



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
June 12, 2023, 6:00 PM

WORK SESSION AGENDA

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

- | | |
|--|----|
| 1. Budget Parameters and Fire Assessment | 2 |
| 2. Vista Ridge Drive Proposed (Draft) Agreement | 21 |
| 3. Property Purchase Status Report by City Manager | 41 |

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: June 12, 2023

TO: Honorable Mayor and City Council Members

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

SUBJECT: Budget Parameters and Fire Assessment

Introduction:

This is an opportunity for the Budget Director to deliver to City Council a Budget Presentation in reference to the upcoming Fiscal Year 2023-2024 Budget.

Discussion:

City Staff will update City Council on the following items:

1. Guiding Principles
2. Future Assumptions
3. Estimated tax roll
4. Impact on Average Resident
5. Fire Assessment
6. Next steps in the budget process

Budget Impact:

Presentation attached for City Council review and discussion.

Strategic Impact:

N/A

Recommendation:

City Council interactively discuss budget direction with the City Manager and Budget Director.

Attachment(s):

1. Presentation - Budget Workshop June 12th 2023

Prepared by: Aneta Barton, Budget Director
Reviewed by: Patrick Comiskey, City Manager

Final Approval - 6/8/2023



CITY OF MOUNT DORA, FL

BUDGET WORKSHOP
JUNE 12, 2023

OVERVIEW

- ▶ Guiding Principles
- ▶ Future Assumptions
- ▶ Estimated Tax Roll
- ▶ Impact on Average Resident
- ▶ Fire Assessment Recap
- ▶ Next steps



GUIDING PRINCIPLES



- ▶ Maintain City's service levels;
- ▶ Maintain City's basic infrastructure;
- ▶ Maintain the public's safety;
- ▶ Assure compliance with all federal, state and local laws and codes;
- ▶ Retain employees - competitive pay and benefits;

FUTURE ASSUMPTIONS

All of the below items have to be taken into consideration to balance the budget

- ▶ Items affecting all operating funds
 - Indirect Admin Cost Allocation - Working with Raftelis
 - Position Budgeting and Employee splits
- ▶ Awaiting Health Insurance estimates for FY2023-24
- ▶ Property and Casualty Insurance estimates at a 16% increase based upon market trend
- ▶ Workers Comp Insurance estimated at a 3% increase before any payroll increases
- ▶ Funding sources for Future Projects and Capital Outlays



PROPERTY TAX ROLL UPDATE



► Property Tax Revenues

On May 26th Lake County Property Appraiser updated the “Best Estimates” of Taxable Value for FY2023-24 (Tax year 2023) including new construction of \$1,801,717,863

	Tax year 2022 FY 2022-23	<i>“Best Estimate”</i> Tax year 2023 FY 2023-24	Notes
Gross Taxable Value	\$ 1,549,607,068	\$ 1,801,717,863	<i>16.27% increase per Lake County Appraiser</i>
Adopted Millage Rate	5.9603	<i>Goal - 5.9603</i>	<i>CPI in May 4.9%</i>
Maximum Millage Rate	6.1000	6.1000	
NET Taxes	\$ 8,774,317	\$ 10,201,840	\$ 1,427,523

Portion of this increase belongs to CRA and Northeast CRA - pending Lake County Property Appraiser estimates

PROPERTY CHANGE IN VALUES

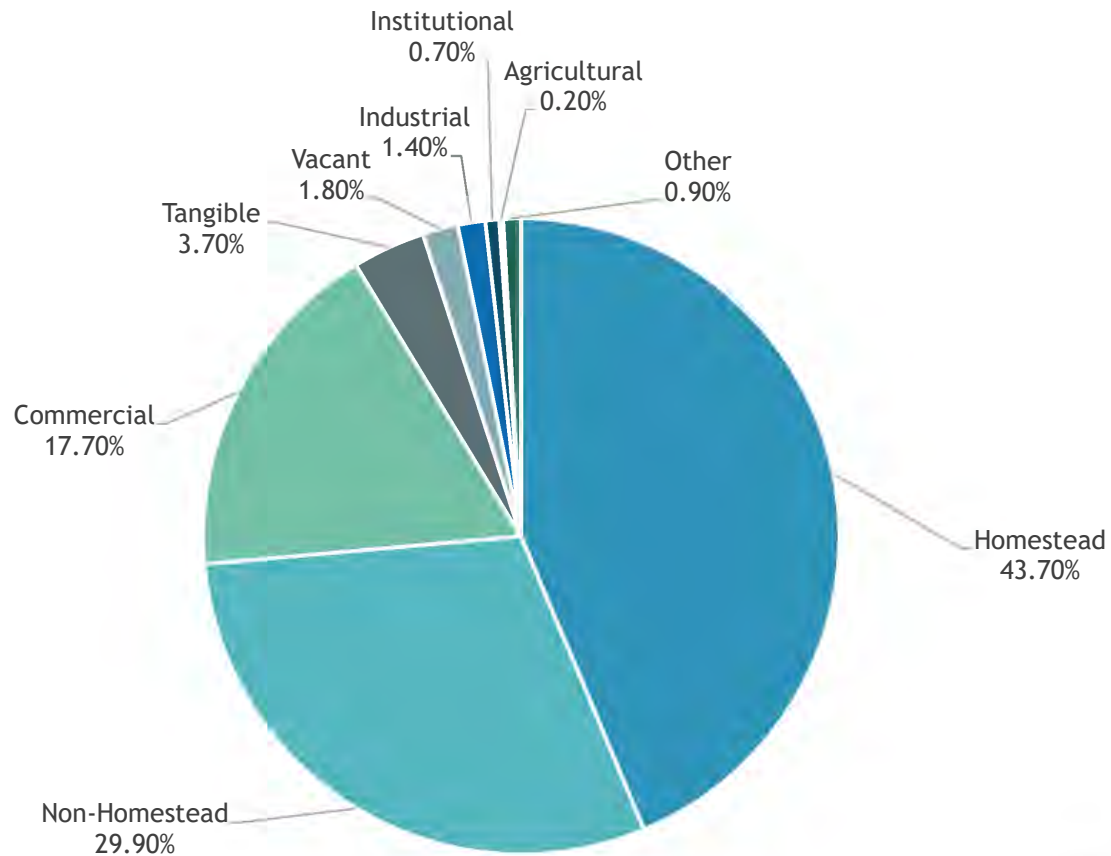


	2023 Taxable Value *Best Estimate	Taxable Value % change from last Year	2023 Net New Construction Value	New construction % change from last Year
LEESBURG	\$ 2,503,590,902	23.20%	\$ 130,499,839	24.02%
ASTATULA	\$ 97,723,028	21.33%	\$ 3,663,133	-30.04%
HOWEY IN THE HILLS	\$ 184,801,639	21.25%	\$ 12,496,643	6.03%
MINNEOLA	\$ 1,329,282,309	19.01%	\$ 127,405,423	4.04%
MOUNT DORA	\$ 1,801,717,863	16.27%	\$ 99,295,750	221.62%
MASCOTTE	\$ 376,992,582	16.09%	\$ 20,471,683	-58.59%
GROVELAND	\$ 1,949,734,798	16.04%	\$ 175,363,244	-37.19%
TAVARES	\$ 1,489,265,550	13.89%	\$ 72,520,372	45.83%
CLERMONT	\$ 4,792,311,043	13.59%	\$ 269,956,134	68.28%
MONTVERDE	\$ 164,452,665	13.26%	\$ 6,390,936	179.57%
UMATILLA	\$ 231,246,950	11.51%	\$ 5,260,954	-27.71%
EUSTIS	\$ 1,495,547,405	10.96%	\$ 25,004,090	108.68%
LADY LAKE	\$ 1,614,625,162	8.66%	\$ 10,796,915	7.02%
FRUITLAND PARK	\$ 1,021,459,539	8.02%	\$ 4,375,700	-67.41%

Countywide Taxable Values are up by 13.22% and the City's Taxable Values are up by 15.22% on average

