



City of Mount Dora
510 North Baker Street
Mount Dora, Florida 32757
352-735-7126

Mount Dora Northeast Community Redevelopment Agency Governing Board

**Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
January 9, 2024**

AGENDA

- I. Call to Order
- II. Roll Call, Moment of Silence & Pledge of Allegiance
- III. Public Comment Period
- IV. Approval of Minutes from December 12, 2023
- V. Discussion Items
 - 1. MLK Mural Discussion w/ Chris Carson
 - 2. Presentation on Carport Setbacks
 - 3. Solar Program
 - 4. Community Recreation Center, Update
- VI. Other Business
 - 1. MLK Building Photo (Swap out) Options
 - 2. PD Update
- VII. Announcement of Next Scheduled Meeting Date: February 13, 2024
- VIII. Adjournment

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

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. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-7357126, ext. 1111, or by email at clerk@cityofmounddora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

**CITY OF
MOUNT DORA, FLORIDA**

**NE CRA ADVISORY COMMITTEE
MINUTES**



December 12, 2023

Call to Order

Having been duly noticed as required by law, Mrs. Rona Rowe, Chair of the Northeast CRA Advisory Committee called the meeting to order at 6:00 p.m.

Roll Call, Moment of Silence & Pledge of Allegiance

Present: Rona Rowe, Chair; Lillie Taylor, Lynn Tacher, Bryan Belk, Stevie Harley, Rosalyn Harris, Ozwell Ward

Absent: none

City Staff: Ryan Winkler, *Senior Planner*; Catherine Hutcheson, *CRA Coordinator*; Chris Carson, *Special Events Manager*; Michael Gibson, *Police Chief*; Kenneth Lopez, *Northeast CRA Officer*

Public Comment Period

Pastor Bobbie Rowe disclosed some special events happening within the community. The Drive thru Community Christmas Celebration on Saturday, December 23, 2023 from 11am-1pm.

Mr. Rowe and Ms. Taylor also discussed the upcoming Unity Day on January 13, 2024.

Some discussion between the board members about the Town Hall meetings. Taking place every 4th Tuesday of the month. Next meeting to be held on January 23rd, 2024.

Approval of Minutes of October 10, 2023

Ms. Tacher motioned to approve the October 10, 2023 minutes. Mr. Ward seconded the motion and the minutes were approved unanimously by voice vote.

Discussion Items

Town Hall Meetings

Topic moved to next committee meeting, January 9, 2024.

Mural Art with Chris Carson, Special events Manager

Mr. Carson let the committee members know that the crosswalk mural project had been cancelled. Due to lack of art submissions.

Mr. Carson introduced a new mural concept for the MLK building. The mural would be painted onto the left side wall of the building, facing the street. He requested the members get with the community to provide a concept to him that he could present to the artist.

Mr. Belk requested more information about the cancellation of the crosswalk mural.

Mr. Carson re-stated that it was due to the lack of concept submissions.

Mr. Belk asked if the artist would be presenting themselves to the committee.

Mr. Ward suggested getting the community involved, the young people mostly, to have a hand in designing the mural concept.

Mr. Carson introduced Officer Lopez as the artist.

Officer Lopez gave further information about the mural. He stated he absolutely wants the community to be involved. That was his whole point in starting this mural, to get more involvement with the Northeast.

Mr. Belk asked about the permitting process for this type of project.

Ms. Tacher asked who the artist was.

Mr. Carson re-stated that it would be Officer Lopez.

Ms. Rowe asked what side of the building the mural would go on.

Mr. Winkler gave direction about the permitting process. Stating it should only take about 30 days for approval. Pending everything was submitted properly.

Further discussion on the permitting process.

Mr. Belk made comment about the importance of the project not being done halfway. He would like to see lots of color in the mural and possibly a spotlight to show it off during the evening.

Mr. Winkler stated the spotlight was absolutely do-able.

Mr. Ward stated he did not want to see this opportunity wasted. He really wants to see the committee and community take advantage of this. To represent their community right.

Ms. Harris brought up a possible deadline for the project to be submitted to the city for review.

