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

Mount Dora City Council

Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
June 4, 2024, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OFALLEGIANCE

ROLL CALL

PRESENTATIONS

1. State of City Presentation 4
2. LGBTQIA+ Pride Month Proclamation 6
3. Mount Dora Fun Fact

PUBLIC COMMENT

- This is the time for the public to come forward with any comments on any subject related to City business that is not listed on the agenda.
- Please complete a speaker card and provide it to the City Clerk prior to the meeting.
- Please clearly state your name and address for the record.
- If you are part of a group, please designate a speaker.
- Please address all comments to the Mayor. If you are asking a question, an answer may or may not be given at the end of your comment. We will try to answer your question at the time asked. However, there may be times when the City will need to conduct research prior to providing an answer.
- Please limit your comment to 3 minutes or less.
- Thank you for your interest in our City.

APPROVAL OF AGENDA

CONSENT AGENDA

1. Request Approval of Task Authorization with RCM Utilities, LLC for the Rehabilitation of Lift Stations 4 and 5 — 7

2. Request Approval of Task Authorization with Faden Builders, Inc. for the Wastewater Treatment Plant No. 1 Fence Perimeter Clearing — 12

ACTION ITEMS

1. Special Magistrate Recommendation for MK and AD Land Investments, LLC and AMCO Development, Inc. vs. City of Mount Dora. — 19

2. Release Settlement Agreement for MK and AD Land Investments, LLC and AMCO Development, Inc. — 46

PUBLIC HEARINGS - RESOLUTIONS - ORDINANCES

1. Request Final Reading and Adoption of **Ordinance No. 2023-04** Final PUD Mount Dora Mixed Use for MK and AD Land Investments, LLC. — 92

2. Request Final Reading and Adoption of **Ordinance No. 2024-11**, Wastewater (Sewer) Connection/Impact Fees Amendment. — 125

3. Request adoption of **Resolution No. 2024-27**, Master Fee Schedule Update for Sewer Impact (Connection) Fees. — 179

4. Request approval Final Reading and Adoption of **Ordinance No. 2024-12**, Amendment to Chapter 42 of the Mount Dora Code of Ordinances to reinstate Golf Carts on Certain City Streets. — 186

CITY MANAGER'S REPORT

1. Lobbyist Update — 216

CITY ATTORNEY'S REPORT

COMMUNICATIONS AND REPORTS

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

UPCOMING MEETING DATES

- Monday, June 10, 2024, 6:00 PM, Budget Workshop, Budget Parameters and Fire Assessment
- Tuesday, June 18, 2024, 6:00 PM, Regular Session
- Tuesday, July 2, 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: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: State of City Presentation

Introduction:
This is an opportunity for the Mayor to present the annual State of the City message.

Discussion:
Pursuant to Section 18 (f) of the City Charter, the Mayor is presenting the annual State of the City message.

Budget Impact:
N/A

Strategic Impact:
N/A

Recommendation:
Presentation only; no action requested.

Attachment(s):

Prepared by:	Misty Sommer, Director of Economic Development & Public Information	
Reviewed by:	Jeanann Hand, City Clerk	Approved - 5/22/2024
	Vince Sandersfeld, City Manager	Final Approval - 5/23/2024

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

DATE: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: LGBTQIA+ Pride Month Proclamation

Introduction:
This is an opportunity for the reading of a Proclamation recognizing the month of June as LGBTQIA+ Pride Month.

Discussion:
LGBTQIA+ Pride Month occurs in the United States to commemorate the Stonewall Riots, which occurred at the end of June 1969. Celebrating Pride Month influences awareness and provides support and advocacy for the City of Mount Dora's LGBTQIA+ community, and is an opportunity to take action and engage in dialogue to strengthen alliances, build acceptance and advance equal rights. A Proclamation recognizing the significance of LGBTQIA+ Pride Month is attached.

Budget Impact:
N/A

Strategic Impact:
N/A

Recommendation:
Mayor Stile read the LGBTQIA+ Proclamation into the record.

Attachment(s):
1. Proclamation.Pride.2024

Prepared by: Jeanann Hand, City Clerk
Reviewed by: Vince Sandersfeld, City Manager Final Approval - 5/23/2024

PROCLAMATION

WHEREAS, LGBTQIA+ Pride Month occurs in the United States to commemorate the Stonewall Riots, which occurred at the end of June 1969; and

WHEREAS, all human beings are born free and equal in dignity and rights. LGBTQIA+ individuals have had immeasurable impact to the cultural, civic, and economic successes of our country; and

WHEREAS, the City of Mount Dora, Florida cherishes the value and dignity of each LGBTQIA+ person and appreciates the importance of equality and freedom; and

WHEREAS, while society at large increasingly supports LGBTQIA+ equality, it is essential to acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and

WHEREAS, this nation was founded on the principle that every individual has infinite dignity and worth, and the City of Mount Dora calls upon the people of this municipality to embrace this principle and work to eliminate prejudice everywhere it exists; and

WHEREAS, celebrating Pride Month influences awareness and provides support and advocacy for the City of Mount Dora's LGBTQIA+ community, and is an opportunity to take action and engage in dialogue to strengthen alliances, build acceptance and advance equal rights.

NOW, THEREFORE, I, Crissy Stile, as Mayor of the City of Mount Dora, have the distinct honor of proclaiming the month of June 2024 as

Pride Month

in support of the LGBTQIA+ community and encourage all residents to recognize and honor the contributions made by members of the LGBTQIA+ community and to actively promote the principles of equality, liberty, and justice.

_____

Crissy Stile, Mayor

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

DATE: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of Task Authorization with RCM Utilities, LLC for the Rehabilitation of Lift Stations 4 and 5

Introduction:
This is a request for Council to approve a task authorization with RCM Utilities, LLC for the rehabilitation of Lift Stations 4 and 5.

Discussion:
Lift Station #4, 550 Johns Avenue, is in need of rehabilitation and repair to extend the service life of the facility and address any safety issues. RCM will install a new wet well liner, new hatch cover, new check and plug valve, and relocate force main piping. Due to the lack of space at Lift Station #4, there is no room for a backup generator on site. Lift Station #5, 508 Chautauqua Drive, has a generator. The work scheduled to be performed between both of the lift stations will allow the City to harden the system in storm season, lower the risk of an overflow during a power outage and preclude any safety issues.

Budget Impact:
This project was budgeted for $145,000.00 for the fiscal year 23-24 in the GL account 421-1950-536-4601. The estimate is for $122,484.00 which is under the budgeted amount.

Strategic Impact:
Objective 2.4. - Sustain City Infrastructure

Recommendation:
Council approve the task authorization for the rehabilitation of Lift Stations 4 and 5.

Attachment(s):

1. RCM Utilities LLC Task Authorization Signed Auth

Prepared by:	vedderl vedderl, Administrative Assistant	
Reviewed by:	Matthew Dodson, Fiscal Analyst	Approved - 5/15/2024
	Bill Mitchell, City Engineer	Approved - 5/16/2024
	GEORGE MAREK, Public Works Director	Approved - 5/29/2024
	City Attorney, City Attorney	Approved - 5/29/2024
	Jeanann Hand, City Clerk	Approved - 5/29/2024
	Vince Sandersfeld, City Manager	Final Approval - 5/29/2024

CITY OF MOUNT DORA
TASK AUTHORIZATION FORM

In accordance with the terms and conditions of the Agreement between RCM Utilities, LLC (Contractor) and the City of Mount Dora, approved under Resolution 2019-184 dated Dec. 9, 2019, and Amendment 1 to the agreement between the City of Mount Dora and RCM Utilities, dated June 7, 2023, extending the agreement to Dec. 17, 2025, the parties hereto agree to the scope of work, pricing, schedule and subcontractors set forth herein.	**Project Name:** Rehabilitation of LS 4 & 5 **Project Amount: $** $122,484.00 **Budget Account Number:** 421 1950 536 4601 **City Project Manager:** Johnny Reynolds **Contractor:** RCM Utilities LLC **Contractor Project Manager:** Chris Creech

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

SUMMARY OF WORK TO BE COMPLETED

Each Task Authorization package shall include:

Exhibit A – Scope of Work
Exhibit B – Sub-Contractors
Exhibit C – Schedule
Exhibit D – Compensation

Recommended By:

Print: Josh Kramm

Signature: Joshua P Kramm

Date: 5/2/24

Reviewed By:

Print: William Mitchell

Signature: William Mitchell

Date: 5/2/24

CONTRACTOR ACCEPTANCE	CITY APPROVAL
Print Name:	**Print Name:**
Signature:	**Signature:**
Date:	**Date:**

RCM UTILITIES, LLC
1451 Pine Grove Rd
Eustis, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Mount Dora
510 North Baker Street
Mount Dora, FL 32757 USA

ESTIMATE # 4695
DATE 05/15/2024
EXPIRATION DATE 07/15/2024

JOB NAME
Lift Station #4 REHAB

DESCRIPTION	AMOUNT
RCM Utilities to supply all materials, equipment and labor to rehabilitate lift station #4 as follows. Supply, install and maintain a duplex diesel quiet pack bypass package. Demolish and dispose of the existing lift station base elbows, discharge piping, and valves. Install new: Install (1) SEWPERCOAT calcium aluminate interior wetwell liner in the wet well. Wet well top slab with 30"X48" aluminum H10 hatch cover. stainless steel base plates 4" base elbows, 2" stainless guide rails, upper guide rail brackets and anchors 4" HDPE discharge risers to the above ground valve body. New check and plug valves with pump off connection. Install blind flanges in the wet well on the existing discharge pipes. Terminate new LS 4 discharge into new LS 5 force main. Lift Station #5 Force Main: relocate the lift station #5 force main adjacent to lift station #4 as follows. - Locate and excavate both tie in points on the LS4 and LS5 force mains. - Sawcut, demolish and remove 5’ wide X 160’ strip of asphalt in front of LS4. - Install 160’+/- C900 green PVC in Johns Ave to serve as the new end of the LS5 force main. - Tie in LS 4 into the new LS 5 force main. - Double 45 connect to the LS5 force main on the west side. - Cut / cap and abandon the existing LS5 force main to LS4. - Backfill and compact to grade with limerock. - Restore Johns Ave with 1.5" thick asphalt to grade. - Restore right of ways with Sod. NOTES - This scope of supply will commence 6-8 weeks after purchase order receipt with a	122,484.00

DESCRIPTION	AMOUNT
completion date 4+/- weeks after mobilization. - RCM Utilities warrants all supplied materials and workmanship to be free of defects for a period of one year after installation. - COMD to assist with a vac truck to clean the tie in hole after force main is cut. No line stops included in this proposal. LS 4 pumps to a gravity manhole. - Brick paver driveway access to be closed for a 1-2 day timeframe during the rehabilitation. Coordination of this effort to the residents to be by COMD - New wet well lid to be turned 90 degrees towards the roadway with an above ground valve manifold to include a pump off connection. - Bypass package to have suction hoses placed in the junction manhole in the street. - MOT for the construction activity to include intersection shutdown	

SUBTOTAL	122,484.00
TAX	0.00
TOTAL	**$122,484.00**

Accepted By

Accepted Date

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

DATE: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Approval of Task Authorization with Faden Builders, Inc. for the Wastewater Treatment Plant No. 1 Fence Perimeter Clearing

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Introduction:
This is a request for Council to approve a task authorization with Faden Builders, Inc. to perform perimeter clearing along the fence line at Wastewater Treatment Plant #1 (WWTP#1).

Discussion:
The Florida Department of Environmental Protection (FDEP) requires that the perimeter fence at all wastewater treatment plants be maintained vegetation-free as a matter site security.

This project satisfies FDEP's February 2024 Permit condition for renewal of the City's permit. The fence line has been severely overgrown with trees and other vegetation in several areas along the western and southern fence lines at Wastewater Treatment Plant 1 (WWTP#1). The FDEP identified this as a security concern.

This project clears the fence line within the City of Mount Dora's property for WWTP#1.

Budget Impact:
There is money in the Budget Account Number 425-5555-580.63-01 WA2002 for this $102,148.90 Task Authorization.

Strategic Impact:
Objective 2.4 Sustain City Infrastructure

Recommendation:
The City Council to approve Task Authorization for Faden Builders, Inc. to clear the fence line at Wastewater Treatment Plant 1.

Attachment(s):

1. TA_WWTP1-FenceLineClearing_sig

Prepared by:	Bill Mitchell, City Engineer	
Reviewed by:	Rita Meade, Finance Director	Approved - 5/28/2024
	Matthew Dodson, Fiscal Analyst	Approved - 5/28/2024
	GEORGE MAREK, Public Works Director	Approved - 5/29/2024
	City Attorney, City Attorney	Approved - 5/29/2024
	Jeanann Hand, City Clerk	Approved - 5/29/2024
	Vince Sandersfeld, City Manager	Final Approval - 5/29/2024

CITY OF MOUNT DORA
TASK AUTHORIZATION FORM

In accordance with the terms and conditions of the Agreement between **Faden Builders Inc** (Contractor) and the City of Mount Dora, approved under Resolution, **2020-24** dated, **March 22,2023** the parties hereto agree to the scope of work, pricing, schedule and subcontractors set forth herein.

Project Name Wastewater Treatment Plant #1(WWTP 1) Fence Line Clearing
Project Amount $ 102,148.90
Budget Account Number: **425-5555-580.63-01 WA 2002**
City Project Manager: **Johnny Reynolds**
Contractor: **Faden Builders Inc**
Contractor Project Manager: **Philip Rapalje**

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

SUMMARY OF WORK TO BE COMPLETED

Each Task Authorization package shall include:

Exhibit A – Scope of Work
Exhibit B – Sub-Contractors
Exhibit C – Schedule
Exhibit D – Compensation

Recommended By:

Print: James Klein Utility Plants Manager Date: 5-20-2024

Signature: Jas Kl

Reviewed By:

Print: William Mitchell Utility Engineer Date: 5/20/2024

Signature: William Mitchell

CONTRACTOR ACCEPTANCE	CITY APPROVAL
Print Name: Todd M. Faden	**Print Name:**
Signature: DocuSigned by: Todd M. Faden EA608BA3BC674ED...	**Signature:**
Date: 5/22/2024	**Date:**

Exhibit A – Scope of Work

Scope Summary: Clear approximately 2,500 feet of densely overgrown area along the west, south and east fence lines of the WWTP#1 property. Where the property line allows, clear approx. 5ft outside the existing fence line or between the two chain link fences where applicable. All other areas remove brush and limbs from fence.

Approximate Location of Work

DocuSign Envelope ID: FE53F278-57F3-443E-82BE-B4BB7DD5E85A

Exhibit B – Sub-Contractors

Curry's Tree Service

DocuSign Envelope ID: FE53F278-57F3-443E-82BE-B4BB7DD5E85A

Exhibit C – Schedule

Procurement will begin promptly after the issuance of the Purchase Order.
Proposed duration schedule:
2-4 weeks for scheduling/mobilization
4-6 weeks for job completion

DocuSign Envelope ID: FE53F278-57F3-443E-82BE-B4BB7DD5E85A

Exhibit D – Compensation

Price/GMP Breakdown	
1. General Conditions	$ 10,839.47
2. Site Work	$ 70,683.99
Subtotal	$ 81,523.46
General Liability Insurance	$ 1,059.80
Contingency (10%)	$ 8,152.35
Contractor's Fee	$ 11,413.29
Permit Fee excluded	
Performance and Payment Bond excluded	
Gross Maximum Price (GMP):	$ 102,148.90

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

DATE: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Special Magistrate Recommendation for MK and AD Land Investments, LLC and AMCO Development, Inc. vs. City of Mount Dora.

Introduction:
This is a request for City Council to approve the Special Magistrate Recommendation.

Discussion:
The Special Magistrate Proceeding Under Section 70.51, Florida Statutes (Florida Land Use and Environmental Dispute Resolution Act) in the matter between MK and AD Land Investments, LLC, and AMCO Development Inc. (re: Change in Zoning Final PUD, Petitioner, v. City of Mount Dora, Florida, Respondent).

Budget Impact:
There are no budgetary impacts on the City relative to the processing of the agreement actions; however, this action subject to potential legal proceedings.

Strategic Impact:
Administrative action item

Recommendation:
The City Council accepts the recommendation of the Special Magistrate's determinations and conclusions.

Attachment(s):
1. MKAMCO v City Mt Dora_Section 70.51FS Proceeding Special Magistrate Recommendation

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:	City Attorney, City Attorney	Approved - 5/29/2024
	Jeanann Hand, City Clerk	Approved - 5/29/2024
	Vince Sandersfeld, City Manager	Final Approval - 5/29/2024

IN RE: MK & AD LAND INVESTMENTS, LLC
and AMCO DEVELOPMENT, INC.

City of Mount Dora, Florida, Ordinance No. 2023-04
((Constructive) Denial of Application PUD 22-04)
_____/

Special Magistrate Recommendation

Pursuant to Section 70.51(19), Florida Statutes (2024), and after a full evidentiary hearing held on March 11, 2024, pursuant to Section 70.51(15), Florida Statutes, the Special Magistrate in the above-captioned proceeding enters this Recommendation pursuant to the guidelines set forth in Section 70.51(18), Florida Statutes.

Participants in the Special Magistrate Proceeding

For Petitioners MK & AD Land Investments, LLC, and AMCO Development, Inc. ("Petitioners" or "MK/AMCO"):

S. Brent Spain, Esquire
Theriaque & Spain
1809 Edgewater Drive
Orlando, Florida 32804
Phone: (407) 347-5388
sbs@theriaquelaw.com

For Respondent City of Mount Dora ("City"):

Patrick Brackins, Esquire
Shepard, Smith, Kohlmyer & Hand, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, Florida 32751
Phone: (407) 622-1772
pbrackins@shepardlaw.com

There were no individuals or other entities that sought "participation" status pursuant to Section 70.52(12), Florida Statutes. The Special Magistrate nevertheless held a public testimony session as part of the Section 70.51(15), Florida Statutes, evidentiary hearing and the following individuals provided testimony: Carlota Sanz, Josh Hemingway, and James Homich.

I. BACKGROUND

A. The Procedural History of the Project

The Petitioners are the owners of approximately 36± acres of real property generally located south of State Road 46 ("SR 46"), between Buttercup Lane and Suneagle Drive in Lake County, Florida ("Property"), as depicted on the maps in the record. (Pet. Ex. 39). The Petitioners filed an application to rezone the Property to Planned Unit Development ("PUD"). (Pet. Ex. 22 at 13-15)[1]. The mixed-use development consists of a "multitude of mixed uses with residential, commercial, senior, some institutional, convention center, hotel, and office [and] employment sectors." (T. 12-13). The application included phased mid-high rise buildings and commercial support. (City Ex. 19).

The Petitioners filed a Voluntary Annexation Application with the City in June 2022. (T. 18; Pet. Ex. 12). The City's Planning Staff recommended approval of the annexation of the Property, and the City Council unanimously approved the Property's annexation at its meeting on August 16, 2022. (Pet. Ex. 14). The City Council's approval of the annexation is memorialized in Ordinance No. 2022-11. (Pet. Ex. 14A).

Next, in November 2022, Petitioners submitted a Future Land Use Map Amendment Small-Scale Application (FLUM 22-05SM) to the City. (T. 21; Pet. Ex. 18 at 11-19). The application requested to change the future land use designation of the Property from Lake County "Regional Office" to City of Mount Dora "Employment Center." (Pet. Ex 18). City staff and the City's Development Review Committee ("DRC") recommended approval of the land use change as consistent with lands situated in

[1] Exhibits admitted into evidence during the March 11 hearing will be referred to herein by the exhibit number followed by the appropriate page number – e.g., Pet. Ex. 1 at 5 or City Ex. 1. References to the March 11 hearing transcript will be denoted herein as "T." followed by the appropriate page number – e.g., T. 10.

the WBID; City Council approved the land use change on January 17, 2023, by a vote of 7 to 0. (Pet. Ex. 19, 27).

In November 2022, Petitioners submitted the subject Final Planned Unit Development Application (PUD 22-04) accompanied by a concept plan to the City. (Pet. Ex. 25). The concept plan proposed that buildings fronting SR 46 would be limited to 100 feet in height, but that interior buildings could exceed 200 feet so long as, taking into account the topographic slope of the Property, the buildings did not exceed the "200 ft visibility from State Road 46." (City Ex. 5; see Condition F.2 in the Development Summary).

The City's Development Review Committee ("DRC") in its November 22, 2022, report requested additional justification from the developer for increasing building heights above 100 feet, including illustrations. (Pet. Ex. 21; See Comment 9). In a response dated December 7, 2022, the Petitioners provided narrative and a revised concept plan showing interior buildings <u>increased</u> to a maximum height of 350 ft. (Pet. Ex. 21C). Staff recommended approval with conditions, including submission of additional justification for the additional building height and floors. (Pet. Ex. 22A). The City's Planning and Zoning Commission at its December 21, 2022, meeting voted 6 to 1 to recommend approval of the revised PUD with staff conditions, including Condition 6, which states:

> 6. The concept plan for building height of 350 feet in lieu of 100 feet limitation is a concern within the Wolf Branch Innovation District overall vision. Additional building height and building floors could be considered. The applicant has not provided sufficient information and documentation for the building heights being considered are in keeping with the WBID.

(Pet. Ex. 22A).

Subsequent to the Planning & Zoning Commission meeting, Petitioners revised the concept plan to reduce maximum building height to 310 feet as measured from State Road 46. (Pet. Ex. 35). City

Council at its January 17, 2023, quasi-judicial hearing, voted 6 to 1 to approve the PUD rezoning on first reading. (Pet. Ex. 27).

On January 27, 2023, Petitioners again revised the concept plan for the PUD to lower maximum building heights to 250 feet as measured from State Road 46. (Pet. Ex. 36). Staff recommended approval of the PUD with the revised 250-ft building height. (Pet. Ex. 25).

On second reading of the subject Ordinance 2023-04 at the February 21, 2023, City Council quasi-judicial hearing, Petitioners orally stipulated to a reduction to 197 feet in maximum building height as measured from State Road 46. A motion to approve the PUD as modified during the hearing failed to pass. No subsequent motion to deny the PUD was forthcoming. The parties have agreed this is a "deemed denial" for purposes of the instant proceedings. (T. 213). In a letter dated March 6, 2023, the City issued its notice pursuant to Section 166.033, Florida Statutes, of denial of the application. (Pet. Ex. 40).

B. The Special Magistrate Hearing

On March 15, 2023, Petitioners timely filed their Request for Relief with the City. Pursuant to Section 70.51, Florida Statutes, a mediation conference was held on June 27, 2023, between the Petitioners and the City with the undersigned Special Magistrate acting as a mediator to discuss potential negotiated settlement solutions to the issues in this matter. A mediated settlement, however, was not reached. Accordingly, pursuant to Section 70.51, Florida Statutes, the undersigned Special Magistrate conducted the required evidentiary hearing in this matter on March 11, 2024, to gather the information "necessary to understanding" the facts and law applicable to this matter and to be able to develop this Recommendation. § 70.51(17)(c), Fla. Stat. The disputed focal issue in this Section 70.51, Florida Statutes, proceeding is whether Petitioners should be allowed by the City to develop interior buildings on the Property exceeding 100 feet. A separate but related issue concerns the methodology to be used in measuring building heights

in this PUD (i.e. as measured from State Road 46, factoring in the topographic slope of the site, or per a literal reading of the City code).

At the evidentiary hearing, Petitioners presented Aaron Hakim, Petitioners' corporate representative, and Heather Urwiller, MRP, AICP, CFM – who was accepted as an expert in land use, comprehensive planning, urban planning and regional planning, and growth management. (Pet. Ex. 9; T. 103-04). The City presented Vince Sandersfeld, the Acting City Manager and the City's Planning Director.

The following exhibits were entered into evidence: Petitioners' Exhibits 1, 2, 2A, 3, 4, 6, 7, 7A, 8, 8A, 9, 10, 11, 12, 14, 14A, 18, 19, 21, 21A, 21C, 22, 22A, 24, 25, 25A, 27, 27A, 29, 34, 35, 36, 37, 37A, 39, 40, 42, 43, and 45 and The City's Exhibits 1, 2, 3, 4, 5, 6, and 9.

The transcript of the March 11, 2024, proceeding was filed with the Special Magistrate.

Both parties presented most of the facts and other information at the evidentiary hearing by way of documents, maps, and related information. These materials, along with testimony at the evidentiary hearing, contained the necessary information for the Special Magistrate to make the findings and Recommendation in this matter.

The City and Petitioners submitted separate proposed recommended orders to the Special Magistrate on April 24, 2024, which the Special Magistrate has considered in preparation of this Recommendation.

C. The Standard Pursuant Section 70.51, Florida Statutes

The Special Magistrate is charged with making a recommendation to the City and Petitioners regarding the rezoning (PUD) application if the following determination is made in the affirmative:

> If an acceptable solution is not reached by the parties after the special magistrate's attempt at mediation, the special magistrate shall consider the facts and circumstances set forth in the request for relief and any responses and any other information produced at the hearing in order to determine <u>whether the action</u>

> by the governmental entity or entities is unreasonable or unfairly burdens the real property. Section 70.51(17)(b), Florida Statutes. (Emphasis added.)

II. FINDINGS OF FACT

A. The MK/AMCO Property and the MK/AMCO Development.

1. Petitioners began acquiring the ~36- to ~38-acre +/- Property[2], which consists of four adjacent vacant parcels, in 2018; assemblage was completed by 2022. (T. 54-57; Pet. Exs. 10, 11; Resp. Ex. 17 at 018). The Property is generally located abutting and to the south of State Road 46, between Buttercup Lane and Suneagle Drive in Lake County, Florida. State Road 46, a principal arterial, was recently widened to a 6-lane divided highway, and the proposed development is not expected to cause the roadway to fall below a level of service "D," as required by the City's Comprehensive Plan Transportation Policy 3.e. (Pet. Ex. 25 at 408).

2. The record establishes that the Property has significant elevation and topographic changes from the north to south. (T. 71; Pet. Ex. 25 at 401). While the first approximately 300 feet of the Property is reasonably flat, the remaining 1,200± feet of the Property declines in elevation approximately 50 to 70 feet toward the southern boundary. (T. 191; Ex. 25 at 401).

3. Petitioners purchased the Property with the intention to develop a mixed-use project and spent a few years discussing the concept with the City. (T. 57). Petitioners' representative testified they would not have purchased the Property had the City informed them that its expected use – including mid-high rise buildings – would not be allowed under the City's land development code. (T. 58).

[2] The City notes that the rezoning application and proposed Ordinance applied to approximately 38.23 acres (Resp. Ex. 17 at 018) but the annexation ordinance applied to approximately 36.61 acres (Pet. Ex. 14A). The 1.62-acre discrepancy should be addressed in any final development order issued by the City after consultation with the Petitioners.

4. The City is a Florida municipal corporation which is responsible for reviewing and approving or denying land use and zoning applications for property within the municipal limits, including property annexed into the City from unincorporated Lake County, Florida.

5. Petitioners applied for voluntary annexation of the Property into the City from Lake County. (Pet. Ex. 14A). The annexation was approved unanimously by Mount Dora City Council on August 16, 2022. (Pet. Ex. 14).

6. Upon annexation, the Petitioners applied to amend the future land use map for the Property from Lake County "Regional Office" to City of Mount Dora "Employment Center" (Pet. Ex. 18). City planning staff recommended approval of the map amendment, finding that it was consistent with the City's adopted comprehensive plan. (Pet. Ex. 19 at 336). On November 30, 2022, the City's Development Review Committee recommended approval of the land use application; on December 18, 2022, the Planning and Zoning Commission in its role as the Local Planning Agency also recommended approval. (Pet. Ex. 19 at 334).

7. On January 17, 2023, City Council unanimously approved the future land use map amendment FLUM 22-05SM. (Pet. Exs. 19, 27; See Ordinance No. 2023-03, Pet. Ex. 19 at 361-66). The change from Regional Office to Employment Center reduced the intensity of future nonresidential development by approximately 1.7 million square feet based upon the City's new land use designation having a lower floor area ratio. (Pet. Ex. 25A at 1-2).

8. Prior to any development of the Property, it is also necessary for the City to designate appropriate zoning for the Property to implement the City's future land use designation of "Employment Center." Until such application of City zoning occurs, the Property bears a Lake County zoning district of Light Industrial District (LM) and Planned Industrial District (MP), which are inconsistent with the City's

future land use classification of the Property. (T. 111-12, 114; Pet. Ex. 7A). The City's planning witness testified it would be "difficult" to obtain a building permit for any development of the Property. (T. 245).

9. Petitioners submitted an application for PUD zoning to "request modification to building height and permitted uses." (Pet. Ex. 25 at 374). Straight zoning categories pertinent to this land use category limit building heights to 100 feet. The application proposed 100-ft limits on buildings fronting State Road 45 and (initially) a 350-ft. maximum building height for interior buildings (Pet. Ex. 25 at 374), although that maximum height was reduced several times until and including the Special Magistrate proceeding at which the proffered maximum building height for interior buildings was 175 feet.

10. Petitioners filed a Final Planned Unit Development Application (PUD 22-04) with the City in November 2022. (Pet. Ex. 25 at 388-90). The PUD is a "mixed use live, work, play development" encompassing a "multitude of mixed uses with residential, commercial, senior, some institutional, convention center, hotel, and office [and] employment sectors." (T. 12-13).

11. As required by the City's Land Development Code ("LDC"), the application was accompanied by a proposed concept plan. (City Ex. 5). Condition F.2 in the Development Summary on the initial concept plan proposed a maximum building height of "200 ft for interior buildings" and provided that "[i]nterior buildings are allowed to exceed the 200 ft in height as the site slopes to the rear but cannot exceed the 200 ft visibility from State Road 46." (Id.).

12. The City's DRC reviewed the PUD and issued comments on November 22, 2022. (Pet. Ex. 21). In Comment 9, the DRC requested that the Petitioners "[p]rovide justification for building height from 100ft to 200ft and include illustrations." (Pet. Ex. 21 at 2). The DRC also stated, "[i]f all the review comments are satisfactorily addressed, the applications will be presented to the Planning and Zoning Commission on December 21, 2022." (Pet. Ex. 21A).

13. The Petitioners provided written responses to the DRC comments, including Comment 9. (Pet. Ex. 21C). Petitioners stated that "for this project to be sustainable in design and viable we require increased building heights" and "[w]e believe the merits of the project that have been expressed . . . in addition to the topography changes within the site with 70ft of elevation change from North to South provide justification in obtaining an increased building height." (Id. at 3). Petitioners submitted a revised concept plan, increasing the maximum building height to 350 feet as measured from SR 46. (Id.; Pet. Ex. 34).

14. The City's Planning and Zoning Commission considered the proposed PUD at its meeting on December 21, 2022. (Pet. Ex. 24). The Staff Report recommended approval with conditions, specifically addressing concerns with extending building heights to 350 feet. (Pet. Ex. 22A at 1). The Staff Report stated, "[t]he applicant is seeking to make the property's zoning district consistent with the property's land use category," and "[t]he proposed PUD will pair with the Employment Center land use category for a mixed use project supporting high density residential, commercial, and office uses." (Id. at 6). The Staff Report in Condition 6 stated, "[a]dditional building height and building floors could be considered," but additional information and documentation was needed. (Id. at 2). At the conclusion of its meeting, the City's Planning and Zoning Commission voted 6-to-1 to recommend approval of the PUD with Staff's conditions. (Pet. Ex. 24 at 15).

15. Petitioners submitted a revised concept plan, which, in part, reduced the maximum building height to 310 feet as measured from SR 46. (Pet. Ex. 35). The City's Planning Staff stated that the updated concept plan "appears to have addressed all PZC conditions." (Pet. Ex. 25A at 2).

16. At first reading of the adopting Ordinance on January 17, 2023, the City Council considered the modified PUD at a quasi-judicial hearing. (Pet. Ex. 27). The Staff Report recommended

approval of the PUD with conditions, in part related to building heights. (Pet. Ex. 25 at 369; Pet. Ex. 27 at 8). The City Council voted 6-to-1 to approve the PUD on first reading. (Pet. Ex. 27 at 9).

17. After City Council's first reading, apparently in reaction to council comment, Petitioners further revised the concept plan, reducing the maximum building height to 250 feet as measured from SR 46. (Pet. Ex. 36, 25A at 2).

18. At second reading of the Ordinance on February 21, 2023, City Council considered the modified PUD for final approval. (Pet. Ex. 29). The Staff Report for the February 21, 2023, meeting recommended approval of the PUD with the revised maximum building height of 250 feet as measured from SR 46. (Pet. Ex. 25A at 2; Pet. Ex. 27 at 8). Staff noted that the applicant has "requested deviations" from the zoning district assignment of the WBI-E to include additional commercial use, and an increase in the building height from 100 to 250 feet. Id. Staff provided the following justification in the report:

> As noted, there are existing conditions of the site which appear to provide justification for building height adjustments with the slope of the land from SR 46 to the railroad (north to south) ranging from 55 feet to 60 feet. In addition, the job creation associated with professional offices is consistent with the overall purpose of the Employment Center of the WBID. **The height is a visual formula defined as follows: no buildings can be greater than 250 feet with a 310 feet setback from SR 46. The final grade of the site will not allow any building to view from SR 46 to be higher than 250 feet and must be setback 310 feet. The extreme slope of the site from SR 46 to the Railroad (southern end) drops from 55 feet to 60 feet in elevation.** (emphasis added)

Id. at 2.

19. The Special Magistrate finds that this visual formula agreed to by Staff and Petitioners as of February 21, 2023, is a reasonable methodology to employ to resolve the building height metric issue for this PUD, which contains "extreme slope."

20. The Special Magistrate also finds that the February 21, 2023 Staff Report is competent, substantial evidence in support of approving the PUD application.

21. The record contains no evidence that competent, substantial evidence was provided by a land use expert or equivalent expert in opposition to the PUD final approval at the February 21, 2023, City Council's quasi-judicial hearing. Rather, the testimony supported approval of the application. For instance, the City's Economic Development Manager testified as to the history of the Wolf Branch Innovation District and Staff explained that the PUD would be the first mixed-use development within the WBID's Employment District. (Pet. Ex. 29 at Ex. A; Pet. Ex. 25A at 1; T. 43). Petitioners' economic development expert testified that the PUD would create substantial and long-term positive fiscal impacts on the City, including, but not limited to, job creation, economic growth, and increased tax revenue. (Pet. Ex. 29 at Ex. C; T. 44). At the City Council hearing, Petitioners also stipulated to a further reduction in building height to 197 feet as measured from SR 46, and agreed to a condition that Phase 1 of the PUD would include a minimum of 25% office uses. (Pet. Ex. 29 at 8-9).

22. At the conclusion of the February 21, 2023, hearing, a motion to approve the PUD, as modified during the hearing, failed. (Id. at 9). No subsequent motion was offered. As a result, the PUD was deemed denied. (T. 213). The City Council's denial of the PUD is memorialized in a letter-form Development Order to the Petitioners dated March 6, 2023. (Pet. Ex. 40).

23. The City's March 6, 2023, Development Order cited to general review criteria for rezonings (§3.3.4, LDC) and PUD zoning district designations (§3.4.5, LDC) but failed to specify which criteria in particular the Petitioner's zoning request did not meet. The stated reason for denial, albeit circular, was that the proposed Ordinance 2023-04, as amended, "failed to secure final adoption by the City; thus, the rezoning request on the Property from County Light Manufacturing and County Regional Office to City Planned Unit Development with assignment of Wolf Branch Innovation Employment

(WBI-E) District was DENIED." In contrast, the City Staff report for the City Council's readings of the PUD ordinance found the application complied with Section 3.3.4, LDC. (T. 138).

24. At the Special Magistrate proceeding, the City relied heavily on the development standards contained in Section 3.4.15, LDC, which limit building heights to 100 feet for lands bearing the straight zoning of WBI-E or WBI-G – categories Petitioners did not seek; therefore, these LDC development criteria are inapplicable to this case. [Section 1.4, LDC sets forth the land use categories and zoning district compatibility in a table. (Pet. Ex. 1 at 1). For a land use designation of "Employment Center," the "Permitted Zoning Districts" are WBI-E *and* PUD; for a land use designation of "Employment Center Gateway Sub-District," permitted zoning districts are WBI-G and PUD. Id. Petitioners' Property is designated as "Employment Center."].

25. Section 3.4.5, LDC sets forth the permitted uses in a PUD and directs a PUD applicant to pursue master plan approval using the *procedures* of this section. (Pet. Ex. 1 at 3). The uses and standards of the PUD "shall be consistent with the underlying WBI-E and WBI-G zoning districts of this code." Id. "Consistency" does not mean exactly duplicative in the parlance of land use planning undertaken by experts. There is no evidence of record that a land use expert concluded the proposed PUD was inconsistent with the LDC on the basis of interior building height.

26. Similarly, the LDC's default for site development standards is the content of straight zoning districts, unless modified in the PUD process as proposed by Petitioners for permitted uses and building heights. § 3.4.5(4), LDC. (Pet Ex. 1 at 4). LDC Section 3.4.5(4) c. and d. provide criteria for establishing a PUD's development standards, the gravamen of which concerns ensuring compatibility with the comprehensive plan and zoning districts in the vicinity of the subject property. Id. The term "Compatibility" is defined as follows in Section 163.3164(9), Florida Statutes:

> (9) "Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such

> that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

(Pet. Ex. 47).

The record is devoid of any evidence or expert testimony from the City concerning the "compatibility" of the proposed PUD, as defined by the Florida Growth Management Act. In contrast, Petitioners' land planning expert testified that the reductions made by the applicant to building heights coupled with the staggered building heights enhanced compatibility of the proposed PUD.

27. During the Special Magistrate proceedings, Petitioners' revised master plan, Ex. 37, was admitted into evidence over the City's objections. In this statutory land use dispute resolution process, it is significant to the analysis that the Petitioners modified their proposal down to a maximum building height of 175 feet. Introduction of new proposals is permissible in a 70.51, F.S. proceeding. Section 70.51(17), Florida Statutes, provides in pertinent part, "The object of the hearing is to focus attention on the impact of the government action giving rise to the request for relief and to *explore alternatives to the development order*...in order to recommend relief, when appropriate, to the owner." (Emphasis added).

28. Petitioners' Ex. 37A, a line-of-sight graphic, depicted the visibility of the proposed maximum 175-ft interior buildings from State Road 46, and the masking effect that the change in site elevation provides. Id. Petitioners' expert land planner, Heather Urwiller, AICP, testified at the Special Magistrate hearing that the proposed 50- to 100-ft. liner buildings along State Road 46 would provide additional screening of the taller interior buildings. She testified that the Property "steps down" toward the rear boundary, which provides additional buffer to any visual impacts, and that the Property is adjacent to undeveloped, heavily wooded Conservation land on the south side which provides further buffer to more distant residential uses 900 to 1,000 feet away. (Pet. Ex. 39).

29. The Special Magistrate finds, based on the record of the proceedings, that it is important to understand the proposed PUD zoning in the context of the City's adoption of the so-called "Wolf Branch

Innovation District" (WBID) after a 20-year planning process. (Pet. Ex. 29 at Ex. A; T. 16, 178). The WBID was designed as a joint planning area for collaboration between Lake County and Mount Dora to diversify the economic base of the region by capitalizing on new regional transportation linkages to develop high-density residential, employment and recreational projects. (See, Pet. Ex. 2A at 132). The WBID is composed of 850 acres surrounding the interchange of State Road 46 and the Wekiva Parkway Extension (State Road 453). (Pet. Ex. 2A at 132; Pet. Ex. 43). The City's 2045 Comprehensive Plan Future Land Use Map designates all property within the WBID as "Employment Center" land use. (Pet. Ex. 2 at 10-11; Tr. 178, lns. 19-21.). Petitioners' annexed Property received this Employment Center land use designation in the aforementioned future land use map amendment.

30. The City formally adopted the Wolf Branch Innovation District Implementation Plan in 2019, and subsequently adopted the Wolf Branch Innovation District Design Guidelines in 2020. (Pet. Ex. 29 at Ex. A). The City has since revised its Comprehensive Plan and its Land Development Code ("LDC") to incorporate provisions regarding the Wolf Branch Innovation District. (Pet. Ex. 25 at 374).

31. The Special Magistrate finds that these formal enactments embody and encode the community's vision and goals for this region and are credible bases on which investors and interested developers would typically rely in shaping their plans and expectations for lands situated within the Wolf Branch Innovation District.

32. It is important to the Special Magistrate's analysis of the information presented that the City expressly characterized the nature of future development within the Wolf Branch Innovation District as transformative for the region, to wit: The City's 2020 Vision Update and EAR Report for its Comprehensive Plan states that "much of the new development going forward will be in the east expansion area (the Wolf Branch Innovation District)." (Pet. Ex. 2A at 66). In this regard, the City's 2020 Vision Update recognizes that *"[t]he character of the expansion area will be markedly different than the*

character of the traditional city, both in physical form and in socioeconomics." (Id.). The City's 2020 Vision Update further recognizes that the new regional transportation linkages within the region "will have a profound effect on the character and purpose of the eastern portions of the City." (Id. at 132; T. 120, 243).

33. Pursuant to the City's Comprehensive Plan and the LDC, the Wolf Branch Innovation District is separated into two districts – an Employment District and a Gateway District. (Pet. Ex. 43 at 42; T. 16). The Petitioners' Property is located within the "Employment District." (Id.; T. 16-17).

34. The Wolf Branch Innovation District Implementation Plan envisions that properties located within the "Employment District" will be assigned an "Employment Center" future land use designation pursuant to the City's Comprehensive Plan. (T. 176). Pursuant to Policy 4.g.(12) of the City's Future Land Use Element ("FLUE"), the Employment Center future land use category "provides for a variety of office uses, light industrial, multi-family residential, and limited commercial uses that support office uses" and is "intended to accommodate employment development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security." (Pet. Ex. 2 at 10).

35. FLUE Policy 4.g.(12) states that "[z]oning applications within the Employment Center Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations," and "[s]uch plans shall address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent use." (Id.). The City's Employment Center future land use category, however, does not impose a maximum building height limitation. (Id.).

36. Also of significance to the Special Magistrate's evaluation of the information submitted is the City LDC's express limitation of implementing zoning for the Employment Center land use category to two options: WBI-E or PUD. Section 1.4, LDC entitled "Land use category and zoning district

compatibility," provides that "[a]ll development must be consistent with the city's comprehensive plan which establishes the basis and general guidelines for guiding and regulating land uses." (Pet. Ex. 1 at 1). In other words, property designated as Employment Center can either be zoned WBI-E (Wolf Branch Innovation Employment) or PUD.

37. PUD is recognized as a type of zoning that allows unique, innovative development to be approved with the requisite flexibility not present in straight zoning categories. See, generally, Section 3.4.5, LDC.

38. And, finally, it is significant that failure to adopt the proposed PUD zoning leaves the Property without any City zoning to implement the Employment Center land use amendment the City adopted for the Property.

III. CONCLUSIONS OF LAW AND ANALYSIS

A. The Role of the Special Magistrate

The Florida Land Use and Environmental Dispute Resolution Act, Section 70.51, Florida Statutes, ("Dispute Resolution Act") requires that the Special Magistrate make the following determination:

> (b) ...[T]he special magistrate shall consider the facts and circumstances set forth in the request for relief and any responses and any other information produced at the hearing in order to determine whether the <u>action by the governmental entity</u> or entities is <u>unreasonable or unfairly burdens</u> the real property.

Section 70.51 (17)(b), Florida Statutes. (Emphasis added.)

The terms "action by the governmental entity" is "unreasonable" or "unfairly burdens the real property" are not defined by the Dispute Resolution Act. It is reasonable to assume, however, that the

Dispute Resolution Act intends for the Special Magistrate to weigh and balance all relevant facts and data involving the action by the governmental entity and the land use issue and craft a reasonable conclusion.

This weighing and balancing approach is clearly indicated by the broad array of "circumstances" the Dispute Resolution Act permits the Special Magistrate to consider. In making the determination of whether the actions of the City were unreasonable or unfairly burden the MK/AMCO Property, the Special Magistrate is given broad discretion pursuant to Section 70.51(18), Florida Statutes, as to what to matters to consider:

> (a) The history of the real property, including when it was purchased, how much was purchased, where it is located, the nature of the title, the composition of the property, and how it was initially used.
>
> (b) The history or development and use of the real property, including what was developed on the property and by whom, if it was subdivided and how and to whom it was sold, whether plats were filed or recorded, and whether infrastructure and other public services or improvements may have been dedicated to the public.
>
> (c) The history of environmental protection and land use controls and other regulations, including how and when the land was classified, how use was proscribed, and what changes in classifications occurred.
>
> (d) The present nature and extent of the real property, including its natural and altered characteristics.
>
> (e) The reasonable expectations of the owner at the time of acquisition, or immediately prior to the implementation of the regulation at issue, whichever is later, under the regulations then in effect and under common law.
>
> (f) The public purpose sought to be achieved by the development order or enforcement action, including

> the nature and magnitude of the problem addressed by the underlying regulations on which the development order or enforcement action is based; whether the development order or enforcement action is necessary to the achievement of the public purpose; and whether there are alternative development orders or enforcement action conditions that would achieve the public purpose and allow for reduced restrictions on the use of the property.
>
> (g) Uses authorized for and restrictions placed on similar property.

