORHOOD SIDEWALK PROJECT AT VARIOUS LOCATIONS

Type of Work: SIDEWALK

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal				\$489,752	
Preliminary Engineering	Federal		\$35,000			
Total for Project 447990-1			\$35,000		\$489,752	

448733-1 - WELLNESS WAY FROM US-27 TO THE LAKE/ORANGE COUNTY LINE

Type of Work: NEW ROAD CONSTRUCTION

Phase	Funding Source	2024	2025	2026	2027	2028
Preliminary Engineering	Local	\$1,500,000				
	State	\$1,500,000				
Total for Project 448733-1		\$3,000,000				

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LAKE COUNTY

highways

448734-1 - HOOKS ST FROM HANCOCK RD TO CR-455/HARTLE RD

Type of Work: NEW ROAD CONSTRUCTION

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Local	\$2,500,000				
	State	\$2,500,000				
Total for Project 448734-1		\$5,000,000				

448735-1 - SR 500 FROM MILLS ST TO COLLEGE DR

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal		\$10,125,583			
	Local		\$25,111			
	State		\$835,386			
Total for Project 448735-1			\$10,886,080			

448739-1 - SR-44 FROM W MAIN ST TO WEST OF TAFFY LN

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal		\$2,432,656			
	State		\$294,630			
Total for Project 448739-1			\$2,727,286			

448764-1 - SR 530 / US 192 FROM SR 25 / US 27 TO ORANGE COUNTY LINE

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal		\$3,654,889			
	State		\$344,368			
Total for Project 448764-1			\$3,999,257			

448769-1 - SR-25 FROM CR-33 TO MIDDLESEX RD

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal		\$4,624,591			
	State		\$1,438,865			
Total for Project 448769-1			\$6,063,456			

448876-1 - SR 19 FROM FLORIDA AVE TO LAKEVIEW AVE

Type of Work: SIDEWALK

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal	\$789,864				
	State	\$5,140				
Total for Project 448876-1		\$795,004				

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LAKE COUNTY**Highways****449454-1 - HAMMOCK RIDGE RD ROUNDABOUT**

Type of Work: ROUNDABOUT

Phase	Funding Source	2024	2025	2026	2027	2028
Preliminary Engineering	Federal			\$375,000		
	Local			\$375,000		
Total for Project 449454-1				\$750,000		

449792-1 - SR 40 / ASTOR BRIDGE # 110077 STRUCTURE MAINTENANCE

Type of Work: BRIDGE-REPAIR/REHABILITATION

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State	\$4,677,400				
Total for Project 449792-1		\$4,677,400				

449856-1 - US 441 NB OVER CR 25 BRIDGE 110034 & US 27 OVER US 192 BRIDGE 110036

Type of Work: BRIDGE-REPAIR/REHABILITATION

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State	\$289,964				
Total for Project 449856-1		\$289,964				

450580-1 - SR 500 / US 441 / NORTH BLVD FROM LEE RD TO MILLS RD

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal			\$425,600		
Preliminary Engineering	Federal	\$500,000				
Construction	State			\$3,466,741		
Preliminary Engineering	State	\$10,000				
Total for Project 450580-1		\$510,000		\$3,892,341		

450581-1 - SR 500 FROM LAKESHORE BLVD TO LAKE EUSTIS DR

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal			\$381,737		
Preliminary Engineering	Federal	\$650,000				
Construction	State			\$3,101,204		
Preliminary Engineering	State	\$10,000				
Total for Project 450581-1		\$660,000		\$3,482,941		

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LAKE COUNTY**Highways****450584-1 - SR 44 / MAIN ST. / SR 500 AT INTERSECTION CR 473(CREEK RD/BLUEGILL DR)**

Type of Work: TRAFFIC SIGNAL UPDATE

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal			\$731,390		
Preliminary Engineering	Federal	\$500,000				
Construction	State			\$10,900		
Preliminary Engineering	State	\$10,000				
Total for Project 450584-1		\$510,000		\$742,290		

450740-1 - SR 25 FROM SR 50 TO CR 561A / SOUTHERN BREEZE DR

Type of Work: RESURFACING

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal			\$3,758,211		
Preliminary Engineering	Federal	\$1,850,000				
Construction	State			\$8,563,228		
Preliminary Engineering	State	\$10,000				
Total for Project 450740-1		\$1,860,000		\$12,321,439		

452218-1 - LAKE COUNTY V-ZERO

Type of Work: ATMS - ARTERIAL TRAFFIC MGMT

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	State			\$25,000		
Construction	State		\$1,345,580			
Preliminary Engineering	State	\$260,000				
Total for Project 452218-1		\$260,000	\$1,345,580	\$25,000		

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LAKE COUNTY**Maintenance****244754-3 - VEGETATION AND AESTHETICS AREA WIDE**

Type of Work: ROUTINE MAINTENANCE

Phase	Funding Source	2024	2025	2026	2027	2028
Bridge/Roadway/Contract Maintenance	State	\$1,704,389	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
Total for Project 244754-3		\$1,704,389	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000

413615-1 - LIGHTING AGREEMENTS

Type of Work: LIGHTING

Phase	Funding Source	2024	2025	2026	2027	2028
Bridge/Roadway/Contract Maintenance	State	\$430,595	\$443,516	\$456,818	\$454,079	
Total for Project 413615-1		\$430,595	\$443,516	\$456,818	\$454,079	

417199-1 - LADY LAKE MEMORANDUM OF AGREEMENT

Type of Work: ROUTINE MAINTENANCE

Phase	Funding Source	2024	2025	2026	2027	2028
Bridge/Roadway/Contract Maintenance	State				\$21,505	\$21,505
Total for Project 417199-1					\$21,505	\$21,505

418106-1 - LAKE PRIMARY IN-HOUSE

Type of Work: ROUTINE MAINTENANCE

Phase	Funding Source	2024	2025	2026	2027	2028
Bridge/Roadway/Contract Maintenance	State	\$1,763,811	\$1,763,811	\$1,763,811	\$1,763,811	\$1,733,811
Total for Project 418106-1		\$1,763,811	\$1,763,811	\$1,763,811	\$1,763,811	\$1,733,811

423113-1 - CITY OF LEESBURG MOA

Type of Work: ROUTINE MAINTENANCE

Phase	Funding Source	2024	2025	2026	2027	2028
Bridge/Roadway/Contract Maintenance	State	\$132,056	\$132,056			
Total for Project 423113-1		\$132,056	\$132,056			

423790-1 - MOA W/ MASCOTTE

Type of Work: ROUTINE MAINTENANCE

Phase	Funding Source	2024	2025	2026	2027	2028
Bridge/Roadway/Contract Maintenance	State		\$22,560			
Total for Project 423790-1			\$22,560			

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LAKE COUNTY**Maintenance****425458-1 - MOA -FRUITLAND PARK**

Type of Work: ROUTINE MAINTENANCE

Phase	Funding Source	2024	2025	2026	2027	2028
Bridge/Roadway/Contract Maintenance	State		\$100,000			\$100,000
Total Projected 425458-1			\$100,000			\$100,000

429176-2 - DRAINAGE REPAIR

Type of Work: ROUTINE MAINTENANCE

Phase	Funding Source	2024	2025	2026	2027	2028
Bridge/Roadway/Contract Maintenance	State	\$300,000				
Total Projected 429176-2		\$300,000				

439168-1 - WEKIVA TOLL FACILITIES MAINTENANCE

Type of Work: TOLL PLAZA

Phase	Funding Source	2024	2025	2026	2027	2028
Bridge/Roadway/Contract Maintenance	Toll/Turnpike	\$9,845	\$9,845	\$8,845	\$5,016	\$5,016
Total Projected 439168-1		\$9,845	\$9,845	\$8,845	\$5,016	\$5,016

451640-1 - FANS FOR SHOP

Type of Work: FIXED CAPITAL OUTLAY

Phase	Funding Source	2024	2025	2026	2027	2028
Bridge/Roadway/Contract Maintenance	State		\$30,000			
Total Projected 451640-1			\$30,000			

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LAKE COUNTY**Miscellaneous****422570-3 - SOUTH LAKE TRAIL PH IIIB FROM 2ND ST TO SILVER EAGLE RD**

Type of Work: BIKE PATH/TRAIL

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Federal			\$2,515,477		
Right of Way	Federal	\$548,424				
	State	\$50,000	\$23,273			
Total for Project 422570-3		\$598,424	\$23,273	\$2,515,477		

451415-1 - SR 40 FROM SR 35 TO VOLUSIA COUNTY LINE ITS SAFETY DEPLOYMENT

Type of Work: ITS COMMUNICATION SYSTEM

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	State		\$4,743,323			
Preliminary Engineering	State	\$589,100				
Total for Project 451415-1		\$589,100	\$4,743,323			

452186-5 - US-27/US-441 (FRUITLAND PARK) "GAP" 24 - EV DCFCs (PHASE II)

Type of Work: ELECTRIC VEHICLE CHARGING

Phase	Funding Source	2024	2025	2026	2027	2028
Capital	Federal	\$900,000				
Operations	Federal		\$1,500,000			
Total for Project 452186-5		\$900,000	\$1,500,000			

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LAKE COUNTY

Transportation Planning

439329-4 - LAKE SUMTER URBAN AREA FY 2022/2023-2023/2024 UPWP

Type of Work: TRANSPORTATION PLANNING

Phase	Funding Source	2024	2025	2026	2027	2028
Planning	Federal	\$853,430				
Total FY 2024		\$853,430				

439329-5 - LAKE SUMTER URBAN AREA FY 2024/2025-2025/2026 UPWP

Type of Work: TRANSPORTATION PLANNING

Phase	Funding Source	2024	2025	2026	2027	2028
Planning	Federal		\$864,351	\$875,490		
Total FY 2025			\$864,351	\$875,490		

439329-6 - LAKE SUMTER URBAN AREA FY 2026/2027-2027/2028 UPWP

Type of Work: TRANSPORTATION PLANNING

Phase	Funding Source	2024	2025	2026	2027	2028
Planning	Federal				\$875,490	\$875,490
Total FY 2026					\$875,490	\$875,490

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LAKE COUNTY**Turnpike****435785-1 - WIDEN TPK- ORANGE/LAKE C/L - MINNEOLA (274-279.2) (4TO8 LNS)**

Type of Work: ADD LANES & RECONSTRUCT

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Toll/Turnpike		\$529,000			
Total for Project 435785-1			\$529,000			

435786-1 - WIDEN TPK(SR91)- MINNEOLA INTCHG TO OBRIEN RD (MP279.2-285.8)(4TO8LNS)

Type of Work: ADD LANES & RECONSTRUCT

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Toll/Turnpike	\$2,610,000		\$545,000		
Total for Project 435786-1		\$2,610,000		\$545,000		

435786-3 - WIDEN TPK(SR91) - OBRIEN RD TO US27 (MP 285.9-289.6) (4TO8 LNS)

Type of Work: ADD LANES & RECONSTRUCT

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Toll/Turnpike			\$137,890,300		\$1,690,000
Preliminary Engineering	Toll/Turnpike		\$900,000			
Right of Way	Toll/Turnpike	\$3,379,262	\$499,744	\$177,400		
Total for Project 435786-3		\$3,379,262	\$1,399,744	\$138,067,700		\$1,690,000

435787-1 - WIDEN TPK- US27 TO CR470 INTCHNG (MP289.3 - 297.3)(4TO8LNS)(LAKE CNTY)

Type of Work: ADD LANES & RECONSTRUCT

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Toll/Turnpike					\$330,592,464
Environmental	Toll/Turnpike					\$3,225,000
Preliminary Engineering	Toll/Turnpike	\$19,925,347			\$1,200,000	
Railroad & Utilities	Toll/Turnpike				\$25,000	
Right of Way	Toll/Turnpike			\$4,442,468		
Total for Project 435787-1		\$19,925,347		\$4,442,468	\$1,225,000	\$333,817,464

435788-2 - WIDEN TPK FROM CR470 INTCHG TO LAKE/SUMTER C/L(MP297.3-297.9)(4TO8LNS)

Type of Work: ADD LANES & RECONSTRUCT

Phase	Funding Source	2024	2025	2026	2027	2028
Preliminary Engineering	Toll/Turnpike		\$835,204	\$90,000		
Right of Way	Toll/Turnpike			\$520,910		
Total for Project 435788-2			\$835,204	\$610,910		

Draft Tentative Five-Year Work Program Public Hearing Summary Report - As of November 17, 2022

July 1, 2023 through June 30, 2028

Florida Department of Transportation - District Five

LAKE COUNTY

Turnpike

452106-1 - TPK (SR91) & US27 LEESBURG SOUTH INTCHG IMPROVEMENTS (MP 285)

Type of Work: INTERCHANGE IMPROVEMENT

Phase	Funding Source	2024	2025	2026	2027	2028
Construction	Toll/Turnpike			\$6,317,127		
Environmental	Toll/Turnpike		\$1,500,000			
Preliminary Engineering	Toll/Turnpike	\$650,000				
Right of Way	Toll/Turnpike		\$1,000,000			
Total for Project 452106-1		\$650,000	\$2,500,000	\$6,317,127		



Florida's Turnpike Enterprise

Tentative Five-Year Work Program - FY 2024 through FY 2028

Summary of Projects

FDOT District Five



Project Development and Environment (PDE), Preliminary Engineering (PE), and / or Right of Way (ROW) Projects

The table below provides a summary of the projects in FDOT District Five that have funding for Project Development and Environment (PDE – Phase 22), Preliminary Engineering (PE – Phase 32), and / or Right of Way (ROW – Phase 43), but are not currently funded for construction in the Tentative Five-Year Work Program (FY 2024 through FY 2028). The projects listed below are not included in the previous funding tables or map. New roadway projects, such as the Poinciana Parkway Extension Connector (FPN 446581), are subject to a test of economic feasibility, according to Florida Statutes.

FPN	County	Project Type	Location / Limits	Phase	FY	Funding
423374-3	Osceola	Add Lanes Mainline Initiative	Widen Turnpike Mainline / SR 91 from North of Yeehaw Junction / US 441 / SR 60 to Kissimmee Park Road (MP 193 to MP 238.5)	PDE	2024	\$4,150,000
441224-3	Osceola	Add Lanes Mainline Initiative	Widen Turnpike Mainline / SR 91 from MP 238.2 to MP 239.4	PE	2028	\$5,211,000
444006-1	Orange	Add Lanes	Widen Turnpike Mainline / SR 91 from South of Sand Lake Road / SR 482 to South of SR 408 (MP 257 to MP 263)	PDE	2025	\$4,200,000
446579-1 452081-1	Orange	Add Lanes	Widen Turnpike Mainline / SR 91 from SR 408 to Western Beltway / SR 429 (MP 265 to MP 267A)	PE	2024	\$13,600,000
				ROW	2025	\$39,800,000
446582-1	Orange	Interchange	Interchange Improvements on the Turnpike Mainline / SR 91 at Winter Garden / Clermont / SR 50 (MP 272)	PE	2027	\$3,414,000
435788-2	Lake	Add Lanes Mainline Initiative	Widen Turnpike Mainline / SR 91 from CR 470 to Lake / Sumter County Line (MP 297.3 to MP 297.9)	PE	2025-26	\$925,000
				ROW	2026	\$521,000
435788-1	Sumter	Add Lanes Mainline Initiative	Widen Turnpike Mainline / SR 91 from Lake / Sumter County Line to Wildwood / US 301 (MP 297.9 to MP 304.5)	PE	2025	\$15,030,000
				ROW	2026	\$4,603,000
435789-1	Sumter	Add Lanes Mainline Initiative	Widen Turnpike Mainline / SR 91 from Wildwood / US 301 to I-75 (MP 304.5 to MP 308.9)	PE	2026	\$4,539,000
				ROW	2028	\$1,551,000
446581-3 446581-4	Osceola	New Road Construction	Construct Poinciana Parkway Extension Connector from CR 532 to I-4 / SR 429 (Includes System-to-System Interchange Improvements / Full Access to / from I-4 / SR 429)	PE	2024	\$71,600,000
		Interchange		ROW	2024-26	\$82,427,000
452117-1	Osceola	Interchange	New Interchange on Western Beltway / SR 429 at Livingston Road (MP 3.5 to MP 4.5)	ROW	2024	\$9,000,000
452120-1	Orange	Add Lanes	Widen Western Beltway / SR 429 from North of US 192 to Disney World / Hartzog Road / Western Way (MP 6 to MP 8)	PE	2024	\$4,800,000
				ROW	2025	\$500,000



Florida's Turnpike Enterprise Tentative Five-Year Work Program - FY 2024 through FY 2028 Summary of Projects FDOT District Five



Summary of Minor Project Funding by Project Type

Minor projects may include bridge paintings / rehabilitations, intelligent transportation systems upgrades, signing / pavement markings, guardrail / safety improvements, landscaping, and other miscellaneous types. The table below summarizes the funding programmed for minor projects along Turnpike facilities throughout FDOT District Five.

Project Type	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Bridge Paintings / Rehab	\$15,238,000	\$0	\$0	\$0	\$0	\$15,238,000
Safety Improvements	\$281,000	\$4,127,000	\$0	\$0	\$0	\$4,408,000
Service Plaza Improvements	\$1,700,000	\$0	\$0	\$0	\$0	\$1,700,000
Miscellaneous	\$2,610,000	\$529,000	\$545,000	\$0	\$0	\$3,684,000
Total	\$19,829,000	\$4,656,000	\$545,000	\$0	\$0	\$25,030,000

Summary of All Project Funding with Construction in the Tentative Five-Year Work Program

Projects	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Minor Projects Total	\$19,829,000	\$4,656,000	\$545,000	\$0	\$0	\$25,030,000
Major Projects Total	\$977,671,000	\$93,405,000	\$277,333,000	\$67,654,000	\$564,000,000	\$1,980,063,000
Total	\$997,500,000	\$98,061,000	\$277,878,000	\$67,654,000	\$564,000,000	\$2,005,093,000



Florida's Turnpike Enterprise

Tentative Five-Year Work Program - FY 2024 through FY 2028

Summary of Projects

FDOT District Five



Widen the Turnpike Mainline / SR 91 from Kissimmee / St Cloud / US 192/441 (South) (MP 242) to Partin Settlement Road (MP 243.5)

FPN: 436194-3

The project widens a segment of the Turnpike Mainline / SR 91 from Kissimmee / St Cloud / US 192/441 (South) to Partin Settlement Road. The project will increase the number of travel lanes from four to eight. Work includes pavement widening, reconstruction, milling and resurfacing, bridge replacement, roadside safety enhancements, and interchange improvements at Kissimmee / St Cloud / US 192/441 (South) (MP 242).

Phase	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
ENV	\$0	\$0	\$520,000	\$0	\$0	\$520,000
PE	\$0	\$150,000	\$0	\$0	\$0	\$150,000
ROW	\$10,000,000	\$1,173,000	\$116,000	\$0	\$0	\$11,289,000
RRU	\$500,000	\$7,500,000	\$0	\$0	\$0	\$8,000,000
CST	\$0	\$0	\$88,791,000	\$0	\$0	\$88,791,000
Total	\$10,500,000	\$8,823,000	\$89,427,000	\$0	\$0	\$108,750,000



Widen the Turnpike Mainline / SR 91 from Partin Settlement Road (MP 243.5) to North of Osceola Parkway (MP 249)

FPN: 436194-1

The project widens a segment of the Turnpike Mainline / SR 91 from Partin Settlement Road to north of Osceola Parkway. The project will increase the number of travel lanes from four to eight. Work includes pavement widening, reconstruction, milling and resurfacing, bridge improvements / replacements, roadside safety enhancements, and interchange improvements at Osceola Parkway (MP 249).

Phase	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
ENV	\$2,080,000	\$0	\$0	\$0	\$0	\$2,080,000
ROW	\$7,811,000	\$0	\$0	\$0	\$0	\$7,811,000
RRU	\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000
CST	\$247,409,000	\$0	\$5,910,000	\$0	\$0	\$253,319,000
Total	\$258,800,000	\$0	\$5,910,000	\$0	\$0	\$264,710,000

- Interchange Project
- New Road Construction Project
- Other Turnpike Project

- Partnership Project
- Resurfacing Project
- Add Lanes Project

- Add Lanes Project - Mainline Initiative
- Transportation Systems Management and Operations (TSM&O) Project



Florida's Turnpike Enterprise Tentative Five-Year Work Program - FY 2024 through FY 2028 Summary of Projects FDOT District Five



Orange / Brevard County Projects



Intelligent Transportation Systems Improvements on the Beachline East Expressway / SR 528 from MP 31 to MP 45.7 FPN: 442876-1

The proposed improvements consist of replacing the existing intelligent transportation systems along the Beachline East Expressway / SR 528 from SR 520 to Industry Road / Clearlake Road / SR 524. A new roadway lighting system will be installed at the Industry Road / Clearlake Road / SR 524 interchange. The project spans both Orange and Brevard counties, and includes installation of fiber optic backbone, conduit, pull boxes, splice vaults, cabinets, switches, microwave detection system, dynamic message signs, roadway weather system, and closed circuit television.

Phase	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
ENV	\$1,300,000	\$0	\$0	\$0	\$0	\$1,300,000
CST	\$25,723,000	\$0	\$0	\$0	\$0	\$25,723,000
Total	\$27,023,000	\$0	\$0	\$0	\$0	\$27,023,000

Osceola County Projects



Resurface the Turnpike Mainline / SR 91 from MP 227 to MP 235 FPN: 441718-1,-2

The project resurfaces a segment of the Turnpike Mainline / SR 91 from MP 227 to MP 235. Work includes milling and resurfacing, guardrail installation, signing and pavement marking improvements.

Phase	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
ENV	\$50,000	\$0	\$0	\$0	\$0	\$50,000
CST	\$19,924,000	\$0	\$0	\$0	\$0	\$19,924,000
Total	\$19,974,000	\$0	\$0	\$0	\$0	\$19,974,000



Interchange Project



New Road Construction Project



Other Turnpike Project



Partnership Project



Resurfacing Project



Add Lanes Project



Add Lanes Project - Mainline Initiative



Transportation Systems Management and Operations (TSM&O) Project



Florida's Turnpike Enterprise

Tentative Five-Year Work Program - FY 2024 through FY 2028

Summary of Projects

FDOT District Five



TSM&O Interchange Improvements on the Turnpike Mainline / SR 91 at Ocoee / SR 50 (MP 267B)

FPN: 452082-1

The Transportation Systems Management and Operations (TSM&O) project improves the interchange at Ocoee / SR 50 by modifying the northbound off-ramp configuration to eastbound SR 50. The project will realign the ramp to create more weaving distance between the off-ramp terminal and Marshall Farms Road, improving safety and operations.

Phase	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
PE	\$1,682,000	\$0	\$0	\$0	\$0	\$1,682,000
CST	\$0	\$4,694,000	\$0	\$0	\$0	\$4,694,000
Total	\$1,682,000	\$4,694,000	\$0	\$0	\$0	\$6,376,000



Interchange Improvements on the Beachline West Expressway / SR 528 at John Young Parkway / CR 423 (MP 3A/B)

FPN: 449465-1

The project improves the interchange at John Young Parkway / CR 423 by modifying the eastbound off-ramp configuration. It also implements an additional southbound auxiliary lane along John Young Parkway / CR 423 between the ramp terminal and Central Florida Parkway. The proposed improvements will provide needed operational and safety improvements along southbound John Young Parkway / CR 423 from eastbound Beachline West Expressway / SR 528.

Phase	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
PE	\$1,400,000	\$0	\$0	\$0	\$0	\$1,400,000
RRU	\$0	\$0	\$1,000,000	\$0	\$0	\$1,000,000
CST	\$0	\$0	\$8,454,000	\$0	\$0	\$8,454,000
Total	\$1,400,000	\$0	\$9,454,000	\$0	\$0	\$10,854,000

- I Interchange Project
- N New Road Construction Project
- O Other Turnpike Project

- P Partnership Project
- R Resurfacing Project
- W Add Lanes Project

- W Add Lanes Project - Mainline Initiative
- T Transportation Systems Management and Operations (TSM&O) Project



Florida's Turnpike Enterprise Tentative Five-Year Work Program - FY 2024 through FY 2028 Summary of Projects FDOT District Five



Widen the Turnpike Mainline / SR 91 from US 27 / SR 19 (North) (MP 289.3) to Leesburg / CR 470 (MP 297.3) FPN: 435787-1

The project widens a segment of the Turnpike Mainline / SR 91 from US 27 / SR 19 (North) to Leesburg / CR 470. The widening will increase the number of travel lanes from four to eight. Work includes pavement widening, milling and resurfacing, maintenance of traffic plan, new stormwater treatment facilities, new bridge structures, new ramp tolling sites, signing, pavement marking improvements, signals, lighting, communications, and right-of-way acquisition.

Phase	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
ENV	\$0	\$0	\$0	\$0	\$3,225,000	\$3,225,000
PE	\$19,925,000	\$0	\$0	\$1,200,000	\$0	\$21,125,000
ROW	\$0	\$0	\$4,442,000	\$0	\$0	\$4,442,000
RRU	\$0	\$0	\$0	\$25,000	\$0	\$25,000
CST	\$0	\$0	\$0	\$0	\$330,593,000	\$330,593,000
Total	\$19,925,000	\$0	\$4,442,000	\$1,225,000	\$333,818,000	\$359,410,000

Orange County Projects



Construct New Interchange on the Turnpike Mainline / SR 91 at Taft Vineland Road (MP 253) FPN: 444980-1

The project constructs a new interchange on the Turnpike Mainline / SR 91 at Taft Vineland Road. Access will be provided to/from the south. The Turnpike Mainline / SR 91 northbound exit ramp will intersect Taft Vineland Road at Bachman Road. The intersection will be widened to include an additional left turn lane from eastbound Taft Vineland Road onto northbound Bachman Road. Access to/from the north will be constructed as part of the future Orlando South Ultimate Interchange Phase 2 project. The project includes partial reconstruction of Taft Vineland Road approaching the Turnpike Mainline / SR 91 overpass, to tie into the proposed improvements being implemented by Orange County. The project also includes the construction of a new Turnpike Tandem Truck Parking facility. The new interchange will improve access to the industrial areas along Taft Vineland Road and reduce traffic congestion on US 17/92/441.

