



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
March 5, 2024, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. Mount Dora Fun Fact

PUBLIC COMMENT

APPROVAL OF AGENDA

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CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

COMMUNICATIONS AND REPORTS

- Councilmember Cal Rolfson
- Councilmember Dennis Dawson
- Councilmember Nate Walker
- Councilmember Doug Bryant
- Councilmember John Cataldo
- Vice-mayor Marc Crail
- Mayor Crissy Stile

UPCOMING MEETING DATES

- March 19, 2024, 6:00 PM, Regular Session
- April 2, 2024, 6:00 PM, Regular Session

- April 16, 2024, 6:00 PM, Regular Session
- May 7, 2024, 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: March 5, 2024

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, Acting City Manager

SUBJECT: CRA Advisory Board Appointments

Introduction:

This is a request for Council to appoint members to the CRA Advisory Board.

Discussion:

The following seats are vacant, and the following appointments are proposed:

District 5 Appointment: Baily Stack

At-large Appointment: Mark Slaby

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

Council approve the appointments of Mr. Stack and Mr. Slaby to the CRA Advisory Board.

Attachment(s):

1. Stack.CRA.Online Form Submittal_ Board Application.02.12.2024
2. Slaby.CRA.Online Form Submittal_ Board Application.01.23.2024

Prepared by: Jeanann Hand, City Clerk

Reviewed by: Vince Sandersfeld, Planning and Development Director

Final Approval - 2/26/2024

From: noreply@civicplus.com
To: [Hand, Jeanann; Clerk](#)
Subject: Online Form Submittal: Board Application
Date: Monday, February 12, 2024 9:59:37 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	Bailey
Last Name	Stack
Address1	1175 E 5th Avenue
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	3524553167
Email Address	Bailey.Stack@bbrown.com
Provide a brief statement relating to your education, experience and reason for wishing to serve	Moved to MD in 1999 at the age of 1. Since then, my family has resided here. I am a graduate of MD High School and the University of Central Florida. I am wanting to serve because I love the city I grew up in, and I see it heading in the wrong direction. Joining the CRA Advisory Committee will be a steppingstone to future rolls that I want to fill in MD.
Resume or additional attachments (not required)	<i>Field not completed.</i>

Boards on which you
wish to serve

CRA Advisory Committee

Upon Completion

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

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

From: noreply@civicplus.com
To: [Hand, Jeanann; Clerk](#)
Subject: Online Form Submittal: Board Application
Date: Tuesday, January 23, 2024 2:10:52 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	Mark
Last Name	Slaby
Address1	2040 Hillside Dr
Address2	<i>Field not completed.</i>
City	Mount Dora
State	Florida
Zip	32757
Phone Number	3529731604
Email Address	markslaby@gmail.com

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

For over 25 years, Mount Dora has been my home and would like to serve to continue making Mount Dora "Someplace Special". Have extensive experience in annual and capital budgeting/management to help make CRA recommendations to Council and continue to have residents reaching out to me asking to help out on various issues.

-- Background -- Business degrees at the undergraduate and graduate level (undergrad UWisconsin-EauClaire - graduate at UCF, served on CRA, Charter Review and City Council.

Resume or additional attachments (not

Field not completed.

required)

Boards on which you
wish to serve

CRA (Downtown)

Upon Completion

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

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



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

DATE: March 5, 2024

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, Acting City Manager

SUBJECT: Request Approval of Task Authorizations with Faden Builders for the Renovation of Gilbert Park Restroom, Renovation of Sunset Park Restroom, and the Construction of Summerview Park Basketball Court

Introduction:

This is a request for City Council to approve the task authorizations with Faden Builders for the renovation of Gilbert Park Restroom, renovation of Sunset Park Restroom, and the construction of Summerview Park Basketball Court.

Discussion:

City staff wishes to utilize the existing Citywide CMAR contract with Faden Builders, adopted by City Council under Resolution No. 2020-24 on April 7, 2020, to complete the work described in the attached task authorizations.

Gilbert Park is one of the highest traffic parks in the City. The park includes the staple playground with thousands of people visiting each year. A well laid out restroom is critical for such a popular amenity. The restroom is in dire need of renovation and repair. This will include a more family oriented style of stalls and urinals. The current setup is less than ideal for families with children. The new updates will make this a more family friendly and safe restroom that is common for parks with amenities for children.

Sunset Park is the heart of the downtown. It hosts popular special events, weddings, the Village Market, and many other events. The restroom has more traffic than any other public restroom in the City. The past few years, this restroom has seen a downturn in functionality because of the wear and tear from usage. Upon inspection by a contractor, the plumbing is a major issue that causes a continuous closing of the restroom. The quality of toilets is also an issue that needs to be addressed. This location cannot afford to have toilets, urinals, or sinks shut down so frequently.

Summerview Park is one of the three largest parks in the City. The park was given to the City as part of the Summerview Community project. Although this is a large property, the overall plan was lacking amenities for a community park. Upon opening, the surrounding neighborhoods

expressed their disappointment with the park's features. The Parks and Recreation department has identified the same problems based on the expectations of the Parks and Recreation Master Plan. A survey of the community needs has identified a safer and more inclusive playground, basketball court, and safety lighting as the top three wants/needs of this park. The playground has been updated this fiscal year. This basketball court is budgeted for this year as well. Some lighting has been added, and additional lighting will be requested in the 2024-25 budget year.

Budget Impact:

City Council approved funding in the amount of \$168,500 for Gilbert Park and Sunset Park Restrooms in GL# 310-5555-580.63-01-PK2410, and \$100,000 for Sumerview Park Basketball Court in GL# 310-555-580.63-01-PK2417.

Strategic Impact:

Objective 2.3 - Develop a parks and recreation system guided by the principles of the Parks and Recreation Master Plan.

Recommendation:

City Council approve the task authorizations with Faden Builders for the renovation of Gilbert Park Restroom, renovation of Sunset Park Restroom, and the construction of Summerview Park Basketball Court.

Attachment(s):

1. Gilbert Restroom Task Authorization
2. Sunset Restroom Task Authorization
3. Summerview Basketball Task Authorization

Prepared by: Jennifer Schwarz, Operations Manager
Reviewed by: Troy Shonk, Parks & Recreation Director
Aneta Barton, Budget Director
City Attorney, City Attorney
Jeanann Hand, City Clerk
Vince Sandersfeld, Planning and Development Director

Approved - 2/22/2024
Approved - 2/23/2024
Approved - 2/29/2024
Approved - 2/29/2024
Final Approval -
2/29/2024

**CITY OF MOUNT DORA
TASK AUTHORIZATION FORM**

In accordance with the terms and conditions of the Agreement between Faden Builders, Inc. (Construction Manager) and the City of Mount Dora, dated April 7, 2020, the parties hereto agree to the scope of work, pricing, schedule and subcontractors set forth herein.

Project Name: Gilbert Park Restroom Renovation
Project Amount: \$ \$62,495.63
Budget Account Number: 310-5555-580.63-01-PK2410
City Project Manager: Troy Shonk
Contractor: Faden Builders, Inc.
Contractor Project Manager: Shawn Howard

NOTE: THE CONTRACTOR MAY NOT BEGIN WORK UNTIL THIS FULLY SIGNED TASK AUTHORIZATION AND A CITY PURCHASE ORDER ARE DELIVERED TO THE CONTRACTOR.

SUMMARY OF WORK TO BE COMPLETED	
<u>Each Task Authorization package shall include:</u>	
Exhibit A – Scope of Work Exhibit B – Sub-Contractors Exhibit C – Schedule Exhibit D – Compensation	
Recommended By:	
Print: <u>Troy Shonk</u>	Date: <u>2-6-24</u>
Signature: <u>Troy Shonk</u>	
Reviewed By:	
Print: <u>Troy Shonk</u>	Date: <u>2-6-24</u>
Signature: <u>Troy Shonk</u>	
CONTRACTOR ACCEPTANCE	
Print Name: <u>Todd Faden</u>	Print Name:
Signature: <u>Todd Faden</u>	Signature:
Date: <u>2-2-24</u>	Date:
CITY APPROVAL	
Print Name:	Print Name:
Signature:	Signature:
Date:	Date:



12/04/2023

Faden Proposal No. 23-293

Troy Shonk
Parks and Recreation Director
City of Mount Dora
510 N Baker Street
Mount Dora, Florida 32757

RE: MD CMAR GILBERT PARK BATHROOM RENOVATION

Scope Summary: Provide facility upgrades in both men and women restrooms.

Exhibit A: Scope of Work

1. General Conditions
 - a. Project Management and Supervision
 - b. Mobilization/Demobilization

2. New Construction

Men Bathroom

- a. Remove and Install new plumbing fixtures (stainless fixtures)
- b. Remove and install (1) hand dryer (PAL HD0907).
- c. Remove and install (3) new 18"x30" mirrors
- d. Paint all doors, frames, ceiling and non tiled walls (color: TBD)
- e. Remove and replace interior light fixtures with LED light fixtures
- f. Remove and install (2) exterior light fixtures

Women Bathroom

- a. Remove and install new plumbing fixtures (stainless steel)
- b. Remove and install (1) hand dryer (PAL HD0907)
- c. Remove and install (3) 18"x30" mirrors
- d. Paint all doors, frames, ceilings and non-tiled walls (color: TBD)
- e. Remove and replace interior light fixtures with LED light fixtures

New Water Fountain

- a. Provide labor and materials to install (1) drinking fountain/bottle filler.

Qualifications and Exclusions:

1. Work to be completed 1st shift, M-F, no overtime is included.
2. No signage is included
3. The scope is limited to the items listed in Exhibit A. Any other added scope items or items required by the AHJ for permitting are excluded and will be charged as a change order.
4. Geotechnical testing/reports are excluded.
5. Dewatering is excluded.
6. Landscaping, irrigation, and sod are excluded.
7. Painting and staining are excluded.
8. Civil engineering is excluded.
9. Permit fees are excluded.



Exhibit B: Price/GMP Breakdown

1. General Conditions	\$ 2,886.36
2. Division 10 (Accessories)	\$ 3,563.64
3. Plumbing	\$ 42,000.00
4. Electrical	\$ 3,935.27
Subtotal	\$ 52,385.27
General Liability Insurance	\$ 681.01
Contingency (5%)	\$ 2,619.26
Contractor's Fee	\$ 5,238.52
Permit Fee	excluded
Performance and Payment Bond	\$ 1,571.56
Gross Maximum Price (GMP):	\$ 62,495.63

The prices included in this proposal are valid for 30 days per our material vendors due to steady material price increases

Exhibit C: Basic Schedule

Procurement will begin promptly after the issuance of the Purchase Order.

Proposed duration schedule:

- 4 weeks for material procurement and submittals
- 2 weeks for mobilization and demobilization

Project Management Information System (PMIS) will not be required for this project.



Exhibit D: Construction Team

Owner's Representative: Troy Shronk (City of Mount Dora)
Construction Manager: Todd Faden (Faden Builders)

Exhibit E: Construction Manager's Staff

Principal: Todd Faden
Project Manager: Shawn Howard
Project Engineer: Andre Harris
Site Superintendent: Rob Bennett
Staff Accountant: Helen Johnson
Safety Director: Jes Pedersen
Administrative Assistant: Nicole Rake

Exhibit F: Sub-Contractors

Ark Plumbing
Bumgarner Electric
Environmental Painting

Please feel free to contact me with any questions. We look forward to working with you.

Best regards,

Shawn Howard
Faden Builders, Inc.

**CITY OF MOUNT DORA
TASK AUTHORIZATION FORM**

In accordance with the terms and conditions of the Agreement between Faden Builders, Inc. (Construction Manager) and the City of Mount Dora, dated April 7, 2020, the parties hereto agree to the scope of work, pricing, schedule and subcontractors set forth herein.

Project Name: Sunset Park Restroom Renovation
Project Amount: \$ \$74,772.40
Budget Account Number: 310-5555-580.63-01-PK2410
City Project Manager: Troy Shonk
Contractor: Faden Builders, Inc.
Contractor Project Manager: Shawn Howard

NOTE: THE CONTRACTOR MAY NOT BEGIN WORK UNTIL THIS FULLY SIGNED TASK AUTHORIZATION AND A CITY PURCHASE ORDER ARE DELIVERED TO THE CONTRACTOR.

SUMMARY OF WORK TO BE COMPLETED	
<u>Each Task Authorization package shall include:</u>	
Exhibit A – Scope of Work Exhibit B – Sub-Contractors Exhibit C – Schedule Exhibit D – Compensation	
Recommended By:	
Print: <u>Troy Shonk</u>	Date: <u>2-6-24</u>
Signature: <u>Troy Shonk</u>	
Reviewed By:	
Print: <u>Troy Shonk</u>	Date: <u>2-6-24</u>
Signature: <u>Troy Shonk</u>	
CONTRACTOR ACCEPTANCE	
Print Name: <u>Todd Faden</u>	Print Name:
Signature: <u>Todd Faden</u>	Signature:
Date: <u>2-2-24</u>	Date:
CITY APPROVAL	
Print Name:	
Signature:	
Date:	



12/04/2023

Faden Proposal No. 23-292

Troy Shonk
Parks and Recreation Director
City of Mount Dora
510 N Baker Street
Mount Dora, Florida 32757

RE: MD CMAR SUNSET PARK BATHROOM RENOVATION

Scope Summary: Provide facility upgrades in both men and women restrooms.

Exhibit A: Scope of Work

1. General Conditions
 - a. Project Management and Supervision
 - b. Mobilization/Demobilization

2. New Construction

Men Bathroom

- a. Remove and install new fixtures (white fixtures)
- b. Remove and install (3) new mirrors
- c. Remove and install (1) new seat cover dispenser in ADA Stall
- d. Install (1) new baby changing station
- e. Demo, prep and install new epoxy flooring (Sherwin Williams) color: TBD
- f. Repaint all doors, frames, block walls and ceilings ((interior only) color: TBD
- g. Demo and install (3) LED light fixtures

Women Bathroom

- a. Remove and install new fixtures (white fixtures)
- b. Remove and install (3) new mirrors
- c. Demo, prep and install new epoxy flooring (Sherwin Williams) color: TBD
- d. Repaint all doors, frames, block walls and ceilings (interior only) color: TBD
- e. Demo and install (3) LED Light fixtures

Plumbing Repair

- A. Demo approximately 20' of 4" concrete in between men's and women's restrooms, demo existing underground plumbing, install new underground plumbing with correct fall towards the that is causing backup and install new plumbing to main cleanout with correct fall. Replace the demo concrete concrete back to finish

Qualifications and Exclusions:

1. Work to be completed 1st shift, M-F, no overtime is included.
2. No signage is included
3. The scope is limited to the items listed in Exhibit A. Any other added scope items or items required by the AHJ for permitting are excluded and will be charged as a change order.
4. Geotechnical testing/reports are excluded.
5. Dewatering is excluded.
6. Landscaping, irrigation, and sod are excluded.
7. Painting and staining are excluded.
8. Civil engineering is excluded.
9. Permit fees are excluded.



Exhibit B: Price/GMP Breakdown

Lift Station #1

1. General Conditions	\$ 3,887.35
2. Site	\$ 4,956.96
3. Concrete	\$ 3,520.00
4. Finishes (paint/epoxy)	\$ 10,749.39
5. Accessories	\$ 4,304.35
6. Plumbing	\$ 28,019.27
7. Electrical	\$ 2,391.30
Subtotal	\$ 57,828.62
General Liability Insurance	\$ 751.77
Contingency (10%)	\$ 5,782.86
Contractor's Fee	\$ 8,674.29
Permit Fee	excluded
Performance and Payment Bond	\$ 1,734.86
Gross Maximum Price (GMP):	\$ 74,772.40

The prices included in this proposal are valid for 30 days per our material vendors due to steady material price increases

Exhibit C: Basic Schedule

Procurement will begin promptly after the issuance of the Purchase Order.

Proposed duration schedule:

- 2 weeks for material procurement and submittals
- 2 weeks to mobilize and demobilize

Project Management Information System (PMIS) will not be required for this project.

Exhibit D: Construction Team

Owner's Representative: Troy Shonk (City of Mount Dora)

State Cert# CGC 060972

Mailing Address: 742 S. Rossiter St. Mount Dora, FL 32757

Offices: 3390 E. Vista Blvd Lake Buena Vista, FL 32830 • 742 S. Rossiter St., Mt Dora FL 32757
March 5, 2024 City Council Regular Session Agenda Packet

Phone: 352-735-9805 • Fax: 352-735-9806

www.FadenBuildersinc.com



Construction Manager: Todd Faden (Faden Builders)

Exhibit E: Construction Manager's Staff

Principal: Todd Faden
Project Manager: Shawn Howard
Site Superintendent: Rob Bennett
Staff Accountant: Helen Johnson
Safety Director: Jes Pedersen
Administrative Assistant: Nicole Rake

Exhibit F: Sub-Contractors

Ark Plumbing
Environmental Painting
Bumgarner Electric
Velco Construction
JMC Demolition

Please feel free to contact me with any questions. We look forward to working with you.

Best regards,

Shawn Howard
Faden Builders, Inc.

**CITY OF MOUNT DORA
TASK AUTHORIZATION FORM**

In accordance with the terms and conditions of the Agreement between Faden Builders, Inc. (Construction Manager) and the City of Mount Dora, dated April 7, 2020, the parties hereto agree to the scope of work, pricing, schedule and subcontractors set forth herein.

Project Name: Summerview Park Basketball Court
Project Amount: \$ \$97,111.28
Budget Account Number: 310-5555-580.63-01-PK2417
City Project Manager: Troy Shonk
Contractor: Faden Builders, Inc.
Contractor Project Manager: Shawn Howard

NOTE: THE CONTRACTOR MAY NOT BEGIN WORK UNTIL THIS FULLY SIGNED TASK AUTHORIZATION AND A CITY PURCHASE ORDER ARE DELIVERED TO THE CONTRACTOR.

SUMMARY OF WORK TO BE COMPLETED	
<u>Each Task Authorization package shall include:</u>	
Exhibit A – Scope of Work Exhibit B – Sub-Contractors Exhibit C – Schedule Exhibit D – Compensation	
Recommended By:	
Print: <u>Troy Shonk</u>	Date: <u>2-6-24</u>
Signature: <u>Troy Shonk</u>	
Reviewed By:	
Print: <u>Troy Shonk</u>	Date: <u>2-6-24</u>
Signature: <u>Troy Shonk</u>	
CONTRACTOR ACCEPTANCE	CITY APPROVAL
Print Name: <u>Todd Faden</u>	Print Name:
Signature: <u>Todd Faden</u>	Signature:
Date: <u>2-2-24</u>	Date:



11/15/2023

Faden Proposal No. 23-277A

Troy Shonk
Parks and Recreation Director
City of Mount Dora
510 N Baker Street
Mount Dora, Florida 32757

RE: MD CMAR Summerview Basketball Court

Scope Summary: Provide and install basketball court within the existing Summer View Park.

Exhibit A: Scope of Work

1. General Conditions
 - a. Project Management and Supervision
 - b. Mobilization/Demobilization
2. Pre-Construction
 - a. Provide all sitework to include demo, grading, base and asphalt for the basketball court
 - b. Provide and install the new concrete sidewalks to connect to existing sidewalks 250 SF
 - c. Apply coatings over basketball court to include prep, sanding, patching tack coat, leveling course, finish coat of (2) standard colors and (1) set of 2' wide lines
 - d. Provide and install (2) gooseneck basketball post, backboards, and goals with nets.
 - e. Requires 45-60 cure time for the asphalt for coating manufacture warranty
 - f. Installation of (2) 2" empty conduit (one each side of the court) for future lights to building
 - g. No landscape, irrigation or sod repair included. Will be captured by contingency at end of the project

Qualifications and Exclusions:

1. Work to be completed 1st shift, M-F, no overtime is included.
2. No signage is included
3. The scope is limited to the items listed in Exhibit A. Any other added scope items or items required by the AHJ for permitting are excluded and will be charged as a change order.
4. Geotechnical testing/reports are excluded.
5. Dewatering is excluded.
6. Landscaping, irrigation, and sod are excluded.
7. Painting and staining are excluded.
8. Civil engineering is excluded.
9. Permit fees are excluded.



Exhibit B: Price/GMP Breakdown

1. General Conditions	\$4,649.12
2. Site	\$41,158.00
3. Concrete	\$2,000.00
4. Finishes	\$14,000.00
5. Accessories	\$13,298.00

Subtotal	\$75,105.12
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General Liability Insurance	\$ 976.37
Contingency (10%)	\$ 7,510.51
Contractor's Fee	\$10,514.72
Permit Fee	Excluded
Performance and Payment Bond	\$ 3,004.56

Gross Maximum Price {GMP}:	\$97,111.28
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The prices included in this proposal are valid for 30 days per our material vendors due to steady material price increases.

Exhibit C: Basic Schedule

Procurement will begin promptly after the issuance of the Purchase Order.

Proposed duration schedule:

- 2-4 weeks for material procurement and submittals
- 16 weeks for mobilization and demobilization

Project Management Information System (PMIS) will not be required for this project.