In addition to these specific circumstances, the Dispute Resolution Act further provides that the Special Magistrate consider "Any other information determined relevant by the special magistrate." § 70.51(18)(h), Fla. Stat.

If the Special Magistrate finds the action of the City is "unreasonable" or that it "unfairly burdens" the use of the MK/AMCO Property, the Special Magistrate is charged with making a recommendation. As in the matters to consider, the Special Magistrate is given broad authority to craft that recommendation. Section 70.51(19)(b) states:

> (b) If the special magistrate finds that the development order or enforcement action, or the development order or enforcement action in combination with the actions or regulations of other governmental entities, is unreasonable or unfairly burdens use of the owner's property, the special magistrate, with the owner's consent to proceed, may recommend one or more alternatives that protect the public interest served by the development order or enforcement action and regulations at issue but allow for reduced restraints on the use of the owner's real property, including, but not limited to:
>
> 1. An adjustment of land development or permit standards or other provisions controlling the development or use of land.

> 2. Increases or modifications in the density, intensity, or use of areas of development.
>
> 3. The transfer of development rights.
>
> 4. Land swaps or exchanges.
>
> 5. Mitigation, including payments in lieu of onsite mitigation.
>
> 6. Location on the least sensitive portion of the property.
>
> 7. Conditioning the amount of development or use permitted.
>
> 8. A requirement that issues be addressed on a more comprehensive basis than a single proposed use or development.
>
> 9. Issuance of the development order, a variance, special exception, or other extraordinary relief, including withdrawal of the enforcement action.
>
> 10. Purchase of the real property, or an interest therein, by an appropriate governmental entity.

Section 70.51(19)(b), Fla. Stat.

In this proceeding, the Special Magistrate has conducted a public hearing to obtain all the relevant facts and hear from all interested parties.

B. What is Being Considered in this Proceeding

At the outset, it is important to focus on what is being considered in this Special Magistrate proceeding. The fundamental issue is whether a maximum building height of 175 feet for buildings interior to the Property should be allowed by the City. This additional 75 feet of height (over what is permitted under straight zoning) requested through the PUD process for this mixed-use development must be considered in light of the Property's "extreme slope" to the southern boundary, and the 95-ft tall liner buildings proposed along State Road 45. The original requested maximum height fluctuated up then down

in response to public and council comment and Staff Report conditions. At the Special Magistrate hearing, the Petitioners proffered 175 feet as the maximum building height interior to the site.

C. Balancing the Circumstances Surrounding the 175 Ft. Maximum Building Height

(1) General Considerations

The Findings of Facts in this Recommendation show a history since 2018 of the City and the owners of the Property trying to come to consensus on how to develop the MK/AMCO Property. It is clear there have been several concessions (albeit one outlier change) by the owners in this dynamic process and much progress made in agreeing on how the MK/AMCO Property should be developed with many positive steps taken. The height issue seems to be the last major issue where disagreement continues.

It is clear the 175-ft. maximum interior building height results in no adverse impact to traffic, parking, schools, stormwater drainage or a variety of other potentially adverse impacts that sometimes accompany additional intensity. The Staff Report noted that wastewater capacity would be exceeded by full buildout of the development as originally proposed, but that capacity enhancements are part of the approved budget with planning and design to begin in FY 2024-25 and construction to follow.

(2) Concerns Expressed

The reservations about the height expressed by some City Council members and City Staff in Condition 9 to the Staff Report have centered around two issues: First, the potential visual impact, from the viewshed[3] standpoint, of adding the additional 75 feet in height to the 100-ft limit of straight zoning; Second, the significant change this first proposed high-intensity development represents for the City. A related concern is more methodological: how to measure the interior buildings' height. There was agreement at one point to measure from State Road 46, as reflected in the Staff Report, and then retrenchment. This issue could be addressed in a revised development order approving the PUD, based on

[3] The term "viewshed" means what can be visible of an area from one or more viewing points.

the flexibility allowed to accomplish the innovative, new direction in development encouraged by the Wolf Branch Innovative District. The Special Magistrate recommends the building height be measured according to the "visual formula" articulated by Staff in their report. (Pet. Ex. 25A at 2).

It is evident that the City has adopted policies to encourage the type of large-scale mixed-use development in the Employment Center land use category that the Petitioners have proposed. The Property is vacant, and if improved, the development is expected to generate significant employment and additional professional office, commercial and retail space in the City. (Pet. Ex. 25). From the City's standpoint, the MK/AMCO Development is a valuable urban infill project.

It is important to also note that the citizens who spoke at the Special Magistrate hearing were truthful and legitimately concerned about potential impacts. Any disagreement with their views is not intended to reflect on their veracity or motive.

(4) The 75-Ft. Height Increase: Viewshed Concerns

The Special Magistrate is unable to find any meaningful impact to the viewshed based on the 75-ft. height increase for a total maximum building height of 175 feet for interior buildings. Vertically, the view bears insignificant impact due to the height increase and the insignificant portion of the sky the increase would block from street or ground level given the amount of the sky that would still be visible. Ameliorating the impact of 175-ft interior buildings is the "extreme slope" of the Property to the south and the setback from State Road 46 depicted on the master plan graphics.

(5) Owners' Expectations

It is clear the City and Owners have been discussing the MK/AMCO Development for more than 5 years, and that voluntary annexation of the Property was welcomed. Coupled with the adoption of the Wolf Branch Innovative District-related policies and regulations, MK/AMCO had a reasonable expectation that the City would approve the PUD with a maximum height that exceeded straight zoning's

100-ft limitation by some amount.[4] At the DRC review, the Planning & Zoning Commission hearing and City Council's first reading of the PUD Ordinance, all the benefits and detriments of the MK/AMCO Development were well-known by all the participants to the meeting. The City's Planning Staff recommended approval with conditions of the PUD to the Planning Commission and the City Council. The City Council passed the PUD Ordinance on first reading but opined about the building height.

At second reading, the councilmembers again discussed the building height for the development and how and whether height should be calculated with respect to State Road 46. See, City's Proposed Recommended Order at ¶22. The Petitioners reduced their request to 197 feet in response to the City Council's commentary. The motion to approve the PUD with 197 feet maximum building height failed. No other motion was put on the floor.

Despite the favorable recommendations by City Staff and City Council's approval of annexation of the Property, an adopted future land use map amendment for the Property, and the PUD Ordinance on first reading, it is unlikely that the actions by the City in this case rise to the level of equitable estoppel. Case law is clear that application of equitable estoppel against governmental entities should only occur in exceptional circumstances. See e.g., Jones v. First Virginia Mortgage and Real Estate Investment Trust, 399 2d 1068 8 (Fla. 2d DCA 1981); Corona Properties of Florida, Inc. v. Monroe County, 485 So. 2d 1314 (Fla. 3d DCA 1986). One of the obstacles for MK/AMCO to overcome is that neither the Planning and Zoning Commission nor the City's Planning Staff can bind the City Council. See e.g. Jones v. First Virginia Mortgage and Real Estate Investment Trust, supra; Barefield v. Davis, 251 So.2d 699 (Fla. 1st DCA 1971); but see City of Naples v. Crans, 292 So. 2d 571 (Fla. 2d DCA 1974). A corollary to that

[4] It is troublesome that the Petitioners increased their height request from 200 to 350 feet after hearing the concerns expressed about the initial proposed 200 feet, but the final position of Petitioners as of the Special Magistrate hearing – 175 feet – was substantially below any of the numbers tendered in this fluid process and it is the figure to be considered in this Recommendation.

principle is that the City Council (and the Planning Commission) must make their decisions based upon the competent, substantial evidence submitted on the record at the quasi-judicial zoning hearings.

Nevertheless, the actions by the City's representatives are an important consideration in this proceeding. The Dispute Resolution Act requires the Special Magistrate to consider and weigh a variety of factors some of which may not have a legal redress. § 70.51 (18), Fla. Stat.

IV. FINDING OF UNREASONABLENESS OR UNFAIRLY BURDENS THE USE OF PROPERTY

As noted earlier, Section 70.51, Florida Statutes, gives the Special Magistrate the ability to find that an action by government is "unreasonable" or "unfairly burdens" property by a wide variety of factors. The statute intends for the neutral special magistrate to weigh those factors and make a finding and, if necessary, a recommendation.

In accordance with the Findings of Facts and Conclusions of Law in this Recommendation, the Special Magistrate finds that the denial by the City of Mount Dora of the Planned Unit Development Application (PUD 22-04) is "unreasonable." This determination is based on weighing and balancing the facts and law previously discussed in this Recommendation. In summary, there is no valid, objective rationale for not approving <u>any</u> zoning for this annexed Property and for not allowing an exceedance of the 100 ft height maximum proscribed by straight zoning – that was the main purpose of seeking a PUD. Moreover, Staff acknowledged the possibility existed for increased height and additional floors in interior buildings but requested additional justification. The reliance by Petitioners on the progression of approvals – annexation, land use amendment and first reading of the PUD ordinance – is a basis to reconsider the City's development order in this instance.

The key factors considered in this determination are:

> 1. A height increase from 100 ft. to 175 ft. does not have any significant land use impacts including, but not limited to density, traffic, parking, schools, and intensity of usage.

2. There are no adverse aesthetic impacts associated with the height increase to the southernmost Conservation lands, to the residences 900 to 1,000 feet away, or to the adjacent nonresidential properties along State Road 46.

3. The height increase on the interior buildings is consistent with the Wolf Branch Innovation District's expressed intent to provide for high-intensity development to diversify the economic base and capitalize on transportation improvements in a transformative manner.

4. Modifying the maximum height to 175 ft. – instead of the original 200 ft. – is a direct result of addressing the concerns of the City.

5. The history of land uses in the vicinity of the Property shows that this proposed PUD is the first mixed-use, high-intensity development within the Employment Center of the Wolf Branch Innovation District, that it is currently vacant property and would be a valuable urban infill project from the City's perspective.

V. THE SPECIAL MAGISTRATE RECOMMENDATION

Based on the Findings of Facts, Conclusions of Law, and the finding that the denial by the City of Mount Dora of the Planned Unit Development Application (PUD 22-04) is "unreasonable," the Special Magistrate recommends that the City grant the Application PUD 22-04 for the MK/AMCO Development, as modified to not exceed 175 feet for interior buildings, and as measured from SR 46 according to the visual formula the City staff described in its report. The City should grant the PUD 22-04 Application pursuant to the procedural requirements of Section 70.51(21), Florida Statutes, including not having to duplicate the procedural and permitting steps that MK/AMCO has already completed.

MK/AMCO should not further change the PUD 22-04 application unless extraordinary circumstances warrant it and if no adverse impacts to the surrounding land use would occur from such a change. No further increase in building height should be made to the PUD or accompanying master plan.

Other Recommendation Items

Land use disputes are emotional episodes in the history of a community and they are becoming more common in Florida as developable spaces diminish and our population growth escalates. It becomes difficult to find rational solutions to the dispute between the valid but competing interests of developers, government, surrounding property owners and other stakeholders. It is at these times that everyone in the community needs to as much as possible look objectively at the situation and see if out of the despair of the dispute and the haze of emotions a solution that advances the different interests within the community can be found.

MK/AMCO, the City and nearby property owners, are going to be interacting with each other for many years to come. There is always going to be some apprehension when a development is placed among established land uses. It is especially so here that the height issue and the disagreements associated with it have put a serious strain on the relationship between the City, the residents and the MK/AMCO Development. All sides are urged to try to put this dispute behind them and reach out to each other to develop a collaborative relationship. Other issues are bound to arise and an on-going, working relationship can go a long way towards resolving such issues before positions are hardened.

The Special Magistrate sincerely thanks the attorneys in this case for their excellent preparation, professionalism at the hearing, and collaboration to ensure that all facts and arguments were fully presented in a fair and timely manner.

Also, the Special Magistrate sincerely thanks the public that participated in this case for taking time to provide valuable information in this proceeding and their community involvement.

Respectfully submitted,

/S/ PATRICE BOYES, ESQ.

_____

Patrice Boyes, Esquire
Special Magistrate
FL Bar No. 892520
5700 SW 34th Street, Ste. 1120
Gainesville, Florida 32608
Telephone: (352) 372-2684
Email: pboyes@boyeslaw.com

With copies furnished to:

For Petitioners MK & AD Land Investments, LLC, and AMCO Development, Inc. ("Petitioners" or "MK/AMCO"):

S. Brent Spain, Esquire
Theriaque & Spain
1809 Edgewater Drive
Orlando, Florida 32804
Phone: (407) 347-5388
sbs@theriaquelaw.com

For Respondent City of Mount Dora ("City"):

Patrick Brackins, Esquire
Shepard, Smith, Kohlmyer & Hand, P.A.

2300 Maitland Center Parkway, Suite 100
Maitland, Florida 32751
Phone: (407) 622-1772
pbrackins@shepardlaw.com

and, pursuant to Section 70.51(27), Florida Statutes:

Office of the Attorney General
State of Florida
PL-01 The Capitol
Tallahassee, Florida 32399-1050
Attn: Legal Affairs

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

DATE: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Release Settlement Agreement for MK and AD Land Investments, LLC and AMCO Development, Inc.

Introduction:
This is a request for City Council to approve the Release Settlement Agreement.

Discussion:
The attached provides the terms and conditions for action stemming from the legal action of the MK and AD Land Investments, LLC and AMCO Development, Inc. vs City of Mount Dora.

Budget Impact:
There are no budgetary impacts on the City relative to the processing of the agreement actions.

Strategic Impact:
Administrative Action item.

Recommendation:
The City Council to approve the Release Settlement Agreement and authorize the Mayor to execute the document on behalf of the City Council.

Attachment(s):
1. MDMU Settlement Agreement 05-30-2024 (clean w exs)

Prepared by:	Vince Sandersfeld, City Manager	
Reviewed by:	City Attorney, City Attorney	Approved - 5/29/2024
	Jeanann Hand, City Clerk	Approved - 5/29/2024
	Vince Sandersfeld, City Manager	Final Approval - 5/29/2024

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT ("Agreement") is made and entered into on this ____ day of June 2024, by and between MK & AD LAND INVESTMENTS, LLC, and AMCO DEVELOPMENT INC. (collectively, "Amco"), and the CITY OF MOUNT DORA, FLORIDA ("City").

RECITALS:

WHEREAS, Amco holds a legal and/or equitable interest in 38± acres of real property located in Mount Dora, Lake County, Florida, with Alternate Key Numbers 1039819, 1084059, 2843136, and 1128544 ("Property"); and

WHEREAS, in 2022, Amco filed a rezoning application with the City seeking to rezone the Property from Lake County Light Manufacturing (LM and Planned Industrial District) to City of Mount Dora WBI-E PUD (Wolf Branch Innovation Employment – PUD) for a development known as the Mount Dora Mixed Use Planned Unit Development ("MDMU PUD"); and

WHEREAS, as proposed, the MDMU PUD envisioned a mixed-use town center/urban village, consisting of the following uses: office, retail, hotel, adult living facility, mini-warehouse, commercial support, convention center, residential, and underground parking garage; and

WHEREAS, the City's Development Review Committee reviewed Amco's rezoning application at its meeting on November 30, 2022, and recommended approval with conditions; and

WHEREAS, the City's Planning and Zoning Commission reviewed Amco's rezoning application at a public hearing on December 21, 2022, and recommended approval subject to eight (8) conditions; and

WHEREAS, following the City's Planning and Zoning Commission public hearing, Amco revised its rezoning application and the proposed Master Plan for the MDMU PUD; and

WHEREAS, on January 17, 2023, the City of Mount Dora City Council ("City Council") held its first public hearing on the MDMU PUD and, at the conclusion of such hearing, voted 6-to-1 to approve on first reading the ordinance for the MDMU PUD; and

WHEREAS, on February 21, 2023, the City Council held the second and final public hearing on the MDMU PUD; and

WHEREAS, at the conclusion of the February 21, 2023 public hearing, a motion to approve the proposed MDMU PUD did not garner sufficient votes to pass, and, thus, the proposed MDMU PUD was deemed denied; and

WHEREAS, on March 15, 2023, Amco filed a Request for Relief with the City pursuant to the Florida Land Use and Environmental Dispute Resolution Act, Section 70.51, *Florida Statutes* ("Special Magistrate Proceeding"), to challenge the City Council's denial of the proposed MDMU PUD; and

WHEREAS, on March 16, 2023, Amco filed a Petition for Writ of Certiorari in the Circuit Court to challenge the City Council's denial of the proposed MDMU PUD, said case being styled as *MK & AD Land Investments, LLC, v. City of Mount Dora, Florida*, Fifth Judicial Circuit Court, Case No. 2023-CA-000411 ("Certiorari Proceeding"); and

WHEREAS, on June 27, 2023, the City and Amco participated in mediation as required in the Special Magistrate Proceeding, but were unable to reach a solution; and

WHEREAS, on March 11, 2024, the Special Magistrate conducted an all-day evidentiary hearing in the Special Magistrate Proceeding; and

WHEREAS, on May 8, 2024, the Special Magistrate issued her Special Magistrate Recommendation, a copy of which is attached hereto as Exhibit "A," concluding that it would be unreasonable to deny the proposed MDMU PUD, as modified during the Special Magistrate Proceeding; and

WHEREAS, the City and Amco desire to enter into this Agreement for the purpose of resolving the Special Magistrate Proceeding and the Certiorari Proceeding (collectively, the "Litigation"), and are motivated by a desire to avoid the costs, time, and uncertainty associated with further litigation and to arrive at a fair and reasonable agreement to resolve their dispute.

NOW, THEREFORE, in consideration of the terms and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Amco (collectively, the "Parties") intending to be legally bound, agree as follows:

1. **Recitals**. The above-referenced recitals are true and correct and are hereby incorporated into this Agreement for all purposes.

2. **Terms of Agreement**. In connection with the Parties' mutual execution of this Agreement and the covenants and terms herein, the Parties agree as follows:

   A. The City Council, by virtue of its approval of this Settlement Agreement and consistent with Section 70.51(21)(a), *Florida Statutes*, accepts the Special Magistrate Recommendation as submitted and agrees to proceed to implement the Special Magistrate Recommendation by consideration of the modified MDMU PUD described therein at a public meeting.

B. As discussed in the Special Magistrate Recommendation and depicted on Exhibit "B" attached hereto, the MDMU PUD shall be modified to have building heights as follows: (1) Tract 1: minimum building height of 50 feet and maximum building height of 100 feet measured from SR 46; (2) Tract 2: minimum building of 85 feet and maximum building height of 100 feet measured from SR 46; (3) Building A: maximum building height of 150 feet measured from SR 46; (4) Buildings B and C: maximum building height of 175 feet measured from SR 46; (5) Building D: maximum building height of 165 feet measured from SR 46; and (6) remaining portion of site: maximum building height of 150 feet measured from SR 46, with the following limitations: (a) proposed hotel building: maximum building height of 138 feet measured from SR 46; (b) proposed independent senior living building: maximum building height of 125 feet measured from SR 46; and (c) proposed multi-story indoor self-storage: maximum building height of 100 feet measured from SR 46. Building height as used herein does not include appurtenances.

C. The Park area, as depicted on the Master Plan for the MDMU PUD, and potential uses developed therein (*e.g.*, kids' splash pad/water play zone, etc.), will be accessible to members of the general public and not limited solely to residents of the MDMU PUD.

D. The list of PUD Permitted Uses on the Master Plan shall be revised as follows: mini-storage, residential (except fee simple residential in a mixed-use building), large box retail, and commercial uses not otherwise listed in the PUD Permitted Use table shall be prohibited on Tracts 1 and 2.

E. The City agrees to reserve capacity for water and wastewater services for Phase 1 of the MDMU PUD, if available, at the time of site development plan approval for Phase 1.

F. Amco agrees that Phase 1 of the MDMU PUD shall entail a mixture of residential and non-residential uses, including office and other employment uses. Consistent therewith, Phase 1 shall include a minimum of 25% office and/or other employment uses.

G. Notwithstanding anything to the contrary in the City's Land Development Code, Amco shall have twenty-four (24) months from the City Council's approval of the MDMU PUD to submit for site plan approval for Phase 1 of the project and twenty-four (24) months from the approval of the site plan for Phase 1 to commence construction, which shall be deemed to have occurred upon receipt of either a site development permit or a building permit related to the project; provided, however, Amco may seek an

extension of such timeframes prior to their expiration in accordance with the City's Land Development Code or Florida law.

H. The conditions set forth in Paragraphs 2.B through G above shall be incorporated into the proposed MDMU PUD ("Revised MDMU PUD") for the City Council's consideration for approval at a public meeting consistent with this Agreement.

I. Within five (5) days of the Effective Date of this Agreement, Amco shall file a Status Report in the Certiorari Proceeding advising the Circuit Court of this Agreement and requesting that the proceeding be held in abeyance while the Parties are implementing the terms of this Agreement, *i.e.*, review and approval of the Revised MDMU PUD Ordinance and the expiration of any applicable affected party appeal periods.

J. Amco shall execute and file a Notice of Voluntary Dismissal with prejudice in the Certiorari Proceeding within five (5) days after the expiration of any applicable appeal periods associated with the City Council's approval of the Revised MDMU PUD Ordinance consistent with the terms of this Agreement. If any third-party appeal or legal challenge is filed against such approval, Amco shall execute and file a Notice of Voluntary Dismissal with prejudice in the Certiorari Proceeding within five (5) days after the approval of said Revised MDMU PUD is finally adjudicated in favor of the City and Amco consistent with the terms herein.

3. **Scope of Agreement**. The Parties' obligations and rights under this Agreement are expressly made contingent upon the City Council's approval of this Agreement and the City Council's approval of the Revised MDMU PUD consistent with the conditions set forth in Paragraph 2 of this Agreement. In the event the City Council does not vote to approve the Revised MDMU PUD consistent with the conditions set forth in Paragraph 2 above within thirty (30) days of the Effective Date of this Agreement (unless Amco agrees to an extension of such time-frame in writing), or in the event any third party appeal or legal challenge against the City Council's approval of the Revised MDMU PUD is not finally adjudicated in favor of the City and Amco, this Agreement shall be null and void and the Parties shall retain all of their rights to continue with the Litigation. No term or condition of this Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Code, or any other authority granted by law concerning the development and construction of the Property.

4. **Authority**. Each Party represents and warrants, with respect to itself, that the execution and delivery of this Agreement has been authorized by all necessary action of each Party, and that this Agreement constitutes the legal, valid, and binding agreement of each Party, enforceable in accordance with its terms. It is expressly understood and agreed that this Agreement

shall not become binding upon the City unless and until the City Council approves this Agreement at a public meeting, as is required by Florida law.

5. **Governing Law; Venue**. This Agreement shall be construed, interpreted, enforced, and governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this Agreement shall be in Lake County, Florida.

6. **Binding Effect**. This Agreement shall be binding upon and shall inure to the benefit of the respective successors, heirs, assigns, bankruptcy trustees, representatives, affiliates, officers, directors, partners, members, and joint venturers of the Parties.

7. **Non-Waiver**. Failure by the City or Amco to insist upon the strict performance of any of the terms, conditions, or provisions of this Agreement shall not be deemed to be a waiver of such terms, conditions, and provisions, and the City and Amco, notwithstanding such failure, shall have the right hereafter to insist upon the strict performance of any or all such terms and conditions of this Agreement as set forth herein.

8. **Mutual Releases**.

A. Amco, on behalf of itself and any predecessors, successors or assigns, hereby waives and releases, acquits, satisfies, and forever discharges the City, including its elected officials and employees, and any and all affiliates, legal representatives, insurance carriers, successors, and assigns thereof (collectively, the "City-Related Parties"), from any and all claims, counterclaims, defenses, actions, causes of action, suits, controversies, agreements, promises, damages and demands whatsoever which Amco ever had or now has, in law or in equity, for, upon, or by reason of any claim raised or which could have been raised by any Party in the Litigation or any other action, suit, claim or lawsuit through the Effective Date of this Agreement. In addition, and without waiving the generality of the foregoing, Amco covenants with and warrants to the City, including the City-Related Parties, that there exist no claims, counterclaims, defenses, objections, offsets, or claims of offsets against the City, including the City-Related Parties, with regard to any claim raised by any Party in the Litigation that are not included in and covered by this Agreement. The release set forth in this provision does not apply to any rights granted by or arising from this Agreement. This release includes any and all federal takings, partial takings, inverse condemnation and/or state law claims, including, but not limited to, any claim or claims under the Bert J. Harris, Jr. Act, Fla. Stat. § 70.001, related to the Property from the beginning of time through the Effective Date of this Agreement. Nothing in the foregoing shall be construed or interpreted to constitute a waiver or release

of any potential claims that may arise from events occurring subsequent to the Effective Date of this Agreement.

B. The City hereby waives and releases, acquits, satisfies, and forever discharges Amco, including its officers, members, directors, shareholders, and employees, and any and all subsidiaries, affiliates, legal representatives, insurance carriers, successors, and assigns thereof (collectively, the "Amco-Related Parties"), from any and all claims, counterclaims, defenses, actions, causes of action, suits, controversies, agreements, promises, and demands whatsoever which the City ever had or now has, in law or in equity, for, upon, or by reason of any claim raised or which could have been raised by any Party in the Litigation as of the Effective Date of this Agreement. In addition, and without waiving the generality of the foregoing, the City covenants with and warrants to Amco, including the Amco-Related Parties, that there exist no claims, counterclaims, defenses, objections, offsets, or claims of offsets against Amco, including the Amco-Related Parties, with regard to any claim raised by any party in the Litigation that are not included in and covered by this Agreement. The release set forth in this provision does not apply to any rights granted by or arising from this Agreement.

C. The releases set forth above shall become effective only upon the City Council's approval of this Agreement and the City Council's approval of the Revised MDMU PUD Ordinance consistent with the conditions set forth in Paragraph 2 above, and the expiration of any applicable affected party appeal periods associated therewith. If any third-party appeal or legal challenge is filed against such approvals, these releases shall become effective only upon said approvals being finally adjudicated in favor of the City and Amco consistent with the terms herein.

9. **Construction; Headings**. The Parties acknowledge that they participated in the negotiation and drafting of the terms of this Agreement and acknowledge that no provision shall be strictly construed against one party or the other based solely on draftsmanship. The Parties have entered into this Agreement without duress, coercion, or under undue influence of any kind, and are motivated by a desire to avoid the costs and time associated with further litigation and to arrive at a fair and reasonable agreement with regard to the Litigation. The Parties acknowledge that they have been represented by counsel in connection with the negotiation of the terms of this Agreement and that they enter into this Agreement freely and voluntarily, and only after consultation with their respective counsel. All descriptive headings in this Agreement are inserted for convenience only, and shall neither affect the construction or interpretation hereof, nor add or subtract from the meaning of the contents of each section.

10. **Interpretation**. This Agreement shall be read and interpreted in such a manner as to give all provisions their ordinary and customary meaning, and all words, terms, and phrases not otherwise specifically defined by a capitalized term or otherwise shall have the same meaning and interpretation as customarily used among lay persons. The terms "hereby," "hereof," "herein," "hereto," "hereunder," and any similar terms refer to this Agreement in its entirety and not solely to the particular section or paragraph in which the term is used. All words, terms, and phrases specifically defined by a capitalized term shall apply throughout this Agreement in its entirety and not solely to the section or paragraph in which the term is used. In construing this Agreement, the singular shall be held to include the plural, the plural shall include the singular, and the use of any gender shall include every other and all genders.

11. **Entire Agreement; Amendments**. This Agreement represents the entire understanding and agreement between the Parties with respect to the subject matter hereof. No representations have been made, either express or implied by the Parties, other than those expressly set forth in this Agreement, except with respect to the regulatory approval process for the Revised MDMU PUD. This Agreement or any part hereof may not be changed, amended, waived, discharged, or terminated except by an instrument in writing, executed by all Parties.

12. **Enforcement; Remedies**. The Parties shall have all equitable and legal remedies available under Florida law to enforce the terms and conditions of this Agreement, and the terms of this Agreement shall be specifically enforceable in court. In the event of any dispute hereunder or any action to interpret or enforce this Agreement, any provision hereof, or any matter arising herefrom, the prevailing party shall be paid by the non-prevailing party the reasonable attorneys' fees and costs incurred in enforcing its rights and remedies, whether incurred at the pre-trial, trial, or appellate levels, including any fees and costs incurred in determining the amount of awardable fees.

13. **Severability**. If any part of this Agreement is found invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the Parties contained therein are not materially prejudiced and if the intentions of the Parties can continue to be effectuated. To that end, this Agreement is declared severable.

14. **Disclaimer of Third-Party Beneficiaries**. This Agreement is solely for the benefit of the Parties and no right or cause of action shall accrue by reason hereof to, or for the benefit of, any third party not a formal party hereto, other than as expressly stated herein. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon or give any other third person or entity any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof, other than as expressly stated herein.

15. **Purpose of this Agreement; Not Establishing Precedent**. By entering into this Agreement, the Parties do not admit any liability whatsoever to the other, or to any other person, arising out of any claims asserted, or that could have been asserted, in the Litigation, and expressly

deny any and all such liability. The Parties acknowledge and agree that this Agreement is not intended by any Party to be construed, and shall not be construed, as an admission by any Party of any liability or violation of any law, statute, ordinance, regulation, or other legal duty of any nature whatsoever. Rather, this Agreement is for the compromise of potential and disputed claims, involving both fact and law, and the Parties enter into this Agreement in a spirit of cooperation for the purpose of avoiding further litigation and in recognition of the desire for the speedy and reasonable resolution of the Parties' dispute. The acceptance of proposals for purposes of this Agreement is part of a negotiated settlement affecting many factual and legal issues and is not an endorsement of, and does not establish precedent for, the use of these proposals in any other circumstances.

16. **Attorneys' Fees; Costs**. The Parties expressly agree to bear the fees and costs of their respective counsel, experts, and consultants in the Litigation and in the preparation of this Agreement.

17. **Notices**. All notices and other communications required hereunder shall be in writing and shall be delivered personally, or by registered or certified mail, return receipt requested, postage prepaid, or by Federal Express, or other nationally recognized overnight commercial delivery service, fees prepaid for next day delivery. Such notices shall be deemed to have been received: (i) upon delivery, if personally delivered; (ii) upon the earlier of actual receipt or the third day after mailing, if mailed by registered or certified United States mail, return receipt requested, postage prepaid; and (iii) upon the earlier of actual receipt or the next business day if sent by Federal Express or other nationally recognized overnight commercial delivery service, if fees are prepaid for next day delivery. The addresses for delivery of such notices shall be as follows:

(a) To Amco:

AMCO Development, Inc.
c/o Aaron Hakim
1019 Flagstone Court
Apopka, Florida 32703

MK & AD Land Investments, LLC
c/o Aaron Hakim
1019 Flagstone Court
Apopka, Florida 32703

With a copy to:

S. Brent Spain, Esquire
Theriaque & Spain
1809 Edgewater Drive
Orlando, Florida 32804

(b) To the City:

City of Mount Dora
c/o Vince Sandersfeld, City Manager
510 N. Baker Street
Mount Dora, Florida 32757

With a copy to:

Patrick Brackins, Esquire
Shepard, Smith, Kohlmyer & Hand, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, Florida 32751

or to such other address as any party hereto shall from time to time designate to the other party by notice in writing as herein provided.

18. **Counterparts**. This Agreement may be executed in counterparts, each of which shall be deemed to be an original and need not be signed by more than one of the Parties and all of which shall constitute one and the same agreement. The Parties further agree that each Party shall execute and deliver all other appropriate supplemental agreements and other instruments, and take any other action necessary to make this Agreement fully and legally effective, binding, and enforceable as between them and as against third parties.

19. **Effective Date**. This Agreement shall become effective upon the date of execution by the last of the Parties ("Effective Date").

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

20. **<u>WAIVER OF JURY TRIAL</u>. THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT TO A JURY TRIAL WITH RESPECT TO ANY CLAIMS ARISING IN CONNECTION WITH THIS AGREEMENT.**

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in a manner sufficient to bind them as set forth herein.

CITY OF MOUNT DORA, FLORIDA

By:_____
MAYOR CRISSY STILE

Date:_____

ATTEST, BY THE CLERK OF THE
CITY COUNCIL OF THE CITY OF
MOUNT DORA, FLORIDA:

_____
JEANANN HAND, City Clerk

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF MOUNT DORA, FLORIDA:

_____
PATRICK BRACKINS, ESQUIRE – City Attorney

WITNESSES

_____
Print Name:_____

_____
Print Name:_____

AMCO DEVELOPMENT, INC., a Florida corporation,

By:_____

Name: AARON HAKIM

Its: President

Date:_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____ 2024, by Aaron Hakim, as President of AMCO Development, Inc., a Florida corporation, on behalf of said entity. Said person [ ] is personally known to me or [ ] has produced _____ as identification.

(NOTARY SEAL)

_____
Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____

WITNESSES

Print Name:_____

_____

Print Name:_____

MK & AD LAND INVESTMENTS, LLC, a Florida limited liability company,

By: Turat Holdings, LLC, a Florida limited liability company,

Its: Manager

By:_____

Name: AARON HAKIM

Its: Managing Member

Date:_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____ 2024, by Aaron Hakim, as the Managing Member of Turat Holdings, LLC, a Florida limited liability company, as Manager of MK & AD Land Investments, LLC, a Florida limited liability company, on behalf of said entity. Said person [ ] is personally known to me or [ ] has produced _____ as identification.

(NOTARY SEAL)

_____

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

EXHIBIT A

SPECIAL MAGISTRATE RECOMMENDATION

IN RE: MK & AD LAND INVESTMENTS, LLC
and AMCO DEVELOPMENT, INC.

City of Mount Dora, Florida, Ordinance No. 2023-04
((Constructive) Denial of Application PUD 22-04)
_____/

Special Magistrate Recommendation

Pursuant to Section 70.51(19), Florida Statutes (2024), and after a full evidentiary hearing held on March 11, 2024, pursuant to Section 70.51(15), Florida Statutes, the Special Magistrate in the above-captioned proceeding enters this Recommendation pursuant to the guidelines set forth in Section 70.51(18), Florida Statutes.

Participants in the Special Magistrate Proceeding

For Petitioners MK & AD Land Investments, LLC, and AMCO Development, Inc. ("Petitioners" or "MK/AMCO"):

S. Brent Spain, Esquire
Theriaque & Spain
1809 Edgewater Drive
Orlando, Florida 32804
Phone: (407) 347-5388
sbs@theriaquelaw.com

For Respondent City of Mount Dora ("City"):

Patrick Brackins, Esquire
Shepard, Smith, Kohlmyer & Hand, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, Florida 32751
Phone: (407) 622-1772
pbrackins@shepardlaw.com

There were no individuals or other entities that sought "participation" status pursuant to Section 70.52(12), Florida Statutes. The Special Magistrate nevertheless held a public testimony session as part of the Section 70.51(15), Florida Statutes, evidentiary hearing and the following individuals provided testimony: Carlota Sanz, Josh Hemingway, and James Homich.

I. BACKGROUND

A. The Procedural History of the Project

The Petitioners are the owners of approximately 36± acres of real property generally located south of State Road 46 ("SR 46"), between Buttercup Lane and Suneagle Drive in Lake County, Florida ("Property"), as depicted on the maps in the record. (Pet. Ex. 39). The Petitioners filed an application to rezone the Property to Planned Unit Development ("PUD"). (Pet. Ex. 22 at 13-15)[1]. The mixed-use development consists of a "multitude of mixed uses with residential, commercial, senior, some institutional, convention center, hotel, and office [and] employment sectors." (T. 12-13). The application included phased mid-high rise buildings and commercial support. (City Ex. 19).

The Petitioners filed a Voluntary Annexation Application with the City in June 2022. (T. 18; Pet. Ex. 12). The City's Planning Staff recommended approval of the annexation of the Property, and the City Council unanimously approved the Property's annexation at its meeting on August 16, 2022. (Pet. Ex. 14). The City Council's approval of the annexation is memorialized in Ordinance No. 2022-11. (Pet. Ex. 14A).

Next, in November 2022, Petitioners submitted a Future Land Use Map Amendment Small-Scale Application (FLUM 22-05SM) to the City. (T. 21; Pet. Ex. 18 at 11-19). The application requested to change the future land use designation of the Property from Lake County "Regional Office" to City of Mount Dora "Employment Center." (Pet. Ex 18). City staff and the City's Development Review Committee ("DRC") recommended approval of the land use change as consistent with lands situated in

[1] Exhibits admitted into evidence during the March 11 hearing will be referred to herein by the exhibit number followed by the appropriate page number – e.g., Pet. Ex. 1 at 5 or City Ex. 1. References to the March 11 hearing transcript will be denoted herein as "T." followed by the appropriate page number – e.g., T. 10.

the WBID; City Council approved the land use change on January 17, 2023, by a vote of 7 to 0. (Pet. Ex. 19, 27).

In November 2022, Petitioners submitted the subject Final Planned Unit Development Application (PUD 22-04) accompanied by a concept plan to the City. (Pet. Ex. 25). The concept plan proposed that buildings fronting SR 46 would be limited to 100 feet in height, but that interior buildings could exceed 200 feet so long as, taking into account the topographic slope of the Property, the buildings did not exceed the "200 ft visibility from State Road 46." (City Ex. 5; see Condition F.2 in the Development Summary).

The City's Development Review Committee ("DRC") in its November 22, 2022, report requested additional justification from the developer for increasing building heights above 100 feet, including illustrations. (Pet. Ex. 21; See Comment 9). In a response dated December 7, 2022, the Petitioners provided narrative and a revised concept plan showing interior buildings <u>increased</u> to a maximum height of 350 ft. (Pet. Ex. 21C). Staff recommended approval with conditions, including submission of additional justification for the additional building height and floors. (Pet. Ex. 22A). The City's Planning and Zoning Commission at its December 21, 2022, meeting voted 6 to 1 to recommend approval of the revised PUD with staff conditions, including Condition 6, which states:

> 6. The concept plan for building height of 350 feet in lieu of 100 feet limitation is a concern within the Wolf Branch Innovation District overall vision. Additional building height and building floors could be considered. The applicant has not provided sufficient information and documentation for the building heights being considered are in keeping with the WBID.

(Pet. Ex. 22A).

Subsequent to the Planning & Zoning Commission meeting, Petitioners revised the concept plan to reduce maximum building height to 310 feet as measured from State Road 46. (Pet. Ex. 35). City

Council at its January 17, 2023, quasi-judicial hearing, voted 6 to 1 to approve the PUD rezoning on first reading. (Pet. Ex. 27).

On January 27, 2023, Petitioners again revised the concept plan for the PUD to lower maximum building heights to 250 feet as measured from State Road 46. (Pet. Ex. 36). Staff recommended approval of the PUD with the revised 250-ft building height. (Pet. Ex. 25).

On second reading of the subject Ordinance 2023-04 at the February 21, 2023, City Council quasi-judicial hearing, Petitioners orally stipulated to a reduction to 197 feet in maximum building height as measured from State Road 46. A motion to approve the PUD as modified during the hearing failed to pass. No subsequent motion to deny the PUD was forthcoming. The parties have agreed this is a "deemed denial" for purposes of the instant proceedings. (T. 213). In a letter dated March 6, 2023, the City issued its notice pursuant to Section 166.033, Florida Statutes, of denial of the application. (Pet. Ex. 40).

B. The Special Magistrate Hearing

On March 15, 2023, Petitioners timely filed their Request for Relief with the City. Pursuant to Section 70.51, Florida Statutes, a mediation conference was held on June 27, 2023, between the Petitioners and the City with the undersigned Special Magistrate acting as a mediator to discuss potential negotiated settlement solutions to the issues in this matter. A mediated settlement, however, was not reached. Accordingly, pursuant to Section 70.51, Florida Statutes, the undersigned Special Magistrate conducted the required evidentiary hearing in this matter on March 11, 2024, to gather the information "necessary to understanding" the facts and law applicable to this matter and to be able to develop this Recommendation. § 70.51(17)(c), Fla. Stat. The disputed focal issue in this Section 70.51, Florida Statutes, proceeding is whether Petitioners should be allowed by the City to develop interior buildings on the Property exceeding 100 feet. A separate but related issue concerns the methodology to be used in measuring building heights

in this PUD (i.e. as measured from State Road 46, factoring in the topographic slope of the site, or per a literal reading of the City code).

At the evidentiary hearing, Petitioners presented Aaron Hakim, Petitioners' corporate representative, and Heather Urwiller, MRP, AICP, CFM – who was accepted as an expert in land use, comprehensive planning, urban planning and regional planning, and growth management. (Pet. Ex. 9; T. 103-04). The City presented Vince Sandersfeld, the Acting City Manager and the City's Planning Director.

The following exhibits were entered into evidence: Petitioners' Exhibits 1, 2, 2A, 3, 4, 6, 7, 7A, 8, 8A, 9, 10, 11, 12, 14, 14A, 18, 19, 21, 21A, 21C, 22, 22A, 24, 25, 25A, 27, 27A, 29, 34, 35, 36, 37, 37A, 39, 40, 42, 43, and 45 and The City's Exhibits 1, 2, 3, 4, 5, 6, and 9.

The transcript of the March 11, 2024, proceeding was filed with the Special Magistrate.

Both parties presented most of the facts and other information at the evidentiary hearing by way of documents, maps, and related information. These materials, along with testimony at the evidentiary hearing, contained the necessary information for the Special Magistrate to make the findings and Recommendation in this matter.

The City and Petitioners submitted separate proposed recommended orders to the Special Magistrate on April 24, 2024, which the Special Magistrate has considered in preparation of this Recommendation.

C. The Standard Pursuant Section 70.51, Florida Statutes

The Special Magistrate is charged with making a recommendation to the City and Petitioners regarding the rezoning (PUD) application if the following determination is made in the affirmative:

> If an acceptable solution is not reached by the parties after the special magistrate's attempt at mediation, the special magistrate shall consider the facts and circumstances set forth in the request for relief and any responses and any other information produced at the hearing in order to determine <u>whether the action</u>

> by the governmental entity or entities is unreasonable or unfairly burdens the real property. Section 70.51(17)(b), Florida Statutes. (Emphasis added.)

II. FINDINGS OF FACT

A. The MK/AMCO Property and the MK/AMCO Development.

1. Petitioners began acquiring the ~36- to ~38-acre +/- Property[2], which consists of four adjacent vacant parcels, in 2018; assemblage was completed by 2022. (T. 54-57; Pet. Exs. 10, 11; Resp. Ex. 17 at 018). The Property is generally located abutting and to the south of State Road 46, between Buttercup Lane and Suneagle Drive in Lake County, Florida. State Road 46, a principal arterial, was recently widened to a 6-lane divided highway, and the proposed development is not expected to cause the roadway to fall below a level of service "D," as required by the City's Comprehensive Plan Transportation Policy 3.e. (Pet. Ex. 25 at 408).

2. The record establishes that the Property has significant elevation and topographic changes from the north to south. (T. 71; Pet. Ex. 25 at 401). While the first approximately 300 feet of the Property is reasonably flat, the remaining 1,200± feet of the Property declines in elevation approximately 50 to 70 feet toward the southern boundary. (T. 191; Ex. 25 at 401).

3. Petitioners purchased the Property with the intention to develop a mixed-use project and spent a few years discussing the concept with the City. (T. 57). Petitioners' representative testified they would not have purchased the Property had the City informed them that its expected use – including mid-high rise buildings – would not be allowed under the City's land development code. (T. 58).

[2] The City notes that the rezoning application and proposed Ordinance applied to approximately 38.23 acres (Resp. Ex. 17 at 018) but the annexation ordinance applied to approximately 36.61 acres (Pet. Ex. 14A). The 1.62-acre discrepancy should be addressed in any final development order issued by the City after consultation with the Petitioners.

4. The City is a Florida municipal corporation which is responsible for reviewing and approving or denying land use and zoning applications for property within the municipal limits, including property annexed into the City from unincorporated Lake County, Florida.

5. Petitioners applied for voluntary annexation of the Property into the City from Lake County. (Pet. Ex. 14A). The annexation was approved unanimously by Mount Dora City Council on August 16, 2022. (Pet. Ex. 14).

6. Upon annexation, the Petitioners applied to amend the future land use map for the Property from Lake County "Regional Office" to City of Mount Dora "Employment Center" (Pet. Ex. 18). City planning staff recommended approval of the map amendment, finding that it was consistent with the City's adopted comprehensive plan. (Pet. Ex. 19 at 336). On November 30, 2022, the City's Development Review Committee recommended approval of the land use application; on December 18, 2022, the Planning and Zoning Commission in its role as the Local Planning Agency also recommended approval. (Pet. Ex. 19 at 334).