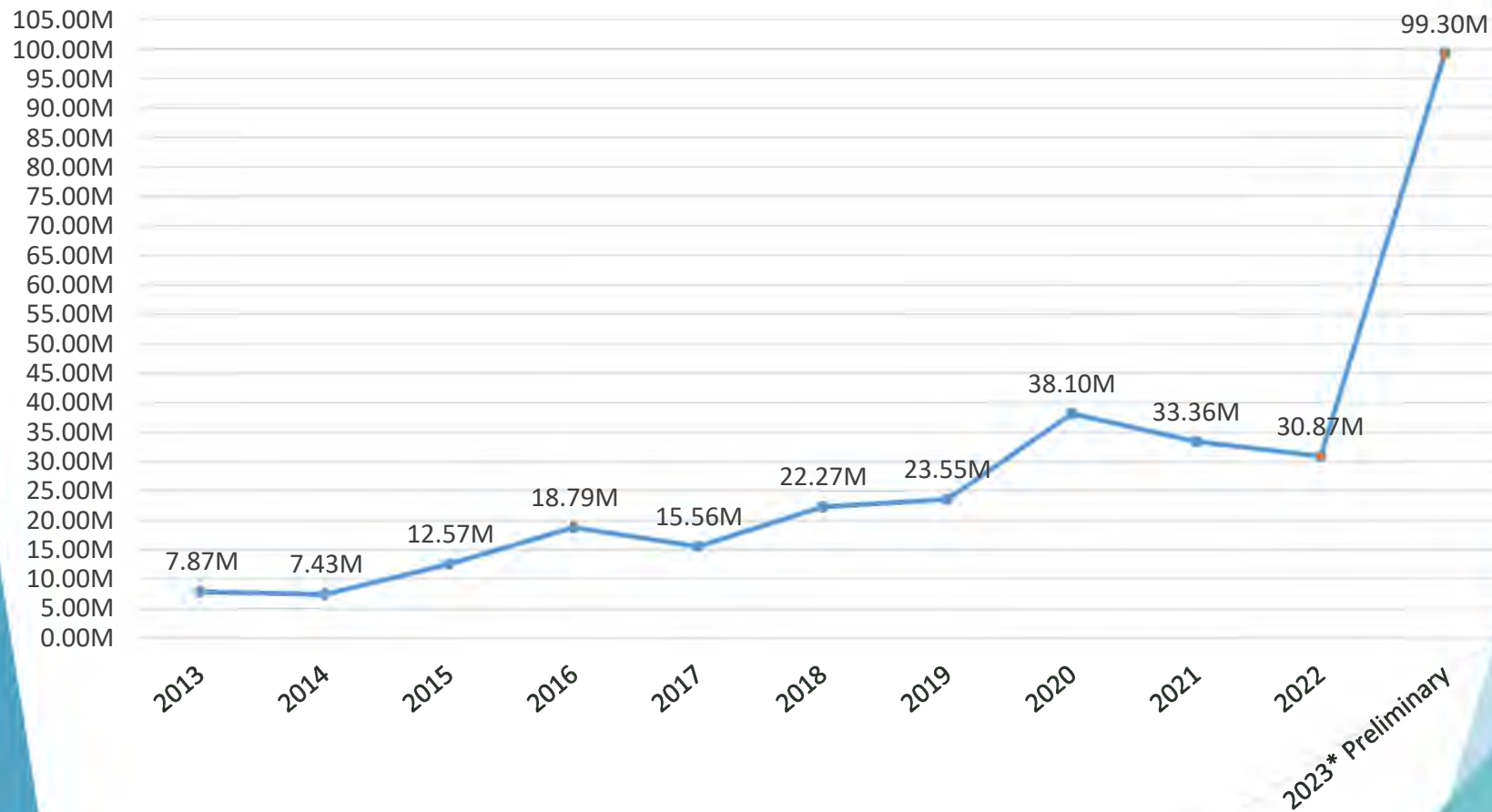
TAXABLE VALUE BY PROPERTY CLASS*

AWAITING PROPERTY APPRAISERS OFFICE UPDATE

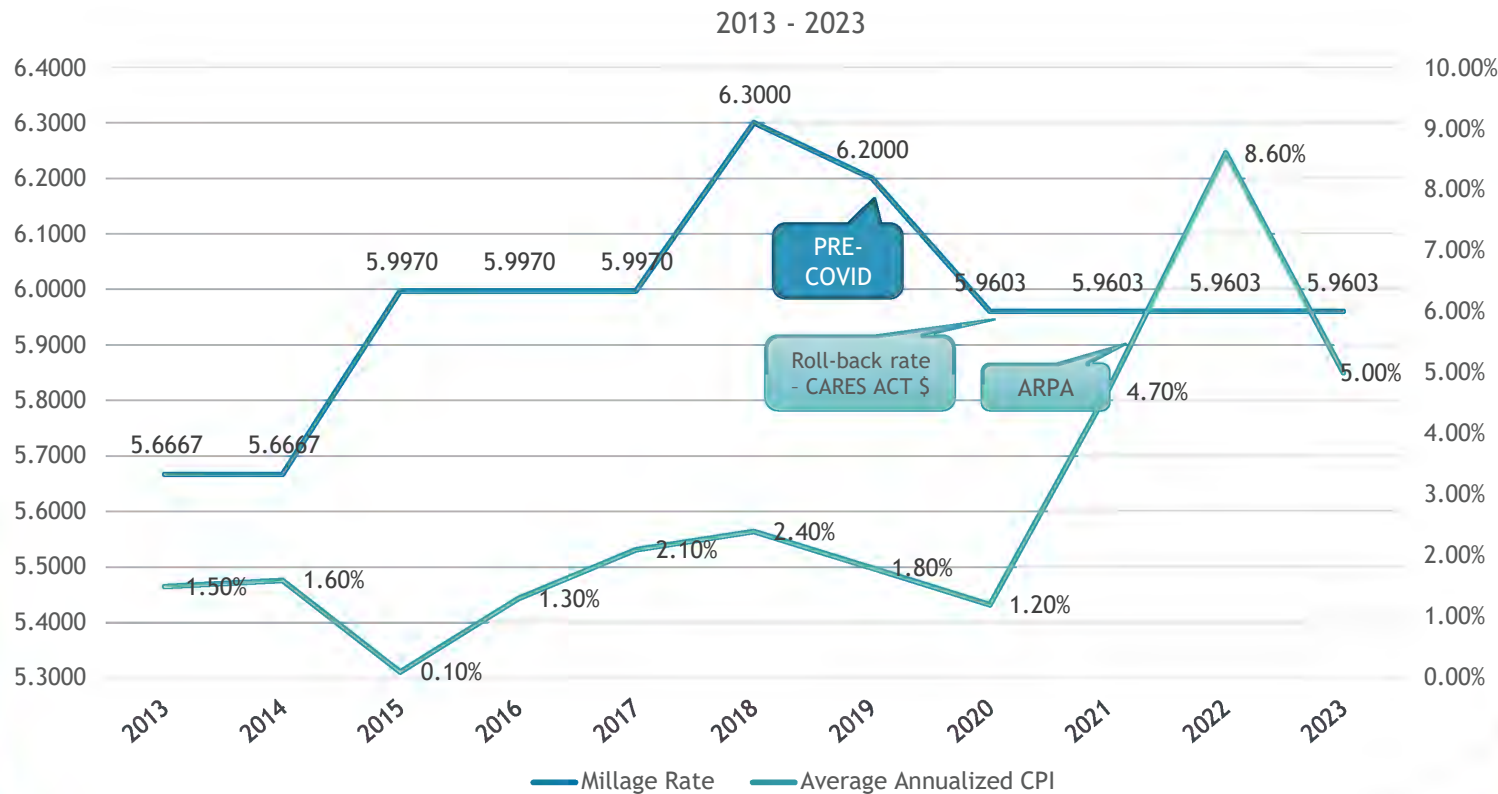


MOUNT DORA NEW CONSTRUCTION

2013 - 2022



MOUNT DORA HISTORICAL MILLAGE RATES AND CONSUMER PRICE INDICES CHANGE

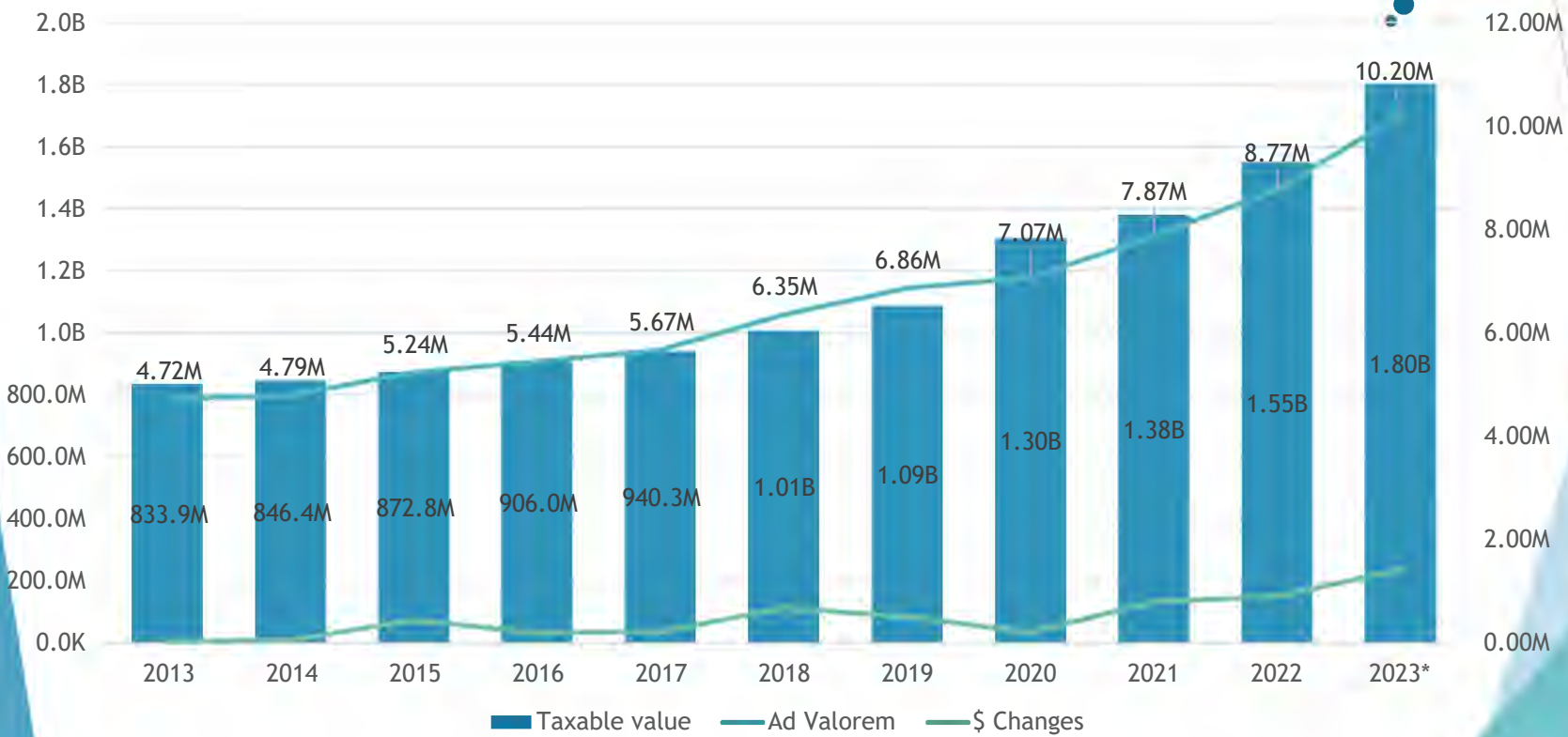


MOUNT DORA HISTORICAL TAX LEVY AND TAXABLE VALUE



2013 - 2023
* early estimate

At 5.9603 millage rate



IMPACT ON AVERAGE RESIDENT – CITY OF MOUNT DORA TAXES ONLY



FY22-23

Home Taxable Value \$ 269,345

Millage rate @ 5.9603	\$1,605
Fire Assessment Fee	+ \$219
City of Mount Dora Tax	= 1,824



FY23-24

Home Taxable Value \$ 277,425

Millage rate @ 5.9603	\$1,654
Fire Assessment Fee	+ \$209
City of Mount Dora Tax	= 1,863

NET INCREASE

\$39

This graphic displays what a homeowner pays in ad valorem taxes on a homesteaded property in the City of Mount Dora with an assessed value of \$319,345 (3% increase in FY23-24) less a \$50,000 Homestead Exemption.

FIRE ASSESSMENT

FY 2023-24 FIRE BUDGET OVERVIEW



General Fund Fire Protection 001-1810

- General fund monies
- Budget: approx. \$3.6M (*pending employee salary increases, health insurance, etc.*)

We will be discussing in details under Governmental Funds - July 24th workshop

Fire Impact 125

- Restricted to expansion due to new growth
- Budget: **\$300,000**

Fire Assessment 131

- Fire Assessment Fee
- Fire Protection only not EMS
- Proposing that the fee remains the same at \$209 per benefit unit based on continuation of utilization of the Impact Fees for Debt Service
- Budget: approx. **\$2,054,593**

2018 Fire Assessment Bond

- Debt Service in fund 200 via transfer
- Outstanding Principal **\$19,245,000**
- Outstanding Interest **\$11,892,790**
- FY2022-23 Loan Payment: **\$1,246,463**

FIRE IMPACT FEES SUMMARY REVENUES & EXPENDITURES



REVENUES	FY 2023/24 Proposed	% of Total
Fire Fee - Residential	\$112,096	37.37%
Fire Fee - Commercial	\$58,317	19.44%