Ms. Rowe further discussed the possible color scheme for the mural.

Further discussion on these two topics with Mr. Carson and committee members.

Mr. Ward asked who would be “head” of the mural project.

Mr. Carson stated it would be the Parks and Recreation Department.

Further Discussion on how the community can be involved.

Mr. Rowe stated that they could further discuss this at their next town hall meeting on January 23, 2023.

Further discussion on Town Hall with the committee meetings.

Mr. Carson stated that he does not want to “over complicate” the project. He would rather keep it streamlined so it does not get held up in the planning stages.

Ms. Rowe requested that Mr. Carson state what he needs from the board for the project to move forward.

Councilman Walker approached the podium to request that the committee members go outside with him to look at where the mural would be painted. To get some ideas generating on what could be painted there.

(Committee members all gathered outside to briefly look at the wall).

Mr. Ward asked Mr. Carson what would be painted on the wall. He felt that Mr. Carson already had an idea of what he wanted to be painted.

Mr. Carson stated Martin Luther King.

Further discussion between the committee members and Mr. Carson on this.

Ms. Harris made a motion to support the project pending the community would have a say on what would ultimately be designed and painted on the wall.

Mr. Walker requested information of who would maintain the mural.

Mr. Carson and Mr. Winkler stated that since the City owns the building than the City would maintain it.

Further discussion on the mural project amongst the committee members.

Ms. Harris motioned to approve the mural project as long as there was community approval.

Mr. Belk seconded the motion and the minutes were approved unanimously by voice vote.

MLK Building Photos

Ms. Hutcheson presented a photo packet of the photos to be hung in the building. She requested the board to give her an answer on if they would like historically accurate story plates or if they would like to create the statements for the plates themselves.

Mr. Belk stated he felt they should be historically accurate.

The remaining committee members stated they would like them to be historically accurate.

Ms. Taylor stated she felt she had not made herself clear on what she wanted the photos to be. She stated that she was wanting more photos of the community, not just the Rosenwald School. She would like to see the first, second, or third officer of the community.

Mr. Harley agreed, he would like to see some photos of old east-town barber shops.

Ms. Hutcheson stated that if anyone had any photos they would like to have represented she would see about getting them blown up and switched out the current photos every now and then. To add variety to the building photos.

Ms. Rowe suggested having the committee members send Ms. Hutcheson some photos that they have. Make sure that they were of good quality.

The committee members agreed to do that and requested this topic be added on as an agenda item for the next meeting.

Other Business

Ms. Harris asked Mr. Walker about the solar program.

Mr. Walker gave a brief description of it.

Ms. Harris requested information on the Solar program be added to the next agenda.

Ms. Harris asked Mr. Winkler about Code Enforcement and the carports in the northeast.

Mr. Winkler gave a brief overview of setback regulation.

Mr. Ward requested that Mr. Winkler give a presentation on setback regulations at the next meeting. He also requested the Ms. Hutcheson get him some information about code cases in the northeast.

Mr. Winkler stated he would be happy to get that information for him.

Ms. Hutcheson stated she would discuss with Mr. Sumner and get back with Mr. Ward.

PD Update

Ms. Courtney Likely approached the podium to discuss an issue she had dealt with the previous week with Mount Dora PD. She stated the incident happened on Ms. Taylor's property. She stated she would like to be more involved in to community policing efforts. She would also like to see better communication between officers and community members.

Officer Lopez stated he agreed and gave an overview of a coffee program he was hosting to get to know the community members. If anyone had any complaints, issues, or questions they could come speak with him for an hour to discuss. He will be hosting this every Wednesday at 10-11am.

Ms. Taylor also made comment that she was very upset with how the events were handled. She was very disturbed and felt action needed to be taken to correct the error that was made.

Mr. Ward asked Chief Gibson if he was aware of this issue.

Chief Gibson stated he knew of and was aware of the situation but was not at liberty to divulge what happened. He further stated that more training is always encouraged at MDPD.

Mr. Belk made comment that the current topic was out of the committee's purview and shouldn't be discussed.