7. On January 17, 2023, City Council unanimously approved the future land use map amendment FLUM 22-05SM. (Pet. Exs. 19, 27; See Ordinance No. 2023-03, Pet. Ex. 19 at 361-66). The change from Regional Office to Employment Center reduced the intensity of future nonresidential development by approximately 1.7 million square feet based upon the City's new land use designation having a lower floor area ratio. (Pet. Ex. 25A at 1-2).

8. Prior to any development of the Property, it is also necessary for the City to designate appropriate zoning for the Property to implement the City's future land use designation of "Employment Center." Until such application of City zoning occurs, the Property bears a Lake County zoning district of Light Industrial District (LM) and Planned Industrial District (MP), which are inconsistent with the City's

future land use classification of the Property. (T. 111-12, 114; Pet. Ex. 7A). The City's planning witness testified it would be "difficult" to obtain a building permit for any development of the Property. (T. 245).

9. Petitioners submitted an application for PUD zoning to "request modification to building height and permitted uses." (Pet. Ex. 25 at 374). Straight zoning categories pertinent to this land use category limit building heights to 100 feet. The application proposed 100-ft limits on buildings fronting State Road 45 and (initially) a 350-ft. maximum building height for interior buildings (Pet. Ex. 25 at 374), although that maximum height was reduced several times until and including the Special Magistrate proceeding at which the proffered maximum building height for interior buildings was 175 feet.

10. Petitioners filed a Final Planned Unit Development Application (PUD 22-04) with the City in November 2022. (Pet. Ex. 25 at 388-90). The PUD is a "mixed use live, work, play development" encompassing a "multitude of mixed uses with residential, commercial, senior, some institutional, convention center, hotel, and office [and] employment sectors." (T. 12-13).

11. As required by the City's Land Development Code ("LDC"), the application was accompanied by a proposed concept plan. (City Ex. 5). Condition F.2 in the Development Summary on the initial concept plan proposed a maximum building height of "200 ft for interior buildings" and provided that "[i]nterior buildings are allowed to exceed the 200 ft in height as the site slopes to the rear but cannot exceed the 200 ft visibility from State Road 46." (Id.).

12. The City's DRC reviewed the PUD and issued comments on November 22, 2022. (Pet. Ex. 21). In Comment 9, the DRC requested that the Petitioners "[p]rovide justification for building height from 100ft to 200ft and include illustrations." (Pet. Ex. 21 at 2). The DRC also stated, "[i]f all the review comments are satisfactorily addressed, the applications will be presented to the Planning and Zoning Commission on December 21, 2022." (Pet. Ex. 21A).

13. The Petitioners provided written responses to the DRC comments, including Comment 9. (Pet. Ex. 21C). Petitioners stated that "for this project to be sustainable in design and viable we require increased building heights" and "[w]e believe the merits of the project that have been expressed . . . in addition to the topography changes within the site with 70ft of elevation change from North to South provide justification in obtaining an increased building height." (Id. at 3). Petitioners submitted a revised concept plan, increasing the maximum building height to 350 feet as measured from SR 46. (Id.; Pet. Ex. 34).

14. The City's Planning and Zoning Commission considered the proposed PUD at its meeting on December 21, 2022. (Pet. Ex. 24). The Staff Report recommended approval with conditions, specifically addressing concerns with extending building heights to 350 feet. (Pet. Ex. 22A at 1). The Staff Report stated, "[t]he applicant is seeking to make the property's zoning district consistent with the property's land use category," and "[t]he proposed PUD will pair with the Employment Center land use category for a mixed use project supporting high density residential, commercial, and office uses." (Id. at 6). The Staff Report in Condition 6 stated, "[a]dditional building height and building floors could be considered," but additional information and documentation was needed. (Id. at 2). At the conclusion of its meeting, the City's Planning and Zoning Commission voted 6-to-1 to recommend approval of the PUD with Staff's conditions. (Pet. Ex. 24 at 15).

15. Petitioners submitted a revised concept plan, which, in part, reduced the maximum building height to 310 feet as measured from SR 46. (Pet. Ex. 35). The City's Planning Staff stated that the updated concept plan "appears to have addressed all PZC conditions." (Pet. Ex. 25A at 2).

16. At first reading of the adopting Ordinance on January 17, 2023, the City Council considered the modified PUD at a quasi-judicial hearing. (Pet. Ex. 27). The Staff Report recommended

approval of the PUD with conditions, in part related to building heights. (Pet. Ex. 25 at 369; Pet. Ex. 27 at 8). The City Council voted 6-to-1 to approve the PUD on first reading. (Pet. Ex. 27 at 9).

17. After City Council's first reading, apparently in reaction to council comment, Petitioners further revised the concept plan, reducing the maximum building height to 250 feet as measured from SR 46. (Pet. Ex. 36, 25A at 2).

18. At second reading of the Ordinance on February 21, 2023, City Council considered the modified PUD for final approval. (Pet. Ex. 29). The Staff Report for the February 21, 2023, meeting recommended approval of the PUD with the revised maximum building height of 250 feet as measured from SR 46. (Pet. Ex. 25A at 2; Pet. Ex. 27 at 8). Staff noted that the applicant has "requested deviations" from the zoning district assignment of the WBI-E to include additional commercial use, and an increase in the building height from 100 to 250 feet. Id. Staff provided the following justification in the report:

> As noted, there are existing conditions of the site which appear to provide justification for building height adjustments with the slope of the land from SR 46 to the railroad (north to south) ranging from 55 feet to 60 feet. In addition, the job creation associated with professional offices is consistent with the overall purpose of the Employment Center of the WBID. **The height is a visual formula defined as follows: no buildings can be greater than 250 feet with a 310 feet setback from SR 46. The final grade of the site will not allow any building to view from SR 46 to be higher than 250 feet and must be setback 310 feet. The extreme slope of the site from SR 46 to the Railroad (southern end) drops from 55 feet to 60 feet in elevation.** (emphasis added)

Id. at 2.

19. The Special Magistrate finds that this visual formula agreed to by Staff and Petitioners as of February 21, 2023, is a reasonable methodology to employ to resolve the building height metric issue for this PUD, which contains "extreme slope."

20. The Special Magistrate also finds that the February 21, 2023 Staff Report is competent, substantial evidence in support of approving the PUD application.

21. The record contains no evidence that competent, substantial evidence was provided by a land use expert or equivalent expert in opposition to the PUD final approval at the February 21, 2023, City Council's quasi-judicial hearing. Rather, the testimony supported approval of the application. For instance, the City's Economic Development Manager testified as to the history of the Wolf Branch Innovation District and Staff explained that the PUD would be the first mixed-use development within the WBID's Employment District. (Pet. Ex. 29 at Ex. A; Pet. Ex. 25A at 1; T. 43). Petitioners' economic development expert testified that the PUD would create substantial and long-term positive fiscal impacts on the City, including, but not limited to, job creation, economic growth, and increased tax revenue. (Pet. Ex. 29 at Ex. C; T. 44). At the City Council hearing, Petitioners also stipulated to a further reduction in building height to 197 feet as measured from SR 46, and agreed to a condition that Phase 1 of the PUD would include a minimum of 25% office uses. (Pet. Ex. 29 at 8-9).

22. At the conclusion of the February 21, 2023, hearing, a motion to approve the PUD, as modified during the hearing, failed. (Id. at 9). No subsequent motion was offered. As a result, the PUD was deemed denied. (T. 213). The City Council's denial of the PUD is memorialized in a letter-form Development Order to the Petitioners dated March 6, 2023. (Pet. Ex. 40).

23. The City's March 6, 2023, Development Order cited to general review criteria for rezonings (§3.3.4, LDC) and PUD zoning district designations (§3.4.5, LDC) but failed to specify which criteria in particular the Petitioner's zoning request did not meet. The stated reason for denial, albeit circular, was that the proposed Ordinance 2023-04, as amended, "failed to secure final adoption by the City; thus, the rezoning request on the Property from County Light Manufacturing and County Regional Office to City Planned Unit Development with assignment of Wolf Branch Innovation Employment

(WBI-E) District was DENIED." In contrast, the City Staff report for the City Council's readings of the PUD ordinance found the application complied with Section 3.3.4, LDC. (T. 138).

24. At the Special Magistrate proceeding, the City relied heavily on the development standards contained in Section 3.4.15, LDC, which limit building heights to 100 feet for lands bearing the straight zoning of WBI-E or WBI-G – categories Petitioners did not seek; therefore, these LDC development criteria are inapplicable to this case. [Section 1.4, LDC sets forth the land use categories and zoning district compatibility in a table. (Pet. Ex. 1 at 1). For a land use designation of "Employment Center," the "Permitted Zoning Districts" are WBI-E *and* PUD; for a land use designation of "Employment Center Gateway Sub-District," permitted zoning districts are WBI-G and PUD. Id. Petitioners' Property is designated as "Employment Center."].

25. Section 3.4.5, LDC sets forth the permitted uses in a PUD and directs a PUD applicant to pursue master plan approval using the *procedures* of this section. (Pet. Ex. 1 at 3). The uses and standards of the PUD "shall be consistent with the underlying WBI-E and WBI-G zoning districts of this code." Id. "Consistency" does not mean exactly duplicative in the parlance of land use planning undertaken by experts. There is no evidence of record that a land use expert concluded the proposed PUD was inconsistent with the LDC on the basis of interior building height.

26. Similarly, the LDC's default for site development standards is the content of straight zoning districts, unless modified in the PUD process as proposed by Petitioners for permitted uses and building heights. § 3.4.5(4), LDC. (Pet Ex. 1 at 4). LDC Section 3.4.5(4) c. and d. provide criteria for establishing a PUD's development standards, the gravamen of which concerns ensuring compatibility with the comprehensive plan and zoning districts in the vicinity of the subject property. Id. The term "Compatibility" is defined as follows in Section 163.3164(9), Florida Statutes:

> (9) "Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such

> that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

(Pet. Ex. 47).

The record is devoid of any evidence or expert testimony from the City concerning the "compatibility" of the proposed PUD, as defined by the Florida Growth Management Act. In contrast, Petitioners' land planning expert testified that the reductions made by the applicant to building heights coupled with the staggered building heights enhanced compatibility of the proposed PUD.

27. During the Special Magistrate proceedings, Petitioners' revised master plan, Ex. 37, was admitted into evidence over the City's objections. In this statutory land use dispute resolution process, it is significant to the analysis that the Petitioners modified their proposal down to a maximum building height of 175 feet. Introduction of new proposals is permissible in a 70.51, F.S. proceeding. Section 70.51(17), Florida Statutes, provides in pertinent part, "The object of the hearing is to focus attention on the impact of the government action giving rise to the request for relief and to *explore alternatives to the development order*...in order to recommend relief, when appropriate, to the owner." (Emphasis added).

28. Petitioners' Ex. 37A, a line-of-sight graphic, depicted the visibility of the proposed maximum 175-ft interior buildings from State Road 46, and the masking effect that the change in site elevation provides. Id. Petitioners' expert land planner, Heather Urwiller, AICP, testified at the Special Magistrate hearing that the proposed 50- to 100-ft. liner buildings along State Road 46 would provide additional screening of the taller interior buildings. She testified that the Property "steps down" toward the rear boundary, which provides additional buffer to any visual impacts, and that the Property is adjacent to undeveloped, heavily wooded Conservation land on the south side which provides further buffer to more distant residential uses 900 to 1,000 feet away. (Pet. Ex. 39).

29. The Special Magistrate finds, based on the record of the proceedings, that it is important to understand the proposed PUD zoning in the context of the City's adoption of the so-called "Wolf Branch

Innovation District" (WBID) after a 20-year planning process. (Pet. Ex. 29 at Ex. A; T. 16, 178). The WBID was designed as a joint planning area for collaboration between Lake County and Mount Dora to diversify the economic base of the region by capitalizing on new regional transportation linkages to develop high-density residential, employment and recreational projects. (See, Pet. Ex. 2A at 132). The WBID is composed of 850 acres surrounding the interchange of State Road 46 and the Wekiva Parkway Extension (State Road 453). (Pet. Ex. 2A at 132; Pet. Ex. 43). The City's 2045 Comprehensive Plan Future Land Use Map designates all property within the WBID as "Employment Center" land use. (Pet. Ex. 2 at 10-11; Tr. 178, lns. 19-21.). Petitioners' annexed Property received this Employment Center land use designation in the aforementioned future land use map amendment.

30. The City formally adopted the Wolf Branch Innovation District Implementation Plan in 2019, and subsequently adopted the Wolf Branch Innovation District Design Guidelines in 2020. (Pet. Ex. 29 at Ex. A). The City has since revised its Comprehensive Plan and its Land Development Code ("LDC") to incorporate provisions regarding the Wolf Branch Innovation District. (Pet. Ex. 25 at 374).

31. The Special Magistrate finds that these formal enactments embody and encode the community's vision and goals for this region and are credible bases on which investors and interested developers would typically rely in shaping their plans and expectations for lands situated within the Wolf Branch Innovation District.

32. It is important to the Special Magistrate's analysis of the information presented that the City expressly characterized the nature of future development within the Wolf Branch Innovation District as transformative for the region, to wit: The City's 2020 Vision Update and EAR Report for its Comprehensive Plan states that "much of the new development going forward will be in the east expansion area (the Wolf Branch Innovation District)." (Pet. Ex. 2A at 66). In this regard, the City's 2020 Vision Update recognizes that *"[t]he character of the expansion area will be markedly different than the*

character of the traditional city, both in physical form and in socioeconomics." (Id.). The City's 2020 Vision Update further recognizes that the new regional transportation linkages within the region "will have a profound effect on the character and purpose of the eastern portions of the City." (Id. at 132; T. 120, 243).

33. Pursuant to the City's Comprehensive Plan and the LDC, the Wolf Branch Innovation District is separated into two districts – an Employment District and a Gateway District. (Pet. Ex. 43 at 42; T. 16). The Petitioners' Property is located within the "Employment District." (Id.; T. 16-17).

34. The Wolf Branch Innovation District Implementation Plan envisions that properties located within the "Employment District" will be assigned an "Employment Center" future land use designation pursuant to the City's Comprehensive Plan. (T. 176). Pursuant to Policy 4.g.(12) of the City's Future Land Use Element ("FLUE"), the Employment Center future land use category "provides for a variety of office uses, light industrial, multi-family residential, and limited commercial uses that support office uses" and is "intended to accommodate employment development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security." (Pet. Ex. 2 at 10).

35. FLUE Policy 4.g.(12) states that "[z]oning applications within the Employment Center Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations," and "[s]uch plans shall address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent use." (Id.). The City's Employment Center future land use category, however, does not impose a maximum building height limitation. (Id.).

36. Also of significance to the Special Magistrate's evaluation of the information submitted is the City LDC's express limitation of implementing zoning for the Employment Center land use category to two options: WBI-E or PUD. Section 1.4, LDC entitled "Land use category and zoning district

compatibility," provides that "[a]ll development must be consistent with the city's comprehensive plan which establishes the basis and general guidelines for guiding and regulating land uses." (Pet. Ex. 1 at 1). In other words, property designated as Employment Center can either be zoned WBI-E (Wolf Branch Innovation Employment) or PUD.

37. PUD is recognized as a type of zoning that allows unique, innovative development to be approved with the requisite flexibility not present in straight zoning categories. See, generally, Section 3.4.5, LDC.

38. And, finally, it is significant that failure to adopt the proposed PUD zoning leaves the Property without any City zoning to implement the Employment Center land use amendment the City adopted for the Property.

III. CONCLUSIONS OF LAW AND ANALYSIS

A. The Role of the Special Magistrate

The Florida Land Use and Environmental Dispute Resolution Act, Section 70.51, Florida Statutes, ("Dispute Resolution Act") requires that the Special Magistrate make the following determination:

> (b) ...[T]he special magistrate shall consider the facts and circumstances set forth in the request for relief and any responses and any other information produced at the hearing in order to determine whether the <u>action by the governmental entity</u> or entities is <u>unreasonable or unfairly burdens</u> the real property.

Section 70.51 (17)(b), Florida Statutes. (Emphasis added.)

The terms "action by the governmental entity" is "unreasonable" or "unfairly burdens the real property" are not defined by the Dispute Resolution Act. It is reasonable to assume, however, that the

Dispute Resolution Act intends for the Special Magistrate to weigh and balance all relevant facts and data involving the action by the governmental entity and the land use issue and craft a reasonable conclusion.

This weighing and balancing approach is clearly indicated by the broad array of "circumstances" the Dispute Resolution Act permits the Special Magistrate to consider. In making the determination of whether the actions of the City were unreasonable or unfairly burden the MK/AMCO Property, the Special Magistrate is given broad discretion pursuant to Section 70.51(18), Florida Statutes, as to what to matters to consider:

> (a) The history of the real property, including when it was purchased, how much was purchased, where it is located, the nature of the title, the composition of the property, and how it was initially used.
>
> (b) The history or development and use of the real property, including what was developed on the property and by whom, if it was subdivided and how and to whom it was sold, whether plats were filed or recorded, and whether infrastructure and other public services or improvements may have been dedicated to the public.
>
> (c) The history of environmental protection and land use controls and other regulations, including how and when the land was classified, how use was proscribed, and what changes in classifications occurred.
>
> (d) The present nature and extent of the real property, including its natural and altered characteristics.
>
> (e) The reasonable expectations of the owner at the time of acquisition, or immediately prior to the implementation of the regulation at issue, whichever is later, under the regulations then in effect and under common law.
>
> (f) The public purpose sought to be achieved by the development order or enforcement action, including

> the nature and magnitude of the problem addressed by the underlying regulations on which the development order or enforcement action is based; whether the development order or enforcement action is necessary to the achievement of the public purpose; and whether there are alternative development orders or enforcement action conditions that would achieve the public purpose and allow for reduced restrictions on the use of the property.
>
> (g) Uses authorized for and restrictions placed on similar property.

In addition to these specific circumstances, the Dispute Resolution Act further provides that the Special Magistrate consider "Any other information determined relevant by the special magistrate." § 70.51(18)(h), Fla. Stat.

If the Special Magistrate finds the action of the City is "unreasonable" or that it "unfairly burdens" the use of the MK/AMCO Property, the Special Magistrate is charged with making a recommendation. As in the matters to consider, the Special Magistrate is given broad authority to craft that recommendation. Section 70.51(19)(b) states:

> (b) If the special magistrate finds that the development order or enforcement action, or the development order or enforcement action in combination with the actions or regulations of other governmental entities, is unreasonable or unfairly burdens use of the owner's property, the special magistrate, with the owner's consent to proceed, may recommend one or more alternatives that protect the public interest served by the development order or enforcement action and regulations at issue but allow for reduced restraints on the use of the owner's real property, including, but not limited to:
>
> 1. An adjustment of land development or permit standards or other provisions controlling the development or use of land.

> 2. Increases or modifications in the density, intensity, or use of areas of development.
>
> 3. The transfer of development rights.
>
> 4. Land swaps or exchanges.
>
> 5. Mitigation, including payments in lieu of onsite mitigation.
>
> 6. Location on the least sensitive portion of the property.
>
> 7. Conditioning the amount of development or use permitted.
>
> 8. A requirement that issues be addressed on a more comprehensive basis than a single proposed use or development.
>
> 9. Issuance of the development order, a variance, special exception, or other extraordinary relief, including withdrawal of the enforcement action.
>
> 10. Purchase of the real property, or an interest therein, by an appropriate governmental entity.

Section 70.51(19)(b), Fla. Stat.

In this proceeding, the Special Magistrate has conducted a public hearing to obtain all the relevant facts and hear from all interested parties.

B. What is Being Considered in this Proceeding

At the outset, it is important to focus on what is being considered in this Special Magistrate proceeding. The fundamental issue is whether a maximum building height of 175 feet for buildings interior to the Property should be allowed by the City. This additional 75 feet of height (over what is permitted under straight zoning) requested through the PUD process for this mixed-use development must be considered in light of the Property's "extreme slope" to the southern boundary, and the 95-ft tall liner buildings proposed along State Road 45. The original requested maximum height fluctuated up then down

in response to public and council comment and Staff Report conditions. At the Special Magistrate hearing, the Petitioners proffered 175 feet as the maximum building height interior to the site.

C. Balancing the Circumstances Surrounding the 175 Ft. Maximum Building Height

(1) General Considerations

The Findings of Facts in this Recommendation show a history since 2018 of the City and the owners of the Property trying to come to consensus on how to develop the MK/AMCO Property. It is clear there have been several concessions (albeit one outlier change) by the owners in this dynamic process and much progress made in agreeing on how the MK/AMCO Property should be developed with many positive steps taken. The height issue seems to be the last major issue where disagreement continues.

It is clear the 175-ft. maximum interior building height results in no adverse impact to traffic, parking, schools, stormwater drainage or a variety of other potentially adverse impacts that sometimes accompany additional intensity. The Staff Report noted that wastewater capacity would be exceeded by full buildout of the development as originally proposed, but that capacity enhancements are part of the approved budget with planning and design to begin in FY 2024-25 and construction to follow.

(2) Concerns Expressed

The reservations about the height expressed by some City Council members and City Staff in Condition 9 to the Staff Report have centered around two issues: First, the potential visual impact, from the viewshed[3] standpoint, of adding the additional 75 feet in height to the 100-ft limit of straight zoning; Second, the significant change this first proposed high-intensity development represents for the City. A related concern is more methodological: how to measure the interior buildings' height. There was agreement at one point to measure from State Road 46, as reflected in the Staff Report, and then retrenchment. This issue could be addressed in a revised development order approving the PUD, based on

[3] The term "viewshed" means what can be visible of an area from one or more viewing points.

the flexibility allowed to accomplish the innovative, new direction in development encouraged by the Wolf Branch Innovative District. The Special Magistrate recommends the building height be measured according to the "visual formula" articulated by Staff in their report. (Pet. Ex. 25A at 2).

It is evident that the City has adopted policies to encourage the type of large-scale mixed-use development in the Employment Center land use category that the Petitioners have proposed. The Property is vacant, and if improved, the development is expected to generate significant employment and additional professional office, commercial and retail space in the City. (Pet. Ex. 25). From the City's standpoint, the MK/AMCO Development is a valuable urban infill project.

It is important to also note that the citizens who spoke at the Special Magistrate hearing were truthful and legitimately concerned about potential impacts. Any disagreement with their views is not intended to reflect on their veracity or motive.

(4) The 75-Ft. Height Increase: Viewshed Concerns

The Special Magistrate is unable to find any meaningful impact to the viewshed based on the 75-ft. height increase for a total maximum building height of 175 feet for interior buildings. Vertically, the view bears insignificant impact due to the height increase and the insignificant portion of the sky the increase would block from street or ground level given the amount of the sky that would still be visible. Ameliorating the impact of 175-ft interior buildings is the "extreme slope" of the Property to the south and the setback from State Road 46 depicted on the master plan graphics.

(5) Owners' Expectations

It is clear the City and Owners have been discussing the MK/AMCO Development for more than 5 years, and that voluntary annexation of the Property was welcomed. Coupled with the adoption of the Wolf Branch Innovative District-related policies and regulations, MK/AMCO had a reasonable expectation that the City would approve the PUD with a maximum height that exceeded straight zoning's

100-ft limitation by some amount.[4] At the DRC review, the Planning & Zoning Commission hearing and City Council's first reading of the PUD Ordinance, all the benefits and detriments of the MK/AMCO Development were well-known by all the participants to the meeting. The City's Planning Staff recommended approval with conditions of the PUD to the Planning Commission and the City Council. The City Council passed the PUD Ordinance on first reading but opined about the building height.

At second reading, the councilmembers again discussed the building height for the development and how and whether height should be calculated with respect to State Road 46. See, City's Proposed Recommended Order at ¶22. The Petitioners reduced their request to 197 feet in response to the City Council's commentary. The motion to approve the PUD with 197 feet maximum building height failed. No other motion was put on the floor.

Despite the favorable recommendations by City Staff and City Council's approval of annexation of the Property, an adopted future land use map amendment for the Property, and the PUD Ordinance on first reading, it is unlikely that the actions by the City in this case rise to the level of equitable estoppel. Case law is clear that application of equitable estoppel against governmental entities should only occur in exceptional circumstances. See e.g., Jones v. First Virginia Mortgage and Real Estate Investment Trust, 399 2d 1068 8 (Fla. 2d DCA 1981); Corona Properties of Florida, Inc. v. Monroe County, 485 So. 2d 1314 (Fla. 3d DCA 1986). One of the obstacles for MK/AMCO to overcome is that neither the Planning and Zoning Commission nor the City's Planning Staff can bind the City Council. See e.g. Jones v. First Virginia Mortgage and Real Estate Investment Trust, supra; Barefield v. Davis, 251 So.2d 699 (Fla. 1st DCA 1971); but see City of Naples v. Crans, 292 So. 2d 571 (Fla. 2d DCA 1974). A corollary to that

[4] It is troublesome that the Petitioners increased their height request from 200 to 350 feet after hearing the concerns expressed about the initial proposed 200 feet, but the final position of Petitioners as of the Special Magistrate hearing – 175 feet – was substantially below any of the numbers tendered in this fluid process and it is the figure to be considered in this Recommendation.

principle is that the City Council (and the Planning Commission) must make their decisions based upon the competent, substantial evidence submitted on the record at the quasi-judicial zoning hearings.

Nevertheless, the actions by the City's representatives are an important consideration in this proceeding. The Dispute Resolution Act requires the Special Magistrate to consider and weigh a variety of factors some of which may not have a legal redress. § 70.51 (18), Fla. Stat.

IV. FINDING OF UNREASONABLENESS OR UNFAIRLY BURDENS THE USE OF PROPERTY

As noted earlier, Section 70.51, Florida Statutes, gives the Special Magistrate the ability to find that an action by government is "unreasonable" or "unfairly burdens" property by a wide variety of factors. The statute intends for the neutral special magistrate to weigh those factors and make a finding and, if necessary, a recommendation.

In accordance with the Findings of Facts and Conclusions of Law in this Recommendation, the Special Magistrate finds that the denial by the City of Mount Dora of the Planned Unit Development Application (PUD 22-04) is "unreasonable." This determination is based on weighing and balancing the facts and law previously discussed in this Recommendation. In summary, there is no valid, objective rationale for not approving <u>any</u> zoning for this annexed Property and for not allowing an exceedance of the 100 ft height maximum proscribed by straight zoning – that was the main purpose of seeking a PUD. Moreover, Staff acknowledged the possibility existed for increased height and additional floors in interior buildings but requested additional justification. The reliance by Petitioners on the progression of approvals – annexation, land use amendment and first reading of the PUD ordinance – is a basis to reconsider the City's development order in this instance.

The key factors considered in this determination are:

> 1. A height increase from 100 ft. to 175 ft. does not have any significant land use impacts including, but not limited to density, traffic, parking, schools, and intensity of usage.

2. There are no adverse aesthetic impacts associated with the height increase to the southernmost Conservation lands, to the residences 900 to 1,000 feet away, or to the adjacent nonresidential properties along State Road 46.

3. The height increase on the interior buildings is consistent with the Wolf Branch Innovation District's expressed intent to provide for high-intensity development to diversify the economic base and capitalize on transportation improvements in a transformative manner.

4. Modifying the maximum height to 175 ft. – instead of the original 200 ft. – is a direct result of addressing the concerns of the City.

5. The history of land uses in the vicinity of the Property shows that this proposed PUD is the first mixed-use, high-intensity development within the Employment Center of the Wolf Branch Innovation District, that it is currently vacant property and would be a valuable urban infill project from the City's perspective.

V. THE SPECIAL MAGISTRATE RECOMMENDATION

Based on the Findings of Facts, Conclusions of Law, and the finding that the denial by the City of Mount Dora of the Planned Unit Development Application (PUD 22-04) is "unreasonable," the Special Magistrate recommends that the City grant the Application PUD 22-04 for the MK/AMCO Development, as modified to not exceed 175 feet for interior buildings, and as measured from SR 46 according to the visual formula the City staff described in its report. The City should grant the PUD 22-04 Application pursuant to the procedural requirements of Section 70.51(21), Florida Statutes, including not having to duplicate the procedural and permitting steps that MK/AMCO has already completed.

MK/AMCO should not further change the PUD 22-04 application unless extraordinary circumstances warrant it and if no adverse impacts to the surrounding land use would occur from such a change. No further increase in building height should be made to the PUD or accompanying master plan.

Other Recommendation Items

Land use disputes are emotional episodes in the history of a community and they are becoming more common in Florida as developable spaces diminish and our population growth escalates. It becomes difficult to find rational solutions to the dispute between the valid but competing interests of developers, government, surrounding property owners and other stakeholders. It is at these times that everyone in the community needs to as much as possible look objectively at the situation and see if out of the despair of the dispute and the haze of emotions a solution that advances the different interests within the community can be found.

MK/AMCO, the City and nearby property owners, are going to be interacting with each other for many years to come. There is always going to be some apprehension when a development is placed among established land uses. It is especially so here that the height issue and the disagreements associated with it have put a serious strain on the relationship between the City, the residents and the MK/AMCO Development. All sides are urged to try to put this dispute behind them and reach out to each other to develop a collaborative relationship. Other issues are bound to arise and an on-going, working relationship can go a long way towards resolving such issues before positions are hardened.

The Special Magistrate sincerely thanks the attorneys in this case for their excellent preparation, professionalism at the hearing, and collaboration to ensure that all facts and arguments were fully presented in a fair and timely manner.

Also, the Special Magistrate sincerely thanks the public that participated in this case for taking time to provide valuable information in this proceeding and their community involvement.

Respectfully submitted,

/S/ PATRICE BOYES, ESQ.

_____

Patrice Boyes, Esquire
Special Magistrate
FL Bar No. 892520
5700 SW 34th Street, Ste. 1120
Gainesville, Florida 32608
Telephone: (352) 372-2684
Email: pboyes@boyeslaw.com

With copies furnished to:

For Petitioners MK & AD Land Investments, LLC, and AMCO Development, Inc. ("Petitioners" or "MK/AMCO"):

S. Brent Spain, Esquire
Theriaque & Spain
1809 Edgewater Drive
Orlando, Florida 32804
Phone: (407) 347-5388
sbs@theriaquelaw.com

For Respondent City of Mount Dora ("City"):

Patrick Brackins, Esquire
Shepard, Smith, Kohlmyer & Hand, P.A.

2300 Maitland Center Parkway, Suite 100
Maitland, Florida 32751
Phone: (407) 622-1772
pbrackins@shepardlaw.com

and, pursuant to Section 70.51(27), Florida Statutes:

Office of the Attorney General
State of Florida
PL-01 The Capitol
Tallahassee, Florida 32399-1050
Attn: Legal Affairs

EXHIBIT B

REVISED MASTER PLAN FOR MDMU PUD

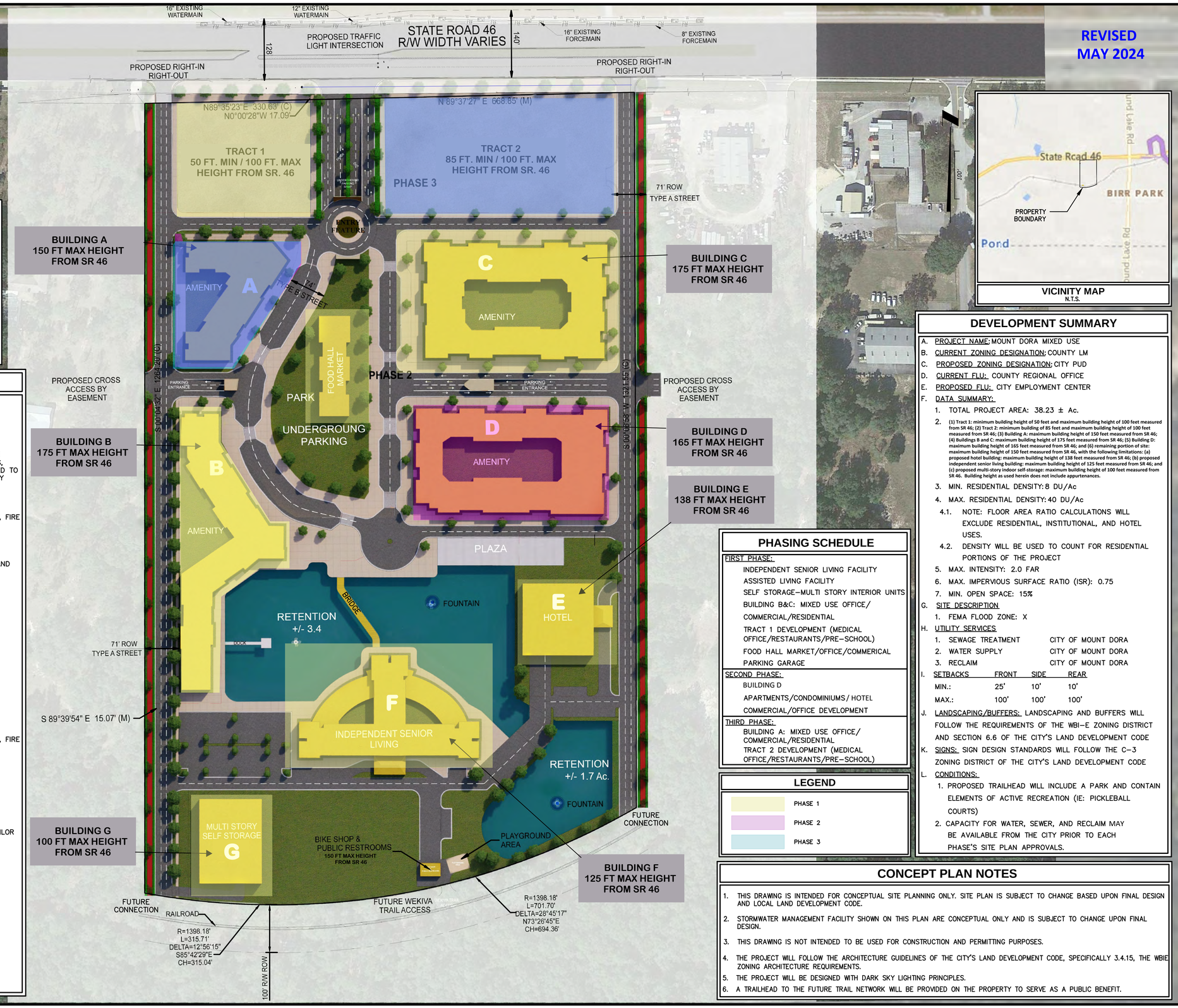
OWNER:	MK&AD LAND INVESTMENTS, LLC 1019 FLAGSTONE COURT APOPKA, FL 32703 (407) 462-7850
DEVELOPER:	AMCO DEVELOPMENT INC 1830 PLYMOUTH SORRENTO ROAD-SUITE 1001 APOPKA, FL 32712 407-462-7850
SURVEYOR:	NIETO-WHITTAKER SURVEYING, LLC 1728 N. RONALD REAGAN BLVD. LONGWOOD, FLORIDA 32750 (407) 636-8460
TRAFFIC ENGINEER:	TRAFFIC PLANNING DESIGN, INC. 535 VERSAILLES DR. MAITLAND, FL 32751 (407) 628-9955

PUD RESTRICTIONS

MAXIMUM 865 APARTMENTS
MAXIMUM 665 CONDOS
MAXIMUM 275 SENIOR LIVING UNITS (MIX OF ALF AND ILF)
MAXIMUM 900,000 SQUARE FEET OF OFFICE
MAXIMUM 950,000 SQUARE FEET OF COMMERCIAL
MAXIMUM 100,000 SQUARE FEET OF CONVENTION CENTER
MAXIMUM 150,000 SQUARE FEET OF MINI-WAREHOUSING STORAGE
MAXIMUM 325 HOTEL ROOMS WITH MAXIMUM 2 INDEPENDENT HOTELS ON PROPERTY
MAX BLDG SQUARE FOOTAGE FOR TRACT 1: 80,000
MAX BLDG SQUARE FOOTAGE FOR TRACT 2: 100,000
MAX BLDG SQUARE FOOTAGE FOR SPECIALITY GROCER: 55,000

PUD PERMITTED USES

1. MEDICAL AND PHARMACEUTICAL RESEARCH COMPLEXES.
2. GENERAL OFFICE BUILDINGS INCLUDING: RESEARCH AND DEVELOPMENT AND HEALTH CARE.
3. STAND ALONE RESTURANTS. QUICK SERVICE ONLY ALLOWED IN MIXED-USE BUILDING.
4. STAND ALONE DAY CARE CENTERS.
5. STAND ALONE GROCERY/SPECIALTY MARKETS.
6. LIGHT INDUSTRIAL USES SUCH AS MANUFACTURING, WHOLESALE TRADE, OFFICE/SHOWROOM, TRANSPORTATION, COMMUNICATIONS, ELECTRIC, GAS AND SANITARY SERVICES. ACTIVITIES ARE LIMITED TO THOSE WITHOUT OFF-SITE IMPACTS AND TAKE PLACE PRIMARILY WITHIN AN ENCLOSED BUILDING.
7. PROFESSIONAL OFFICES.
8. FINANCIAL, INSURANCE AND REAL ESTATE OFFICES.
9. TELEPHONE AND UTILITY BUSINESS OFFICES.
10. PUBLIC FACILITIES AND CIVIC USES (INCLUDES PUBLIC UTILITIES, FIRE AND POLICE STATIONS, OR SIMILAR).
11. RECREATION AND PARKS.
12. BANKING CENTERS.
13. TECHNOLOGY BASED RESEARCH AND DEVELOPMENT.
14. MANUFACTURING, WAREHOUSING AND DISTRIBUTION CENTERS ASSOCIATED WITH CORPORATE HEADQUARTERS OR RESEARCH AND DEVELOPMENT FACILITIES.
15. HOSPITALS AND HEALTH SERVICES.
16. CHURCHES OR RELIGIOUS ORGANIZATIONS.
17. SCHOOLS (PUBLIC OR PRIVATE).
18. ASSISTED (ADULT) LIVING FACILITIES.
19. MULTIFAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES.
20. PUBLIC AND PRIVATE SCHOOLS, COLLEGES AND UNIVERSITIES.
21. TELECOMMUNICATION TOWERS (SUBJECT TO OTHER APPLICABLE CODES OF SECTION 3.5.6 "HEIGHT" AND SECTION 3.5.21 "COMMUNICATIONS TOWERS.").
22. PARKING GARAGE.
23. MINI-WAREHOUSE STORAGE WITHIN AN ENCLOSED BUILDING.
24. ENTERTAINMENT VENUES.
25. HOTEL.
26. PET AND ANIMAL FACILITIES/CLINICS.
27. CAR WASH (IN GARAGE ONLY).
28. MEDICAL AND PHARMACEUTICAL RESEARCH COMPLEXES
29. GENERAL OFFICE BUILDINGS
30. PROFESSIONAL OFFICES
31. FINANCIAL OFFICES
32. TELEPHONE AND UTILITY BUSINESS OFFICES
33. PUBLIC FACILITIES AND CIVIC USES (INCLUDES PUBLIC UTILITIES, FIRE AND POLICE STATIONS, OR SIMILAR)
34. RECREATION AND PARKS
35. BANKING CENTERS
36. TECHNOLOGY BASED RESEARCH AND DEVELOPMENT
37. COMMERCIAL RETAIL AND SERVICE MIXED USES INCLUDING:
    - 37.1. ANTIQUE SHOPS.
    - 37.2. ART GALLERIES.
    - 37.3. BANKS, FINANCE, AND INSURANCE.
    - 37.4. BAKERIES.
    - 37.5. BED AND BREAKFAST ESTABLISHMENTS.
    - 37.6. BARS AND COCKTAIL LOUNGES.
    - 37.7. BUSINESS SERVICE ESTABLISHMENTS, SPECIALTY SHOPS, TAILOR SHOPS, SHOE REPAIR, JEWELRY STORES, CAMERA STORES, VARIETY STORES, AND LUGGAGE STORES.
    - 37.8. CHILDCARE CENTERS.
    - 37.9. COMMERCIAL RECREATIONAL FACILITIES.
    - 37.10. DRUG STORES.
    - 37.11. FLORISTS.
    - 37.12. GROCERY/SPECIALTY MARKETS.
    - 37.13. HARDWARE STORES, PAINT STORES, OFFICE SUPPLIES.
    - 37.14. HEALTH SPAS.
    - 37.15. LIQUOR STORES SELLING LIQUOR FOR CONSUMPTION OFF PREMISES.
    - 37.16. MOTELS AND HOTELS.
    - 37.17. RESTAURANTS, INCLUDING OUTDOOR SEATING AREAS.
    - 37.18. RETAIL TRADE ESTABLISHMENTS.XX.PERSONAL SERVICE ESTABLISHMENTS.
    - 37.19. PHOTOGRAPHIC STUDIOS AND FINE ARTS STUDIOS.
    - 37.20. VETERINARIAN OFFICE AND ANIMAL CLINIC
    - 37.21. THEATERS .
    - 37.22. SIMILAR RETAIL SALES ACTIVITIES TO THOSE LISTED ABOVE.
    - 37.23. ELECTRIC VEHICLE CHARGING STATIONS.



VICINITY MAP
N.T.S.

DEVELOPMENT SUMMARY

A. PROJECT NAME: MOUNT DORA MIXED USE
B. CURRENT ZONING DESIGNATION: COUNTY LM
C. PROPOSED ZONING DESIGNATION: CITY PUD
D. CURRENT FLU: COUNTY REGIONAL OFFICE
E. PROPOSED FLU: CITY EMPLOYMENT CENTER
F. DATA SUMMARY:
1. TOTAL PROJECT AREA: 38.23 ± Ac.
2. (1) Tract 1: minimum building height of 50 feet and maximum building height of 100 feet measured from SR 46; (2) Tract 2: minimum building of 85 feet and maximum building height of 100 feet measured from SR 46; (3) Building A: maximum building height of 150 feet measured from SR 46; (4) Buildings B and C: maximum building height of 175 feet measured from SR 46; (5) Building D: maximum building height of 165 feet measured from SR 46; and (6) remaining portion of site: maximum building height of 150 feet measured from SR 46, with the following limitations: (a) proposed hotel building: maximum building height of 138 feet measured from SR 46; (b) proposed independent senior living building: maximum building height of 125 feet measured from SR 46; and (c) proposed multi-story indoor self-storage: maximum building height of 100 feet measured from SR 46. Building height as used herein does not include appurtenances.
3. MIN. RESIDENTIAL DENSITY: 8 DU/Ac
4. MAX. RESIDENTIAL DENSITY: 40 DU/Ac
   - 4.1. NOTE: FLOOR AREA RATIO CALCULATIONS WILL EXCLUDE RESIDENTIAL, INSTITUTIONAL, AND HOTEL USES.
   - 4.2. DENSITY WILL BE USED TO COUNT FOR RESIDENTIAL PORTIONS OF THE PROJECT
5. MAX. INTENSITY: 2.0 FAR
6. MAX. IMPERVIOUS SURFACE RATIO (ISR): 0.75
7. MIN. OPEN SPACE: 15%

G. SITE DESCRIPTION
1. FEMA FLOOD ZONE: X

H. UTILITY SERVICES

1. SEWAGE TREATMENT	CITY OF MOUNT DORA
2. WATER SUPPLY	CITY OF MOUNT DORA
3. RECLAIM	CITY OF MOUNT DORA

I. SETBACKS

	FRONT	SIDE	REAR
MIN.:	25'	10'	10'
MAX.:	100'	100'	100'

J. LANDSCAPING/BUFFERS: LANDSCAPING AND BUFFERS WILL FOLLOW THE REQUIREMENTS OF THE WBI-E ZONING DISTRICT AND SECTION 6.6 OF THE CITY'S LAND DEVELOPMENT CODE

K. SIGNS: SIGN DESIGN STANDARDS WILL FOLLOW THE C-3 ZONING DISTRICT OF THE CITY'S LAND DEVELOPMENT CODE

L. CONDITIONS:
1. PROPOSED TRAILHEAD WILL INCLUDE A PARK AND CONTAIN ELEMENTS OF ACTIVE RECREATION (IE: PICKLEBALL COURTS)
2. CAPACITY FOR WATER, SEWER, AND RECLAIM MAY BE AVAILABLE FROM THE CITY PRIOR TO EACH PHASE'S SITE PLAN APPROVALS.

PHASING SCHEDULE

FIRST PHASE:
- INDEPENDENT SENIOR LIVING FACILITY
- ASSISTED LIVING FACILITY
- SELF STORAGE-MULTI STORY INTERIOR UNITS
- BUILDING B&C: MIXED USE OFFICE/ COMMERCIAL/RESIDENTIAL
- TRACT 1 DEVELOPMENT (MEDICAL OFFICE/RESTAURANTS/PRE-SCHOOL)
- FOOD HALL MARKET/OFFICE/COMMERICAL
- PARKING GARAGE

SECOND PHASE:
- BUILDING D
- APARTMENTS/CONDOMINIUMS/ HOTEL
- COMMERCIAL/OFFICE DEVELOPMENT

THIRD PHASE:
- BUILDING A: MIXED USE OFFICE/ COMMERCIAL/RESIDENTIAL
- TRACT 2 DEVELOPMENT (MEDICAL OFFICE/RESTAURANTS/PRE-SCHOOL)

LEGEND

PHASE 1
PHASE 2
PHASE 3

CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.
4. THE PROJECT WILL FOLLOW THE ARCHITECTURE GUIDELINES OF THE CITY'S LAND DEVELOPMENT CODE, SPECIFICALLY 3.4.15, THE WBIE ZONING ARCHITECTURE REQUIREMENTS.
5. THE PROJECT WILL BE DESIGNED WITH DARK SKY LIGHTING PRINCIPLES.
6. A TRAILHEAD TO THE FUTURE TRAIL NETWORK WILL BE PROVIDED ON THE PROPERTY TO SERVE AS A PUBLIC BENEFIT.