Carryover/Reserves	\$129,587	43.20%
Total	\$300,000	100.00%

Impact Fees are collected on new development to defray the cost of capital investments needed to maintain the level of fire service due to future growth.

EXPENDITURE	FY 2023/24 Proposed	% of Total
Debt Service	\$300,000	100.00%
Total	\$300,000	100.00%

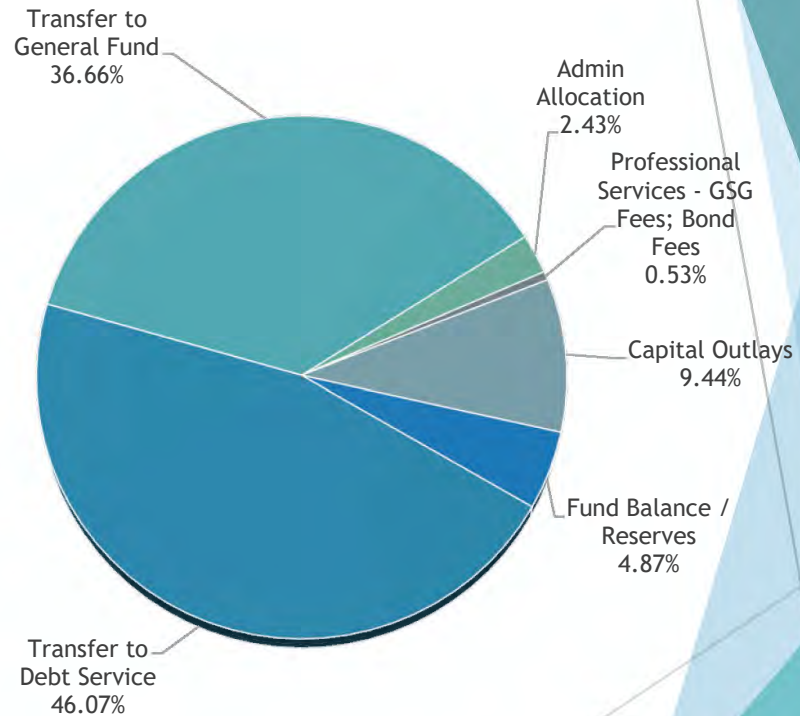
Impact Fees can be used for capital or debt service related to growth.

FIRE ASSESSMENT OVERVIEW

FUND 131

REVENUES	FY 2023/24 Proposed	% of Total
Fire Assessment Fee	2,054,593	100.00%
Total	\$2,054,593	100.00%

EXPENDITURE	FY 2023/24 Proposed	% of Total
Transfer to Debt Service	946,463	46.07%
Transfer to General Fund	753,180	36.66%
Admin Allocation	50,000	2.43%
Professional Services - GSG Fees; Bond Fees	10,950	0.53%
Capital Outlays	194,000	9.44%
Fund Balance / Reserves	100,000	4.87%
Total	\$2,054,593	100.00%



On June 20th we will be adopting Preliminary Fire Assessment Fee Resolution and historically we went with higher rate last year \$219

NEXT STEPS



► Budget Workshops

- Enterprise Funds and Capital Outlay & CIP - July 10th - 6:00 pm
- Governmental and Internal Service Funds - July 24th - 6:00 pm
- Final Budget Workshop - August 28th - 6:00 pm

► Meeting for Action Items

- Set Maximum Millage - July 18th - Regular Council Meeting 6 pm

► Public Hearings

- Fire Assessment September 7th - 6:00 pm
- 1st Tuesday September 7th - 6:00 pm
- 2nd Tuesday September 21th - 6:00 pm

QUESTIONS

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510 N. Baker St.
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352-735-7126

DATE: June 12, 2023

TO: Honorable Mayor and City Council Members

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

SUBJECT: Vista Ridge Drive Proposed (Draft) Agreement

Introduction:

This is an opportunity for City Council to discuss the proposed Interlocal Agreement between Lake County and the City of Mount Dora regarding Vista Ridge Drive.