Exhibit D: Construction Team

Owner's Representative: Troy Shonk (City of Mount Dora)

Construction Manager: Todd Faden (Faden Builders)

Exhibit E: Construction Manager's Staff

Principal: Todd Faden

Project Manager: Shawn Howard

Site Superintendent: Rob Bennett

Staff Accountant: Helen Johnson

Safety Director: Jes Pedersen

Administrative Assistant: Nicole Rake

Exhibit F: Sub-Contractors

Professional Dirt (site)

Velco construction (concrete)

Varsity Courts (Coatings &

Basketball Equipment)

Please feel free to contact me with any questions. We look forward to working with you.

Best regards,

Shawn Howard
Faden Builders, Inc.



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

DATE: March 5, 2024

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, Acting City Manager

SUBJECT: Approval of Meeting Minutes-January 22, 2024 City Council Special Meeting

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 approve minutes as transcribed.

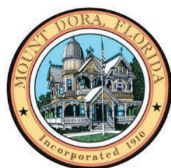
Attachment(s):

1. 01.22.2024.Special Meeting.Minutes Draft

Prepared by: Jeanann Hand, City Clerk

Reviewed by: Vince Sandersfeld, Planning and Development Director

Final Approval - 2/28/2024



**CITY OF MOUNT DORA, FLORIDA City
Council Special Meeting Minutes
January 22, 2024, 6:30 p.m.
City Hall
510 N. Baker St., Mount Dora, FL 32757**

CALL TO ORDER

Having been duly advertised as required by law, at 6:30 p.m., Mayor Crissy Stile called to order the Special Meeting of the Mount Dora City Council in the City Hall Council Chambers.

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

A moment of silence and Pledge of Allegiance were led by Councilmember Walker.

ROLL CALL

Members Present

John Cataldo, District 1
Cal Rolfson, District 2
Dennis Dawson, District 3
Nate Walker, District 5
Doug Bryant, At-large
Marc Crail, Vice-mayor
Crissy Stile, Mayor

Also Present

Patrick C. Comiskey, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

1. Consideration of the Report Resulting from the Investigation Conducted by DSK Law, Lindsay Greene

City Attorney Patrick Brackins delivered opening remarks as follows:

Good evening. For the Council's consideration at this special meeting is the Investigation Report prepared by Lindsay Greene of DSK Law. Pursuant to Section 8 of the City's Charter, "the business of any Special Meeting shall be restricted to the written purpose stated by the Mayor, the City Manager or the majority of the full City Council, as the case may be," for calling the Special Meeting. This Special Meeting was called by the Mayor's written request, and the only item before the Council is the consideration of the Investigation Report.

By way of background, on January 3, 2024, Ms. Greene submitted an initial report to my office, which was promptly provided to the Council, Mr. Comiskey, Ms. Lovern, and Ms. Helfant. Our office did not receive the record upon which the report is based for a few days, and, pursuant to Chapters 119 and 112, Florida Statutes, the report did not become a public record until such time as we also received the record. Following receipt of the record, our office engaged in a review of its contents for any confidential or exempt information and made only limited redactions to two exhibits. The record was promptly provided to the Council, Mr. Comiskey, Ms. Lovern, and Ms. Helfant.

On January 8, 2024, Ms. Greene submitted an amended report solely to correct a citation on page 28. On or about January 15, 2024, Ms. Greene submitted four additional transcripts which were not included in Exhibit A of the original record. On January 16, 2024, the Council directed me to request a second amended report from Ms. Greene, to include a summary of Councilman Dawson's testimony. On January 19, 2024, I received the second amended report, and on January 20, 2024, I provided it to the Council, Mr. Comiskey, Ms. Lovern, and Ms. Helfant.

At this time, the report and its record, including the audio and video recordings of the interviews conducted by Ms. Greene are public records and have been provided to all parties and may be obtained through the City Clerk.

The report contains 62 pages, and the record is approximately 1,800 pages. Ms. Greene's findings and recommendations may be found on pages 50-62 of the report. Not including Mr. Comiskey and Ms. Lovern, 20 current or former employees provided testimony to Ms. Greene under oath.

As a reminder, prior to being commissioned by the City to conduct this investigation, Ms. Greene had no prior relationship with any of the individuals whom she ultimately interviewed as part of her investigation. She is a well-respected labor and employment lawyer who is frequently commissioned by other municipalities, including Mount Dora, to conduct similar investigations which have been upheld by administrative hearing officers, city managers and human resources directors. Accordingly, while it is fair and appropriate to consider, identify and discuss any deficiencies, clear error or unsupported conclusions in her report and findings, wholly conclusory statements or derogatory comments about Ms. Greene without support in the record are unhelpful and make defending this City in any future legal proceedings more difficult. As I have said to you previously, her report and the record speak for themselves, and this Council is now charged with determining what to do with it.

In short, Ms. Greene's report finds that Mr. Comiskey's conduct did not violate Section 112.3187, Florida Statutes, known as the Florida Whistleblower Act, because the complainant's facilitating and overseeing of the internal survey of the City Manager did not constitute activities protected by the act. Similarly, Ms. Greene finds that Mr. Comiskey did not violate the federal or state civil rights acts because the complainant's role as facilitator of the survey, alone, did not constitute protected activity under those acts.

However, on pages 51-59, Ms. Greene finds that Mr. Comiskey's conduct violated multiple City policies contained in Section 15.2 Group III Offenses and recommends that he be terminated for cause under Section 13.D of the City Manager's contract.

Ms. Greene made further findings with respect to the City Manager's executive assistant and likewise recommends her termination.

This special meeting has been called for the Council to discuss the report and to take whatever action, if any, it deems appropriate. The Council's actions, of course, are governed by the Charter.

Pursuant to Section 21 of the Charter, the City Manager may not be terminated at this meeting. He may be suspended, but he may not be terminated under the Charter at this meeting. Prior to a vote to remove the city manager, the charter requires that the city manager be afforded the opportunity to demand a due process or name clearing hearing in writing and served on the mayor. Section 21 provides that if the city manager serves such a demand on the mayor, then the due process or name clearing hearing may not be held earlier than 15 days from the date of the demand and not more than 30 days from the date of the demand.

Therefore, while the purpose of this meeting is to discuss the report and what actions, if any, to take, terminating the city manager at this meeting is not appropriate because it would deny him

the opportunity to exercise his right under Section 21. Tonight, you may choose to take no action with respect to the report, you may choose to adopt the report, its findings, credibility determinations, conclusions and recommendations or portions thereof), you may notify the city manager of your intent to remove him under Section 21 of the Charter and schedule a special meeting for a vote on whether to remove him, you may set a deadline for him to serve a demand on the mayor for a due process hearing, you may suspend him or not, and you may take any other action you see fit. You simply can't fire him tonight without providing him with a meaningful opportunity for a due process hearing.

Mr. Brackins paused his remarks to allow the adjustment of audio settings for Mr. Comiskey's counsel, who were participating through electronic communication technology.

Mr. Brackins continued:

With respect to Mr. Comiskey's Executive Assistant, the charter provides the council with the authority to hire and fire two people – the city manager and the city attorney. Thus, you cannot directly terminate this employee. If you find that Ms. Greene's report is well-supported, and adopt her findings, credibility determinations, conclusions and recommendations, then you may 1) do nothing; (2) direct the City Manager or the acting city manager to take the action recommended by Ms. Greene; or (3) direct the city manager or acting city manager to review the report and take any and all appropriate actions with respect to Mr. Comiskey's executive assistant.

In terms of procedure, Florida law requires that before you take any action with respect to this agenda item, you permit public comment.

You will then proceed to discuss the report and take whatever action you deem fit. I have provided you with a wide variety of potential motions, but what motion you may wish to make, if any, is entirely up to you.

Mr. Brackins made it clear that Mr. Comiskey is not being investigated for criminal activity. Mr. Brackins reviewed the process by which four additional interview transcripts were added to the amended investigation report and exhibits.

Mayor Stile opened public comment.

Charlie Sands, 180 Page Lane, spoke about the problems the City has had with City Managers. Ms. Sands spoke in support of Mr. Comiskey and expressed dissatisfaction with the investigation.

Adrian Coombes, 408 West Ninth Avenue, spoke in protest of the investigation process and its results. He expressed dissatisfaction with Council's actions up to this point. He urged Council to hire a Conflict Resolution Specialist to remedy the current issues and to return to City business.

Toni DeLand, a retired employee of the City, disagreed with statements that employees are disgruntled, and countered that employees are feeling unappreciated.

Rachel O 'Ryan, 341 Alexander Street, spoke to clarify inaccurate information in the report about the Mount Dora Area Chamber of Commerce.

Jay Smith, 1046 McDonald Street, expressed distrust in the investigation report, stating the report was biased.

Joe Lewis, 148 Charles Avenue, spoke about the Council-Manager form of government, asked for Mr. Comiskey's performance metrics, and commended Councilmember Cataldo.

Tara Holcomb, **address redacted**, spoke in concern for the state of the employees, listed the resignations that had taken place under Mr. Comiskey's management and spoke about the positions that remain unfilled.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER CATALDO TO ADOPT THE FINDINGS AND CONCLUSIONS OF THE INVESTIGATIVE REPORT IN PART, TO ADOPT THOSE FINDINGS WITH RESPECT TO NO VIOLATION OF THE FLORIDA WHISTLEBLOWER ACT, NO VIOLATIONS OF TITLE VII, OR THE FLORIDA CIVIL RIGHTS ACT, AND TO REJECT THE FINDINGS, CONCLUSIONS AND RECOMMENDATIONS OF THE BALANCE OF THE REPORT FOR A NUMBER OF REASONS: A. BECAUSE THE BALANCE OF THE REPORT WAS NOT AUTHORIZED, B. BECAUSE THE REPORT WAS BIASED, CONTAINING UNSUBSTANTIATED GRIEVANCES AND NOT SUPPORTED BY FACTS, C. BECAUSE COUNCILMAN DAWSON'S INTERVIEW WAS LEFT OUT OF THE ORIGINAL REPORT, D. BECAUSE EMPLOYEES WHO WERE FAVORABLE TO THE CITY MANAGER WERE NOT ABLE TO COMMENT OR BE INTERVIEWED BY MS. GREENE. E. BECAUSE COUNCILMEMBER CATALDO'S OWN PERSONAL INTERVIEWS WITH DIRECT REPORTS FOUND 50% IN FAVOR OF THE CITY MANAGER, F. BECAUSE OF THE FAULT FOUND IN WHAT WAS LABELED AS A 360 REPORT, WHICH WAS NOT ANONYMOUS BECAUSE THE SURVEY RESULTS WERE MADE TO MS. HELFANT AND HER ASSISTANT, G. BECAUSE A LABOR ATTORNEY DID NOT REVIEW THE ALLEGATIONS BEFORE AN INVESTIGATION BEGAN, AND H. BECAUSE IF COUNCIL WERE TO TAKE ACTION WITH RESPECT TO MS. LOVERN, IT MAY VIOLATE THE CITY CHARTER; COUNCILMEMBER DAWSON SECONDED THE MOTION.

Councilmember Bryant pointed out that May 16th was not the first time issues were brought up regarding the City Manager. He reminded those present that Council approached the circumstance cautiously, and he recounted the actions that had been taken by Council to address this matter. He referenced Mr. Comiskey's Communication Plan, which had not yet been implemented, and Councilmember Cataldo's attempts to facilitate improved communication between Mr. Comiskey and the former City Attorney. Councilmember Bryant expressed respect for Mr. Comiskey, but voiced doubt whether staff's diminished trust in Mr. Comiskey's leadership provides an environment that will foster effective City operations.

Councilmember Bryant spoke about the difficulty of making this decision, but for the reasons stated, he did not support Councilmember Cataldo's motion and instead supported terminating Mr. Comiskey's contract.

Councilmember Rolfson stated that he, too, opposed Councilmember Cataldo's motion. He spoke of deflection tactics frequently used in adversarial circumstances. He stated that Council must focus on conduct, and that the information in the report must be taken seriously. He spoke of Ms. Greene's authorization to conduct the investigation. He pointed out that each Councilmember's interview with Ms. Greene began with acknowledgment of the investigation's scope.

Mr. Brackins explained that consensus is a legitimate method by which Council may convey a common decision.

Councilmember Dawson apologized to the City's citizens for the manner in which this circumstance had been addressed. He pledged that Council would do better in the future. Mr. Dawson explained that he found the report unbalanced. He stated that dysfunction had been present at City Hall for years prior to Mr. Comiskey's management. He expressed dissatisfaction with the survey that had been conducted and disappointment that a conflict resolution process had not taken place. He requested that the Shepard firm work with Council in the future to better understand their role and the role of the City Manager. He supported Councilmember Cataldo's motion.

Vice-mayor Crail suggested that Council suspend the City Manager with pay and benefits and appoint an Acting City Manager to provide Mr. Comiskey the opportunity to mount his defense. He noted that the investigation report is a lengthy document, and that while each member may find flaws with aspects of its content, such flaws do not constitute grounds to reject the entirety of the document.

MOTION FAILED WITH A 2-5 ROLL CALL VOTE.

YES Cataldo
Dawson
NO Rolfson
Walker
Bryant
Crail
Stile

Councilmember Rolfson stated Councilmembers must act in the best interest of the City. He supported the finding that there is no whistleblower proof, pointing out Ms. Greene's finding in that regard is evidence of her objectivity. He voiced his support for the remaining findings. He reminded Council that they swore to protect the City of Mount Dora. He noted Mr. Comiskey's reluctance to consult the City's legal counsel or follow Council direction. Councilmember Rolfson spoke in favor of Mr. Comiskey's suspension.

Councilmember Walker recounted an early conversation with Mr. Comiskey during which Mr. Comiskey stated he did not object to staff speaking with Councilmembers. He likened Council to a thermostat, which must set the temperature for the City's environment. Councilmember Walker stated he would support Ms. Greene's findings, that a separation is necessary, and that the City must find a new "coach."

MOTION BY COUNCILMEMBER BRYANT, HAVING CONSIDERED THE 2ND AMENDED REPORT AND ITS RECORD, TO 1. FIND THE REPORT, INCLUDING ITS FINDINGS, CREDIBILITY DETERMINATIONS, CONCLUSIONS, AND RECOMMENDATIONS ARE WELL-SUPPORTED BY THE RECORD; AND 2. ADOPT THE REPORT'S FINDINGS, CREDIBILITY DETERMINATIONS, CONCLUSIONS, AND RECOMMENDATIONS; AND 3. NOTIFY THE CITY MANAGER ORALLY AND HAVE THE CITY ATTORNEY NOTIFY THE CITY MANAGER IN WRITING OF COUNCIL'S INTENT TO REMOVE THE CITY MANAGER UNDER SECTION 21 OF THE CHARTER, BASED ON THE REPORT'S FINDINGS, CREDIBILITY DETERMINATIONS, CONCLUSIONS AND RECOMMENDATIONS; AND 4. SCHEDULE A SPECIAL MEETING TO VOTE ON WHETHER TO REMOVE THE CITY MANAGER UNDER SECTION 21 OF CHARTER; AND 5. PROVIDE THE CITY MANAGER WITH A MEANINGFUL OPPORTUNITY TO REQUEST A DUE PROCESS/NAME CLEARING HEARING PRIOR TO HOLDING A SPECIAL MEETING TO VOTE ON WHETHER TO REMOVE THE CITY MANAGER, AS REQUIRED BY SECTION 21 OF THE CHARTER; AND 6. DIRECT THE CITY MANAGER TO PROMPTLY EXERCISE HIS RIGHT TO REQUEST A DUE PROCESS OR NAME CLEARING HEARING UNDER SECTION 21 OF THE CHARTER BY SERVING A WRITTEN DEMAND UPON THE MAYOR NO LATER THAN THE CLOSE OF BUSINESS, 5:00 P.M., ON THURSDAY, JANUARY 25TH; AND 7. THAT IF THE CITY MANAGER SERVES A WRITTEN DEMAND UPON THE MAYOR FOR A DUE PROCESS OR NAME CLEARING HEARING, THAT SAID HEARING BE NOTICED AS A PUBLIC SPECIAL MEETING TO OCCUR NO EARLIER THAN 15 DAYS AFTER THE WRITTEN DEMAND IS SERVED UPON THE MAYOR AND NO LATER THAN 30 DAYS AFTER SAID DEMAND IS SERVED ON THE MAYOR, AS REQUIRED BY SECTION 21 OF THE CHARTER; AND 8. IN THE EVENT THAT NO SUCH WRITTEN DEMAND IS TIMELY SERVED ON THE MAYOR, THAT THE VOTE ON WHETHER TO REMOVE THE CITY MANAGER BE SCHEDULED BY SPECIAL MEETING ON OR BEFORE FEBRUARY THE 5TH, 2024; AND 9. BASED ON THE FINDINGS, CREDIBILITY DETERMINATIONS, CONCLUSIONS AND RECOMMENDATIONS IN THE REPORT, FURTHER MOVE THAT THE CITY MANAGER BE SUSPENDED WITH FULL PAY AND BENEFITS, AS REQUIRED BY SECTION 21 OF THE CHARTER, EFFECTIVE IMMEDIATELY PENDING THE OUTCOME OF A FINAL VOTE ON WHETHER THE CITY MANAGER SHOULD BE REMOVED; AND 10. FURTHER MOVE TO DIRECT THE CITY MANAGER, SUSPENDED OR NOT, AND ANYONE ACTING ON THE CITY MANAGER'S BEHALF, NOT TO RETALIATE IN ANY MANNER AGAINST ANY EMPLOYEES WHO PARTICIPATED IN THE INVESTIGATION. NO RETALIATION OF ANY KIND WILL BE TOLERATED BY THE CITY OF MOUNT DORA. COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 5-2 ROLL CALL VOTE.

YES Bryant
Rolfson
Walker
Crail

Stile
NO Cataldo
Dawson

Mr. Comiskey distributed to each Councilmember a request for a due process hearing. February 12, 2024 at 6:30 p.m. was set as the date and time for Mr. Comiskey's public hearing.

MOTION BY COUNCILMEMBER ROLFSON, BASED ON THE CITY MANAGER'S RIGHT TO REQUEST A DUE PROCESS HEARING/NAME CLEARING HEARING, WHICH HE HAS DONE, TO APPOINT VINCE SANDERSFELD, UNDER SECTION 24 OF THE CHARTER, AS THE ACTING CITY MANAGER DURING MR. COMISKEY'S SUSPENSION AND PENDING THE OUTCOME OF THE VOTE ON WHETHER TO REMOVE THE CITY MANAGER, WITH ALL THE RIGHTS, DUTIES, AND PRIVILEGES PERTAINING TO THAT OFFICE OF CITY MANAGER, AND FURTHER MOVE TO APPOINT STEVE LANGLEY AS THE INTERIM ACTING ASSISTANT CITY MANAGER; VICE-MAYOR CRAIL SECONDED THE MOTION.

Council confirmed Mr. Sandersfeld and Mr. Langley were willing to serve in those positions.

MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Rolfson
Crail
Cataldo
Dawson
Walker
Bryant
Stile
NO None

MOTION BY COUNCILMEMBER BRYANT, PURSUANT TO SECTION 12.C. AND SECTION 13 OF THE CITY MANAGER'S CONTRACT, TO DIRECT THE CITY ATTORNEY TO PROMPTLY ATTEMPT TO ENGAGE THE CITY MANAGER IN A DISCUSSION REGARDING A RESOLUTION OF THIS MATTER AND THE CITY MANAGER'S CONTRACT WITH THE CITY OF MOUNT DORA; VICE-MAYOR CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Bryant
Crail
Cataldo
Rolfson
Dawson
Walker
Stile
NO None

MOTION BY VICE-MAYOR CRAIL TO HAVE THE ACTING CITY MANAGER, MR. SANDERSFELD, TAKE WHATEVER ACTION HE THINKS BEST IN THE CASE OF THE ADMINISTRATIVE ASSISTANT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Crail
Walker
Cataldo
Rolfson
Dawson
Bryant
Stile
NO None

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

There being no further business for discussion, the meeting adjourned at approximately 8:26 p.m.



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

DATE: March 5, 2024

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, Acting City Manager

SUBJECT: Interlocal Agreement Between Lake County and the City of Mount Dora for Vista Ridge Drive

Introduction:

This is a request for the City Council to approved the 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 City-County intergovernmental coordination efforts started in 2011 under Resolution No. 2011-132 (Attachment #1). An Alignment Study for Vista Ridge Drive was completed in January 2021 (Attachment #2). Resolution No. 2021-135, approved December 2021, designated Vista Ridge Drive as a City Collector planned roadway (Attachment #3).

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.

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 #1), 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 Charter 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.

The Interlocal Agreement between the City and County will ratify the planned Vista Ridge Drive. As a follow-up to the June 12, 2023, City Council Workshop on the details of this agreement, all items of concerns have been addressed. The attached final version is acceptable to staff and has been reviewed by the County.

Budget Impact:

The action of this agreement does not impact the budget.