REVISED MAY 2024

PLANS PREPARED UNDER THE DIRECTION OF:
AMCO DEVELOPMENT, INC

REVISIONS:
MAY 2024 - PER SPECIAL MAGISTRATES ORDER

DRAWN BY: AMCO DEVELOPMENT
DESIGNED BY: AMCO DEVELOPMENT
CHECKED BY:
DATE: MAY 28, 2024

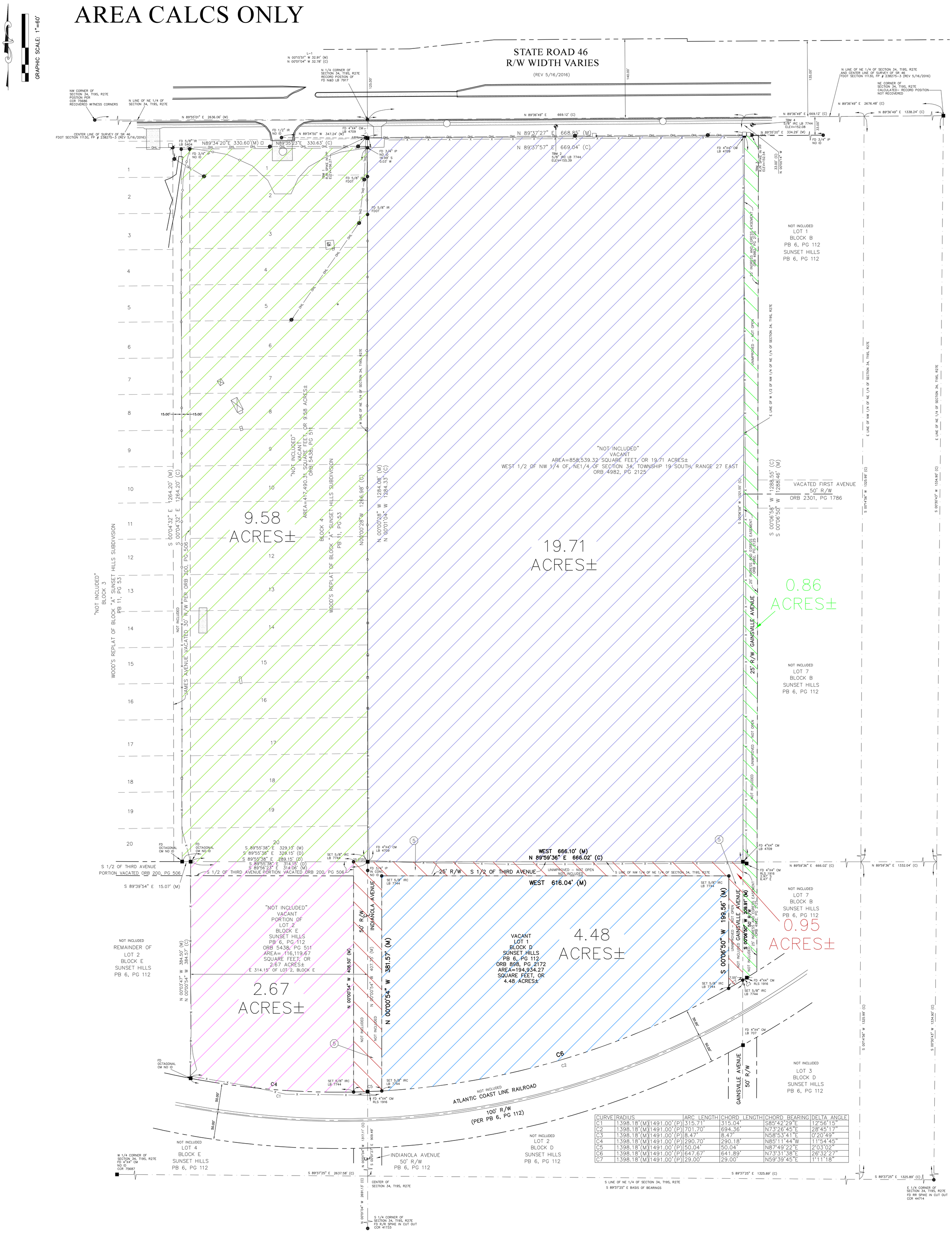
AMCO DEVELOPMENT

MOUNT DORA MIXED USE

MASTER SITE PLAN FOR AMCO DEVELOPMENT INC.

DRAWING NUMBER
1

AREA CALCS ONLY



CURVE	RADIUS		ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1398.18'(M)	1491.00'(P)	315.71'	315.04'	S85°42'29"E	12°56'15"
C2	1398.18'(M)	1491.00'(P)	701.70'	694.36'	N73°26'45"E	28°45'17"
C3	1398.18'(M)	1491.00'(P)	8.47'	8.47'	N58°53'41"E	0°20'49"
C4	1398.18'(M)	1491.00'(P)	290.70'	290.18'	N85°11'44"W	11°54'45"
C5	1398.18'(M)	1491.00'(P)	50.04'	50.04'	N87°49'22"E	2°03'02"
C6	1398.18'(M)	1491.00'(P)	647.67'	641.89'	N73°31'38"E	26°32'27"
C7	1398.18'(M)	1491.00'(P)	29.00'	29.00'	N59°39'45"E	1°11'18"

TOTAL LAND AREA OF THE EXTERIOR BOUNDARY: 37.39 ACRES ±
AREA OF 25.00 R/W OF GAINSVILLE AVE STRIP: 0.86 ACRES ±

PREPARED FOR:

MK & AD Land Investments LLC
STATE ROAD 46, MOUNT DORA, LAKE COUNTY, FL 32757

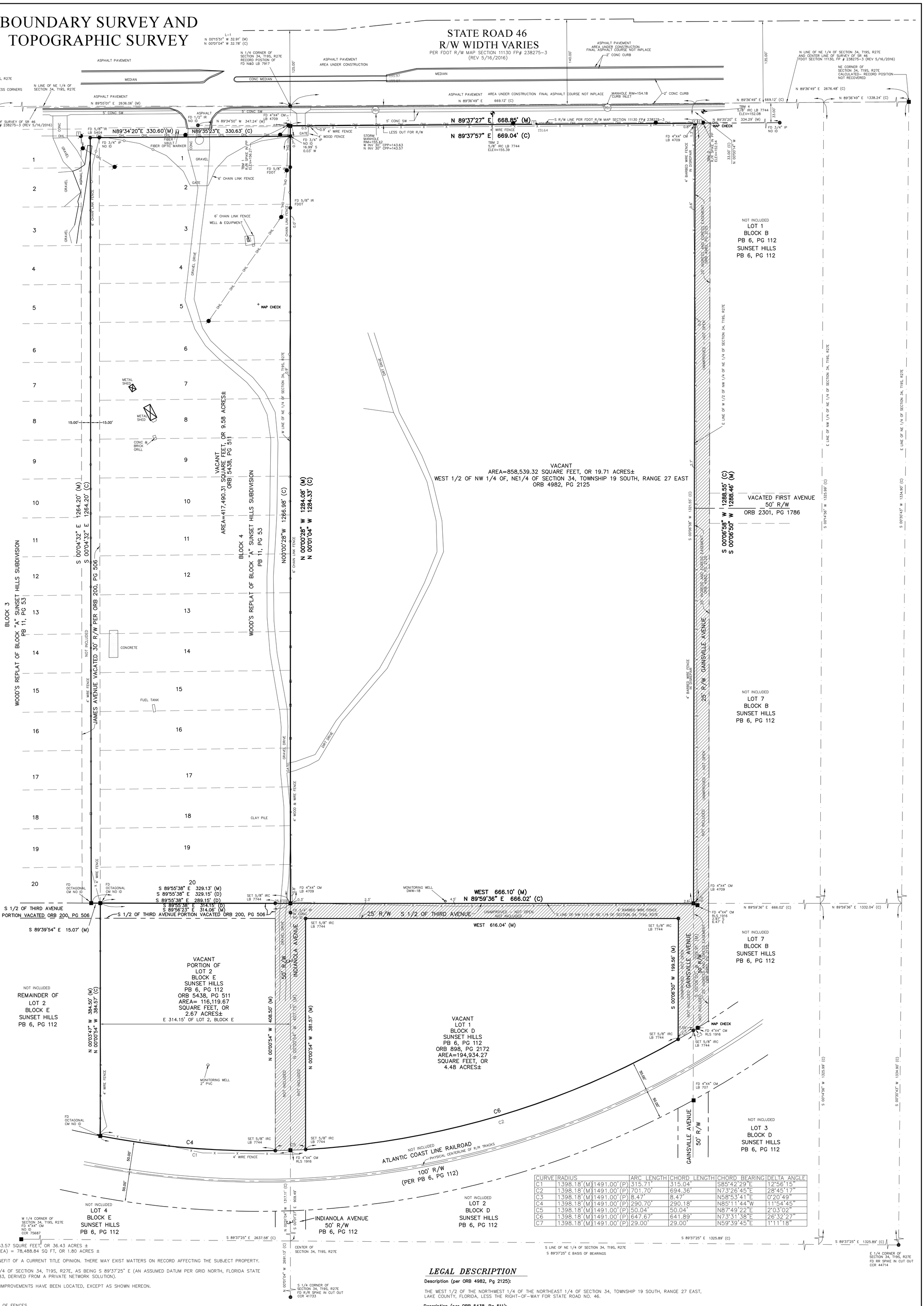
NO.	DATE	REVISIONS

FIELD BY: DW | DATE: 4/21/2021
DRAWN BY: BPS | ORDER NO.: NW 19-247
SCALE: 1"=60' | SHEET: 1 OF 1

Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE: 1"=60'



ABBREVIATIONS

(C) = CALCULATED
CONC = CONCRETE
℄ = CENTERLINE
CM = CONCRETE MONUMENT
(D) = DEED
FD = FOUND
ID = IDENTIFICATION
IR = IRON PIPE
IP = IRON PIPE
LB = LICENSED BUSINESS
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
PG = PAGE
ND = NAIL AND DISK
PRM = PERMANENT REFERENCE MONUMENT
FF = FINISHED FLOOR
ELEV = ELEVATION
APPROX = APPROXIMATE
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE
VCP = VITRIFIED CLAY PIPE
PVC = POLYVINYL CHLORIDE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
UE = UTILITY EASEMENT
AC = AIR CONDITIONER
PHR = PHONE RISER
EJB = ELECTRIC JUNCTION BOX
PP = POWER POLE
WM = WATER METER
CTVR = CABLE TV RISER
CO = CLEAN OUT
WV = WATER VALVE
OHL = OVERHEAD LINE
LP = LIGHT POLE
BFP = BACK FLOW PREVENTER
EM = ELECTRIC METER
C/A = COVERED AREA
TBM = TEMPORARY BENCHMARK
CCR = CERTIFIED CORNER OF RECORD
TOS = TOE OF SLOPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
CPP = CORRUGATED PLASTIC PIPE

SYMBOLS

- CONC MONUMENT TYPE AS INDICATED
- CONTROL POINT TYPE AS INDICATED
- BENCHMARK TYPE AND ELEVATION AS INDICATED
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- TRANSFORMER BOX
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC BOX
- TELEPHONE BOX
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- FIRE CONNECTION
- CLEAN OUT
- SIGN
- OHL — OVERHEAD LINE
- ATT — AT&T LINE
- CTV — CABLE TV LINE
- ELC — ELECTRIC LINE
- FO — FIBER OPTIC LINE
- GAS — GAS LINE
- UTL — UTILTY LINE
- W — WATER LINE
- SS — SEWER LINE
- CHAIN LINK FENCE
- X — WIRE FENCE
- WOOD FENCE

CURVE	RADIUS		ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1398.18'(M)	1491.00'(P)	315.71'	315.04'	S85°42'29"E	12°56'15"
C2	1398.18'(M)	1491.00'(P)	701.70'	694.36'	N73°26'45"E	28°45'17"
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C5	1398.18'(M)	1491.00'(P)	50.04'	50.04'	N87°49'22"E	2°03'02"
C6	1398.18'(M)	1491.00'(P)	647.67'	641.89'	N73°31'38"E	26°32'27"
C7	1398.18'(M)	1491.00'(P)	29.00'	29.00'	N59°39'45"E	1°11'18"

SURVEYORS NOTES

- TOTAL AREA IN LEGAL DESCRIPITON = 1,587,083.57 SQURE FEET, OR 36.43 ACRES ±
  OFFSITE ROADWAYS (SHOWN AS HATCHED AREA) = 78,488.84 SQ FT, OR 1.80 ACRES ±
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE S LINE OF THE NE 1/4 OF SECTION 34, T19S, R27E, AS BEING S 89°37'25" E (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, DERIVED FROM A PRIVATE NETWORK SOLUTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO LAKE COUNTY BECHMARK DESIGNATION WPNC1035, HAVING A PUBLISHED ELEVATION OF 152.45, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- SITE BENCHMARKS ARE AS SHOWN.
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=60' FOR SHEETS 1, 2, AND 3, AND IS INTENDED TO BE DISPLAYED ON A 30"X 42"" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.
- NO JURISDICTIONAL WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. THERE MAY EXIST WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.
- THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE: OR THE "MEAN HIGH WATER LINE". THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.
- THE DEED AND PLAT DISTANCES ARE TO THE CENTERLINES AND ARE NOT TO THE LIMITS OF THE RIGHT-OF-WAYS PER RECOVERED MONUMENTATION.

SHEET 1 OF 3
NOT VALID WITHOUT
SHEET 2 AND 3

SHEET 1 - BOUNDARY
SHEET 2 - TOPOGRAPHIC
SHEET 3 - TREE INFORMATION

LEGAL DESCRIPTION

Description (per ORB 4982, Pg 2125):

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR STATE ROAD NO. 46.

Description (per ORB 5438, Pg 511):

LOTS 1 THROUGH 20, BLOCK 4, WOOD'S REPLAT OF BLOCK "A" SUNSET HILLS SUBDIVISION, THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
AND
EAST 15.00 FEET OF JAMES AVENUE, WOOD'S REPLAT OF BLOCK "A" SUNSET HILLS SUBDIVISION, THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
AND
EAST 314.15 FEET OF LOT 2, BLOCK 3, SUNSET HILLS, THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Description (per ORB 898, Pg 2172):

LOT 1, BLOCK D, IN SUNSET HILLS, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO, AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 25 FEET OF LOTS 1 AND 7, BLOCK B, IN SUNSET HILLS, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

DocuSigned by:

Surveyors Certification:

I hereby certify that this survey shown hereon was made in accordance with the "Standards of Practice" for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.

DocuSigned by:
B8E6A5549707741E...

10/31/2022

Ralph A. Nieto PSM No. 6025 — Print Date

PREPARED FOR:

AMCO DEVELOPMENT, INC

STATE ROAD 46, MOUNT DORA, LAKE COUNTY, FL 32757

NO.	DATE	REVISIONS
1	6/17/2021	ADD OFFSITE AREA CALCS AND REVISED CLIENT NAME

FIELD BY: DW | DATE: 4/21/2021
DRAWN BY: BPS | ORDER NO.: NW 19-247
SCALE: 1"=60' | SHEET: 1 OF 2

Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE: 1"=60'

ABBREVIATIONS

(C) = CALCULATED
CONC = CONCRETE
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(D) = DEED
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PHR = PHONE RISER
EJB = ELECTRIC JUNCTION BOX
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WM = WATER METER
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EM = ELECTRIC METER
C/A = COVERED AREA
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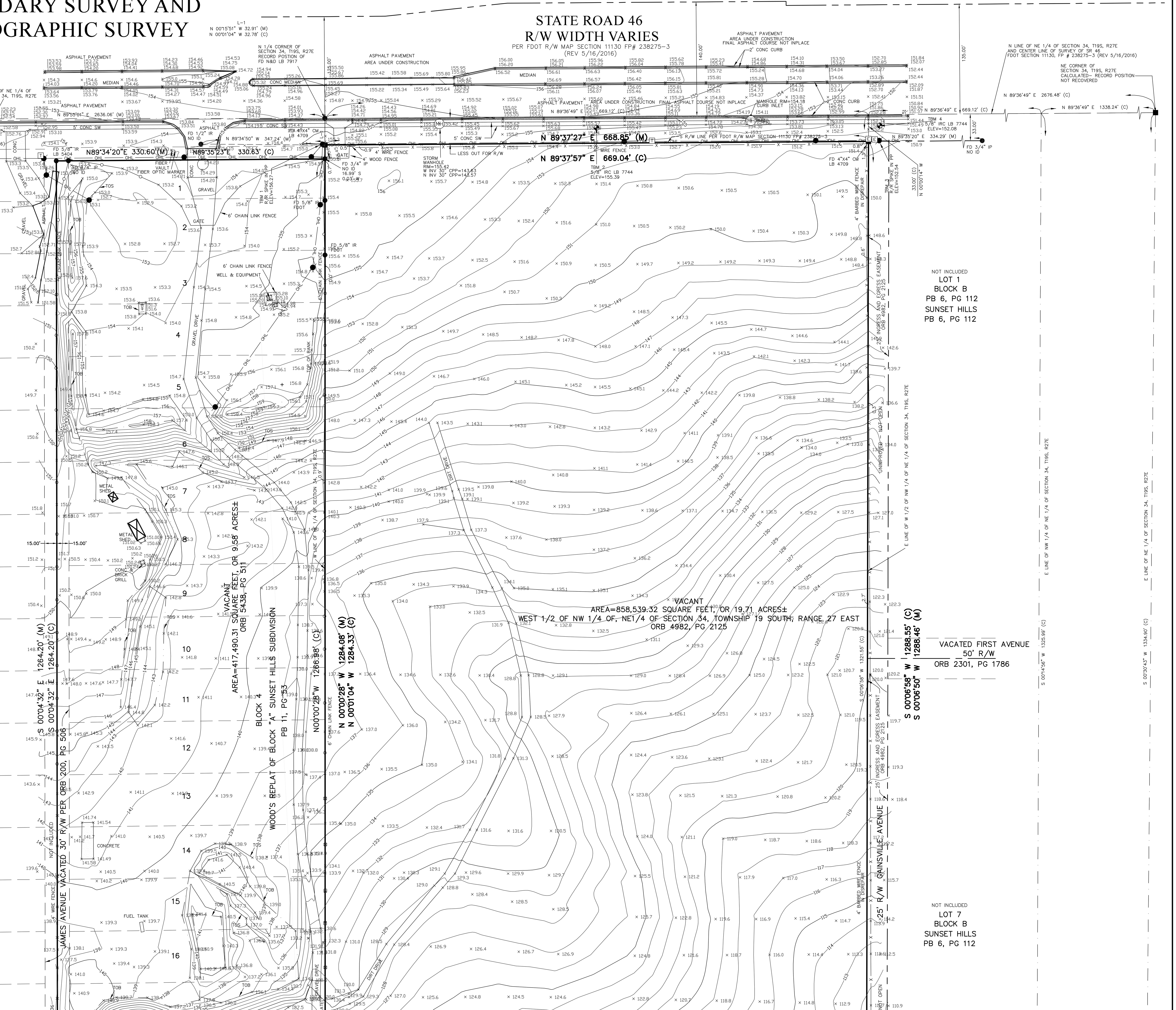
CCR = CERTIFIED CORNER OF RECORD
TOS = TOE OF SLOPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
CPP = CORRUGATED PLASTIC PIPE

SYMBOLS

CONC MONUMENT TYPE AS INDICATED
CONTROL POINT TYPE AS INDICATED
BENCHMARK TYPE AND ELEVATION AS INDICATED
SANITARY SEWER MANHOLE
DRAINAGE MANHOLE
MANHOLE
TRANSFORMER BOX
WATER METER
TRAFFIC SIGNAL BOX
ELECTRIC BOX
TELEPHONE BOX
LIGHT POLE
UTILITY POLE
GUY WIRE
FIRE CONNECTION
CLEAN OUT
SIGN
OHL — OVERHEAD LINE
ATT — AT&T LINE
CTV — CABLE TV LINE
ELC — ELECTRIC LINE
FO — FIBER OPTIC LINE
GAS — GAS LINE
UTL — UTILITY LINE
W — WATER LINE
SS — SEWER LINE
—o— CHAIN LINK FENCE
—x— WIRE FENCE
—□— WOOD FENCE



CURVE	RADIUS		ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1398.18'(M)	1491.00'(P)	315.71'	315.04'	S85°42'29"E	12°56'15"
C2	1398.18'(M)	1491.00'(P)	701.70'	694.36'	N73°26'45"E	28°45'17"
C3	1398.18'(M)	1491.00'(P)	8.47'	8.47'	N58°53'41"E	0°20'49"
C4	1398.18'(M)	1491.00'(P)	290.70'	290.18'	N85°11'44"W	11°54'45"
C5	1398.18'(M)	1491.00'(P)	50.04'	50.04'	N87°49'22"E	2°03'02"
C6	1398.18'(M)	1491.00'(P)	647.67'	641.89'	N73°31'38"E	26°32'27"
C7	1398.18'(M)	1491.00'(P)	29.00'	29.00'	N59°39'45"E	1°11'18"

SURVEYORS NOTES

- TOTAL AREA IN LEGAL DESCRIPITON = 1,587,083.57 SQURE FEET, OR 36.43 ACRES ±
  OFFSITE ROADWAYS (SHOWN AS HATCHED AREA) = 78,488.84 SQ FT, OR 1.80 ACRES ±
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE S LINE OF THE NE 1/4 OF SECTION 34, T19S, R27E, AS BEING S 89°37'25" E (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, DERIVED FROM A PRIVATE NETWORK SOLUTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO LAKE COUNTY BECHMARK DESIGNATION WPNC1035, HAVING A PUBLISHED ELEVATION OF 152.45, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- SITE BENCHMARKS ARE AS SHOWN.
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=60' FOR SHEETS 1, 2, AND 3, AND IS INTENDED TO BE DISPLAYED ON A 30""X 42"" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.
- NO JURISDICTIONAL WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. THERE MAY EXIST WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.
- THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE: OR THE "MEAN HIGH WATER LINE". THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.
- THE DEED AND PLAT DISTANCES ARE TO THE CENTERLINES AND ARE NOT TO THE LIMITS OF THE RIGHT-OF-WAYS PER RECOVERED MONUMENTATION.

SHEET 1 OF 3
NOT VALID WITHOUT
SHEET 2 AND 3

SHEET 1 - BOUNDARY
SHEET 2 - TOPOGRAPHIC
SHEET 3 - TREE INFORMATION

LEGAL DESCRIPTION

Description (per ORB 4982, Pg 2125):

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR STATE ROAD NO. 46.

Description (per ORB 5438, Pg 511):

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DocuSigned by: BBE6A55497C741E...

Ralph A. Nieto PSM No. 6025 — 10/31/2022 Print Date

PREPARED FOR:

AMCO DEVELOPMENT, INC

STATE ROAD 46, MOUNT DORA, LAKE COUNTY, FL 32757

NO.	DATE	REVISIONS
1	6/17/2021	ADD OFFSITE AREA CALCS AND REVISED CLIENT NAME

FIELD BY: DW | DATE: 11/11/19
DRAWN BY: BPS | ORDER NO.: NW 19-247
SCALE: 1"=60' | SHEET: 1 OF 2

Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
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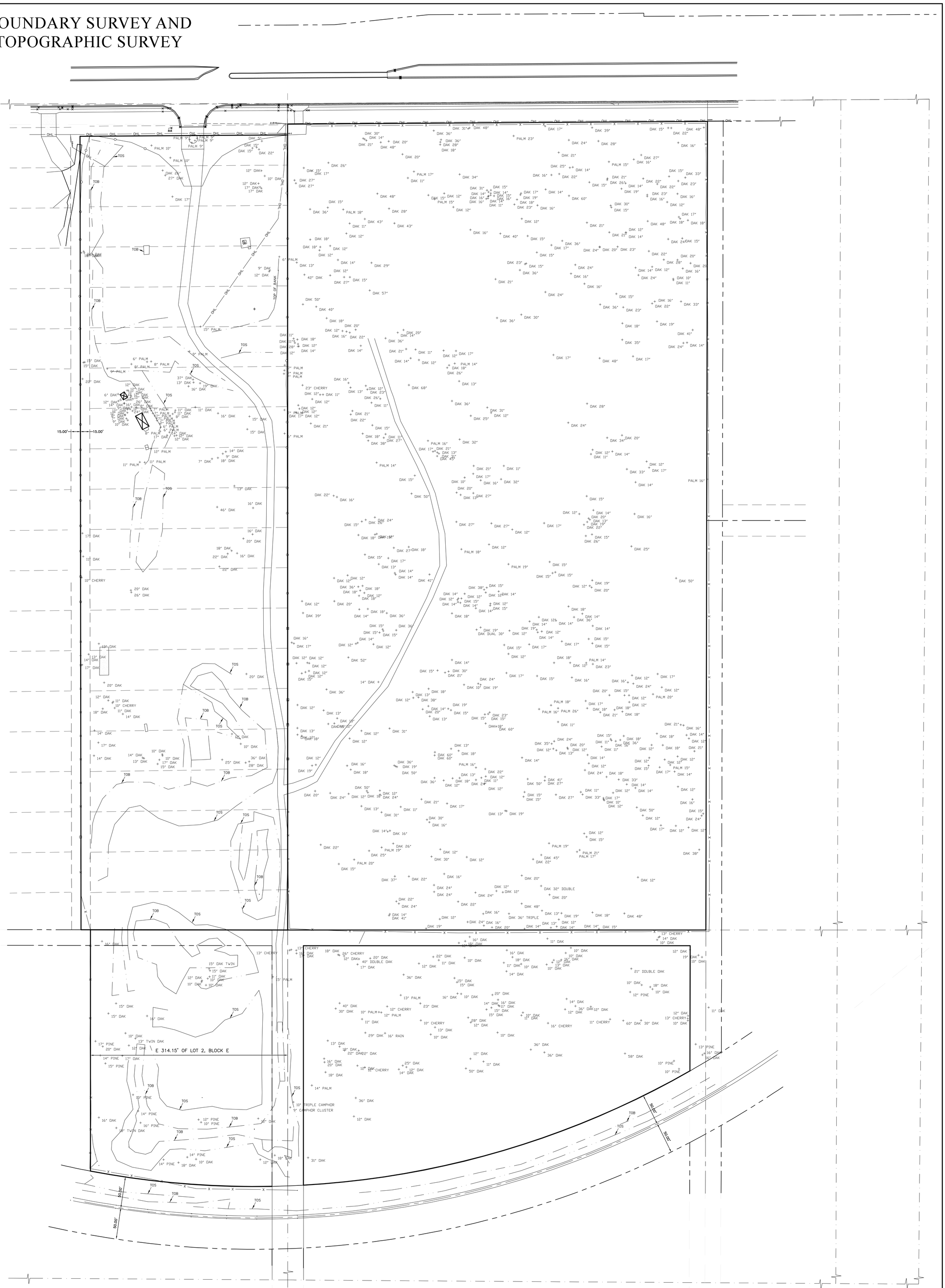
GRAPHIC SCALE: 1"=60'



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NOT VALID WITHOUT
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SHEET 1 - BOUNDARY
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SHEET 3 - TREE INFORMATION

PREPARED FOR:

AMCO DEVELOPMENT, INC

STATE ROAD 46, MOUNT DORA, LAKE COUNTY, FL 32757

NO.	DATE	REVISIONS
1	6/17/2021	ADD OFFSITE AREA CALCS AND REVISED CLIENT NAME

FIELD BY: DW | DATE: 11/11/19
DRAWN BY: BPS | ORDER NO.: NW 19-247
SCALE: 1"=60' | SHEET: 2 OF 2

Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744

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

DATE: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Final Reading and Adoption of **Ordinance No. 2023-04** Final PUD Mount Dora Mixed Use for MK and AD Land Investments, LLC.

Introduction:
This is a request for City Council to approve the final reading of Ordinance No. 2023-04.

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. Final legal advertisements for the adoption hearing are included in Attachment #2.

The applicant's proposal is to create a Planned Unit Development (PUD) for the Mount Dora Mixed Use project located south side SR 46 within the Wolf Branch Innovation Districts. These lands were recently annexed under Ordinance No. 2022-11 on August 16, 2022. Further descriptions and details of the Final PUD are contained in Attachment #3 - Summary Report.

Mount Dora Mixed Use Final PUD (WBI-E Zoning District) Master Plan:

- Buildings heights range between 50 feet and 150 feet, with the only exceptions being Buildings B & C (175 feet) and Building D (165 feet).
- Minimum building heights of 50 feet and 85 feet have been established for the two (2) out-parcels fronting State Road 46 (i.e., Tracts 1 and 2).

- Prohibit mini-storage, residential (except fee simple residential in a mixed-use building), large box retail, and commercial uses from being developed on Tracts 1 and 2.
- The park area (e.g., kids' splash pad/water play zone, etc.), will be accessible to members of the public and not limited solely to residents of the MDMU PUD.
- Phase 1 of the MDMU PUD shall require a mixture of residential and nonresidential uses (including office and other employment uses), and shall include a minimum of 25% office and/or other employment uses.

Budget Impact:

There are no budgetary impacts on the City relative to the processing of the rezoning action.

Strategic Impact:

Rezoning requests which address density and intensity changes are consistent with Growth Management Goals. This particular change in zoning is consistent with the City's goals for conservation protection measures and land use regulations.

Recommendation:

City Council to approve Final Reading and Adoption of Ordinance No. 2023-04.

Attachment(s):

1. Attachment 1 Ordinance Impact Estimate
2. Attachment 2 Legal Ad Publications
3. Attachment 3 PUD Summary Report (Final)
4. Ordinance 2023-04 MDMU 05-30-24 (FINAL w exs A-B)

Prepared by:	Vince Sandersfeld, City Manager	
Reviewed by:	City Attorney, City Attorney	Approved - 5/29/2024
	Jeanann Hand, City Clerk	Approved - 5/29/2024
	Vince Sandersfeld, City Manager	Final Approval - 5/29/2024

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: **2023-04**

ORDINANCE TITLE: **Final PUD Mount Dora Mixed Use for MK and AD Land Investments, LLC**

DEPARTMENT: **Planning and Development**

MEETING DATE: **June 4, 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:
  - An estimate of direct compliance costs such Businesses may reasonably incur if the Ordinance is enacted: _____;
  - Identification of any new charge or fee on Businesses subject to the proposed Ordinance or for which such businesses will be financially responsible _____; and
  - 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:

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

ATTACHMENT #2

NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2023-04
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2023-04. The final public hearing on the ordinance will be held on Tuesday, June 4, 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 2023-04 is as follows:

ORDINANCE NO: 2023-04

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE REZONING AND MASTER PLAN FOR "MOUNT DORA MIXED USE"; PROVIDING FOR THE REZONING AND APPROVAL OF THE MOUNT DORA WOLF BRANCH INNOVATION EMPLOYMENT (WBI-E) PLANNED UNIT DEVELOPMENT DISTRICT FOR THAT PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF SR 46 AND EAST OF BUTTERCUP LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; 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.

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: May 24, 2024

ATTACHMENT #2

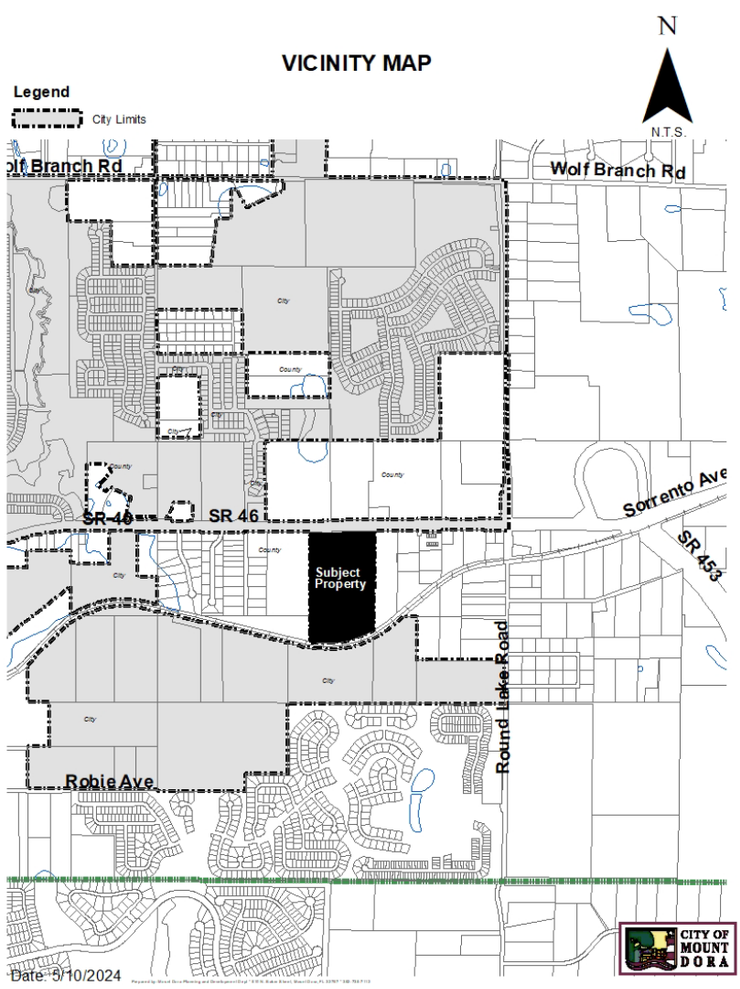
NOTICE OF ZONING CHANGE
ORDINANCE NO. 2023-04
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida will conduct a public hearings to consider the adoption of Ordinance No. 2023-04 for proposed changes to the City of Mount Dora Zoning Map. The title and substance of proposed Comprehensive Plan Ordinance is as follows:

ORDINANCE NO: 2023-04

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE REZONING AND MASTER PLAN FOR "MOUNT DORA MIXED USE"; PROVIDING FOR THE REZONING AND APPROVAL OF THE MOUNT DORA WOLF BRANCH INNOVATION EMPLOYMENT (WBI-E) PLANNED UNIT DEVELOPMENT DISTRICT FOR THAT PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF SR 46 AND EAST OF BUTTERCUP LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; 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.

Further, the adoption of Ordinance No. 2023-04 includes a Zoning Map Amendment changing certain lands from County Light Industrial (LM) and County Planned Industrial (MP) to City (WBI-E) Planned Unit Development and assign the zoning district as Wolf Branch Innovation Employment (WBI-E) as depicted on the map of this advertisement below:



ATTACHMENT #2

The City Council of the City of Mount Dora, Florida will conduct a public hearing to consider the adoption of Ordinance No. 2023-04 on **Tuesday, June 4, 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.

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: May 24, 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@cityofmountdora.com

FINAL PUD SUMMARY REPORT
MK AND AD LAND INVESTMENTS, LLC

Report Date:
June 4, 2024

Reference/Support:
City's Land Development Code Section 3.3 LDC – Procedures for rezoning
Section 3.4.15 LDC – WBI-E Wolf Branch Innovation Employment District.
Policy 4.g (12) FLUE of the Mount Dora Comprehensive Plan 2045
Annexation Ordinance No. 2022-11
FLU Employment Center Ordinance No. 2023-03
MK AMCO - City Mount Dora Section 70.51 FS Special Magistrate Recommendation

Wolf Branch Innovation District (WBID) Design Guidelines Ordinance No. 2020-20 adopted 5-4-2021 Link:
https://ci.mount-dora.fl.us/DocumentCenter/View/13000/WBID-Design-Standards-?bidId=

Background:

Owners	MK and AD Land Investments, LLC
Applicant	Aaron Hakim, Amco Development
General Location:	Located on the south side of State Road 44, between Buttercup Lane and Suneagle Drive
Alternate Key Nos.	1128544, 1039819, 2843136 and 1084059
Zoning District:	Lake County Light Manufacturing and Planned Industrial
Proposed Zoning District:	PUD with zoning district assignment of WBI-E
Future Land Use Category:	Lake County Regional Office
Proposed Land Use Category	City Employment Center (Processing under Separate Application)
Overlays:	Wolf Branch Innovation District
Site Area:	38.25 +/- acres (37.39 acres plus 0.86 acres in a 25 foot right-of-way proposed to be vacated)
Existing Use:	Vacant Land

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	ROW	NA	NA	Arterial Road	SR 46
South	City	Conservation	Green Belt	Preservation Area	Wolf Branch Sink Preserve
East	County	Regional Office	Light Industrial	Auto Repair Shop	Peeler Truck Service
West	County	Regional Office	Light Industrial	Residence	Single Family Dwelling Unit

The subject property was annexed into the City of Mount Dora with the adoption of Ordinance 2022-11 on August 16, 2022. The property contains 36.43 acres and is vacant. The zoning will be assigned Wolf Branch Innovation Employment (WBI-E) district.

The Final PUD Master Plan has been revised with the recommendation steaming from Special Magistrate report and Settlement Agreement. The Final PUD Master Plan revision includes:

- 175 feet building height for Interior Buildings, as measured from SR 46.
- Minimum building heights of 50 feet and 85 feet have been established for the two (2) outparcels fronting State Road 46 (i.e., Tracts 1 and 2).
- Prohibit mini-storage, residential (except fee simple residential in a mixed-use building), large box retail, and commercial uses not otherwise listed in the PUD Permitted Use table from being developed on Tracts 1 and 2.
- Splash pad/water play zone, etc.), will be accessible to members of the general public and not limited solely to residents of the MDMU PUD.
- Phase 1 of the MDMU PUD shall require a mixture of residential and non-residential uses (including office and other employment uses), and shall include a minimum of 25% office and/or other employment uses.

The subject property is located within the Wolf Branch Innovation District (WBID). The WBID is a special planning area totaling approximately 850 acres that is expected to accommodate a significant regional employment center along the Wekiva Parkway. In 2017, the City entered into an interlocal agreement with Lake County and Levy Consultants, LLC, in order to collaborate on the economic development of the WBID. The City has since revised the Comprehensive Plan and Land Development Code to incorporate the recommendations made within the Wolf Branch Innovation District Implementation Plan prepared by Levey Consulting and GAI Consultants, Inc. dated September 20, 2022. The City has implemented the uses allowed by right, prohibited uses, performance standards, and design guidelines. The City created specific master planned design requirements to assist development proposal to create work-force type uses in two separate districts: (WBI-G) Gateway with location criteria specific to SR 46 and Round Lake Road Intersection; and remaining lands to be zoned WBI-E for the

Employment zoning. This project is located in the Employment section of the district.

The Applicant is proposing a mixed use development with a mixture of residential, commercial, and office uses which is consistent with the Implementation Plan. The Applicant is seeking to develop the property consistent with the Wolf Branch Innovation Employment (WBI-E) zoning district but is seeking a Planned Unit Development (PUD) in order to obtain waivers (or deviations) from the WBI-E zoning district. The Development Standards Matrix outlines the development standards between the Employment Center land use category, WBI-E zoning district, and the proposed master PUD. The notable differences are the maximum building height and permitted uses.

LDC Section 3.4.15. (7)(g)(11), states that single-use highway commercial uses not located within a mixed use building are prohibited within the WBI-E zoning district. Mixed use means at least two of the following uses within a single building: commercial, office, or residential. Multiple commercial buildings developed on the same site are not allowed by definition of mixed use. The Applicant is seeking to include single-use commercial uses as a permitted use on the subject property. Goal 1, Objective 4, Policy g.12, Future Land Use Element of the Comprehensive Plan, specifically prohibits single-use highway commercial uses.

The Applicant also lists mini-warehouse storage as a permitted use on the master PUD plan. This use is not permitted within the WBI-E zoning district unless determined to be compatible by the Planning & Zoning Commission (PZC). The PZC will need to include a formal determination of compatibility within the rezoning approval to accommodate this use. To ensure that the Mini-Storage use is compatible with the proposed development and character of district, recommends including specific design standards (indoor, climate control, prohibiting outdoor storage, screening, or architectural features such as facade fenestration, windows, roof lines, etc.) to ensure compatibility with the vision for the district.

Goal 1, Objective 4, Policy g.12, Future Land Use Element of the Comprehensive Plan, establishes a 1.0 Floor Area Ratio (FAR) for development within the Employment Center land use category and allows a 2.0 FAR with certain exceptional design and performance criteria as described within the LDC. LDC Section 3.4.15. (7)(e), provides the public benefit elements necessary to allow a maximum 2.0 FAR as: (1) Dedicated public park open to the public managed privately; (2) Additional open space above the required minimum; (3) Park and ride lot; (4) Off-site infrastructure including streets and trails; and/or (5) Land donation for transportation improvements. The PUD master plan indicates that a trailhead to the future trail network will be provided on site to serve as the public benefit. The PUD plans depicts a bike shop, public restrooms, and a playground area for the trailhead but does not include the size of the trailhead park. The intensity increase may be allowed at the sole discretion of City Council.

The Applicant is seeking to develop the property with a 2.0 FAR which would allow 3,332,340 square feet of building floor area. This requirement applies to all commercial, employment, industrial, and residential uses developed on the site. The Applicant provided maximum square footage allotments for various uses but does not have specific numbers established at this time.

With the exception of hotels and motels no more than twenty percent (20%) of the floor area shall be allocated to commercial uses. Of the 20% floor area, only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. The intent of this provision to prohibit highway oriented commercial uses within this land use category.

Based on the information provided, the development would be developed with 36% commercial uses. The numbers provided on the concept plan are the maximum square footages allotted to each use and do not reflect how the property may be developed. At this time, the ends users for the project are not determined. The Applicant contends that the maximum square footage will adhere to the maximum 2.0 FAR which would result in a maximum of 3,332,340 square feet of building area.

Use	Residential	Employment	Commercial
Apartments	865 Units		
Condos	665 Units		
Senior Living Facility		467,310 SF	
Office		900,000 SF	
Commercial			750,000 SF
Convention Center		100,000 SF	
Mini-Warehousing Storage		150,000 SF	
Hotels		437,000	
Specialty Grocer			55,000 SF
Tract 1		80,000 SF	
Tract 2		100,000 SF	
Total Use Allotments	**1,530 Dwelling Units**	**2,234,310 SF**	**805,000 SF**

STANDARDS FOR REVIEW:

Pursuant to LDC Section 3.3.4, the City shall consider the following criteria in reviewing applications for a rezoning:

1. **The need and justification for the change:**

The property was annexed into the city limits in August of 2022 and was not assigned a land use category or zoning district. The subject property is located within the WBID which was adopted by City Council in December of 2020. The Wolf Branch Innovation District area is designated for an Employment Center future land use.

The applicant is seeking to make the property's zoning district consistent with the property's land use category. The proposed PUD will pair with the Employment Center land use category for a mixed use project supporting high density residential, commercial, and office uses.

2. **The effect of the change, if any, on the particular property and on surrounding property:**

The PUD is generally consistent with the WBI-E zoning district which was established in conjunction with the Implementation Plan. The proposed development is consistent with the intent of the WBID and Employment land use category but is more intense than imagined and

does not provide accommodations to buffer the development from the abutting properties which have not been developed consistent with the WBID.

3. **The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city.**

This is consistent with the Comprehensive Plan which seeks intense and mixed-use development within the WBID.

4. **The availability and provision of adequate services and facilities:**

The PUD proposes to be serviced by the City of Mount Dora for sewage treatment, potable water, and reclaim water services. The PUD will be served by Wastewater Treatment Plant #2 (WTP#2).

**** NOTE**: AS OF PRINTING OF THIS REPORT, THE CITY OF MOUNT DORA DOES NOT HAVE WASTEWATER TREATMENT CAPACITY AT WTP#2 TO SERVE NEW DEVELOPMENTS. THE CITY IS REVIEWING OPTIONS TO INCREASE WASTEWATER TREATMENT CAPACITY AND OTHER FACILITY IMPROVEMENTS.**

Parks:

Goal 1, Objective, 1, Policy a, Recreation and Open Space Element of the Comprehensive Plan states that all residents shall have access to a community or neighborhood park within a ten (10) minute walk. The standards for a community and neighborhood park are defined in the Comprehensive Plan. Future development on the site will need to ensure this requirement is met by ensuring a park meeting our standards is within a ten (10) minute walking distance of the site or by providing the facilities on site. Pursuant to Goal 1, Objective 2, Policy c, Recreation and Open Space Element of the Comprehensive Plan, new residential developments of 20 units or greater that are within areas of the City that have a deficient parks LOS, the preference shall be dedication in lieu of fees. Park Impact fees would be granted for the construction and dedication of a community or neighborhood parking meeting our standards.