Discussion:

As stated in the Wolf Branch Innovation District Implementation Plan and adopted Comprehensive Plan policies, the success of the Wolf Branch Innovation District is subject to a number of factors, including the ability of residents, employees, and visitors to have ease of movement to and through the area. As a result, the Implementation Plan includes a recommended secondary roadway network designed to provide a robust level of movement for vehicular traffic.

The construction of an East-West connector roadway, called "Vista Ridge Drive," is a key component in the mobility and connectivity strategies as identified in the Implementation Plan. The proposed roadway segment will:

- Serve as a parallel alternative roadway to SR 46;
- Provide additional access to lands/projects north of SR 46 by connecting Niles Road and Round Lake Road;
- Provide an opportunity for connecting local trails to the proposed Wekiva Trail; and
- Provide an alternative route for Wolf Branch Road traffic and an additional direct access to Wolf Branch Innovation District.

An Alignment Study was completed in January, 2021 which identified a recommended alignment (Attachment #1).

Following the City and County collector roadway designation of Britt Road, Niles Road,

planned Vista Ridge Drive, and planned Wolf Branch Innovation Boulevard (8.30 total miles Attachment #2), the County reached out to the City staff to formalize sections of the overall roadway system, mainly pertaining to the access connecting to the Round Lake Chater School and Real Life Christian Church with the anticipation of the County installing a traffic signal and constructing a portion of Vista Ridge Drive along the southern property lines of the school site. In addition, the County has been approached by the developers of the Vista Hills apartments and commercial City PUD at Niles Road for County transportation impact fee credits to offset a portion of the developer's cost of extending Niles Road via SR 46.

Attachment #3 is a draft Interlocal Agreement between the City and County as a means to ratify the planned Vista Ridge Drive. City staff received redlines of the agreement on June 8, 2023. This version of the agreement has not been accepted by City staff nor has the City Attorney reviewed the latest document. On the surface, with a brief overview in preparation of the work session summary, staff is concerned with one of the County's edits on Page 2 that states the City will not annex the church and school: 1) The Church has already filed a Covenant to Annex when eligible; 2) annexations should not be included as restrictions to these types of agreements; and 3) this issue was discussed as an objection in the earlier version of the draft agreement in February 2023. It is unsure why this provision resurfaced, as it is a nonstarter for staff's consideration.

Budget Impact:

N/A

Strategic Impact:

GOAL 1: Economic Development

Objective 1.1. Develop Wolf Branch Innovation District

1.1.1. Continue implementing Wolf Branch Master Plan

Recommendation:

City Council to discuss the proposed agreement.

Attachment(s):

1. Attachment 1 Vista Ridge Drive Recommended Alignment
2. Attachment 2 Res 2021-135 Collector Roadway
3. Attachment 3 Vista Ridge Drive Draft Agreement 6-8-2023

Prepared by: Misty Sommer, Economic Development Manager

Reviewed by: Vince Sandersfeld, Planning and Development Director
Misty Sommer, Economic Development Manager
Jeanann Hand, City Clerk
Patrick Comiskey, City Manager

