



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

Mount Dora Northeast Community Redevelopment Agency Governing Board

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

April 9, 2024

AGENDA

- I. Call to Order
- II. Roll Call, Moment of Silence & Pledge of Allegiance
- III. Approval of Minutes from March 12, 2024
- IV. Public Comment Period
- V. Discussion Items
 - 1.) Code Compliance Inspector Introductions
 - 2.) Chris Carson Mural
 - 3.) MLK Signage
- VI. Other Business
 - 1.) PD Update
- VII. Announcement of Next Scheduled Meeting Date: May 14, 2024
- VIII. Adjournment

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

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

NOTICE: In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-7357126, ext. 1111, or by email at clerk@cityofmoundora.com.
If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.



CITY OF MOUNT DORA NORTHEAST COMMUNITY REDEVELOPMENT MARCH 12, 2024 MEETING MINUTES

The City of Mount Dora Northeast Redevelopment Committee met on Tuesday, March 12, 2024, in the Martin Luther King Building, located at 803 Florida Avenue, Mount Dora, Florida to discuss matter pertaining to the Committee.

I. Call to Order

Having been duly noticed as required by law, the March 12, 2024 meeting of the Mount Dora Northeast CRA was called to order at 6:05 p.m. by Rona Rowe, Chair.

II. Roll Call, Moment of Silence & Pledge of Allegiance

Present: Rona Rowe, Lillie Taylor, Lynn Tacher, Rosalyn Harris, and Ozell Ward.

Absent: Stevie Harley, and Bryan Belk

City Staff: Adam Sumner, CRA Manager; Kenneth Lopez, Northeast Police Officer

III. Approval of February 13, 2024 Meeting Minutes

Motion by Ms. Tacher, Seconded by Mr. Ward to APPROVE the minutes with the corrections.

For: Rona Rowe, Lillie Taylor, Lynn Tacher, Rosalyn Harris, and Ozell Ward

Against: none

Motion Carried: 5-0

IV. Public participation/hearing for non-agenda items

V. Discussion Items

1.) Clean up day follow up & future efforts

Mr. Sumner gave an update on the clean-up event from March 2, 2024. He stated that we did not receive the amount of volunteers that were pledged originally. He informed the Committee that we ended up with about 30 volunteers, including Ms. Taylor who helped out for the entire event.



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Mr. Sumner stated that the Waste Management truck worked until about 3:00pm that day picking up garbage left on the streets. He stated that he felt it was a very successful event and a considerable dent was made but that it was evident to everyone working that there is still a lot more work to be done.

Mr. Sumner stated in future he would like to host two more weekend clean ups and to get the neighborhoods as aware and involved as possible. Overall he was very pleased with the outcome. He stated that he plans to have future meetings to discuss what other times seasonally would be best to host another event.

Ms. Tacher asked when the students will require community service hours.

Mr. Sumner stated he did not know and that was one of the questions he had as well. He stated he believed towards the end of the school year.

Ms. Taylor made a comment that although she felt the event was successful, she was a little disappointed because she did not see any committee members present to participate in the event. She stated that they represent the Northeast CRA and should have been there. She added that in future they should be more thoughtful.

Ms. Tacher apologized as she was not sure what she would have been able to do.

Ms. Taylor stated she could have passed out waters or just been there to show support. Just to be there is important.

Mr. Ward stated that he was not home that day but that he agrees with Ms. Taylor.

Ms. Harris asked if next time we could have more signage within the neighborhood to make people aware.

Mr. Sumner stated absolutely, that he and Officer Adreano discussed that during the event.

Ms. Taylor complimented the flyers that were used to advertise the event and that they were very much needed.

Mr. Sumner gave praise for two of the CRA workers, Lamar Johnson and Bob Austin, and the work they did during the event.

Ms. Rowe and Mr. Sumner stated they would need to coordinate with the football schedule and Homecoming week next year when planning the event so that we can get as many volunteers as possible.

Mr. Juan Perez from the audience made a comment that they helped during the event and wrote down a concern he had about Simpson and Highland Street. He stated that the area needs to be addressed as he feels it is not suitable for habitation. He asked if the City was doing anything to alleviate the blight of this area.

Mr. Sumner stated the short answer is yes.

2.) Affordable Housing project

Mr. Sumner stated that over the last couple of years with the assistance of Mr. Rowe he was able to purchase some land, two and a half acres of vacant land within the Northeast that he has ear-marked for affordable housing. He gave the information regarding the process to the committee members.



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Mr. Ward asked why the City is selling the property. What is the purpose of selling it versus developing it themselves? He stated he had been trying to start that conversation as it seems that we come into possession of property and just sell it to another builder. He further inquired about the power the Northeast CRA has to develop property.