Traffic:

Goal 1, Objective 3, Policy b, Transportation Elements of the Comprehensive Plan establishes the minimum acceptable roadway operating conditions on principal arterials, minor arterials, and collectors as LOS D. Further review and evaluation would be undertaken when a development application and traffic study is provided to ensure the proposed development will not adversely impact the roadway network.

Water:

Goal 1, Objective 1, Policy d, Infrastructure Element, 2045 Comprehensive Plan, establishes the water level-of-service standards as 350 gallons per day (GPD) per equivalent residential unit (ERU). The City does not have an established level-of-service for non-residential uses. Utilizing standards provided for previous capacity analysis, staff was able to estimate the water usage (below).

Exact calculations on GPD can only be assessed with details of the proposed development.

Land Use	Number of Units		ERUs per Unit	Total ERUs	Total Water Demand GPD
Apartments	865	Units	0.715	618	185,543
Condos	665	Units	0.715	475	142,643
Senior Living	275	Units	0.715	197	58,988
Office	900	Thousand SF	0.333	300	89,910
Commercial	750	Thousand SF	0.333	250	75,000
Convention Center	15	Thousand SF	0.333	5	1,500
Mini-Warehouse Storage	120	Thousand SF	0.043	5	1,500
Key Hotel	325	Rooms	0.500	163	48,750
Parcels 1 & 2	180	Thousand SF	0.333	60	17,982
Specialty Grocer	55	Thousand SF	0.333	18	5,495
Total Water Demand GPD					**627,309**

* Applicant advised to planning staff total square footage of all uses would not exceed allowable FAR.

Wastewater:

Goal 1, Objective 1, Policy d, Infrastructure Element, 2045 Comprehensive Plan, establishes the sewer level-of-service standard as 300 GPD per ERU. Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise.

Below are the calculations for wastewater demand. Public Works has indicated that the proposed AMCO development will exceed the current permitted capacity at the Wastewater Treatment Facility #2 without adjustments to the capacity of our system. An expansion project is part of the currently approved budget with planning and design to begin in fiscal year 2024-25 and construction to follow.

Land Use	Number of Units		ERUs per Unit	Total ERUs	Wastewater Flow GPD
Apartments	865	Units	0.715	618	216,466
Condos	665	Units	0.715	475	166,416
Senior Living	275	Units	0.715	197	68,819
Office	900	Thousand SF	0.333	300	104,895
Commercial	750	Thousand SF	0.333	250	87,500
Convention Center	15	Thousand SF	0.333	5	1,750
Mini-Warehouse Storage	120	Thousand SF	0.043	5	1,750
Key Hotel	325	Rooms	0.500	163	56,875
Parcels 1 & 2	180	Thousand SF	0.333	60	20,979
Specialty Grocer	55	Thousand SF	0.333	18	6,410
Total Water Demand GPD					**731,861**

A thorough review of wastewater demands will be undertaken once a development application is submitted.

5. <u>The impact on the natural environment</u>:

A professionally conducted survey of native vegetative communities is required for properties greater than thirty (30) acres in size in conjunction with an application for a site plan and plat. The developer and the city shall use the information gathered from the survey to develop and implement a plan to protect state and federally listed endangered and threatened plant and animal species and species of special concern.

In addition, a site assessment produced by an environmental professional verifying the existence or lack thereof of these natural communities shall be required for all sites over 30 acres in size. If any longleaf pine, sand hill, sand pine and xeric oak communities are present on the site, additional protection measures will be required.

According to the Lake County Interactive Map, there is no indication of floodzone or wetlands on the subject property. <u>Map VI-4: Natural Communities</u> shows area contains Upland Hardwood Forests and Mixed Upland (Coniferous / Hardwood) communities. <u>Map VI-3: Soils</u> shows the area has Type A soils. Further review of potential impacts to the environment and natural communities will be undertaken with the future development application.

ATTACHMENT #3

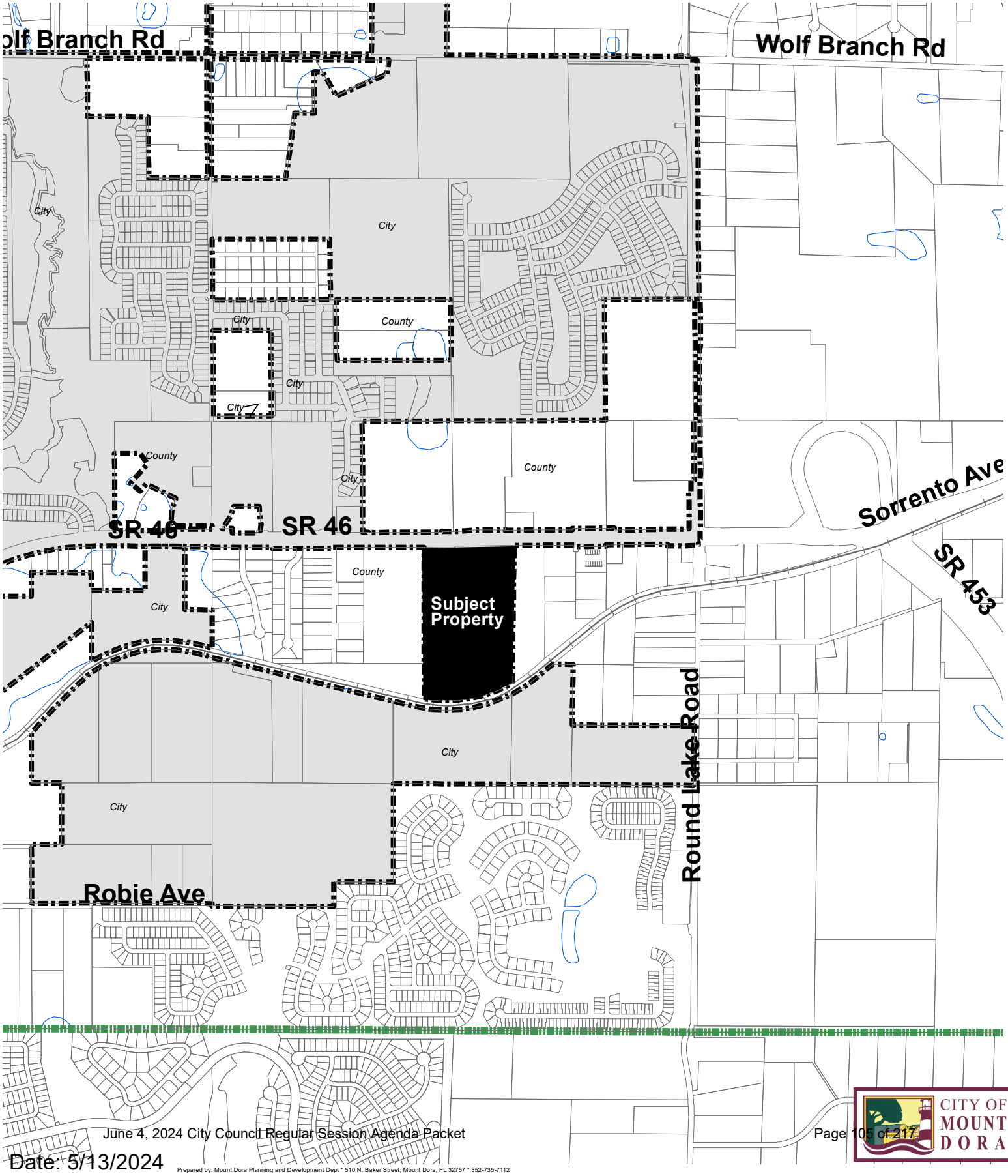
VICINITY MAP

N

N.T.S.

Legend

City Limits



Date: 5/13/2024

Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

CITY OF MOUNT DORA

ATTACHMENT #3

MK and AD Land Investments, LLC
Future Land Use Area Map
(Composite City & Lake County)

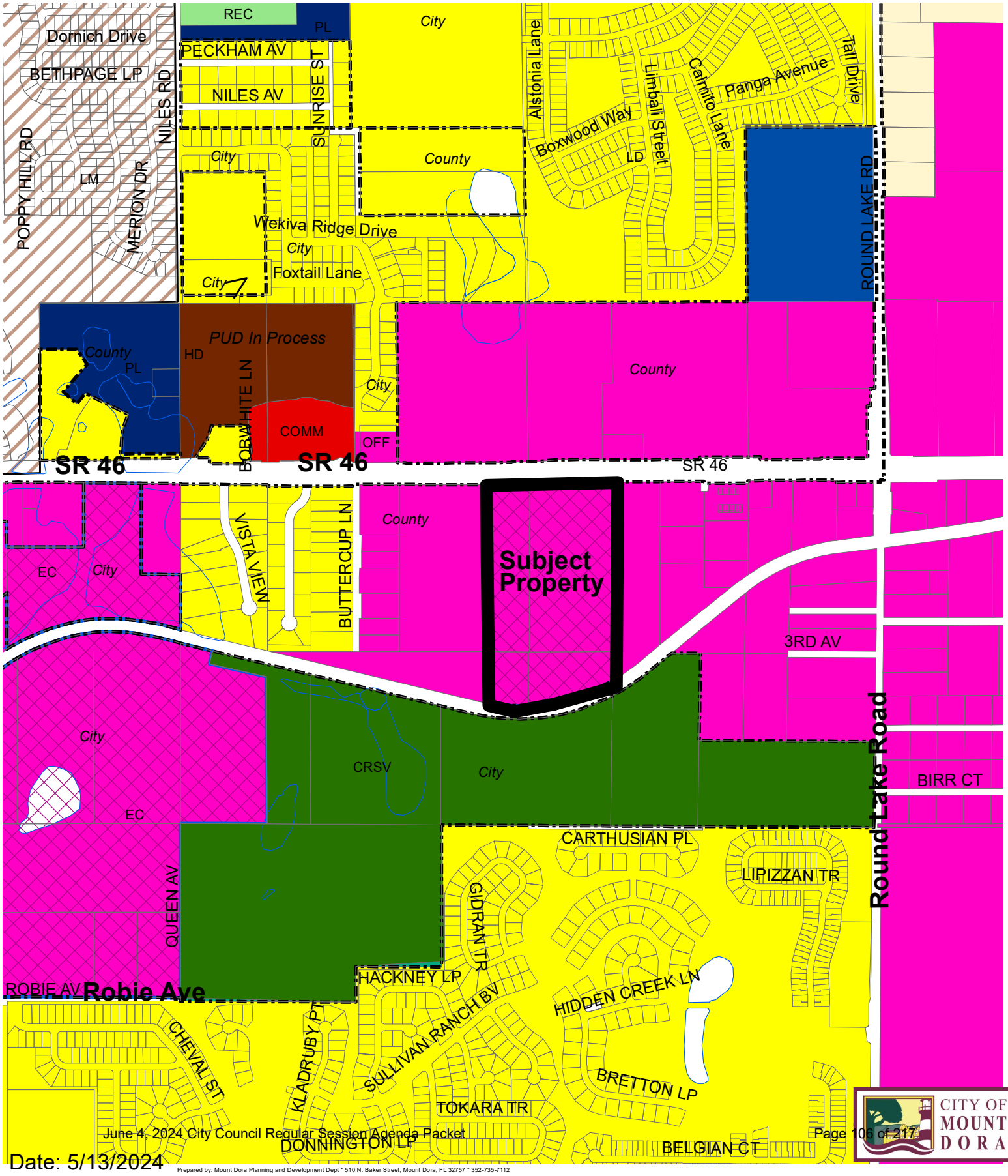
N

N.T.S.

Legend

City Limits

JPA Boundary



Date: 5/13/2024

Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

CITY OF MOUNT DORA

ATTACHMENT #3

MK and AD Land Investments, LLC
Zoning Area Map
(Composite City & Lake County)

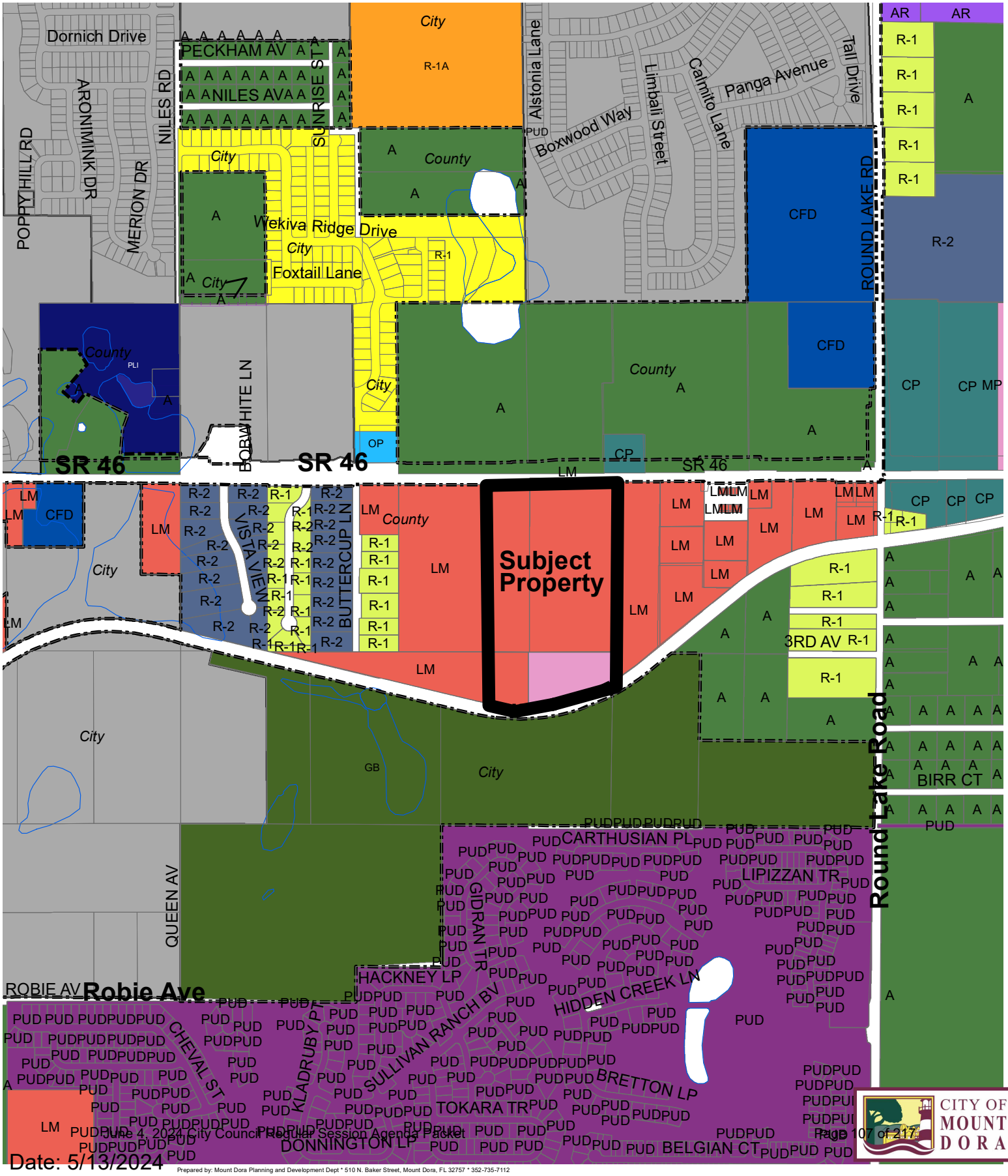
N

N.T.S.

Legend

City Limits

JPA Boundary



Date: 5/13/2024

Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

CITY OF MOUNT DORA

ATTACHMENT #3

RECEIVED
By scottw at 9:02 am, Nov 08, 2022

CITY OF MOUNT DORA

PUD22-04

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

FINAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Date: November 7, 2022 Project Name: Mount Dora Mixed Use

1. Applicant's Name: AMCO Development Inc.: Attn Aaron Hakim
   Company's Name: AMCO Development Inc.
   Address: 1830 Plymouth Sorrento Road - Suite 1001
   City, State & Zip: Apopka, FL 32712
   Phone: 407-462-7850 E-mail: AHAKIM@ AMCODEV.COM; KellyD2@etminc.com; eldridges@etminc.com

2. Property Owner's Name(s): MK&AD Land Investments
   Company's Name: MK&AD Land Investments
   Address: 1019 Flagstone Court
   City, State & Zip: Apopka, FL 32703
   Phone: 407-462-7850 E-mail: AHAKIM@AMCODEV.COM

3. Engineer's Name: _____
   Company's Name: _____
   Address: _____
   City, State & Zip: _____
   Phone: _____ E-mail: _____

4. Landscape Architect: _____
   Company's Name: _____
   Address: _____
   City, State & Zip: _____
   Phone: _____ E-mail: _____

5. The property generally located and list adjacent streets: South of State Road 46 and west of State Road 453.

6. Size of property in Acres: 38.25 Square Feet: 1,666,170

7. Zoning District: County LM Future Land Use Category: County Regional Office (pending FLUMA for City Employment Center)

8. Number of Structures and/or units to be built: 7 buildings with office, commercial, and residential

9. Is the proposed use(s) permissible in requested district? Residential exceeding 8 units/acre. Office, and Commercial are allowed uses in the Employment Center.

10. Provide description of the proposed use: Mixed Use: Apartments, Senior Living, Office, Hotel, Commercial, Amphitheater, Convention Center, Parking Garage, and Mini Storage.

11. Provide phase breakdown and description of phases: See attached Master Plan.

12. State the reason for this request (attach written summary if additional space is needed): The mixed use project will provide housing, employment, and recreation to the Wolf Branch Innovation district. The PUD allows for the combination and flexibility of uses.

13. Has an application been filed within the last 12 months (describe, if yes)? Property was recently annexed into the City and this PUD application is accompanied by a Small Scale Future Land Use Map Amendment application.

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 **Date** 11/07/2022

ATTACHMENT #3

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

AGENT AUTHORIZATION

I/we, (Property owner name(s)) MK&AD Land Investments, as the owner(s) of the real property described as follows, 1084059, 1039819, 1128544, and 2843136 (Address, Parcel ID or Alternate Key Number of subject property), do hereby authorize Aaron Hakim to act as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request for PUD Rezoning and Future Land Use Amendment (Application Type), and to appear on my/our behalf before any administrative, legislative or quasi-judicial body in the City pertaining to the application described above and to act in all respects as my/our Agent in matters pertaining to the application and City process.

Aaron Hakim		12/8/2022
Printed Name of Property Owner	Signature of Property Owner	Date
—	—	—
Printed Name of Property Owner	Signature of Property Owner	Date

State of Florida
County of LAKE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8TH day of DECEMBER, 20 22, by Aaron Hakim.

Personally known OR Produced Identification
Type of Identification Produced: FL DL H250-008-83-128-0

JEANANN HAND
Notary Public - State of Florida
Commission # HH 295587
My Comm. Expires Aug 1, 2026
Bonded through National Notary Assn.

Notary Signature

Note: All applications shall be signed by the Owner(s) of the property, or the Agent as duly authorized herein by the Owner(s).

INSTRUMENT#: 2022151372 OR BK 6055 PG 2093 PAGES: 3 11/22/2022 1:20:54 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $27.00 DEED DOC:$0.70
ATTACHMENT #3

Prepared By and Return To:
Matthew G. Petra, Esq.
Zimmerman, Kiser & Sutcliffe, P.A.
315 E. Robinson Street, Suite 600
Orlando, Florida 32801
(407) 725-7010
Parcel Identification (Folio) Number(s): 34-19-27-0001-000-00100, 34-19-27-0200-004-00100, and 34-19-27-0100-00E-00200

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is executed and delivered this 15th day of November, 2022, by **MT. DORA HILLS, LLC, , a Florida limited liability company**, whose address for purposes of this instrument is 5152 Isleworth Country Club Drive, Windermere, Florida 34786 (hereinafter referred to as the "Grantor"), to **MK & AD LAND INVESTMENTS, LLC, a Florida limited liability company**, whose address for purposes of this instrument is 1019 Flagstone Court, Apopka, Florida 32703 (hereinafter referred to as the "Grantee");

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, conveys and quit claims to the said Grantee and Grantee's successors and assigns forever, all of Grantor's right, title and interest in and to the following described land, if any, situate, lying and being in the County of Lake, State of Florida, to-wit:

See Exhibit "A"

TO HAVE and TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, same together with all and singular the appurtenances thereunto, and all the estate, right, title interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

[Signatures on the Following Page(s)]

ATTACHMENT #3

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:

MT. DORA HILLS, LLC,
a Florida limited liability company

Witness
Print Name: Rachel Guzman

By: _____
Michael Keotahlian, Manager

Witness
Print Name: Matthew G. Petra

By: _____
Juliette Keotahlian, Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 15 day of November, 2022, by **Michael Keotahlian and Juliette Keotahlian, as Managers of MT. DORA HILLS, LLC, a Florida limited liability company**, who are either personally known to me or have produced FL Drivers License as identification.

Notary Public, State and County Aforesaid
Name:
My Commission Expires:
My Commission Number is:

RACHEL GUZMAN
Notary Public - State of Florida
Commission # HH 118266
My Comm. Expires Apr 18, 2025
Bonded through National Notary Assn.

ATTACHMENT #3

Exhibit "A"

The West ½ of the Northwest ¼ of the Northeast ¼ of Section 34, Township 19 South, Range 27 East, Lake County, Florida, less the right-of-way for State Road No. 46.

And

Lots 1 through 20, Block 4, Wood's Replat of Block "A" Sunset Hills Subdivision, the plat thereof recorded in Plat Book 11, Page 53, Public Records of Lake County, Florida.

And

East 15.00 feet of James Avenue, Wood's Replat of Block "A" Sunset Hills Subdivision, the plat thereof recorded in Plat Book 11, Page 53, Public Records of Lake County, Florida.

And

East 314.15 feet of Lot 2, Block 3, Sunset Hills, the plat thereof recorded in Plat Book 6, Page 112, Public Records of Lake County, Florida.

ORDINANCE NO: 2023-04

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE REZONING AND MASTER PLAN FOR "MOUNT DORA MIXED USE"; PROVIDING FOR THE REZONING AND APPROVAL OF THE MOUNT DORA WOLF BRANCH INNOVATION EMPLOYMENT (WBI-E) PLANNED UNIT DEVELOPMENT DISTRICT FOR THAT PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF SR 46 AND EAST OF BUTTERCUP LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; 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, MK and AD Land Investments, LLC ("Property Owner") is the fee simple owner of that property generally located on the south side of SR 46 and east of Buttercup Lane as more particularly described in **Exhibit "A"** attached hereto ("Property") and AMCO Development, Inc., is the applicant representative ("Applicant") acting on behalf of the Property Owner; and

WHEREAS, pursuant to City of Mount Dora Land Development Code, Section 3.4.15, the Property Owner/Applicant submitted a final master plan for the Property requesting Wolf Branch Innovation Employment ("WBI-E") Planned Unit Development rezoning with a master plan entitled "Mount Dora Mixed Use"; and

WHEREAS, the requested zoning district classification change and Zoning Map amendment are consistent with the City of Mount Dora Comprehensive Plan 2045 and meet the criteria established by Chapter 166, Florida Statutes; and

WHEREAS, the Mount Dora Mixed Use ("MDMU") master plan terms and conditions are consistent with the City's Comprehensive Plan and the underlying Employment Center Future Land Use designations for the Property; and

WHEREAS, on December 21, 2022, the City of Mount Dora Planning and Zoning Commission approved the proposed zoning district classification change and Zoning Map amendment; and

WHEREAS, the City of Mount Dora held duly noticed public hearings on the proposed zoning district classification change for the Property to WBI-E Planned Unit Development, considered the findings and advice provided by members of the public and all interested parties; and

WHEREAS, the City of Mount Dora hereby finds that the requested zoning district classification change and Zoning Map amendment 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. Zoning District Classification Change and Zoning Map Amendment.

(a) The Property is hereby rezoned from County LM (Light Industrial) and County MP (Planned Industrial District) to City WBI-E Planned Unit Development ("PUD") subject to the conditions set forth herein.

(b) The official Zoning Map of the City of Mount Dora shall be amended to reflect the rezoning on the Property from County LM (Light Industrial) and County MP (Planned Industrial District) to City WBI-E PUD.

(c) The Property as rezoned 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 master plan for the MDMU PUD attached hereto as **Exhibit "B"**, which shall be the controlling master plan for the Property.

(d) Future amendments to the approved master plan shall be by resolution processed by the Planning and Zoning Commission and City Council.

(e) As depicted on the master plan attached hereto, the MDMU PUD shall be subject to the following building heights: (1) Track 1: minimum building height of 50 feet and maximum building height of 100 feet measured from SR 46; (2) Tract 2: minimum building of 85 feet and maximum building height of 100 feet measured from SR 46; (3) Building A: maximum building height of 150 feet measured from SR 46; (4) Buildings B and C: maximum building height of 175 feet measured from SR 46; (5) Building D: maximum building height of 165 feet measured from SR 46; and (6) remaining portion of site: maximum building height of 150 feet measured from SR 46, with the following limitations: (a) proposed hotel building: maximum building height of 138 feet measured from SR 46; (b) proposed independent senior living building: maximum building height of 125 feet measured

from SR 46; and (c) proposed multi-story indoor self-storage: maximum building height of 100 feet measured from SR 46. Building height as used herein does not include appurtenances.

(f) The Park area, as depicted on the master plan for the MDMU PUD, and potential uses developed therein (*e.g.*, kids' splash pad/water play zone, etc.), shall be accessible to members of the general public and not limited solely to residents of the MDMU PUD.

(g) The following use shall be prohibited on Tracts 1 and 2 of the MDMU PUD: mini-storage, residential (except fee simple residential in a mixed-use building), large box retail, and commercial uses not otherwise listed in the PUD Permitted Use table on the Master Plan.

(h) The City will reserve capacity for water and wastewater services for Phase 1 of the MDMU PUD, if available, at the time of site development plan approval for Phase 1.

(i) Phase 1 of the MDMU PUD shall entail a mixture of residential and non-residential uses, including office and other employment uses. Consistent therewith, Phase 1 shall include a minimum of 25% office and/or other employment uses.

(j) Notwithstanding anything to the contrary in the City's Land Development Code, the Property Owner/Applicant shall have twenty-four (24) months from the City Council's approval of the MDMU PUD to submit for site plan approval for Phase 1 of the project and twenty-four (24) months from the approval of the site plan for Phase 1 to commence construction, which shall be deemed to have occurred upon receipt of either a site development permit or a building permit related to the project; provided, however, the Property Owner/Applicant may seek an extension of such timeframes prior to their expiration in accordance with the City's Land Development Code or Florida law.

SECTION 3. <u>Implementing Administrative Actions</u>. 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. <u>Savings Clause</u>. All prior actions of the City of Mount Dora pertaining to the rezoning of the Property from County LM (Light Manufacturing and Planned Industrial) to City WBI-E Planned Unit Development, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. <u>Non-Codification and Scrivener's Errors</u>. 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 Resolution 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 take effect immediately upon adoption.

FIRST READING: January 17, 2023

SECOND READING: June 4, 2024

PASSED AND ADOPTED this 4th day of June 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

LEGAL DESCRIPTION

DESCRIPTION (PER ORB 4982, PG 2125): THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR STATE ROAD NO. 46; AND

DESCRIPTION (PER ORB 5438, PG 511): LOTS 1 THROUGH 20, BLOCK 4, WOOD'S REPLAT OF BLOCK "A" SUNSET HILLS SUBDIVISION, THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND EAST 15.00 FEET OF JAMES AVENUE, WOOD'S REPLAT OF BLOCK "A" SUNSET HILLS SUBDIVISION, THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND EAST 314.15 FEET OF LOT 2, BLOCK E, SUNSET HILLS, THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND

DESCRIPTION (PER ORB 898, PG 2172): LOT 1, BLOCK D, IN SUNSET HILLS, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALL THE ABOVE CONTAINING 38.23 ACRES, MORE OR LESS.

EXHIBIT B

Revised MDMU PUD Master Plan

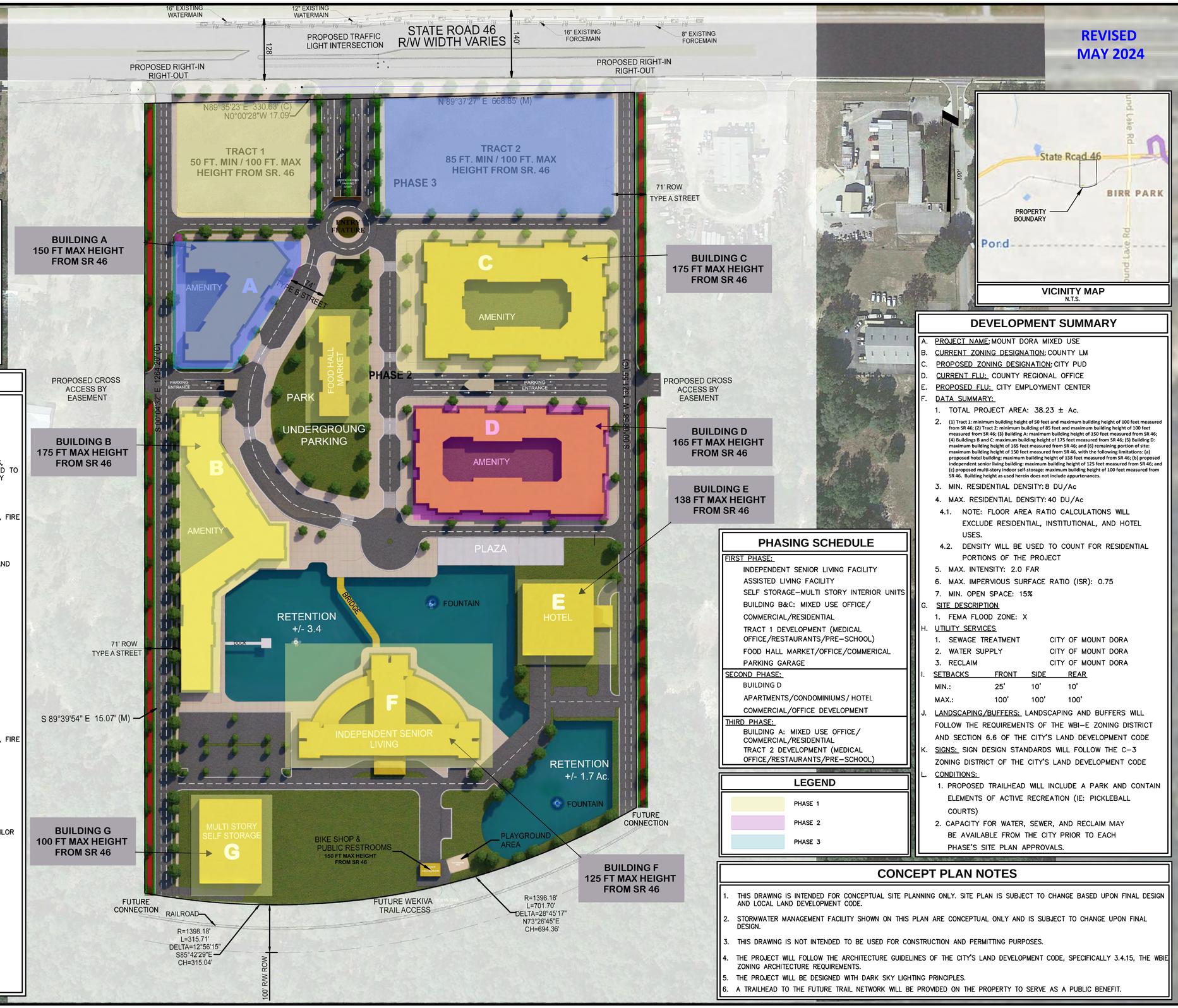
OWNER:	MK&AD LAND INVESTMENTS, LLC 1019 FLAGSTONE COURT APOPKA, FL 32703 (407) 462-7850
DEVELOPER:	AMCO DEVELOPMENT INC 1830 PLYMOUTH SORRENTO ROAD-SUITE 1001 APOPKA, FL 32712 407-462-7850
SURVEYOR:	NIETO-WHITTAKER SURVEYING, LLC 1728 N. RONALD REAGAN BLVD. LONGWOOD, FLORIDA 32750 (407) 636-8460
TRAFFIC ENGINEER:	TRAFFIC PLANNING DESIGN, INC. 535 VERSAILLES DR. MAITLAND, FL 32751 (407) 628-9955

PUD RESTRICTIONS

MAXIMUM 865 APARTMENTS
MAXIMUM 665 CONDOS
MAXIMUM 275 SENIOR LIVING UNITS (MIX OF ALF AND ILF)
MAXIMUM 900,000 SQUARE FEET OF OFFICE
MAXIMUM 950,000 SQUARE FEET OF COMMERCIAL
MAXIMUM 100,000 SQUARE FEET OF CONVENTION CENTER
MAXIMUM 150,000 SQUARE FEET OF MINI-WAREHOUSING STORAGE
MAXIMUM 325 HOTEL ROOMS WITH MAXIMUM 2 INDEPENDENT HOTELS ON PROPERTY
MAX BLDG SQUARE FOOTAGE FOR TRACT 1: 80,000
MAX BLDG SQUARE FOOTAGE FOR TRACT 2: 100,000
MAX BLDG SQUARE FOOTAGE FOR SPECIALITY GROCER: 55,000

PUD PERMITTED USES

1. MEDICAL AND PHARMACEUTICAL RESEARCH COMPLEXES.
2. GENERAL OFFICE BUILDINGS INCLUDING: RESEARCH AND DEVELOPMENT AND HEALTH CARE.
3. STAND ALONE RESTURANTS. QUICK SERVICE ONLY ALLOWED IN MIXED-USE BUILDING.
4. STAND ALONE DAY CARE CENTERS.
5. STAND ALONE GROCERY/SPECIALTY MARKETS.
6. LIGHT INDUSTRIAL USES SUCH AS MANUFACTURING, WHOLESALE TRADE, OFFICE/SHOWROOM, TRANSPORTATION, COMMUNICATIONS, ELECTRIC, GAS AND SANITARY SERVICES. ACTIVITIES ARE LIMITED TO THOSE WITHOUT OFF-SITE IMPACTS AND TAKE PLACE PRIMARILY WITHIN AN ENCLOSED BUILDING.
7. PROFESSIONAL OFFICES.
8. FINANCIAL, INSURANCE AND REAL ESTATE OFFICES.
9. TELEPHONE AND UTILITY BUSINESS OFFICES.
10. PUBLIC FACILITIES AND CIVIC USES (INCLUDES PUBLIC UTILITIES, FIRE AND POLICE STATIONS, OR SIMILAR).
11. RECREATION AND PARKS.
12. BANKING CENTERS.
13. TECHNOLOGY BASED RESEARCH AND DEVELOPMENT.
14. MANUFACTURING, WAREHOUSING AND DISTRIBUTION CENTERS ASSOCIATED WITH CORPORATE HEADQUARTERS OR RESEARCH AND DEVELOPMENT FACILITIES.
15. HOSPITALS AND HEALTH SERVICES.
16. CHURCHES OR RELIGIOUS ORGANIZATIONS.
17. SCHOOLS (PUBLIC OR PRIVATE).
18. ASSISTED (ADULT) LIVING FACILITIES.
19. MULTIFAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES.
20. PUBLIC AND PRIVATE SCHOOLS, COLLEGES AND UNIVERSITIES.
21. TELECOMMUNICATION TOWERS (SUBJECT TO OTHER APPLICABLE CODES OF SECTION 3.5.6 "HEIGHT" AND SECTION 3.5.21 "COMMUNICATIONS TOWERS.").
22. PARKING GARAGE.
23. MINI-WAREHOUSE STORAGE WITHIN AN ENCLOSED BUILDING.
24. ENTERTAINMENT VENUES.
25. HOTEL.
26. PET AND ANIMAL FACILITIES/CLINICS.
27. CAR WASH (IN GARAGE ONLY).
28. MEDICAL AND PHARMACEUTICAL RESEARCH COMPLEXES
29. GENERAL OFFICE BUILDINGS
30. PROFESSIONAL OFFICES
31. FINANCIAL OFFICES
32. TELEPHONE AND UTILITY BUSINESS OFFICES
33. PUBLIC FACILITIES AND CIVIC USES (INCLUDES PUBLIC UTILITIES, FIRE AND POLICE STATIONS, OR SIMILAR)
34. RECREATION AND PARKS
35. BANKING CENTERS
36. TECHNOLOGY BASED RESEARCH AND DEVELOPMENT
37. COMMERCIAL RETAIL AND SERVICE MIXED USES INCLUDING:
    - 37.1. ANTIQUE SHOPS.
    - 37.2. ART GALLERIES.
    - 37.3. BANKS, FINANCE, AND INSURANCE.
    - 37.4. BAKERIES.
    - 37.5. BED AND BREAKFAST ESTABLISHMENTS.
    - 37.6. BARS AND COCKTAIL LOUNGES.
    - 37.7. BUSINESS SERVICE ESTABLISHMENTS, SPECIALTY SHOPS, TAILOR SHOPS, SHOE REPAIR, JEWELRY STORES, CAMERA STORES, VARIETY STORES, AND LUGGAGE STORES.
    - 37.8. CHILDCARE CENTERS.
    - 37.9. COMMERCIAL RECREATIONAL FACILITIES.
    - 37.10. DRUG STORES.
    - 37.11. FLORISTS.
    - 37.12. GROCERY/SPECIALTY MARKETS.
    - 37.13. HARDWARE STORES, PAINT STORES, OFFICE SUPPLIES.
    - 37.14. HEALTH SPAS.
    - 37.15. LIQUOR STORES SELLING LIQUOR FOR CONSUMPTION OFF PREMISES.
    - 37.16. MOTELS AND HOTELS.
    - 37.17. RESTAURANTS, INCLUDING OUTDOOR SEATING AREAS.
    - 37.18. RETAIL TRADE ESTABLISHMENTS.XX.PERSONAL SERVICE ESTABLISHMENTS.
    - 37.19. PHOTOGRAPHIC STUDIOS AND FINE ARTS STUDIOS.
    - 37.20. VETERINARIAN OFFICE AND ANIMAL CLINIC
    - 37.21. THEATERS .
    - 37.22. SIMILAR RETAIL SALES ACTIVITIES TO THOSE LISTED ABOVE.
    - 37.23. ELECTRIC VEHICLE CHARGING STATIONS.



REVISED MAY 2024

VICINITY MAP
N.T.S.

DEVELOPMENT SUMMARY

A. PROJECT NAME: MOUNT DORA MIXED USE
B. CURRENT ZONING DESIGNATION: COUNTY LM
C. PROPOSED ZONING DESIGNATION: CITY PUD
D. CURRENT FLU: COUNTY REGIONAL OFFICE
E. PROPOSED FLU: CITY EMPLOYMENT CENTER
F. DATA SUMMARY:
1. TOTAL PROJECT AREA: 38.23 ± Ac.
2. (1) Tract 1: minimum building height of 50 feet and maximum building height of 100 feet measured from SR 46; (2) Tract 2: minimum building of 85 feet and maximum building height of 100 feet measured from SR 46; (3) Building A: maximum building height of 150 feet measured from SR 46; (4) Buildings B and C: maximum building height of 175 feet measured from SR 46; (5) Building D: maximum building height of 165 feet measured from SR 46; and (6) remaining portion of site: maximum building height of 150 feet measured from SR 46, with the following limitations: (a) proposed hotel building: maximum building height of 138 feet measured from SR 46; (b) proposed independent senior living building: maximum building height of 125 feet measured from SR 46; and (c) proposed multi-story indoor self-storage: maximum building height of 100 feet measured from SR 46. Building height as used herein does not include appurtenances.
3. MIN. RESIDENTIAL DENSITY: 8 DU/Ac
4. MAX. RESIDENTIAL DENSITY: 40 DU/Ac
   - 4.1. NOTE: FLOOR AREA RATIO CALCULATIONS WILL EXCLUDE RESIDENTIAL, INSTITUTIONAL, AND HOTEL USES.
   - 4.2. DENSITY WILL BE USED TO COUNT FOR RESIDENTIAL PORTIONS OF THE PROJECT
5. MAX. INTENSITY: 2.0 FAR
6. MAX. IMPERVIOUS SURFACE RATIO (ISR): 0.75
7. MIN. OPEN SPACE: 15%

G. SITE DESCRIPTION
1. FEMA FLOOD ZONE: X

H. UTILITY SERVICES

1. SEWAGE TREATMENT	CITY OF MOUNT DORA
2. WATER SUPPLY	CITY OF MOUNT DORA
3. RECLAIM	CITY OF MOUNT DORA

I. SETBACKS

	FRONT	SIDE	REAR
MIN.:	25'	10'	10'
MAX.:	100'	100'	100'

J. LANDSCAPING/BUFFERS: LANDSCAPING AND BUFFERS WILL FOLLOW THE REQUIREMENTS OF THE WBI-E ZONING DISTRICT AND SECTION 6.6 OF THE CITY'S LAND DEVELOPMENT CODE

K. SIGNS: SIGN DESIGN STANDARDS WILL FOLLOW THE C-3 ZONING DISTRICT OF THE CITY'S LAND DEVELOPMENT CODE

L. CONDITIONS:
1. PROPOSED TRAILHEAD WILL INCLUDE A PARK AND CONTAIN ELEMENTS OF ACTIVE RECREATION (IE: PICKLEBALL COURTS)
2. CAPACITY FOR WATER, SEWER, AND RECLAIM MAY BE AVAILABLE FROM THE CITY PRIOR TO EACH PHASE'S SITE PLAN APPROVALS.

PHASING SCHEDULE

FIRST PHASE:
- INDEPENDENT SENIOR LIVING FACILITY
- ASSISTED LIVING FACILITY
- SELF STORAGE-MULTI STORY INTERIOR UNITS
- BUILDING B&C: MIXED USE OFFICE/ COMMERCIAL/RESIDENTIAL
- TRACT 1 DEVELOPMENT (MEDICAL OFFICE/RESTAURANTS/PRE-SCHOOL)
- FOOD HALL MARKET/OFFICE/COMMERICAL
- PARKING GARAGE

SECOND PHASE:
- BUILDING D
- APARTMENTS/CONDOMINIUMS/ HOTEL
- COMMERCIAL/OFFICE DEVELOPMENT

THIRD PHASE:
- BUILDING A: MIXED USE OFFICE/ COMMERCIAL/RESIDENTIAL
- TRACT 2 DEVELOPMENT (MEDICAL OFFICE/RESTAURANTS/PRE-SCHOOL)

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.
4. THE PROJECT WILL FOLLOW THE ARCHITECTURE GUIDELINES OF THE CITY'S LAND DEVELOPMENT CODE, SPECIFICALLY 3.4.15, THE WBIE ZONING ARCHITECTURE REQUIREMENTS.
5. THE PROJECT WILL BE DESIGNED WITH DARK SKY LIGHTING PRINCIPLES.
6. A TRAILHEAD TO THE FUTURE TRAIL NETWORK WILL BE PROVIDED ON THE PROPERTY TO SERVE AS A PUBLIC BENEFIT.