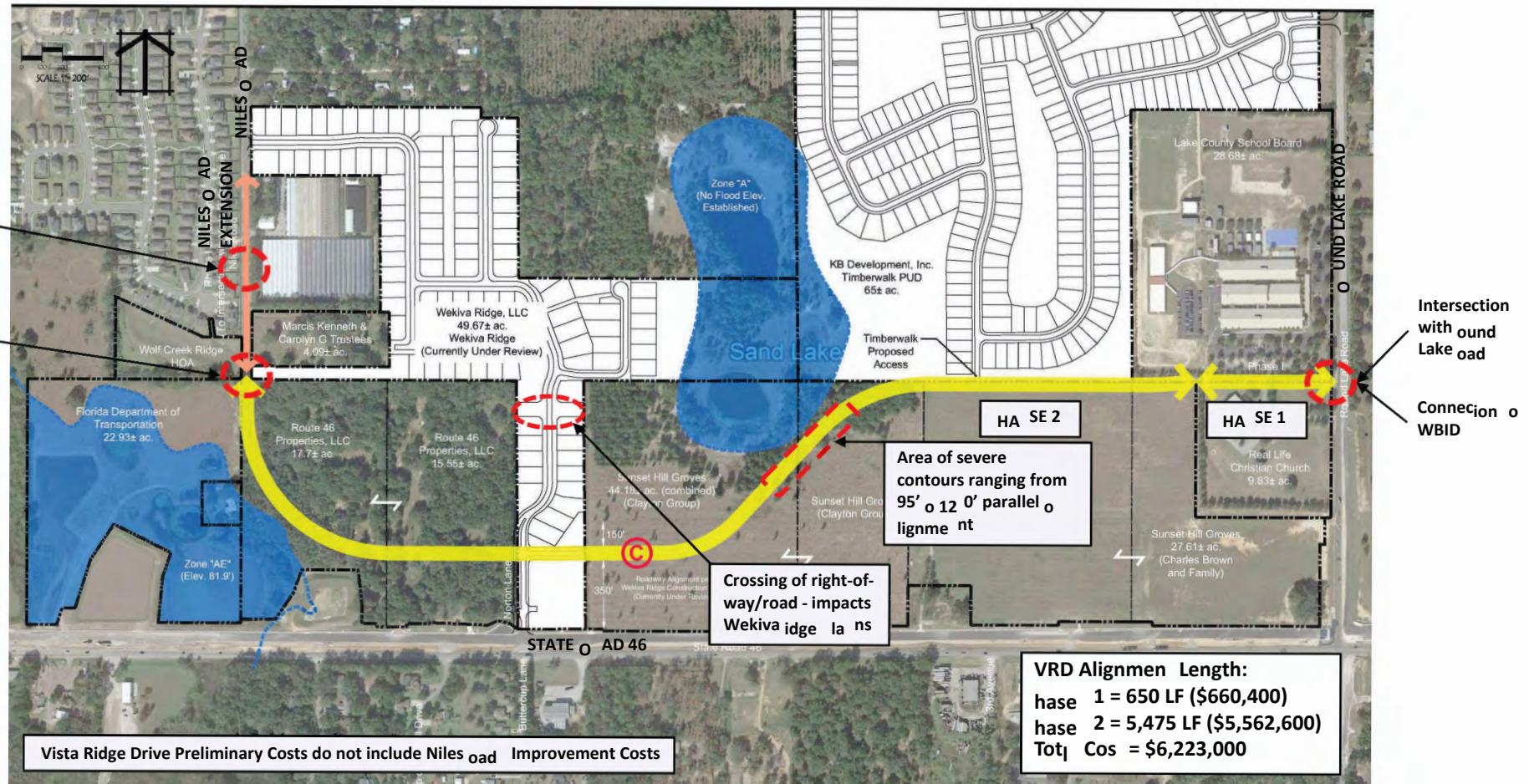
Approved - 6/8/2023

Approved - 6/8/2023

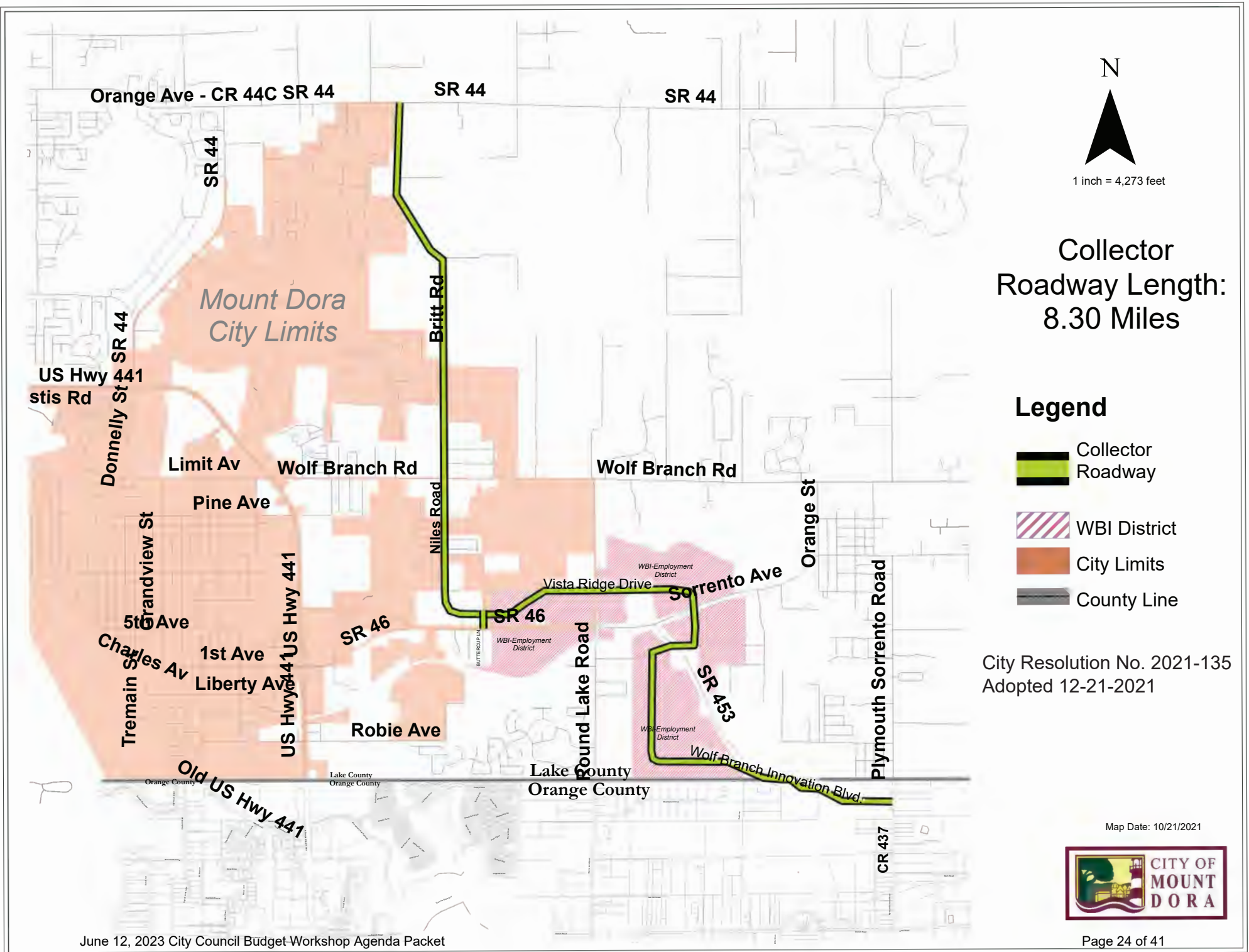
Approved - 6/8/2023

Final Approval - 6/8/2023

ATTACHMENT #1



OPTION C - A T NATI



RESOLUTION NO. 2021-135

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE DESIGNATION OF VISTA RIDGE DRIVE AND INNOVATION BOULEVARD AS CITY COLLECTOR ROADWAYS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR REQUEST FOR CITY COLLECTOR ROADWAY DESIGNATION; 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, properly managed transportation corridors are vital to the health, safety, welfare and quality of life of the citizens of and visitors to the City of Mount Dora; and

WHEREAS, the City has committed to the Wolf Branch Innovation District (WBID) Implementation Plan, including the need to improve and enhance ease of movement throughout the area; and

WHEREAS, the WBID Implementation Plan contains a recommended secondary roadway network to further this objective; and

WHEREAS, Vista Ridge Drive and Innovation Boulevard are part of this secondary roadway network in the WBID and are planned to be wholly within the jurisdictional limits of the City of Mount Dora; and

WHEREAS, in order to improve area roadway access management and qualify for impact fee assistance and incentives, it is imperative that such roadways be designated as "City Collector Roadways"; and

WHEREAS, the City has determined that it is in its best interest to request that Lake County so designate Vista Ridge Drive and Innovation Boulevard as "City Collector Roadways".

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. Request for City Collector Roadway Designation.

A. The City of Mount Dora hereby requests that Lake County, Florida designate Vista Ridge Drive as a City Collector Roadway and recognize the same as qualifying for impact fee assistance and incentives.

B. The City of Mount Dora hereby requests that Lake County, Florida designate Innovation Boulevard as a City Collector Roadway and recognize the same as qualifying for impact fee assistance as incentives.

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 designation of City Collector Roadways, 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.

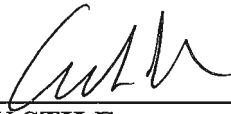
SECTION 7. Severability. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

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

SECTION 9. Directions to City Clerk. The City Clerk shall transmit a certified copy of this Resolution to the County Administrator of Lake County on behalf of the Lake County Board of County Commissioners.

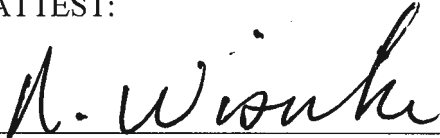
Signatures on Following Page

PASSED AND ADOPTED this 21st day of December, 2021.



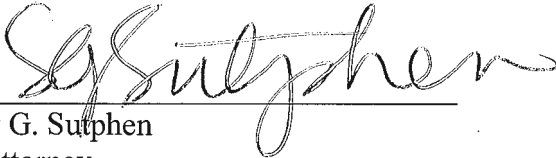
CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:



for **JESSICA BURNHAM**
CITY CLERK

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



Sherry G. Sulphen
City Attorney

Staff Note: This version was received from County Engineering staff to the City on June 8, 2023. City Manager, Attorney and City staff have not accepted or reviewed the redline changes to the draft as of this date.

**INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
CITY OF MOUNT DORA, FLORIDA
REGARDING VISTA RIDGE DRIVE**

THIS IS AN INTERLOCAL AGREEMENT (“Agreement”) by and between Lake County, Florida, a political subdivision of the State of Florida (“County”) and the City of Mount Dora, a municipal corporation of the State of Florida (“City”), collectively the “parties,” regarding the proposed Vista Ridge Drive Improvements.

WHEREAS, for the purpose of providing increased traffic mobility in the Round Lake Road and SR 46 area, the County intends to cooperate with the City to create a SR 46 frontage road (the future Vista Ridge Drive); and

WHEREAS, the Wolf Branch Innovation District (WBID) is an emerging area in Lake County and more specifically the City of Mount Dora with specialized development standards designed to accommodate a mix of land uses; and

WHEREAS, the City and County have determined that success of the WBID is, in part, dependent on the development of a plan for a collector roadway network to allow ease of movement for the travelling public; and

WHEREAS, the City’s and County’s roadway plan for the WBID includes the construction of Vista Ridge Drive (the “Vista Ridge Drive Improvements”); and

WHEREAS, the City will require developers within the WBID to donate land for, and/or construct portions of the proposed roadway and/or associated stormwater treatment areas, as applicable; and

WHEREAS, the City and County share land areas within the area planned to accommodate the construction of Vista Ridge Drive (the “Vista Ridge Drive Improvement Area”). The Vista Ridge Drive Improvement Area is described more particularly on **Exhibits “A” and “B”** attached hereto; and

WHEREAS, the City and County agree that Vista Ridge Drive will be constructed to City standards and include two 12-ft lanes, one 12-ft center turn lane, a minimum 12-ft wide trail (trail width may be reduced ~~to a minimum of 10 ft~~ for that portion located between the Church and School identified as Alternate Property Tax Numbers 3777410 and 1039771, respectively) on the

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF MOUNT DORA, FLORIDA REGARDING VISTA DRIVE ROAD

north side of the roadway, a 5-6-ft wide sidewalk on the south side of the roadway, swales, with a minimum 72-ft of right of way as depicted in **Exhibit “C”** attached hereto; and