Ms. Harris and Ms. Rowe agreed.

Mr. Ward stated he just wanted to make sure that Chief Gibson had followed up with Ms. Likely.

Chief Gibson stated he would do so.

Announcement of next scheduled meeting date: January 9, 2024

To be added to next meeting's agenda: MLK Photos, Community Recreation Center Update; Solar Program Information; Set back presentation; and PD Update.

Adjournment

Mr. Ward moved to adjourn the meeting and Mr. Belk seconded the motion. All approved unanimously by voice vote. There being no further business, Ms. Rowe adjourned the meeting at 7:14 PM.

***Rona Rowe, Chair,
Redevelopment Board***

***Catherine Hutcheson Northeast
Coordinator***



Proposal for Mural project

MLK Center, 803 Florida Ave Mount Dora, FL

Overview

The proposed mural is a project to uplift the façade and create a colorful visual to illustrate the MLK Center as a positive place where children and community can collect.

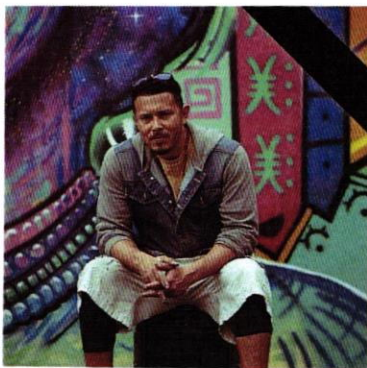
History

Officer Kenny Lopez with the Mount Dora Police Dept met with Janet Gamache, Executive Director of Mount Dora Center for the Arts with a vision to create a positive and inviting image on the blank, west facing wall of the MLK Center. His goal was to add vibrancy to its cold and generic appearance to create a more inviting, and dynamic center where children and adults would be more open to approaching and using



the facility. Together, they identified artist German Lemus, a Mount Dora Gallery owner and local artist with outdoor mural experience and met with him to create a mural image proposal.

Artist



Born in Honduras, raised in Miami and stationed in Hawaii while serving in the U.S. Army, German Lemus has been surrounded by vibrant colors and cultures his entire life. While he is most recognized for his mixed media portraits of recognizable people and animals, it is his surrealist take on landscapes and use of metaphors and symbolism that really make this man a creative powerhouse. Inspired by music, culture, nature and current events, his work is nothing short of conceptual, all while being so beautiful and intriguing to look at. He supports both art and artists at his business, Studio Art Farm in downtown, Mount Dora through art classes and gallery space. As one of the founders of the B-Side artist collective in downtown Orlando, you will find several of his powerful murals

around town. Other notable murals include Eatonville 2021, Howard Middle School Orange County 2021, Masonic Lodge Kissimmee 2022, Valencia College 2022, Downtown Apopka 2023