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 approve Interlocal Agreement between Lake County and the City of Mount Dora for Vista Ridge Drive

Attachment(s):

1. Attachment 1 Resolution No. 2011-132 Employment Center
2. Attachment 2 Vista Ridge Drive Recommended Alignment
3. Attachment 3 Resolution No. 2021-135 Vista Ridge and Innovation Designation
4. Agreement Mount Dora Vista Ridge

Prepared by: Vince Sandersfeld, Planning and Development Director

Reviewed by:	Misty Sommer, Director of Economic Development & Public Information	Approved - 2/28/2024
	GEORGE MAREK, Public Works Director	Approved - 2/28/2024
	City Attorney, City Attorney	Approved - 2/29/2024
	Jeanann Hand, City Clerk	Approved - 2/29/2024
	Vince Sandersfeld, Planning and Development Director	Final Approval - 2/29/2024

RESOLUTION NO. 2011- 132

A JOINT RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA AND THE CITY COUNCIL OF MOUNT DORA; TO PROMOTE THE CREATION OF PRIMARY SECTOR JOBS AND CAREER OPPORTUNITIES FOR THE RESIDENTS OF LAKE COUNTY THROUGH JOINT PLANNING AND INFRASTRUCTURE DEVELOPMENT FOR CERTAIN PROPERTY DESIGNATED ON THE CITY'S COMPREHENSIVE PLAN AS "EMPLOYMENT CENTER" AND DESIGNATED AS "REGIONAL OFFICE" ON LAKE COUNTY'S 2030 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of Mount Dora (the "City") and the Lake County Board of County Commissioners (the "County") desire to collaborate in an effort to promote the creation of primary sector jobs and career opportunities for the residents of Lake County through joint planning and infrastructure development for certain property designated on the City's Comprehensive Plan as "Employment Center" and on Lake County's proposed 2030 Comprehensive Plan as "Regional Office," specifically identified in **Exhibit "A"** hereto as the "Subject Property;"

WHEREAS, the Subject Property is ideally situated adjacent to the proposed Wekiva Parkway, the 429 Expressway and State Road 46 (referred to jointly as the "Wekiva Parkway Corridor") and a proposed multi-use trail that will provide connection to the Seminole County Trail System and the Orange County Trail System (the "Lake-Wekiva Trail");

WHEREAS, the City has developed a long range utility plan and acquired property to provide the capacity needed to serve the Subject Property with central utilities;

WHEREAS, the City and Lake County continue to work diligently to pursue the development of the Lake-Wekiva Trail and assure the completion of the Wekiva Parkway Corridor;

WHEREAS, the City and Lake County seek to facilitate a prosperous local economy, and acknowledge the importance of multi-jurisdictional partnerships and coordination with private property owners as an integral part of long range planning and healthy economic activity;

WHEREAS, the Subject Property is owned by multiple owners and is partially located within the City limits of Mount Dora and unincorporated Lake County, and is situated within the Wekiva River Basin and in close proximity to the environmentally sensitive Wekiva River Protection area;

WHEREAS, Lake County and the City are committed to the protection of natural resources and the enhancement of the quality of life of City and County residents, and therefore, acknowledge the importance of thoughtful and careful design and development of the Subject Property;

WHEREAS, Lake County and the City seek to facilitate a conceptual design of the Subject Property that would demonstrate the suitability of the area for industries such as, technology, life sciences, energy, information technology, light manufacturing, business services, digital media, corporate and regional headquarters, and related clusters of industry;

WHEREAS, Lake County and the City acknowledge that the conceptual design, provision of infrastructure, and efforts to market the Subject Property will require a high level of cooperation and coordination with private property owners and the community, and will ultimately result in job creation, career opportunities, a significantly enhanced and diversified tax base and an improved quality of life for all residents of Lake County;

NOW THEREFORE, BE IT RESOLVED by the Lake County Board of County Commissioners as follows:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein.

Section 2. County Responsibilities.

1. The Board of County Commissioners shall seek to achieve the goals stated herein through ongoing collaboration and joint planning of land use activity, and infrastructure improvements in the area identified in **Exhibit “A”** (referenced herein as “the Subject Property”) with the City of Mt. Dora.

2. The Board of County Commissioners hereby directs the County Manager to utilize county staff to identify opportunities to develop a conceptual plan for the Subject Property to assist in the marketing and promotion of the area for targeted industries and appropriate land uses.

3. The Board of County Commissioners directs the County Manager to utilize county staff to participate in regional activities related to the development of the Wekiva Parkway Corridor to ensure that the initial phases of the roadway project include the extension of the project to State Road 46 and the widening of State Road 46 from Round Lake Road to U.S. 441.

4. The Board of County Commissioners directs the County Manager to utilize staff to ensure that the planning for the Lake Wekiva Trail moves forward with the development of the Wekiva Parkway Corridor, including efforts by Lake County to negotiate right of way acquisition or dedication of right of way from CSX Railroad and Florida Central Railroad in the vicinity of the proposed Lake-Wekiva Trail.

5. The Board of County Commissioners directs the County Manager to utilize staff to monitor regional activities that may impact future use of the Subject Property, and to bring recommendations to the Board of County Commissioners for specific actions to be taken to achieve said goals.

6. The Board of County Commissioners directs the County Manager to work with the City of Mount Dora, as the utility provider, to develop a strategy to fund the extension of infrastructure to the Subject Property and associated water and sewer capacity.

7. The Board of County Commissioners commits to working closely with the City of Mount Dora, other governmental agencies, and private property owners within the Subject Property to achieve the goals stated herein.

8. The County Manager shall provide a copy of this resolution to the City Council of the City of Mount Dora and the City of Mount Dora is encouraged to adopt a corresponding resolution expressing its intent to work with Lake County, other governmental agencies, and private property owners to achieve the goals stated herein.

Resolution No. 2011-132; Joint Resolution with City of Mt. Dora and LCBCC for Employment Center

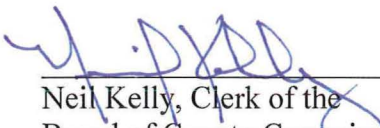
Section 3. **Severability.** If any section, sentence, clause, or phrase of the Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 4. **Effective Date.** This Resolution shall take effect upon approval by the Board of County Commissioners.

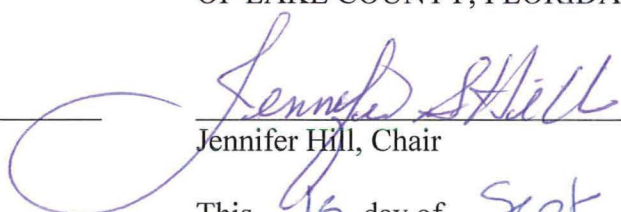
PASSED AND ADOPTED this 13 day of Sept, 2011.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA



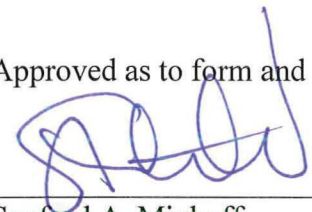
Neil Kelly, Clerk of the
Board of County Commissioners
of Lake County, Florida



Jennifer Hill, Chair

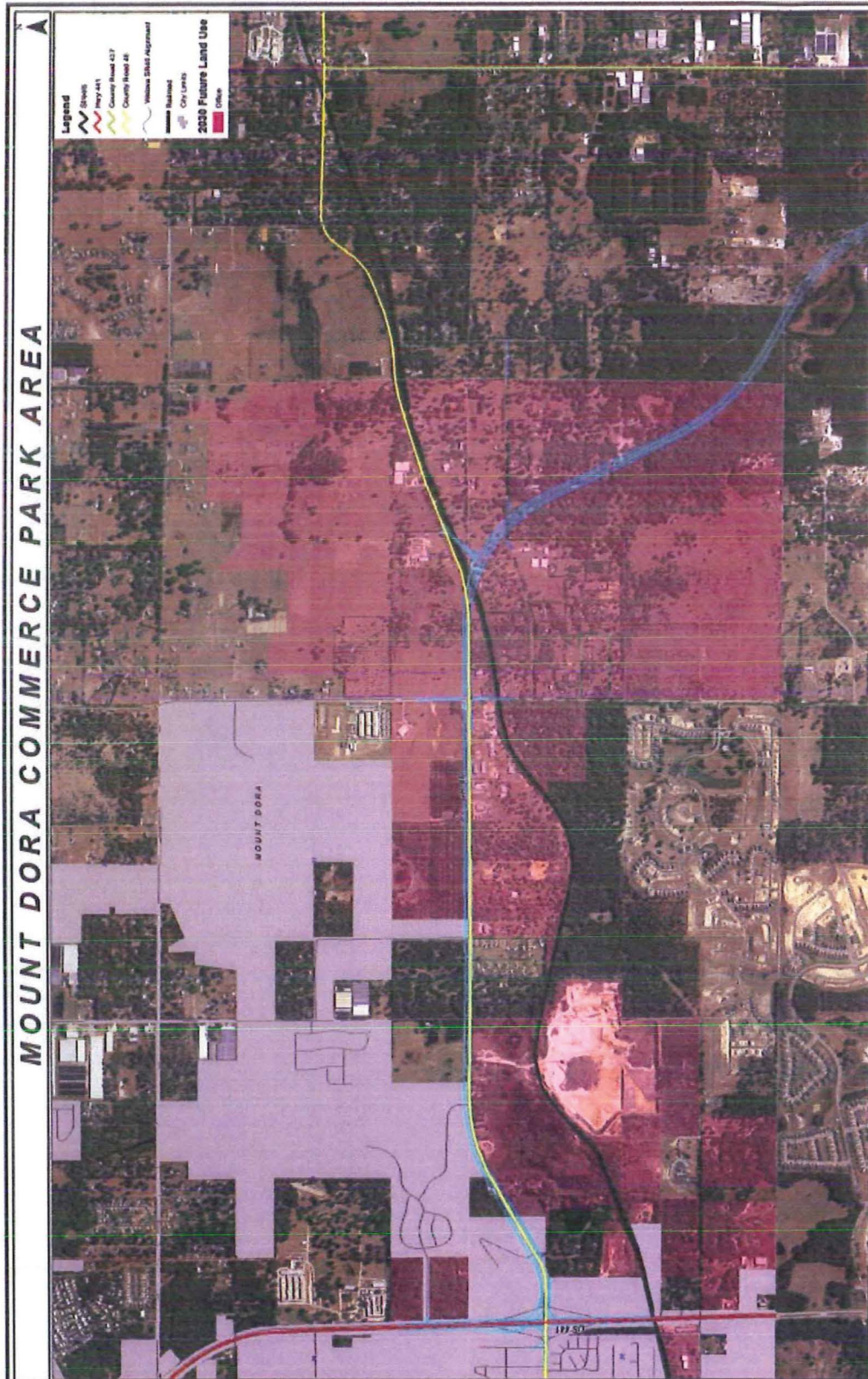
This 13 day of Sept, 2011

Approved as to form and legality:



Sanford A. Minkoff
County Attorney

Exhibit "A"



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.

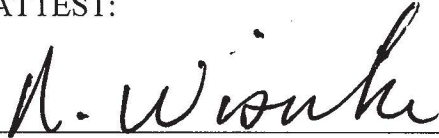
Signatures on Following Page

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

N



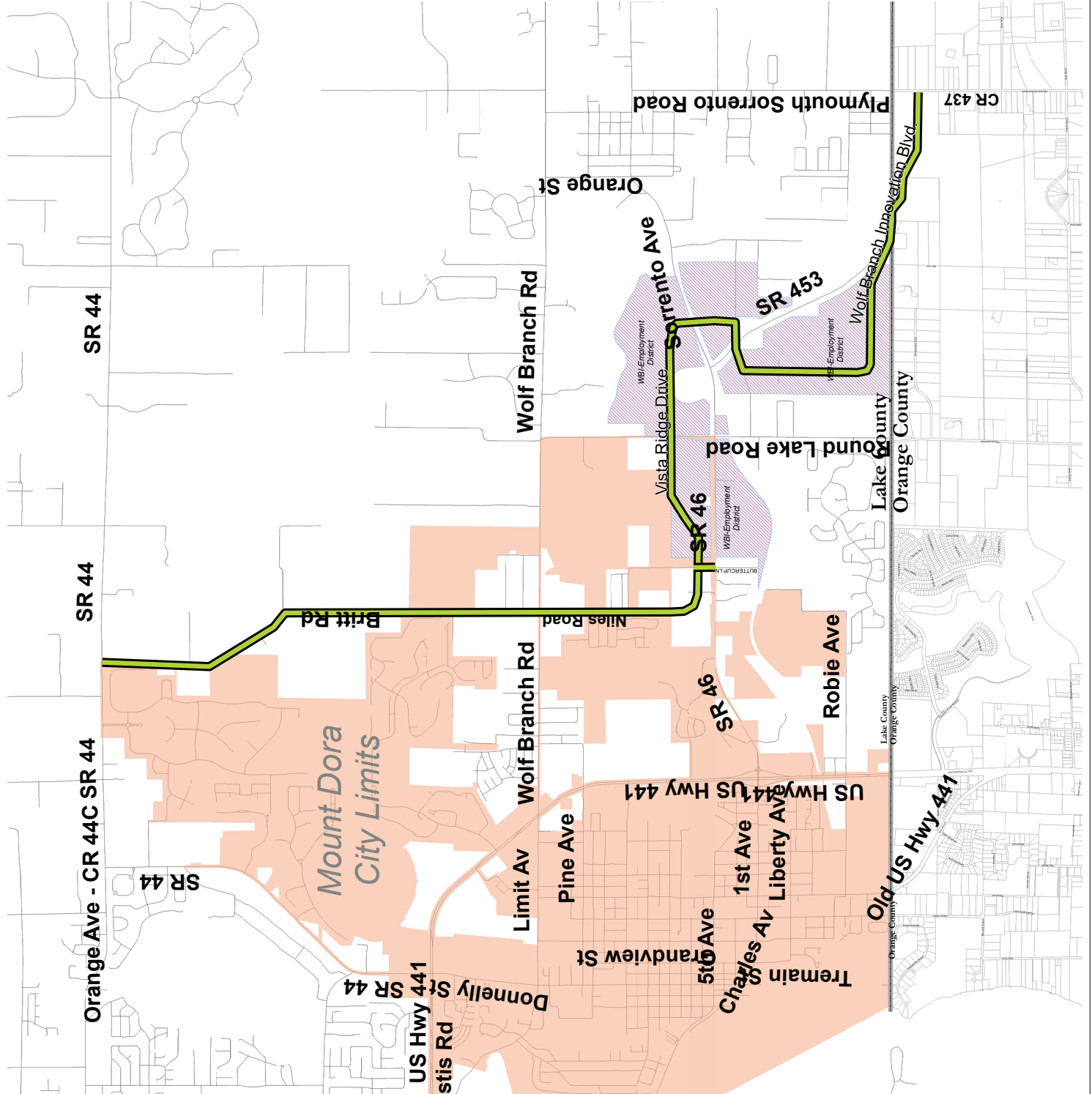
1 inch = 4,273 feet

Proposed Collector Roadway Length: 8.30 Miles

Legend

- Collector Roadway (Proposed)
- WBI District
- City Limits
- County Line

Map Date: 10/21/2021



**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 State Road (“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 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 for that portion located between the Church and School identified as Alternate Property Tax Numbers 3777410 and 1039771, respectively) on the 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 has decided not to require on-street bike lanes due to the adjacent trail system; 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 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 City and County desire 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, Round Lake Road is a County roadway with planned widening improvements to add lanes and extend the roadway for ultimate connection to SR 44; and

WHEREAS, Vista Ridge Drive is a planned 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 and County 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. Obligations of Each Party Related to the Roadway and Trail System.
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. The City will be responsible for all associated maintenance and other obligations related to these systems.
- B. Landscaping. The landscaping required by the City as part of the Vista Ridge Drive Improvements will be at all times maintained by the City through its regular maintenance process. It is understood that the City, in its sole discretion, may transfer this landscape maintenance responsibility to a Community Development District (“CDD”), homeowner’s association, developer or the like.
- C. Sidewalks and Trails. The City and County agree to cause the installation of sidewalks and trails on portions of the roadway constructed by the Developers under their respective control in accordance with the cross-section in **Exhibit “C”**. The City and County agree to, as permitted by their Land Development Codes, require property owners/developers to construct sidewalks and trails as part of approved development projects. All sidewalks and trails within the Vista Ridge Drive right of way and area will be maintained by the City. It is understood that the City may transfer this sidewalk and trail maintenance responsibility to a CDD, homeowner’s association, developer or the like.

- D. Street Lighting. The City agrees that it will be responsible for all operation, maintenance and utility charges for the lighting installed as part of the Vista Ridge Drive Improvements, which area is in its electric utility boundary. It is understood that the City may transfer this street lighting responsibility as set forth herein to a CDD, homeowner's association, developer or the like.
- E. Traffic Signal. The City will own and maintain the traffic signal constructed at the intersection of Round Lake Road and Vista Ridge Drive. The County will provide maintenance services for this signal as pursuant to the County's signal maintenance agreement with the City.
- F. Niles Road and Vista Ridge Drive Ownership and Maintenance. The City will own and maintain Niles Road/Vista Ridge Drive from Wolf Branch Road to Round Lake Road as shown on **Exhibit "A."**
- 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. Street bike lanes are not required by the City as a trail is adjacent to the roadway. The City will own and maintain any trail adjacent to Niles Road/Vista Ridge Drive from Wolf Branch Road to Round Lake Road as shown on **Exhibit "A."**
- H. Affidavit Affecting Real Property. City will cooperate with any requests of County related to any Affidavit(s) Affecting Real Property pursuant to Section 695.26, Florida Statutes, (form attached hereto as **Exhibit "E"**) in the event that the County deems such documentation necessary related to any of the allocations of maintenance responsibilities detailed herein.

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 improvements 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.

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. 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 and Niles Road Improvement Area
Exhibit B	Vista Ridge Drive Improvement Proposed Alignment
Exhibit C	Vista Ridge Drive Typical Cross Section
Exhibit D	Niles Road Extension Typical Cross Section for Vista Hills PUD
Exhibit E	Affidavit Affecting Real Property

Signatures on Following Pages

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 _____, 2024.

ATTEST:

Jeanann Hand, City Clerk

Approved as to form and legality:

Patrick Brackins, City Attorney

COUNTY

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

Kirby Smith, Chairman

This _____ day of _____, 2024.

ATTEST:

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

Approved as to form and legality:

Melanie Marsh, County Attorney

EXHIBIT "A"

Vista Ridge Drive and Niles Road Improvement Area

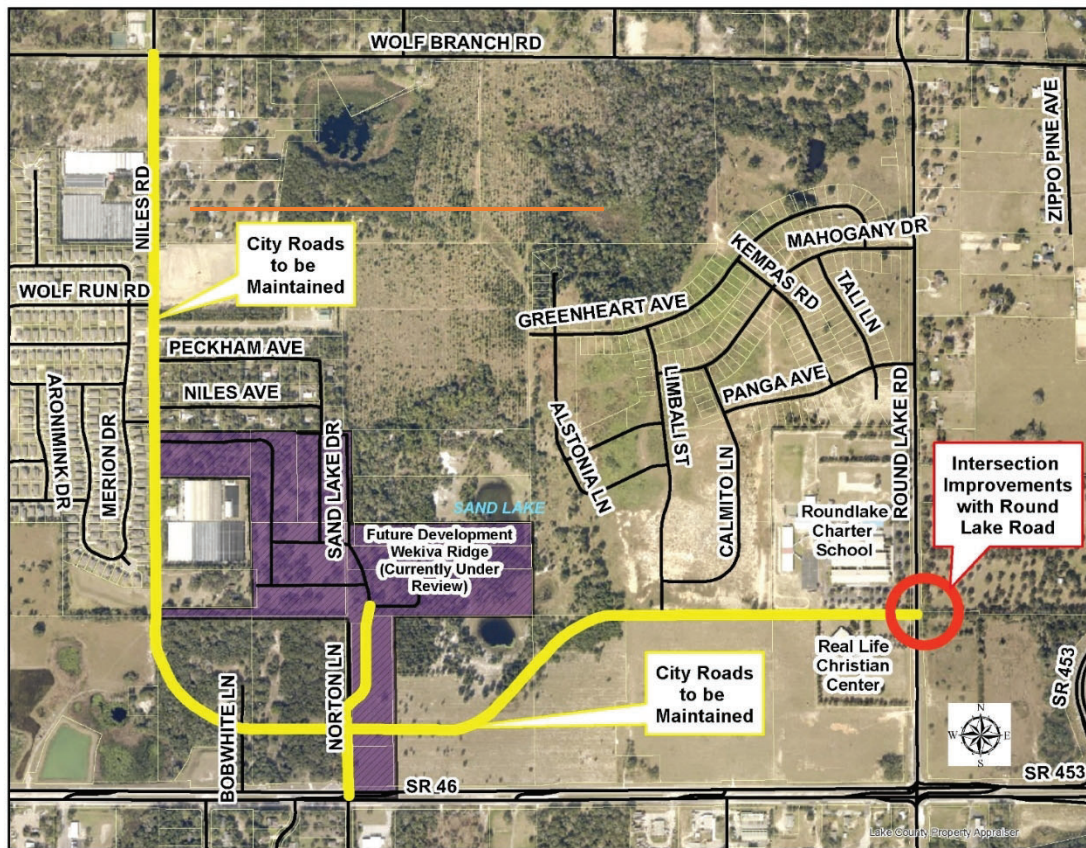


EXHIBIT "B"

Vista Ridge Drive Improvement Proposed Alignment



EXHIBIT "C"