WHEREAS, the City and County agree that the Niles Road extension of the Vista Hills PUD will include two 12-ft lanes, one 12-ft center turn lane, a minimum 12-ft wide trail on the north side of the roadway, a 5-ft wide sidewalk on the south/west side of the roadway, 5-ft utility easements on both sides, with a minimum 70-ft of right of way as depicted in Exhibit “D” attached hereto; and

WHEREAS, the aforementioned 5-ft utility easement will be acquired by the City with the assistance of the County; and

WHEREAS, existing development on the Lake County School Board property may limit the ability to obtain a utility easement thereon; and

WHEREAS, the City and County have adopted Vista Ridge Drive as an Urban Collector Roadway; and

WHEREAS, the County acknowledges that Urban Collector Roadways are eligible for Traffic Impact Fee Credits; and

WHEREAS, the County desires to construct a traffic signal at the intersection of Round Lake Road and the Vista Ridge Drive as part of the Round Lake Road Improvement Project; and

~~**WHEREAS**~~**WHEREAS**, Round Lake Road is a County roadway with planned widening improvements to add lanes and extend the roadway for ultimate connection to SR 44; ~~thus, the County and~~

WHEREAS, Vista Ridge Drive is a planned City roadway requiring accommodation of a traffic signal at the intersection of Round Lake Road thus, the City will own and maintain the traffic signal constructed at the intersection of Round Lake Road and Vista Ridge Drive; and

~~_____~~**WHEREAS**, the City agrees to work with the County to provide potable water and wastewater services to each site, especially Lake County School Board and Real Life Christian Church, without the requirement for annexation; and

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF MOUNT DORA, FLORIDA REGARDING VISTA DRIVE ROAD

WHEREAS, the County and the City agree that entry of this Agreement between them regarding Vista Ridge Drive is in the interest of both parties and is essential to the health, safety and welfare of the public.

NOW THEREFORE, IN CONSIDERATION of the mutual terms, understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. Legal Findings of Fact. The foregoing recitals are hereby adopted as legislative findings of Lake County and the City of Mount Dora, are ratified and confirmed as being true and correct and are hereby made a specific part of this Agreement upon the adoption hereof.

2. Agreement.

A general depiction of Vista Ridge Drive is set forth in **Exhibit “A”**.

- A. Water, Wastewater and Reclaim. As part of construction of the various phases of Vista Ridge Drive, the City will cause through individual developers or otherwise, the design, permitting and construction of its water, wastewater and/or reclaim systems within or adjacent to Vista Ridge Drive.
- B. Landscaping. The landscaping required by the City as part of the Vista Ridge Drive improvements will be maintained by the City through its regular maintenance process. It is understood that the City, in its sole discretion, may transfer this ~~Landscap~~landscape maintenance responsibility to a Community Development District (CDD), homeowner’s association, developer or the like.
- C. Sidewalks and Trails. The City and County ~~agrees~~agree to install sidewalks and trails on portions of the roadway constructed by the Developers in the City, City, or County, in accordance with the cross-section in **Exhibit “C”**. The City agrees to, as permitted by its Land Development Code, require property owners/developers to construct sidewalks and trails as part of approved development projects. All sidewalks and trails within the Vista Ridge Drive ~~Are~~right of way and area will be maintained by the City at its sole cost and

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF MOUNT DORA, FLORIDA REGARDING VISTA DRIVE ROAD

expense. It is understood that the City may transfer this sidewalk and trail maintenance responsibility to a Community Development District (CDD), homeowner's association, developer or the like.

D. Street Lighting. The City agrees that it will responsible for all operation, maintenance and utility charges for the lighting installed as part of the Vista Ridge Drive which is in its electric utility boundary. It is understood that the City may transfer this street lighting responsibility as set forth herein to a Community Development District (CDD), homeowner's association, developer or the like.

E. Traffic Signal. The ~~County~~City will install, own and maintain the traffic signal constructed at the intersection of Round Lake Road and Vista Ridge Drive. The County will maintain the signal as part of the County's signal maintenance agreement with the City. Because the County will own and maintain the traffic signal improvements at the intersection, the County reserves the right to remove, with 7 days notice to the City, any landscaping that is found by the County's Public Works Director or designee to be a safety hazard, particularly sight triangles at County/City road intersections, to vehicles, pedestrians, or bicycle traffic, and shall not be responsible for replacement of said landscaping.

F. Niles Road and Vista Ridge Drive Ownership and Maintenance. At time of platting or ~~transfer~~dedication of the ~~property~~right of way for Niles Road extension ~~associated with the Vista Hills PUD~~ and future Vista Ridge Drive, the City shall accept the right of way deed and plat to be dedicated for ownership and maintenance responsibilities of the City.

G. Vista Ridge Drive Trail. As depicted on Exhibit "C" and Exhibit "D" the roadway trail system shall be located adjacent or near the right-of-way. On street bike lanes are not ~~allowed in such cases where there is a designated~~ trail required by the City as a trail is adjacent to the roadway.

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF MOUNT DORA, FLORIDA REGARDING VISTA DRIVE ROAD

3. Termination. Either party shall have the right to terminate this Interlocal Agreement with thirty (30) days written notice to the other, so long as the construction of the Vista Ridge Drive improvements have not yet been commenced. Once the Vista Ridge Drive improvement have commenced, this Agreement cannot be terminated unless mutually agreed upon by the parties in writing.

4. Modifications. Unless otherwise specified herein, no modification, amendment, or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed by the parties hereto, with the same formality and of equal dignity herewith.

5. Notices. All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

COUNTY

County Manager
P.O. Box 7800
Tavares, Florida 32778

CITY

City of Mount Dora
Attention: City Manager
510 N. Baker Street
Mount Dora, Florida 32757

- A. All notices required, or which may be given hereunder, shall be considered properly given if (1) personally delivered, (2) sent by certified United States mail, return receipt requested, or (3) sent by Federal Express or other equivalent overnight letter delivery company.
- B. The effective date of such notices shall be the date personally delivered, or if sent by certified mail, the date the notice was signed for, or if sent by overnight letter delivery company, the date the notice was delivered by the overnight letter delivery company.
- C. Parties may designate other parties or addresses to which notice shall be sent by notifying, in writing, the other party in a manner designated for the filing of notice hereunder.

6. Entire Agreement. This document embodies the entire agreement between the parties. It may not be modified or terminated except as provided herein.

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF MOUNT DORA, FLORIDA REGARDING
VISTA DRIVE ROAD

7. **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it shall be considered deleted here from, and shall not invalidate the remaining provisions.

8. **Effective Date.** This Agreement shall become effective upon the date the last party hereto executes it (“effective date”).

9. **Recording.** The County shall record the Agreement as required by Florida Statutes, Section 163.01, immediately following execution by all parties and thereafter shall provide a fully executed, recorded copy to the City for its records.

10. **Survival.** Any provision of this Agreement by its express terms which contemplates survival of the construction of the Vista Ridge Drive Improvements and/or natural expiration of this Agreement shall so survive. Terms and conditions of this Agreement which by their construction do not contemplate survival following the construction of the Vista Ridge Drive Improvements and/or natural expiration of this Agreement shall not survive.

List of Exhibits

Exhibit A	Vista Ridge Drive Improvement Area
Exhibit B	Vista Ridge Drive Improvement Proposed Alignment
Exhibit C	Vista Ridge Drive Typical Cross Section

Signatures on Following Pages

**INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF MOUNT DORA, FLORIDA REGARDING
VISTA DRIVE ROAD**

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, Florida, through its Board of County Commissioners, signing by and through its Chairman, and the City of Mount Dora, Florida, through its Mayor.

CITY

CITY OF MOUNT DORA, FLORIDA

Crissy Stile, Mayor

This ____ day of _____, 2023.

ATTEST:

Jeanann Hand, City Clerk

Approved as to form and legality:

Sherry G. Sutphen, City Attorney

**INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF MOUNT DORA, FLORIDA REGARDING
VISTA DRIVE ROAD**

COUNTY

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

Kirby Smith, Chairman

This _____ day of _____, 2023.