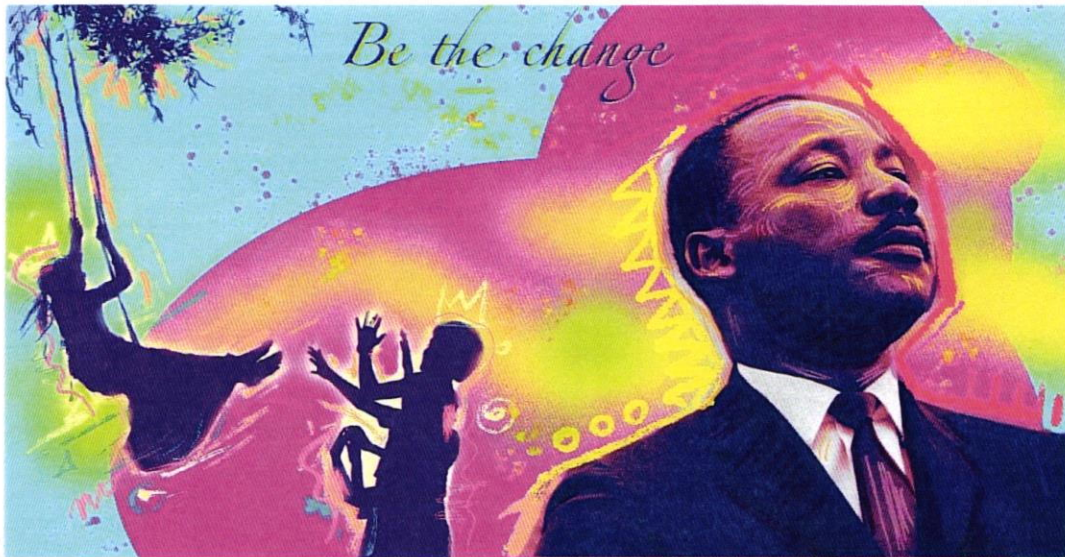
Image Proposals



Version A



Version B



Version C

Materials and Time Frame

Behr Markee primer and exterior paint, Montana brand exterior spray paint. Rainguard VandGuard – Anti graffiti sealant. Total time approx 3 weeks (weather dependant).

Cost

\$3400 stipend plus materials \$650= \$4050 total.

References

Marylin Cortez- Director Arts Dept, Osceola County (407)846-6247

Barbara Hartley- Director, City Arts Orlando Downtown (407)415-9511

Pastor Erick Stites- Director of Kids Programs, Parramore District Orlando (407)408-2456

Development Standards for Residential Zoning Districts

Zoning District	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-2	R-2	R-2	R-3	R-3	R-3	R-3
Site Development Standards													
Development	SFDU	SFDU	SFDU	SFDU	SFDU	SFDU	SFDU	Duplex	Duplex Division	SFDU	Duplex	Duplex Division	Multifamily
Min. lot size (SF)	43,560	15,000	12,500	10,000	7,500	5,500	7,000	10,000	5,000	5,500	8,500	4,250	12,500
Min. lot width at building line (ft.)	150	100	90	90	75	75	60	60	30	75	60	30	90
Min. street front (ft.)	50	25	25	25	25	25	25	25	12.5	25	25	12.5	25
Minimum Setbacks (measured in feet)													
Front yard	50	25	25	25	25	20	20	20	20	20	20	20	See Below
Side yard	20	15	12	10	7	7	7	7	7	7	7	7	
Rear yard	50	30	30	25	20	20	20	20	20	20	20	20	
From any street	50	25	25	25	25	20	15	25	25	20	25	25	
Accessory Building (side & rear setback)	5	5	5	5	5	5	5	5	5	5	5	5	
Screen rooms, decks, patios (side/rear)	20 / 5	15 / 5	12 / 5	10 / 5	7 / 5	7 / 5	7 / 5	7 / 5	7 / 5	7 / 5	7 / 5	7 / 5	
Boat Docks (side setback)	20	15	12	10	7	7	7	7	7	7	7	7	
Setbacks for Parks and Recreation Facilities: 25 feet													
Setbacks from the normal high-water control level (mean high water line): 25 feet													
Structure Development Standards													
Max. Building height: 35 feet for Dwelling Units. No accessory structure shall exceed a height of 25 feet and one story. Flagpoles may not exceed 45 feet in height in all zoning districts.													
Max building height within 100 feet of Lake Dora: 25 feet													
Min. dwelling size (sq. ft.)	1,600	1,600	1,500	1,300	1,200	800	750	750	375	800	750	375	600
Min. Parking Spaces	2	2	2	2	2	2	2	2	2	2	2	2	See LDC
Min. Garage Type	2-Car	2-Car	2-Car	1-Car	1-Car	1-Car	1-Car	1-Car	1-Car	1-Car	1-Car	1-Car	NA
Notes: See section 6.5 for other parking requirements. See section 3.5.1 for minimum setback relief for residential dwellings. For Landscaping and buffers, see Section 6.6. For Signs, see Section 6.7. For Access, see Section 6.3.7. See Section 3.5.8 for Fences.													