Vista Ridge Drive Typical Cross Section

72' ROW CROSS SECTION
Rural Section

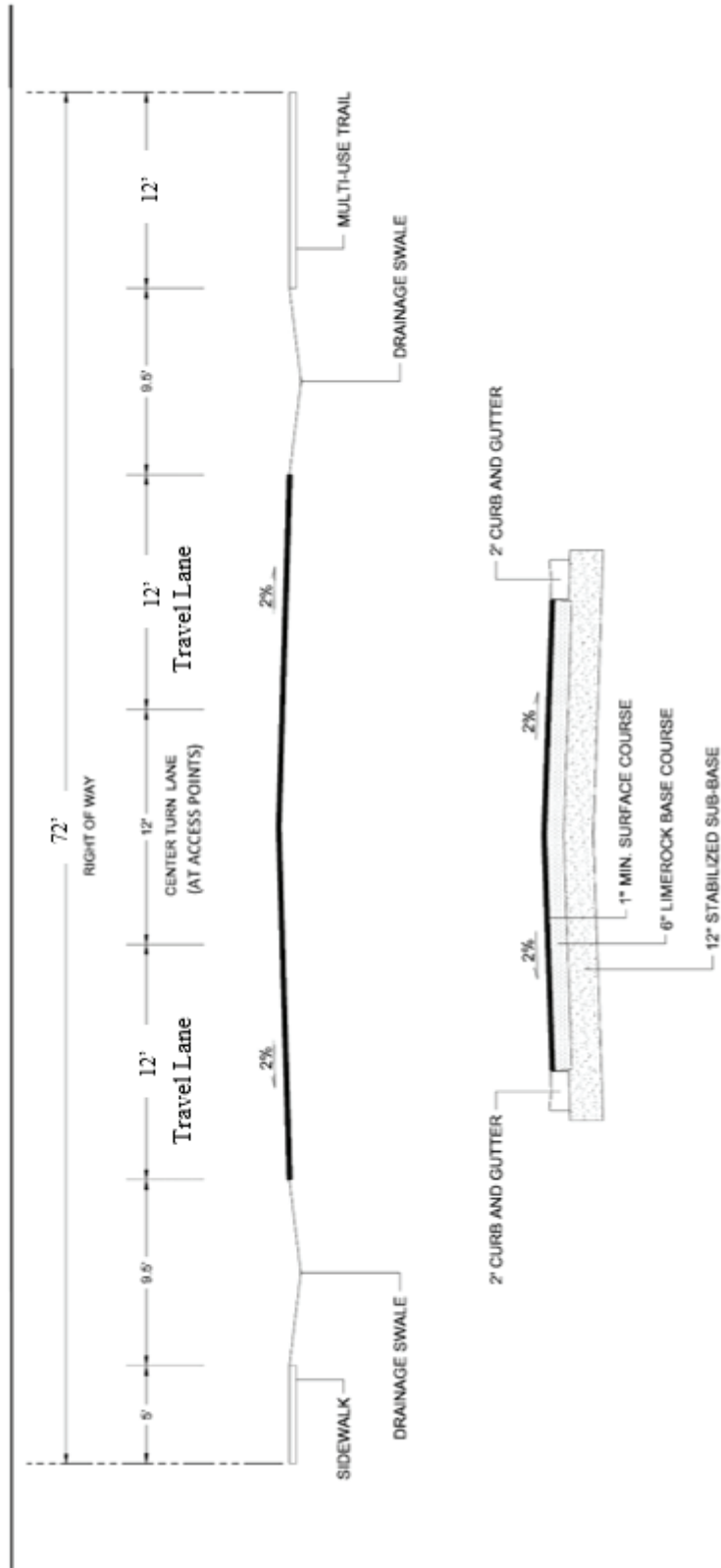


EXHIBIT "D"

Niles Road Extension Typical Cross Section for Vista Hills PUD

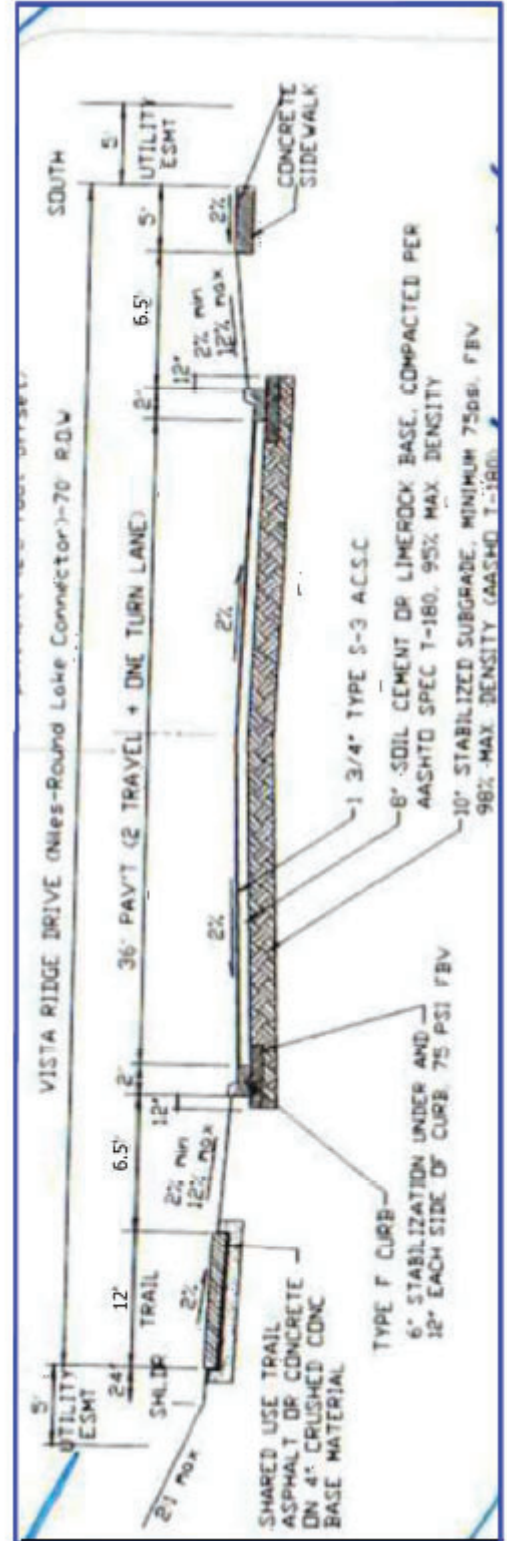


EXHIBIT “E”

Affidavit Affecting Real Property
{Pursuant to Section 695.26, Florida Statutes}

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned authority, on this day personally appeared, FRED SCHNEIDER, as Assistant County Manager for Lake County, P.O. Box 7800, Tavares, Florida, 32778, who being first duly sworn, deposes and says:

1. This is an Affidavit Affecting Real Property pursuant to Section 695.26, Florida Statutes, by which an interest in real property is assigned to the City of Mount Dora, Florida (“City”) via an Interlocal Agreement Between Lake County, Florida and City of Mount Dora, Florida (“Interlocal Agreement”), recorded in Official Record Book ___, Pages ___, recorded in the public records of Lake County, Florida on _____(date).
2. As of _____(date), the Effective Date of the Interlocal Agreement, any and all jurisdiction, ownership interest, operation and maintenance responsibilities that the County may have in _____ and related right of way, inclusive of the trail, extending from - _____, were transferred to the City.
3. This Affidavit is being recorded to provide notice to third parties that the City, its successors and assigns, are fully responsible for the maintenance of the herein described roadway and related right of way, inclusive of the trail, that the County has assigned all responsibilities to the City, its successors and assigns for the property described in **Exhibit A**, attached hereto and incorporated herein by reference.

FURTHER AFFIANT SAYETH NOT.

Fred Schneider
Assistant County Manager, Lake County

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

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by Fred Schneider, as Assistant County Manager for Lake County.

Notary Public - State of Florida

Printed Name: _____

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: _____



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

DATE: March 5, 2024

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, Acting City Manager

SUBJECT: Request approval First Reading of **Ordinance No. 2024-05**, 1st Amendment
PUD Master Plan for Vista Hills.

Introduction:

This is a request for City Council to approve first reading of Ordinance No. 2024-05 and hold hearing for second reading and adoption.

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

Discussion:

As required by Florida Statutes, Section 166.041(4), Attachment #1 is the completed “Business Impact Estimate” form. This request is associated with land use type action. Legal advertisements for public hearing are included in Attachment #2.

Further project descriptions, design elements, and vicinity map are contained in Attachment #3 (*PZC Memo*). The applicant is requesting an Amendment to the Vista Hills PUD Master Plan approved under Ordinance No. 2022-20 on December 20, 2022. The main changes associated with the proposed PUD Amendment include the extension to the PUD Master Plan to four years in lieu of a one-year time limitation; and modifications to the multifamily parking formula. The PUD Master Plan allows for a maximum of 442 residential units (24.91 acres) and 55,000 square feet commercial (8.07 acres).

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. 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 Planning and Zoning Commission (PZC) at their regularly scheduled meeting held on February 21, 2024 recommended approval of the 1st Amendment to the PUD Master Plan for Vista Hills

The Development Review Committee (DRC) on January 10, 2024, recommended approval of the proposed 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 amendment 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 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 First Reading of Ordinance No. 2024-05 and hold hearing for second reading and adoption.

Attachment(s):

1. Attachment 1 Ordinance Impact Estimate
2. Attachment 2 Legal Ad Publication
3. Attachment 3 PZC Memo Packet 2-21-2024
4. Ord2024-05 1st Amed PUD Vista Hills (City Atty Reviewed)
5. Exhibit A Legal Description
6. Exhibit B 1st Amendment Vista Hills PUD Master Plan

Prepared by: Vince Sandersfeld, Planning and Development Director
Reviewed by: City Attorney, City Attorney
Jeanann Hand, City Clerk
Vince Sandersfeld, Planning and Development Director

Approved - 2/28/2024
Approved - 2/28/2024
Final Approval - 2/28/2024

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: 2024-05

ORDINANCE TITLE: Vista Hills PUD 1st Amendment

DEPARTMENT: Planning and Development

MEETING DATE: March 5, 2024

Fiscal Impact:

- An estimate of the direct economic impact of the proposed ordinance on private for-profit businesses (the “Businesses”) in the City’s jurisdiction, including the following, if any:
 - o An estimate of direct compliance costs such Businesses may reasonably incur if the Ordinance is enacted: _____;
 - o Identification of any new charge or fee on Businesses subject to the proposed Ordinance or for which such businesses will be financially responsible _____; and
 - o Estimate of the City’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed to cover such costs.
Costs: _____ Revenues from Fees: _____
- A good faith estimate of the number of Businesses likely to be impacted by the Ordinance: _____.
- Additional applicable information:

X A Fiscal Impact Estimate is **NOT** necessary because the proposed Ordinance is enacted pursuant to one of the following:

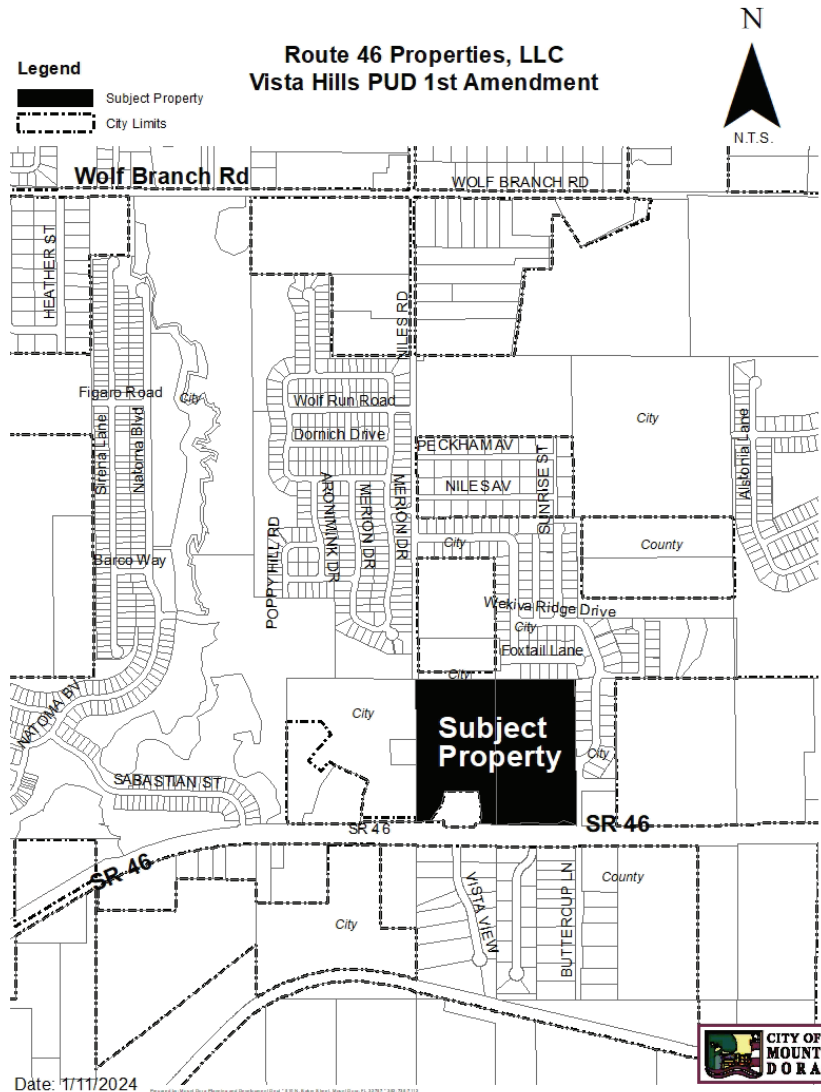
- o Florida Statutes, Chapter 163, part II, relating to growth policy, county planning and land development regulation, including zoning, development orders, development agreements and development permits.
- o Florida Statutes, Section 553.73, relating to the Florida Building Code
- o Florida Statutes, Section 633.202, relating to the Florida Fire Prevention Code
- o Florida Statutes, Sections 190.005 and 190.046, regarding a community development district.
- o The issuance or refinancing of debt.
- o To comply with a federal or state law or regulation.
- o To adopt a budget or budget amendments, including revenue sources necessary to fund the budget.
- o To adopt an Emergency Ordinance pursuant to applicable law.
- o To implement a contract or agreement.
- o Is related to procurement.

NOTICE OF ZONING CHANGE VISTA HILLS PUD AMENDMENT CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the Planning and Zoning Commission and the City Council of the City of Mount Dora, Florida will conduct public hearings to consider a request for an Amendment to the Vista Hills PUD Master Plan for the lands within the area shown in the map in this advertisement. The title and substance of proposed PUD Ordinance is as follows:

ORDINANCE NO: 2024-05

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE FIRST AMENDMENT TO THE MASTER PLAN FOR THE VISTA HILLS PLANNED UNIT DEVELOPMENT; PROVIDING FOR AN REPLACEMENT ORDINANCE NO.: 2022-20, VISTA HILLS PLANNED UNIT DEVELOPMENT MASTER PLAN TERMS AND CONDITIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; 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 of Mount Dora Local Planning Agency (Planning and Zoning Commission) will conduct a public hearing to consider this ordinance on **Wednesday, February 21, 2024 at 10:00 a.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The City Council of the City of Mount Dora, Florida will conduct a public hearing to consider the First Reading of Ordinance No. 2024-05 on **Tuesday, March 5, 2024**. 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 meeting and be heard with respect to the proposed change in zoning for the Vista Hills PUD Amendment.

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 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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 staff at **planningcomments@cityofmountdora.com**.

Title in 18 point
2 column, 10.5 inch; Non-legal
Publish: February 9, 2024



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DATE: February 21, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: **Request for Planned Unit Development (PUD) Amendment**
Vista Hills (formerly Route 46 Properties, LLC) (Project Name); 33.68 Acres (Site Area); located north of State Road 46 and west side of Norton Lane (Location); David A Croson, Route 46 Properties, LLC (Owner); Michael Rankin, LPG Urban and Regional Planner, Inc (Applicant), Chuck Hiott, P.E, Halff Engineering (Engineer)
Project No. PUD23-01AD

Recommendation:

Staff recommends approval of the above-referenced request and forward the same to City Council

Reference/Support:

Sections 3.4.5 of the City's *Land Development Code*
Ordinance 2022-20, *Vista Hills (fka Route 46 Properties, LLC)*

Background / Site Summary:

Owner:	Route 46 Properties, LLC – Charles Croson
Applicant:	LPG Urban and Regional Planners, Inc – Michael Rankin
Existing Use:	Vacant Land
Proposed Use:	Mixed Use: Multi-Family (Apartments) and Neighborhood
Commercial	
Future Land Use:	Residential High (18 DU/acre) and Commercial
Current Zoning:	Planned Unit Development (PUD)
Site Area:	Residential: 24.91 Acres
	Commercial: 8.07 Acres
	Wetland: 0.80 Acre (to remain)
	TOTAL: 33.78 Acres
Proposed Dwelling Units:	442 dwelling units (17 buildings at 26 units)
Proposed Density:	17.74 du/acre
Maximum FAR:	0.35
Proposed FAR:	0.25
Proposed Commercial:	55,000 sq. ft. Maximum
Proposed Height:	Commercial: 35 feet

Planning and Zoning Commission Meeting February 21, 2024

Vista Hills PUD Amendment – PUD23-01AD

Page 2

Residential: 45 feet

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County/City	Res Low	Ag/ R-1	Nursery/ Wekiva Ridge
South	County	Res Low	R-2	SFR
East	City	Res Low	R-1	Wekiva Ridge
East	City	Office	OP	Vacant Land
West	City	PLI	PLI	Vacant Land

Staff Analysis

The Applicant is requesting a PUD Amendment to allow for an extension of the approval of a parking reduction and for a four (4) year (48-month) extension of the PUD. The Applicant requests an extension of the PUD to allow for sufficient time for the City of Mount Dora and Lake County to finalize the agreement regarding the Niles Road extension, finalize the agreement regarding shared storm water for the roadway, and prepare construction plans.

A preliminary master plan for the rezoning of the subject properties to Planned Unit Development (PUD) was approved by the City of Mount Dora via Ordinance #2022-44 on November 21, 2021. The Final PUD master plan for the subject properties was approved by City Council on December 20, 2022 via Ordinance #2022-20.

The Vista Hills PUD 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.

Pursuant to LDC Section 3.4.5, *Planned Unit Developments*, actual construction must be within the planned unit development within twelve (12) months of approval of the final master plan. If actual construction has not begun, the final master plan approval and any vesting which may be claimed thereby shall be void. The Applicant may request a six (6) month extension by to the Development Review Committee (DRC). The Applicant has requested a four (4) year extension to allow for sufficient time of additional entitlements and agreements to be finalized before a site development permit is submitted for the projects. A four (4) year extension of the project would require a site development permit to be applied for no later than February 21, 2028.

In addition to the extension of approval for the final PUD, the Applicant is requesting a waiver from the parking requirement to establish a new parking calculation based on a parking study provided by the Applicant. The original parking was to be provided consistent with the requirements established by LDC Section 6.5, *Parking and Loading Areas*, which requires at least two (2) parking spaces for each dwelling unit, and for multi-family developments to provide at least one additional space per three units for visitors, resulting in a total of 1,031 required parking spaces. The Applicant believes the parking supply required by the LDC is higher than the demand the development is expected, and requests to reduce the parking calculation to allow 1.52 spaces per unit including visitor parking, resulting in 672

Planning and Zoning Commission Meeting February 21, 2024

Vista Hills PUD Amendment – PUD23-01AD

Page 3

required parking spaces for the multi-family development. The Applicant provided a breakdown of the parking required with the new calculations within the PUD.