Phase	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
ENV	\$0	\$0	\$0	\$560,000	\$0	\$560,000
PE	\$2,756,000	\$0	\$0	\$0	\$0	\$2,756,000
ROW	\$11,140,000	\$27,076,000	\$309,000	\$0	\$0	\$38,525,000
RRU	\$5,250,000	\$1,875,000	\$0	\$0	\$0	\$7,125,000
CST	\$0	\$0	\$0	\$54,009,000	\$0	\$54,009,000
Total	\$19,146,000	\$28,951,000	\$309,000	\$54,569,000	\$0	\$102,975,000



Interchange Project



New Road Construction Project



Other Turnpike Project



Partnership Project



Resurfacing Project



Add Lanes Project



Add Lanes Project - Mainline Initiative



Transportation Systems Management and Operations (TSM&O) Project



Florida's Turnpike Enterprise Tentative Five-Year Work Program - FY 2024 through FY 2028 Summary of Projects FDOT District Five



Summary of Major Project Funding by Project Type

The table below summarizes the funding programmed for the major Turnpike projects in the Tentative Five-Year Work Program (FY 2024 through FY 2028) that are located in FDOT District Five.

Project Type	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Add Lanes & Reconstruction	\$780,798,000	\$10,223,000	\$240,036,000	\$1,225,000	\$335,508,000	\$1,367,790,000
New Interchange	\$130,432,000	\$28,951,000	\$2,419,000	\$54,569,000	\$0	\$216,371,000
Interchange Improvements	\$16,982,000	\$27,775,000	\$15,814,000	\$11,810,000	\$228,492,000	\$300,873,000
Resurfacing	\$22,436,000	\$26,357,000	\$0	\$0	\$0	\$48,793,000
Other	\$27,023,000	\$99,000	\$19,064,000	\$50,000	\$0	\$46,236,000
Total	\$977,671,000	\$93,405,000	\$277,333,000	\$67,654,000	\$564,000,000	\$1,980,063,000

Summary of Major Projects by County

The major Turnpike project expenditures by county in the Tentative Five-Year Work Program are shown in the following table.

County	Fiscal Year					5 Year Total
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Lake	\$23,954,000	\$3,900,000	\$148,826,000	\$1,225,000	\$335,508,000	\$513,413,000
Orange	\$147,218,000	\$59,055,000	\$11,916,000	\$66,379,000	\$228,492,000	\$513,060,000
Osceola	\$508,338,000	\$18,470,000	\$116,591,000	\$50,000	\$0	\$643,449,000
Seminole	\$271,138,000	\$11,980,000	\$0	\$0	\$0	\$283,118,000
Orange / Brevard	\$27,023,000	\$0	\$0	\$0	\$0	\$27,023,000
Total	\$977,671,000	\$93,405,000	\$277,333,000	\$67,654,000	\$564,000,000	\$1,980,063,000

LOCAL VOICES UNITED

Who we are: Local Voices United is a **grassroots community** designed to **empower Floridians to speak up** in support of **local self-government**.

We believe that the government that is closest to the people – is most accountable to the people.



SCAN HERE for a short video highlighting ways to promote local voices in our state capitol.

WHAT IS LOCAL SELF-GOVERNMENT?

It's the idea that our communities should be governed by the people who live in them. This idea was enshrined in Florida's Constitution over 50 years ago, and it's essential to American democracy today.

SO, WHAT'S THE PROBLEM?

Government closest to the people is generally more responsive, accountable and effective. However, powerful special interests are trying to centralize control and override the decisions of local voters. "One-size-fits-all" doesn't work in Florida. Each community is unique and should reflect the needs of its residents.

We believe Florida's many towns and taxpayers deserve flexibility and accountability, not one-size-fits-all solutions.

LOCAL VOICES MAKING LOCAL CHOICES



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Whatever we call it, it means **one thing**:
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Elevating Florida's Voices
From Sidewalks to the State Capitol



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

DATE: December 20, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request approval Final Reading (Adoption) of **Ordinance No. 2022-20**,
Final PUD Master Plan for Vista Hills.

Introduction:

This is a request for City Council to approve the final reading of Ordinance No. 2022-20.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Applicant Comments
Public Hearing
Discussion
Council Action

Discussion:

Further project descriptions, design elements, and vicinity map are contained in Attachment #1 (PZC Memo). Legal advertisements for this hearing are included in Attachment #2. The Final PUD terms and conditions are consistent with the Preliminary PUD (Resolution. No. 2021-44) approved on November 16, 2021 of approximately 34 acres that is located on the north side of State Road 46 and directly east of the Seasons at Wekiva Ridge development (under construction).

The applicant is requesting to rezone to Planned Unit Development from County Ag zoning. These lands are associated with recent annexation (Ordinance No. 2021-17 on December 7, 2021).

The project includes multi-family (442 units) with on-site amenities (pool, clubhouse, and open space) and a general commercial site (maximum 55,000 square feet multiple commercial buildings). The development will be constructed in three phases: The commercial portions of the development will be along the southern portion of the property adjacent to SR 46 with the

multifamily being the northern section of the proposed project. The proposed mixed use development proposal is a consistent land use pattern in this emerging area of the Wolf Branch Innovation District (WBID). Development patterns east of are slated for high quality employment center type uses. The lands adjacent to the west are owned by the Florida Department of Transportation (FDOT) and adjacent to SR 46, which was recently processed for conveyance to the City (Resolution Numbers 2022-60 and 61 on September 20, 2022).

This development will extend Niles Road with a 70-foot city dedicated right-of-way (which includes a trail). The new roadway will connect to the existing Niles Road paved section. The Final PUD Master Plan illustrates the roadway configuration with ultimate access to SR 46 and the planned Vista Ridge Drive. The applicant has coordinated with Lake County to pursue Transportation Impact Fee Credits.

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 December 5, 2022, recommended approval of the First Reading of Ordinance No. 2022-20 and held a hearing for the Second Reading and Final adoption.

The Planning and Zoning Commission (PZC) at their regularly scheduled meeting held on November 16, 2022, recommended approval of the Final PUD Master Plan.

The Development Review Committee (DRC) on October 26, 2022, recommended approval of the proposed Final PUD and forwarded the same to the PZC.

Budget Impact:

There are no budgetary impacts to the City relative to the processing of the Planned Unit Development amendment action.

Strategic Impact:

Planned Unit Development amendments which address density and/or intensity changes are consistent with Growth Management and Economic Development Goals to foster development and growth opportunities. GOAL 1: Economic Development. Objective 1.1. Develop Wolf Branch Innovation District (WBID). Objective 1.2. Enhance mobility, connectivity, and expand the trail network. Objective 1.2.1 Implementation of the transportation master plan. Objective 1.3. Attract new commercial businesses/residential development. Continue implementing the Wolf Branch Master Plan; and GOAL 2: Infrastructure / Public Safety.

Recommendation:

City Council approve the Final Reading of Ordinance No. 2022-20, Final PUD Master Plan for Vista Hills.

Attachment(s):

1. Attachment 1 PZC Vista Hills Final PUD (ADA)
2. Attachment 2 Legal Ad Publication Final (ADA)

3. Ord2022-20 Final PUD Vista Hills (Final).SGS
4. Exhibit A Legal Description
5. Exhibit B Vista Hills Final PUD Master Plan

Prepared by: Vince Sandersfeld, Planning and Development Director

Reviewed by: Sherry Sutphen, City Attorney

Jeanann Hand, City Clerk

Patrick Comiskey, City Manager

Approved - 12/14/2022

Approved - 12/14/2022

Final Approval - 12/14/2022



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

DATE: November 16, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Request for Final PUD for Vista Hills Master Plan; Route 46 Properties, LLC (Project Name); 33.38 Acres (Site Area); located north of State Road 46 and west side of Norton Lane (Location); Route 46 Properties, LLC (Owner); LPG Urban and Regional Planner, Inc (Applicant). Project No. PUD22-03.

RECOMMENDATION:

Staff recommends approval of the application to establish a Final PUD on 33.78 acres to allow for mixed-use development for multi-family, office, and retail uses. The application for Final PUD is consistent with uses, layout, configuration, density/intensity of the Preliminary PUD approved by City Council on November 16, 2021.

REFERENCE/SUPPORT:

Sections 3.4.5 of the City's *Land Development Code*
Preliminary PUD, Resolution No. 2021-44 on 11-16-2021

SITE SUMMARY:

Owner:	Route 46 Properties, LLC – Charles Croson
Applicant:	LPG Urban and Regional Planners, Inc – Greg Beliveau, AICP
Existing Use:	Vacant Land
Proposed Use:	Mixed Use: Multi-Family (Apartments) and General Commercial
Future Land Use:	City Residential High (18 DU/acre) and Commercial
Current Zoning:	County Agriculture (A)
Proposed Zoning:	City Planned Unit Development (PUD)
Site Area:	Residential: 24.91 Acres
	Commercial: 8.07 Acres
	Wetland: 0.80 Acre (to remain)
	<u>TOTAL: 33.78 Acres</u>
Maximum Units Allowed:	459 dwelling units allowed under Residential High (25.50 acres)
Proposed Units:	442 dwelling units (17 buildings at 26 units)
Proposed Density:	17.74 du/acre
Maximum FAR:	Allowed: 0.35
	Proposed: 0.25
Proposed Commercial:	55,000 sq. ft. Maximum
Proposed Height:	Commercial: 35 feet
	Residential: 45 feet

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)
North	County/City	Res Low	Ag/ R-1	Nursery / Wekiva Ridge
South	County	Res Low	R-2	Single-Family Residence
East	City	Res Low	R-1	Wekiva Ridge
East	City	Office	OP	Vacant Land
West	County	Res Low	Ag	Vacant Land

STAFF ANALYSIS:

The applicant is requesting approval of their plans for a final Planned Unit Development (PUD) for the Vista Hills project. The final PUD consists of approximately 34 acres (two property tax parcels) located on the north side of State Road 46 and directly east of the Wekiva Ridge planned development.

Pursuant to the City's Land Development Code PUD's are a two part process: 1) Preliminary PUD Development Plan to establish the general terms and conditions; and 2) Final PUD Development Plan incorporating the master plan requirements through the City's normal zoning ordinance process. The property obtained preliminary PUD approval with the adoption of Resolution 2021-44.

The project uses includes multi-family (15 apartment buildings) with on-site amenities (pool, clubhouse, and open space). The development will be constructed in two phases: Phase one will consist of 286 of the proposed multifamily units and the proposed 11 buildings, combining to 57,000 square feet of commercial development. Phase 2 will consist of the remaining 156 units (6 buildings) and amenity features for the residential development. The commercial portions of the development will be along the southern portion of the property adjacent to SR 46 with the multifamily being to the north section of the proposed project.

The proposed mixed-use development proposal is a consistent land use pattern in this emerging area of the Wolf Branch Innovation District (WBID). The lands adjacent to the west are owned by Florida Department of Transportation (FDOT) and adjacent to SR 46, which is under process for conveyance to the City. Development patterns east of are slated for high quality employment center type uses.

Located at the southwest corner of the site is an existing isolated wetland area consisting of 0.80 acre that will remain undeveloped. Density calculations do not include wetlands or flood hazard areas. The PUD plans include a fifty (50) foot upland buffer adjacent to the wetlands.

The proposed Planned Unit Development will provide trails to the City's overall planned trail network as well as provide land to be utilized for a planned east-west connector roadway. The lighting will be decorative and follow the Dark Sky principles.

Access to the development will include extension of Niles Road at the northern end of the site. Niles Road asphalt pavements ends at the adjacent greenhouse nursery driveway approximately 700 feet. This portion of the unpaved Niles Road will be improved for ultimate connection to the

existing paved Niles Road. The PUD proposal includes a seventy (70) foot wide right-of-way to be improved to City standards with a trail and constructed in two phase. Phase 1 of the Niles Road extension will connect to the planned Wekiva Ridge to the east via SR 46 and will include half of the boulevard roadway connection to Niles Road. Phase 2 will complete the Niles Road extension with the construction of the “boulevard” (see master plan for phase roadway locations and improvements).

The Niles Road extension through the PUD will loop towards the planned Wekiva Ridge access spin roadway (currently named “Norton Lane”) with ingress/egress via SR 46. The Niles Road will be a public 70 feet right-of-way dedicated to the public. This roadway segment has been anticipated with the City recent “Vista Way Drive” study for a new roadway from Niles Road to Round Lake Road (see attached) resulting from the Wolf Branch Innovation District Implementation Plan.

The intersection of Niles Road and Wolf Branch Road was recently improved with a traffic signal. The main ingress/egress via SR 46 is configured with full traffic movements. SR 46 is under FDOT jurisdiction.

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 subject property has been annexed into the City limits and needs to be assigned a City zoning district and land use category. The Applicant is seeking to designate the property as PUD for a mixed-use project fronting SR 46.
2. The effect of the change, if any, on the particular property and on surrounding property.
The assignment of the proposed PUD zoning district is consistent with the land use for the subject property and the surrounding area. The subject property is closely located to the WBID which is expected to accommodate a significant regional employment center along the Wekiva Parkway. The proposed PUD will complement the WBID by providing commercial, office, and multi-family land uses.
3. The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city.
The application is to approve a final PUD on the subject property which will facilitate the development of multi-family, office, and retail uses. This is a development plan specific to the subject property and is consistent with Resolution 2021- 44 (the preliminary PUD).
4. The availability and provision of adequate services and facilities:
Services and facilities are currently available to this property. Further evaluations will be determined at time of site plan/platting or permitting depending upon the proposed use(s).
5. The impact on the natural environment:
There are no anticipated, adverse impacts on the natural environment as a result of this rezoning. The existing wetlands and flood prone areas will not be altered. The PUD plans include a fifty (50) foot buffer around the wetlands.

6. Other Criteria as may be applicable:
Staff did not identify any additional, pertinent information regarding this application.

PUBLIC HEARING SCHEDULE:

PZC: November 16, 2022

City Council 1st Reading: December 5, 2022 (Revised Date)

City Council 2nd Reading/Adoption: December 20, 2022

Attachments:

Vicinity Map

Aerial Map

Future Land Use Map

Vista Ridge Drive Option C

Informational Preliminary PUD (Resolution 2021-44) PUD Master

Plan (Final PUD included Exhibit B of Ordinance 2022-20 to avoid duplication)

Application

N



N.T.S.

Vista Hills PUD Route 46 Properties, LLC Change in Zoning

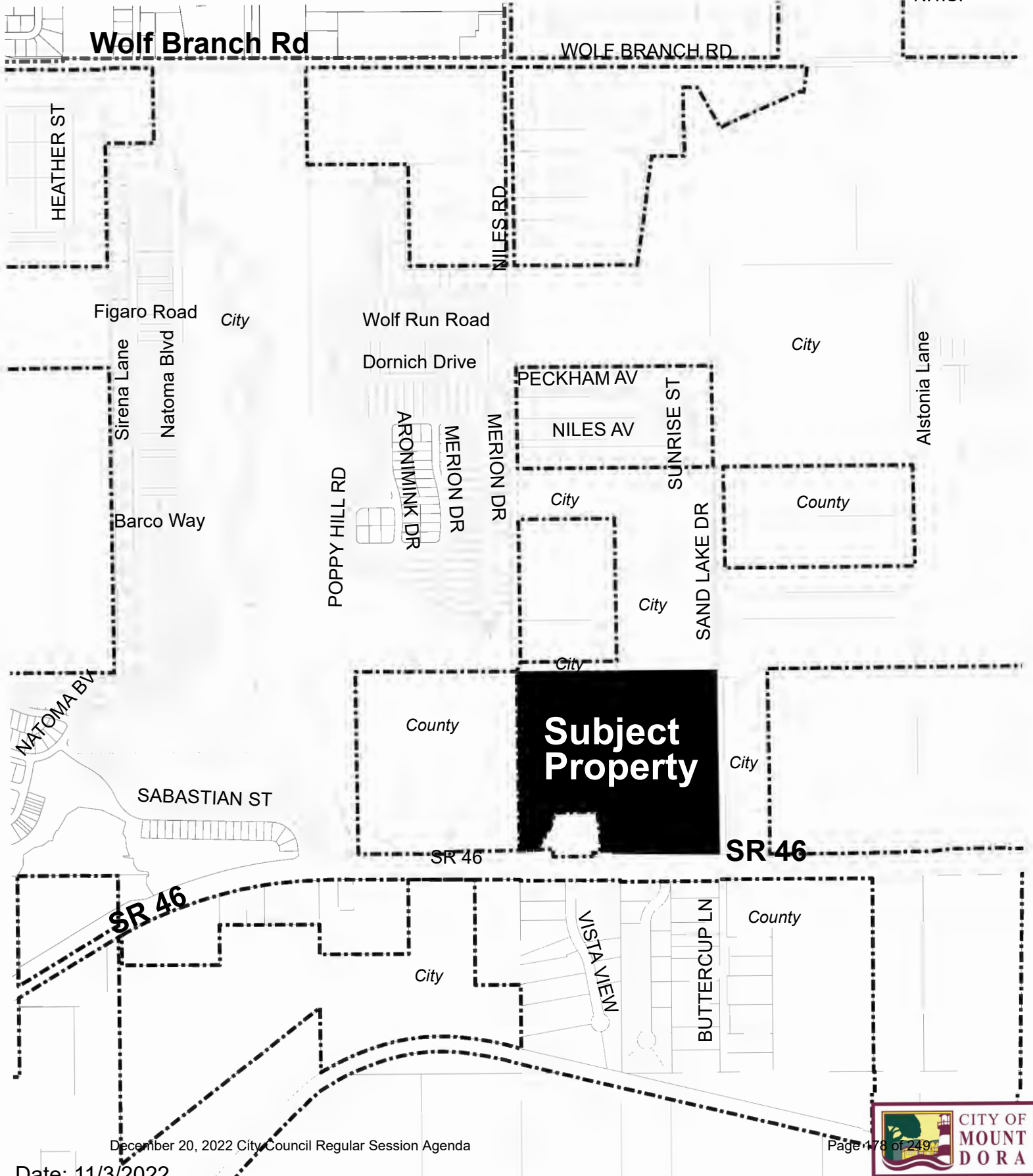
Legend



Subject Property



City Limits



Route 46 Properties, LLC
Aerial Map



Legend



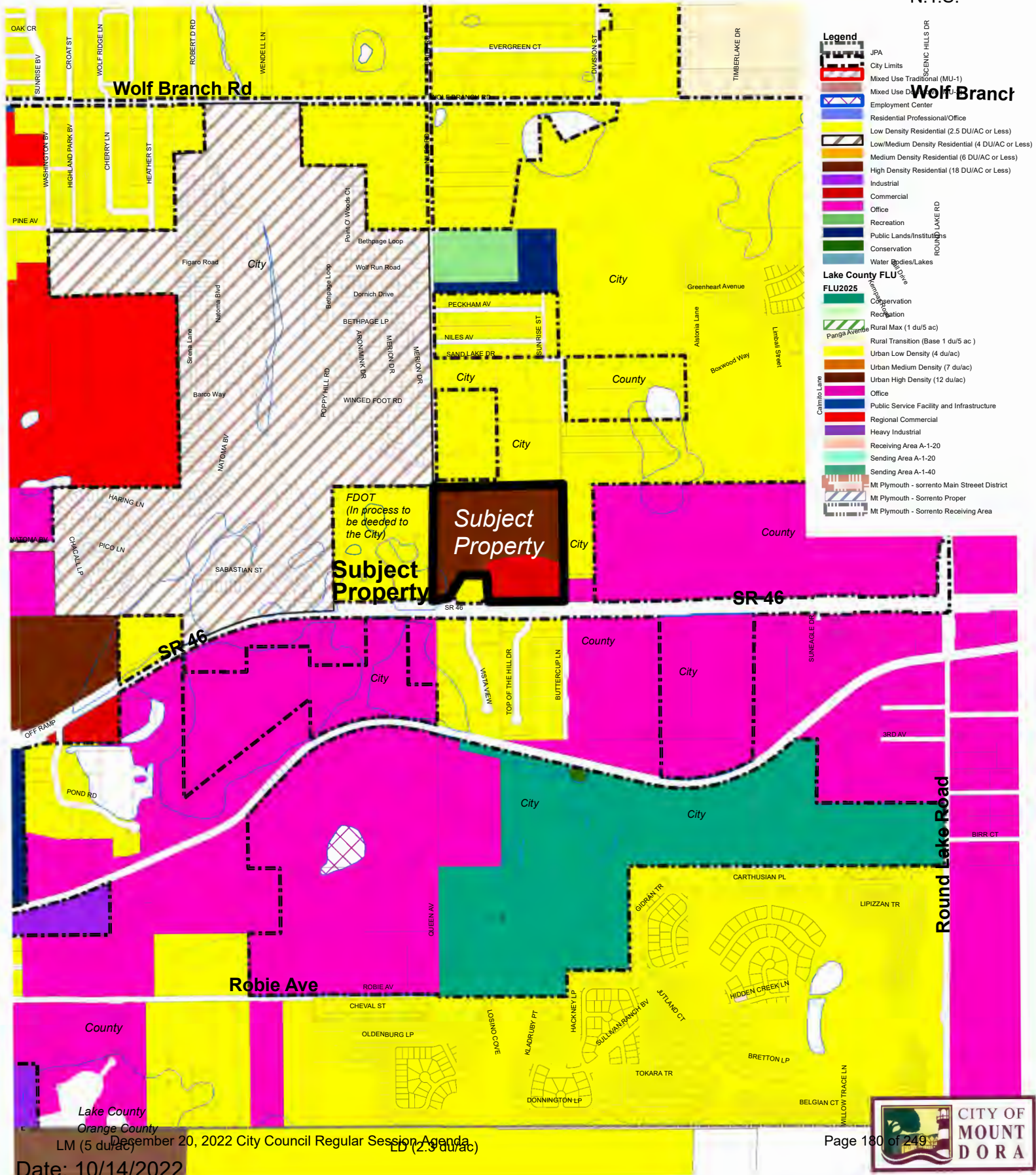
Subject Property



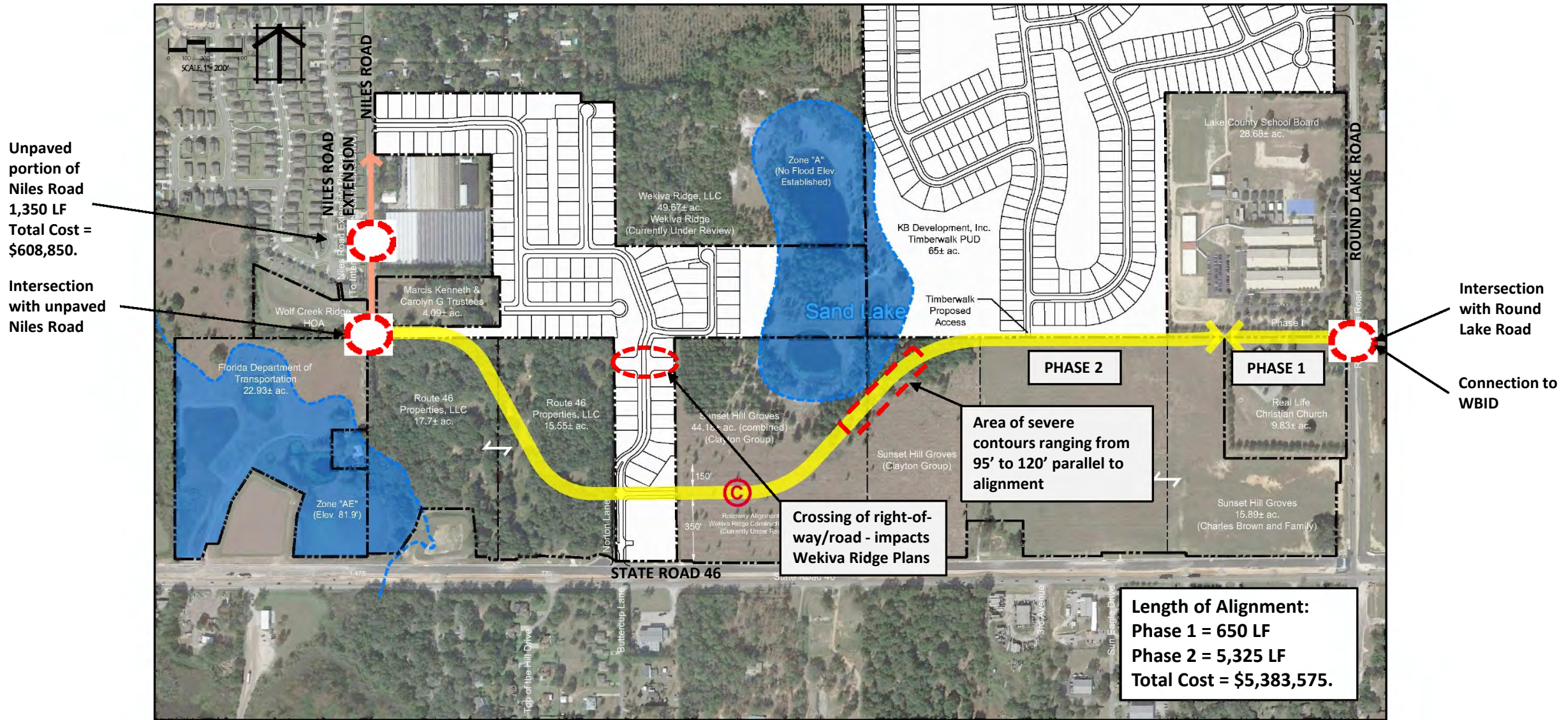
City Limits



Wekiva Hills Final PUD Future Land Use Area Map (Composite)



- Legend**
- JPA
 - City Limits
 - Mixed Use Traditional (MU-1)
 - Mixed Use District
 - Employment Center
 - Residential Professional/Office
 - Low Density Residential (2.5 DU/AC or Less)
 - Low/Medium Density Residential (4 DU/AC or Less)
 - Medium Density Residential (6 DU/AC or Less)
 - High Density Residential (18 DU/AC or Less)
 - Commercial
 - Office
 - Recreation
 - Public Lands/Institutions
 - Conservation
 - Water Bodies/Lakes
- Lake County FLU 2025**
- Conservation
 - Recreation
 - Rural Max (1 du/5 ac)
 - Rural Transition (Base 1 du/5 ac)
 - Urban Low Density (4 du/ac)
 - Urban Medium Density (7 du/ac)
 - Urban High Density (12 du/ac)
 - Office
 - Public Service Facility and Infrastructure
 - Regional Commercial
 - Heavy Industrial
 - Receiving Area A-1-20
 - Sending Area A-1-20
 - Sending Area A-1-40
 - Mt Plymouth - sorrento Main Street District
 - Mt Plymouth - Sorrento Proper
 - Mt Plymouth - Sorrento Receiving Area



OPTION C

RESOLUTION NO. 2021-44

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO THAT PRELIMINARY MASTER PLAN ENTITLED “ROUTE 46 PROPERTIES, LLC”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR PRELIMINARY MASTER PLAN APPROVAL; 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, Route 46 Properties, LLC, is the owner of that property more particularly described in **Exhibit “A”** attached hereto (Property); and

WHEREAS, pursuant to City of Mount Dora Land Development Code, Section 3.4.5., Route 46 Properties, LLC (Property Owner), through its consultant, LPG Urban and Regional Planners, Inc., filed a Preliminary Master Plan with the City for Planned Unit Development (PUD) rezoning on the Property with a project referred to as the “Route 46 Properties, LLC”; and

WHEREAS, the Route 46 Properties, LLC, Preliminary Master Plan includes mixed uses proposing multi-family with 442 residential units and the overall development of residential units not exceeding 18 dwelling units per acre, and general retail commercial with a 55,000 square foot building limitation; and

WHEREAS, Route 46 Properties, LLC, has petitioned the City for voluntary annexation (City of Mount Dora Ordinance No. 2021-07) and Future Land Use Map Amendment (City of Mount Dora Ordinance No. 2021-08); and

WHEREAS pursuant to Florida Statutes, Section 163.3184(12) zoning changes are contingent upon the comprehensive plan amendment transmittal becoming effective; and

WHEREAS, the City Attorney reviewed the Route 46 Properties, LLC, Preliminary Master Plan and found the same consistent with controlling Florida law; and

WHEREAS, the City’s Development Review Committee reviewed the Route 46 Properties, LLC Preliminary Master Plan on March 31, 2021, and again on September 29, 2021, and recommended approval with conditions as being in compliance with the minimum requirements of the City’s Land Development Code and as being consistent with the City’s Comprehensive Plan; and

WHEREAS, the City's Planning and Zoning Commission reviewed the Route 46 Properties, LLC, Preliminary Master Plan on October 20, 2021, and recommended approval as being in compliance with the minimum requirements of the City's Land Development Code and as being consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Mount Dora hereby finds the Route 46 Properties, LLC, Preliminary Master Plan to be in compliance with the minimum requirements of the City's Land Development Code and as being consistent with the City's Comprehensive Plan and controlling Florida law.