R-3 Multifamily Setbacks	Minimum multifamily setbacks (ft.)				Minimum multifamily setbacks abutting a single-family district (ft.)			
		One Story	Two Story	Three Story		One Story	Two Story	Three Story
	Front	25	30	35	Front	25	35	45
	Side	25	30	35	Side	50	75	100
	Rear	25	30	35	Rear	50	75	100

Mount Dora utility customers can go solar without adding panels to roof beginning Dec. 1

Mount Dora Electric Utility customers can opt into the community solar program at a rate that accounts for the difference between solar energy and natural gas energy.



Julie Garisto

Leesburg Daily Commercial



MOUNT DORA — Mount Dora residents will have the option to add solar energy to their home through the city utility company beginning Dec. 1.

Interested customers will have the option to apply for the community shared solar program, allowing them to choose from 25%, 50% or 100% of their power to be solar generated.

“Many of our residents have expressed interest in our electric utility providing solar options for several years, and we are thrilled to launch this program,”

Steve Langley, City of Mount Dora Electric Utility director, said in a press release.

“Unlike traditional rooftop solar options where customers have to mount solar panels onto their homes, the Mount Dora Community Solar Program allows customers to continue to utilize the same utility company for power and decide how much of their electricity comes from clean, renewable energy,” Langley added.

Mount Dora Electric Utility customers can opt into the community solar program at a rate that accounts for the difference between solar energy and natural gas energy.

"At this time, solar generation is slightly more expensive than natural gas generation," Langley explained to the Daily Commercial.

"However, the solar cost will not change much for the next 20 years and natural gas prices are expected to gradually increase. Once the natural gas prices are more than the solar price there will be a savings to the customer. By utilizing subscription solar, residences will be able to better control the expected increases for electric usage."

For 1,000 kilowatt hours, which is the average usage, a fee of \$4.99 will be added to the electric bill (this may change depending on the cost of natural gas).

"In future years, this adjustment could be negative which would decrease their bill," Langley further explained.

“The Community Solar Program is yet another way the city of Mount Dora creates money saving opportunities for our residents,” said Mayor Crissy Stile in a press statement.



According to the U.S. Department of Energy Efficiency and Renewable Energy, community solar projects generate electricity from sunlight and the electricity flows through a meter to the utility grid. Community solar subscribers (such as households, businesses, or any other electricity customer) pay for a share of the electricity generated by the community solar project. This is usually in the form of a monthly subscription fee.

"The local utility pays the community solar provider for the energy generated, and each subscriber receives a portion of the dollar value generated by their community solar subscription as a credit," the agency's website says.

"Typically, this credit is applied directly to a subscriber's monthly electric bill, helping to reduce customers' electricity costs."

The Mount Dora Community Solar Program is made possible through the Mount Dora Community Solar Farm, unveiled in March and built on City of Mount Dora property, as well as the Florida Municipal Solar Project (FMSP).

FMSP provides solar-generated energy from several solar sites across the state to participating cities. Each of the public utilities participating in this project is an owner-member of the Florida Municipal Power Agency (FMPA).

Residents have contacted the utility and the elected officials expressing their interest in the program and finding out more about the program.

"Mount Dora Electric Utility worked Florida FMPA engineers and attorneys to develop the program," Langley said. "Also FMPA is building large solar farms that Mount Dora is participating to provide more cost effective solar to the community."

FMPA works with 20 Florida municipal electric utilities and Origis Energy, and announced earlier this year a major expansion of the Florida Municipal Solar Project, calling it "one of the largest municipal-backed solar projects in the nation" in their press release. The expansion, they said, will quadruple the amount of solar power currently generated by the project.

A total of 20 Florida municipal electric utilities will purchase power from the project: Beaches Energy Services (Jacksonville Beach), Bushnell, Clewiston, Fort Meade, Fort Pierce Utilities Authority, Green Cove Springs, Havana, Homestead, JEA (Jacksonville), Keys Energy Services (Key West), Kissimmee Utility Authority, Lake Worth Beach, Leesburg, Mount Dora, New Smyrna Beach, Newberry, Ocala, Orlando Utilities Commission, Starke and Winter Park. The cities are member-owners of FMPA along with 13 other municipal utilities.

Customers interested in enrolling in the Mount Dora Community Solar Program can visit cityofmountdora.com or call 352-735-7151 for more information.