



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**

May 14, 2024

AGENDA

- I. Call to Order
- II. Roll Call, Moment of Silence & Pledge of Allegiance
- III. Approval of Minutes from April 9, 2024
- IV. Public Comment Period
- V. Discussion Items
 - 1.) Sunshine Training with Attorney Cliff Shepard
- 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 APRIL 9, 2024 MEETING MINUTES

The City of Mount Dora Northeast Redevelopment Committee met on Tuesday, April 9, 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 April 9, 2024 meeting of the Mount Dora Northeast CRA was called to order at 6:00 p.m. by Rona Rowe, Chair.

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

Present: Rona Rowe, Rosalyn Harris, Stevie Harley and Ozell Ward.

Absent: Lillie Taylor & Lynn Tacher

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

III. Approval of March 12, 2024 Meeting Minutes

Motion by Mr. Ward, Seconded by Ms. Harris to APPROVE the minutes as printed.

For: Rona Rowe, , Rosalyn Harris, Stevie Harley and Ozell Ward

Against: none

Motion Carried: 4-0

IV. Public participation/hearing for non-agenda items

Mr. Bobbie Rowe spoke about the wrap up of tutoring at the MLK building in May 2024. He also spoke about the need for more community events at the park. He stated he was very thankful for the events and tutoring/ mentoring program.

V. Discussion Items

1.) Introduction of Code Compliance Inspectors

Mr. Sumner introduced Ms. Tarra Hernandez and Mr. James Paul as the new Code Compliance Inspectors. He gave a brief history of where they worked previously and their



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qualifications for the job. He stated that Ms. Hernandez would be the main face they see in the Northeast and to call her with any code complaints. Ms. Hernandez and Mr. Paul handed out business cards.

Mr. Ward asked what the top code violations were in the City.

Mr. Sumner responded by stating that there is a full list on the city website but that the most common going to magistrate are stop work orders for illegal work without permits. The most common complaints are parking on grass, overgrown lots and junk and debris. He stated any noise complaints are focused on by Mount Dora PD.

Mr. Ward asked whose grass was being parked on.

Mr. Sumner stated that per City code that in residential districts vehicles are allowed to be parked on designated parking surfaces such as concrete, asphalt, paver stone or reinforces surfaces. Mulch is prohibited. He stated that in the northeast there are many homes that were built without driveways and so the City has not pressed to have them get driveways and have been allowed to park on the grass. However, if the home has any renovations that exceed half the property value done a driveway would be need to be added as part of the permit requirements.

2.) Mural update with Chris Carson

Mr. Sumner introduced Mr. Chris Carson to speak on the mural. Mr. Carson stated he brought Mr. Thomas Decker, chair of the Public Arts Commission.

Mr. Decker gave a brief speech thanking Officer Lopez and the board members for working with them to create the new beautiful Martin Luther King Mural on the street side of the building. He stated it was a pleasure to create with them and he hopes to work with them in the future to work on more murals throughout the City.

Ms. Rowe stated that the mural is beautiful and even the kids who have been there for tutoring really enjoy it. She stated it has brightened up the community.

Mr. Ward shared her sentiments.

Mr. Troy Shonk, Parks and Recreation Director, asked the members to join them all outside to take a photograph in front of the mural.

Mr. Sumner requested the Code Inspectors to leave the meeting at this time and the members took an intermission for the photo op at 6:30pm.

(End of intermission 6:44pm, meeting re-started)

3.) MLK Building Signage with Troy Shonk

Mr. Sumner handed the direction of the meeting off to Mr. Ward to discuss his agenda add on of MLK building signage.

Mr. Ward stated that he is looking to find ways and options to get proper signage at the front of the building to make the community aware of community events that may be going on. He



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stated the current glass cabinet they have now looks dated and tacky and the items posted are not current.

Ms. Rowe stated she is in agreement with Mr. Ward and that we do need some updated signage.

Mr. Ward stated that Mr. Ward was correct and stated that there was an old CRA calendar on there.

Ms. Rowe re-stated that there really does need to be an update that looked less tacky and allows people to what events are being hosted in the community.

Mr. Shonk stated that Mr. Sumner probably wouldn't like the idea of a kiosk.

Mr. Sumner stated no he would not and he did not believe it would fit within the budget.

Mr. Ward stated that they would like a sign that could grab people's attention possible with lighting.

Mr. Sumner stated that would be an issue from Planning & Zonings point of view.

Mr. Ward stated they need to have a good request to support their sign idea and bring it to council. He did not want to make an idle request and he understood the need to control signage.