Parking	
Required Residential Parking (1.52/unit) based on parking study	672 spaces
Provided Residential Parking	694 spaces
Overflow Parking	22 spaces
Provided Commercial Parking (1 / 140 sf)	391 spaces

Notifications:

Non-Legal Notice to Property Owners: February 9, 2024

Legal Notice of Proposed Enactment: March 8, 2024

Attachments:

Vicinity Map

Aerial Map

FLU Map

Zoning Map

Parking Study

Legal Advertisement and Notification

Survey

PUD First Amendment - Master Plan [\[Refer to Exhibit "B" PUD Ordinance No. 2024-05 to avoid duplication\]](#)

PUD Amendment – Application

1st Amendment PUD Ordinance No. 2024-05

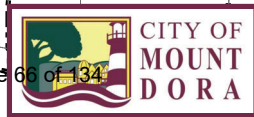
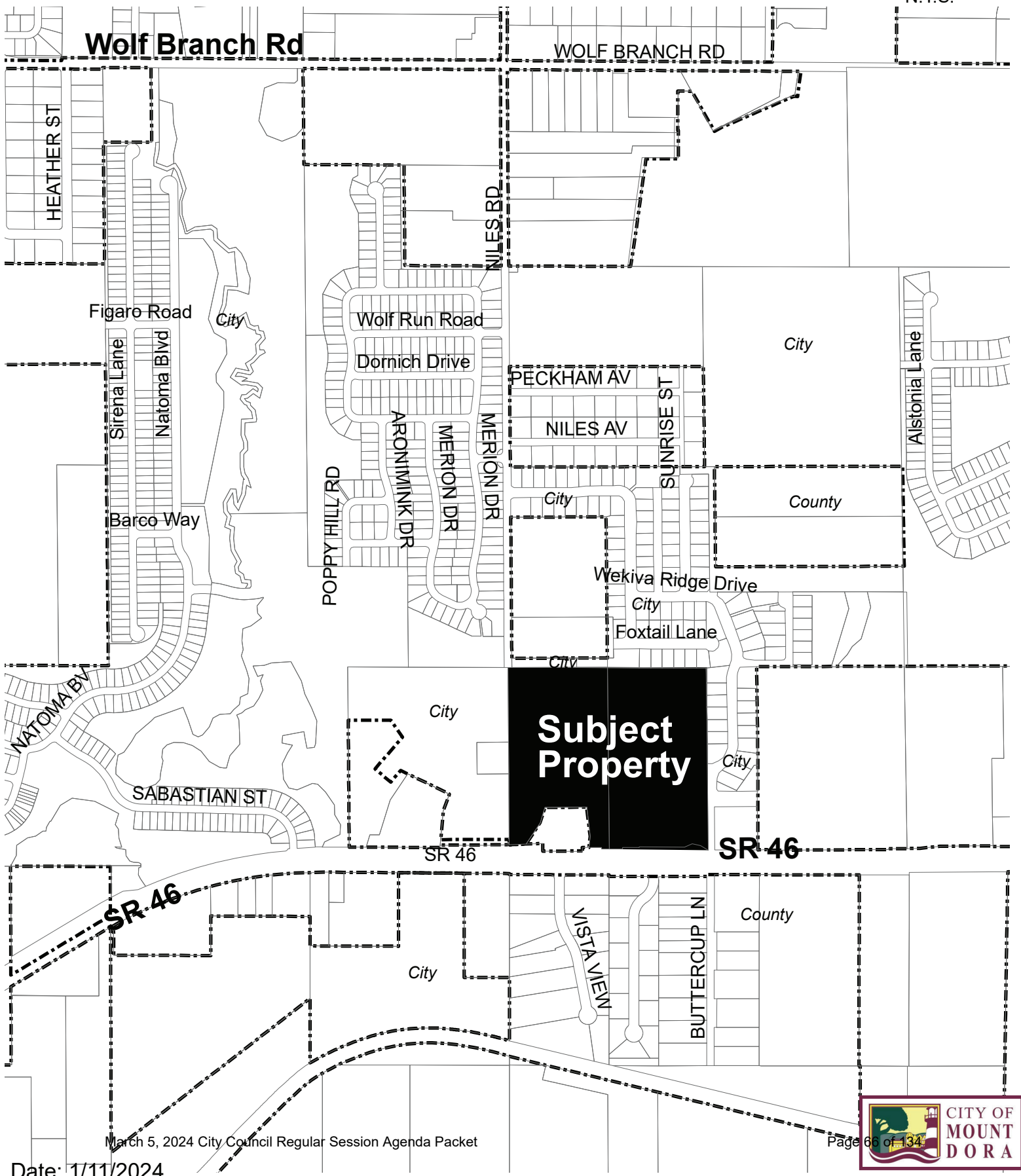


N.T.S.

Route 46 Properties, LLC Vista Hills PUD 1st Amendment

Legend

-  Subject Property
-  City Limits



Vista Hills PUD
Route 46 Properties, LLC
Aerial Map

N



N.T.S.

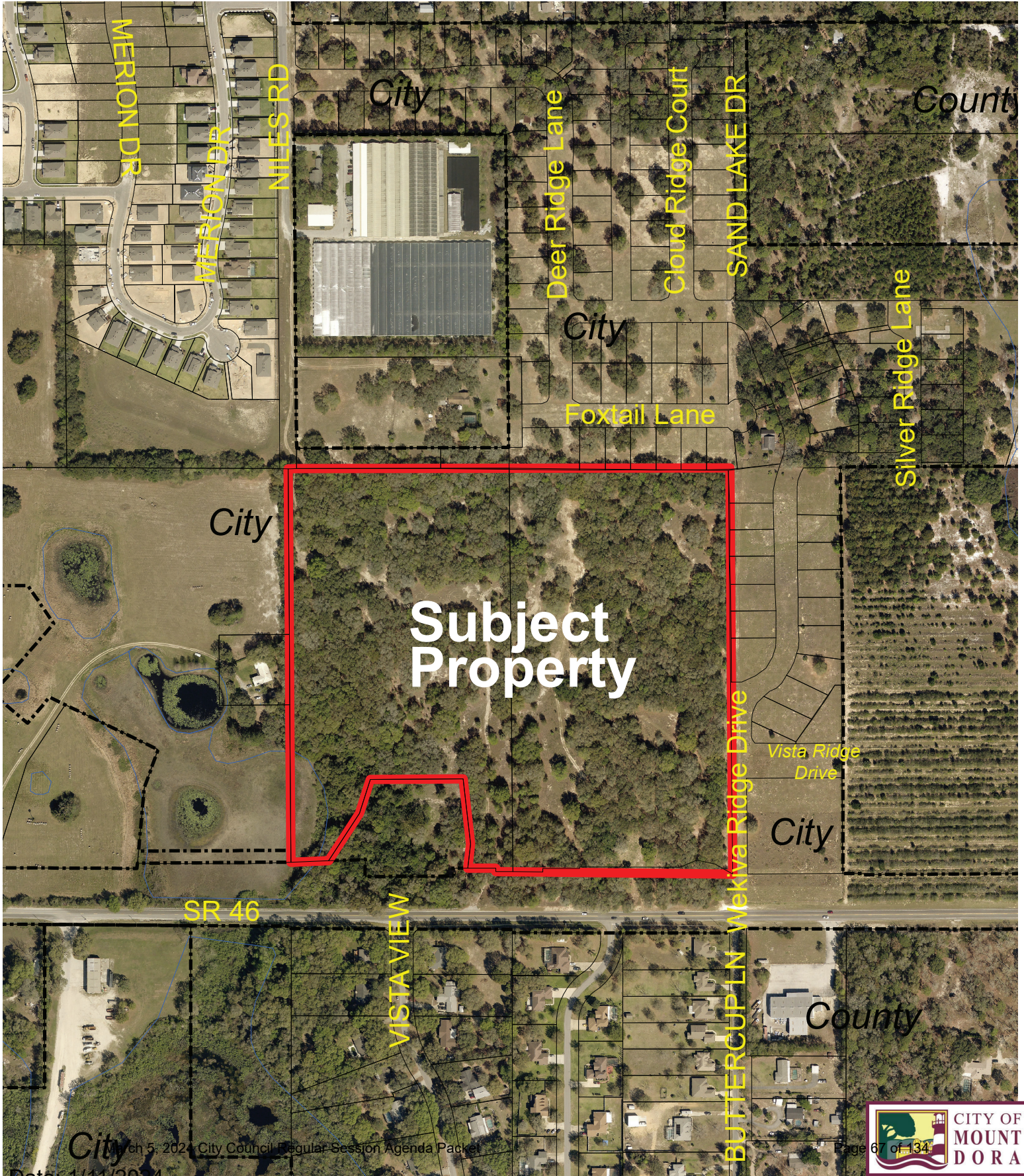
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Subject Property



City Limits



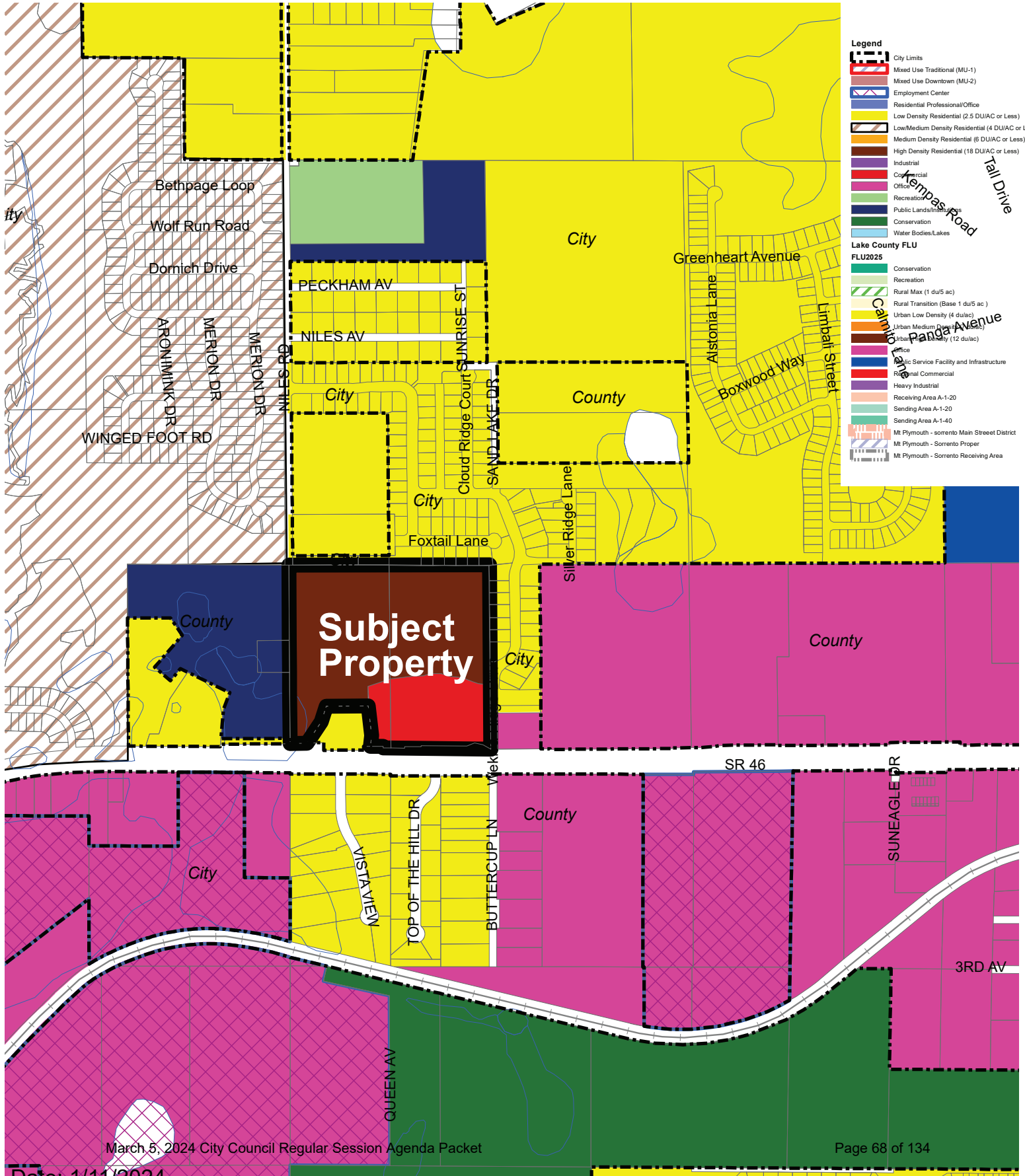
ATTACHMENT #3

Futue Land Use

Composite City-County Map

Route 46 Properties, LLC

Vista Hills PUD 1st Amendment



ATTACHMENT #3 Zoning Composite City-County Map

Route 46 Properties, LLC Vista Hills PUD 1st Amendment





CITY OF
MOUNT
DORA

RECEIVED

By Whitney Scott at 11:17 am, Dec 20, 2023

PUD 23-01 AD

City of Mount Dora
Planning and Development
100 N. Baker St.
Mount Dora, FL
32757-7112
Fax: - 7191

E-mail: plandev@cityofmoundora.com

ANNEXED UNIT DEVELOPMENT (PUD) AMENDMENT APPLICATION

Date: 12/4/2023 Project Name: Vista Hills PUDAmendment

Amendment: (1st 2nd, 3rd, 1st)

1. Applicant's Name: Michael Rankin, Manager
 Company's Name: LPG Urban and Regional Planners, LLC
 Address: 1162 Camp Ave.
 City, State & Zip: Mount Dora, FL 32757
 Phone: 352-385-1940 E-mail: MichaelR@lpgurp.com

2. Property Owner's Name(s): David A. Croson, Manager
 Company's Name: Route 46 Properties, LLC
 Address: 1321 Tappie Toorie 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
 Address: 902 N. Sinclair Ave.
 City, State & Zip: Tavares, FL 32778
 Phone: 352-557-9230 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: North of SR 46 and east of Norton Lane
6. Size of property in Acres: 33.68 Square Feet: 1,467,100
7. Zoning District: PUD Future Land Use Category: Commercial and High Density Residential
8. Provide description of the proposed use: Request four year extension of final PUD and request reduction of parking spaces based on parking study
9. State the reason for this request (attach written summary if additional space is needed):
Chapter 6, Section 6.5.2 requires 2 spaces per unit and 1 space per 3 units for visitors for multi-family
10. Has an application been filed within the last 12 months (describe, if yes)? Yes, final PUD approval
11. Provide justification (include data, analysis, etc): See attached parking study which provides justification to reduce parking to 1.52 spaces per unit which includes visitor parking

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.


Owner/Applicant Signature

13 Dec 2023
Date

December 4, 2023

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

Signed:

David A. Croson

David A. Croson

Manager

STATE OF FLORIDA

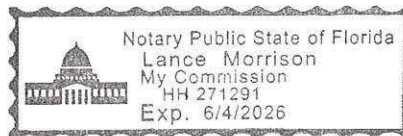
COUNTY OF Seminole

The foregoing instrument was acknowledged before me with 8th day of December, 2023, by David Croson as Manager of Route 46 Properties, LLC on behalf of the corporation. He is personally known to me.

Lance Morrison

Notary Public – State of Florida

Lance Morrison



Print Name

My Commission Expires: 06/04/2026

Commission Number: HH 271291



December 20, 2023

Mr. Vince Sandersfeld
City of Mount Dora
Planning & Development
510 N. Baker Street
Mount Dora, FL 32757

Re: *Route 46 Properties, LLC - (#1845/2A)*
 Final PUD Extension and Waiver from required parking

Dear Mr. Sandersfeld:

Please find enclosed a request for a Final PUD extension request including a waiver from Chapter 6, Section 6.5.2 to parking requirements to allow 1.52 spaces per unit which includes visitor parking. The PUD extension is being requested for four years (48 months) to allow sufficient time for the City of Mount Dora and Lake County to finalize the agreement regarding the Niles Road extension, finalize agreement regarding shared stormwater for the roadway, and prepare construction plans. In support of the PUD Extension and waiver request, please find enclosed the following:

- Signed Application
- Owner Authorization
- Application fee in the amount of \$3,000
- Adjacent Property Owners (excel file)
- Final PUD Master Plan (11" x 17")
- Environmental Assessment
- Traffic Impact Analysis
- Geotechnical Report
- Parking Study
- Property Cards
- Deeds
- Location Map
- Boundary Survey
- Electronic version in PDF format of entire submittal

Should you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MR', with a long horizontal stroke extending to the right.

Michael Rankin
Managing Member

cc: Charles Croson
David Croson
File

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:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	BOBWHITE LN MOUNT DORA FL, 32757	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		\$216,000.00	\$216,000.00
2	VACANT RESIDENTIAL (0000)	0	0		10.700	Acre		\$577,800.00	\$577,800.00
3	WETLAND (9600)	0	0		3.000	Acre		\$135.00	\$135.00

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

March 5, 2024 City Council Regular Session Agenda Packet

[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 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$793,935	\$313,260	\$313,260	5.0364	\$1,577.70
SCHOOL BOARD STATE	\$793,935	\$793,935	\$793,935	3.2080	\$2,546.94
SCHOOL BOARD LOCAL	\$793,935	\$793,935	\$793,935	2.9980	\$2,380.22
LAKE COUNTY WATER AUTHORITY	\$793,935	\$313,260	\$313,260	0.2940	\$92.10
NORTH LAKE HOSPITAL DIST	\$793,935	\$313,260	\$313,260	0.1500	\$46.99
ST JOHNS RIVER FL WATER MGMT DIST	\$793,935	\$313,260	\$313,260	0.1793	\$56.17
CITY OF MOUNT DORA	\$793,935	\$313,260	\$313,260	5.9603	\$1,867.12
LAKE COUNTY MSTU AMBULANCE	\$793,935	\$313,260	\$313,260	0.4629	\$145.01
LAKE COUNTY VOTED DEBT SERVICE	\$793,935	\$313,260	\$313,260	0.0918	\$28.76
				Total:	Total:
				18.3807	\$8,741.01

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 \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law

ATTACHMENT #3

Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	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

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Property data updated nightly.
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:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	NORTON LN MOUNT DORA FL, 32757	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		
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Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		2.000	Acre		\$108,000.00	\$108,000.00
2	VACANT RESIDENTIAL (0000)	0	0		13.550	Acre		\$731,700.00	\$731,700.00

[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 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$839,700	\$331,190	\$331,190	5.0364	\$1,668.01
SCHOOL BOARD STATE	\$839,700	\$839,700	\$839,700	3.2080	\$2,693.76
SCHOOL BOARD LOCAL	\$839,700	\$839,700	\$839,700	2.9980	\$2,517.42
LAKE COUNTY WATER AUTHORITY	\$839,700	\$331,190	\$331,190	0.2940	\$97.37
NORTH LAKE HOSPITAL DIST	\$839,700	\$331,190	\$331,190	0.1500	\$49.68
ST JOHNS RIVER FL WATER MGMT DIST	\$839,700	\$331,190	\$331,190	0.1793	\$59.38
CITY OF MOUNT DORA	\$839,700	\$331,190	\$331,190	5.9603	\$1,973.99
LAKE COUNTY MSTU AMBULANCE	\$839,700	\$331,190	\$331,190	0.4629	\$153.31
LAKE COUNTY VOTED DEBT SERVICE	\$839,700	\$331,190	\$331,190	0.0918	\$30.40
				Total: 18.3807	Total: \$9,243.32

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 \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law

ATTACHMENT #3

Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	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

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Property data updated nightly.
Site Notice

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.

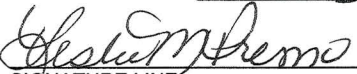
This legal description prepared under the direction of:
Joseph C. Di Benedetto, P.L.S.
Florida Professional Land Surveyor No. 5181
McKim & Creed, Inc.
115 East Indiana Ave.
DeLand, Florida, 32724

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:

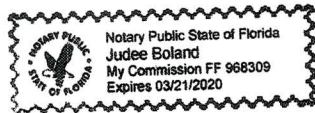
32913 CR 437
Sorrento, FL 32716

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.



Judee Boland
PRINT/TYPE NAME: JUDEE 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.

CFN 2009057503
 Bk 03775 Pgs 1785 - 1786; (2pgs)
 DATE: 05/29/2009 09:31:17 AM
 NEIL KELLY, CLERK OF COURT
 LAKE COUNTY
 RECORDING FEES 18.50
 DEED DOC 5,075.00

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.

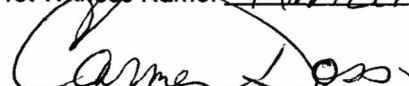
Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

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.

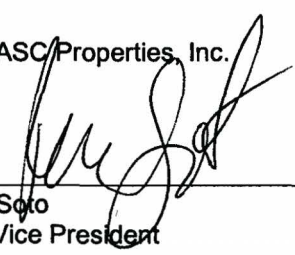
Subject to taxes for the year 2009 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

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:


 1st Witness Name: Kim LeRoux

 2nd Witness Name: Carmen Loo

Grantor: ASC Properties, Inc.

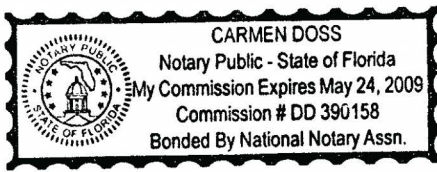
By: 

Rene Soto
 As Its Vice President

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.



Carmen Doss
 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.

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L09000018852

Entity Name: ROUTE 46 PROPERTIES LLC**Current Principal Place of Business:**1321 TAPPIE TOORIE CIRCLE
LAKE MARY, FL 32746**Current Mailing Address:**1321 TAPPIE TOORIE CIRCLE
LAKE MARY, FL 32746 US**FEI Number:** 26-4345881**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**CROSON, DAVID A
1321 TAPPIE TOORIE CIRCLE
LAKE MARY, FL 32746 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**_____
Electronic Signature of Registered Agent_____
Date**Authorized Person(s) Detail :**

Title	MGR
Name	CROSON, DAVID A
Address	1321 TAPPIE TOORIE CIRCLE
City-State-Zip:	LAKE MARY FL 32746

Title	MGR
Name	CROSON, KATHERINE R
Address	1321 TAPPIE TOORIE CIRCLE
City-State-Zip:	LAKE MARY FL 32746

Title	MGR
Name	CROSON, CHARLES
Address	1321 TAPPIE TOORIE CIRCLE
City-State-Zip:	LAKE MARY FL 32746

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DAVID A CROSON

MGR

01/28/2023

Electronic Signature of Signing Authorized Person(s) Detail_____
Date



[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
2021	01/10/2021
2022	01/23/2022
2023	01/28/2023

Document Images

01/28/2023 -- ANNUAL REPORT	View image in PDF format
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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
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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

ORDINANCE NO: 2024-05

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE MASTER PLAN FOR THE VISTA HILLS PLANNED UNIT DEVELOPMENT AS SET FORTH HEREIN; AMENDING ORDINANCE NO. 2022-20 IN BY ADOPTING UPDATED VISTA HILLS PLANNED UNIT DEVELOPMENT MASTER PLAN TERMS AND CONDITIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; 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, on December 20, 2022, the City adopted Ordinance 2022-20, authorizing the rezoning of the Property to PUD and setting forth the development conditions for the Vista Hills PUD Master Plan; and

WHEREAS, Property Owner has requested revisions to the development conditions for the Vista Hills PUD; and

WHEREAS, Property Owner has requested amendment to the development conditions for the Vista Hills PUD for adjustment to the minimum off-street parking residential multiple-family (includes visitor parking) requirements and revise the PUD expiration time-frame for a maximum of four (4) years from the date of this ordinance adoption; and

WHEREAS, the revisions to the terms and conditions to the Vista Hills PUD 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, the City of Mount Dora has received public input related to the requested revisions to the Vista Hills PUD; and

WHEREAS, the City of Mount Dora has received a recommendation of approval from City staff and the City’s Planning and Zoning Commission related to the revisions to the Vista Hills PUD; and

WHEREAS, the City of Mount Dora hereby finds that the amendment set forth herein 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. Amending and Replacing Ordinance No.: 2022-20 – Vista Hills Planned Unit Development Terms and Conditions.