PLANS PREPARED UNDER THE DIRECTION OF:
AMCO DEVELOPMENT, INC

REVISIONS:
MAY 2024 - PER SPECIAL MAGISTRATES ORDER

DRAWN BY: AMCO DEVELOPMENT
DESIGNED BY: AMCO DEVELOPMENT
CHECKED BY:
DATE: MAY 28, 2024

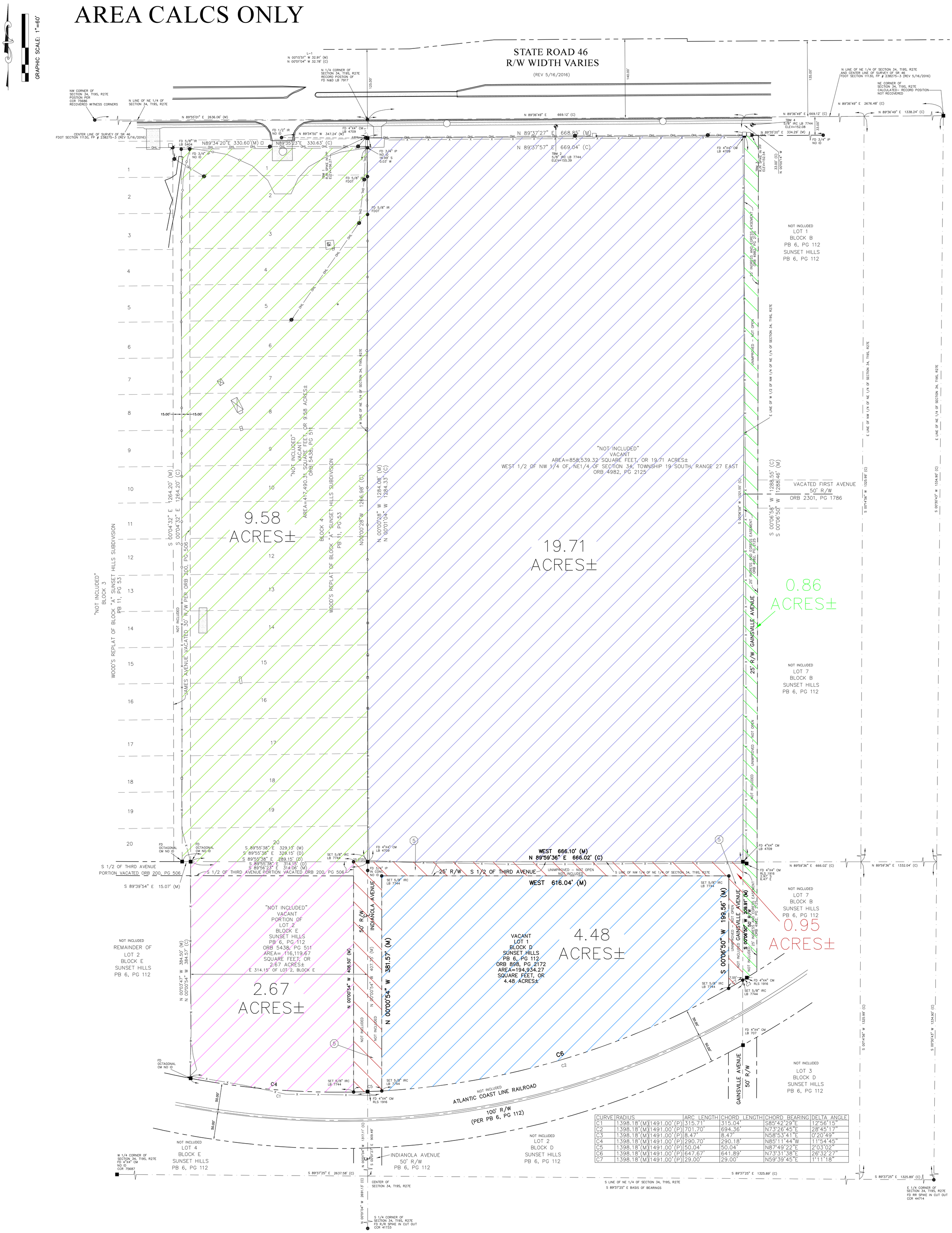
AMCO DEVELOPMENT

MOUNT DORA MIXED USE

MASTER SITE PLAN FOR AMCO DEVELOPMENT INC.

DRAWING NUMBER
1

AREA CALCS ONLY



CURVE	RADIUS		ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1398.18'(M)	1491.00'(P)	315.71'	315.04'	S85°42'29"E	12°56'15"
C2	1398.18'(M)	1491.00'(P)	701.70'	694.36'	N73°26'45"E	28°45'17"
C3	1398.18'(M)	1491.00'(P)	8.47'	8.47'	N58°53'41"E	0°20'49"
C4	1398.18'(M)	1491.00'(P)	290.70'	290.18'	N85°11'44"W	11°54'45"
C5	1398.18'(M)	1491.00'(P)	50.04'	50.04'	N87°49'22"E	2°03'02"
C6	1398.18'(M)	1491.00'(P)	647.67'	641.89'	N73°31'38"E	26°32'27"
C7	1398.18'(M)	1491.00'(P)	29.00'	29.00'	N59°39'45"E	1°11'18"

TOTAL LAND AREA OF THE EXTERIOR BOUNDARY: 37.39 ACRES ±
AREA OF 25.00 R/W OF GAINSVILLE AVE STRIP: 0.86 ACRES ±

PREPARED FOR:

MK & AD Land Investments LLC
STATE ROAD 46, MOUNT DORA, LAKE COUNTY, FL 32757

NO.	DATE	REVISIONS

FIELD BY: DW | DATE: 4/21/2021
DRAWN BY: BPS | ORDER NO.: NW 19-247
SCALE: 1"=60' | SHEET: 1 OF 1

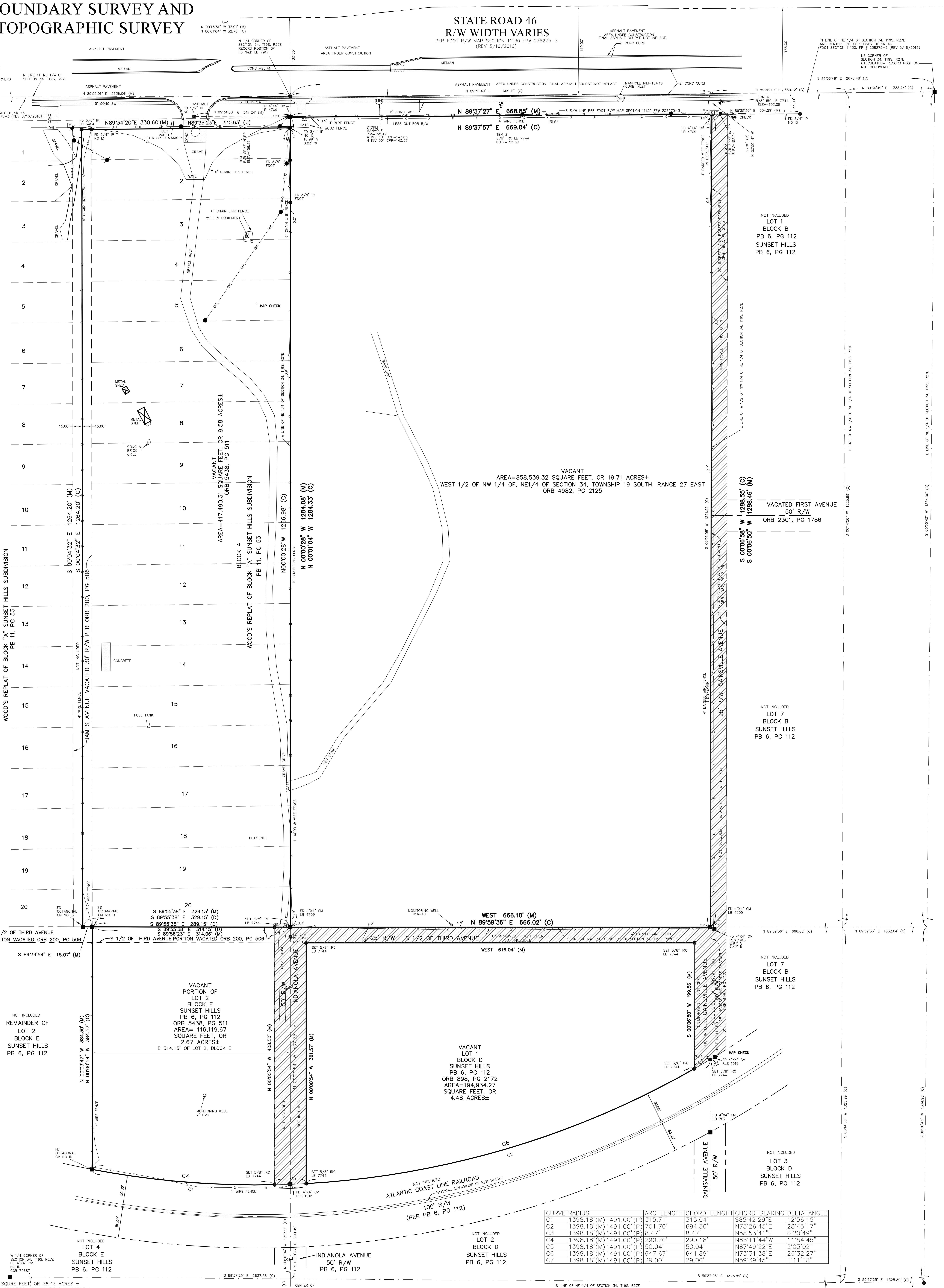
Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744

DocuSign Envelope ID: 7536C991-CDA3-40AD-954B-8761F18DD725

Exhibit "B"

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE: 1"=60'



ABBREVIATIONS

(C) = CALCULATED
CONC = CONCRETE
℄ = CENTERLINE
CM = CONCRETE MONUMENT
(D) = DEED
FD = FOUND
ID = IDENTIFICATION
IR = IRON PIPE
IP = IRON PIPE
LB = LICENSED BUSINESS
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
PG = PAGE
ND = NAIL AND DISK
PRM = PERMANENT REFERENCE MONUMENT
FF = FINISHED FLOOR
ELEV = ELEVATION
APPROX = APPROXIMATE
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE
VCP = VITRIFIED CLAY PIPE
PVC = POLYVINYL CHLORIDE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
UE = UTILITY EASEMENT
AC = AIR CONDITIONER
PHR = PHONE RISER
EJB = ELECTRIC JUNCTION BOX
PP = POWER POLE
WM = WATER METER
CTVR = CABLE TV RISER
CO = CLEAN OUT
WV = WATER VALVE
OHL = OVERHEAD LINE
LP = LIGHT POLE
BFP = BACK FLOW PREVENTER
EM = ELECTRIC METER
C/A = COVERED AREA
TBM = TEMPORARY BENCHMARK
CCR = CERTIFIED CORNER OF RECORD
TOS = TOE OF SLOPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
CPP = CORRUGATED PLASTIC PIPE

SYMBOLS

CONC MONUMENT TYPE AS INDICATED
CONTROL POINT TYPE AS INDICATED
BENCHMARK TYPE AND ELEVATION AS INDICATED
SANITARY SEWER MANHOLE
DRAINAGE MANHOLE
MANHOLE
TRANSFORMER BOX
WATER METER
TRAFFIC SIGNAL BOX
ELECTRIC BOX
TELEPHONE BOX
LIGHT POLE
UTILITY POLE
GUY WIRE
FIRE CONNECTION
CLEAN OUT
SIGN
OHL — OVERHEAD LINE
ATT — AT&T LINE
CTV — CABLE TV LINE
ELC — ELECTRIC LINE
FO — FIBER OPTIC LINE
GAS — GAS LINE
UTL — UTILITY LINE
W — WATER LINE
SS — SEWER LINE
CHAIN LINK FENCE
X — WIRE FENCE
WOOD FENCE

CURVE	RADIUS		ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1398.18'(M)	1491.00'(P)	315.71'	315.04'	S85°42'29"E	12°56'15"
C2	1398.18'(M)	1491.00'(P)	701.70'	694.36'	N73°26'45"E	28°45'17"
C3	1398.18'(M)	1491.00'(P)	8.47'	8.47'	N58°53'41"E	0°20'49"
C4	1398.18'(M)	1491.00'(P)	290.70'	290.18'	N85°11'44"W	11°54'45"
C5	1398.18'(M)	1491.00'(P)	50.04'	50.04'	N87°49'22"E	2°03'02"
C6	1398.18'(M)	1491.00'(P)	647.67'	641.89'	N73°31'38"E	26°32'27"
C7	1398.18'(M)	1491.00'(P)	29.00'	29.00'	N59°39'45"E	1°11'18"

SURVEYORS NOTES

- TOTAL AREA IN LEGAL DESCRIPITON = 1,587,083.57 SQURE FEET, OR 36.43 ACRES ±
  OFFSITE ROADWAYS (SHOWN AS HATCHED AREA) = 78,488.84 SQ FT, OR 1.80 ACRES ±
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE S LINE OF THE NE 1/4 OF SECTION 34, T19S, R27E, AS BEING S 89°37'25" E (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, DERIVED FROM A PRIVATE NETWORK SOLUTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO LAKE COUNTY BECHMARK DESIGNATION WPNC1035, HAVING A PUBLISHED ELEVATION OF 152.45, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- SITE BENCHMARKS ARE AS SHOWN.
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=60' FOR SHEETS 1, 2, AND 3, AND IS INTENDED TO BE DISPLAYED ON A 30""X 42"" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.
- NO JURISDICTIONAL WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. THERE MAY EXIST WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.
- THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE: OR THE "MEAN HIGH WATER LINE". THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.
- THE DEED AND PLAT DISTANCES ARE TO THE CENTERLINES AND ARE NOT TO THE LIMITS OF THE RIGHT-OF-WAYS PER RECOVERED MONUMENTATION.

SHEET 1 OF 3
NOT VALID WITHOUT
SHEET 2 AND 3

SHEET 1 - BOUNDARY
SHEET 2 - TOPOGRAPHIC
SHEET 3 - TREE INFORMATION

LEGAL DESCRIPTION

Description (per ORB 4982, Pg 2125):

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR STATE ROAD NO. 46.

Description (per ORB 5438, Pg 511):

LOTS 1 THROUGH 20, BLOCK 4, WOOD'S REPLAT OF BLOCK "A" SUNSET HILLS SUBDIVISION, THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
AND
EAST 15.00 FEET OF JAMES AVENUE, WOOD'S REPLAT OF BLOCK "A" SUNSET HILLS SUBDIVISION, THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
AND
EAST 314.15 FEET OF LOT 2, BLOCK 3, SUNSET HILLS, THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Description (per ORB 898, Pg 2172):

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DocuSigned by:

Surveyors Certification:

I hereby certify that this survey shown hereon was made in accordance with the "Standards of Practice" for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.

Ralph A. Nieto PSM No. 6025 — 10/31/2022 Print Date

PREPARED FOR:

AMCO DEVELOPMENT, INC

STATE ROAD 46, MOUNT DORA, LAKE COUNTY, FL 32757

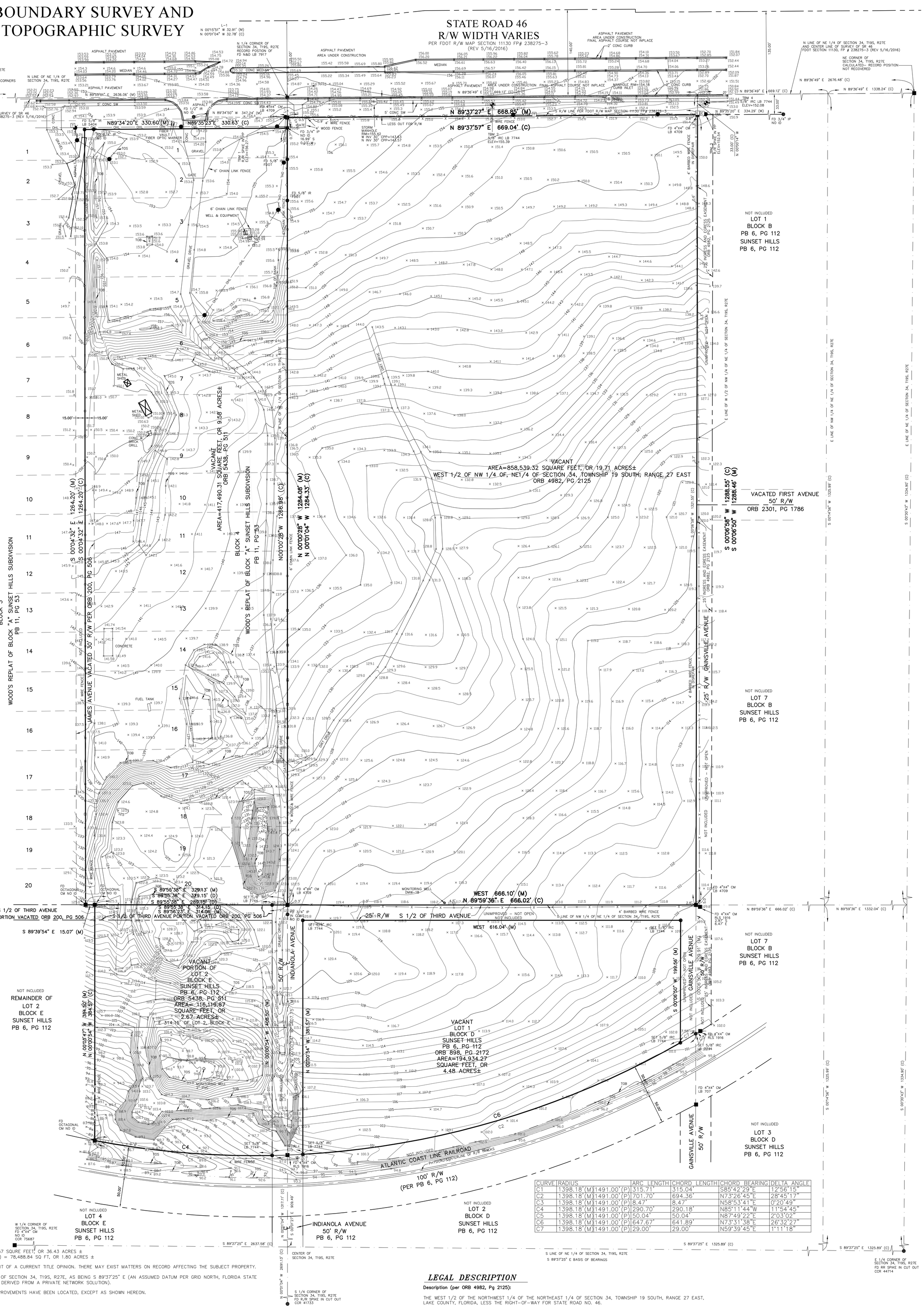
NO.	DATE	REVISIONS
1	6/17/2021	ADD OFFSITE AREA CALCS AND REVISED CLIENT NAME

FIELD BY: DW	DATE: 4/21/2021
DRAWN BY: BPS	ORDER NO.: NW 19-247
SCALE: 1"=60'	SHEET: 1 OF 2

Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE: 1"=60'



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SS — SEWER LINE
CHAIN LINK FENCE
X — WIRE FENCE
WOOD FENCE

CURVE	RADIUS		ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1398.18'(M)	1491.00'(P)	315.71'	315.04'	S85°42'29"E	12°56'15"
C2	1398.18'(M)	1491.00'(P)	701.70'	694.36'	N73°26'45"E	28°45'17"
C3	1398.18'(M)	1491.00'(P)	8.47'	8.47'	N58°53'41"E	0°20'49"
C4	1398.18'(M)	1491.00'(P)	290.70'	290.18'	N85°11'44"W	11°54'45"
C5	1398.18'(M)	1491.00'(P)	50.04'	50.04'	N87°49'22"E	2°03'02"
C6	1398.18'(M)	1491.00'(P)	647.67'	641.89'	N73°31'38"E	26°32'27"
C7	1398.18'(M)	1491.00'(P)	29.00'	29.00'	N59°39'45"E	1°11'18"

SURVEYORS NOTES

- TOTAL AREA IN LEGAL DESCRIPITON = 1,587,083.57 SQURE FEET, OR 36.43 ACRES ± OFFSITE ROADWAYS (SHOWN AS HATCHED AREA) = 78,488.84 SQ FT, OR 1.80 ACRES ±
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE S LINE OF THE NE 1/4 OF SECTION 34, T19S, R27E, AS BEING S 89°37'25" E (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, DERIVED FROM A PRIVATE NETWORK SOLUTION).
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- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO LAKE COUNTY BECHMARK DESIGNATION WPNC1035, HAVING A PUBLISHED ELEVATION OF 152.45, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
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- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=60' FOR SHEETS 1, 2, AND 3, AND IS INTENDED TO BE DISPLAYED ON A 30"X 42"" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.
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SHEET 1 OF 3
NOT VALID WITHOUT
SHEET 2 AND 3

SHEET 1 - BOUNDARY
SHEET 2 - TOPOGRAPHIC
SHEET 3 - TREE INFORMATION

LEGAL DESCRIPTION

Description (per ORB 4982, Pg 2125):

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR STATE ROAD NO. 46.

Description (per ORB 5438, Pg 511):

LOTS 1 THROUGH 20, BLOCK 4, WOOD'S REPLAT OF BLOCK "A"SUNSET HILLS SUBDIVISION, THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
AND
EAST 15.00 FEET OF JAMES AVENUE, WOOD'S REPLAT OF BLOCK "A"SUNSET HILLS SUBDIVISION, THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
AND
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DocuSigned by: B8E6A5A4F07C41E...

10/31/2022

Ralph A. Nieto PSM No. 6025 — Print Date

PREPARED FOR:

AMCO DEVELOPMENT, INC

STATE ROAD 46, MOUNT DORA, LAKE COUNTY, FL 32757

NO.	DATE	REVISIONS
1	6/17/2021	ADD OFFSITE AREA CALCS AND REVISED CLIENT NAME

FIELD BY: DW — DATE: 11/11/19
DRAWN BY: BPS — ORDER NO.: NW 19-247
SCALE: 1"=60' — SHEET: 1 OF 2

Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
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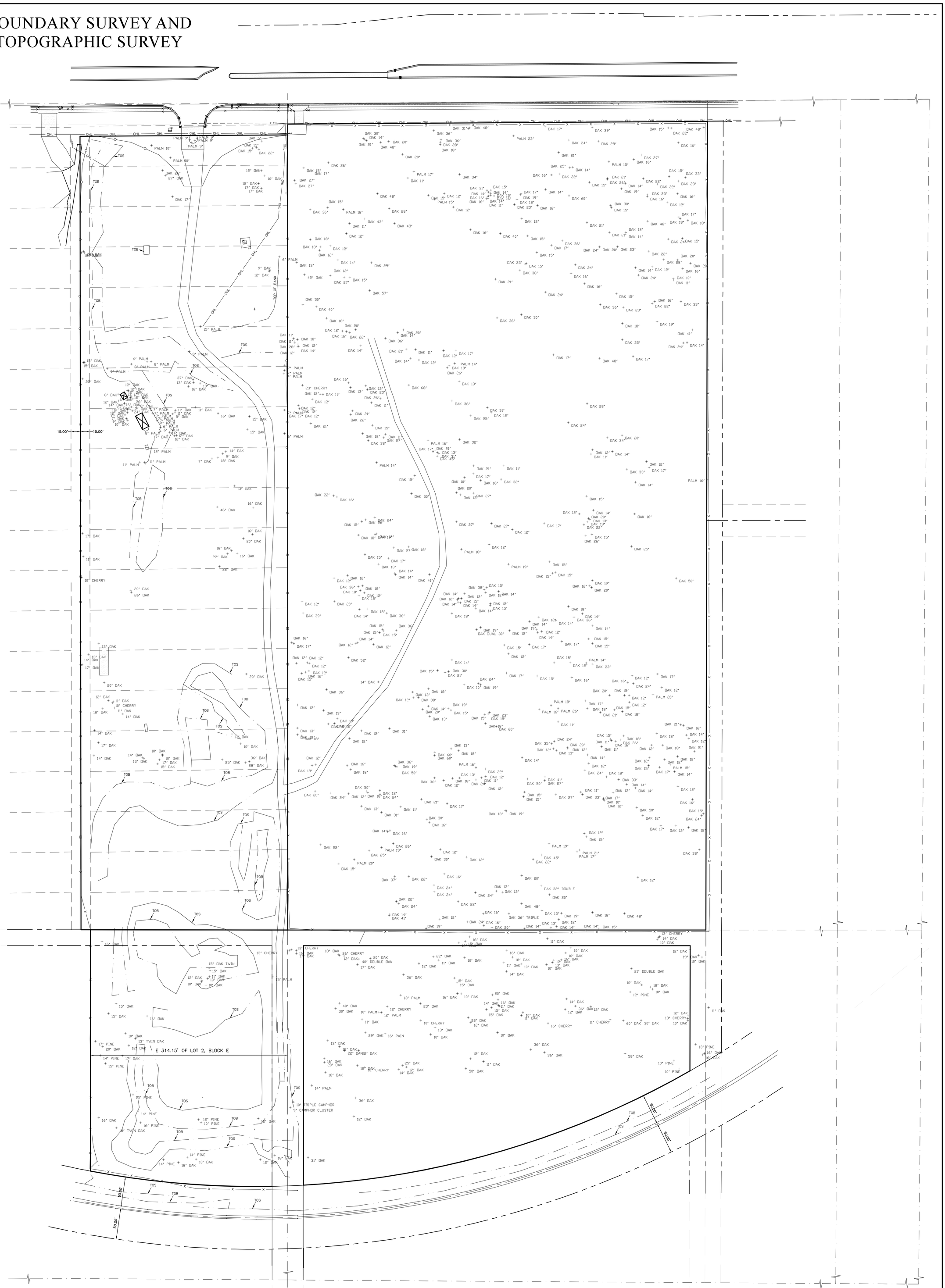
BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE: 1"=60'



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PREPARED FOR:

AMCO DEVELOPMENT, INC

STATE ROAD 46, MOUNT DORA, LAKE COUNTY, FL 32757

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LB No. 7744

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

DATE: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request Final Reading and Adoption of **Ordinance No. 2024-11**, Wastewater (Sewer) Connection/Impact Fees Amendment.

Introduction:
This is a request for the City Council to approve the final reading of Ordinance No. 2024-11.

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. Attachment 2 is a copy of the legal notice of publication for this public hearing.

Following a series of City Council presentations and workshops dedicated to the extraordinary circumstances necessitating the need to exceed phase-in limitations held on April 2, 2024, May 7, 2024, and again on May 21, 2024, the attached ordinance is a code amendment for the City's sewer impact connection fee changing from current $4,215 per unit to proposed $7,975.00 per unit. The details, justifications, data analysis, and summary are provided in these previous workshop public hearings. The Wastewater (Sewer Connection) Final Fee Study has been included in Attachment #3.

Once adopted, there is a 90-day grace period for the effective date.

Notifications:
Legal Notice 1st Workshop: April 26, 2024
Legal Notice 2nd Workshop: May 10, 2024

Legal Notice 1st Public Hearing: May 10, 2024
Legal Notice Ordinance Enactment: May 24, 2024

Workshops and Public Hearing Schedule:
City Council Presentation: April 2, 2024 (6:00 pm)
City Council 1st Workshop: May 7, 2024 (6:00 pm)
City Council 2nd Workshop: May 21, 2024 (6:00 pm)
City Council 1st Public Hearing: May 21, 2024 (6:00 pm)
City Council 2nd Public Hearing/Adoption: June 4, 2024 (6:00 pm)
City Council Master Fee Schedule: June 4, 2024 (6:00 pm)

Budget Impact:
Codification by the Municipal Code Corporation and legal notices for Land Development Code Amendment costs are estimated at $1,500.

Strategic Impact:
GOAL 1: Economic Development
GOAL 2: Infrastructure / Public Safety

Recommendation:
City Council to approve Final Reading of Ordinance No. 2024-11.

Attachment(s):
1. Attachment 1 Ordinance Impact Estimate
2. Attachment 2 Legal Ordinance Enactment Publication
3. Attachment 3 WW Utility Impact Fee Rpt (Final 5-1-2024)
4. Ordinance No. 2024-11, Sewer Connection Fees Ordinance Final (City Atty Reviewed)

Prepared by:	Vince Sandersfeld, City Manager	
Reviewed by:	City Attorney, City Attorney	Approved - 5/28/2024
	Jeanann Hand, City Clerk	Approved - 5/28/2024
	Vince Sandersfeld, City Manager	Final Approval - 5/29/2024

ATTACHMENT #1

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

CITY HALL
510 North Baker Street
Mount Dora, Florida 32735
352-735-7100
MountDora.gov

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER:	2024-11
ORDINANCE TITLE:	Sewer Connection Fees (Extraordinary Circumstances)
DEPARTMENT:	Public Works
MEETING DATE:	May 21, 2024 and June 4, 2024

STATEMENT OF PURPOSE

This ordinance adopts a 2024 study by Raftelis Financial Consultants, Inc. regarding sewer connection fees and amends the City's current regulations regarding such fees. The amendments include, but are not limited to increases regarding the City's sewer connection fee schedule, establishment of an amended level of service for sewer capacity based on an equivalent residential unit ("ERU"), and maintenance of the status quo regarding charging sewer connection fees for buildings outside city limits at 1.25 times the rate for an ERU connection inside city limits. The proposed amendment is a result of extraordinary circumstances from rapid population growth and to accommodate new sewer/wastewater treatment facilities required to serve the demands of new development.

NARRATIVE SUMMARY OF ORDINANCE

This ordinance is intended to assist in the City's commitment to providing adequate sewer facilities for the residents and surrounding areas served or to be served by the City's sewer/wastewater systems. As a result of rapid increases in population growth and strong future population growth projections, the City will be required to meet sewer demands necessitated by new development, changes in use, renovations, expansions, and/or building modifications to existing structures. The ordinance serves a public purpose and the public health, safety, morals, and welfare by managing growth and providing a means to provide necessary public sewer facilities via imposition of sewer connection fees to fund the capital cost of facilities necessitated by such development. Accordingly, this ordinance requires future growth to contribute its fair share of the costs necessary to fund required sewer/wastewater capital improvements and additions consistent with sound and generally accepted growth management, fiscal, and public administration practices and principles. If adopted, this ordinance will become effective on September 2, 2024.

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

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

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

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:

- **An estimate of direct compliance costs such Businesses may reasonably incur if the Ordinance is enacted.**

  No impact to general businesses. For applicants seeking to develop land, make improvements to real property (developers), and/or change property uses(s) which necessitate connection to the City's sewer/wastewater system or expanded sewer use, connection fees shall be increased by $3,760.00 per ERU (an increase from $4,215.00 to $7,975.00). In accordance with the City's current requirements, the sewer connection fee outside the city limits shall be 1.25 times rate for an ERU connection inside the city limits, unless reduced per the terms of an annexation agreement.

- **Identification of any new charge or fee on Businesses subject to the proposed Ordinance or for which such businesses will be financially responsible: and**

  There are no new charges or fees on Businesses as a result of this proposed ordinance, however currently established sewer connection fees will increase as specified above.

- **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**.

  No additional regulatory costs, staff administration only. As noted above, the proposed Ordinance increases sewer connection fees by $3,760.00 per ERU, which amounts to

approximately a 62.10% increase in funds collected for capital improvements related to sewer associated with the impacted development.

A good faith estimate of the number of businesses likely to be impacted by the Ordinance:

New businesses seeking to develop new buildings or current businesses seeking to expand their services within the City will be impacted by this Ordinance. New Development occurring outside the City Limits seeking to connect to the City's sewer system will be impacted by this Ordinance.

Additional information the governing body deems useful (if any):

Sewer connection fees are paid by developers or builders to add or expand the public capital facilities that their new homes and businesses will need. Connection and impact fees are authorized by state enabling acts or home rule. The Florida Impact Fee Act (Section 163.31801, F.S.) notes:

> The Legislature finds that impacts fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction.

Pursuant to Florida Statutes, a fee increase may not exceed 50% of the current impact fee rate, unless a demonstrated-need study justifying any increase in excess of 50% has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations; and the local government shall hold not less than two (2) publicly noticed workshops dedicated to the said extraordinary circumstances.

On May 7, 2024, the City Council was presented with a Sewer Connection Fee Study (included a demonstrated-need study justifying the proposed fee increase) by Raftelis Financial Consultants, Inc. and discussed current study issues and the need for additional capability and increases in the cost of capital improvement projects. It is anticipated that the second workshop will occur on May 21, 2024, along with the first reading of this ordinance.

ATTACHMENT #2

NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2024-11
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2024-11. The final public hearing on the ordinance will be held on Tuesday, June 4, 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 2024-11 is as follows:

ORDINANCE NO. 2024-11

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA REGULATING CITY OF MOUNT DORA SEWER CONNECTION FEES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; ADOPTING A SEWER CONNECTION FEE STUDY DATED MAY 1, 2024; PROVIDING FOR MODIFICATION OF SEWER CONNECTION FEES AND REGULATIONS PERTAINING THERETO TO BE EFFECTIVE NINETY (90) DAYS FROM ADOPTION OF THIS ORDINANCE; 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: May 24, 2024

CITY OF

MOUNT DORA

Sewer Connection Fee Study

May 1, 2024 | Final Report

RAFTELIS

CITY OF MOUNT DORA

RAFTELIS

May 1, 2024

Mr. Vince Sandersfeld
Acting City Manager
City of Mount Dora
510 N. Baker Street
Mount Dora, FL 32757

Subject: **Sewer Connection Fee Study**

Dear Mr. Sandersfeld:

We have completed our sewer (wastewater) connection fee study for the City of Mount Dora (City) and have summarized the results of our analysis, assumptions, and conclusions in this report, which is submitted for your consideration. This report summarizes the basis for the proposed sewer utility connection fee that provides funds to help meet the City's sewer capital expenditure requirements associated with providing capacity to serve new development.

The proposed fee should meet a number of goals and objectives. These goals and objectives deal primarily with fee sufficiency and the legal criteria necessary to implement a valid fee. Specifically, the major objectives considered in this study included:

- The fee should be based on the estimated capital requirements associated with providing sewer service to new growth and development.
- The fee should not be used to fund any capital deficiencies associated with providing services to existing customers.
- The fee should be based upon reasonable level of service standards and should not create an unfair burden relative to capital needs and are similar to industry standards.

The proposed fee presented in this report is designed to meet the above objectives. As such, based on information provided by the City and the assumptions and considerations reflected in this report, Raftelis Financial Consultants Inc. (Raftelis) considers the proposed fee to be cost-based, reasonable, and representative of the capital funding requirements of the City.

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We appreciate the cooperation and assistance given to us by the City and its staff in the completion of the study.

Very truly yours,

RAFTELIS FINANCIAL CONSULTANTS, INC.

Henry L. Thomas
Vice President

Shawn Ocasio
Manager

Michael Noga
Consultant

HLT/dlc
Attachments

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EXECUTIVE SUMMARY AND RECOMMENDATIONS

Executive Summary

The purpose of a connection fee is to assign, to the extent practical, growth-related capital costs to those new customers responsible for such costs. Similar to most municipalities in Florida, the City of Mount Dora (City) has recognized this capital funding strategy as being an appropriate method of funding the growth-related capital requirements of the Wastewater Utility.

This report addresses the proposed connection fee associated with providing sewer utility service. The City has retained Raftelis Financial Consultants, Inc. (Raftelis) to review its existing sewer connection fee and recommend changes, as necessary.

The following is a summary of the major assumptions, considerations, and conclusions developed during the preparation of the study:

1. For purposes of this report the term "Fiscal Year" is defined as the period beginning October 1 of a specific calendar year and ending September 30 of the subsequent calendar year (e.g., October 1, 2023, to September 30, 2024 is Fiscal Year 2024).

2. The method of charge application recommended to the City for its sewer connection fees is based on Equivalent Residential Units (ERUs). The current level of service associated with one ERU is 300 gallons per day. However, during discussions with City staff, the City indicated that a recent engineering report from Kimley-Horn, "Mount Dora Wastewater Treatment Facility No. 2 – Growth Planning Analysis," dated February 2024, uses a lower level of service of 225 gallons per day (gpd) per ERU when planning future capacity needs of the system. The recommendation follows the observed industry trend of reducing level of service requirements seen across utilities due to the efficiency and demand characteristics of newer construction and appliances. This approach is consistent with the City's existing methodology for charge application. The utilization of ERUs as the determining factor for the application of such charges considers the link between meter size and customer capacity / demand and is commonly used by many public utilities across the state.

3. As of September 30, 2022, the City currently has approximately $91.5 million invested in water and sewer system infrastructure and supporting equipment, with $58.9 million attributable to the sewer system. The City also has $223.3 million in capacity expansions, line extensions, renewal and replacements, upgrades, and other capital projects planned over the next five (5) years, with $191.0 million attributable to the sewer system.

4. The City owns and operates its two wastewater (sewer) treatment plants and a supporting transmission and collection system. The wastewater plants are designed to treat a combined 2.75 million gallons per day of flow on an average daily flow basis. Based on information provided by the City, the wastewater treatment facilities are approximately 51% utilized leaving 49% available for new growth.

5. Based on the expansion-related capital costs provided by the City's engineers, and a review of the sewer capacity available to serve new growth, a sewer system connection fee per equivalent residential unit (ERU) was developed. The proposed sewer system connection fee per ERU is shown below:

Figure 1: Sewer Connection Fee (per ERU)			
	Existing	Proposed	Increase/ (Decrease)
Sewer Utility Services	$4,215.00	$7,975.00	$3,760.00

Conclusions and Recommendations

Based on our assumptions, considerations, and analyses as summarized herein, Raftelis offers the following findings and conclusions for consideration by the City Council:

- Recent increases in capital costs for sewer treatment and transmission infrastructure are a main driver for the increase in the calculated sewer connection fee.
- Projected treatment and transmission capacity driven by new growth is a major driver of the increase in the calculated sewer connection fee.
- The City should consider adopting the proposed sewer utility connection fee as shown above and later in this report.
- The City should review the sewer utility connection fee periodically (every three [3] to five [5] years) to account for recent development trends, changes in capital needs, and cost allocations.
- The City should maintain separate accounting for the collection and usage of sewer connection fees.
- The sewer connection fees cannot be collected before the issuance of a building permit by the City.
- The City should set an effective date for collection of the new sewer connection fees 90 days from the date of adoption. This is to allow for a "grace period" for potential in-progress development.

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SECTION 1 – INTRODUCTION

General

The City of Mount Dora is located in central Lake County. Based on Census reports, the permanent population of the City for 2022 is estimated to be approximately 17,160 residents. The City currently provides water and sewer services to its residents.

In order to provide funding of the anticipated capital needs, the City authorized Raftelis to review the sewer system connection fee in order to meet the objectives of the City to ensure that the fee reflects the cost of serving new development.

Authorization

The City adopted revised water and sewer system connection fees in 2019; however, due to current economic conditions including recent significant increases in capital project construction costs, Raftelis was authorized by the City to review and recommend revisions to the sewer system connection fee as appropriate pursuant to a letter of agreement between the City and Raftelis. The scope of work for this project, as defined in the letter of agreement, was to:

1. Analyze the capital requirements of the City, which are needed to meet the Level of Service (LOS) standards of the City. This analysis included a review of: i) the existing and future facility and equipment needs and costs as set forth in the multi-year capital improvement plan (CIP) for each utility function; and ii) the currently utilized and remaining capacities of the sewer system facilities.

2. Develop and recommend an appropriate fee to be charged to new development in order to fully recover the capital costs associated with providing sewer utility service to new development. This analysis includes the apportionment of costs and the calculation of the system development charge per equivalent billing unit.

3. Develop a comparison of connection fees and associated billing attributes of similar charges imposed by other jurisdictions.

4. Prepare a report that documents our analyses, assumptions, and conclusions for consideration by the City.

Extraordinary Circumstances

In light of the recent updates to the Florida Impact Fee Act (F.S. 163.31801 Section 6) that provides for limitations on increasing impact fees, outside of extraordinary circumstances, Figure 1 on page ES-2 demonstrates the fee levels that are recommended for adoption by the City. The extraordinary circumstances include rapid population growth and recent large inflationary impacts to construction costs. Additionally, the City recently approved an updated CIP that identifies major investments in new treatment facilities that will be required to serve growth that will place significantly more demand on the City's wastewater system. These significant capital needs justify having the fully calculated fees implemented for wastewater service. Additional tables and discussion, including of extraordinary circumstances as applicable are provided later in this report.

Criteria for Connection Fees

The purpose of sewer connection fees are to assign, to the extent practical, growth-related capital costs to those new customers responsible for such costs. To the extent new population growth and associated development imposes identifiable capital costs to sewer utility services, modern capital funding practices include the assignment of such costs to those residents and commercial entities responsible for those costs rather than the existing population base. Generally, this practice has been labeled as "growth paying its own way" to avoid burdening existing users with the cost of expansion.

The following section of this report, Section 2, will address the development and design of the sewer system connection fee. It will include a discussion on the level of service requirements, capital costs, and the design of the charges.

Acknowledgments

This report was prepared with the valuable cooperation and assistance of the staff of the City of Mount Dora.

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SECTION 2 – SEWER CONNECTION FEE

General

This section provides a discussion of the development and design of the sewer connection fee to be applied to new growth within the City. Included in this section is a discussion of the level of service requirements and capital facilities costs, included as the basis for the proposed Sewer Connection Fee.

Sewer System Overview

The City's sewer system (Wastewater System) includes wastewater treatment, transmission, and collection facilities. These treatment facilities are capable of treating 2.75 million gallons per day (MGD) average daily flow (ADF). It should be noted that the City is constructing new treatment facilities that will be able to treat 3.25 MGD ADF of flow to provide service to new growth. The transmission and collection system is comprised of gravity and force mains along with lift stations and other supporting infrastructure. As a part of the capital plan, the City is planning significant investment in the treatment system in order to serve new growth and planned new developments.

Level of Service Requirements

In the evaluation of the capital facility needs for providing sewer utility services, it is critical that LOS standards are established. Pursuant to Section 163.3164 of the Florida Statutes, the level of service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. Essentially, the level of service standards is established in order to ensure that adequate facility capacity will be provided for future development and for purposes of issuing development orders or permits, pursuant to F.S. Section 163.3202(2)(g). As further stated in the statutes, each local government shall establish a LOS standard for each public facility located within the boundary for which such local government has authority to issue development orders or permits.

For sewer service, the level of service that is commonly used in the industry is the amount of capacity (service) allocable to an Equivalent Residential Units (ERU) expressed as the estimated amount of usage (gallons) on an average daily basis. The level of service generally represents the amount of capacity allocable to an ERU, whether or not such capacity is actually used (commonly referred to as the "readiness-to-serve"). As previously discussed, an ERU is representative of the average capacity required to service a typical individually-metered single-family residential connection. This class of users represents the largest number of customers served by the Wastewater System and generally the lowest level of usage requirements for a specifically metered account.

The current LOS per ERU is 300 gallons per day on an average daily flow basis. However, after a review of recent customer usage data, discussions with City Staff, and review of the recent engineering report from Kimley-Horn, "Mount Dora Wastewater Treatment Facility No. 2 – Growth Planning Analysis," dated February 2024, we propose a new level of service of 225 gallons per day (gpd) per ERU. The recommendation follows the observed industry trend of reducing level of service requirements seen across utilities due to the efficiency and demand characteristics of newer construction and appliances. This approach is consistent with the City's existing methodology for charge application. The utilization of ERUs as the determining factor for the application of such charges considers the link between meter size and customer capacity / demand and is commonly used by many public utilities across the state.

The following table summarizes the Wastewater System's existing LOS:

Figure 2: Proposed Levels of Service for Residential Customers	
Existing Service Level	1 Sewer ERU = 300 gpd (ADF)
Proposed Service Level	1 Sewer ERU = 225 gpd (ADF)

gpd = gallons per day
ADF = Average Daily Flow

These LOS standards are consistent with the capacity planning for the City and are also generally comparable with those utilized by other utilities throughout the state of Florida.

Existing Plant-in-service

In the determination of the connection fee associated with providing service to future customers, any excess capacity of the existing utility system available to serve such growth and its associated cost was considered. Since this capacity is available to serve the near-term incremental growth of the System, it would be appropriate to evaluate the capacity availability of such facilities. In order to evaluate the availability of the existing utility plant-in-service to meet future capacity needs, it was necessary to functionalize the plant by specific plant requirement. The functionalization of the existing plant is necessary to: i) identify those assets that should be included in the determination of the connection fee; and ii) match existing plant type to the capital improvements to meet future service needs.

The functional cost categories are based on the purpose of the assets and the service that such assets served. The following is a general summary of the functional cost categories for the utility plant-in-service identified in this report.

Figure:3 Functional Plant Categories	
Sewer Service [*]	Other Plant
Treatment/Disposal/Reclaimed Treatment	General Plant
Transmission/Master Lift Stations	Indirect
Collection/Local Lift Stations	Other

[*] Amounts shown would not include any assets that were contributed by a developer (primarily sewer [wastewater] collection lines) or grant funded.

It is necessary to functionalize the utility plant into cost categories so that a proper charge can be developed. Generally, the costs of on-site facilities that serve a specific development or customer such as sewer collection lines are usually: i) donated by a developer (a contribution of the plant); ii) recovered from the individual properties through an assessment program based on those properties that receive special benefit from such facilities or from the application of a main line extension fee to recover the specific cost of such facilities; or iii) funded from the customer directly (e.g., by a "front-foot" charge where the on-site lines were initially financed by the utility and then paid by the customer or an installation charge to recover the cost of a new service line and/or the meter).

The City provided Raftelis with a fixed asset register report identifying the fixed assets in service by function as of September 30, 2022 for the System. The summary of the functionalization of the existing utility plant is included in Table 1 at the end of this section. This functionalization of the existing utility plant-in-service represents the original cost of such assets (gross book value) and was based on the reported in-service values as of September 30, 2022 and Construction Work in Progress (CWIP) going into Fiscal Year 2023 (the most recent Fixed Asset records available at the time of the study). It should be noted that while we were provided the asset data for both the water and sewer

systems our analysis was limited to just the sewer related assets. The following is a summary of the functionalization of the System's existing utility plant-in-service as shown in Table 1:

Figure 4: Sewer System Fixed Assets

Function	Sewer System [1]	
	Amount	Percent
Supply/Treatment Plant	$27,185,794	46.2%
Transmission Lines	19,908,633	33.8%
Equipment	1,995,856	3.4%
Distribution/Collection Lines	9,780,672	16.6%
Totals	$58,870,955	100.00%

[1] Amounts as provided by City staff and found on Table 1.

Additional Capital Investment

The City's Wastewater System CIP for the Fiscal Years 2024 through 2029, as prepared and estimated by the utility staff outlines the best estimate of future capital improvements for the System. These capital projects include: i) upgrades of existing assets to accommodate new and existing customers; ii) replacements of existing assets or projects that generally only benefit current users of the System (e.g., existing plant renewal and replacement, reliability projects); and iii) expansion of system treatment capacity to serve new growth. It should be noted that the majority of the CIP relates to the City expanding its sewer treatment capabilities. These expansions will more than double the system's current wastewater treatment capacity to accommodate new growth.