Mr. Shonk asked what they wanted to be visible from the road.

Further discussion between the board members and Mr. Shonk and Mr. Sumner.

Mr. Shonk stated that he was having trouble getting the signage they wanted for the Community Building so he was uncertain that the MLK building may come up against the same trouble.

Mr. Sumner asked if this was worth bringing to the Parks board for discussion.

Mr. Shonk stated yes.

Mr. Rowe stated that her question was the reality of driving by the building vs walking and the cork board may be a good option.

Officer Lopez stated he was in favor of the cork board option.

Ms. Rowe asked if anyone had any more questions about the signage.

Mr. Ward stated that he appreciated the feedback but he really feels like the board needs to figure out what's best for the, Mr. Ward stated that he felt that due to their mission and what the MLK building stands for could possibly persuade the Zoning department to take a different approach to them. He understood that they might be up against some resistance but it doesn't hurt to ask.

Ms. Harris asked if the CRA would be the ones to pay.

Mr. Sumner stated it would need to be funded by the City.

Mr. Ward asked where they could look at signage types and how that would work with Parks and Recreation.

Mr. Sumner stated that Ms. Michele Janiszewski, senior planner, had just given a presentation to the Historic Preservation Board on the topic of signage allowed within their zone. He stated he would discuss with her doing the same for the Northeast CRA zoning and get the presentation to them via email.



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Ms. Rowe stated that would be great so the board members could see what options they had and what they could discuss at the next meeting.

Mr. Sumner stated that they need to work on the landscaping around the current sign.

Mr. Shonk stated that they are currently working on the landscaping for it and discussing trimming the tree back and possibly cutting it down completely.

Ms. Harris ask about signage at the back wall of the Cauley Lot building.

Mr. Shonk stated that Councilman Walker had brought that up and it will be discussed at the next Parks and Rec meeting.

VI. Other Business

Mr. Sumner gave the announcement that Mr. Belk has left the committee to enjoy some travel and they wished him luck with his travels.

1.) Career Source update

Mr. Sumner told the board members that we were no longer able to fund Career Source internships with CRA money anymore. He explained this was because of a state law that was passed in 2019 and that our attorneys told us we had to stop funding them. He gave further elaboration of what that means.

Mr. Sumner stated he has not given up on the program but he is looking at other options.

Mr. Ward asked if the CRA was still responsible for economic development.

Mr. Sumner stated yes.

Mr. Ward asked how we have the job development program and how do they sell it.

Mr. Sumner stated it is a debate he has been having with the City attorneys. He said the answer he got was the re-development is essentially economic development but economic development does not mean redevelopment.

Further discussion amongst Mr. Sumner and Mr. Ward on how the Northeast CRA could fund a similar program without breaking the law. Mr. Sumner was not sure on if there was a way to do that.

A local resident, Mr. Juan Perez, asked if this law affected Steamrollers for the Downtown CRA Committee.

Mr. Sumner explained that this was entirely different from Career Source as Steamrollers is a job grant being paid to a company not funding a workforce program and Career Source does internships. There was further discussion amongst the board members on this topic.

Mr. Ward wanted the board members to come up with some other options that could be presented to City Council for discussion.

2.) Community Policing update

Officer Lopez gave an update stating that there is a new CO at the Mount Dora Middle School and that they have been working on alleviating the issue with fights among students



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and parents after school lets out. He stated that most of the fights were happening at the Lincoln Avenue Park.

Mr. Ward thought this was a little funny and asked how the officers were stopping the fighting and if they were putting the kids in jail for it.

Officer Lopez stated that no, they were not putting the kids in jail, but just breaking up any fights they saw and calling parents.

Mr. Ward asked about what happened with his idea for cops on bicycles within the community.

Officer Lopez stated he would bring the idea to Police Chief Gibson and get back to him with a response.

Officer Lopez also stated that he was looking forward to working with Ms. Hernandez on dealing with code violations in the northeast community and that he was specifically hoping to work with her on sidewalk parking as that usually leads them to drug dealers and that was all he was going to say on that topic.

Mr. Rowe updated the committee members on a third library that was placed in Lillie Park.

VII. Announcement of next scheduled meeting date, May 14, 2024

VIII. Adjournment

Motion by Mr. Harvey, Seconded by Mr. Ward to ADJOURN the Northeast Community Redevelopment Committee Meeting at 7:48PM.

For: Rona Rowe, Rosalyn Harris, Stevie Harley and Ozell Ward

Against: none

Motion Carried: 4-0

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

***Catherine Hutcheson
Administrative Coordinator***