- (a) The Vista Hills PUD Master Plan adopted via Ordinance No. 2022-20 is hereby vacated and deleted in its entirety.
- (b) The Vista Hills Final Master Plan attached hereto as Exhibit “B” is hereby adopted. The Property 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 Vista Hills Master Plan attached hereto 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 revisions to the Vista Hills 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 Ordinance 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: _____

SECOND READING: _____

PASSED AND ADOPTED this ____ day of _____ 2024.

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.

Patrick Brackins, 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



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

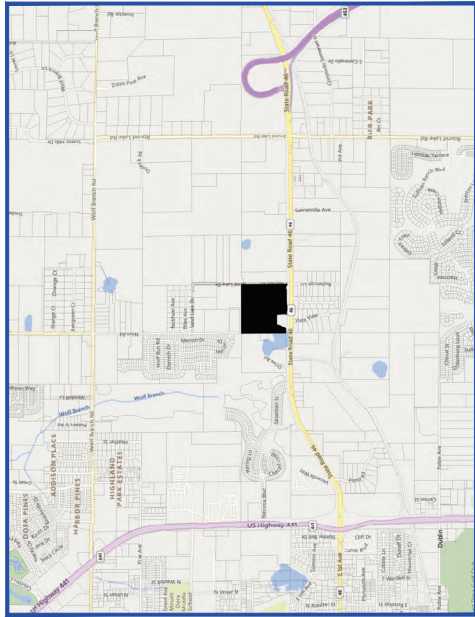
Legal Description:

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, PP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, 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 SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE S89°54'34"E ALONG SAID LINE A DISTANCE OF 133.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°26'53"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 33.83 FEET TO THE POINT OF BEGINNING.

(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1795 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-PP 238275, DESCRIBED AS FOLLOWS: COMMENCE AT A 3-1/2"X5" 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-PP 238275, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF 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 76.96 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 S89°54'27"W 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 33.83 FEET TO THE POINT OF BEGINNING.

AltKeys: 1446392, 3636163



Location Map

Project Overview:

Total Acres: 33.98 Acres+
Wetlands: 8 Acres+
Usable Acres: 33.9 Acres+
Open Space: 8.55 Acres+
Proposed Use: Multi-Family With Apartments/Commercial

Sheet	Title
Sheet 1	Location Map
Sheet 2	Master Plan
Sheet 3	Survey
Sheet 4	Niles Rd
Sheet 5	Dual Blvd.
Sheet 6	Utility Plan
Sheet 7	Residential Amenities
Sheet 8	Residential Elevations
Sheet 9	Commercial Elevations
Sheet 10	Proposed Signage
Sheet 11	Tree Removal: Entire Site
Sheet 12	Tree Removal: Northwest Multifamily
Sheet 13	Tree Removal: Northeast Multifamily
Sheet 14	Tree Removal: Niles Road
Sheet 15	Tree Removal: Commercial Parcel
Sheet 16	Tree Removal: Excel Chart
Sheet 17	Landscape Plan: Entire Site
Sheet 18	Landscape Plan: Buffers
Sheet 19	Landscape Plan: Northwest Multifamily
Sheet 20	Landscape Plan: Northeast Multifamily
Sheet 21	Landscape Plan: Niles Road
Sheet 22	Landscape Plan: Commercial Parcel
Sheet 23	

Vista Hills

Final PUD Master Plan

Mt. Dora, FL



Vista Hills

Final PUD Master Plan
Location & Adjacent Road Network

URPG
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 385-1940 / FAX (352) 383-4624
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 RIB STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, PP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF:

[illegible][illegible][illegible]

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

	DATE
DONALD LEE MOIT, PSM 39893-L	12/21/2021
2545 WEBBMAN DRIVE, MELBOURNE, FLORIDA, 32940	

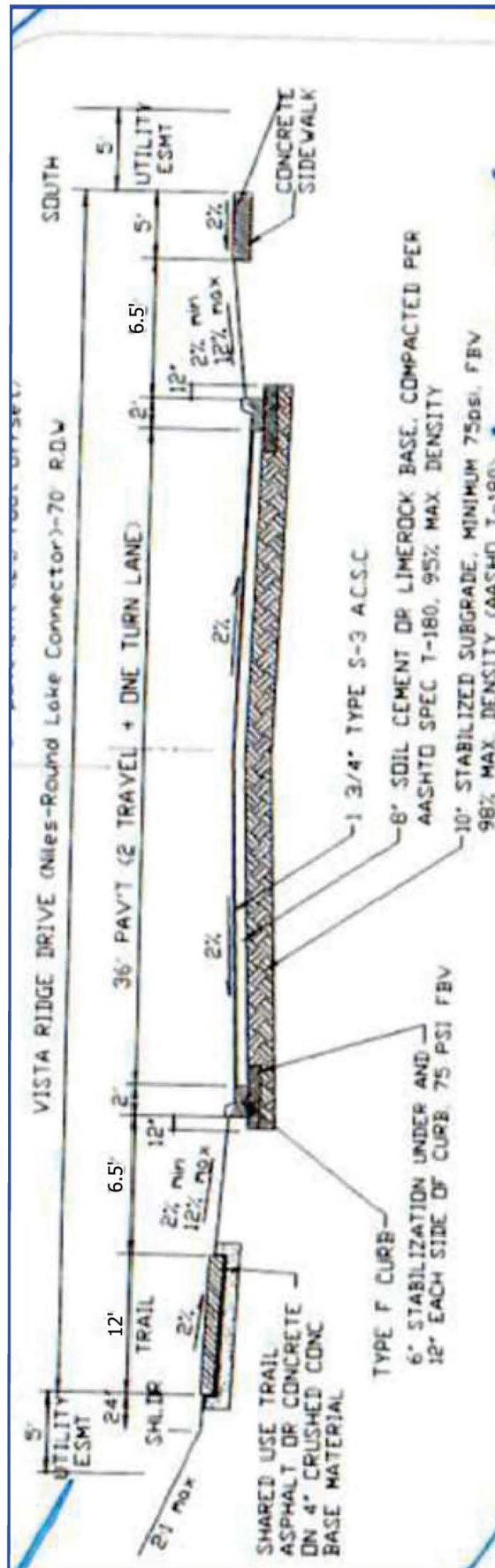


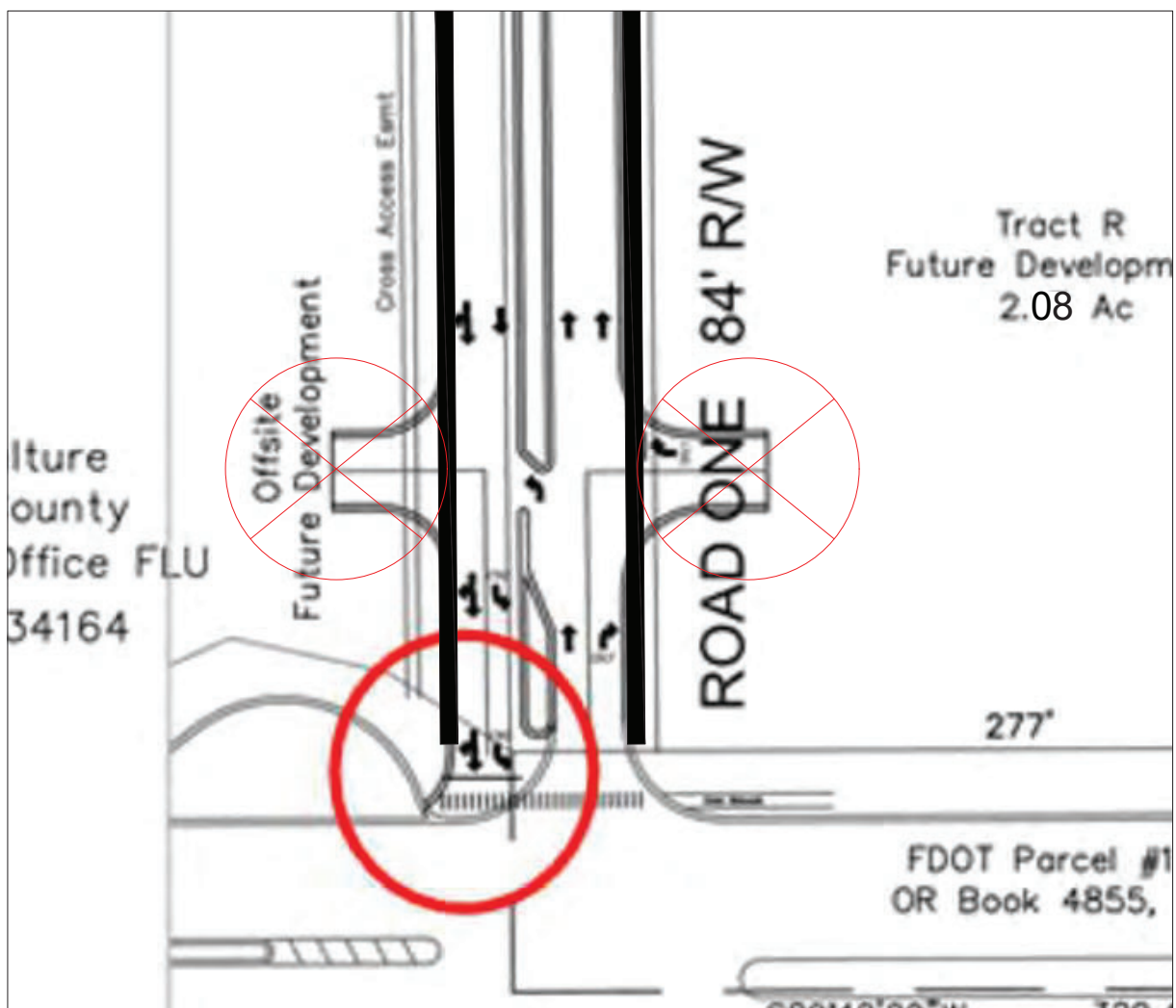


Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 285-1940 / FAX (352) 283-4624
PABO: 1875-1
October 31st, 2022

Vista Hills

Final PUD Master Plan
Miles Road
Mt. Dora, FL





Monticello Street Lights



25' Poles

100' on Center or Required Illumination

Vista Hills

Final PUD Master Plan
Dual Boulevard Entrance



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 385-1940 / FAX (352) 385-4624
1875-1





Vista Hills

Final PUD Master Plan Utility Plan



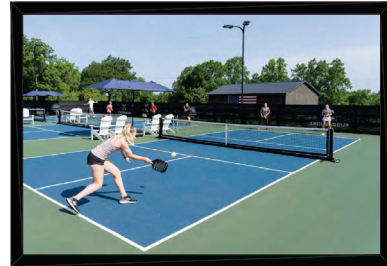
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
1875-1
October 31st, 2022



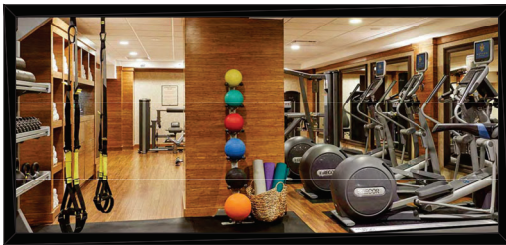
Community Trails



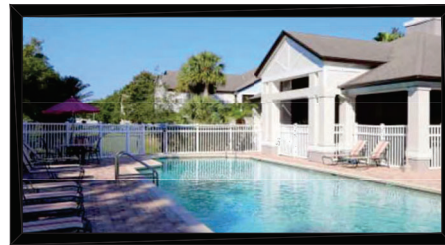
Grill



Pickleball



Fitness Center



Fitness Center



Tennis



Playground



Dog Park



EXTERIOR ELEVATION



CONCEPTUAL ELEVATION
WEKIVA HILLS APARTMENTS
22-028

8.24.22



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



COMMERCIAL ELEVATION



SW 6235 FOGGY DAY
SW 7017 DORIAN GRAY
SW 7757 HIGH REF. WHITE
SW 9684 AZURE TIDE
SW 7069 IRON ORE

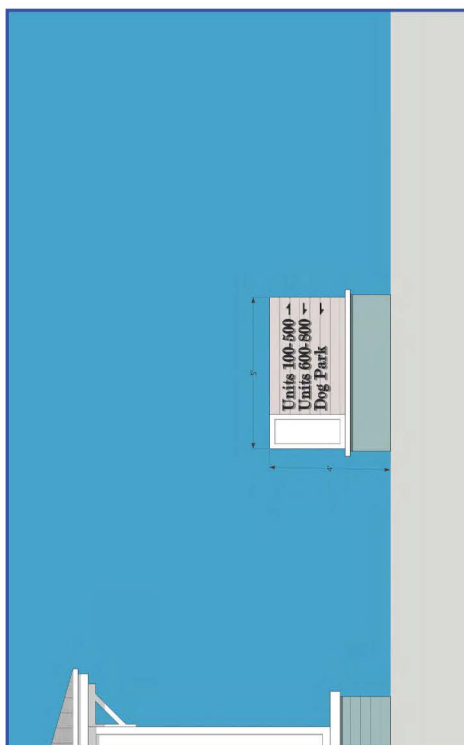
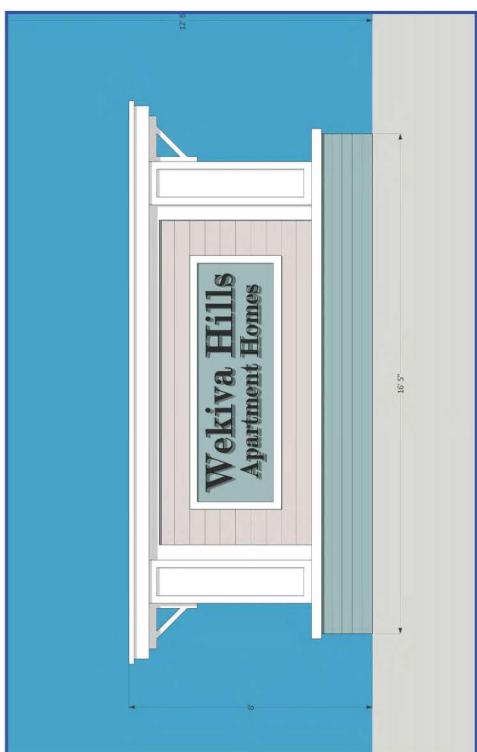
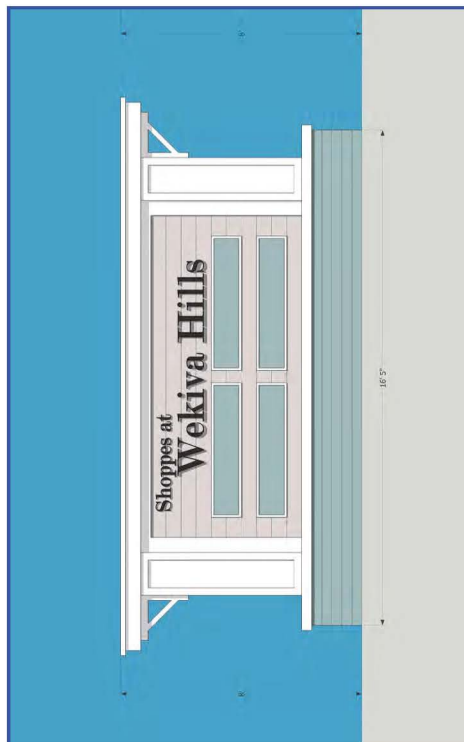
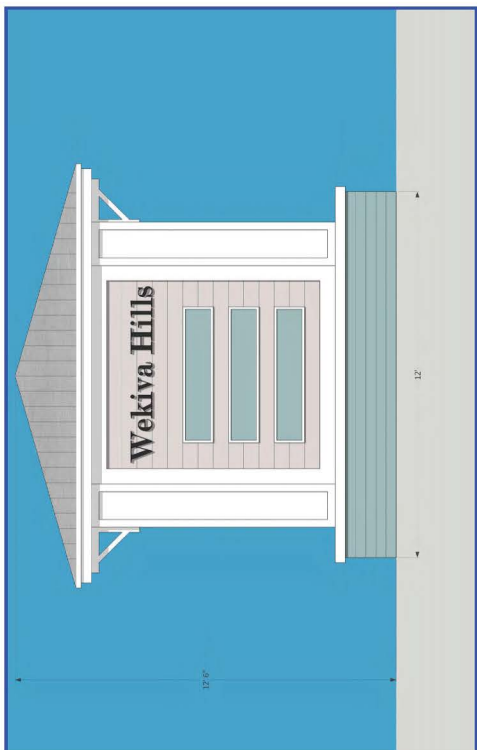
CONCEPTUAL ELEVATION
WEKIVA HILLS APARTMENTS
22-028

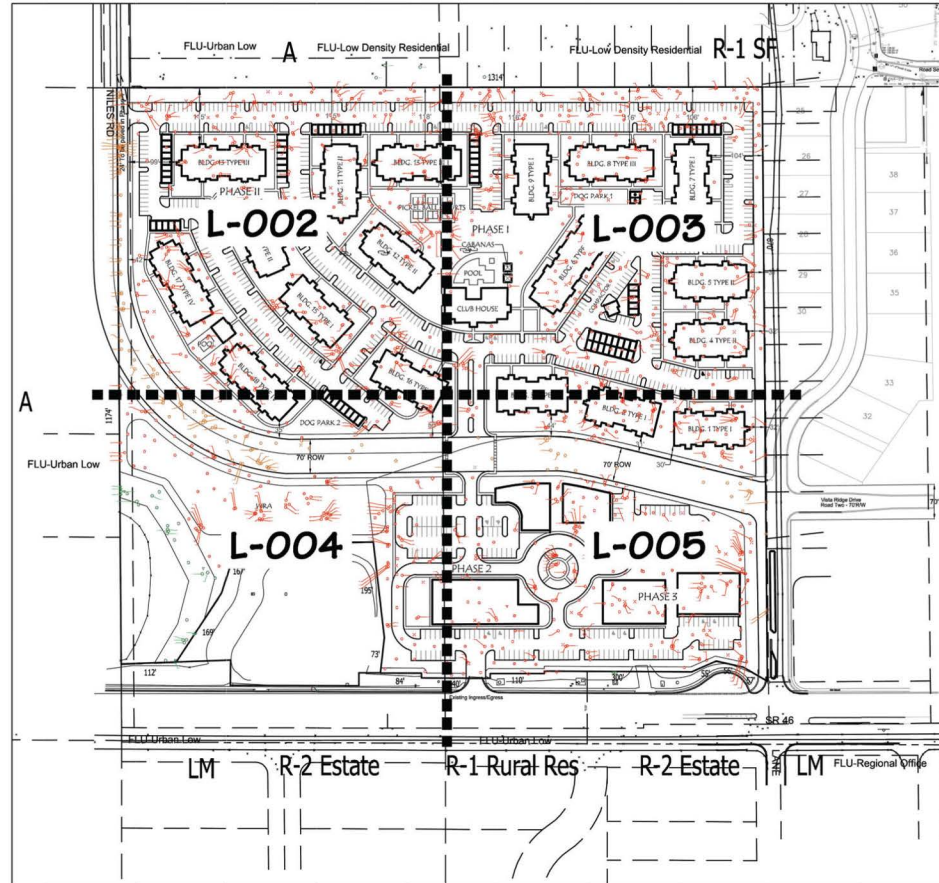
8.24.22



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

Exhibit "B"





REFER TO SHEET L-006 FOR TREE
REMOVAL CHARTS
REFER TO SHEETS L-300 THRU 306 FOR
REMOVAL LOCATIONS



VERLANDER
LANDSCAPE
ARCHITECTURE

1800 Shalimar Circle
Apopka, FL 32833
www.verlander.com
407-414-4104

STEVEN P. VERLANDER, P.L.A.
License No. LA0667238

TREE REMOVAL PLAN

**WEKIVA HILLS
PUD**

Mount Dora, Florida

L-001

REVISIONS	
NO.	DESCRIPTION

DATE: 8-30-2022

BY: SPN

CHK: [initials]



SCALE: 1"=100'-0"

PROJ.: 2211

DATE: 8-30-2022



Urban & Regional Planners, Inc.
1180 CAMP AVENUE - MT. DORA, FL 32757
(352) 587-5500 FAX (352) 587-5461
PROJ. 11974-1
October 31st, 2022