Mr. Sumner stated that they could hire a contractor to build on the property but the City does not have the funding to build affordable housing. He stated it is a whole lot cheaper for Habitat or Homes in Partnership or Wounded Warrior to build.

He stated at the end of the day we want to get people into affordable housing.

Mr. Ward stated that he heard what Mr. Sumner said but he did not quite understand. He asked if the CRA has any entities that build and develop affordable housing.

Mr. Sumner stated that they do not do it directly but through private/ public partnerships.

Mr. Ward asked if they remain in possession of the rental fees.

Mr. Sumner stated that they would hire a third party to manage it and that third party would get paid for providing that service.

Mr. Ward asked if what was left over would go to the CRA.

Mr. Sumner stated that in theory it would if there was anything left over.

Further discussion on affordable housing land purchasing and development.

Mr. Ward stated that he feels that the board is not informed or educated enough to make decisions on these things. He feels the board should go through proper training so they have the information firsthand. He stated that when they get the information from Mr. Sumner, not that it is not valid information but its right in the midst of something which does not give the committee members that proper amount of time to prepare. He suggested that they should have some kind of discussion where they can look at different possibilities.

Ms. Harris asked if there is a minimum or maximum for a multi-family home.

Mr. Sumner stated that it is single or duplexes for multi-family in the R2 zones.

Further discussion about multi-family dwellings and variances for zoning changes.

Ms. Harris stated that we need to have an effort since no one is addressing City council on what the Northeast community needs. She stated that if they stared in their faces about what this community needs that could cause some real changes.

She stated they need to stop laying back and allowing investors to buy the land and build these big complexes that do not serve the community and raising tax rates.

Mr. Ward stated one of the things the committee is tasked with is eliminating blight but that doesn't mean they have to sell the land to do so. He stated that if they cannot advise then the committee should be eliminated and let Planning and Zoning take over everything.

Ms. Taylor stated she understands what Mr. Ward is saying and that is that they are being spoon fed and asked to swallow and that she agrees with him.

Further discussion on the committees need to understand more about the land buying/ affordable housing process.



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Motion by Mr. Ward, Seconded by Ms. Harris to have a workshop on the process of building affordable housing and the cost associated with that on May 14 2024 Northeast CRA meeting.

For: Rona Rowe, Lillie Taylor, Lynn Tacher, Rosalyn Harris, and Ozell Ward

Against: none

Motion Carried: 5-0

VI. Other Business

1.) Community Resource and Recreation Center Update

Mr. Sumner stated that the final meeting for the recreation center wrapped up last week and the final drawings should be complete in the next 30 days. No further update on the grant. He stated we are still on schedule for the building start date.

2.) Community Policing update

Officer Lopez stated that he enjoyed being a part of the cleanup and that he was aware of the blight issue on Simpson and Highland Street. He stated the rentals there are the issue and also causing crime in the neighborhood. He stated they are working on training more officers to get more involved in the community.

Mr. Ward stated that the officers should be on bikes instead of in vehicles.

Officer Lopez stated that he was pushing for that to get them more engaged with people.

Mr. Ward asked if the police patrol an area on Jackson Street where many residents won't even go.

Officer Lopez stated that they have been out there for cars parking on the sidewalks.

Discussion on the out of control illegal dumping and abandoned homes.

Ms. Tacher asked if the citizens on patrol are told certain things and what they should be looking for.

Officer Lopez stated yes they tell them what to look for such as garbage and abandoned tires.

Ms. Taylor asked if his hours have changed.

Officer Lopez stated that his hours can fluctuate.

Ms. Taylor asked if he is available to be at the MLK building.

Officer Lopez stated that he is making more of an effort to be in the northeast.



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Ms. Taylor stated she had some residents call her about some things going on in their neighborhood and she gave them his cell number and did not receive a call back.
Officer Lopez stated that they can also email him as returning calls can be difficult.
Ms. Rowe asked if there have been any more car burglaries.
Officer Lopez stated it has slowed down.
Ms. Tacher asked about what is being done with a certain youth who had a gun in a resident's yard that was out in two hours.
Officer Lopez stated that he cannot control what the state does.
Discussion on the speed bumps not working throughout the community.
Discussion on the car burglaries and how organized they thieves are.

VII. Announcement of next scheduled meeting date, April 9, 2024

VIII. Adjournment

Motion by Ms. Tacher, Seconded by Mr. Ward to ADJOURN the Northeast Community Redevelopment Committee Meeting at 7:16PM.

For: Rona Rowe, Lillie Taylor, Lynn Tacher, Rosalyn Harris, and Ozell Ward

Against: none

Motion Carried: 5-0

***Rona Rowe, Chairwoman,
Northeast CRA***

***Catherine Hutcheson
Administrative Coordinator***