ATTEST:

Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida

Approved as to form and legality:

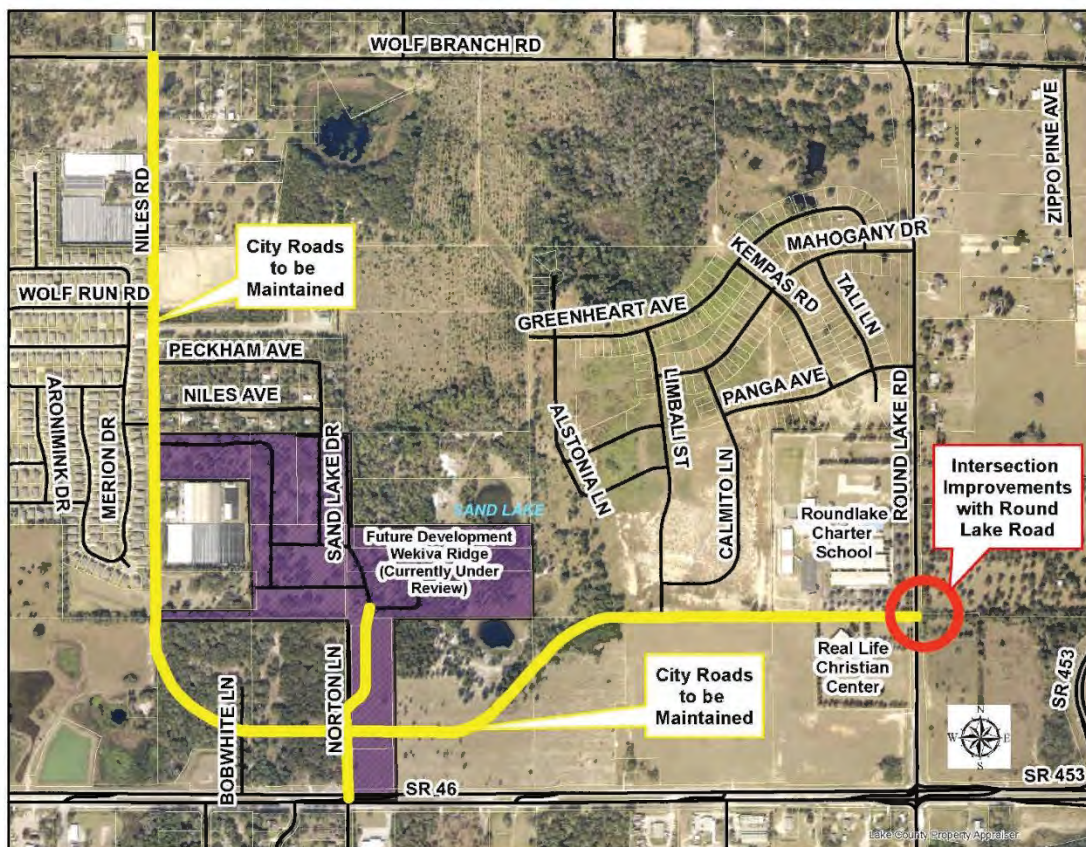
Melanie Marsh, County Attorney

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF MOUNT DORA, FLORIDA REGARDING
VISTA DRIVE ROAD

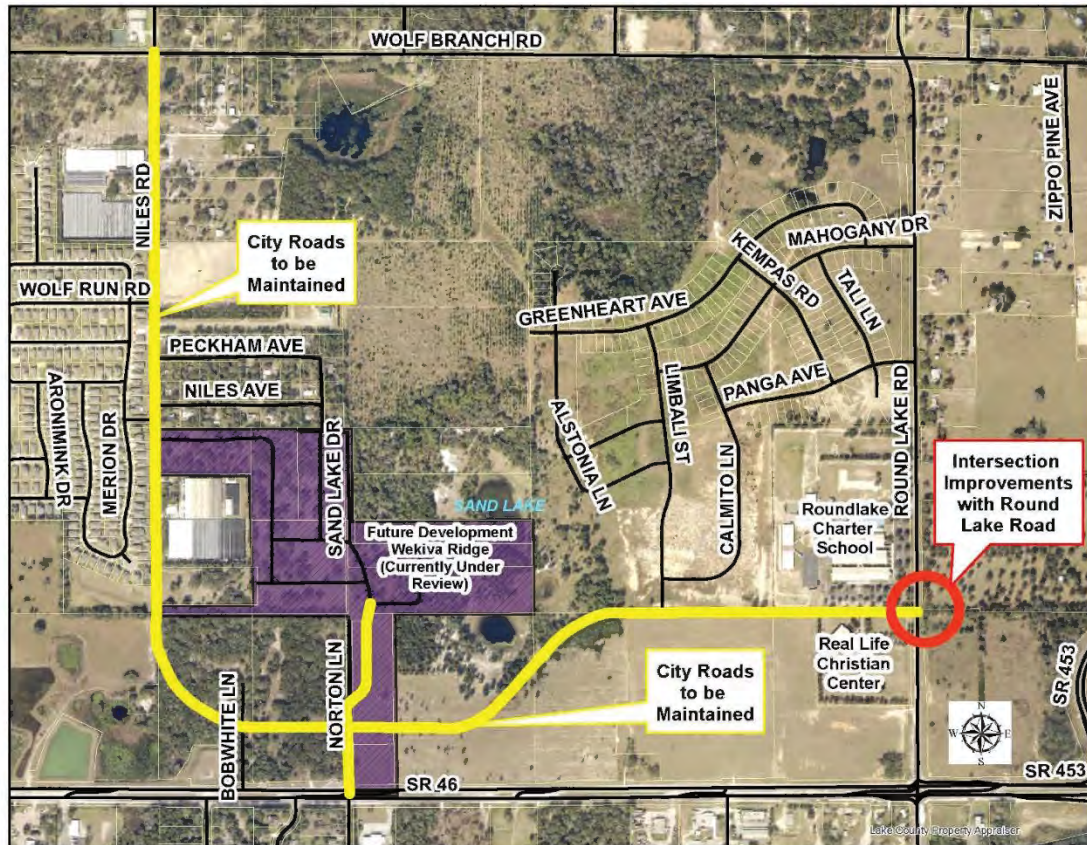
EXHIBIT "A"

Vista Ridge Drive and Niles Road Improvement Area

Vista Ridge Drive
Improvement Area
City Roads to be



INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF MOUNT DORA, FLORIDA REGARDING VISTA DRIVE ROAD



INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF MOUNT DORA, FLORIDA REGARDING VISTA DRIVE ROAD

EXHIBIT "B"