As shown on Tables 4 through 6 at the end of this section, the CIP has recognized approximately $191.0 million in capital projects to be completed over the 6-year period for the Wastewater System. It should be noted that this capital plan includes significant costs associated with wastewater treatment plant expansion (approximately $139.3 million) and wastewater transmission system extensions (approximately $3.9 million). The treatment plant expansion project is anticipated to more than double the system's current treatment capacity (going from 2.75 MGD to 6.0 MGD), therefore, such expansion-related costs were included in the analysis. It should be noted that while we were provided with the CIP for the water and wastewater system our analysis was limited to only the wastewater related capital projects.

For the purposes of the fee development, only treatment and major backbone transmission costs were recognized in the sewer system connection fee calculation. General transmission and collection project costs were not recognized because they: i) generally are not System-wide costs (i.e., distribution / collection project costs tend to benefit specific customers); ii) in many instances, are funded by a specific charge applied to a customer (e.g., wastewater line tap fee); and iii) are often contributed by developers as part of the development process.

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A summary of all the adjustments recognized in order to arrive at the treatment and major transmission costs recognized for the sewer connection fee determination purposes are shown as follows:

Figure 5: Derivation of Treatment and Major Transmission Capital Costs Recognized in Connection Fee Study [1]

	Sewer System
Projects in Utility's Six-year Sewer CIP	$191,016,767
Adjustment for Sewer R&R Projects/Other	(13,721,306)
Adjustment for Sewer General-related Projects and Widening	(25,280,530)
Adjustment to Remove Collection-related Projects	(8,834,142)
Total Treatment and Major Transmission Capital Improvements Recognized in Sewer Connection Fee	$143,180,788

[1] Amounts shown derived from Tables 4, 5, and 6.

Design of Sewer Connection Fee

As shown on Table 7 at the end of this section, the total calculated sewer connection fee for the Wastewater System is $7,975.00 per ERU. This represents an increase of $3,760 or 89.21% when compared with the current fee of $4,215.00 per ERU. The reason for this increase is that the system has a higher cost per unit of capacity than what was calculated previously due to the expansion of the treatment plant and major transmission system expansion projects to serve new growth associated with the recent increase in treatment and transmission infrastructure capital costs.

In the development of the proposed Sewer Connection Fee, several assumptions were utilized or incorporated in the analysis. The major assumptions utilized in the design of the proposed Sewer Connection Fee are:

1. The Wastewater System capital improvement program as prepared by staff for the Fiscal Years 2024 through 2029 was reviewed and the capital costs were apportioned: i) by functional category; and ii) to existing and future users in the determination of the Sewer Connection Fee. Those facilities that were considered to be entirely allocable to growth were included in the charge determination at full cost (i.e., 100% of the total cost). For capital expenditures, which were solely for the replacement of existing assets, that would directly benefit existing customers or were considered as an on-site cost (provide service to a local area such as a development, which would normally be constructed and subsequently contributed to the System by a developer), such amounts were not reflected as an appropriate cost to be recovered from the application of the sewer connection fee. The CIP capital costs recognized in the Sewer Connection Fee analysis are shown on Table 6 at the end of this report.

2. For the capital improvements identified as transmission system upgrades, which would benefit both existing and future users, the total cost of such improvements has been recognized in the analysis. These costs were allocated to existing and future customers based on capacity relationships developed using recent historical flow data and the project descriptions as provided by the City.

3. No capital facility costs associated with the existing collection facilities, including local lift stations, manholes, laterals, and on-site collection facilities have been included in the calculation of the Sewer Connection Fee since the developer generally contributes such facilities, or City has adopted a separate fee (e.g., wastewater tap-on fee) to recover such capital additions. The capital improvements for these facilities included in the CIP were not recognized in the Sewer Connection Fee analysis.

4. Because: i) the utility system is operated as an enterprise fund; ii) all financial resources received by the System stay within the fund for the benefit of such system; iii) the costs reflected in the charge are at original cost and not adjusted for any fair market value to reflect current cost conditions; iv) there is no interest-expense carry in the fee associated with the financing of the capital investment to serve new development; and v) there are no other revenues received by the City from new development for the capital costs / utility plant reflected in the fee (e.g., ad valorem taxes on the property) and no credit for the future payment of debt service allocable to the properties has been recognized. All connection fee funds remain in the system and the long-term capital financing costs for infrastructure construed and available to serve new growth are mitigated by using the connection fee funds for ongoing expansion-related capital project financing or for the direct payment of the annual expansion-related debt service payments.

As shown on Table 5 at the end of this section, the Sewer Connection Fee was calculated utilizing: i) the estimated transmission-related capital costs of the Wastewater System; and ii) the treatment / disposal-related capital costs for the Wastewater System. By designing the Sewer Connection Fee to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable basis in order to help meet the funding needs of the Wastewater System. It should be noted that in the event the construction costs, capacity requirements, or utility service area materially change from what is reflected on Tables 4 and 6, the Sewer Connection Fee might need to be adjusted accordingly.

As shown on Table 7 at the end of this section, the calculated Sewer Connection Fee is $7,975 per ERU, which is $3,760 or 89.21% higher than the existing Sewer Connection Fee of $4,215 per ERU. This amount that a new customer would be charged in accordance with the City's connection fee application methodology. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the fee are as follows:

Figure 6: Calculation of Sewer Connection Fee

Charge Component	Cost
Sewer Treatment Component	$7,463.65
Sewer Major Transmission Component	513.17
Total Proposed Sewer System Connection Fee	$7,976.82
Total Proposed Sewer System Connection Fee (Rounded)	$7,975.00

To meet the City's needs in terms of providing the necessary wastewater capital improvements required by growth, the City should increase the fees to the calculated amount as demonstrated on the tables above. As discussed in the Executive Summary, there are several factors causing an extraordinary circumstance for the City including recent significant capital cost increases associated with inflation in addition to the need for capital improvements based on the significant increase in population growth experienced by the City historically and projected going forward. Additionally, we would recommend no change in the City's current method of fee application (fixture based approach) to nonresidential growth.

Connection Fee Comparisons

In order to provide additional information to City regarding the existing and proposed Connection Fees, a comparison of the existing and calculated charges for the City with similar related capital charges imposed by of other Florida jurisdictions was prepared. Table 9 at the end of this section, provides a comparison of the City's existing and proposed sewer connection fee for single-family residential connections with the fees or comparable

charges currently imposed by other municipal / governmental sewer systems located across Florida. It is important to note that utilities may be different from a facility standpoint, and the methods used in the development of the sewer system connection fees imposed may vary. Moreover, no analysis has been performed to determine whether 100% of the cost of new facilities is recovered from connection fees or some percentage less than 100% with the balance recovered through the user charges. Additionally, the types of capital facilities currently in service or planned for the utility may have a material connection on the fee charged by a local government. For example, the costs of wastewater effluent disposal utilizing a deep injection well system generally has a higher capital cost per unit of capacity than use of a surface water discharge such as an outfall to a bay or river.

Some reasons why charges differ among utilities:

- Type and age of treatment facilities:
    - Existing treatment facilities cost of $7.41 per gallon
    - New treatment facilities cost of $42.86 per gallon
- Effluent disposal method
- Density of service area
- Availability of grant funding to finance CIP
- Age of system
- Utility life cycle (e.g., growth-oriented vs. mature)
- Level of service standards
- Administrative policies

As shown on Table 9, the average Water and Sewer Connection Fee Charges per ERU for the 21 governmental entities selected for this comparison are $5,230.93 per ERU. Of the surveyed utilities, the City of Ocoee has the highest combined water and sewer fees at $10,280 per ERC. The proposed Mount Dora sewer connection fee is higher than any of the surveyed utilities; however, it should be noted that many other utilities are currently in the process of updating their connection fees and the proposed Mount Dora sewer fee may become more comparable once these utilities update their new fees. Below is a comparison of the existing and proposed fees, both solely for sewer and then on a combined basis combined basis for water and sewer, compared to the surveyed utilities.

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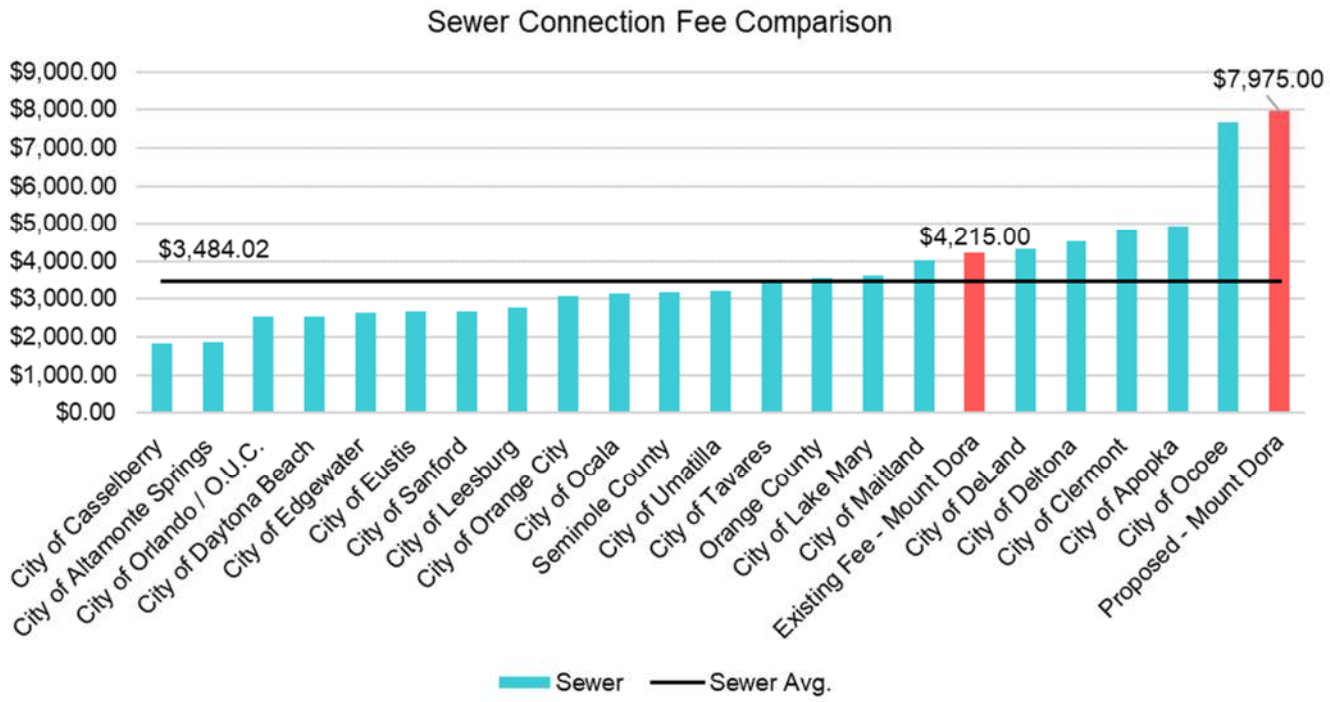

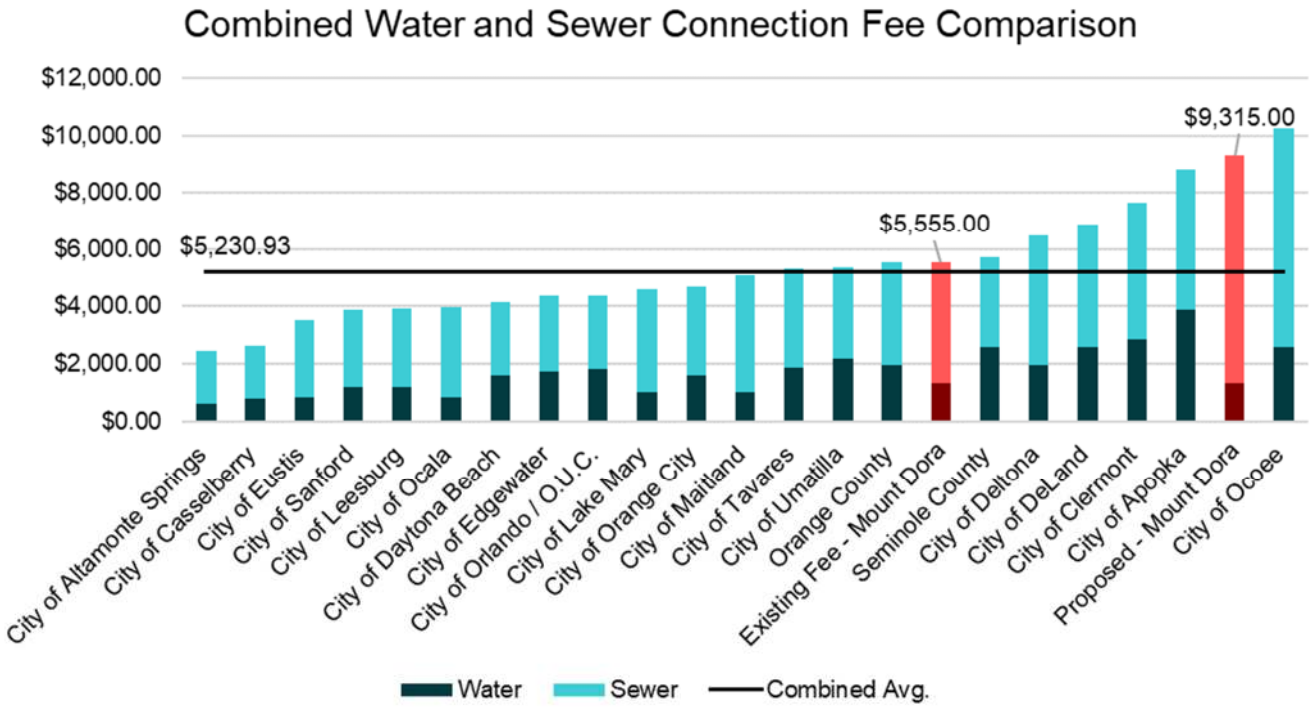

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Appendix A – Fixed Asset Data and Asset Functionalization

APPENDIX A:

Fixed Asset Data and Asset Functionalization

ATTACHMENT #3

Table 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Existing Water and Sewer System Fixed Assets

Line No.	Function	Water System [1] Amount	Water System [1] Percent	Sewer System [1] Amount	Sewer System [1] Percent	Totals Amount	Totals Percent
1	Supply	$907,137	2.8%	$0	0.0%	$907,137	1.0%
2	Treatment	9,895,883	30.3%	27,185,794	46.2%	37,081,678	40.5%
3	Transmission / Storage / Master Pumping	12,044,170	36.9%	9,787,424	16.6%	21,831,594	23.9%
4	Reclaimed Water - Transmission [2]	0	0.0%	10,121,209	17.2%	10,121,209	11.1%
5	Distribution / Collection	6,160,850	18.9%	9,780,672	16.6%	15,941,522	17.4%
6	Reclaimed Water - Distribution [3]	136,373	0.4%	0	0.0%	136,373	0.1%
7	Meters / Services / Hydrants	2,414,221	7.4%	0	0.0%	2,414,221	2.6%
8	General Plant [4]	1,075,620	3.3%	1,995,856	3.4%	3,071,476	3.4%
9	Totals	$32,634,254	100.0%	$58,870,955	100.0%	$91,505,209	100.0%

		Amount	Percent
10	Water System Without Reclaimed Water Allocation	$32,497,881	35.5%
11	Sewer System Without Reclaimed Water Allocation	48,749,747	53.3%
12	Reclaimed Water System	10,257,582	11.2%
13	Total	$91,505,209	100.0%

Footnotes:
[1] Amounts shown derived from utility asset records provided by the City.
[2] Treatment- and transmission-related reclaimed water assets were allocated 100% to the Sewer system.
[3] Distribution-related reclaimed water assets were allocated 100% to the water system.
[4] Primarily includes vehicles, furniture, machinery and equipment.

ATTACHMENT #3

Table 2
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Fixed Asset Allocation References

Line No.	Description	Reference	Water System: Supply	Water System: Treatment	Water System: Effl./Recl. Treatment	Water System: Trans.	Water System: Effl./Recl. Transmission	Water System: Distribution	Water System: Effl./Recl. Distribution	Water System: Fire Hydrants	Water System: Meters	Sewer: Treatment	Sewer: Effl./Recl. Treatment	Sewer: Trans.	Sewer: Effl./Recl. Transmission	Sewer: Collection	Sewer: Effl./Recl. Distribution	Indirect	General Plant	Other Developer Contrib.
1	Water System Supply	Supply	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2	Water System Treatment	WT	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3	Water System Transmission	W-TR	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
4	Water System Distribution	WD	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
5	Fire Hydrants	FH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6	Meters	Meters	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
7	Sewer System Treatment	ST	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
8	Effluent / Reclaimed - Transmission	RWTrans	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
9	Effluent / Reclaimed - Transmission -Sewer System Allocation	RWTransS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
10	Effluent / Reclaimed - Distribution	RWDist	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
11	Sewer System Transmission	S-TR	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
12	Sewer System Transmission / Collection Weighted Allocation	FMSGCWeight	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	30.00%	0.00%	70.00%	0.00%	0.00%	0.00%	0.00%
13	Sewer System Collection	SGC	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
14	General Plant	General	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
15	Other	Other	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
16	Water Transmission / Distribution Weighted Allocation	W-TR-DistWeight	0.00%	0.00%	0.00%	30.00%	0.00%	70.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
17	Sewer SCADA / Telemetry	STelemetry	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%	0.00%	33.33%	0.00%	33.33%	0.00%	0.00%	0.00%	0.00%
18	System SCADA / Telemetry	Telemetry	0.00%	16.67%	0.00%	16.67%	0.00%	16.67%	0.00%	0.00%	0.00%	16.67%	0.00%	16.67%	0.00%	16.67%	0.00%	0.00%	0.00%	0.00%
19	Total Lines	WSLines	0.00%	0.00%	0.00%	14.73%	0.00%	34.37%	0.00%	0.00%	0.00%	0.00%	0.00%	15.27%	0.00%	35.63%	0.00%	0.00%	0.00%	0.00%
20	All Lines (W/WW/RC) - Transmission	All Lines - Trans	0.00%	0.00%	0.00%	33.33%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%	33.33%	0.00%	0.00%	0.00%	0.00%	0.00%

ATTACHMENT #3

Table 3
City of Mount Dora, Florida
Sewer Connection Fee Study

Development of Existing Facility Capacity
Available to Serve New Growth

Line No.	Description	Sewer System
	Existing Permitted Plant Capacity of System (MGD): [1]	
	Sewer System	
1	Wastewater Treatment Plant One - MGD ADF	1.500
2	Wastewater Treatment Plant Two - MGD ADF	1.250
3	Purchased Reclaimed Water Treatment Capacity	N/A
4	Total Production/Treatment	2.750
5	Existing Plant Capacity of System - Average Daily Flow Basis (MGD) [2]	2.750
6	Three-Year Maximium Average Daily Flow [3]	1.398
7	Remaining Capacity (ADF)	1.352
8	Percent of Total Capacity Allocable to Growth	49.16%
	Capital Costs of Production/Treatment Facilities:	
9	Existing City-Owned Facility Costs [4]	$27,185,794
10	Total Capital Costs of Existing Facilities	27,185,794
11	Estimated Amount Allocable to Incremental Growth	$13,363,769

MGD = Million Gallons Per Day
ADF = Average Daily Flow

Footnotes on Page 2.

Footnotes:

[1] With respect to the wastewater (sewer) treatment capacity, reflects ADF capacity of wastewater treatment facilities after expansion in capital improvement program is completed.

[2] Reflects capacity expressed on an average daily flow basis.

[3] Average daily flow data calculated as follows:

Sewer System:

Fiscal Year	Total Sewer Flow (MGD)
2021	1.288
2022	1.333
2023	1.398
Three-Year Maximum	1.398

[4] Derived from Appendix 1, Line 819. Based on summary of utility asset records provided by the City.

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Table 4
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Estimated Multi-Year Capital Improvement Program Costs

Line No.	Description	Allocation Factor	Allocation Percentages Water	Allocation Percentages Sewer	Allocation Percentages Reclaimed	Projected Total Cost - Fiscal Year 2024 to 2029: Total Project Cost	% Allocable to City	Adjustments	Adjusted Total	Allocation Amount Water	Allocation Amount Sewer	Allocation Amount Reclaimed
	FISCAL YEARS 2024 TO 2029 CAPITAL PROJECTS											
	Major Capital Projects											
1	Fiber Upgrades	**Direct-S**	0.00%	100.00%	0.00%	$111,235	100.00%	$0	$111,235	$0	$111,235	$0
2	Water Treatment Plant #2 New Well	Direct-W	100.00%	0.00%	0.00%	1,093,372	100.00%	0	1,093,372	1,093,372	0	0
3	Water Utility GIS	Direct-W	100.00%	0.00%	0.00%	200,000	100.00%	0	200,000	200,000	0	0
4	WWTP#2 Drainage at James P. Snell Drive	**Direct-S**	0.00%	100.00%	0.00%	268,093	100.00%	0	268,093	0	268,093	0
5	WWTP#1 Rehab Construction - Addt. Funds	**Direct-S**	0.00%	100.00%	0.00%	1,836,671	100.00%	0	1,836,671	0	1,836,671	0
6	WTP#1 Ground Storage Tanks Repair	Direct-W	100.00%	0.00%	0.00%	786,419	100.00%	0	786,419	786,419	0	0
7	Round Lake Elementary Water Main	Direct-W	100.00%	0.00%	0.00%	220,000	100.00%	0	220,000	220,000	0	0
8	Wastewater Treatment Plant #2 Expansion - RIB	**Direct-S**	0.00%	100.00%	0.00%	3,144,275	100.00%	0	3,144,275	0	3,144,275	0
9	Odor Control - Raz lines	**Direct-S**	0.00%	100.00%	0.00%	264,802	100.00%	0	264,802	0	264,802	0
10	Eudora Roundabout Utility Relocation	**Equal**	50.00%	50.00%	0.00%	1,000,000	100.00%	(1,000,000)	0	0	0	0
11	Water Treatment Plant #1 High Service Pump replacement	Direct-W	100.00%	0.00%	0.00%	14,360,000	100.00%	0	14,360,000	14,360,000	0	0
12	New WWTP#2 Plant (mirror the existing plant)	**Direct-S**	0.00%	100.00%	0.00%	60,500,000	100.00%	0	60,500,000	0	60,500,000	0
13	New WWTP#3 Plant (mirror the existing plant) FY2029	**Direct-S**	0.00%	100.00%	0.00%	75,639,218	100.00%	0	75,639,218	0	75,639,218	0
14	WWTP#1 Alternative Improvement Plan	**Direct-S**	0.00%	100.00%	0.00%	20,597,551	100.00%	0	20,597,551	0	20,597,551	0
15	WWTP#1 Reject Water Storage Pond Repairs	**Direct-S**	0.00%	100.00%	0.00%	110,737	100.00%	0	110,737	0	110,737	0
16	Water Treatment Plant #2 New Well	Direct-W	100.00%	0.00%	0.00%	1,743,500	100.00%	0	1,743,500	1,743,500	0	0
17	Round Lake Rd Utility Relocate	**Equal**	50.00%	50.00%	0.00%	1,761,091	100.00%	0	1,761,091	880,546	880,546	0
18	Round Lake Rd Utility Expansion Portion	**Equal**	50.00%	50.00%	0.00%	24,946,600	100.00%	0	24,946,600	12,473,300	12,473,300	0
19	Sewer Relining/Replacement	**Direct-S**	0.00%	100.00%	0.00%	14,690,340	100.00%	(13,221,306)	1,469,034	0	1,469,034	0
20	Other Miscellaneous Adjustments	Equal	50.00%	50.00%	0.00%	$0	100.00%	$0	$0	$0	$0	$0
21	Budgetary Capital Outlay	Equal	50.00%	50.00%	0.00%	$0	100.00%	$0	$0	$0	$0	$0
22	**TOTAL CAPITAL IMPROVEMENT PROGRAM**					$223,273,903		($14,221,306)	$209,052,597	$31,757,137	$177,295,461	$0

ATTACHMENT #3

Table 5
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Capital Improvement Program By Plant Function Through Fiscal Year 2029

Line No.	Project Description	Estimated Total Capital Cost [1]	Adjustments to Remove General-Related Project Costs	Adjustments to Remove Project Costs Considered 100% Allocable to Existing Users	Adjustments to Remove Relocation and Widening Project Costs	Reflect Prior Year Encumbrances and Expenditures Not Reflected in Fixed Assets	Net Amount For Future Expenditures	Reference	Functional Category: Treatment	Functional Category: Transmission	Functional Category: Collection
	FISCAL YEARS 2024 TO 2029 CAPITAL PROJECTS										
	SEWER CAPITAL IMPROVEMENT PROGRAM										
1	Fiber Upgrades	$111,235	$0	$0	$0	$0	$111,235	Transmission	$0	$111,235	$0
2	Water Treatment Plant #2 New Well	0	0	0	0	0	0	N/A	0	0	0
3	Water Utility GIS	0	0	0	0	0	0	N/A	0	0	0
4	WWTP#2 Drainage at James P. Snell Drive	268,093	(268,093)	0	0	0	0	Treatment	0	0	0
5	WWTP#1 Rehab Construction - Addt. Funds	1,836,671	(1,836,671)	0	0	0	0	Treatment	0	0	0
6	WTP#1 Ground Storage Tanks Repair	0	0	0	0	0	0	N/A	0	0	0
7	Round Lake Elementary Water Main	0	0	0	0	0	0	N/A	0	0	0
8	Wastewater Treatment Plant #2 Expansion - RIB	3,144,275	0	0	0	0	3,144,275	Treatment	3,144,275	0	0
9	Odor Control - Raz lines	264,802	(264,802)	0	0	0	0	Treatment	0	0	0
10	Eudora Roundabout Utility Relocation	0	0	0	0	0	0	FMSGCWeight	0	0	0
11	Water Treatment Plant #1 High Service Pump replacement	0	0	0	0	0	0	N/A	0	0	0
12	New WWTP#2 Plant (mirror the existing plant)	60,500,000	0	0	0	0	60,500,000	Treatment	60,500,000	0	0
13	New WWTP#3 Plant (mirror the existing plant) FY2029	75,639,218	0	0	0	0	75,639,218	Treatment	75,639,218	0	0
14	WWTP#1 Alternative Improvement Plan	20,597,551	(20,597,551)	0	0	0	0	Treatment	0	0	0
15	WWTP#1 Reject Water Storage Pond Repairs	110,737	(110,737)	0	0	0	0	Treatment	0	0	0
16	Water Treatment Plant #2 New Well	0	0	0	0	0	0	N/A	0	0	0
17	Round Lake Rd Utility Relocate	880,546	0	0	(880,546)	0	0	FMSGCWeight	0	0	0
18	Round Lake Rd Utility Expansion Portion	12,473,300	0	0	0	0	12,473,300	FMSGCWeight	0	3,741,990	8,731,310
19	Sewer Relining/Replacement	1,469,034	(1,322,131)	0	0	0	146,903	FMSGCWeight	0	44,071	102,832
20	TOTAL SEWER CAPITAL IMPROVEMENT PROGRAM	$177,295,461	($24,399,984)	$0	($880,546)	$0	$152,014,931		$139,283,493	$3,897,296	$8,834,142

Footnotes:

[1] Amounts reflect total cost as contained in the multi-year capital improvement program provided by the City.

Table 6
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Capital Improvement Program Recognized in System Connection Fees – Fiscal Years 2024 Through 2029

Footnotes:

[1] Amounts shown are derived from Table 5 and do not include any capital expenditures classified as distribution-related or collection-related.

[2] Average In-Service date is based on discussions with City staff and estimations regarding the approximate age of assets being upgraded or replaced.

[3] Amount shown was determined by discounting the projected (replacement) cost by an inflationary factor as measured by the Engineering News-Record (ENR) Construction Cost Index applied to the estimated number of years in service.

[4] For replacement projects only, amount derived by subtracting the estimated original cost from the new project cost (net asset addition).

ATTACHMENT #3

Table 6
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Capital Improvement Program Recognized in System Connection Fees – Fiscal Years 2024 Through 2029

Line No.	Project Description	Adjusted Project Cost [1]	Assumed Avg. In-Service Date [2]	Estimated Original Cost [3]	Amount Recognized [4] Existing	Amount Recognized [4] Expansion	Percent to Recognize for Expansion
	FISCAL YEARS 2024 TO 2029 CAPITAL PROJECTS						
	SEWER TREATMENT PROJECTS						
1	Fiber Upgrades	$0	1995	$0	$0	$0	100.00%
2	WWTP#2 Drainage at James P. Snell Drive	0	1995	0	0	0	0.00%
3	WWTP#1 Rehab Construction - Addt. Funds	0	1995	0	0	0	0.00%
4	Wastewater Treatment Plant #2 Expansion - RIB	3,144,275	1995	0	0	3,144,275	100.00%
5	Odor Control - Raz lines	0	1995	0	0	0	0.00%
6	Eudora Roundabout Utility Relocation	0	1995	0	0	0	0.00%
7	New WWTP#2 Plant (mirror the existing plant)	60,500,000	1995	0	0	60,500,000	100.00%
8	New WWTP#3 Plant (mirror the existing plant) FY2029	75,639,218	1995	0	0	75,639,218	100.00%
9	WWTP#1 Alternative Improvement Plan	0	1995	0	0	0	0.00%
10	WWTP#1 Reject Water Storage Pond Repairs	0	1995	0	0	0	0.00%
11	Round Lake Rd Utility Relocate	0	1995	0	0	0	0.00%
12	Round Lake Rd Utility Expansion Portion	0	1995	0	0	0	0.00%
13	Sewer Relining/Replacement	0	1995	0	0	0	0.00%
14	Total Sewer Treatment Projects	$139,283,493		$0	$0	$139,283,493	100.00%
	SEWER MAJOR TRANSMISSION PROJECTS						
15	Fiber Upgrades	$111,235	1993	$0	$0	$111,235	100.00%
16	WWTP#2 Drainage at James P. Snell Drive	0	1993	0	0	0	0.00%
17	WWTP#1 Rehab Construction - Addt. Funds	0	1993	0	0	0	0.00%
18	Wastewater Treatment Plant #2 Expansion - RIB	0	1993	0	0	0	100.00%
19	Odor Control - Raz lines	0	1993	0	0	0	0.00%
20	Eudora Roundabout Utility Relocation	0	1993	0	0	0	0.00%
21	New WWTP#2 Plant (mirror the existing plant)	0	1993	0	0	0	100.00%
22	New WWTP#3 Plant (mirror the existing plant) FY2029	0	1993	0	0	0	100.00%
23	WWTP#1 Alternative Improvement Plan	0	1993	0	0	0	0.00%
24	WWTP#1 Reject Water Storage Pond Repairs	0	1993	0	0	0	0.00%
25	Round Lake Rd Utility Relocate	0	1993	0	0	0	0.00%
26	Round Lake Rd Utility Expansion Portion	3,741,990	1993	0	0	3,741,990	100.00%
27	Sewer Relining/Replacement	44,071	1993	0	0	44,071	100.00%
28	Total Sewer Transmission Projects	$3,897,296		$0	$0	$3,897,296	100.00%
29	**TOTAL SEWER PROJECTS**	$143,180,788		$0	$0	$143,180,788	100.00%

Footnotes on following page.

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Table 7
City of Mount Dora, Florida
Sewer Connection Fee Study

Development of Sewer Connection Fee

Line No.	Description	Amount
	Total Estimated Cost of Existing Sewer Treatment/Disposal Facilities:	
1	Cost of Existing Facilities [1]	$27,185,794
2	Additional Costs Capitalized to Plant in Service [2]	0
3	Less Anticipated Retirements [3]	0
4	Less Grant Funds and Other Contributions [4]	0
5	Subtotal Sewer Treatment/Disposal Facilities	$27,185,794
7	Existing Plant Capacity (MGD) (Average Daily Flow) [5]	2.750
8	ERU Factor - GPD [6]	225
9	Estimated ERUs to be Served By Existing Facilities	12,222
10	Percent Remaining Capacity of Existing Facilities [7]	49.16%
11	Allocation of Existing Facilities to Incremental Growth	$13,363,769
12	Rate per ERU Associated with Existing Facilities	$2,224.29
	Total Estimated Cost of Additional Sewer Treatment/Disposal Facilities:	
13	Cost of Additional Sewer Treatment/Disposal Facilities [8]	$139,283,493
14	New Plant Capacity (MGD) (Average Daily Flow) [9]	3.250
15	Estimated ERUs to be Served by Additional Facilities	14,444
16	Rate per ERU Associated with Additional Facilities	$9,643.00
17	Weighted Rate per ERU Allocable to Sewer Treatment/Disposal Facilities [10]	$7,463.65
18	Allowance for Funds Prudently Invested / Cost of Carry Charge	0.00
19	Adjusted Weighted Rate per ERU Allocable to Sewer Treatment/Disposal Facilities	$7,463.65
	Major Transmission System: [11]	
20	Existing Facilities [12]	$9,787,424
21	Additional Costs Capitalized to Plant in Service [13]	3,897,296
22	Less Anticipated Retirements [14]	0
23	Less Receipt of Grant Funds and Other Contributions [4]	0
24	Total Major Transmission Facility Costs	$13,684,720
25	Estimated Plant Capacity (MGD) (Average Daily Flow) [15]	6.000
26	ERU Factor - GPD [6]	225
27	Estimated ERUs served by Transmission Facilities [15]	26,667
28	Rate per ERU of Major Transmission Facilities	$513.17
29	Allowance for Funds Prudently Invested / Cost of Carry Charge	0.00
30	Adjusted Rate per ERU Allocable to Sewer Transmission Facilities	$513.17
31	Total Combined Rate per ERU Before Rate Adjustment	$7,976.82
32	Rate Adjustment	0.00
33	Total Combined Rate per ERU After Rate Adjustment	7,976.82
34	Rounded Rate per ERU	$7,975.00
35	Cost Per Gallon	$35.44

MGD = Million-Gallons-Per-Day
ERU = Equivalent Residential Unit
GPD = Gallons Per Day

Footnotes start on Page 2 of 3.

Table 7
City of Mount Dora, Florida
Sewer Connection Fee Study

Development of Sewer Connection Fee

Footnotes:

[1] Amount reflects estimated City-owned sewer treatment and effluent disposal assets currently in service based on utility asset records provided by the City. Amounts derived from Appendix 1, Line 819.

[2] Amount shown derived from Table 6, Line 14; reflects net recognized additions to the sewer treatment and effluent disposal facilities where applicable.

[3] Amount derived from Table 6, Line 14 and reflects estimated treatment utility asset retirements due to imposition of the capital improvement plan of the City's utility system.

[4] Reflects adjustments for capital costs funded from contributed capital. Such costs were not included in the impact fee calculations.

[5] Amount shown derived from Table 3, Line 5.

[6] The level of service factor for a sewer ERU reflects capacity requirements expressed on an average daily flow basis; the assumed factor of 225 gallons per day per ERU was based on what is reflected in City's Code of Ordinances and discussions with City staff.

[7] Amount shown derived from Table 3, Line 8.

[8] Amount shown derived from Table 6, Line 14.

[9] Additional capacity to be added to the Sewer System during the forecast period is summarized as follows:

	New Facility Capacity (MGD-ADF)	Period
Expansion of Wastewater Treatment Plant Two - RIB	0.250	2024
Expansion of Wastewater Treatment Plant Two (Mirror)	1.500	2024 to 2029
New of Wastewater Treatment Plant Three	1.500	2029
Total Plant Capacity - Average Daily Flow	3.250	

[10] Derived as follows:

Cost of Existing Wastewater Treatment Facilities	$27,185,794
Percent of Existing Wastewater Treatment Facilities Available to Serve New Growth	49.16%
Adjusted Cost of Existing Wastewater Treatment Facilities	$13,363,769
Cost of Additional Wastewater Treatment Facilities	139,283,493
Total Costs	$152,647,262
Estimated ERUs to Be Served By Existing Wastewater Treatment Facilities	12,222
Percent of Existing Wastewater Treatment Facilities Available to Serve New Growth	49.16%
Adjusted ERUs to Be Served By Existing Wastewater Treatment Facilities	6,008
Estimated ERUs to Be Served By Additional Wastewater Treatment Facilities	14,444
Total ERUs	20,452
Rate Per ERU Associated With Wastewater Treatment Facilities	$7,463.65

[11] Amounts do not include the estimated costs of retail on-site capital expenditures such as manholes, local lift stations, service laterals, and on-site (local) collection utility plant facilities or general plant assets (vehicles, equipment, etc.) or general transmission lines; such costs are: i) generally provided by the developer or owners of property which specifically benefit from such facilities; or ii) funded by a separate and distinct fee (e.g., wastewater tap charge).

[12] Amount reflects cost of sewer transmission and master pumping station utility plant in service based on utility asset records provided by the City.
Amounts derived from Appendix 1, Line 819.

[13] Amount shown derived from Table 6, Line 28; reflects net recognized additions to the sewer transmission facilities where applicable.

[14] Amount derived from Table 6, Line 28 and reflects estimated transmission utility asset retirements due to imposition of the capital improvement plan of the City's utility system.

Table 7
City of Mount Dora, Florida
Sewer Connection Fee Study

Development of Sewer Connection Fee

Footnotes:

[15] Reflects total estimated plant capacity for the forecast period for the wastewater service area based on capacity planning estimates. Amount calculated as follows:

	Amount
Existing Capacity (MGD-ADF)	2.750
Capacity to Be Added During Forecast Period: 2024 - 2029 (MGD-ADF)	3.250
Total Projected Capacity Needs	6.000
Assumed ERU Factor (gallons per day per ERU)	225
Total Estimated ERUs Available to be Served	26,667

ATTACHMENT #3

Table 8
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Sewer Connection Fee Application by Premise Type

Line No.	Description	ERC Factor	Existing	Proposed
1	**Sewer Connection Fees**			
2	Single Family	1.000	$4,215.00	$7,975.00
3	Duplex (1-2 Bedrooms)	0.833	$3,511.00	$6,642.00
4	Duplex (3+ Bedrooms)	1.000	$4,215.00	$7,975.00
5	Multi Family (1-2 Bedrooms)	0.833	$3,511.00	$6,642.00
6	Multi Family (3+ Bedrooms)	1.000	$4,215.00	$7,975.00
7	Mobile Home (1-2 Bedroom)	0.667	$2,811.40	$5,319.00
8	Mobile Home (3+ Bedroom)	0.833	$3,511.00	$6,642.00
9	Multifamily Apartment Assisted Living (per unit)	0.667	$2,811.40	$5,319.00

10 For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty-five (25) and divide the numberator by 225 GPD/ERU, then multiply by $7,975.00.

ATTACHMENT #3

Table 9
City of Mount Dora, Florida
Sewer Connection Fee Study

Comparison of Connection Fees Per
Equivalent Resdential Unit (ERU) for Water and Sewer Service [1]

Line No.	Description	Residential 5/8" x 3/4" Meter Water	Sewer and Reclaimed Water	Combined
	City of Mount Dora			
1	Existing Connection Fees	$1,340.00	$4,215.00	$5,555.00
2	Existing Water Connection Fee	$1,340.00	N/A	N/A
3	Proposed Sewer Connection Fee	N/A	$7,975.00	N/A
4	Existing Reclaimed Water Connection Fee	N/A	500.00	N/A
5	Total Combined Proposed Fees	$1,340.00	$8,475.00	$9,815.00
	Neighboring Florida Utilities:			
6	City of Altamonte Springs	$600.00	$1,855.00	$2,455.00
7	City of Apopka	3,905.00	4,924.00	8,829.00
8	City of Casselberry	810.00	1,823.00	2,633.00
9	City of Clermont	2,836.00	4,830.00	7,666.00
10	City of Daytona Beach	1,580.00	2,560.00	4,140.00
11	City of DeLand	2,580.00	4,320.50	6,900.50
12	City of Deltona	1,944.00	4,531.00	6,475.00
13	City of Edgewater	1,740.72	2,634.35	4,375.07
14	City of Eustis	854.00	2,668.00	3,522.00
15	City of Lake Mary	1,010.00	3,610.00	4,620.00
16	City of Leesburg	1,175.00	2,778.00	3,953.00
17	City of Maitland	1,035.00	4,045.00	5,080.00
18	City of Ocala	823.00	3,148.00	3,971.00
19	City of Ocoee	2,592.00	7,688.00	10,280.00
20	City of Orange City	1,600.00	3,100.00	4,700.00
21	City of Orlando / O.U.C.	1,840.00	2,537.50	4,377.50
22	City of Sanford	1,193.00	2,688.00	3,881.00
23	City of Tavares	1,849.00	3,475.00	5,324.00
24	City of Umatilla	2,174.51	3,204.04	5,378.55
25	Orange County	1,970.00	3,570.00	5,540.00
26	Seminole County	2,574.00	3,175.00	5,749.00
27	Neighboring Florida Utilities' Average	$1,746.92	$3,484.02	$5,230.93
28	Minimum	$600.00	$1,823.00	$2,455.00
29	Maximum	$3,905.00	$7,688.00	$10,280.00

[1] Unless otherwise noted, amounts shown reflect capital connection fees as of February 2024 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only.