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 Preliminary Master Plan. The City hereby approves the Route 46 Properties, LLC, Preliminary Master Plan attached hereto as **Exhibit "B"** attached hereto, provided that the PUD rezoning and Final Master Plan for the Property is secured within one (1) year of the effective date hereof.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the Route 46 Properties, LLC, Property Preliminary Master Plan, 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 which 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.

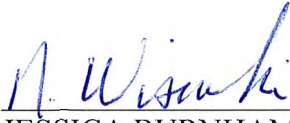
SECTION 8. Effective Date. This Resolution shall become effective upon the adoption of Annexation Ordinance No. 2021-07.

PASSED AND ADOPTED this 16th day of November 2021.



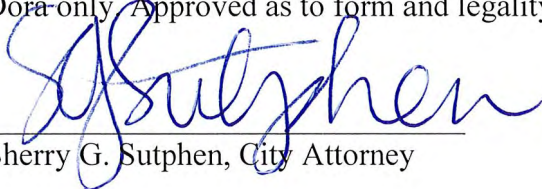
CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

for 

JESSICA BURNHAM
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
Legal Description

Exhibit A
Legal Description

THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING. (BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA).

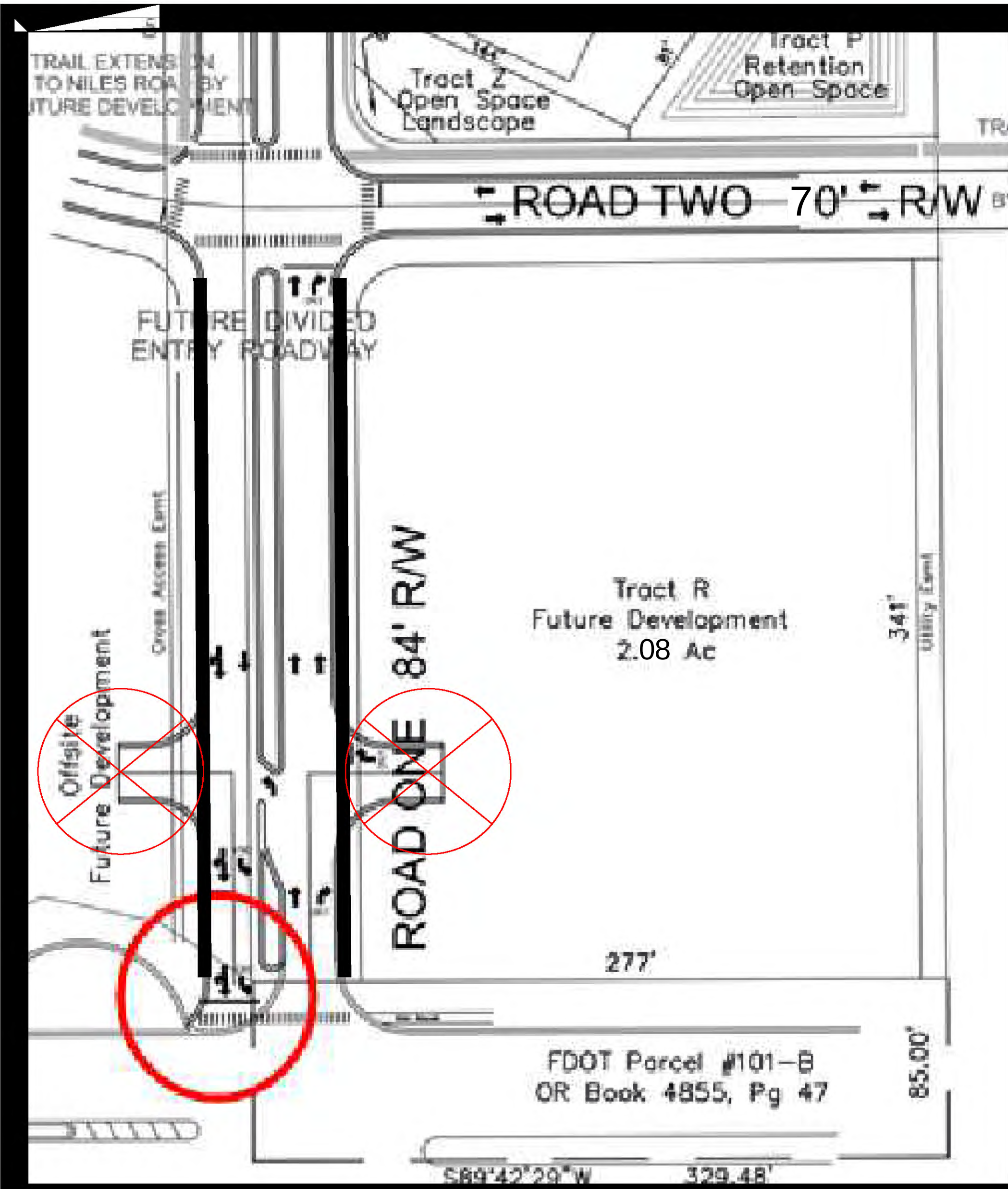
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ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

Exhibit B
Route 46 Properties, LLC
Preliminary PUD Master Plan



THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

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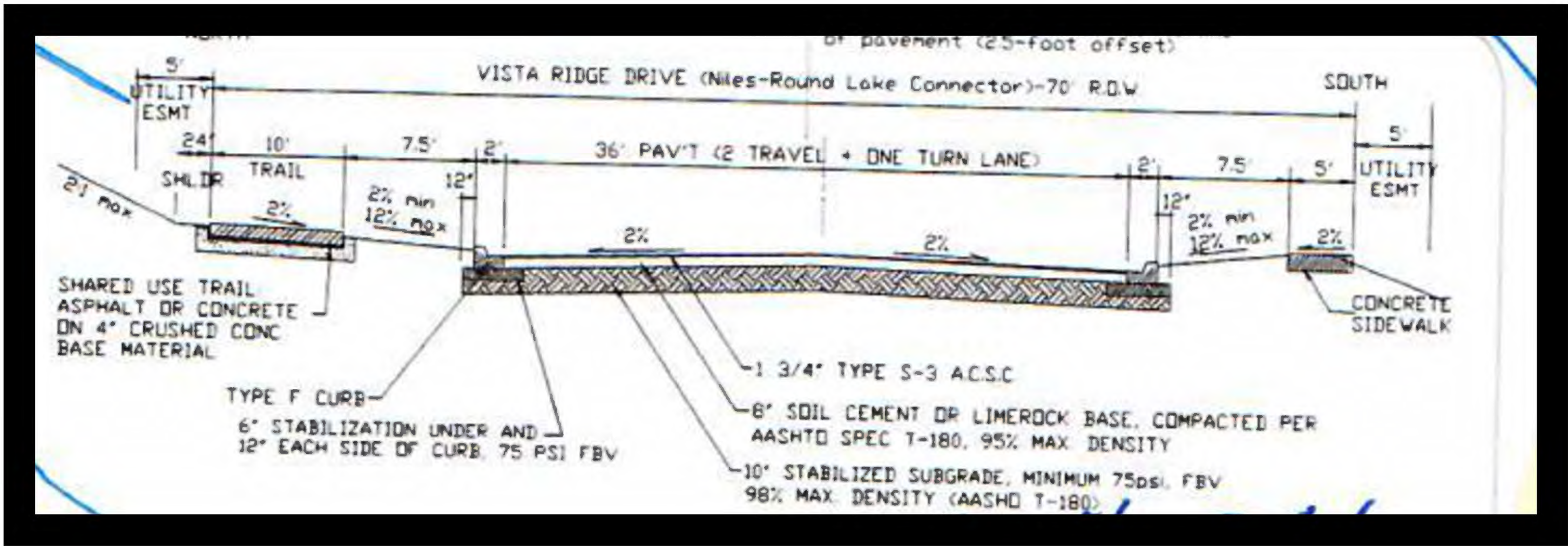
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Monticello Street Lights

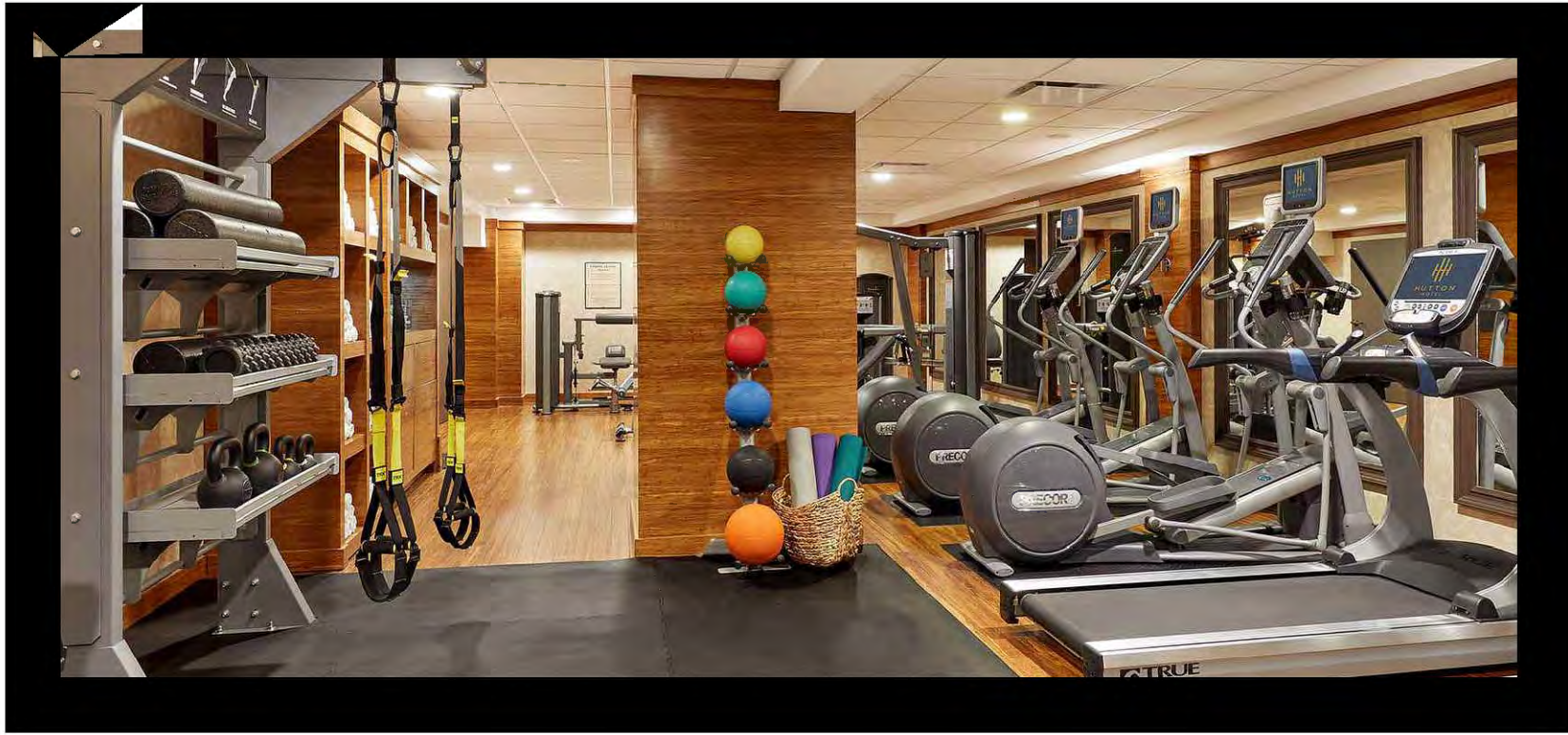


25' Poles
100' on Center or Required Illumination

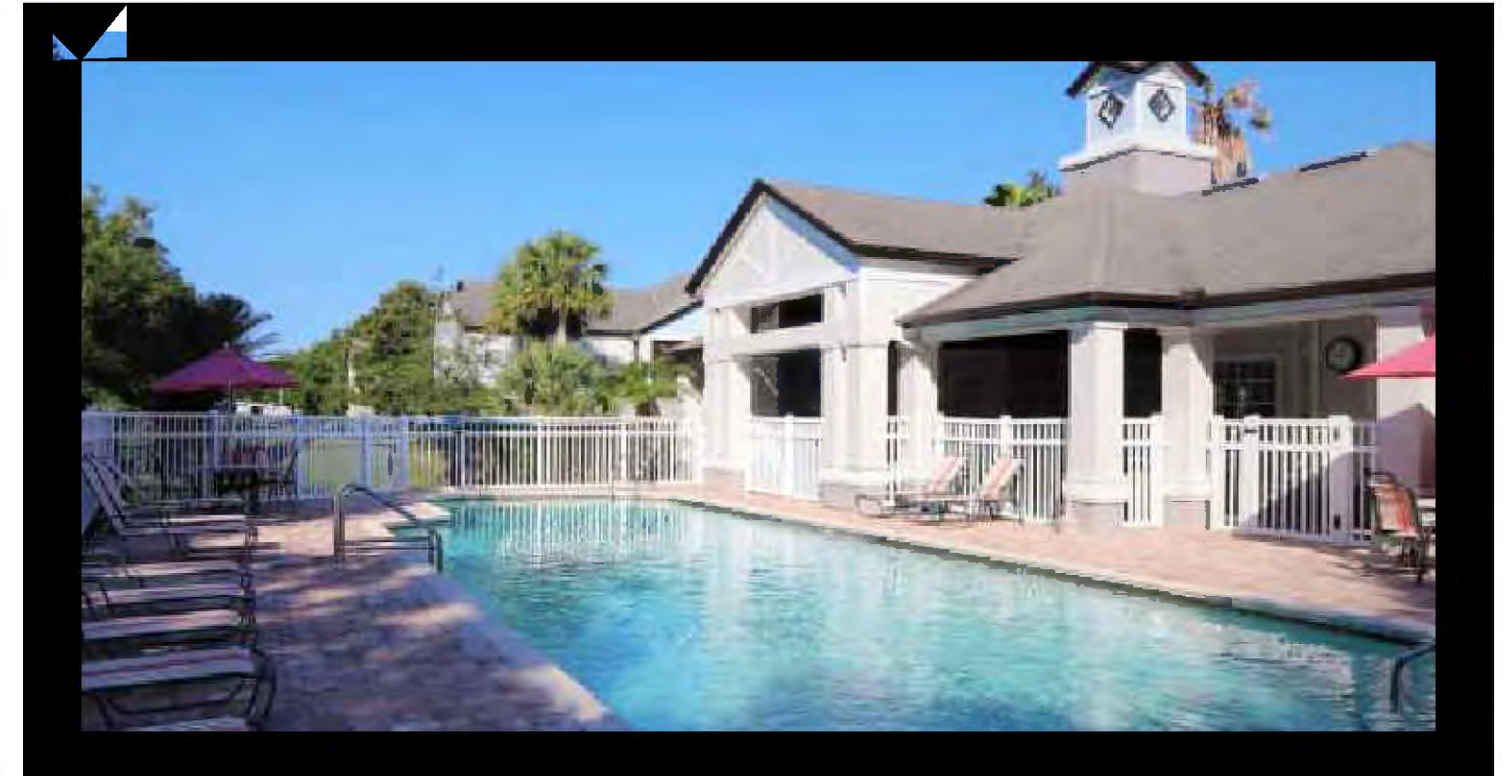
Route 46 Properties, LLC
Preliminary PUD Plan
Mt Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Proj.: 1875/1

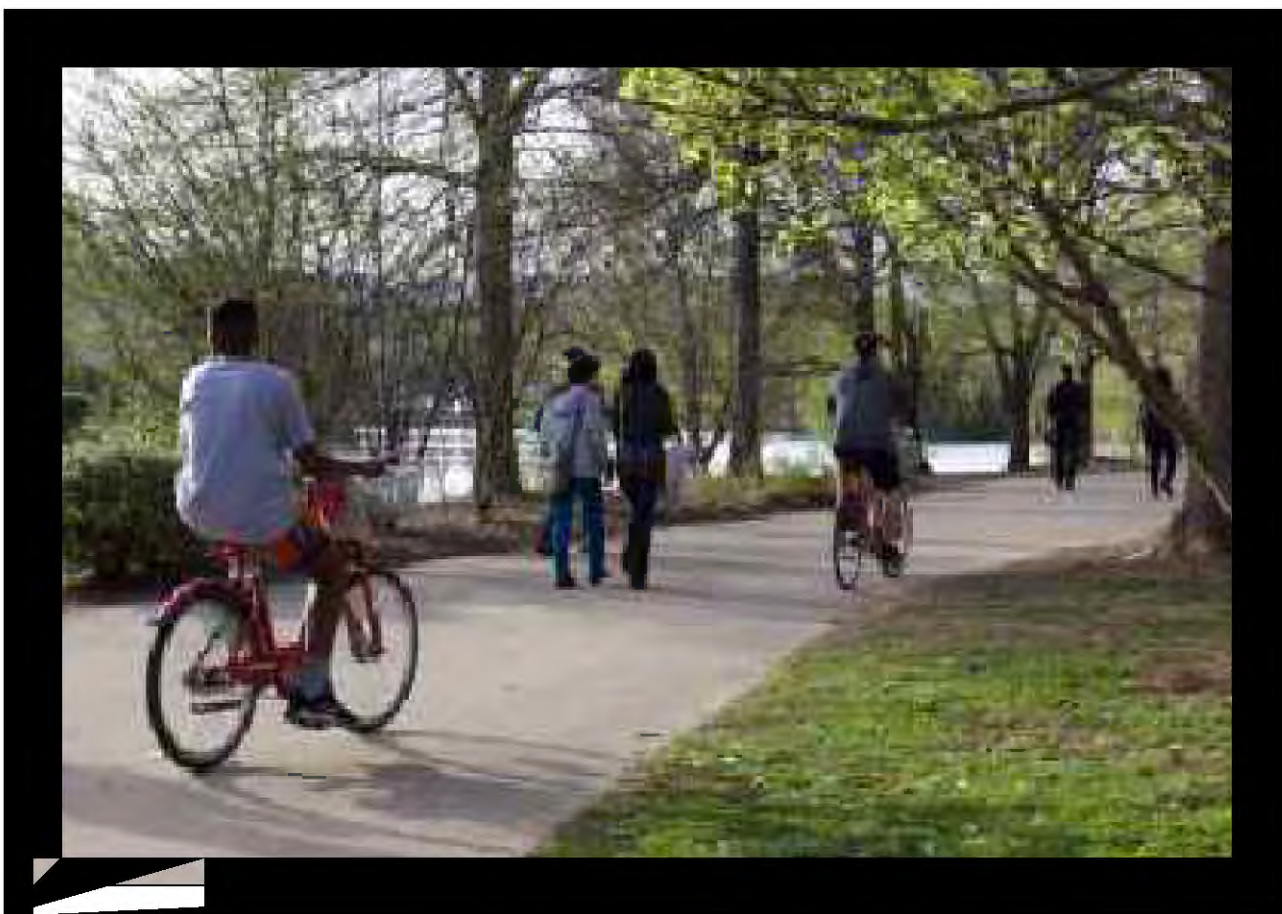
Amenities



Fitness Center



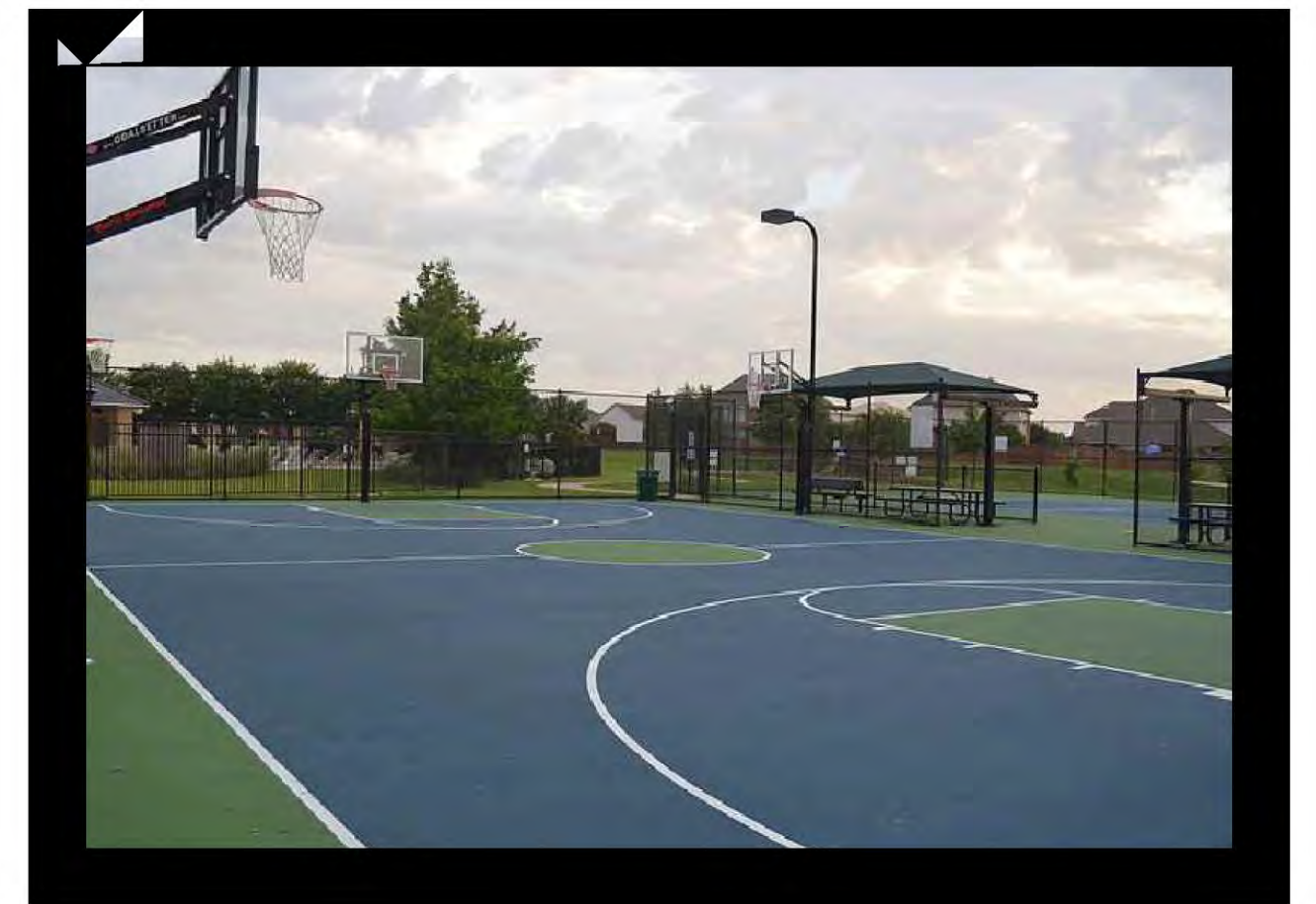
Clubhouse/Pool



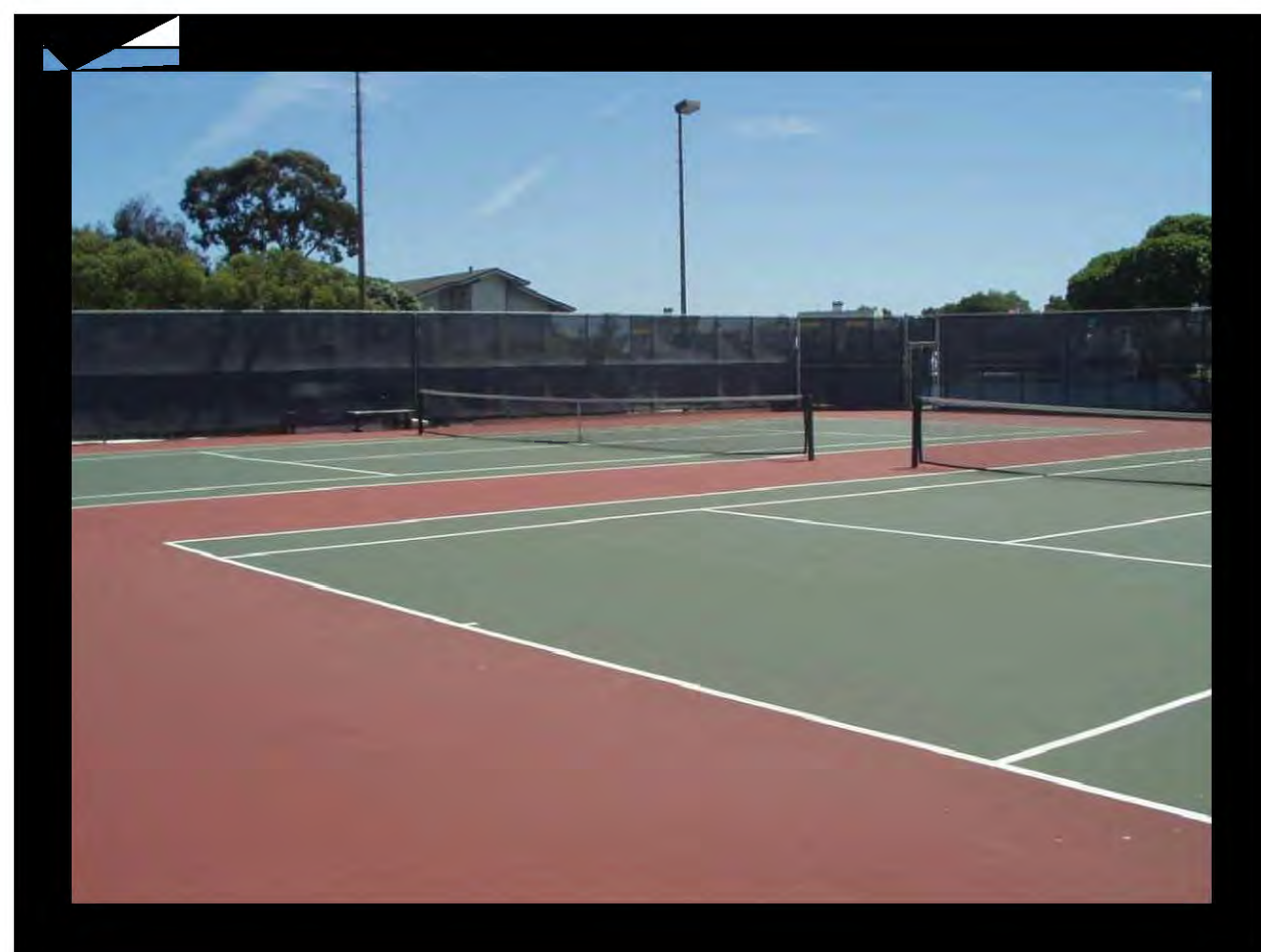
Community Trails



Grills



Basketball



Tennis



Playground



Dog Park

Route 46 Properties, LLC
Preliminary PUD Plan
Mt Dora, FL

September 20th, 2021


Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Proj.: 1875/1

3 of 3



CITY OF
MOUNT
DORA

RECEIVED
By scottw at 4:45 pm, Sep 16, 2022

PUD22-03

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: 9/12/2022 Project Name: Route 46 Properties, LLC

1. Applicant's Name: Greg Beliveau

Company's Name: LPG Urban & Regional Planners, Inc.