Vista Hills

Final PUD Master Plan
Tree Removal: Entire Site
Mt. Dora, FL

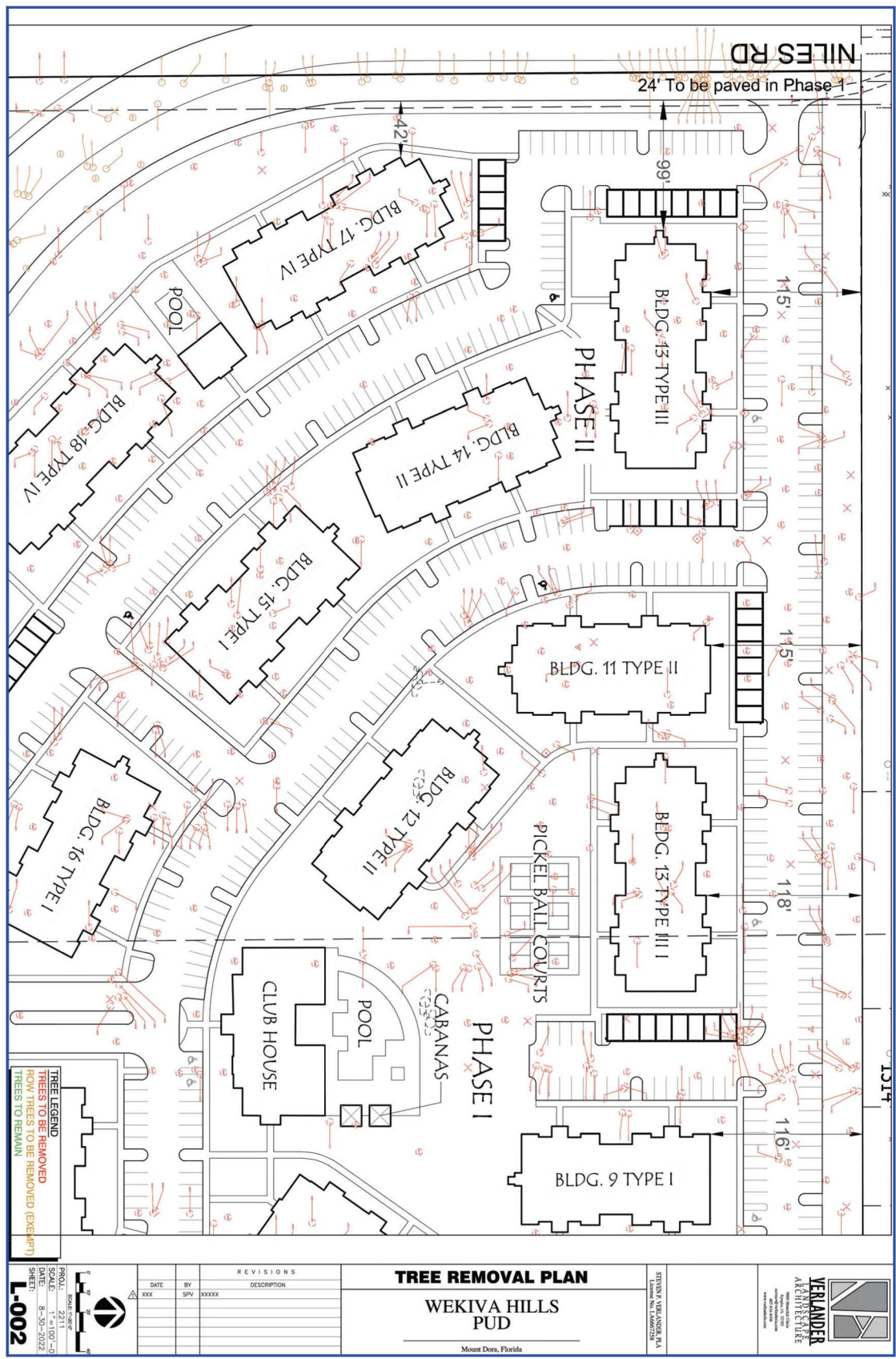
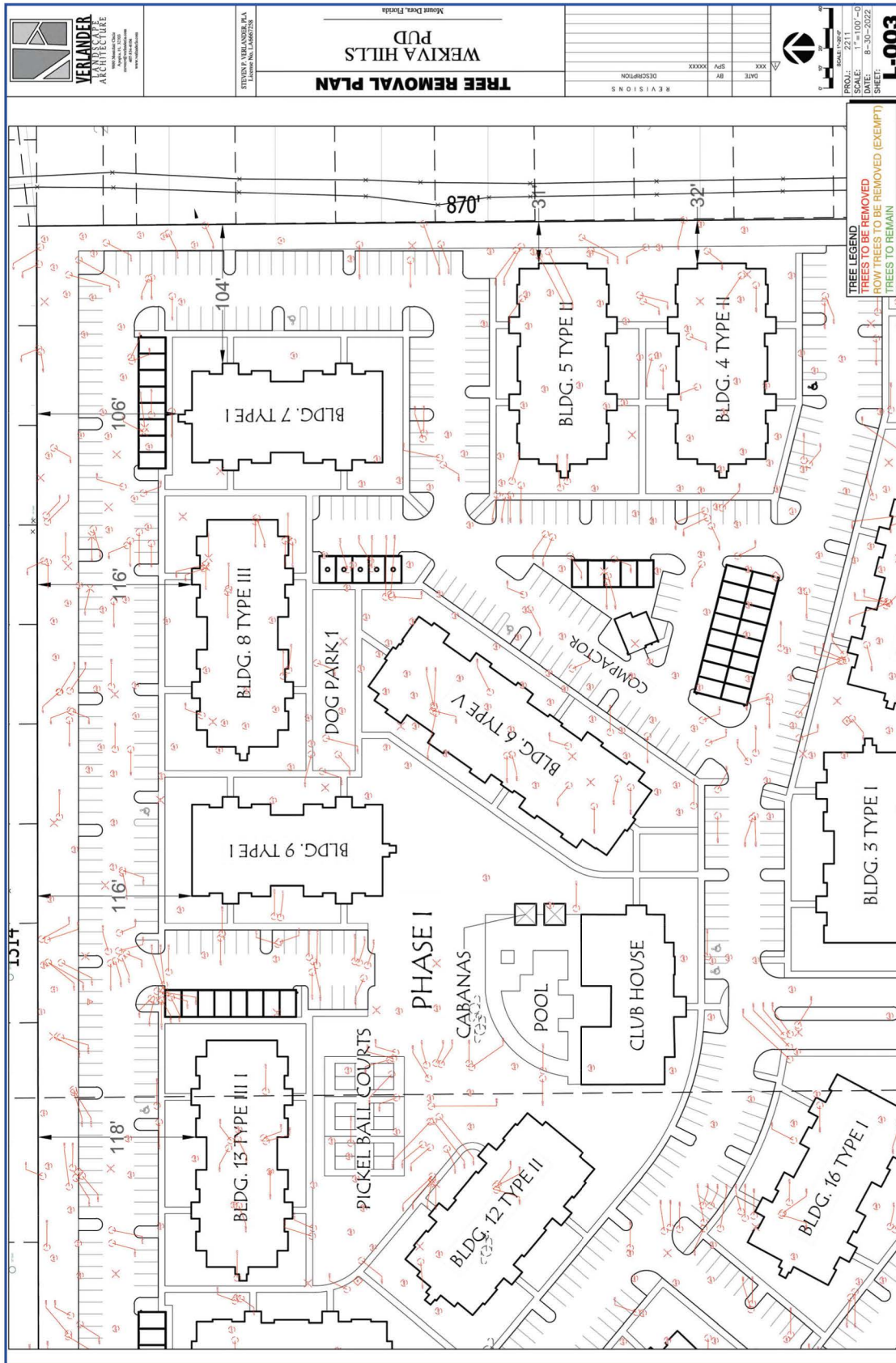
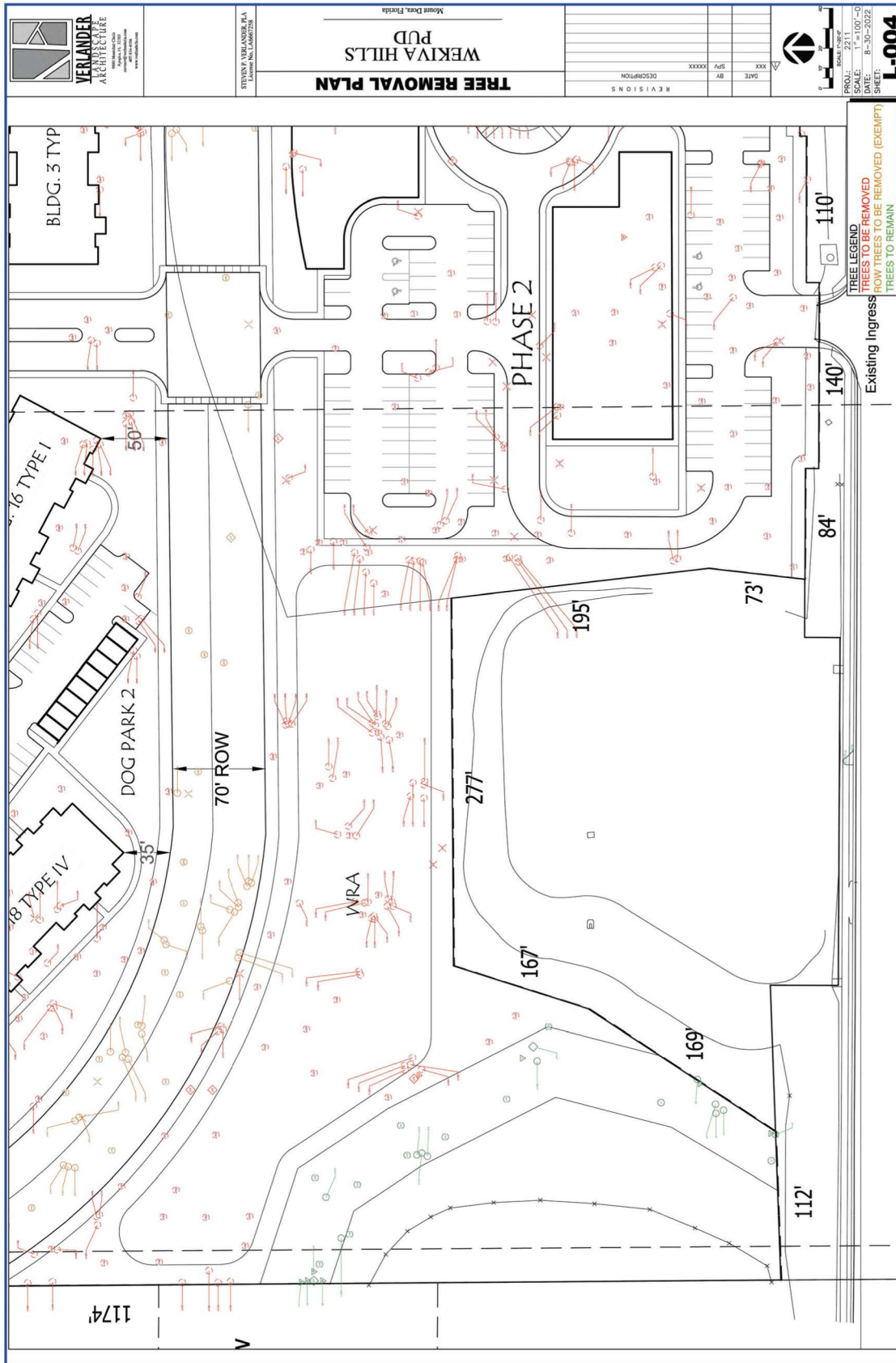


Exhibit "B"







Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 385-1980 / FAX (352) 385-4624
PBD1: 1875-1
October 31st, 2022

Vista Hills

Final PUD Master Plan

Tree Removal: Commercial Parcel

Mt. Dora, FL

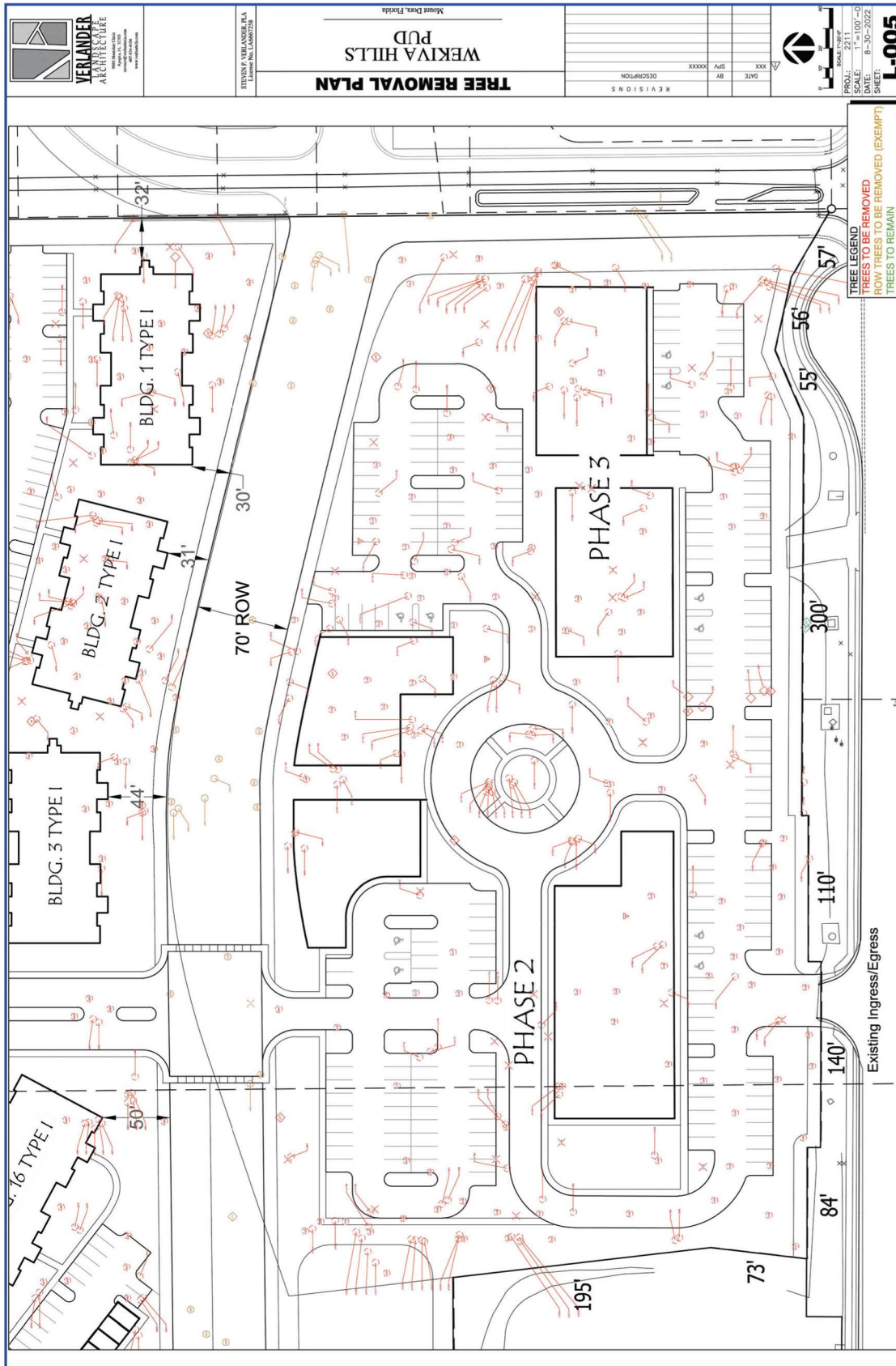
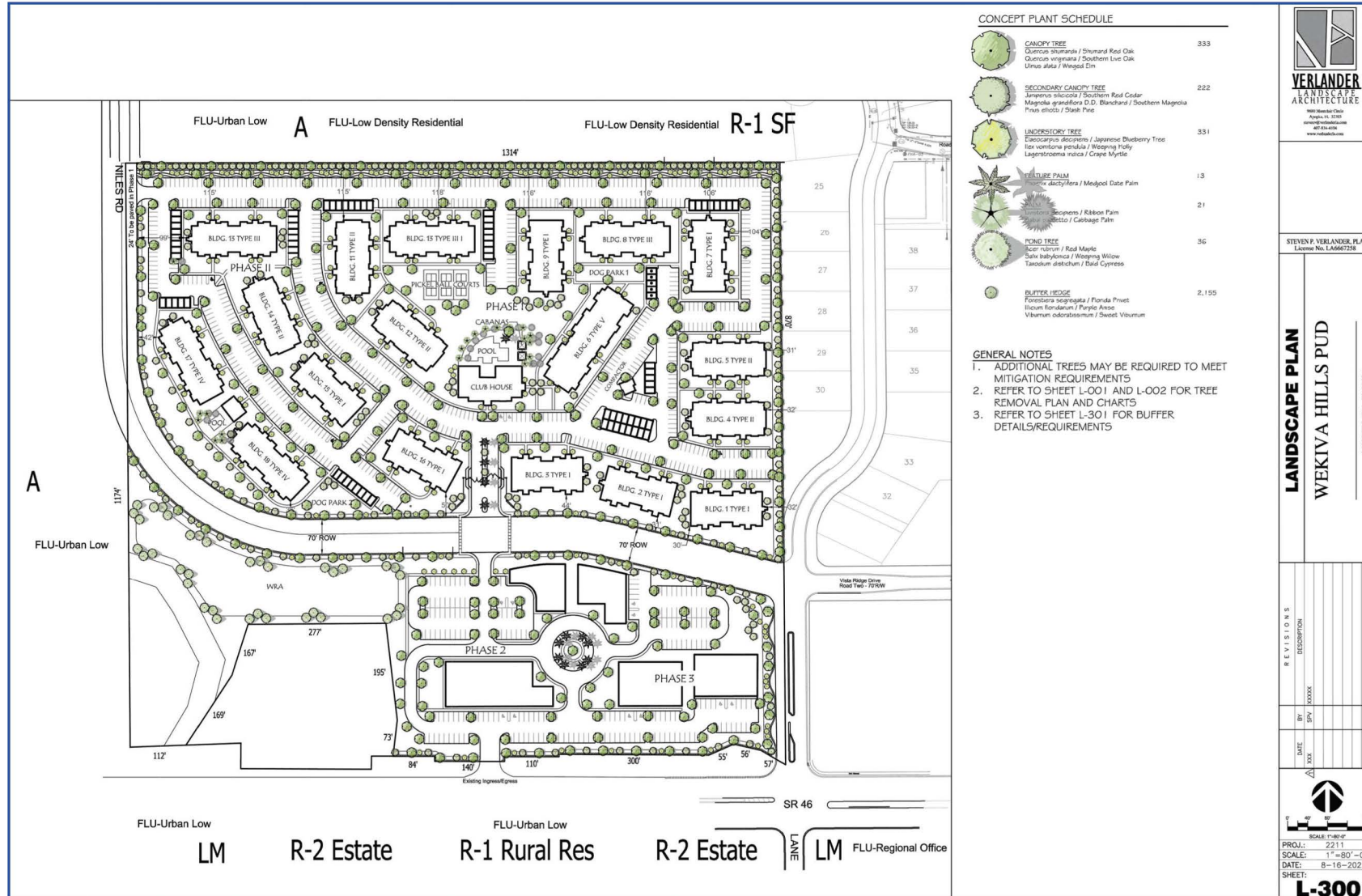


Exhibit "T"

[illegible]

The replacement of trees onsite will include trees being counted within buffer-yards



Vista Hills

Final PUD Master Plan
Landscape Plan: Entire Site
Mt. Dora, FL



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 385-1965 / FAX (352) 385-4624
P&ID: 1875-1
October 31st, 2022

Vista Hills

Final PUD Master Plan

Landscape Plan: Buffers

Mt. Dora, FL

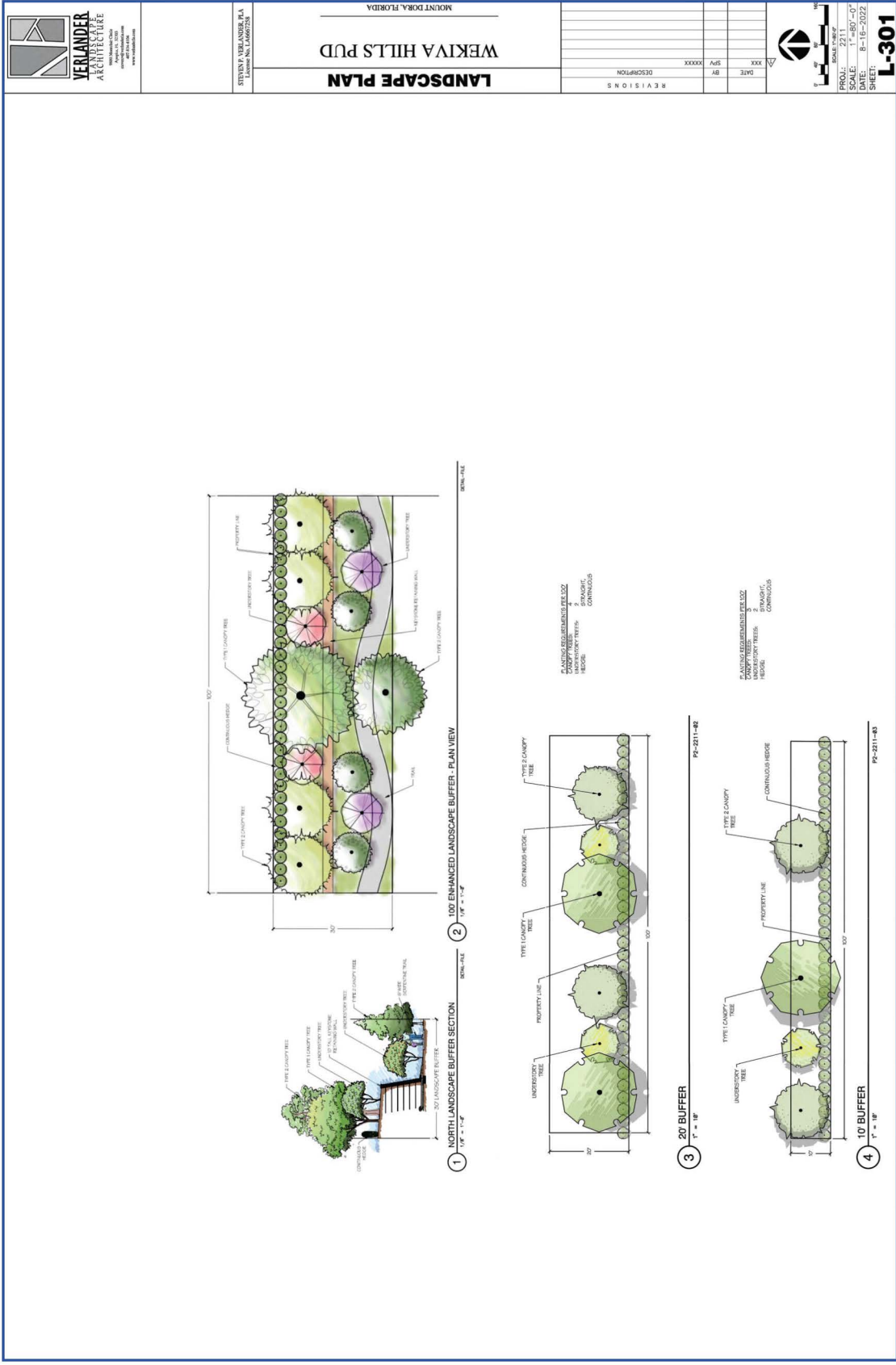




Exhibit "B"



Vista Hills

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



Vista Hills

Final PUD Master Plan
Landscape Plan: Niles Road
Mt. Dora, FL



23 of 23



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



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

DATE: March 5, 2024

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, Acting City Manager

SUBJECT: Request Final Reading and Adoption of **Ordinance No. 2024-06**, Amendment to Section 42-203 Mount Dora Code of Ordinances Operator of a Golf Cart Minimum Driver's Age.

