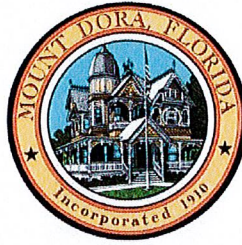


**CITY OF  
MOUNT DORA, FLORIDA  
MINUTES  
LAKE COUNTY BOARD  
OF COUNTY  
COMMISSIONERS  
MEETING ATTENDED BY  
MOUNT DORA CITY  
COUNCILMEMBERS**



**January 10, 2023  
9:00 a.m.  
Lake County  
Board Chambers  
315 W. Main St.  
Tavares, FL 3277**

**Mount Dora City Councilmembers Present**

Crissy Stile, Mayor  
Cal Rolfson, District 2  
Nate Walker, District 5

**Lake County Commissioners Present**

Douglas B. Shields, Vice-chairperson, District 1  
Sean M. Parks, District 2  
Kirby Smith, Chairperson, District 3  
Leslie Campione, District 4  
Josh Blake, District 5

**Also Present**

Patrick C. Comiskey, City Manager  
Vince Sandersfeld, Planning Director  
Adam Sumner, Deputy Planning Director  
Jeanann Hand, City Clerk

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**VII. REGULAR AGENDA**

**A. PUBLIC SAFETY AND DEVELOPMENT SERVICES**

**Planning and Zoning**

Tab 14 Discussion and direction on a proposed expansion of the Northeast CRA of Mount Dora into a portion of unincorporated Lake County.

Discussion regarding the City of Mount Dora Northeast CRA began at approximately 9:34 a.m.

Lake County Economic Development Director Mary Ellen Stern provided background information on the CRA process, and on the proposed expansion, including the funding structure. She reviewed county rezoning of the Mount Dora Groves South area.

Projections for Northeast Resource and Recreation Center were mentioned.

Ms. Stern presented two alternative funding options. The first is to allow the expansion of the Northeast CRA into unincorporated Lake County and transfer the CRA tax revenue from increased real property value to the trust fund dedicated to funding redevelopment within the CRA boundaries. The second is for the county to provide funding through an interlocal agreement to the City of Mount Dora in an

amount not to exceed \$15 million for the construction of the community resource center in the Northeast CRA consistent with the funding provided to Groveland and other areas for similar recreational amenities.

Chairman Smith opened public comment.

Courtney Burnett, 1414 North Wardell Street, Mount Dora, spoke in favor of the expansion.

Bobby Rowe, 1641 Montclair Court, Mount Dora, spoke in favor of the expansion, emphasizing its potential impact on the community.

Nate Walker, District 5 Councilmember from the City of Mount Dora, spoke further about the benefits, and implored commissioners to consider the expansion.

Adam Sumner, Deputy Planning Director and CRA Administrator for the City of Mount Dora, clarified funding percentages.

Chairperson Smith closed public comment.

Commissioner Parks questioned the timeline for the construction of the resource center. Mr. Sumner provided more detail.

Commissioner Campione asked how the project would be funded without the county. Mr. Sumner informed about funding sources including grants and debt. He mentioned the multiple projects related to the CRA. He stated the property in question was not originally part of the defined CRA because it was not in city limits.

Commissioner Campione remarked upon the city's relationships with the developer and property owner, and the area's suitability for consideration as a CRA.

Chairperson Smith asked to review the requirements for an area to be considered a CRA. He stated he did not see the area as clearly meeting the requirements to be designated CRA. He mentioned that the prior explanation of the area's original omission from the CRA still stands, as it is still not part of the city.

Ms. Stern offered a list provided by a consultant explaining that the area fulfills requirements for CRA designation. Commissioner Campione remarked it could be viewed either way, but mentioned there are members of the public who question the fairness of CRAs. She expressed misgivings about the county participating in the Northeast CRA, mentioning specifically fiscal impact and dedication of EMS services.

Commissioner Blake spoke against the expansion.

Vice-chair Shields recognized problems with the expansion.

Chairperson Smith wondered why the city would not just annex the CRA without the county's participation.

Commissioner Campione stated she would be open to consideration of an interlocal.

Commissioner Parks stated he found the conversation premature. He expressed he was open to consideration of an interlocal.

Commissioner Campione mentioned she would like to see the city resolve their issues with the developer. She requested the city return with more details about the center, including its location and function. She stated that a third option would be for the city to work things out with the developer. She wants to see what an interlocal might look like.

***MOTION BY COMMISSIONER CAMPIONE NOT TO EXPAND THE CRA INTO UNINCORPORATED LAKE COUNTY AND TO CONSIDER AN INTERLOCAL THAT WOULD ALLOCATE FUNDING TOWARD CRA PURPOSES INCLUDING SPECIFICALLY THE COMMUNITY CENTER; COMMISSIONER PARKS SECONDED THE MOTION. MOTION APPROVED 4-1 BY A VOICE VOTE.***

Commissioner Blake stated he was not a fan of either option.

***YES*** Commissioner Campione  
Commissioner Parks  
Vice-chairperson Shields  
Chairperson Smith

***NO*** Commissioner Blake

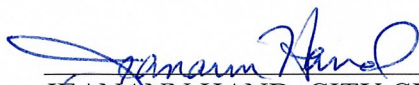
***MOTION PASSED 4-1.***

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



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**JEANANN HAND, CITY CLERK**  
City of Mount Dora