Address: 1162 Camp Ave.

City, State & Zip: Mount Dora, FL 32757

Phone: 352-385-1940 E-mail: Gregb@lpgurp.com

2. Property Owner's Name(s): Route 46 Properties, LLC (David A. Croson, Manager)

Company's Name: Route 46 Properties, LLC

Address: 1321 Tappie Circle

City, State & Zip: Lake Mary, FL 32746

Phone: 407-488-7945 E-mail: dave@croson.com

3. Engineer's Name: Chuck Hiott, P.E.

Company's Name: Halff Associates, Inc.

Address: 902 North Sinclair Ave.

City, State & Zip: Tavares, FL 32778

Phone: 352-343-8481 E-mail: cHiott@Halff.com

4. Landscape Architect: Steven Verlander

Company's Name: Verlander Landscape Architect, LLC

Address: 9880 Montclair Circle

City, State & Zip: Apopka, FL 32703

Phone: 407-834-4104 E-mail: Steven@verlanderla.com

5. The property generally located and list adjacent streets: Bobwhite Lane, CR 46, north of Vista View
6. Size of property in Acres: 33.38 Square Feet: 1,454,032
7. Zoning District: PUD Future Land Use Category: Residential High Density and Commercial
8. Number of Structures and/or units to be built: 442 MF units and 55,000 SF commercial
9. Is the proposed use(s) permissible in requested district? Yes, Chapter 3, Section 3.4.5
10. Provide description of the proposed use: Mixed use project of multi-family and commercial with recreation and open space
11. Provide phase breakdown and description of phases: Phase I - 256 MF apartments and roadway, Phase II - 186 MF apartments and 27,500 SF commercial, Phase III- 27,500 SF commercial
12. State the reason for this request (attach written summary if additional space is needed):
Development of mixed use community with MF apartments, commercial, open space, recreation, construction of Phase I of Niles Road extension, and associated internal roadways
13. Has an application been filed within the last 12 months (describe, if yes)? Preliminary PUD Approval

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.

David A. Learn
Owner/Applicant Signature

2/13/2022
Date

September 13, 2022

Route 46 Properties, LLC hereby authorizes Greg Beliveau with LPG Urban and Regional Planners, Inc. to act as our agent in the submittal and signing of documents for the Final Planned Unit Development application to the City of Mount Dora.

Signed:

David A. Croson

David A. Croson (Manager)

STATE OF FLORIDA

COUNTY OF Lake

The foregoing instrument was acknowledged before me with 13 day of September, 2022, by David A. Croson as Manager of Route 46 Properties, LLC on behalf of the corporation. He is personally known to me.

Sherie D. Lindh

Notary Public – State of Florida

Sherie D. Lindh

Print Name

My Commission Expires: 1/27/2025

Commission Number: HH 085776



LEGAL DESCRIPTION - ENTIRE SITE

THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46. THAT PART OF: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING.

(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA)

LESS RIGHT OF WAY FOR STATE ROAD 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2"x3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID

CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

PROPERTY RECORD CARD

General Information

Name:	ROUTE 46 PROPERTIES LLC	Alternate Key:	1446392
Mailing Address:	1321 TAPPIE CIR LAKE MARY, FL 32746 Update Mailing Address	Parcel Number: ⓘ	27-19-27-0003-000-01000
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	BOBWHITE LN MOUNT DORA FL, 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	W 1/2 OF SW 1/4 OF SW 1/4--LESS SR 46 & LESS FROM SW COR OF SE 1/4 OF SEC 28-19-27 RUN S 89-40-03 E 2639.92 FT TO SE COR OF SE 1/4 OF SEC 28, N 0-01-01 E ALONG E LINE OF NE 1/4 OF SEC 33-19-27 THAT IS 3.12 FT FROM CENTERLINE OF SR 46, N 0-24-36 W ALONG E LINE OF SE 1/4 OF SEC 28 A DIST OF 26.96 FT TO A POINT ON EXISTING R/W LINE OF SR 46 FOR POB, THENCE RUN N 0-24-36 W ALONG SAID E LINE 128.07 FT, N 87-56-31 E 112.08 FT, N 33-16-03 E 168.56 FT, N 17-38-35 E 106.59 FT, N 89-35-46 E 276.87 FT, S 06-36-12 E 195.38 FT, S 06-36-48 W 72.85 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 83.69 FT, S 0-11-52 W 10 FT TO A POINT ON A LINE 132 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 139.99 FT, N 0-11-52 E 10 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 110.01 FT, N 0-11-52 E 5 FT TO A POINT ON A LINE 147 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 87.19 FT TO A POINT LOCATED N 0-0-19 W 147 FT FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE, S 89-40-11 E 212.81 FT, N 66-36-04 E 54.60 FT, S 77-22-47 E 56.30 FT, S 59-50-50 E 59.37 FT TO A POINT ON E LINE OF SW 1/4 OF SW 1/4 OF SEC 27-19-27, S 0-36-38 E ALONG SAID E LINE 84.57 FT TO A POINT ON SAID EXISTING R/W LINE, S 89-48-32 W 255.18 FT, S 0-12-29 E 7.50 FT, S 89-47-31 W 114.93 FT, N 89-55-07 W 947.50 FT TO POB--ORB 3775 PG 1785		
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	VACANT RESIDENTIAL (0000)	0	0		4.000	Acre	\$0.00	\$103,800.00
2	VACANT RESIDENTIAL (0000)	0	0		10.700	Acre	\$0.00	\$277,665.00
3	WETLAND (9600)	0	0		3.000	Acre	\$0.00	\$135.00

[Click here for Zoning Info](#) ⓘ
 [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3775 / 1785	05/2009	Warranty Deed	Unqualified	Vacant	\$725,000.00
4846 / 2321	06/2008	Quit Claim Deed	Unqualified	Vacant	\$0.00
3039 / 1460	12/2005	Warranty Deed	Unqualified	Improved	\$880,000.00
1220 / 2193	03/1993	Warranty Deed	Unqualified	Improved	\$0.00
984 / 1863	10/1988	Quit Claim Deed	Unqualified	Vacant	\$0.00
Click here to search for mortgages, liens, and other legal documents. 					

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$381,600	\$258,900	\$258,900	5.0529	\$1,308.20
SCHOOL BOARD STATE	\$381,600	\$381,600	\$381,600	3.5940	\$1,371.47
SCHOOL BOARD LOCAL	\$381,600	\$381,600	\$381,600	2.9980	\$1,144.04
LAKE COUNTY WATER AUTHORITY	\$381,600	\$258,900	\$258,900	0.3229	\$83.60
NORTH LAKE HOSPITAL DIST	\$381,600	\$258,900	\$258,900	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$381,600	\$258,900	\$258,900	0.2189	\$56.67
LAKE COUNTY MSTU STORMWATER	\$381,600	\$258,900	\$258,900	0.4957	\$128.34
LAKE COUNTY MSTU AMBULANCE	\$381,600	\$258,900	\$258,900	0.4629	\$119.84
LAKE COUNTY VOTED DEBT SERVICE	\$381,600	\$258,900	\$258,900	0.0918	\$23.77
LAKE COUNTY MSTU FIRE	\$381,600	\$258,900	\$258,900	0.5138	\$133.02
			Total:	13.7509	Total: \$4,368.95

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law

December 20, 2022 City Council Regular Session Agenda

Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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](#).

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	ROUTE 46 PROPERTIES LLC	Alternate Key:	3636163
Mailing Address:	1321 TAPPIE TOORIE CIR LAKE MARY, FL 32746 Update Mailing Address	Parcel Number: ⓘ	27-19-27-0003-000-03700
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	NORTON LN 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 SW 1/4--LESS SR 46 & LESS FROM SW COR OF SE 1/4 OF SEC 28-19-27 RUN S 89-40-03 E 2639.92 FT TO SE COR OF SE 1/4 OF SEC 28, N 0-01-01 E ALONG E LINE OF NE 1/4 OF SEC 33-19-27 THAT IS 3.12 FT FROM CENTERLINE OF SR 46, N 0-24-36 W ALONG E LINE OF SE 1/4 OF SEC 28 A DIST OF 26.96 FT TO A POINT ON EXISTING R/W LINE OF SR 46 FOR POB, THENCE RUN N 0-24-36 W ALONG SAID E LINE 128.07 FT, N 87-56-31 E 112.08 FT, N 33-16-03 E 168.56 FT, N 17-38-35 E 106.59 FT, N 89-35-46 E 276.87 FT, S 06-36-12 E 195.38 FT, S 06-36-48 W 72.85 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 83.69 FT, S 0-11-52 W 10 FT TO A POINT ON A LINE 132 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 139.99 FT, N 0-11-52 E 10 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 110.01 FT, N 0-11-52 E 5 FT TO A POINT ON A LINE 147 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 87.19 FT TO A POINT LOCATED N 0-0-19 W 147 FT FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE, S 89-40-11 E 212.81 FT, N 66-36-04 E 54.60 FT, S 77-22-47 E 56.30 FT, S 59-50-50 E 59.37 FT TO A POINT ON E LINE OF SW 1/4 OF SW 1/4 OF SEC 27-19-27, S 0-36-38 E ALONG SAID E LINE 84.57 FT TO A POINT ON SAID EXISTING R/W LINE, S 89-48-32 W 255.18 FT, S 0-12-29 E 7.50 FT, S 89-47-31 W 114.93 FT, N 89-55-07 W 947.50 FT TO POB--ORB 3775 PG 1785		
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	VACANT RESIDENTIAL (0000)	0	0		2.000	Acre	\$0.00	\$51,900.00
2	VACANT RESIDENTIAL (0000)	0	0		13.550	Acre	\$0.00	\$351,623.00

[Click here for Zoning Info](#) ⓘ
 [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4846 / 2321	06/2016	Quit Claim Deed	Unqualified	Vacant	\$0.00
3775 / 1785	05/2009	Warranty Deed	Unqualified	Vacant	\$725,000.00
3039 / 1460	12/2005	Warranty Deed	Unqualified	Vacant	\$1.00
1428 / 2391	03/1996	Warranty Deed	Unqualified	Improved	\$0.00
1339 / 640	01/1995	Quit Claim Deed	Unqualified	Improved	\$0.00
1220 / 2194	03/1993	Warranty Deed	Unqualified	Improved	\$0.00
Click here to search for mortgages, liens, and other legal documents.					

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$403,523	\$273,720	\$273,720	5.0529	\$1,383.08
SCHOOL BOARD STATE	\$403,523	\$403,523	\$403,523	3.5940	\$1,450.26
SCHOOL BOARD LOCAL	\$403,523	\$403,523	\$403,523	2.9980	\$1,209.76
LAKE COUNTY WATER AUTHORITY	\$403,523	\$273,720	\$273,720	0.3229	\$88.38
NORTH LAKE HOSPITAL DIST	\$403,523	\$273,720	\$273,720	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$403,523	\$273,720	\$273,720	0.2189	\$59.92
LAKE COUNTY MSTU STORMWATER	\$403,523	\$273,720	\$273,720	0.4957	\$135.68
LAKE COUNTY MSTU AMBULANCE	\$403,523	\$273,720	\$273,720	0.4629	\$126.70
LAKE COUNTY VOTED DEBT SERVICE	\$403,523	\$273,720	\$273,720	0.0918	\$25.13
LAKE COUNTY MSTU FIRE	\$403,523	\$273,720	\$273,720	0.5138	\$140.64
			Total:	13.7509	Total: \$4,619.55

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law

December 20, 2022 City Council Regular Session Agenda

Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
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Property data last updated on March 21, 2022.

Site Notice

Prepared by/Return to:
Campione & Hackney, P.A.
David M. Campione, Esquire
2750 Dora Avenue
Tavares, FL 32778
File No.: 09-00006 LH

Parcel ID #: AK#1446392 & AK#3636163

Warranty Deed

This Warranty Deed made this 19th day of May, 2009, between **ASC Properties, Inc.**, a Florida corporation ("Grantor"), whose address is 1331 Heim Road, Mount Dora, FL 32757, and **Route 46 Properties LLC**, a Florida limited liability company ("Grantee"), whose address is 26014 Estates Ridge Drive, Sorrento, Florida 32776.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Lake County, Florida, further described in **Exhibit "A"** hereto, incorporated by reference and made a part hereof.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

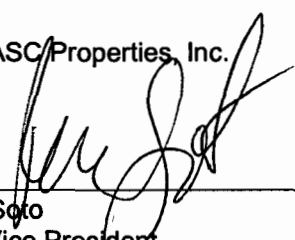
Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.
*Singular and plural are interchangeable as context requires.

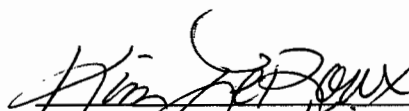
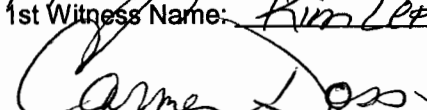
Subject to taxes for the year 2009 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor: ASC Properties, Inc.

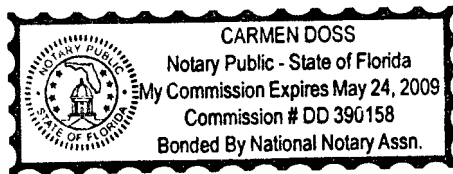
By: 
Rene Soto
As Its Vice President


1st Witness Name: Kim LeRoux

2nd Witness Name: Carmen Lee

**Warranty Deed
Page Two**

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 19th day of May, 2009, by Rene Soto, as Vice President of ASC Properties, Inc., on behalf of the corporation, ___ who is personally known to me or X who has produced Florida Drivers License as identification and who ___ did X did not take an oath.





Notary Public
My Commission Expires:

Exhibit "A"
Property Description

The Southwest 1/4 of the Southwest 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida, less road right-of-way of State Road No. 46, which property is also described as a portion of Section 27, Township 19 South, Range 27 East, more particularly described as follows: commence at the Southwest corner of said Section 27; thence North 00°23'59" West, a distance of 33.00 feet to the point of beginning; thence continue along the West line of the Southwest 1/4 of said Section 27, North 00°23'59" West, a distance of 1296.30 feet, to a point on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence North 89°54'34" East, along said line a distance of 1313.48 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence South 00°36'53" East, along said line a distance of 1296.28 feet to a point on the North right-of-way line of State Road No. 46 as shown on the Florida Department of Transportation maintenance map recorded in Map Book 7, Page 64 of the Public Records of Lake County, Florida; thence South 89°54'27" West, along said line a distance of 1318.15 feet to the point of beginning.

04-QCD01-08/01
June 7, 2016
This instrument prepared by
ROBIN D. DERR
Under the direction of
FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

TAX EXEMPT
F.S. 337.27

Please Return To:
Fla Department of Transportation
719 S Woodland Blvd
R / W Records Mgmt, MS 551
DeLand, FL 32720-6834
Attn: S. Hutchison

PARCEL NO. 117.11
SECTION 11130
F.P. NO. 238275 2
STATE ROAD 46
COUNTY LAKE

QUITCLAIM DEED

THIS QUITCLAIM DEED, Made this 9th day of JUNE, 2016, by
WANDA SHAFFER, a single woman, grantor(s), to the STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION, grantee: (wherever used herein the terms "grantor" and "grantee" include
all the parties to this instrument and the heirs, legal representatives and assigns of individuals,
and the successors and assigns of organizations.)

WITNESSETH: That the said grantor, for and in consideration of the sum of \$1.00 and
other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby
remise, release and quitclaim unto the said grantee forever, all right, title, interest, claim and
demand, which said grantor has in and to the hereinafter described parcel of land arising out of
that certain Unrecorded Lease, together with all other right, title, interest, claim and demand, if
any, which the said grantor has in and to said parcel situate in the County of Lake, Florida, viz:

PARCEL 117

SECTION 11130
F.P. No. 238275-2

That part of:

"The Southwest 1/4 of the Southwest 1/4 of Section 27, Township 19 South, Range
27 East, Lake County, Florida, less road right-of-way of State Road No. 46, which
property is also described as a portion of Section 27, Township 19 South, Range 27
East, more particularly described as follows: commence at the Southwest corner of
said Section 27; thence North 00°23'59" West, a distance of 33.00 feet to the point
of beginning; thence continue along the West line of the Southwest 1/4 of said
Section 27, North 00°23'56" West, a distance of 1296.30 feet, to a point on the
North line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence
North 89°54'34" East, along said line a distance of 1313.48 feet to the East line of
the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence South 00°36'53"
East, along said line a distance of 1296.28 feet to a point on the North right-of-way
line of State Road No. 46 as shown on the Florida Department of Transportation
maintenance map recorded in Map Book 7, Page 64 of the Public Records of Lake
County, Florida; thence South 89°54'27" West, along said line a distance of 1318.15
feet to the point of beginning."

(Being the lands described in Official Records Book 3775, Page 1785 of the
Public Records of Lake County, Florida.)

Described as follows:

COMMENCE at a 3 1/2" x 3" Concrete Monument with a drill hole in the center marking the
Southwest Corner of the Southeast 1/4 of Section 28, Township 19 South, Range 27 East, Lake
County, Florida, as shown on Florida Department of Transportation Right of Way Map, Section
11130, FP No 238275-2; thence South 89°40'03" East along the South line of the Southeast 1/4

PARCEL NO. 117.11
SECTION 11130
F.P. NO. 238275-2
PAGE 2

of said Section 28, a distance of 2639.92 feet to the Southeast corner of the Southeast 1/4 of said Section 28, said corner being located North 00°01'01" East along the East line of the Northeast 1/4 of Section 33, Township 19 South, Range 27 East, 3.12 feet from the Centerline of Survey of State Road 46 at Station 89+57.36 as shown on said Right of Way Map; thence North 00°24'36" West along the East line of the Southeast 1/4 of said Section 28, a distance of 26.96 feet to a point on the Existing Right of Way Line of State Road 46 as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Existing Right of Way Line, North 00°24'36" West along said East line, 128.07 feet; thence departing said East line North 87°56'31" East, 112.08 feet; thence North 33°16'03" East 168.56 feet; thence North 17°38'35" East, 106.59 feet; thence North 89°35'46" East, 276.87 feet; thence South 06°36'12" East, 195.38 feet; thence South 06°36'48" West, 72.85 feet to a point on a line 142.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 83.69 feet; thence departing said parallel line South 00°11'52" West, 10.00 feet to a point on a line 132.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 139.99 feet; thence departing said parallel line North 00°11'52" East, 10.00 feet to a point on a line 142.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 110.01 feet; thence departing said parallel line North 00°11'52" East, 5.00 feet to a point on a line 147.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 87.19 feet to a point located North 00°00'19" West, 147.00 feet from a non-curve point of intersection on said Centerline at Station 99+04.88; thence departing said parallel line, South 89°40'11" East, 212.81 feet; thence departing said parallel line North 66°36'04" East, 54.60 feet; thence South 77°22'47" East, 56.30 feet; thence South 59°50'50" East, 59.37 feet to a point on the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence South 00°36'38" East along said East line, 84.57 feet to a point on said Existing Right of Way Line; thence departing said East line and along said Existing Right of Way line the following four (4) courses, South 89°48'32" West, 255.18 feet; thence South 00°12'29" East, 7.50 feet; thence South 89°47'31" West, 114.93 feet; thence North 89°55'07" West, 947.70 feet to the POINT OF BEGINNING.

CONTAINING 5.500 acres, more or less.

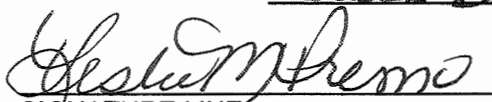
This legal description prepared under the direction of:
Joseph C. Di Benedetto, P.L.S.
Florida Professional Land Surveyor No. 5181
McKim & Creed, Inc.
115 East Indiana Ave.
DeLand, Florida, 32724

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in
the presence of: Two witnesses
required by Florida Law,


SIGNATURE LINE
PRINT/TYPE NAME: JUDEE BOLAND


SIGNATURE LINE
PRINT/TYPE NAME: Leslie M. Premo

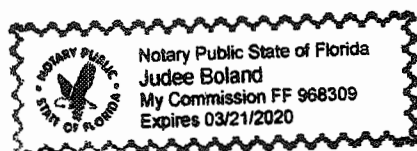

WANDA SHAFFER
aka Wanda Lawson Shaffer
ADDRESS OF GRANTOR:

32913 CR 437
Sorrento, FL 32716

PARCEL NO. 117.11
SECTION 11130
F.P. NO. 238275-2
PAGE 3

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9th day of JUNE, 2016, by Wanda Shaffer, who is personally known to me or who has produced _____ as identification.



Judge Boland
PRINT/TYPE NAME: JUDGE BOLAND
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

ACQUISITION OF THIS LAND IS
NECESSARY FOR R/W PURPOSES
UNDER THREAT OF CONDEMNATION
PURSUANT TO SEC. 337. 27 F.S.
CF
FL. D.O.T.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ROUTE 46 PROPERTIES LLC

Filing Information

Document Number	L09000018852
FEI/EIN Number	26-4345881
Date Filed	02/25/2009
State	FL
Status	ACTIVE

Principal Address

1321 Tappie Toorie Circle
Lake Mary, FL 32746

Changed: 01/08/2017

Mailing Address

1321 Tappie Toorie Circle
Lake Mary, FL 32746

Changed: 01/08/2017

Registered Agent Name & Address

CROSON, DAVID A
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Name Changed: 04/06/2011

Address Changed: 01/08/2017

Authorized Person(s) Detail

Name & Address

Title MGR

CROSON, DAVID A
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Title MGR

CROSON, KATHERINE R
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Title MGR

CROSON, CHARLES
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Annual Reports

Report Year	Filed Date
2020	01/18/2020
2021	01/10/2021
2022	01/23/2022

Document Images

01/23/2022 -- ANNUAL REPORT	View image in PDF format
01/10/2021 -- ANNUAL REPORT	View image in PDF format
01/18/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
01/04/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/11/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
03/02/2010 -- ANNUAL REPORT	View image in PDF format
02/25/2009 -- Florida Limited Liability	View image in PDF format

**NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2022-20
CITY OF MOUNT DORA, FLORIDA**

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2022-20. The final public hearing on the ordinance will be held on **Tuesday, December 20, 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 2022-20 is as follows:

ORDINANCE NO: 2022-20

**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 SR 46 AND THE WEST SIDE OF NORTON LANE;
PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT;
PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE
AND 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 Thursday.