Vista Ridge Drive Improvement Proposed Alignment

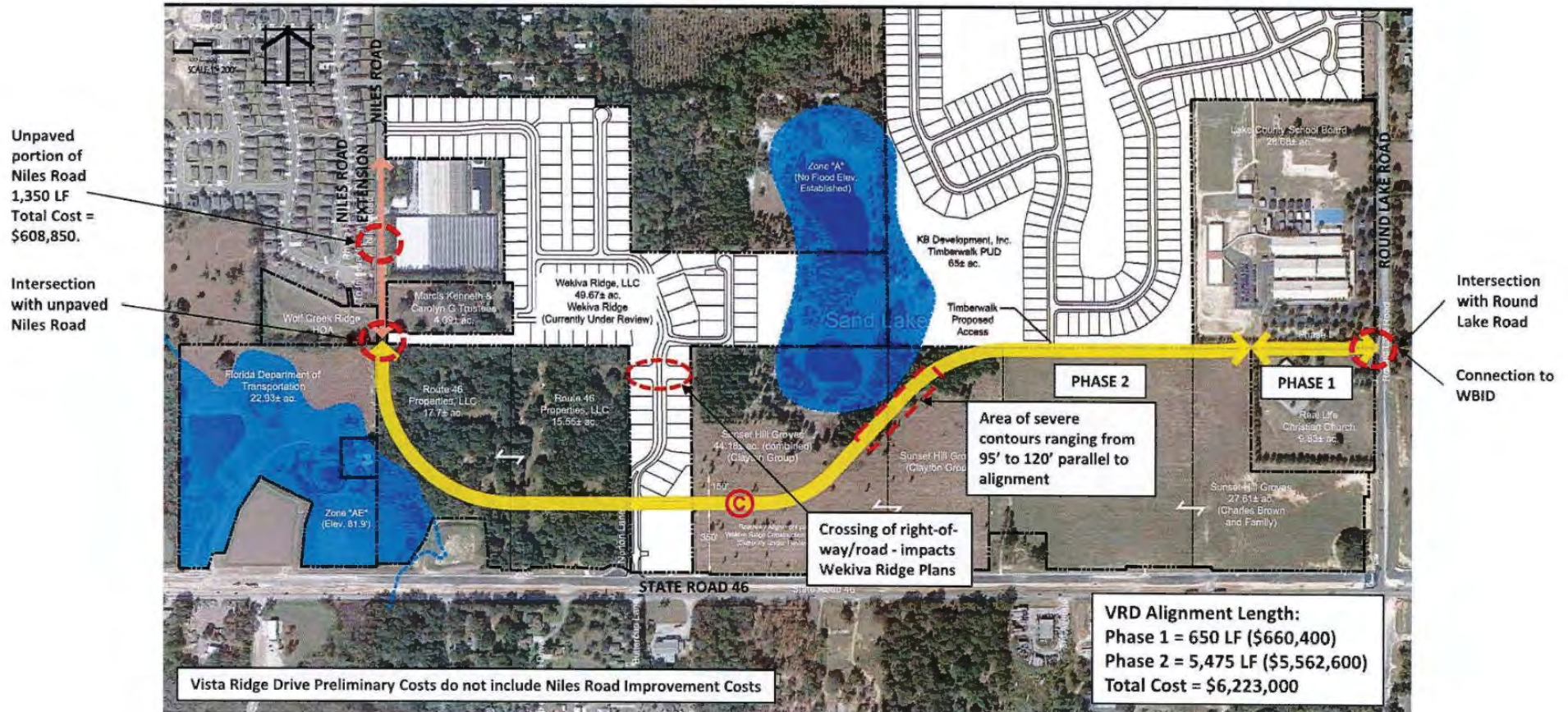


EXHIBIT "C"

Vista Ridge Drive Typical Cross Section

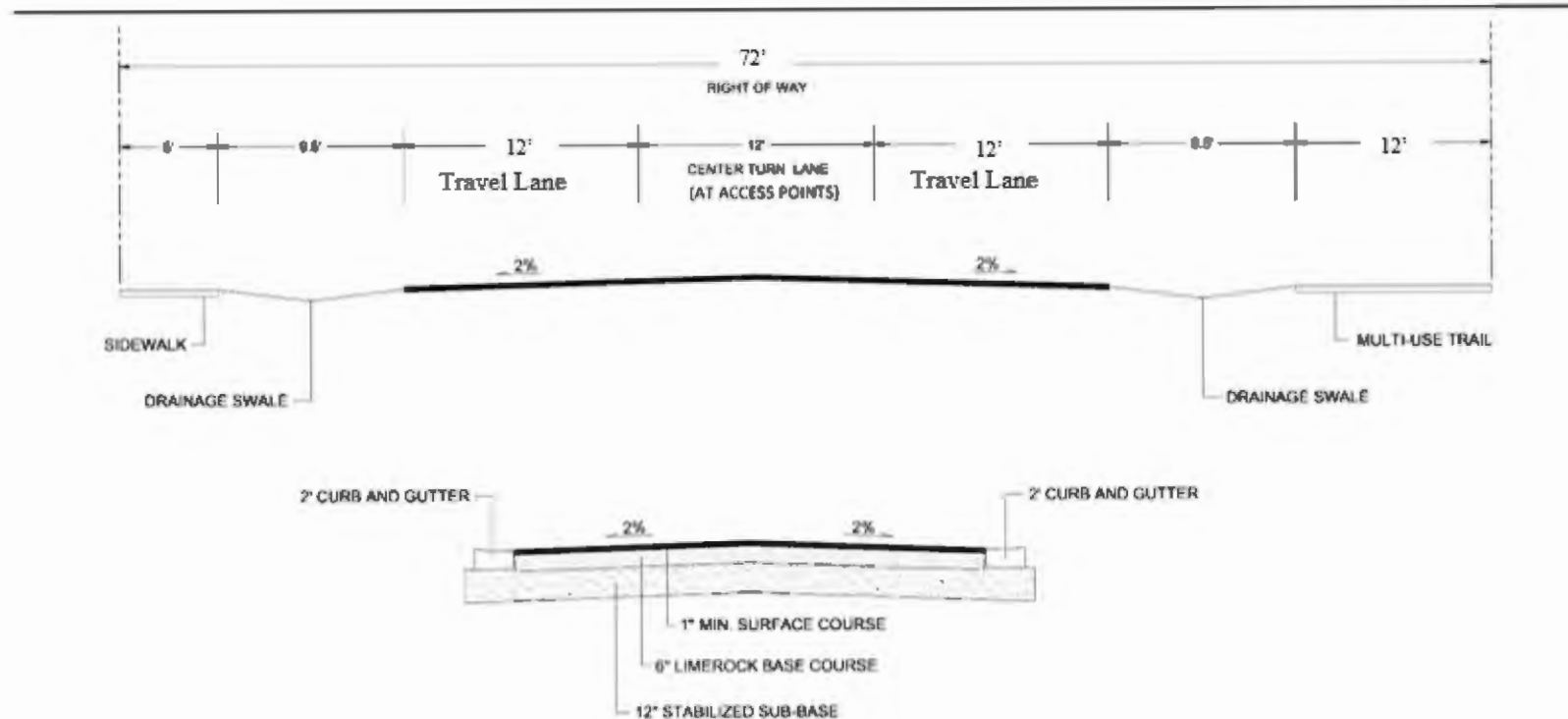
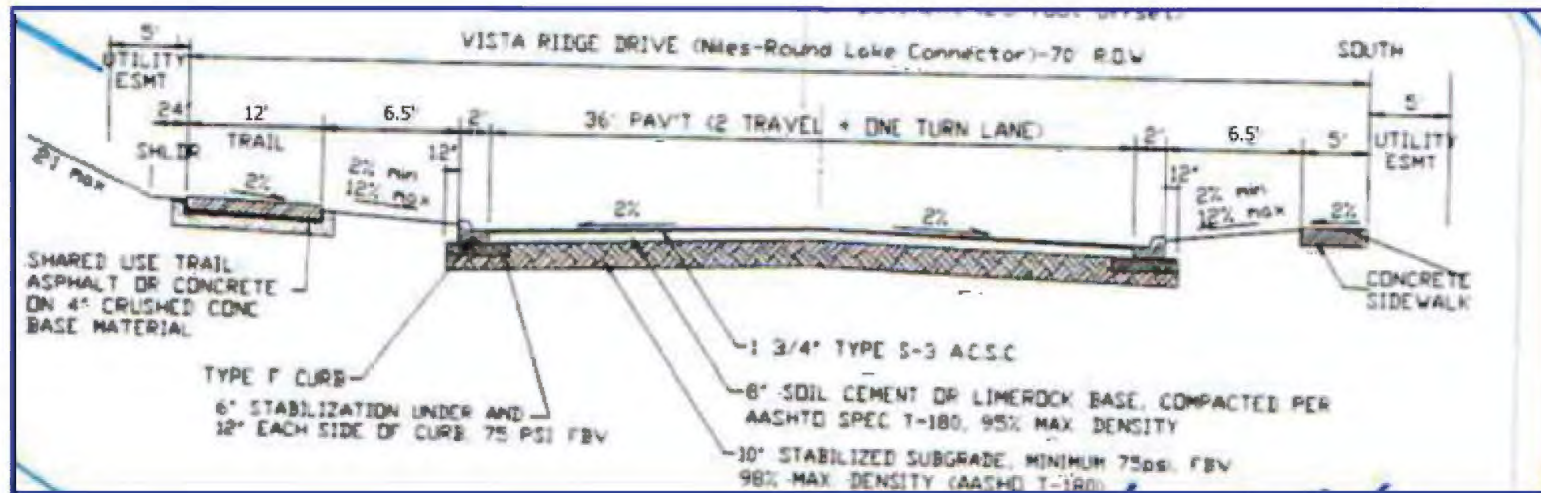
72' ROW CROSS SECTION
Rural Section

EXHIBIT "D"**Niles Road Extension Typical Cross Section for Vista Hills PUD**



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

DATE: June 12, 2023

TO: Honorable Mayor and City Council Members

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

SUBJECT: Property Purchase Status Report by City Manager

Introduction:

This is an opportunity to discuss the purchase of property.

Discussion:

N/A

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

Informational

Attachment(s):

Prepared by: Jeanann Hand, City Clerk

Reviewed by: Vince Sandersfeld, Planning and Development Director
Patrick Comiskey, City Manager

Approved - 6/8/2023

Final Approval - 6/8/2023