Introduction:

This is a request for City Council to approve the final reading of Ordinance No. 2024-06.

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

Discussion:

Pursuant to Florida Statutes, Section 166.041(4) Attachment #1 is the completed Ordinance Business Impact Estimate.

Golf Cart Driver's Age (18)

A recent State law enacted under House Bill 949 (Attachment #2) prohibits a person under 18 years of age from operating a golf cart on certain roadways unless he or she possesses a valid learner driver's license or valid driver's license; prohibiting a person 18 years of age or older from operating a golf cart on certain roadways unless he or she possesses a valid form of government-issued photographic identification. This law took effect on July 1, 2023. The original golf cart Ordinance No. 2023-06 adopted on June 20, 2023, restricted drivers to a minimum of 16 years of age. Also, the City's golf cart ordinance was adopted as a pilot program to be revisited prior to the sunset date of June 20, 2024. Given the nature of the State Law change, the City feels the age restriction should be ratified formally as an amendment. The attached Ordinance No. 2024-06 included this change to golf cart driver's age to 16 years of age with a valid Learner's Drivers Permit, valid Driver's License or 18 years of age with a valid state issue identification card.

The City Council, at their regularly scheduled meeting held on February 20, 2024, recommended approval of the First Reading of Ordinance No. 2024-06 and held a hearing for the Second Reading and Final Adoption. Further, the City Council directed staff to proceed with conversion of the 4th Avenue Pedestrian Mall Area for Golf Cart and Motorcycle Parking by presenting a Resolution at a later date.

Legal advertisement for the adoption public hearing is included in Attachment #3.

Budget Impact:

No budget impacts associated with the minor Code of Ordinance Amendment related to this matter.

Strategic Impact:

GOAL 2: Infrastructure / Public Safety. Regulations related to vehicles on public streets advance a legitimate public purpose and promote and protect the health, safety and welfare of the citizenry of Mount Dora.

Recommendation:

City Council to approve Final Reading of Ordinance No. 2024-06.

Attachment(s):

1. Attachment 1 Ordinance Impact Estimate(3-5-24)
2. Attachment 2 House Bill 949
3. Attachment 3 Legal Ad Publication
4. Ordinance 2024-06 Amendment Golf Cart Drivers Age(Cty Atty) Adoption

Prepared by: Vince Sandersfeld, Planning and Development Director

Reviewed by: City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, Planning and Development Director

Approved - 2/28/2024

Approved - 2/28/2024

Final Approval - 2/28/2024

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: 2024-06

ORDINANCE TITLE: Amendment to Section 42-203 Mount Dora Code of Ordinances Operator of a Golf Cart Minimum Driver's Age

**DEPARTMENT: Planning and Development Department
Mount Dora Police Department**

MEETING DATE: March 5, 2024

Fiscal Impact:

- An estimate of the direct economic impact of the proposed ordinance on private for-profit businesses (the "Businesses") in the City's jurisdiction, including the following, if any:
 - o An estimate of direct compliance costs such Businesses may reasonably incur if the Ordinance is enacted: _____;
 - o Identification of any new charge or fee on Businesses subject to the proposed Ordinance or for which such businesses will be financially responsible _____; and
 - o Estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed to cover such costs.
Costs: _____ Revenues from Fees: _____
- A good faith estimate of the number of Businesses likely to be impacted by the Ordinance: _____.
- Additional applicable information:

X A Fiscal Impact Estimate is **NOT** necessary because the proposed Ordinance is enacted pursuant to one of the following:

- o Florida Statutes, Chapter 163, part II, relating to growth policy, county planning and land development regulation, including zoning, development orders, development agreements and development permits.
- o Florida Statutes, Section 553.73, relating to the Florida Building Code
- o Florida Statutes, Section 633.202, relating to the Florida Fire Prevention Code
- o Florida Statutes, Sections 190.005 and 190.046, regarding a community development district.
- o The issuance or refinancing of debt.
- o To comply with a federal or state law or regulation.
- o To adopt a budget or budget amendments, including revenue sources necessary to fund the budget.
- o To adopt an Emergency Ordinance pursuant to applicable law.
- o To implement a contract or agreement.
- o Is related to procurement.

CHAPTER 2023-67

Committee Substitute for
Committee Substitute for House Bill No. 949

An act relating to operation of a golf cart; amending s. 316.212, F.S.; authorizing a water control district to designate certain roads for use by golf carts; requiring county approval before making such a designation; prohibiting a person under 18 years of age from operating a golf cart on certain roadways unless he or she possesses a valid learner's driver license or valid driver license; prohibiting a person 18 years of age or older from operating a golf cart on certain roadways unless he or she possesses a valid form of government-issued photographic identification; providing a penalty; amending s. 322.04, F.S.; conforming a provision to changes made by the act; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (1) and (7) of section 316.212, Florida Statutes, are amended, and subsection (9) of that section is republished, to read:

316.212 Operation of golf carts on certain roadways.—The operation of a golf cart upon the public roads or streets of this state is prohibited except as provided herein:

(1) A golf cart may be operated only upon a county road that has been designated by a county, a municipal street that has been designated by a municipality, ~~or a two-lane county road located within the jurisdiction of a municipality designated by that municipality, or a road that is owned and maintained by a water control district and has been designated by that water control district,~~ for use by golf carts. ~~Before~~ Prior to making such a designation, the responsible local governmental entity must first determine that golf carts may safely travel on or cross the public road or street, considering factors including the speed, volume, and character of motor vehicle traffic using the road or street, and if such designation is to be made by a water control district, the district must also receive approval from the county in which the road to be designated is located. Upon a determination that golf carts may be safely operated on a designated road or street, the responsible governmental entity shall post appropriate signs to indicate that such operation is allowed.

(7) A golf cart may not be operated on public roads or streets by a ~~any~~ person:

(a) Who is under 18 years of age unless he or she possesses a valid learner's driver license or valid driver license.

(b) Who is 18 years of age or older unless he or she possesses a valid form of government-issued photographic identification ~~the age of 14.~~

(9) A violation of this section is a noncriminal traffic infraction, punishable pursuant to chapter 318 as a moving violation for infractions of subsections (1)-(5) or a local ordinance corresponding thereto and enacted pursuant to subsection (8), or punishable pursuant to chapter 318 as a nonmoving violation for infractions of subsection (6), subsection (7), or a local ordinance corresponding thereto and enacted pursuant to subsection (8).

Section 2. Paragraph (e) of subsection (1) of section 322.04, Florida Statutes, is amended to read:

322.04 Persons exempt from obtaining driver license.—

(1) The following persons are exempt from obtaining a driver license:

(e) A Any person 18 years of age or older operating a golf cart, as defined in s. 320.01, which is operated in accordance with the provisions of s. 316.212.

Section 3. This act shall take effect October 1, 2023.

Approved by the Governor May 11, 2023.

Filed in Office Secretary of State May 11, 2023.

ATTACHMENT #3
NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2024-06
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2024-06. The final public hearing on the ordinance will be held on Tuesday, March 5, 2024, at 6:00 p.m., or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance 2024-06 is as follows:

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO THE CITY OF MOUNT DORA CODE OF ORDINANCES, PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENT OF THE CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 42, ARTICLE V, GOLF CARTS AND LOW SPEED VEHICLES; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; 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 Friday.

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: February 23, 2024

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO THE CITY OF MOUNT DORA CODE OF ORDINANCES, PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENT OF THE CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 42, ARTICLE V, GOLF CARTS AND LOW SPEED VEHICLES; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Constitution, Article VIII, Section 2(b), and Section 166.021(1), *Florida Statutes* establish the home rule powers of Florida municipalities and enable municipalities to conduct municipal government, perform municipal functions, render municipal services, and exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, this Ordinance implements and is enacted under such home rule powers vested in the City of Mount Dora by the Florida Constitution and the Florida Statutes; and

WHEREAS, the City enacted Ordinance No. 2023-06 on June 20, 2023, amending the City of Mount Dora Code of Ordinances to establish restrictions and regulations for operation of golf carts and low speed vehicles; and

WHEREAS, State of Florida House Bill 949 amended Section 316.212, *Florida Statutes* regarding operation of golf carts by restricting drivers' age; and

WHEREAS, the City has determined that it is in the best interest of the health, safety and welfare of its citizens and visitors to amend Chapter 42, Article V Golf Carts and Low Speed Vehicles in order to ensure consistency with current State Law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF 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 Ordinance. The above recitals are hereby adopted.

SECTION 2. AMENDING CITY OF MOUNT DORA CODE OF ORDINANCE, ARTICLE V. SECTION 42-203, GOLF CARTS AND LOW SPEED VEHICLES. The City of Mount Dora Code Ordinances, Section 42-203 is hereby amended as follows:

Note: Underlined words constitute additions to existing text, asterisks (***) indicate omitted parts which are intended to remain unchanged.

Section 42-203. - Age Restrictions and Insurance.

A. Any Operator of a Golf Carts on a City Right of Way must meet the following requirements:

1. ~~Must be at least 16 years of age and have a valid driver's license.~~ Must be 18 years of age to operate a golf cart on the designated roadways unless he or she possesses a valid learner's driver license or valid driver's license.

2. ~~Operators with a learner's permit may only drive a Golf Cart on a City Right of Way if accompanied by a passenger of at least 21 years of age who also possesses a valid driver's license.~~ Operators of golf carts on designated roadways must possess a valid form of government-issued photographic identification.

SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS.

The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance. 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 prudent.

SECTION 4. This ordinance shall sunset concurrently with Ordinance No. 2023-06 as set forth in Section 4 of Ordinance No. 2023-06 unless extended or modified as contemplated therein.

SECTION 5. CODIFICATION AND SCRIVENER'S ERRORS.

A. The revisions to City of Mount Dora Code of Ordinances, Chapter 42, as set forth in Section 2 above shall be codified in the City of Mount Dora Code of Ordinances.

B. The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the codifier of the City of Mount Dora Code of Ordinances.

C. 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 with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 6. SAVINGS CLAUSE. All prior actions of the City pertaining to the City of Mount Dora Code of Ordinances, Chapter 42, Golf Carts And Low Speed Vehicles, as well as any and all other applicable matters set forth herein, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 7. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other

section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: February 20, 2024

SECOND READING: March 5, 2024

PASSED AND ADOPTED this 5th day of March, 2024.

CRISSY STILE, MAYOR
CITY OF MOUNT DORA

ATTEST:

Jeanann Hand, City Clerk
City of Mount Dora

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

Patrick Brackins, City Attorney
City of Mount Dora



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

DATE: March 5, 2024

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, Acting City Manager

SUBJECT: FY 24-25 Budget Calendar Discussion

Introduction:

This is an opportunity for Council to discuss the upcoming budget calendar.

Discussion:

The city operates on a fiscal year basis that begins on October 1 and ends on September 30. The city begins working on the upcoming fiscal year's budget in April to allow sufficient time for data collection, detailed review of financial information, and compliance with laws for public hearings and adoption of the budget by resolution.

A budget calendar is a tool used by the city to establish a timeline for the completion of each step in the budget process leading up to the new fiscal year. The budget calendar includes deadlines for departments to submit information to the Budget Director, dates of budget workshops, dates for advertising and conducting public hearings, and a timeline for review and adoption of the millage rate and budget by resolution.

The proposed FY 2024-25 budget calendar was reviewed by the Department of Revenue and is in compliance with all the laws and regulations.

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

Provide the best time for the Councilmembers to participate in FY 2024-25 budget workshops.

Attachment(s):

1. Proposed - FY2024-25 Budget Calendar

Prepared by: Jeanann Hand, City Clerk

Reviewed by: Aneta Barton, Budget Director

Jeanann Hand, City Clerk

Vince Sandersfeld, Planning and Development Director

Approved - 2/28/2024

Approved - 2/28/2024

Final Approval - 2/28/2024



**Budget Calendar
FY 2024 - 25**

Date	Responsible	Required Activity	Requirement
March 11-14, 2024	Departments	Mid-Year Budget Meetings with Finance	
April 1, 2024	Budget Director	Open budget for operator input	
April 1, 2024	Departments	Personnel Requisitions due to HR and Information Technology Forms due to IT	
April 16, 2024 Tuesday Regular Meeting	City Council	Mid-Year Budget Amendment	
May 10, 2024	IT & Purchasing	Cost allocations for Communications and Copy Machine Due	
May 17, 2024	Departments	CIP and Capital Outlay forms completed and turned into Finance	
May 31, 2024	Departments	Department entry due by the end of the day	
On or before June 1st	Property Appraiser	Provide an estimate of 2024 total assessed values of non-exempt property for budget planning purposes.	Section 200.065(8), FL Statutes
June 3 – 7, 2024	Departments	Budget clear-up review with department head	
June 10, 2023 Monday 6:00PM	City Council	Budget Workshop 1. Set budget parameters 2. Fire Assessment	
June 18, 2023 Tuesday Regular Meeting	City Council	City adopts preliminary Fire Assessment rate resolution	
On or before July 1st	Property Appraiser	Submit 2024 certified taxable values to the City Council.	Section 193.023(1), FL Statutes, Section 200.065(1), FL Statutes
July 1, 2024	Budget Director	Deadline for City to submit estimated Fire Assessment Revenue to Property Appraiser for TRIM notice.	
July 8, 2024 Monday 6:00PM	City Council	Budget Workshop 1. Capital Outlay and CIP 2. Enterprise	

July 16, 2023 Tuesday Regular Meeting	City Council	City Commission Sets Maximum Millage 6:00 PM	Section 200.065(2)(b), FL Statutes
July 22, 2024 Monday 6:00PM	City Council	Budget Workshop 1. Governmental Funds 2. Internal Services	
No later than August 4th	City Council	Notify the Property Appraiser of: 1. The Proposed millage rates for FY 2024-25; 2. The rolled back millage rates for FY 2024-25; The date, time, and place of the public hearings to consider the proposed millage rates and tentative budgets.	Section 200.065(2)(b), FL Statutes
August 24, 2024	Property Appraiser	Mail notices of proposed property taxes for 2024 to each taxpayer listed on the current year assessment roll. (advertisement of public hearing to consider tentative budgets and proposed millage rate covered)	Section 200.065(2)(b), FL Statutes, Section 200.069, FL Statutes
August 23, 2024	City Council	Proposed Budget Book to Council	
August 26, 2024 Monday 6:00PM	City Council	Final Budget Workshop 1. Overall budget	
September 3, 2024 Tuesday Regular Meeting	City Council	Conduct 1 st public hearings to consider adoption of the tentative budgets and proposed millage rate for fiscal year 2024-25. All hearings <u>must</u> begin after 5:00 P.M. Tentative budget, proposed millage rate, Fire Assessment tentative budget, and adopt fire assessment rate resolution	Section 166.241(3), FL Statutes, Section 200.065(2)(c) – (e), FL Statutes
September 13, 2023 Friday	Budget Director	Advertise public hearings to consider final adoption of the budgets, increases in property taxes and operating expenditures (if applicable), and adoption of millage rate for fiscal year 2024-25.	Section 200.065(2)(d), FL Statutes, Sections 200.065(3), (a), (b),(h)-(i), FL Statutes'

September 17, 2024 Tuesday Regular Meeting	City Council	Conduct public hearings to consider final adoption of the budgets and millage rate for fiscal year 2024-25. All hearings <u>must</u> begin after 5:00 P.M.	Section 166.241(3), FL Statutes, Section 200.065(2),(d),(e), FL Statutes
September 20, 2024	Budget Director	Sends out Resolution or the ordinance adopting the final millage rate to the Property Appraiser, the Tax Collector and the DOR	
September 30, 2024	Budget Director	Sends out email to Lake County Manager with the CRA and NE CRA budgets	Section 163.387(6)(b), FL Statutes
October 1, 2024	Budget Director	Adopts Budget in BSA	
On or before October 17, 2024	Budget Director	Sends out TRIM Packet to DOR	



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

DATE: March 5, 2024

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, Acting City Manager

SUBJECT: Mount Dora Police Department Recruitment and Retention Program

Introduction:

This is a request for Council to discuss the Mount Dora Police Department Recruitment and Retention Program. The Mount Dora Police Department's recruitment and retention plan is a long-term strategy where we focus on enticing law enforcement candidates with full academy sponsorship, advanced training opportunities, opportunities for advancement and competitive pay and benefits.

Discussion:

Over the past year, the City of Mount Dora, under the direction of the City Council, has invested heavily in hiring non-certified candidates and sponsoring them to attend the police academy. One of the benefits of sponsoring candidates and placing them in a police academy is to create ownership and loyalty to the City of Mount Dora and to the Police Department. The early academy sponsorship results show we are getting highly trained and dedicated Police Officers, who appear at this stage to be planning on a long career with the Mount Dora Police Department.

With a new crop of dedicated Police Officers in place, we must reciprocate the show of loyalty through competitive wages and benefits. The recruitment of newly certified law enforcement officers is fierce. Larger agencies have the ability to use their wide range of opportunities as a recruitment tool, surpassing the abilities of the mid-sized departments such as the Mount Dora Police Department. We overcome our inability to provide opportunities with superior wages and benefits.

To offset the competitive edge of some larger law enforcement agencies, the Mount Dora Police Department must stay ahead of the competition when it comes to pay and benefits. Currently, the pay range for non-supervisory Police Officers at the Mount Dora Police Department is \$51,693.97 through \$69,220.79. To remain competitive and not lose candidates as a result of poor compensation, it is recommended that we provide a thirteen-percent (13%) pay increase. With a 13% pay increase, the pay range for non-supervisory police officers will be \$58,414.14 through \$78,219.53. The thirteen-percent (13%) wage increase will also positively

impact the police department's senior and first line supervisory personnel; further sending a strong message of support to our law enforcement senior personnel.

Budget Impact:

With the effective date of 4/9/2024 (13 payroll cycles), the 13% increase in pay will result in a \$262,400 impact on the City's budget, given that the department is fully staffed. This will translate into the starting salary of a Police Officer at a competitive \$58,414 a year.

At this time, the budget amendment is not needed due to a hold up in the hiring process the City has experienced in the past several months.

Strategic Impact:

Recruitment and Retention of City Employees.

Recommendation:

Council discuss the Mount Dora Police Department Recruitment and Retention Program.

Attachment(s):

Prepared by: Jeanann Hand, City Clerk

Reviewed by: Aneta Barton, Budget Director

Jeanann Hand, City Clerk

Vince Sandersfeld, Planning and Development Director

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