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): December 9, 2022

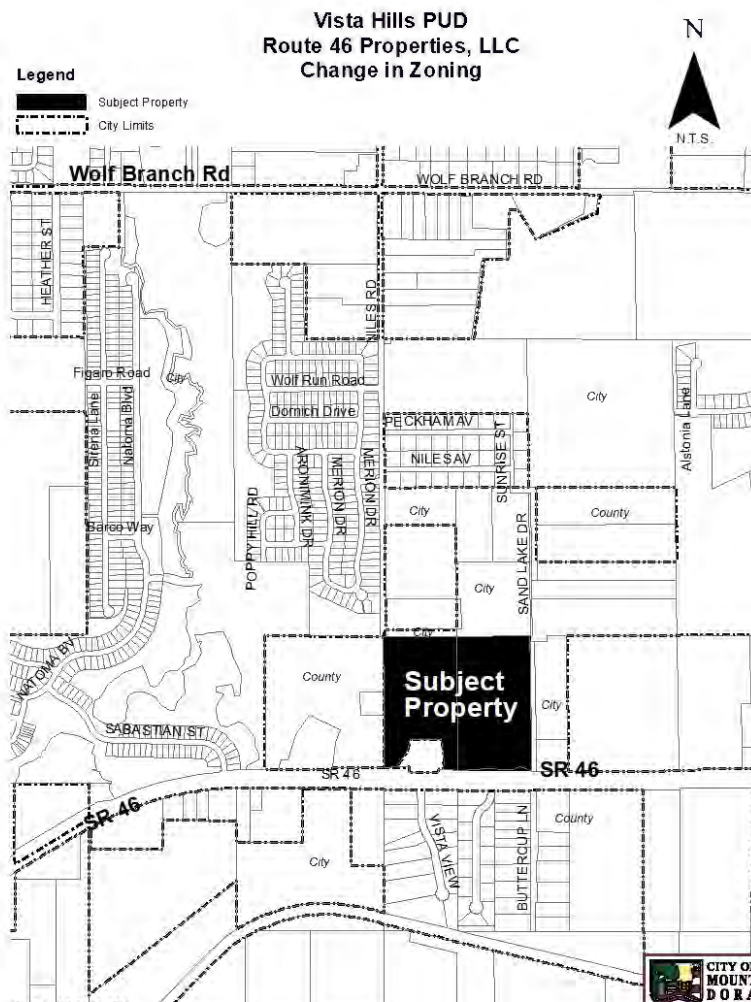
NOTICE OF ZONING CHANGE

CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2022-20 for proposed changes to the City of Mount Dora Zoning Map. The title and substance of proposed Ordinance is as follows:

ORDINANCE NO: 2022-20

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 SR 46 AND THE WEST SIDE OF NORTON LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND 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.



The City Council of the City of Mount Dora, Florida will conduct public hearing to consider the adoption of this ordinance **Tuesday, December 20, 2022**. This meeting will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible

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 Thursday.

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.

For questions or comments, please email planning@cityofmounddora.com

Title in 18 point

2 column, 10.5 inch; Non-legal

Publish Date: **December 9, 2022**

ORDINANCE NO: 2022-20

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 SR 46 AND THE WEST SIDE OF NORTON LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND 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, Route 46 Properties, LLC (Property Owner) is the fee simple owner of that property generally located on the North side of SR 46 and the West side of Norton Lane as more particularly described in **Exhibit "A"** attached hereto (Property) and LPG Urban and Regional Planners, Inc., is the applicant representative (Applicant) acting on behalf of the Property Owner; and

WHEREAS, a preliminary master plan for the rezoning of the Property to Planned Unit Development (PUD) was approved by the City of Mount Dora on November 16, 2021, by way of Resolution 2021-44, for the project entitled "Route 46 Properties, LLC"; 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 to the City for Planned Unit Development (PUD) rezoning with the name change to "Vista Hills"; 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, the Vista Hills (formerly known as "Route 46 Properties, LLC") final master plan terms and conditions are consistent with the City's Comprehensive Plan and the underlying Residential High Density (18.0 dwelling units per acre or less) and Commercial Future Land Use designations for the Property; and

WHEREAS, on November 16, 2022, the City of Mount Dora Planning and Zoning Commission approved the proposed zoning district classification change and Zoning Map amendment; 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 Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. Zoning District Classification Change and Zoning Map Amendment.

- (a) The Property is hereby rezoned from County Agriculture to City PUD, subject to the conditions set forth herein.
- (b) The official Zoning Map of the City of Mount Dora shall be amended to reflect the rezoning on the Property from County Agriculture to City PUD.
- (c) 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 Vista Hills attached hereto as **Exhibit "B"**, which shall be the controlling master plan for the Property.

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 and the rezoning on the Property. 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 rezoning of the Property from County Agriculture to City PUD, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. 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 6. Conflicts. All Ordinances or parts of Ordinances 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 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: December 5, 2022

SECOND READING: December 20, 2022

PASSED AND ADOPTED this 20th day of December 2022.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
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

EXHIBIT “B”
Final Planned Unit Development for Vista Hills

Exhibit "A"

Parcel Numbers: 27-19-27-0003-000-03700 and 27-19-27-0003-000-01000

THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46. THAT PART OF: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING. (BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA)

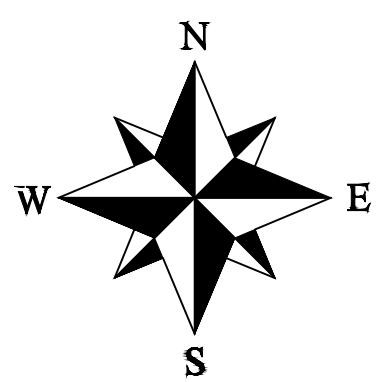
LESS RIGHT OF WAY FOR STATE ROAD 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2"X3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF

SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.



Vista Hills

Final PUD Master Plan
Location & Adjacent Road Network
Mt. Dora, FL

URP
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
1875-1
October 31st, 2022

Owner:
Route 46 Properties LLC
Charles Croson
1321 Tappie Circle
Lake Mary, FL 34723

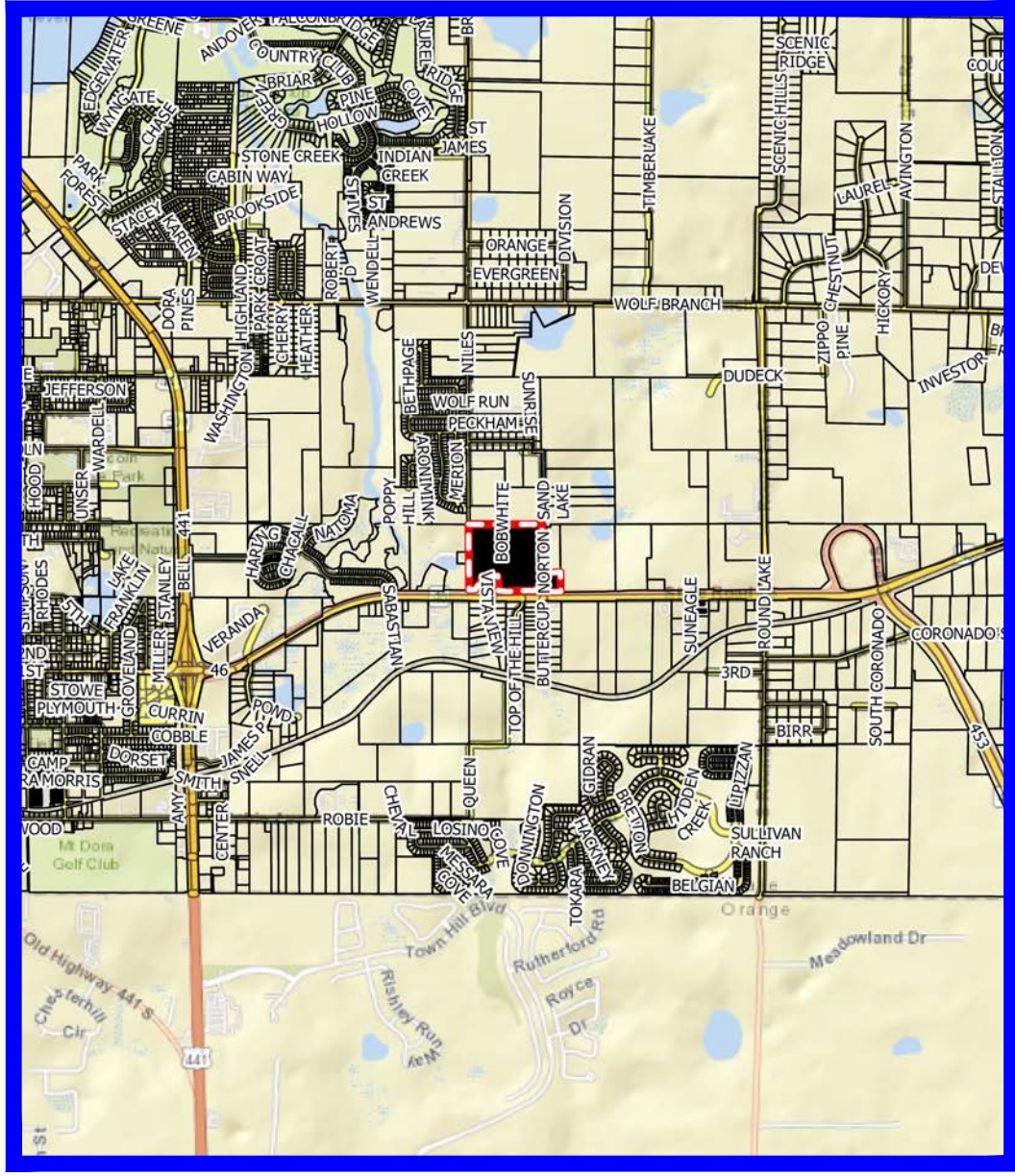
Applicant:
LPG Urban and Regional
Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940

Amenities:

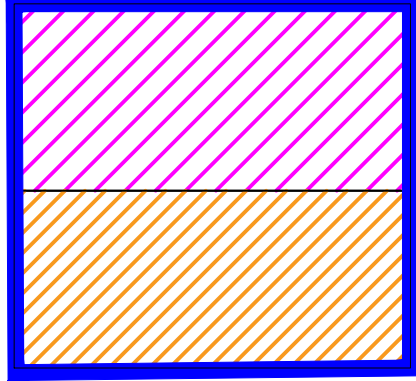
Club House With:
Fitness Center
Pool
Grills
Active Community trails
Playground
Pickleball

Commercial (C-1) Uses:

Retail Sales
Personal Services
Convenience Store
Restaurants
Offices
Day Care Center
Bank



Location



Notes:

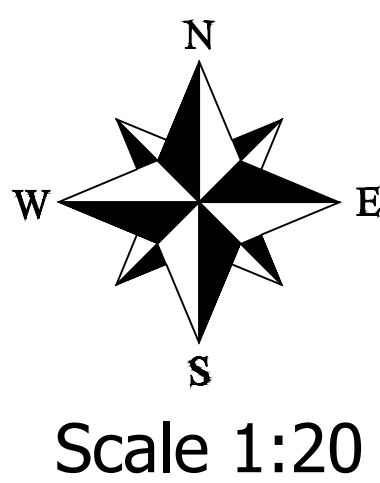
Total acreage: 33.83 Acres+ (1,454,033 sf)
Total developable acreage: 33.03 Acres+ (1,419,185 sf)
Residential 24.96
Commercial 8.07 Acres
Existing Zoning: PUD
Proposed Use: Multi-Family With Proposed Apartments/Commercial
Proposed Units: 442
Minimum Living Area: Multi-Family - 760 sf
Adjacent Zoning: North - A, R-1
South - LM, R-2 Estate, R-1 Rural Residential
East - R-1 SF, OP
West - A
Existing Future Land Use: Residential High Density (18 Units/Acre) and Commercial
Zone AE E1 81.9 (1.84 Acres/8021sf)
100 year flood elevation: .8 acres (34,848 sf)
Wetland / open water
Maximum Commercial Buildings: 55,000 sf
Maximum Commercial Building Height: 35'
Maximum Residential Building Height: 45' as measured from finished grade to mean roof height
Maximum Commercial ISR: .80
Proposed Commercial ISR: .52
(2.966 acres pavement commercial + 1.26 acres commercial buildings) / 8.07 acres commercial area of site
4.23 acres impervious commercial / 8.07 acres commercial area of site = .52 ISR
Maximum Residential ISR: .65
Proposed Residential ISR: .48
(7.45 acres pavement residential + 4.6 acres residential buildings) / 24.96 acres residential area of site
12.05 acres impervious residential / 24.96 acres residential area of site = .48 ISR
Maximum Commercial FAR: .25
Open space required - 25% per PUD
Open space provided - 25%
Maximum Gross Density: 33.83 acres (Total site) - .8 acres (Wetlands) = 33.03 acres (Gross)
442 Units / 33.03 acres (Gross) = 13.38 units per acre
Maximum Net Density: 33.83 acres (total site) - .8 acres (Wetlands) - 8.07 acres (Commercial) = 24.96 acres
442 Units / 24.96 acres (Total Site) = 17.71 units per acre
Proposed Site ISR (Excluding Niles): .53
(12.05 acres impervious residential + 4.23 acres impervious commercial) / (33.83 acreage total)
(16.28 acres impervious entire site) / (33.83 acreage without Niles Road) = .48 ISR

Perimeter Building setbacks:
Rear setback - 35' from property line
Front setback - 25' from property line
Side setback - 25' from property line
Setback between structures - 15'

Residential Buffers:
North - 30' Enhanced Landscape Buffer
South - 10' Landscape Buffer "a"
West - 20' Landscape Buffer "a"
East - 20' Landscape Buffer "a"

Commercial Buffers:
North- 10' Landscape Buffer "a"
South- 10' Landscape Buffer "a"
East- 25' Landscape Buffer "a"

Proposed 70' ROW Total Acreage 3.63 Acres
All features shown are subject to engineering.
Fire truck and turn around to be addressed at site plan submittal.
Police and fire protection will be provided by City of Mount Dora
Potable and reclaimed water provided by City of Mount Dora
Sewer service from the City of Mount Dora
The site will meet all applicable stormwater rules and regulations.
Existing vegetation to be utilized in landscape buffers wherever possible.
Any fencing must be decorative type.
Street lighting poles and fixtures shall be decorative type. All parking and street lighting shall be consistent with dark sky standards.
PUD shall follow time frame expiration of 2 years in accordance with the preliminary plat/construction plans submittal.
PUD Shall follow R-3 zoning unless otherwise dictated on master plan
Common area landscaping will be under single entity maintenance, not cared for by homeowners.
All roads, retention areas, parking areas are private and under single ownership and control.
Project will be constructed in multiple phases.
Walking trail to be hard surfaced (see detail)
No impacts to wetlands proposed.
All signage to meet R-3 and C-2 requirements.
Property owners association will own and maintain all roads internally, stormwater pipes and stormwater system.
Electric provided by Duke, Natural gas provided by TECO
*Plans are conceptual in nature and are subject to engineering and other outside influences.
*Applicant will not need to mitigate trees within Niles Road as road is being constructed and dedicated for the City of Mount Dora.
*Applicant will utilize City owned parcel granted from FDOT for water retention storage.



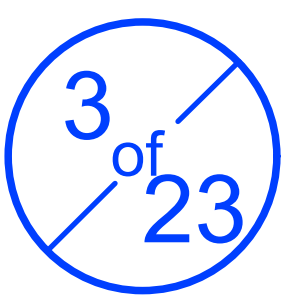
Vista Hills

Master Plan

Mt. Dora, FL



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
1875-1
October, 31st 2022



THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING.

(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA)

LESS RIGHT OF WAY FOR STATE ROAD NO. 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2"x3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°1'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

SURVEY NOTES

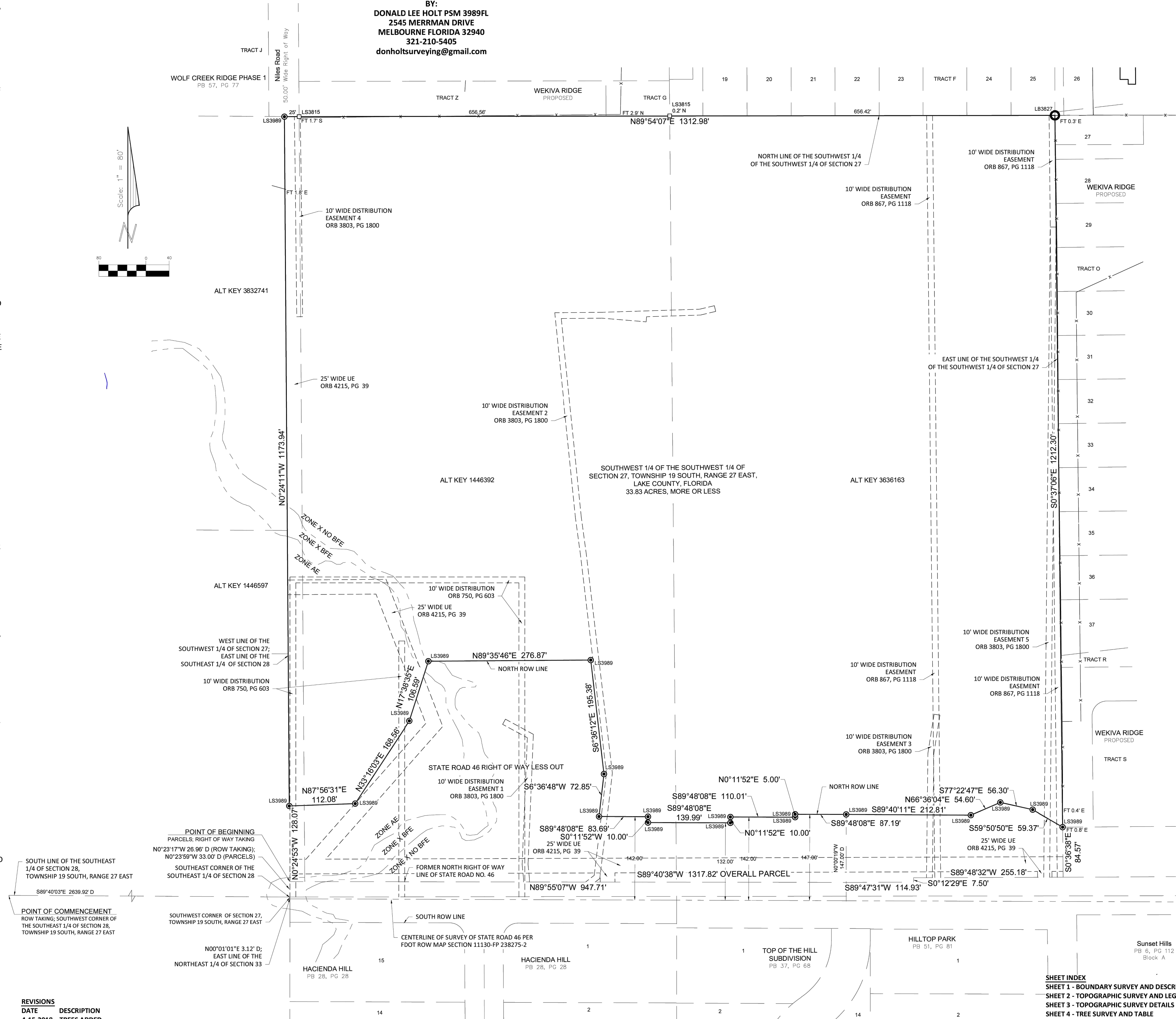
- LAKE COUNTY PROPERTY APPRAISERS AND CLERK OF COURT OFFICES PROVIDED PROPERTY ALT KEY NUMBERS; CURRENT DEED DESCRIPTION AND ADJOINING PLAT INFORMATION.
- CURRENT RIGHT OF WAY INFORMATION, BEARING BASIS, NORTH ARROW, COORDINATE STRUCTURE, FIELD SURVEY ELEVATIONS AND APPROXIMATE LOCATION OF EASEMENTS PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION. ELEVATIONS ARE BASED ON TIES TO CONTROL POINTS 1033 AND 1034 SITUATED ON THE SOUTH SIDE OF STATE ROAD 46 AS SHOWN, ORLANDO - ORANGE COUNTY EXPRESSWAY AUTHORITY PROJECT NETWORK CONTROL SURVEY FOR WEKIVA PARKWAY AND STATE ROAD 46 REALIGNMENT PREPARED BY WANTMAN GROUP INC IN 2011.
- THIS SURVEY WAS PREPARED WITH THE ASSISTANCE OF ATTORNEY'S TITLE INSURANCE FUND, INC TITLE COMMITMENT POLICY NUMBER C-3243141 DATED FEBRUARY 17, 2009 FOR EASEMENT AN DEED DESCRIPTION MATTERS. THIS SITE IS SUBJECT TO THREE FPC DISTRIBUTION EASEMENTS AS CITED IN SCHEDULE B-II ITEM FOUR. SUBSEQUENT TO TITLE COMMITMENT PROVIDED BY SURVEYOR AN ADDITIONAL FPC DISTRIBUTION EASEMENT WAS RECORDED IN OFFICIAL RECORDS BOOK 3803, PAGE 1800 AND A PERPETUAL UTILITY EASEMENT, 25' IN WIDTH, WAS DEDICATED TO THE CITY OF MOUNT DORA PUBLIC WORKS IN OFFICIAL RECORDS BOOK 4215, PAGE 39 ON SEPTEMBER 6, 2012; BOTH NEW EASEMENTS ARE SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP 12069C0390 E, LAST REVISED DECEMBER 18, 2012, PORTIONS OF THIS SUBJECT SITE LIE WITHIN ZONE AE (EL 81.9), (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), BASED FLOOD ELEVATIONS DETERMINED, PORTIONS LIE WITHIN ZONE X, (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD) AND PORTIONS LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FEMA MAP IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 AND PROVIDED BY FEMA WEBSITE.
- THIS SITE IS VACANT AND CONTAINS NO IMPROVEMENTS. THE BOUNDARY SURVEY WAS PERFORMED ON MARCH 3, 2019.
- THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY OR PARTIES.
- THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS BOUNDARY AND TOPOGRAPHIC SURVEY MAP AND REPORT WAS PREPARED UNDER THE DIRECT SUPERVISION OF

DONALD LEE HOLT, PSM 3989FL DATE
2545 MERRMAN DRIVE, MELBOURNE, FLORIDA, 32940

REVISIONS	DATE	DESCRIPTION
4-15-2018	TREES ADDED	

THIS BOUNDARY SURVEY
WAS PREPARED FOR:
CHARLES CROSON, CFA, CROSON INVESTMENT PARTNERS
AND DH DESIGN CONSULTANTS LLC
BY:
DONALD LEE HOLT PSM 3989FL
2545 MERRMAN DRIVE
MELBOURNE FLORIDA 32940
321-210-5405
donholtsurveying@gmail.com



SHEET INDEX
SHEET 1 - BOUNDARY SURVEY AND DESCRIPTION
SHEET 2 - TOPOGRAPHIC SURVEY AND LEGEND
SHEET 3 - TOPOGRAPHIC SURVEY DETAILS
SHEET 4 - TREE SURVEY AND TABLE

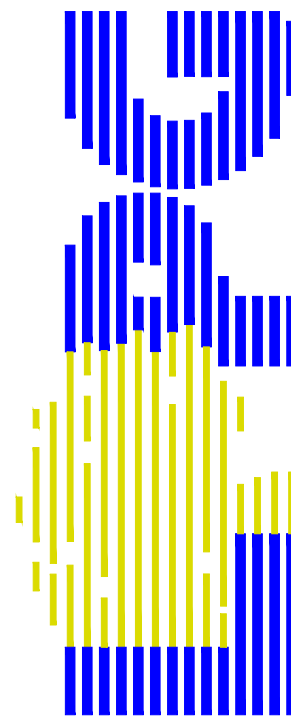
BOUNDARY SURVEY
ALT KEY 1446392 AND ALT KEY 3636163

Donald Lee Holt

2545 Merrman Drive
Melbourne, FL 32940
Phone: 321-210-5405
Donald Lee Holt PSM #3989

Sheet

1 of 4



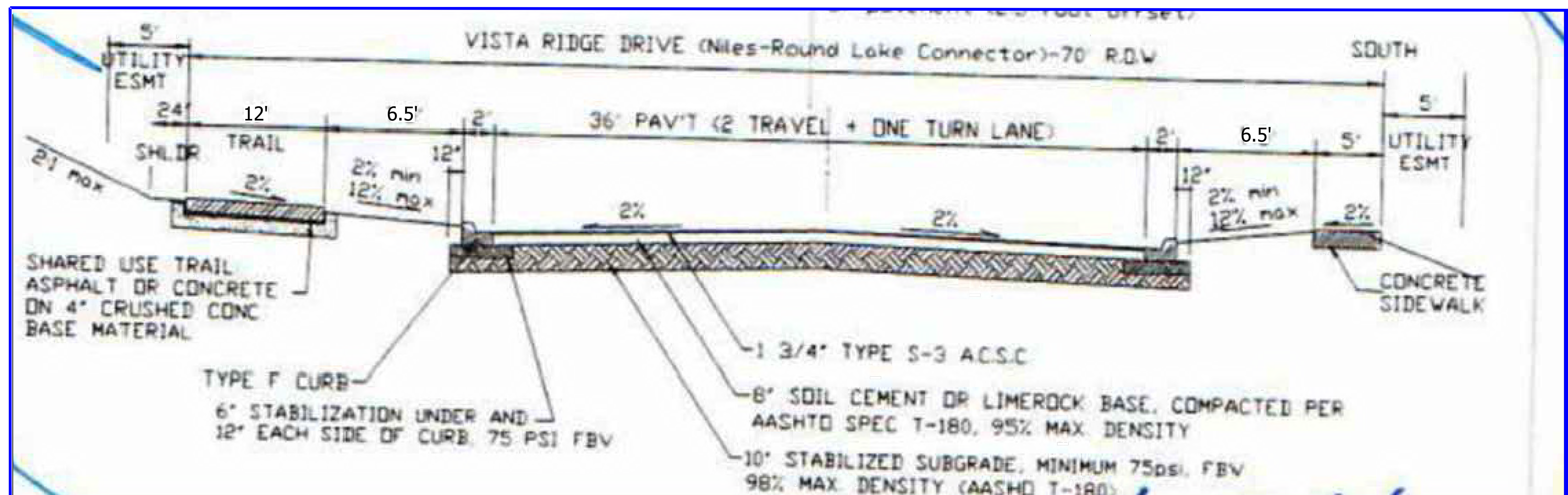
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 385-1940 / FAX (352) 383-4824

PROJ. - 1875-1
OCTOBER 15th, 2022

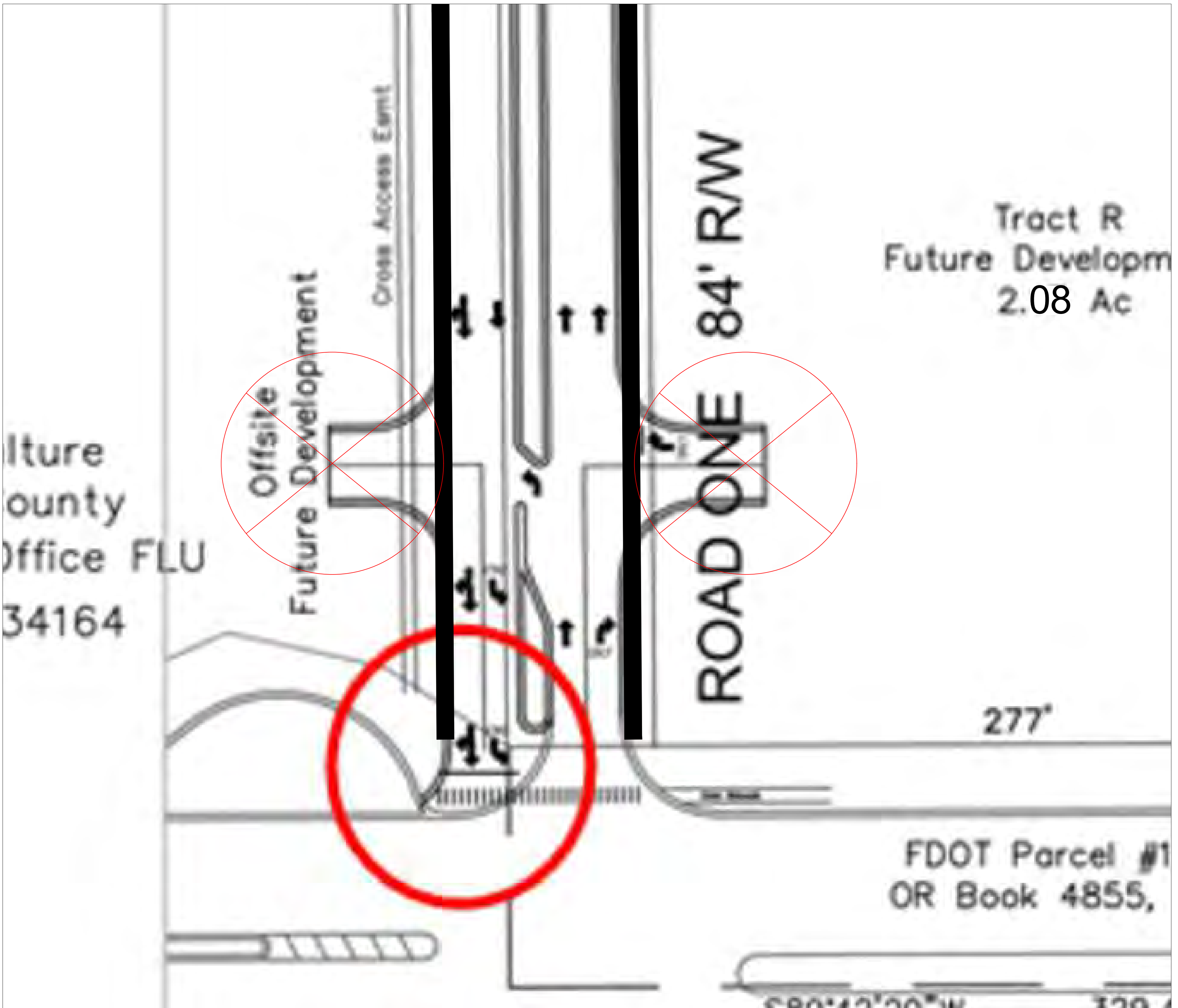
Vista Hills

Final PUD Master Plan
Survey

Mt. Dora, FL



Vista Hills
Final PUD Master Plan
Niles Road
Mt. Dora, FL



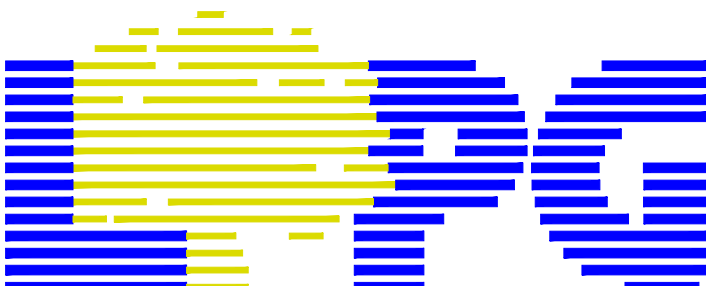
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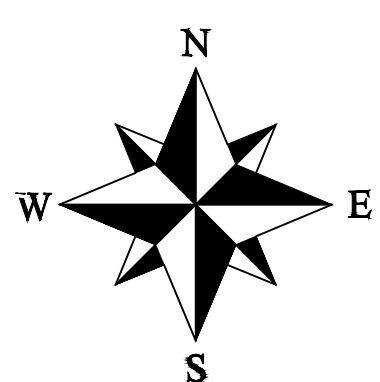


25' Poles

100' on Center or Required Illumination

Vista Hills
Final PUD Master Plan
Dual Boulevard Entrance
Mt. Dora, FL


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1875-1
October 31st, 2022



Vista Hills

Final PUD Master Plan
Utility Plan
Mt. Dora, FL

URPG
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
1875-1
October 31st, 2022

7 of 23



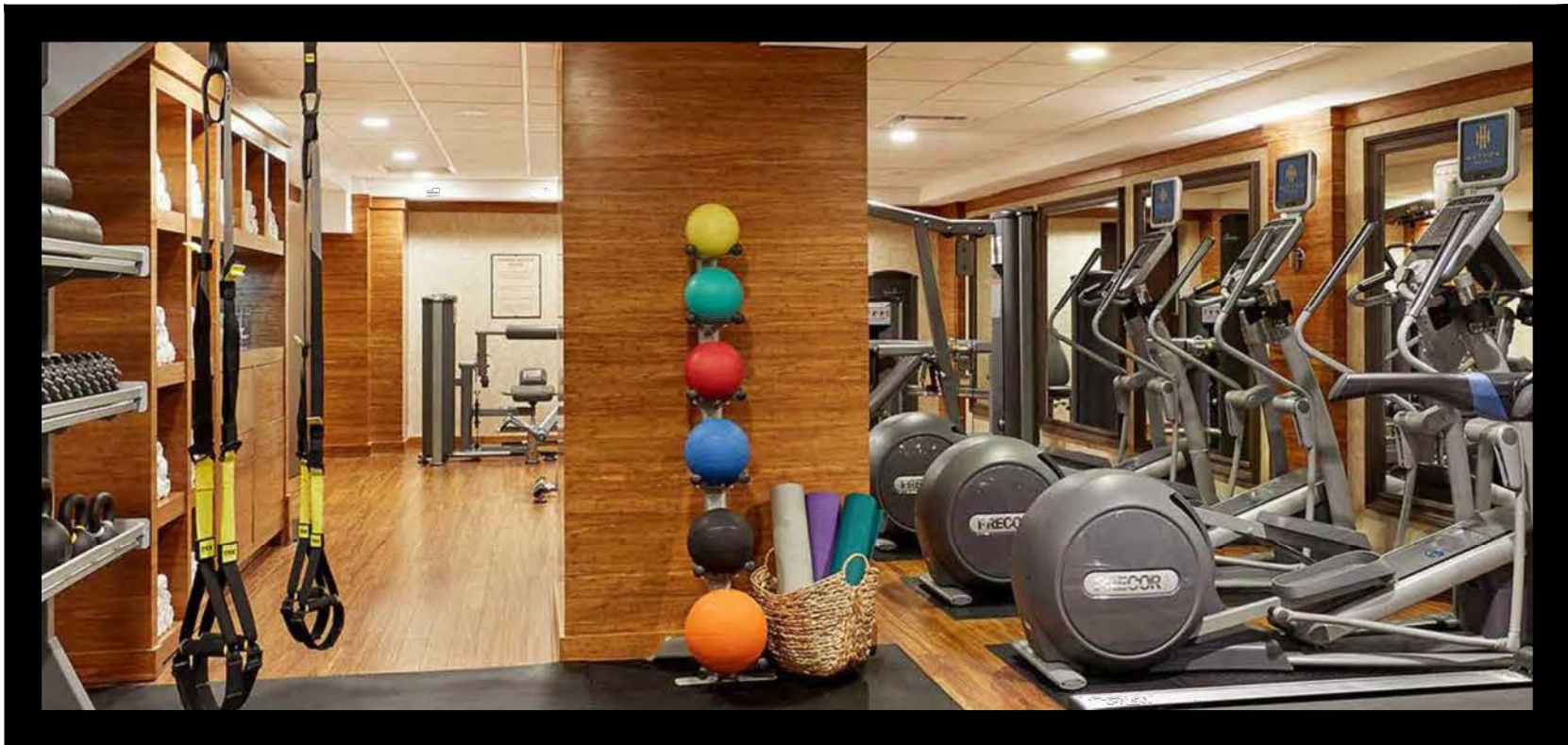
Community Trails



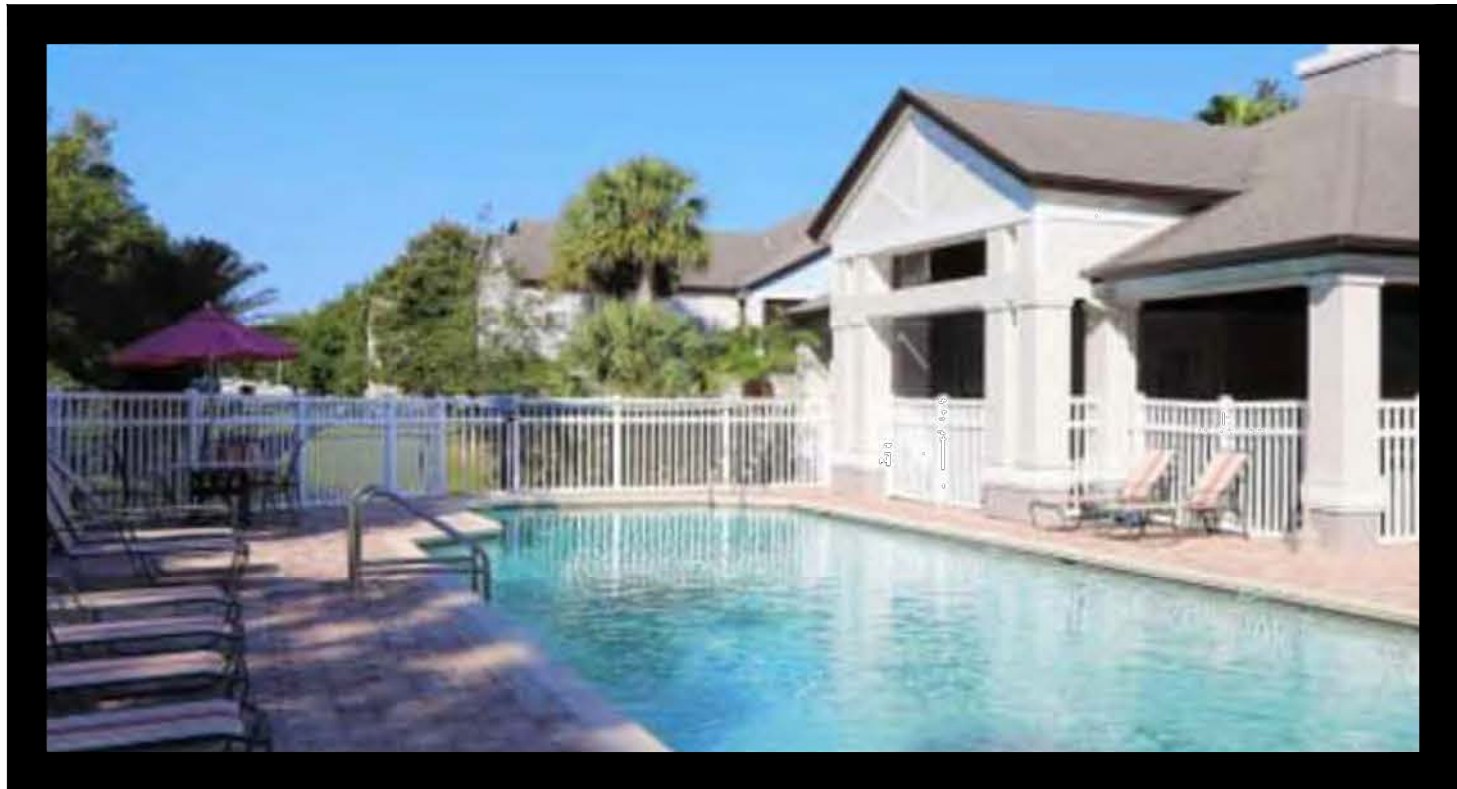
Grill



Pickleball



Fitness Center



Fitness Center



Tennis



Playground



Dog Park

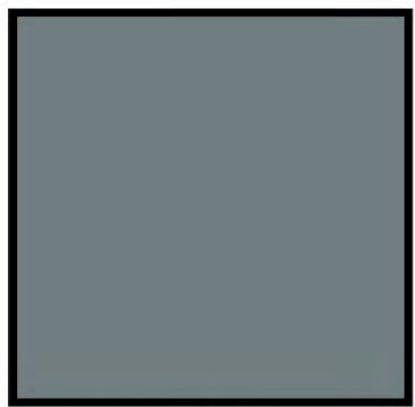
Vista Hills

Final PUD Master Plan
Residential Amenities

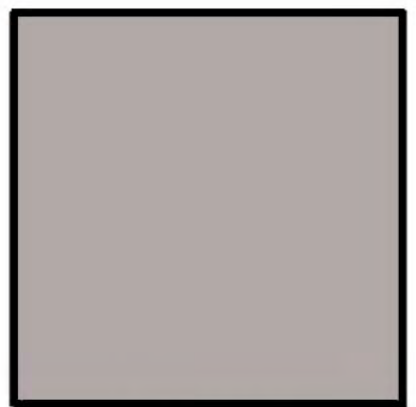
Mt. Dora, FL



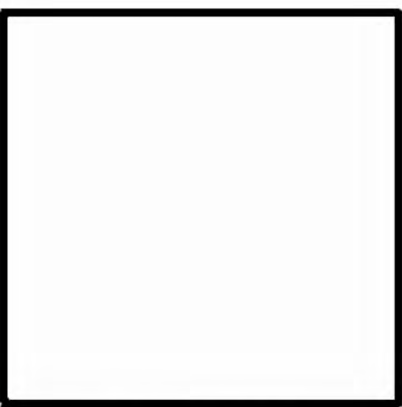
EXTERIOR ELEVATION



SW 6235
FOGGY DAY



SW 7017
DORIAN GRAY



SW 7757
HIGH REF. WHITE



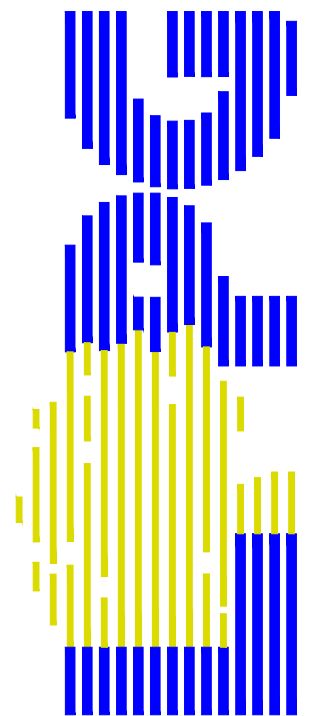
SW 7069
IRON ORE

CONCEPTUAL ELEVATION
WEKIVA HILLS APARTMENTS
 22-028

8.24.22



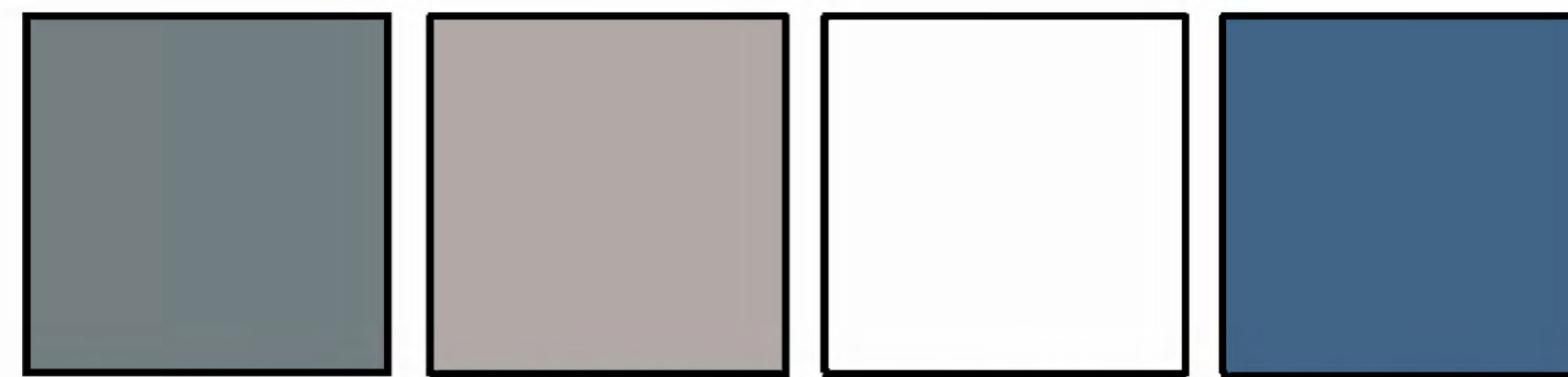
Vista Hills
 Final PUD Master Plan
 Residential Elevations
 Mt. Dora, FL



Urban & Regional Planners, Inc.
 1162 CAMP AVENUE - MT. DORA, FL 32757
 (352) 385-1940 / FAX (352) 383-4824
 PRCJL - 1875-1
 October 31st, 2022



COMMERCIAL ELEVATION



SW 6235
FOGGY DAY

SW 7017
DORIAN GRAY

SW 7757
HIGH REF. WHITE

SW 9684
AZURE TIDE



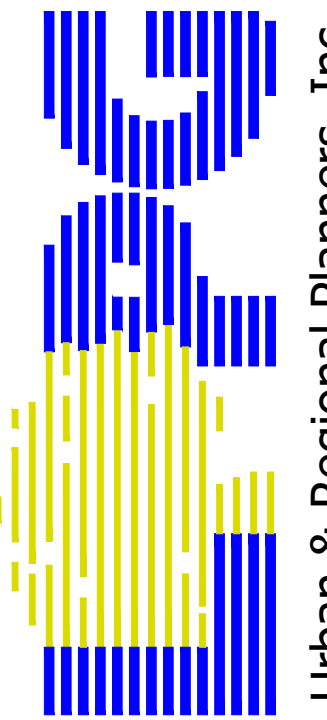
SW 7069
IRON ORE

CONCEPTUAL ELEVATION
WEKIVA HILLS APARTMENTS
22-028

8.24.22

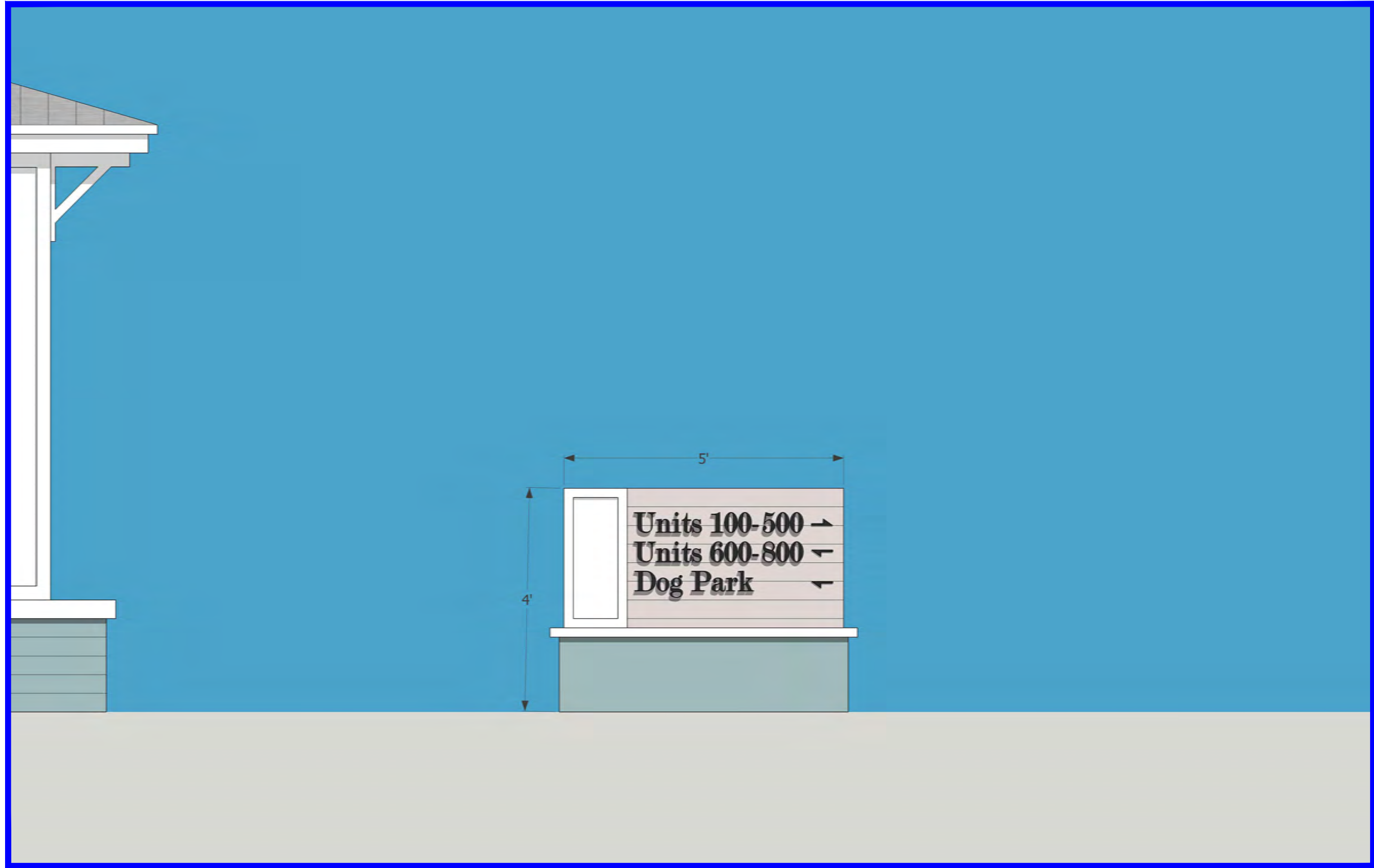


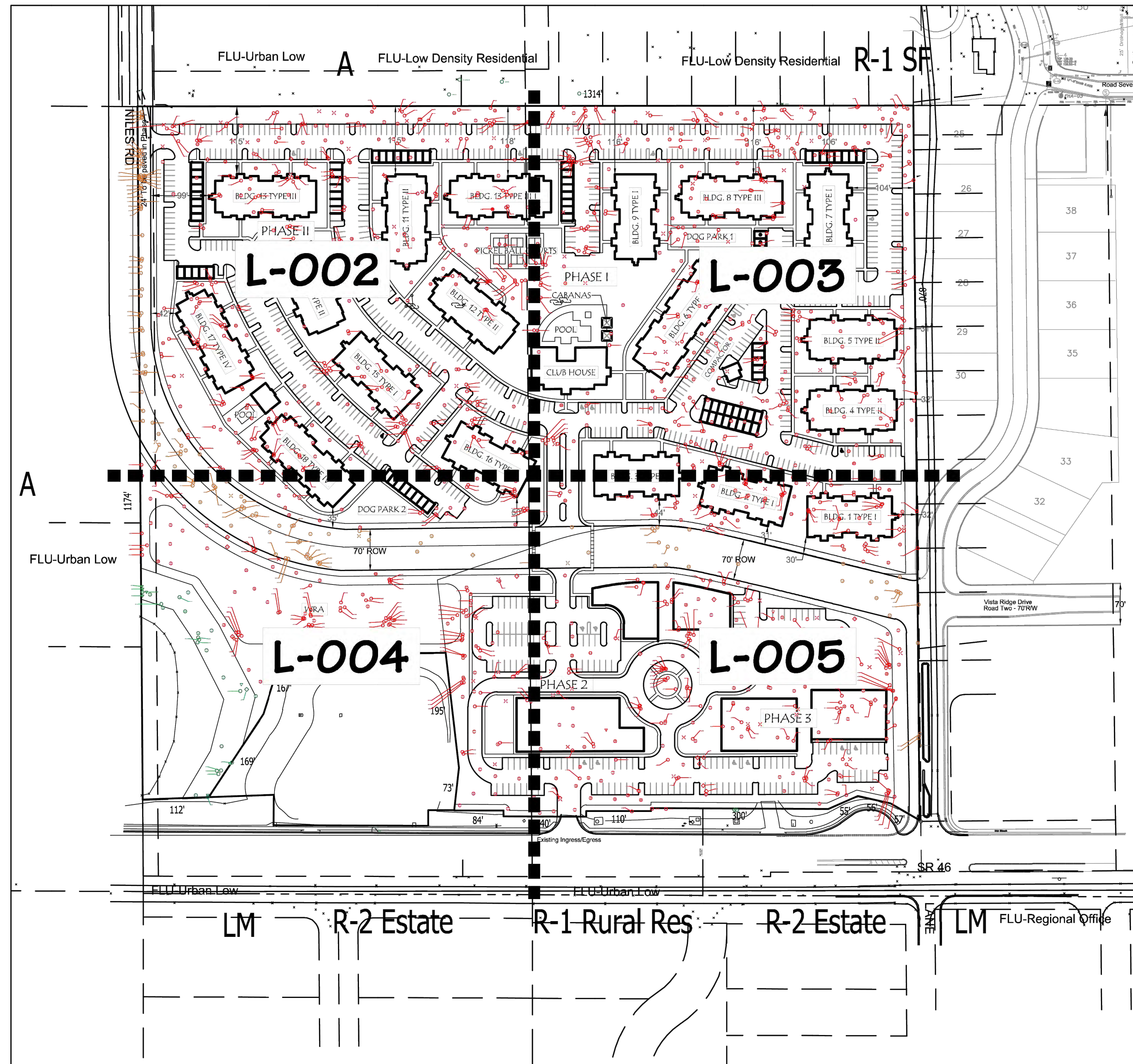
10 of 23



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(352) 385-1940 / FAX (352) 383-4824
PROJ. 1875-1
October 11th, 2022

Vista Hills
Final PUD Master Plan
Commercial Elevations
Mt. Dora, FL





REFER TO SHEET L-006 FOR TREE
REMOVAL CHARTS

REFER TO SHEETS L-300 THRU 306 FOR
REMOVAL LOCATIONS



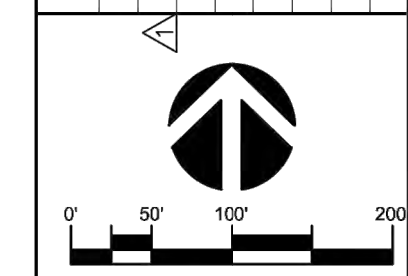
STEVEN P. VERLANDER, PLA
License No. LA6667258

TREE REMOVAL PLAN

**WEKIVA HILLS
PUD**

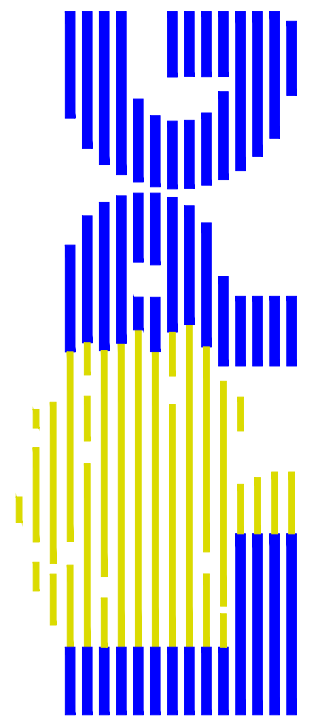
Mount Dora, Florida

			R E V I S I O N S
DATE XXX	BY SPV	XXXXX	DESCRIPTION



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SCALE:	1"=100'-0"
DATE:	8-30-2022

SHEET:
L-001

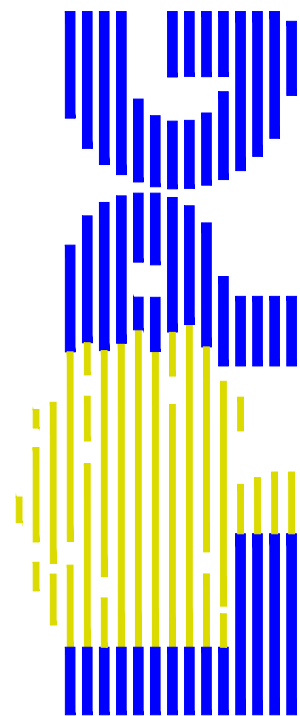
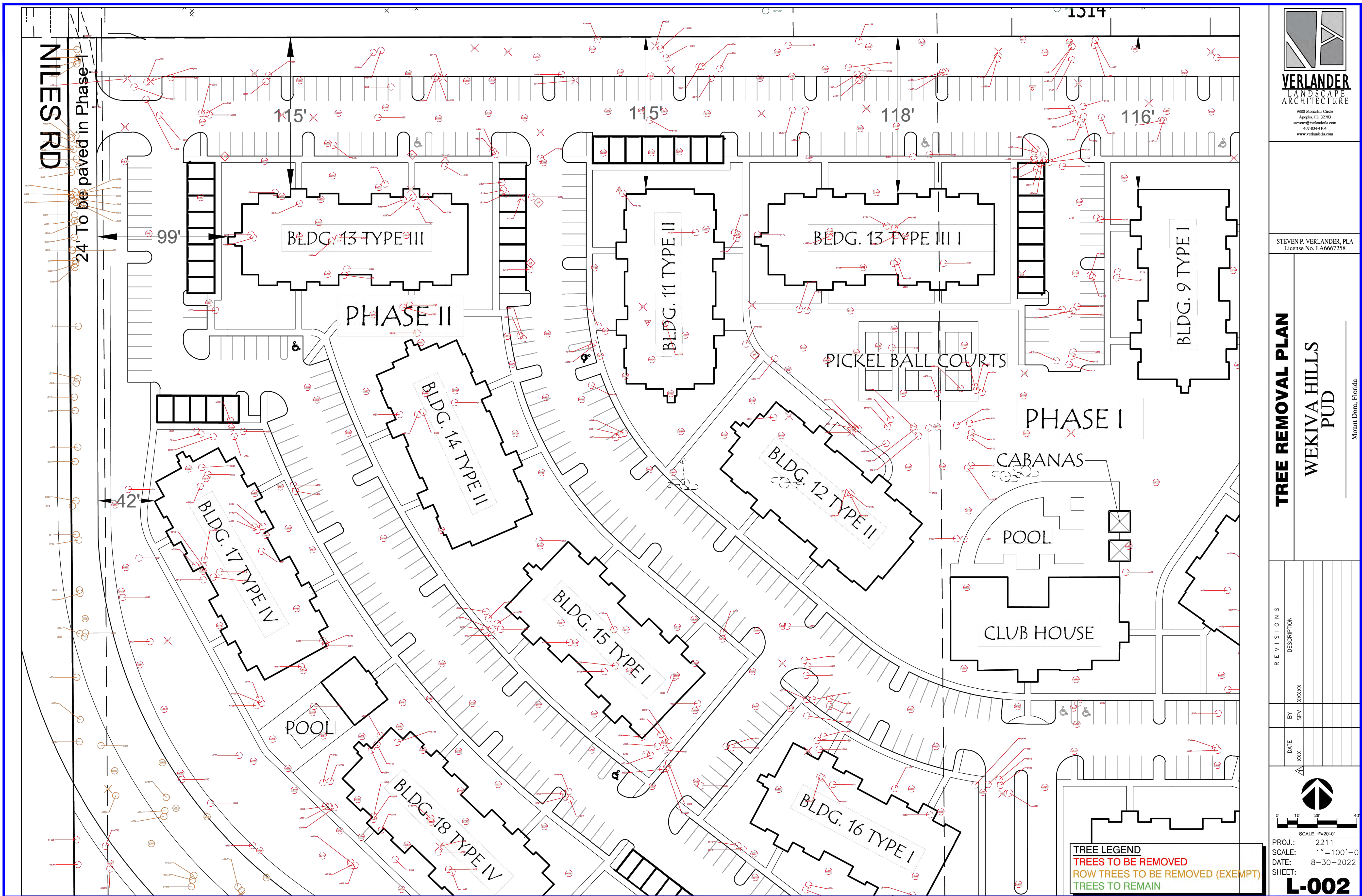


Vista Hills

Final PUD Master Plan

Tree Removal: Entire Site

Mt. Dora, FL



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 385-1940 / FAX (352) 383-4824
PROJ.: 1875-1
OCTOBER 31ST, 2022

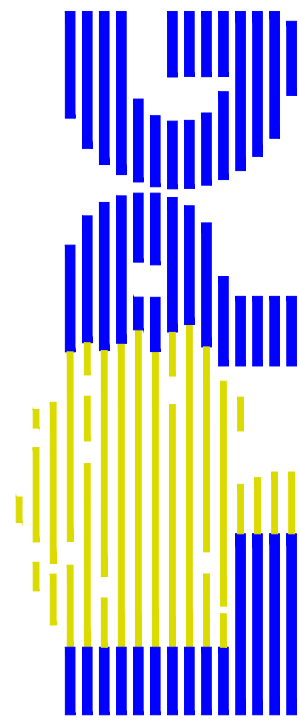
Vista Hills

Final PUD Master Plan

Tree Removal: Northwest Multifamily Parcel

Mt. Dora, FL

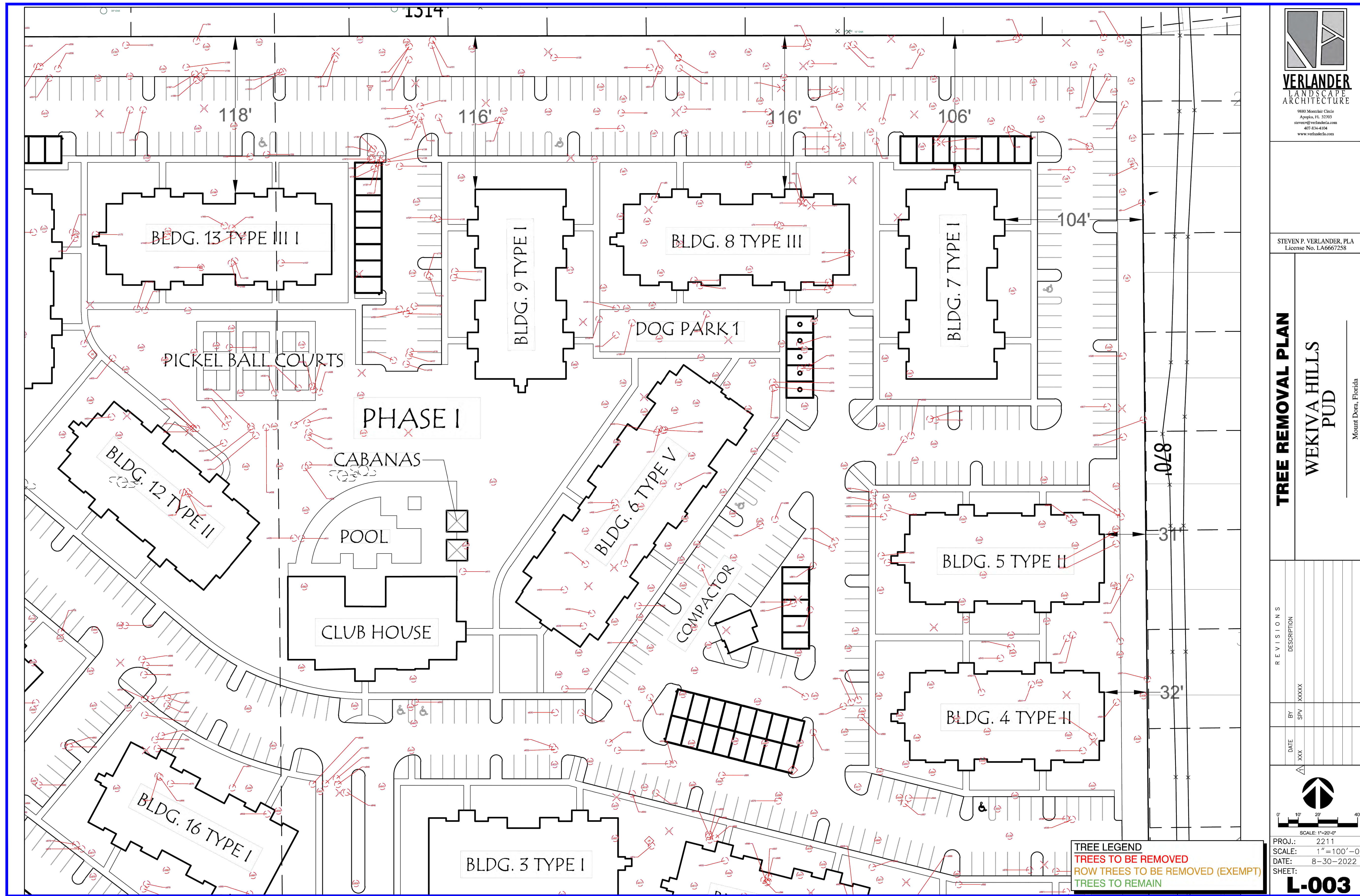
13 of 23



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 385-1940 / FAX (352) 383-4824
PROJ.: 1875-1
OCTOBER 31ST, 2022

Vista Hills

Final PUD Master Plan
Tree Removal: Northeast Multifamily Parcel
Mt. Dora, FL

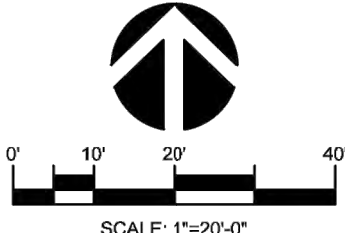


VERLANDER
LANDSCAPE
ARCHITECTURE
9880 Montclair Circle
Apopka, FL 32703
steven@verlander.com
407-834-1104
www.verlander.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

TREE REMOVAL PLAN
WEKIVA HILLS
PUD
Mount Dora, Florida

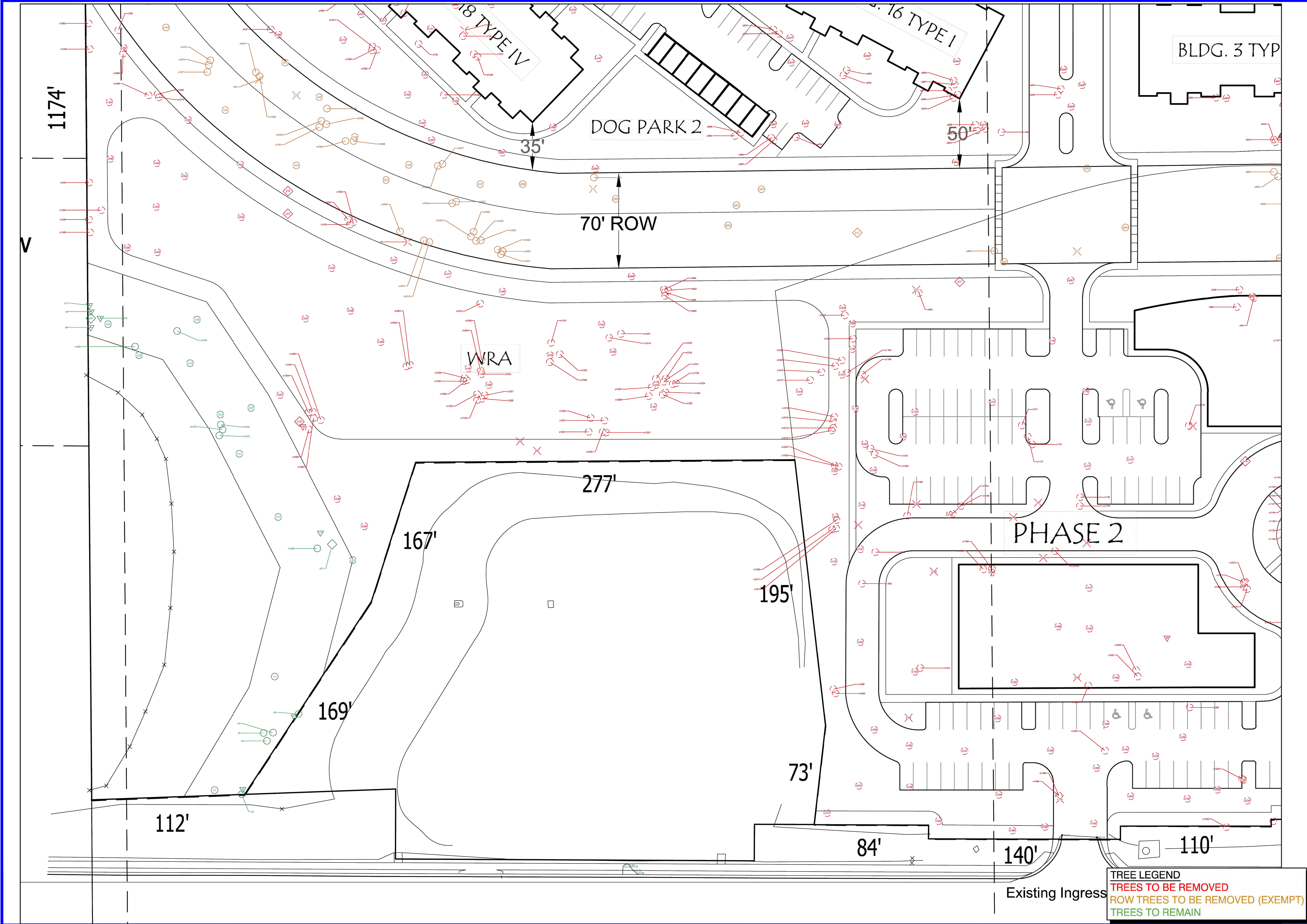
REVISIONS	
DATE	DESCRIPTION
XXX	SPV XXXXX



PROJ.: 2211
SCALE: 1"=100'-0"
DATE: 8-30-2022
SHEET:

TREE LEGEND
TREES TO BE REMOVED
ROW TREES TO BE REMOVED (EXEMPT)
TREES TO REMAIN

L-003



VERLANDER
LANDSCAPE
ARCHITECTURE

9880 Montclair Circle
Apopka, FL 32703
steven@verlander.com
407-834-4104
www.verlander.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

TREE REMOVAL PLAN

**WEKIVA HILLS
PUD**

Mount Dora, Florida

REVISIONS	DESCRIPTION
BY: SPV	XXXXX
DATE: XXX	

0' 10' 20' 40'

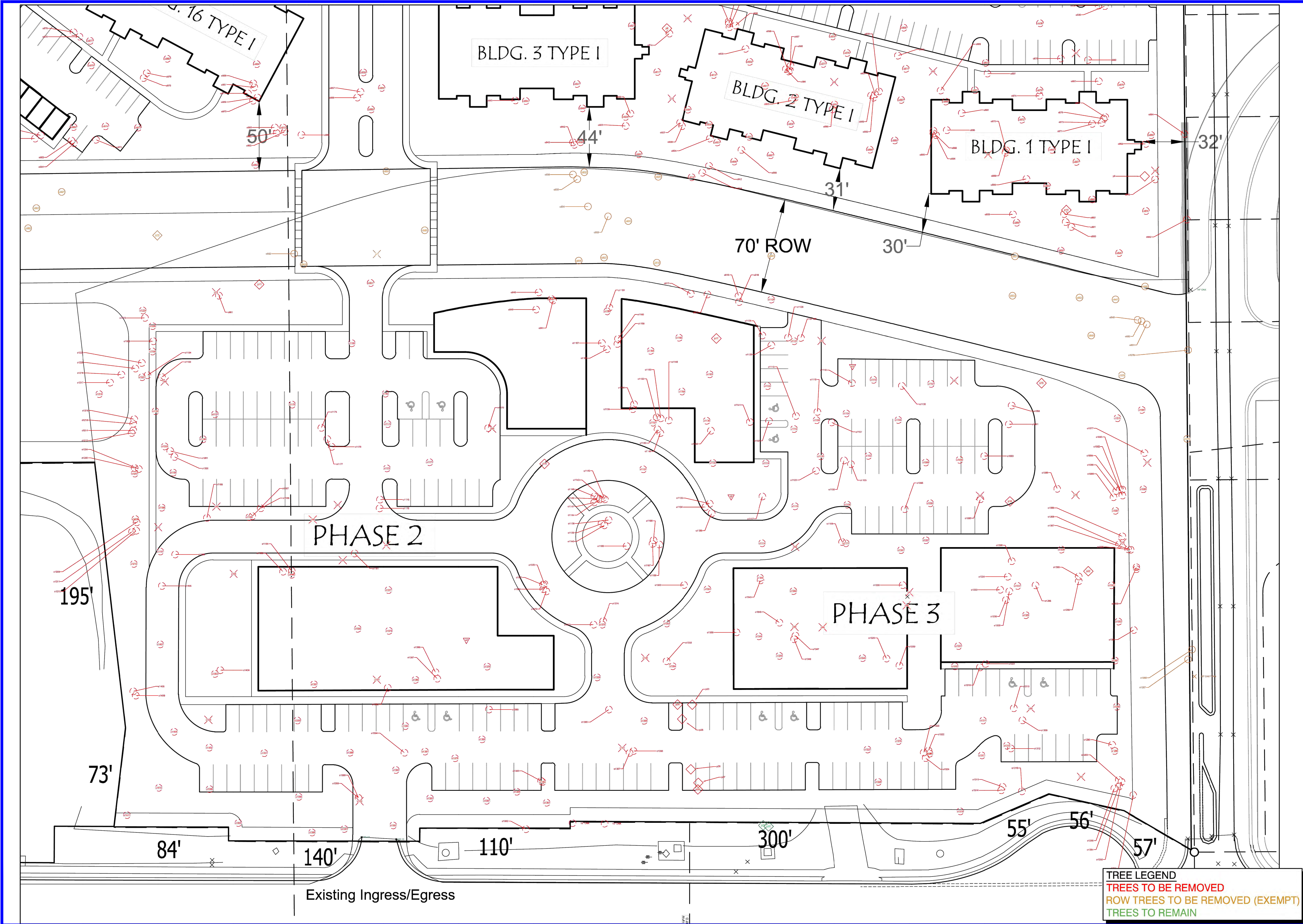
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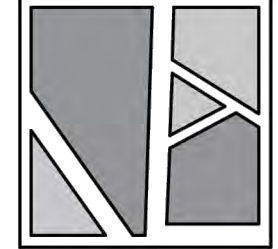
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DATE: 8-30-2022
SHEET: **L-004**

TREE LEGEND
TREES TO BE REMOVED
ROW TREES TO BE REMOVED (EXEMPT)
TREES TO REMAIN

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
OCTOBER 31ST, 2022

Vista Hills
Final PUD Master Plan
Tree Removal: Niles Rd
Mt. Dora, FL





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ARCHITECTURE

9880 Montclair Circle
Apopka, FL 32703
steven@verlanderla.com
407-834-1104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

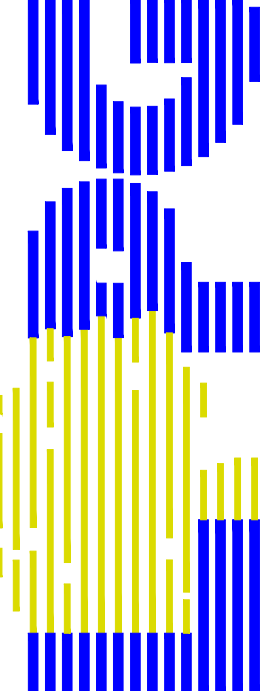
TREE REMOVAL PLAN
WEKIVA HILLS
PUD
Mount Dora, Florida

REVISIONS	DESCRIPTION
BY	SPV XXXXX
DATE	XXX



SCALE: 1"=20'-0"

PROJ.: 2211
SCALE: 1"=100'-0"
DATE: 8-30-2022
SHEET: **L-005**



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills
Final PUD Master Plan
Tree Removal: Commercial Parcel
Mt. Dora, FL

Vista Hills

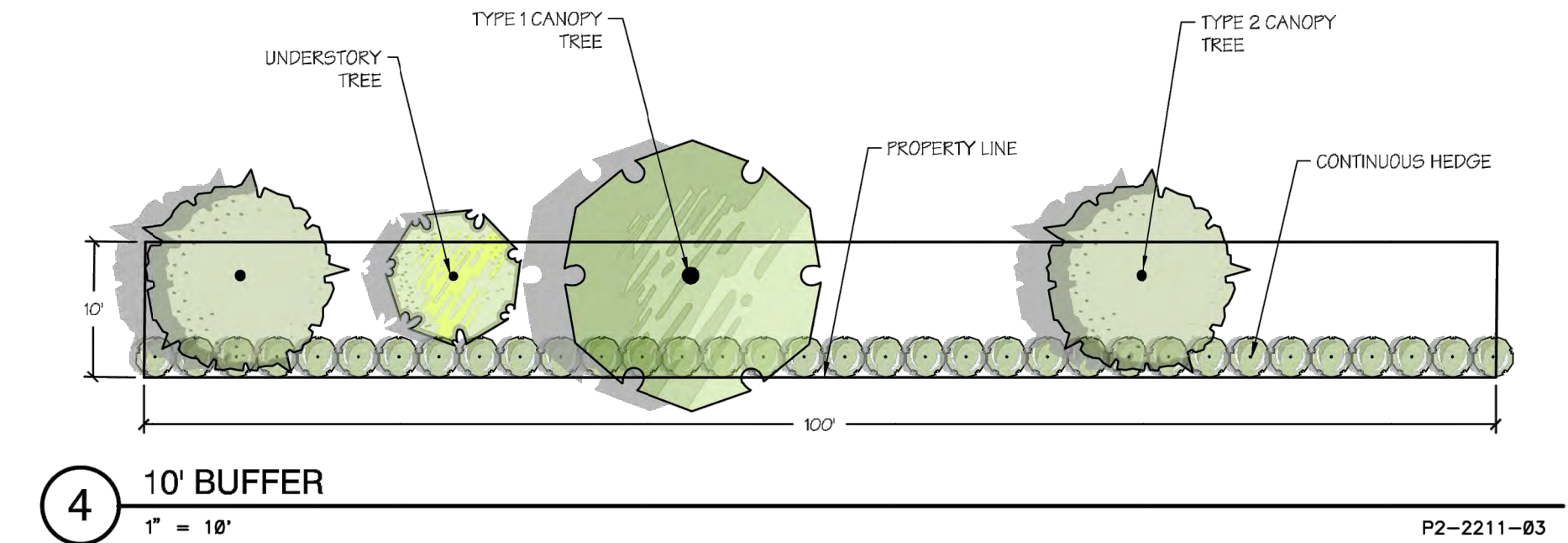
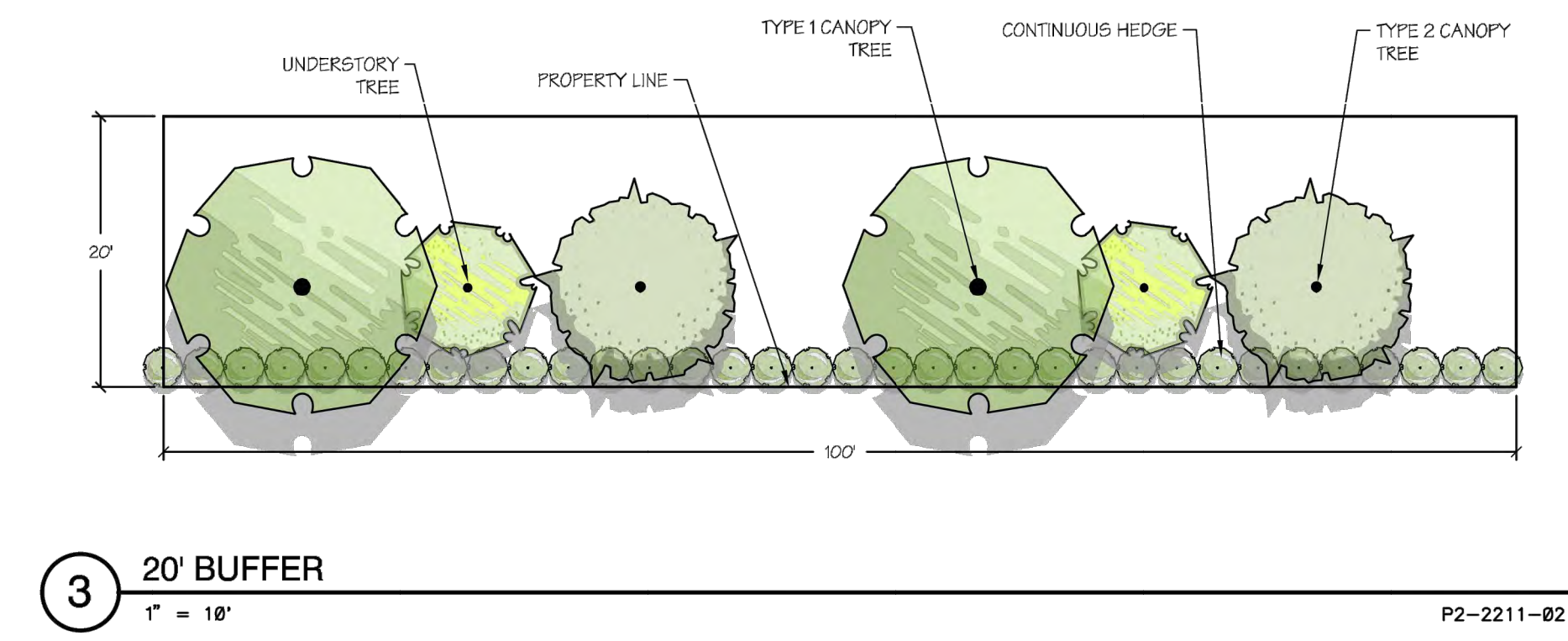
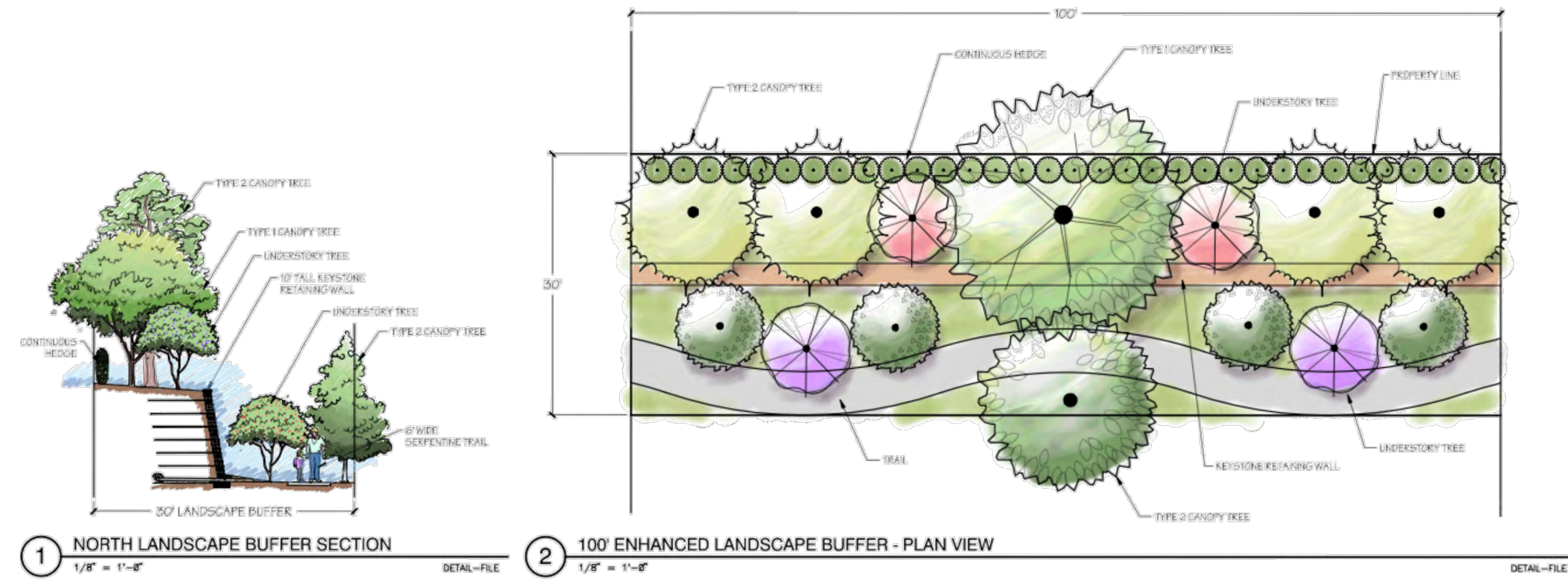
Final PUD Master Plan

Tree Removal: Excel Chart

Mt. Dora, FL

Tree Removal Chart

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<u>PLANTING REQUIREMENTS PER 100'</u>	
CANOPY TREES:	4
UNDERSTORY TREES:	2
HEDGE:	STRAIGHT, CONTINUOUS

PLANTING REQUIREMENTS PER 100'	
CANOPY TREES:	3
UNDERSTORY TREES:	2
HEDGE:	STRAIGHT, CONTINUOUS



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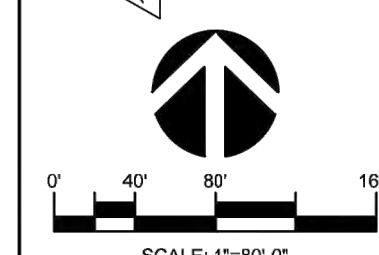
9880 Montclair Circle
Apopka, FL 32703
stevever@verlanderla.com
407-834-1104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN

MOUNT DORA, FLORIDA

R E V I S I O N S		
DATE	BY	DESCRIPTION
XXX	SPV	XXXXX

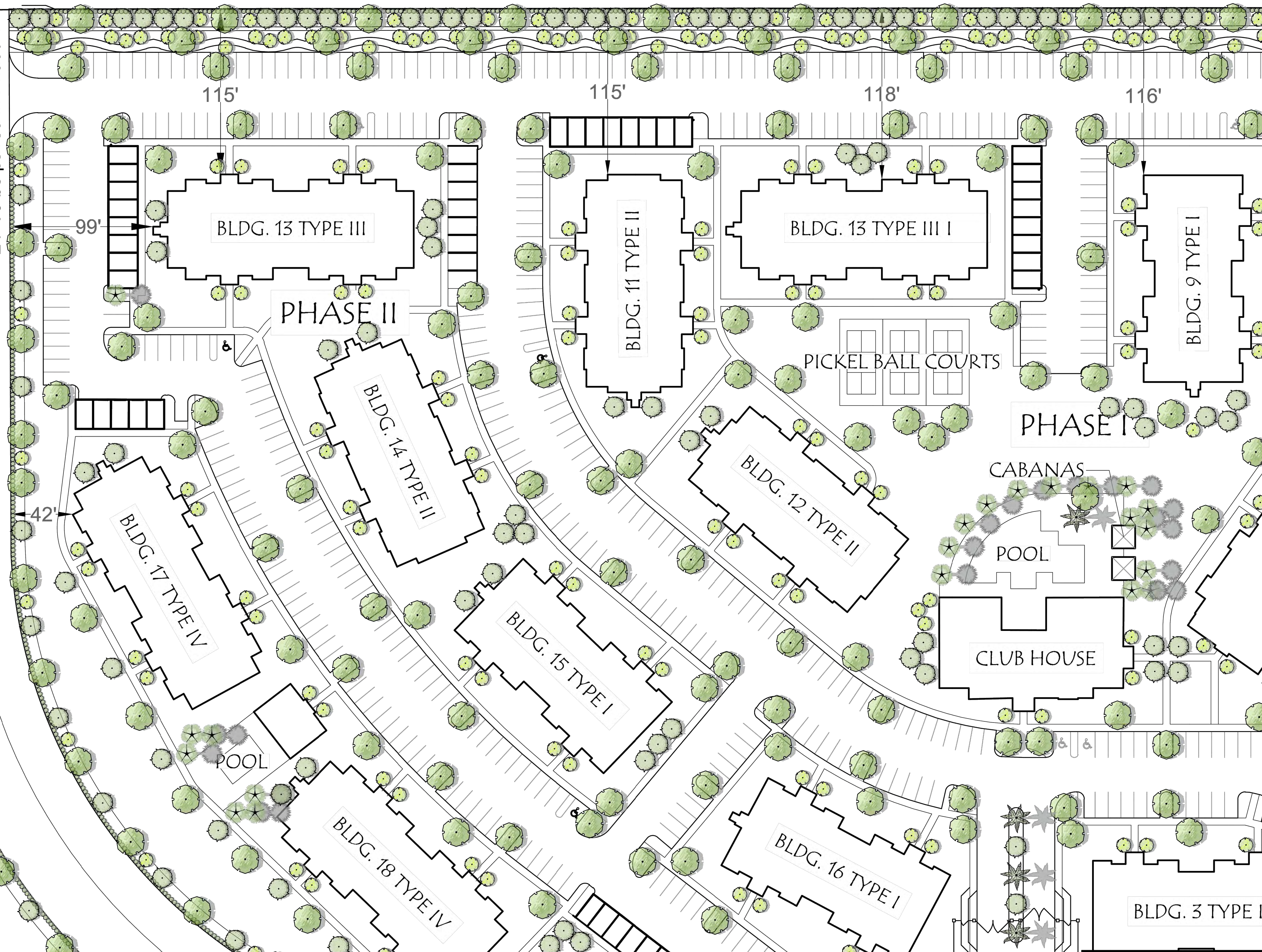


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SHEET:	

L-301

NILES RD

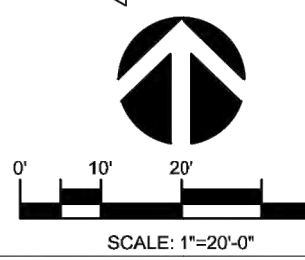
24' To be paved in Phase 1



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License No. LA6667258

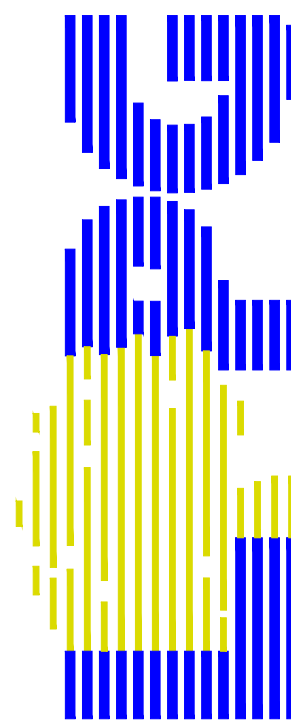
LANDSCAPE PLAN
WEKIVA HILLS
PUD
Mount Dora, Florida

REVISIONS	
DATE	DESCRIPTION
XXX	SPV XXXXX



PROJ.: 2211
SCALE: 1"=100'-0"
DATE: 8-30-2022
SHEET:

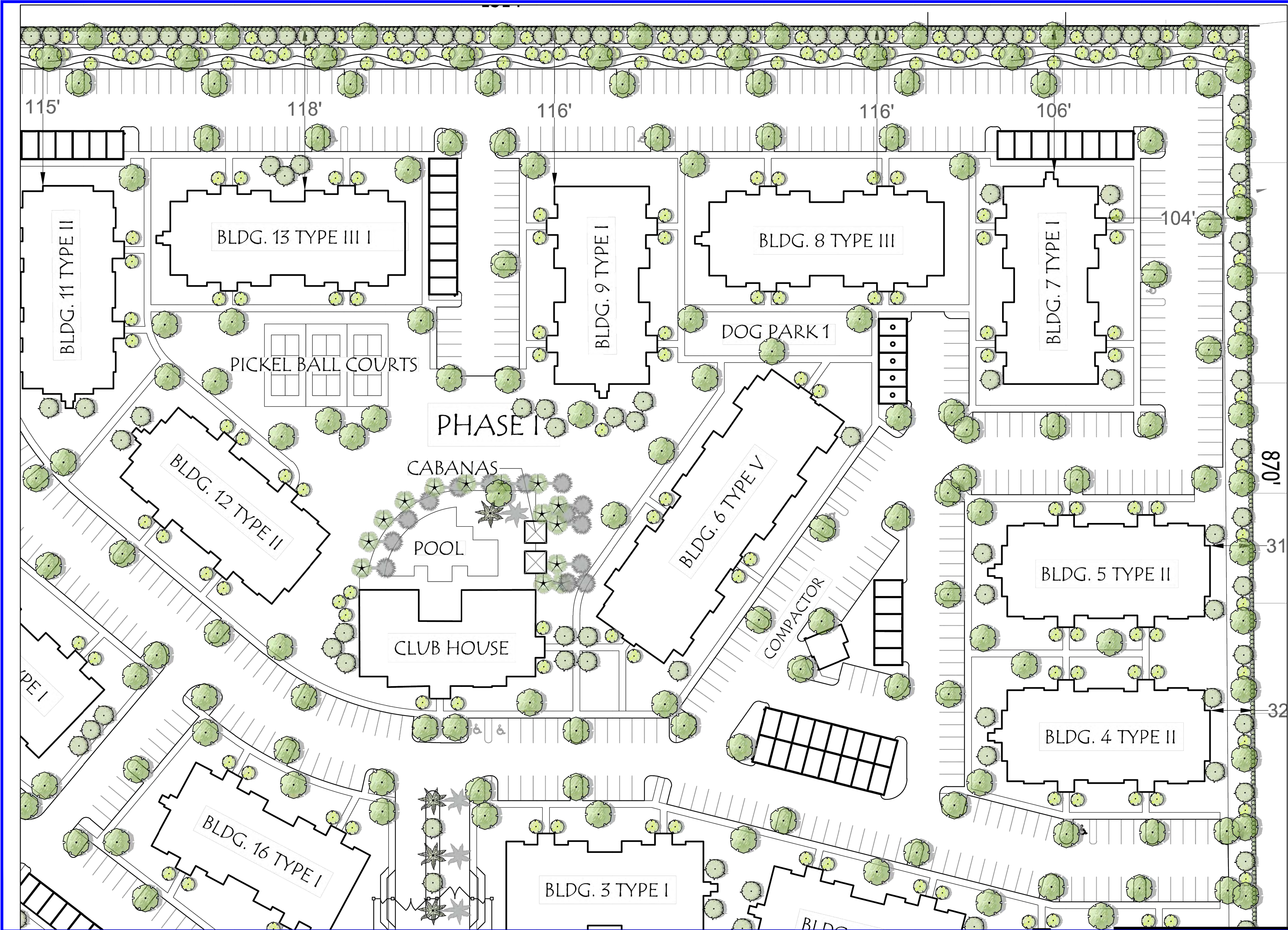
L-302



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 385-1940 / FAX (352) 383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills

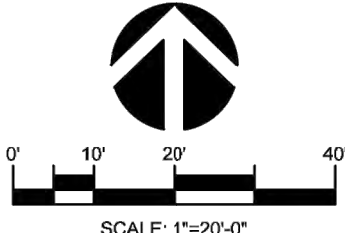
Final PUD Master Plan
Landscape Plan: Northwest
Mt. Dora, FL



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License No. LA6667258

LANDSCAPE PLAN
WEKIVA HILLS
PUD
Mount Dora, Florida

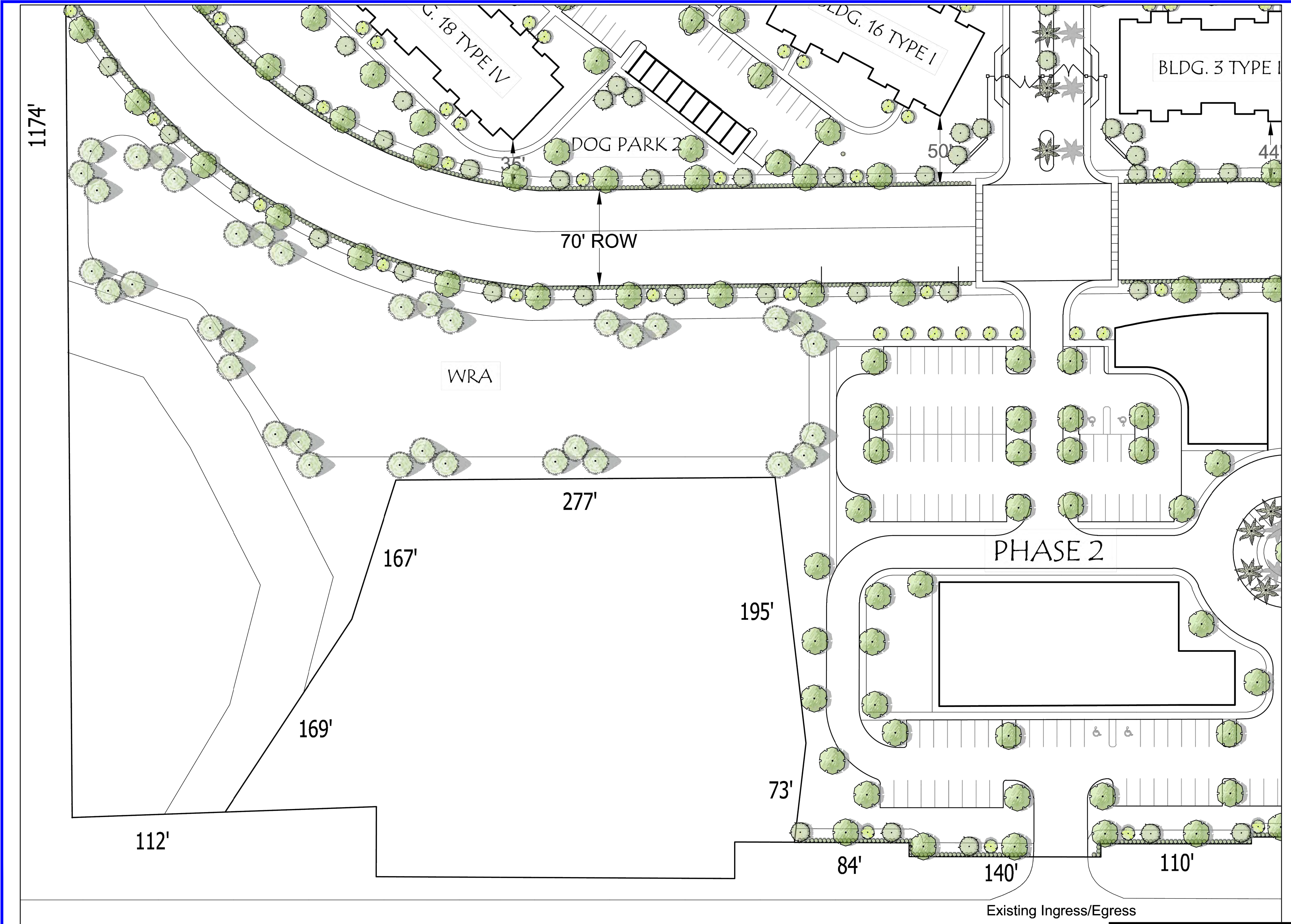
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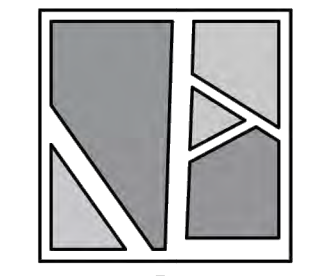


PROJ.: 2211
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DATE: 8-30-2022
SHEET:

L-303

Vista Hills
Final PUD Master Plan
Landscape Plan: Northeast
Mt. Dora, FL





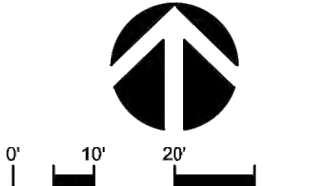
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9880 Montclair Circle
Apopka, FL 32703
steven@verlanderla.com
407-834-4104
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License No. LA6667258

LANDSCAPE PLAN
WEKIVA HILLS
PUD
Mount Dora, Florida

REVISIONS	
DESCRIPTION	
SPV XXXX	
DATE XXX	
BY	

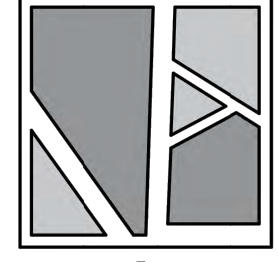


0' 10' 20' 40'

SCALE: 1"=20'-0"

PROJ.: 2211
SCALE: 1"=100'-0"
DATE: 8-30-2022
SHEET: **L-304**





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ARCHITECTURE

9880 Monarch Circle
Apogee, FL 32703
407.834.4104
www.verlanderllc.com

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LANDSCAPE PLAN

**WEKIVA HILLS
PUD**

Mount Dora, Florida

REVISIONS	DESCRIPTION	BY	DATE
		SPV	XXXX



SCALE: 1"=20'-0"

PROJ.: 2211
SCALE: 1"=100'-0"
DATE: 8-30-2022
SHEET: **L-305**



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

DATE: December 20, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of 2023 Calendar Year Meeting Dates for City Council Regular Session

Introduction:

This is an opportunity for City Council to approve the 2023 Regular Session schedule.

Discussion:

Regular Sessions of City Council occur on the first and third Tuesday of the month. In 2023, the Fourth of July falls on the first Tuesday of the month, so a decision must be made regarding that date.

Budget Impact:

There is no budget impact for this item.

Strategic Impact:

N/A

Recommendation:

Council approve the 2023 Regular Session schedule.

Attachment(s):

1. 2022-2023 CITY COUNCIL MEETING DATES

Prepared by: Jeanann Hand, City Clerk
Reviewed by: Sherry Sutphen, City Attorney
Jeanann Hand, City Clerk
Patrick Comiskey, City Manager

Approved - 12/14/2022
Approved - 12/14/2022
Final Approval - 12/14/2022

ATTACHMENT #1

CITY COUNCIL REGULAR SESSION MEETING DATES

January 2023

- Tuesday, January 3, 2023, 6:00 PM
- Tuesday, January 17, 2023, 6:00 PM

February 2023

- Tuesday, February 7, 2023, 6:00 PM
- Tuesday, February 21, 2023, 6:00 PM

March 2023

- Tuesday, March 7, 2023, 6:00 PM
- Tuesday, March 21, 2023, 6:00 PM

April 2023

- Tuesday, April 4, 2023, 6:00 PM
- Tuesday, April 18, 2023, 6:00 PM

May 2023

- Tuesday, May 2, 2023, 6:00 PM
- Tuesday, May 16, 2023, 6:00 PM

June 2023

- Tuesday, June 6, 2023, 6:00 PM
- Tuesday, June 20, 2023, 6:00 PM

July 2023

- Tuesday, July 18, 2023, 6:00 PM

August 2023

- Tuesday, August 1, 2023, 6:00 PM
- Tuesday, August 15, 2023, 6:00 PM

September 2023

- Tuesday, September 5, 2023, 6:00 PM
- Tuesday, September 19, 2023, 6:00 PM

October 2023

- Tuesday, October 3, 2023, 6:00 PM
- Tuesday, October 17, 2023, 6:00 PM

November 2023

- Tuesday, November 7, 2023, 6:00 PM
- Tuesday, November 21, 2023, 6:00 PM

December 2023

- Tuesday, December 5, 2023, 6:00 PM
- Tuesday, December 20, 2023, 6:00 PM



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

DATE: December 20, 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 2023 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 November 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 November 2022 Report

Prepared by: Merry Lovern, Executive Assistant
Reviewed by: Jeanann Hand, City Clerk

Approved - 12/13/2022

Patrick Comiskey, City Manager

Final Approval - 12/13/2022

**City of Mount Dora
November Activity Report**

Important Dates

Interim Committee Week 1/ Special Session

December 12-16

Florida Tourism Update

In a recent report, VISIT FLORIDA estimated that Florida welcomed 35.1 million visitors between July and September 2022, marking a 6.9% increase from Q3 2021, and the fifth consecutive quarter of overall visitation surpassing pre-pandemic levels. According to VISIT FLORIDA, 32.6 million domestic visitors traveled to Florida in Q3 2022, representing 18 months of domestic visitation growth from 2019. So far this year, Florida has welcomed 104.5 million travelers, an increase of 4.1 percent from the same period in 2019, and over 15.3 percent more than in 2021.

Additional highlights from VISIT FLORIDA's latest visitation estimates include:

- Florida welcomed 1.9 million overseas travelers in Q3 2022, an increase of 85.5 percent from Q3 2021.
- Canadian visitation to Florida during Q3 2022 accounted for 539,000 visitors, an increase of 442.2 percent from Q3 2021.
- 34.3 percent of visitors traveled to Florida by plane in Q3 2022, marking a return to historical travel patterns.
- Hotel rooms sold grew 9.2 percent compared to the same period last year, and the overall occupancy rate grew by 6.2 percent.

Communications

- Patrick Comiskey
 - Interim Committee Meeting Schedule
 - Organizational Session Recap
 - General Election Update

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
- Meeting to discuss 2023 Legislative Priorities
- December 2022/January 2023- Meet with delegation members to discuss priorities for the 2023 Legislative Session

Ryan Matthews/Angela Drzewiecki