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System Supply	Water System Treatment	Water System Effl./Recl. Treatment	Water System Trans.	Water System Effl./Recl. Transmission	Water System Distribution	Water System Effl./Recl. Distribution	Water System Fire Hydrants	Water System Meters	Wastewater System Treatment	Wastewater System Effl./Recl. Treatment	Wastewater System Trans.	Wastewater System Effl./Recl. Transmission	Wastewater System Collection	Wastewater System Effl./Recl. Distribution	Indirect	General Plant	Other
		Fixed Assets as of September 30, 2022 [1]																										
		Water Land																										
1	2460	Land	LAN	PURCHASED	10/09/79	$500	$0	100%	$500	WD	$0	$0	$0	$0	$0	$500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	2461	Simpson Property Adjacent To Water Plant	LAN	PURCHASED	03/16/94	179,481	0	100%	179,481	WT	0	179,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	2135	Stephens Easement - Oversizing Line (1)	LAN	PURCHASED	06/29/05	2,910	0	100%	2,910	W-TR	0	0	0	2,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	2463	East Water Plant Land - Wolf Creek Ridge 9.04 Acres (1)	LAN	PURCHASED	09/30/09	605,731	0	100%	605,731	WT	0	605,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	2464	1/2 Route 46 ROW Acquistion (1)	LAN	PURCHASED	09/30/12	577,117	0	100%	577,117	W-TR	0	0	0	577,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	2465	1/2 Gmac - Parcel 15 Ww1101 (1)	LAN	PURCHASED	01/29/13	100	0	100%	100	WD	0	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0
7	2138	1/2 Sr46 Row Purchase	LAN	PURCHASED	05/13/10	24,413	0	100%	24,413	W-TR	0	0	0	24,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	2139	Parcel #2 Wiekiva Easement (1)	LAN	PURCHASED	10/01/14	65,053	0	100%	65,053	W-TR	0	0	0	65,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	2140	1/2 US 441/SR46 Easements (2)	LAN	PURCHASED	10/01/15	380,944	0	100%	380,944	W-TR	0	0	0	380,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	2471	Easement Purchases (WA1603)	LAN	PURCHASED		503,475	0	100%	503,475	W-TR	0	0	0	503,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	2470	Britt Rd ROW Acquisition	LAN	PURCHASED		5,890	0	100%	5,890	W-TR	0	0	0	5,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	2469	Limit Ave Land Purchase - PW Facility	LAN	PURCHASED		99,331	0	100%	99,331	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99,331	0
13	2141	Limit Ave Land Purchase - PW Facility	LAN	PURCHASED		99,331	0	100%	99,331	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99,331	0
		Wastewater Land																										
14	2128	Sewer Treatment Plant Land	LAN	PURCHASED	10/09/79	$100,000	$0	100%	$100,000	ST	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,000	$0	$0	$0	$0	$0	$0	$0	$0
15	2129	Land	LAN	PURCHASED	10/09/79	113,189	0	100%	113,189	ST	0	0	0	0	0	0	0	0	0	113,189	0	0	0	0	0	0	0	0
16	2130	Land	LAN	PURCHASED	10/09/79	21,242	0	100%	21,242	ST	0	0	0	0	0	0	0	0	0	21,242	0	0	0	0	0	0	0	0
17	2131	Land- Forty Acre Spray Field	LAN	PURCHASED	03/01/86	435,631	0	100%	435,631	ST	0	0	0	0	0	0	0	0	0	435,631	0	0	0	0	0	0	0	0
18	2132	Land- Wallace Property (Orange Cty)	LAN	PURCHASED	11/01/92	28,306	0	100%	28,306	S-TR	0	0	0	0	0	0	0	0	0	0	0	28,306	0	0	0	0	0	0
19	2133	New Sewer Plant (2) - Key #1048460	LAN	PURCHASED	09/30/03	782,237	0	100%	782,237	ST	0	0	0	0	0	0	0	0	0	782,237	0	0	0	0	0	0	0	0
20	2134	New Sewer Plant (2)	LAN	PURCHASED	09/30/03	171,465	0	100%	171,465	ST	0	0	0	0	0	0	0	0	0	171,465	0	0	0	0	0	0	0	0
21	2462	Stephens Easement - Oversizing Line (1)	LAN	PURCHASED	06/29/05	2,910	0	100%	2,910	S-TR	0	0	0	0	0	0	0	0	0	0	0	2,910	0	0	0	0	0	0
22	2136	Gmac - Parcel 15 Ww1101 (1)	LAN	PURCHASED	01/29/13	100	0	100%	100	S-TR	0	0	0	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0
23	2137	Route 46 Row Acquisition (1)	LAN	PURCHASED	09/30/12	577,117	0	100%	577,117	ST	0	0	0	0	0	0	0	0	0	577,117	0	0	0	0	0	0	0	0
24	2466	1/2 Sr46 Row Purchase	LAN	PURCHASED	09/30/14	24,413	0	100%	24,413	S-TR	0	0	0	0	0	0	0	0	0	0	0	24,413	0	0	0	0	0	0
25	2467	Parcel #2 Wiekiva Easement (1)	LAN	PURCHASED	10/01/14	65,053	0	100%	65,053	S-TR	0	0	0	0	0	0	0	0	0	0	0	65,053	0	0	0	0	0	0
26	2468	1/2 US 441/SR46 Easements (2)	LAN	PURCHASED	10/01/15	380,944	0	100%	380,944	S-TR	0	0	0	0	0	0	0	0	0	0	0	380,944	0	0	0	0	0	0
		Reclaimed Land																										
27	1812	Appraisal Thrill Hill	LAN	PURCHASED	02/02/10	$1,850	($1,850)	100%	$0	General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28	1813	Rezoning App	LAN	PURCHASED	04/09/10	1,253	0	100%	1,253	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,253	0
29	1815	Appraisal Thrill Hill	LAN	PURCHASED	02/26/10	850	(850)	100%	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	1814	Appraisal Thrill Hill	LAN	PURCHASED	02/26/10	850	(850)	100%	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	1816	Down Payment For Land	LAN	PURCHASED	03/04/10	35,000	0	100%	35,000	ST	0	0	0	0	0	0	0	0	0	35,000	0	0	0	0	0	0	0	0
32	1817	Appraisal	LAN	PURCHASED	03/29/10	3,500	(3,500)	100%	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	1818	Engineering	LAN	PURCHASED	05/28/10	19,875	0	100%	19,875	ST	0	0	0	0	0	0	0	0	0	19,875	0	0	0	0	0	0	0	0
34	1819	Engineering	LAN	PURCHASED	06/23/10	5,118	0	100%	5,118	ST	0	0	0	0	0	0	0	0	0	5,118	0	0	0	0	0	0	0	0
35	1820	Engineering	LAN	PURCHASED	04/30/10	3,350	0	100%	3,350	ST	0	0	0	0	0	0	0	0	0	3,350	0	0	0	0	0	0	0	0
36	1821	Thrill Hill Purchase	LAN	PURCHASED	07/15/10	1,270,861	0	100%	1,270,861	ST	0	0	0	0	0	0	0	0	0	1,270,861	0	0	0	0	0	0	0	0
37	1822	Recording Fee	LAN	PURCHASED	09/30/10	53	(53)	100%	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	1823	Apopka Interconnect	LAN	PURCHASED		15,000	0	100%	15,000	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	15,000	0	0	0	0	0
39	3593	Thrill Hill - (RE1007) - FY19-20 - Finished	LAN	PURCHASED		256,575	0	100%	256,575	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	256,575	0	0	0	0	0
		Water Improvements																										
40	2292	Lines, Mains, Valves, & Extensions	IMP	PURCHASED	12/31/1957	$162,649	$0	100%	$162,649	W-TR	$0	$0	$0	$162,649	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
41	2293	Extensions	IMP	PURCHASED	12/31/1957	9,656	0	100%	9,656	WD	0	0	0	0	0	9,656	0	0	0	0	0	0	0	0	0	0	0	0
42	2294	Extensions	IMP	PURCHASED	12/31/1958	14,178	0	100%	14,178	WD	0	0	0	0	0	14,178	0	0	0	0	0	0	0	0	0	0	0	0
43	2295	Extensions	IMP	PURCHASED	12/31/1961	10,895	0	100%	10,895	WD	0	0	0	0	0	10,895	0	0	0	0	0	0	0	0	0	0	0	0
44	2296	Extensions	IMP	PURCHASED	12/31/1961	22,268	0	100%	22,268	WD	0	0	0	0	0	22,268	0	0	0	0	0	0	0	0	0	0	0	0
45	2297	Reservoirs	IMP	PURCHASED	12/31/1961	75,307	0	100%	75,307	Supply	75,307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	2298	Plant Additions	IMP	PURCHASED	12/31/1961	59,137	0	100%	59,137	WT	0	59,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47	2299	Extensions	IMP	PURCHASED	12/31/1962	21,398	0	100%	21,398	WD	0	0	0	0	0	21,398	0	0	0	0	0	0	0	0	0	0	0	0
48	2300	Extensions	IMP	PURCHASED	12/31/1962	13,841	0	100%	13,841	WD	0	0	0	0	0	13,841	0	0	0	0	0	0	0	0	0	0	0	0
49	2301	Extensions	IMP	PURCHASED	12/31/1964	6,491	0	100%	6,491	WD	0	0	0	0	0	6,491	0	0	0	0	0	0	0	0	0	0	0	0
50	2302	Extensions	IMP	PURCHASED	12/31/1965	5,853	0	100%	5,853	WD	0	0	0	0	0	5,853	0	0	0	0	0	0	0	0	0	0	0	0
51	2303	Extensions	IMP	PURCHASED	12/31/1965	11,053	0	100%	11,053	WD	0	0	0	0	0	11,053	0	0	0	0	0	0	0	0	0	0	0	0
52	2304	Extensions	IMP	PURCHASED	12/31/1967	3,563	0	100%	3,563	WD	0	0	0	0	0	3,563	0	0	0	0	0	0	0	0	0	0	0	0
53	2305	Extensions	IMP	PURCHASED	12/31/1967	16,810	0	100%	16,810	WD	0	0	0	0	0	16,810	0	0	0	0	0	0	0	0	0	0	0	0
54	2306	Extensions	IMP	PURCHASED	12/31/1969	10,662	0	100%	10,662	WD	0	0	0	0	0	10,662	0	0	0	0	0	0	0	0	0	0	0	0
55	2307	Extensions	IMP	PURCHASED	12/31/1970	15,301	0	100%	15,301	WD	0	0	0	0	0	15,301	0	0	0	0	0	0	0	0	0	0	0	0
56	2308	Extensions	IMP	PURCHASED	12/31/1970	13,740	0	100%	13,740	WD	0	0	0	0	0	13,740	0	0	0	0	0	0	0	0	0	0	0	0
57	2309	Extensions	IMP	PURCHASED	12/31/1970	20,159	0	100%	20,159	WD	0	0	0	0	0	20,159	0	0	0	0	0	0	0	0	0	0	0	0
58	2310	New Well- Partial (See 1974-1975)	IMP	PURCHASED	12/31/1974	36,550	0	100%	36,550	Supply	36,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59	2311	New Well (Balance)	IMP	PURCHASED	12/31/1974	21,411	0	100%	21,411	Supply	21,411	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
60	2312	Extensions	IMP	PURCHASED	12/31/1974	12,158	0	100%	12,158	WD	0	0	0	0	0	12,158	0	0	0	0	0	0	0	0	0	0	0	0
61	2313	Extensions	IMP	PURCHASED	12/31/1974	13,802	0	100%	13,802	WD	0	0	0	0	0	13,802	0	0	0	0	0	0	0	0	0	0	0	0
62	2314	Extensions	IMP	PURCHASED	12/31/1974	33,600	0	100%	33,600	WD	0	0	0	0	0	33,600	0	0	0	0	0	0	0	0	0	0	0	0
63	2315	Extensions	IMP	PURCHASED	12/31/1975	9,338	0	100%	9,338	WD	0	0	0	0	0	9,338	0	0	0	0	0	0	0	0	0	0	0	0
64	2316	Extensions	IMP	PURCHASED	12/31/1975	13,099	0	100%	13,099	WD	0	0	0	0	0	13,099	0	0	0	0	0	0	0	0	0	0	0	0
65	2317	Extensions	IMP	PURCHASED	12/31/1977	13,573	0	100%	13,573	WD	0	0	0	0	0	13,573	0	0	0	0	0	0	0	0	0	0	0	0
66	2318	Extensions	IMP	PURCHASED	12/31/1978	24,794	0	100%	24,794	WD	0	0	0	0	0	24,794	0	0	0	0	0	0	0	0	0	0	0	0
67	2319	Waterline Extensions	IMP	PURCHASED	12/31/1978	67,178	0	100%	67,178	WT	0	67,178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
68	2320	Extensions	IMP	PURCHASED	12/31/1979	32,942	0	100%	32,942	WD	0	0	0	0	0	32,942	0	0	0	0	0	0	0	0	0	0	0	0
69	2321	Extensions	IMP	PURCHASED	12/31/1980	19,838	0	100%	19,838	WD	0	0	0	0	0	19,838	0	0	0	0	0	0	0	0	0	0	0	0
70	2322	Extensions	IMP	PURCHASED	10/31/1980	27,638	0	100%	27,638	WD	0	0	0	0	0	27,638	0	0	0	0	0	0	0	0	0	0	0	0
71	2323	Extensions	IMP	PURCHASED	10/31/1980	25,953	0	100%	25,953	WD	0	0	0	0	0	25,953	0	0	0	0	0	0	0	0	0	0	0	0
72	2324	Perc Pond	IMP	PURCHASED	10/31/1980	72,001	0	100%	72,001	ST	0	0	0	0	0	0	0	0	0	72,001	0	0	0	0	0	0	0	0
73	2325	Us 441 Expansion 16"	IMP	PURCHASED	10/31/1980	350,279	0	100%	350,279	W-TR	0	0	0	350,279	0	0	0	0	0	0	0	0	0	0	0	0	0	0
74	2326	Eustis Addition	IMP	PURCHASED	10/30/1980	126,026	0	100%	126,026	W-TR	0	0	0	126,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0
75	2327	Old Eustis Road Subdivision	IMP	PURCHASED	12/31/1985	4,977	0	100%	4,977	WD	0	0	0	0	0	4,977	0	0	0	0	0	0	0	0	0	0	0	0
76	2328	Mount Dora Marketplace 16"	IMP	PURCHASED	12/31/1985	38,014	0	100%	38,014	W-TR	0	0	0	38,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0
77	2329	Tri-Center Project	IMP	PURCHASED	12/31/1985	28,674	0	100%	28,674	WD	0	0	0	0	0	28,674	0	0	0	0	0	0	0	0	0	0	0	0
78	2330	Putt'N'Time	IMP	PURCHASED	12/31/1985	17,587	0	100%	17,587	WD	0	0	0	0	0	17,587	0	0	0	0	0	0	0	0	0	0	0	0
79	2331	Lakeview At Gold Club Court	IMP	PURCHASED	12/31/1986	2,854	0	100%	2,854	WD	0	0	0	0	0	2,854	0	0	0	0	0	0	0	0	0	0	0	0
80	2332	Rossiter Street Waterline	IMP	PURCHASED	1/30/1987	25,188	0	100%	25,188	W-TR-DistWeight	0	0	0	7,557	0	17,632	0	0	0	0	0	0	0	0	0	0	0	0
81	2333	Wa 8808 Robie Road	IMP	PURCHASED	12/31/1987	44,102	0	100%	44,102	WD	0	0	0	0	0	44,102	0	0	0	0	0	0	0	0	0	0	0	0
82	2334	Wa 8810 Pine Ridge	IMP	PURCHASED	12/31/1987	9,364	0	100%	9,364	WD	0	0	0	0	0	9,364	0	0	0	0	0	0	0	0	0	0	0	0
83	2335	Wa 8704 Generator	IMP	PURCHASED	12/31/1987	76,176	0	100%	76,176	W-TR	0	0	0	76,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0
84	2336	Wa 8703 High Service Pumps	IMP	PURCHASED	12/31/1987	319,508	0	100%	319,508	WT	0	319,508	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
85	2337	Wa 8807 Eudora & 441 Main	IMP	PURCHASED	12/31/1987	81,944	0	100%	81,944	W-TR	0	0	0	81,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0
86	2338	Wa 8802 Us 19A Water Main Connection	IMP	PURCHASED	12/31/1987	4,940	0	100%	4,940	W-TR	0	0	0	4,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0
87	2339	Wa 8901 New Service	IMP	PURCHASED	12/31/1988	10,052	0	100%	10,052	WD	0	0	0	0	0	10,052	0	0	0	0	0	0	0	0	0	0	0	0
88	2340	Wa 8802 Miscellaneous Transmission Lines	IMP	PURCHASED	12/31/1988	9,958	0	100%	9,958	W-TR	0	0	0	9,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0
89	2341	Wa 8704 Generator	IMP	PURCHASED	12/31/1988	6,661	0	100%	6,661	W-TR	0	0	0	6,661	0	0	0	0	0	0	0	0	0	0	0	0	0	0
90	2342	Wa 8703 High Service Pumps	IMP	PURCHASED	12/31/1988	2,576	0	100%	2,576	WT	0	2,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
91	2343	Wa 8807 Eudora & 441 Main	IMP	PURCHASED	12/31/1988	5,157	0	100%	5,157	WD	0	0	0	0	0	5,157	0	0	0	0	0	0	0	0	0	0	0	0
92	2344	Sandybrook Water Line Upgrade	IMP	PURCHASED	12/31/1988	42,067	0	100%	42,067	WD	0	0	0	0	0	42,067	0	0	0	0	0	0	0	0	0	0	0	0

ATTACHMENT #3

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System: Supply	Water System: Treatment	Water System: Effl./Recl. Treatment	Water System: Trans.	Water System: Effl./Recl. Transmission	Water System: Distribution	Water System: Effl./Recl. Distribution	Water System: Fire Hydrants	Water System: Meters	Wastewater System: Treatment	Wastewater System: Effl./Recl. Treatment	Wastewater System: Trans.	Wastewater System: Effl./Recl. Transmission	Wastewater System: Collection	Wastewater System: Effl./Recl. Distribution	Indirect	General Plant	Other
93	2345	Wa 9001 New Construction	IMP	PURCHASED	1/1/1988	4,820	0	100%	4,820	WD	0	0	0	0	0	4,820	0	0	0	0	0	0	0	0	0	0	0	0
94	2346	Wa 9011 Stanley Bell Drive Upgrade	IMP	PURCHASED	12/31/1989	10,348	0	100%	10,348	WD	0	0	0	0	0	10,348	0	0	0	0	0	0	0	0	0	0	0	0
95	2347	Wa 8809 Lincoln Avenue Upgrade	IMP	PURCHASED	12/31/1989	19,716	0	100%	19,716	WD	0	0	0	0	0	19,716	0	0	0	0	0	0	0	0	0	0	0	0
96	2348	Wa 8803 Elevated Tank Restoration	IMP	PURCHASED	12/31/1989	957	0	100%	957	W-TR	0	0	0	957	0	0	0	0	0	0	0	0	0	0	0	0	0	0
97	2349	Wa 9012 Waterman Village Upgrade	IMP	PURCHASED	12/31/1989	25,859	0	100%	25,859	WD	0	0	0	0	0	25,859	0	0	0	0	0	0	0	0	0	0	0	0
98	2350	Wa 9011 Stanley Bell Drive Upgrade	IMP	PURCHASED	12/31/1990	551	0	100%	551	WD	0	0	0	0	0	551	0	0	0	0	0	0	0	0	0	0	0	0
99	2351	Water Rebuild Well #3	IMP	PURCHASED	12/31/1990	21,147	0	100%	21,147	Supply	21,147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100	2352	Wa 9203 Vineyards Water Line	IMP	PURCHASED	7/7/1990	14,404	0	100%	14,404	WD	0	0	0	0	0	14,404	0	0	0	0	0	0	0	0	0	0	0	0
101	2353	Repair, Clean, And Paint Water Tank	IMP	PURCHASED	1/27/1992	47,500	(47,500)	100%	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102	2354	Wa 9101 New Services	IMP	PURCHASED	7/1/1990	1,009	0	100%	1,009	WD	0	0	0	0	0	1,009	0	0	0	0	0	0	0	0	0	0	0	0
103	2355	Wa 9301 New Services	IMP	PURCHASED	8/1/1990	11,605	0	100%	11,605	WD	0	0	0	0	0	11,605	0	0	0	0	0	0	0	0	0	0	0	0
104	2356	Wa 9402 Water Well Rehabilitation	IMP	PURCHASED	1/31/1995	18,093	0	100%	18,093	Supply	18,093	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105	2357	Wa 9403 Chlorination Facility	IMP	PURCHASED	12/31/1994	9,864	0	100%	9,864	WT	0	9,864	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106	2358	Wa 9610 Water Distribution Improvements	IMP	PURCHASED	11/30/1995	74,763	0	100%	74,763	W-TR-DistWeight	0	0	0	22,429	0	52,334	0	0	0	0	0	0	0	0	0	0	0	0
107	2359	Wa 9611 Purchase Jj'S Water Plant	IMP	PURCHASED	12/31/1995	550,750	0	100%	550,750	WT	0	550,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108	2360	Wa 9610 Us 441 Water Main Extension (Cr44-B To Wolf Branch)	IMP	PURCHASED	12/30/1996	234,413	0	100%	234,413	W-TR	0	0	0	234,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109	2361	Wa 9705 Reservoir	IMP	PURCHASED	12/31/1996	7,600	0	100%	7,600	Supply	7,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110	2362	Wa 9706 Us 441 Water Main Extension (Robie Avenue To Wolf Branch)	IMP	PURCHASED	12/31/1997	443,438	0	100%	443,438	W-TR	0	0	0	443,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111	2363	Wa 9807 Water Parking Lot	IMP	PURCHASED	12/31/1997	4,191	0	100%	4,191	WT	0	4,191	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112	2364	Wa 9702 Chlorine Building	IMP	PURCHASED	12/31/1998	4,635	0	100%	4,635	WT	0	4,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113	2365	Wa 9801 Distribution Improvements	IMP	PURCHASED	12/31/1998	97,556	0	100%	97,556	W-TR-DistWeight	0	0	0	29,267	0	68,289	0	0	0	0	0	0	0	0	0	0	0	0
114	2366	Wa 9803 Water Plant Road	IMP	PURCHASED	12/31/1998	68,362	0	100%	68,362	WT	0	68,362	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115	2367	Wa 9902 Distribution Improvements	IMP	PURCHASED	12/31/1998	209,706	0	100%	209,706	W-TR-DistWeight	0	0	0	62,912	0	146,794	0	0	0	0	0	0	0	0	0	0	0	0
116	2368	Wa 9903 Twenty (20) Fire Hydrants	IMP	PURCHASED	12/31/1998	51,119	0	100%	51,119	FH	0	0	0	0	0	0	0	51,119	0	0	0	0	0	0	0	0	0	0
117	2369	Cr 9801 Alleyway Improvements	IMP	PURCHASED	12/31/1999	48,309	0	100%	48,309	WD	0	0	0	0	0	48,309	0	0	0	0	0	0	0	0	0	0	0	0
118	2370	Wa 9902 Distribution Improvements	IMP	PURCHASED	12/31/1999	4,811	0	100%	4,811	W-TR-DistWeight	0	0	0	1,443	0	3,368	0	0	0	0	0	0	0	0	0	0	0	0
119	2371	Wa 0003 Replace Aerators At Water Treatment Plant	IMP	PURCHASED	12/31/1999	64,252	0	100%	64,252	WT	0	64,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120	2372	Wa 0004 Distribution Improvements	IMP	PURCHASED	12/31/1999	69,834	0	100%	69,834	W-TR-DistWeight	0	0	0	20,950	0	48,884	0	0	0	0	0	0	0	0	0	0	0	0
121	2373	Wa 0109 Vfd'S At Water Plant	IMP	PURCHASED	8/1/2000	24,949	0	100%	24,949	WT	0	24,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122	2374	Wa 0100 Distribution Improvements	IMP	PURCHASED	8/1/2000	85,806	0	100%	85,806	W-TR-DistWeight	0	0	0	25,742	0	60,064	0	0	0	0	0	0	0	0	0	0	0	0
123	2375	Wa 0304 Distribution Improve.	IMP	PURCHASED	12/31/2002	32,508	0	100%	32,508	W-TR-DistWeight	0	0	0	9,752	0	22,756	0	0	0	0	0	0	0	0	0	0	0	0
124	2376	Wa Tank /Hs Pumps	IMP	PURCHASED	12/31/2002	182,113	0	100%	182,113	WT	0	182,113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125	2377	Distribution Improvements (Wa0304)	IMP	PURCHASED	9/30/2003	4,519	0	100%	4,519	W-TR-DistWeight	0	0	0	1,356	0	3,164	0	0	0	0	0	0	0	0	0	0	0	0
126	2378	Addison Place	IMP	PURCHASED	9/29/2005	67,893	0	100%	67,893	WD	0	0	0	0	0	67,893	0	0	0	0	0	0	0	0	0	0	0	0
127	2379	Lowe'S Home Centers, Inc.	IMP	PURCHASED	9/29/2005	69,231	0	100%	69,231	WD	0	0	0	0	0	69,231	0	0	0	0	0	0	0	0	0	0	0	0
128	2380	Mt Dora (Veranda) Apartments	IMP	PURCHASED	9/29/2005	46,934	0	100%	46,934	WD	0	0	0	0	0	46,934	0	0	0	0	0	0	0	0	0	0	0	0
129	2381	Saint Patrick'S Catholic Church	IMP	PURCHASED	9/29/2005	50,000	0	100%	50,000	WD	0	0	0	0	0	50,000	0	0	0	0	0	0	0	0	0	0	0	0
130	2382	Target	IMP	PURCHASED	9/29/2005	16,940	0	100%	16,940	WD	0	0	0	0	0	16,940	0	0	0	0	0	0	0	0	0	0	0	0
131	2383	Oversizing Of Water Mains - Amberleigh Llc (1)	IMP	PURCHASED	4/29/2006	108,177	0	100%	108,177	W-TR	0	0	0	108,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132	2384	Oversizing Of Water Mains - Summerbrooke (1)	IMP	PURCHASED	3/29/2006	193,199	0	100%	193,199	W-TR	0	0	0	193,199	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133	2385	Oversizing Of Water Mains - Lakes Of Md (1)	IMP	PURCHASED	3/29/2006	624,913	0	100%	624,913	W-TR	0	0	0	624,913	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134	2386	10 Year Water Plan (Wa0402)	IMP	PURCHASED	9/29/2006	22,992	0	100%	22,992	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,992	0
135	2387	10 Year Water Plan (Wa0402)	IMP	PURCHASED	9/29/2007	11,516	0	100%	11,516	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,516	0
136	2388	Water Distr. Impr. - 4" Main	IMP	PURCHASED	3/5/2007	35,499	0	100%	35,499	WD	0	0	0	0	0	35,499	0	0	0	0	0	0	0	0	0	0	0	0
137	2389	Water Distribution Improvements	IMP	PURCHASED	4/29/2007	27,810	0	100%	27,810	W-TR-DistWeight	0	0	0	8,343	0	19,467	0	0	0	0	0	0	0	0	0	0	0	0
138	2390	Water Distribution Improvements	IMP	PURCHASED	12/31/2006	34,390	0	100%	34,390	W-TR-DistWeight	0	0	0	10,317	0	24,073	0	0	0	0	0	0	0	0	0	0	0	0
139	2391	Misc. Work Orders	IMP	PURCHASED	12/31/2006	75,258	0	100%	75,258	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75,258	0
140	2392	4" Tru/Flo Proread Gallon Meter	IMP	PURCHASED	12/31/2006	2,723	0	100%	2,723	Meters	0	0	0	0	0	0	0	0	2,723	0	0	0	0	0	0	0	0	0
141	2393	Misc. Work Orders	IMP	PURCHASED	12/31/2006	30,944	0	100%	30,944	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,944	0
142	2394	Wtp - 35 Kw Generator (4519939)	IMP	PURCHASED	10/16/2006	14,555	0	100%	14,555	WT	0	14,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
143	2395	Wtp - 20 Kw Generator (4673140)	IMP	PURCHASED	11/20/2006	11,257	0	100%	11,257	WT	0	11,257	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
144	2396	Wtp - 20 Kw Generator (#16)	IMP	PURCHASED	12/31/2005	11,257	0	100%	11,257	WT	0	11,257	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
145	2397	Water Plant Generator Tp20-Ii	IMP	PURCHASED	1/9/2006	29,955	0	100%	29,955	WT	0	29,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
146	2398	Water Plant Generator Tp20-Ii	IMP	PURCHASED	4/9/2007	29,955	0	100%	29,955	WT	0	29,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
147	2399	Water Plant Generator Tp20-Ii	IMP	PURCHASED	4/9/2007	29,955	0	100%	29,955	WT	0	29,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
148	2400	Honda Generator Eu-2000	IMP	PURCHASED	7/25/2007	1,645	0	100%	1,645	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,645	0
149	2401	Cdbg Improvements	IMP	GRANT-CDBG	12/31/2005	13,620	0	100%	13,620	W-TR-DistWeight	0	0	0	4,086	0	9,534	0	0	0	0	0	0	0	0	0	0	0	0
150	2402	Pump Motor & Assembly	IMP	PURCHASED	12/31/2007	37,937	0	100%	37,937	W-TR	0	0	0	37,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151	2403	Pump Assembly	IMP	PURCHASED	12/31/2007	11,350	0	100%	11,350	W-TR	0	0	0	11,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152	2404	Materials	IMP	PURCHASED	12/31/2007	2,354	0	100%	2,354	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,354	0
153	2405	Mains & Extensions	IMP	PURCHASED	12/31/2007	8,939	0	100%	8,939	W-TR-DistWeight	0	0	0	2,682	0	6,257	0	0	0	0	0	0	0	0	0	0	0	0
154	2406	Mains & Extensions (1)	IMP	PURCHASED	12/31/2007	88,919	0	100%	88,919	W-TR-DistWeight	0	0	0	26,676	0	62,244	0	0	0	0	0	0	0	0	0	0	0	0
155	2407	Well & Pump Repair & Replacement	IMP	PURCHASED	12/31/2007	42,550	0	100%	42,550	Supply	42,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156	2408	Mains & Extensions	IMP	PURCHASED	3/31/2006	64,382	0	100%	64,382	W-TR-DistWeight	0	0	0	19,315	0	45,068	0	0	0	0	0	0	0	0	0	0	0	0
157	2409	Materials	IMP	PURCHASED	12/31/2007	30,449	0	100%	30,449	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,449	0
158	2410	Water Main Upgrade	IMP	PURCHASED	4/1/2006	2,691	0	100%	2,691	W-TR-DistWeight	0	0	0	807	0	1,883	0	0	0	0	0	0	0	0	0	0	0	0
159	2411	Materials	IMP	PURCHASED	12/31/2007	4,059	0	100%	4,059	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,059	0
160	2412	Materials	IMP	PURCHASED	12/31/2007	114,133	0	100%	114,133	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114,133	0
161	2413	Mount Dora Signs - Water Plant Sign	IMP	PURCHASED	9/11/2008	3,315	0	100%	3,315	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,315	0
162	2414	441 Road Widening	IMP	PURCHASED	12/31/2008	1,135,657	0	100%	1,135,657	W-TR	0	0	0	1,135,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163	2415	Water Main Upgrade (1 -$110,493)	IMP	PURCHASED	12/31/2008	148,621	0	100%	148,621	W-TR-DistWeight	0	0	0	44,586	0	104,035	0	0	0	0	0	0	0	0	0	0	0	0
164	2416	Mains & Extensions	IMP	PURCHASED	12/31/2008	10,898	0	100%	10,898	W-TR-DistWeight	0	0	0	3,269	0	7,628	0	0	0	0	0	0	0	0	0	0	0	0
165	2417	Water Line Summerbrooke (1)	IMP	PURCHASED	2/27/2009	47,328	0	100%	47,328	W-TR	0	0	0	47,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166	2418	Silt Fence For East Water Plant	IMP	PURCHASED	4/19/2010	1,898	0	100%	1,898	WT	0	1,898	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167	2419	Access Road For East Water Plant	IMP	PURCHASED	4/6/2010	45,720	0	100%	45,720	WT	0	45,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168	2420	Access Road For East Water Plant	IMP	PURCHASED	4/27/2010	5,080	0	100%	5,080	WT	0	5,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169	2421	Water Main Upgrades	IMP	PURCHASED	12/31/2009	162,700	0	100%	162,700	W-TR-DistWeight	0	0	0	48,810	0	113,890	0	0	0	0	0	0	0	0	0	0	0	0
170	2422	Well #3 Repair	IMP	PURCHASED	4/22/2011	37,829	0	100%	37,829	Supply	37,829	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171	2423	Mains & Extensions	IMP	PURCHASED	12/31/2010	88,985	0	100%	88,985	W-TR-DistWeight	0	0	0	26,696	0	62,290	0	0	0	0	0	0	0	0	0	0	0	0
172	2424	10 Year Work Plan	IMP	PURCHASED	12/31/2010	121,420	0	100%	121,420	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	121,420	0
173	2425	Fence East Water Plant (1)	IMP	PURCHASED	10/20/2011	15,814	0	100%	15,814	WT	0	15,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
174	2426	Cdbg Improvements	IMP	GRANT-CDBG	9/1/2011	328,322	0	100%	328,322	W-TR-DistWeight	0	0	0	98,497	0	229,826	0	0	0	0	0	0	0	0	0	0	0	0
175	2427	8 Hydrant Replacement	IMP	PURCHASED	9/30/2011	82,733	0	100%	82,733	FH	0	0	0	0	0	0	0	82,733	0	0	0	0	0	0	0	0	0	0
176	2428	Consumptive Use Permit	IMP	PURCHASED	10/1/2011	210,808	0	100%	210,808	WT	0	210,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177	2429	Water Main Upgrades	IMP	PURCHASED	10/1/2011	107,680	0	100%	107,680	W-TR-DistWeight	0	0	0	32,304	0	75,376	0	0	0	0	0	0	0	0	0	0	0	0
178	2430	Water Main Upgrades	IMP	PURCHASED	12/31/2012	37,432	0	100%	37,432	W-TR-DistWeight	0	0	0	11,230	0	26,202	0	0	0	0	0	0	0	0	0	0	0	0
179	2431	Repairs To Old 441 Water Lines	IMP	PURCHASED	12/31/2012	61,821	0	100%	61,821	W-TR	0	0	0	61,821	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180	2432	East Plant Wells (1)	IMP	PURCHASED	12/31/2012	440,578	0	100%	440,578	Supply	440,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
181	2433	Cdbg Improvements - Lincoln	IMP	GRANT-CDBG	12/31/2013	931,747	0	100%	931,747	W-TR-DistWeight	0	0	0	279,524	0	652,223	0	0	0	0	0	0	0	0	0	0	0	0
182	2434	Evans Park Upgrades	IMP	PURCHASED	12/31/2013	11,657	0	100%	11,657	WD	0	0	0	0	0	11,657	0	0	0	0	0	0	0	0	0	0	0	0
183	2082	1/2 Downtown - Phase i	IMP	PURCHASED	10/27/2014	527,661	0	100%	527,661	W-TR-DistWeight	0	0	0	158,298	0	369,363	0	0	0	0	0	0	0	0	0	0	0	0
184	2436	Water Main Upgrades	IMP	PURCHASED	12/31/2013	89,579	0	100%	89,579	W-TR-DistWeight	0	0	0	26,874	0	62,705	0	0	0	0	0	0	0	0	0	0	0	0
185	2437	Well Repair	IMP	PURCHASED	12/31/2013	2,165	0	100%	2,165	Supply	2,165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
186	2085	1/2 Downtown - Phase ii	IMP	PURCHASED	4/30/2015	495,901	0	100%	495,901	W-TR-DistWeight	0	0	0	148,770	0	347,131	0	0	0	0	0	0	0	0	0	0	0	0
187	2439	Well Abandment	IMP	PURCHASED	12/31/2014	40,318	0	100%	40,318	Supply	40,318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
188	2087	1/2 Downtown - Phase iii	IMP	PURCHASED	4/30/2016	503,433	0	100%	503,433	W-TR-DistWeight	0	0	0	151,030	0	352,403	0	0	0	0	0	0	0	0	0	0	0	0
189	2441	Wolf Branch Rd Utility Relocates 16" Di	IMP	PURCHASED	8/1/2015	8,115	0	100%	8,115	W-TR	0	0	0	8,115	0	0	0	0	0	0	0	0	0	0	0	0	0	0
190	2442	Well Development Wtp2	IMP	PURCHASED	10/10/2015	27,650	0	100%	27,650	Supply	27,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
191	2443	2 10" Line Stops On Ci Water Main	IMP	PURCHASED	4/19/2017	8,290	0	100%	8,290	W-TR	0	0	0	8,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0
192	2444	4" PUMP	IMP	PURCHASED	11/5/2017	2,424	0	100%	2,424	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,424	0
193	2447	2" AUTO FLUSHING DEVICE ITEM KE9400WC	IMP	PURCHASED	3/26/2018	5,196	0	100%	5,196	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,196	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System Supply	Water System Treatment	Water System Effl./Recl. Treatment	Water System Trans.	Water System Effl./Recl. Transmission	Water System Distribution	Water System Effl./Recl. Distribution	Water System Fire Hydrants	Water System Meters	Wastewater System Treatment	Wastewater System Effl./Recl. Treatment	Wastewater System Trans.	Wastewater System Effl./Recl. Transmission	Wastewater System Collection	Wastewater System Effl./Recl. Distribution	Indirect	General Plant	Other
194	2448	MATERIALS FOR 16' PIPE REPLACEMENT 441 &	IMP	PURCHASED	4/11/2018	9,867	0	100%	9,867	W-TR	0	0	0	9,867	0	0	0	0	0	0	0	0	0	0	0	0	0	0
195	2450	PERMIT FEE FOR N ROBIE WATER MAIN EXTENS	IMP	PURCHASED	12/5/2017	650	0	100%	650	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	650	0
196	2451	ENGINEERING SERVICES FOR N ROBER A WATER	IMP	PURCHASED	1/13/2018	3,920	0	100%	3,920	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,920	0
197	3447	Watermain interconnect to lakes and CC (Wl2121) 12"	IMP	PURCHASED	5/13/2020	98,803	0	100%	98,803	W-TR	0	0	0	98,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0
198	3480	Britt Road	IMP	PURCHASED	3/1/2021	639,679	0	100%	639,679	W-TR-DistWeight	0	0	0	191,904	0	447,775	0	0	0	0	0	0	0	0	0	0	0	0
199	3555	US 441 relocate (WA1603) - 425-5555-580.63-01-WA1603 - FY21-22 - Finished	IMP	PURCHASED	1/6/2022	5,313	0	100%	5,313	W-TR	0	0	0	5,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0
200	2027	SR0501 Veranda Apt. Oversizing of Lines (1) 12" Potable	IMP	PURCHASED	4/30/2005	47,954	0	100%	47,954	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	47,954	0	0	0	0
		Wastewater Improvements																										
201	1956	Sewage Pressure Line & Pump Station	IMP	PURCHASED	12/31/1973	$145,642	$0	100%	$145,642	FMSGCWeight	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,692	$0	$101,949	$0	$0	$0	$0
202	1957	Sewage Collection Line	IMP	PURCHASED	10/18/1970	316,512	0	100%	316,512	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	94,954	0	221,558	0	0	0	0
203	1958	Lincoln & Grandview	IMP	PURCHASED	10/18/1970	9,588	0	100%	9,588	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	9,588	0	0	0	0
204	1959	Lines- Vista Dora Apts	IMP	PURCHASED	10/18/1970	10,214	0	100%	10,214	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	10,214	0	0	0	0
205	1960	Sewer Lines- Perc Ponds	IMP	PURCHASED	12/31/1973	180,699	0	100%	180,699	RWTransS	0	0	0	0	0	0	0	0	0	0	0	0	180,699	0	0	0	0	0
206	1961	Extensions	IMP	PURCHASED	12/31/1973	1,291	0	100%	1,291	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	1,291	0	0	0	0
207	1962	Extensions	IMP	PURCHASED	12/31/1977	9,014	0	100%	9,014	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	9,014	0	0	0	0
208	1963	Extensions	IMP	PURCHASED	12/31/1978	2,056	0	100%	2,056	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	2,056	0	0	0	0
209	1964	Sewer Storm Drainage	IMP	PURCHASED	12/31/1978	171,890	0	100%	171,890	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171,890
210	1965	Extensions	IMP	PURCHASED	12/31/1979	3,887	0	100%	3,887	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,887	0	0	0	0
211	1966	Extensions	IMP	PURCHASED	12/31/1980	3,355	0	100%	3,355	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,355	0	0	0	0
212	1967	Wastewater System Improvement	IMP	PURCHASED	12/31/1980	3,000,051	0	100%	3,000,051	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	900,015	0	2,100,036	0	0	0	0
213	1968	Extensions	IMP	PURCHASED	12/31/1981	3,762	0	100%	3,762	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,762	0	0	0	0
214	1969	Sewage Treatment Plant	IMP	PURCHASED	12/31/1985	3,079,456	0	100%	3,079,456	ST	0	0	0	0	0	0	0	0	0	3,079,456	0	0	0	0	0	0	0	0
215	1970	Effluent Pipelines	IMP	PURCHASED	12/31/1985	1,095,393	0	100%	1,095,393	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	1,095,393	0	0	0	0	0
216	1971	Irrigation Disposal	IMP	PURCHASED	12/31/1985	370,399	0	100%	370,399	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	370,399	0	0	0	0
217	1972	Landscape & Irrigate Perc Ponds	IMP	PURCHASED	12/31/1986	15,849	0	100%	15,849	ST	0	0	0	0	0	0	0	0	0	15,849	0	0	0	0	0	0	0	0
218	1973	Sewer Plant Engineering Fees	IMP	PURCHASED	12/31/1986	62,304	0	100%	62,304	ST	0	0	0	0	0	0	0	0	0	62,304	0	0	0	0	0	0	0	0
219	1974	Sw 8709 Eudora Collection System	IMP	PURCHASED	12/31/1987	163,072	0	100%	163,072	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	163,072	0	0	0	0
220	1975	Landscape Perc Ponds	IMP	PURCHASED	12/31/1987	1,595	0	100%	1,595	ST	0	0	0	0	0	0	0	0	0	1,595	0	0	0	0	0	0	0	0
221	1976	Lift Station Utility Easement	IMP	PURCHASED	4/29/1988	14,350	0	100%	14,350	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	14,350	0	0	0	0
222	1977	Mount Dora Golf Assn / Effluent Lines	IMP	PURCHASED	3/18/1996	2,171	0	100%	2,171	RWDist	0	0	0	0	0	0	2,171	0	0	0	0	0	0	0	0	0	0	0
223	1978	Sandybrook Sewer Line Upgrade	IMP	PURCHASED	4/30/1989	17,899	0	100%	17,899	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	17,899	0	0	0	0
224	1979	Sr 8907 Mount Dora Golf Course Eff Lines	IMP	PURCHASED	11/24/1996	1,222	0	100%	1,222	RWDist	0	0	0	0	0	0	1,222	0	0	0	0	0	0	0	0	0	0	0
225	1980	Sr 8902 Upgrade Lift Station #1	IMP	PURCHASED	4/30/1991	24,031	0	100%	24,031	S-TR	0	0	0	0	0	0	0	0	0	0	0	24,031	0	0	0	0	0	0
226	1981	Sr 8902 Upgrade Lift Station #2	IMP	PURCHASED	4/2/1991	12,385	0	100%	12,385	S-TR	0	0	0	0	0	0	0	0	0	0	0	12,385	0	0	0	0	0	0
227	1982	Sr 8908 Wastewater Plant Lighting	IMP	PURCHASED	12/31/1990	2,895	0	100%	2,895	ST	0	0	0	0	0	0	0	0	0	2,895	0	0	0	0	0	0	0	0
228	1983	Sr 9102 Comfort Inn Lift Station	IMP	PURCHASED	4/30/1991	11,970	0	100%	11,970	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	11,970	0	0	0	0
229	1984	Sr 9108 Effluent Line/ Orange County	IMP	PURCHASED	4/30/1991	8,380	0	100%	8,380	RWDist	0	0	0	0	0	0	8,380	0	0	0	0	0	0	0	0	0	0	0
230	1985	Village Grove Lift Station	IMP	PURCHASED	2/8/1998	2,936	0	100%	2,936	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	2,936	0	0	0	0
231	1986	Ls9205 Lake Franklin Lift Station	IMP	PURCHASED	4/29/1992	13,718	0	100%	13,718	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	13,718	0	0	0	0
232	1987	Sr 9402 Fence Spray Field Site	IMP	PURCHASED	12/31/1993	27,995	0	100%	27,995	ST	0	0	0	0	0	0	0	0	0	27,995	0	0	0	0	0	0	0	0
233	1988	Sr9508 Wwtp Expansion	IMP	PURCHASED	4/30/1995	13,772	0	100%	13,772	ST	0	0	0	0	0	0	0	0	0	13,772	0	0	0	0	0	0	0	0
234	1989	Sr9507 Rejection Pond Construction	IMP	PURCHASED	4/8/2000	1,926	0	100%	1,926	ST	0	0	0	0	0	0	0	0	0	1,926	0	0	0	0	0	0	0	0
235	1990	Sr9609 Chlorine Contact Chamber	IMP	PURCHASED	10/2/1995	619,317	0	100%	619,317	ST	0	0	0	0	0	0	0	0	0	619,317	0	0	0	0	0	0	0	0
236	1991	Sr9611 Lift Stations 1 & 2	IMP	PURCHASED	10/2/1995	106,881	0	100%	106,881	S-TR	0	0	0	0	0	0	0	0	0	0	0	106,881	0	0	0	0	0	0
237	1992	Sr9612 Lift Stations 1 & 2	IMP	PURCHASED	10/2/1995	17,732	0	100%	17,732	S-TR	0	0	0	0	0	0	0	0	0	0	0	17,732	0	0	0	0	0	0
238	1993	Sr9613 Purchase J. J.'S Package Plant	IMP	PURCHASED	10/2/1995	1,402,775	0	100%	1,402,775	ST	0	0	0	0	0	0	0	0	0	1,402,775	0	0	0	0	0	0	0	0
239	1994	Sr9611 Lift Stations 1 & 2	IMP	PURCHASED	4/30/1997	61,303	0	100%	61,303	S-TR	0	0	0	0	0	0	0	0	0	0	0	61,303	0	0	0	0	0	0
240	1995	Sr9612 Lift Stations 1 & 2	IMP	PURCHASED	4/30/1997	11,009	0	100%	11,009	S-TR	0	0	0	0	0	0	0	0	0	0	0	11,009	0	0	0	0	0	0
241	1996	Sr9701 Clean Oxidation Ponds	IMP	PURCHASED	4/30/1997	19,200	0	100%	19,200	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,200	0
242	1997	Sr9703 Clean Ditch	IMP	PURCHASED	4/30/1997	9,850	0	100%	9,850	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,850	0
243	1998	Sr9708 Change Filter Sand	IMP	PURCHASED	4/30/1997	10,000	0	100%	10,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000	0
244	1999	Sr9702 Lift Station	IMP	PURCHASED	4/30/1998	51,610	0	100%	51,610	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	51,610	0	0	0	0
245	2000	Sr9706 Tank/Digester	IMP	PURCHASED	4/30/1998	20,034	0	100%	20,034	ST	0	0	0	0	0	0	0	0	0	20,034	0	0	0	0	0	0	0	0
246	2001	Sr9709 Sewer Master Plan	IMP	PURCHASED	12/31/1997	42,840	0	100%	42,840	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,840	0
247	2002	Sr9712 Dora Pines Pump Station And Force Main Replacement	IMP	PURCHASED	4/30/1998	819,829	0	100%	819,829	S-TR	0	0	0	0	0	0	0	0	0	0	0	819,829	0	0	0	0	0	0
248	2003	Sr9801 Sewer Collection Improvements	IMP	PURCHASED	4/30/1998	95,996	0	100%	95,996	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	95,996	0	0	0	0
249	2004	Sr9802 Tank / Digester	IMP	PURCHASED	4/30/1998	103,296	0	100%	103,296	ST	0	0	0	0	0	0	0	0	0	103,296	0	0	0	0	0	0	0	0
250	2005	Sr9805 Parking Lot	IMP	PURCHASED	12/31/1997	4,191	0	100%	4,191	ST	0	0	0	0	0	0	0	0	0	4,191	0	0	0	0	0	0	0	0
251	2006	Sr9707 Collection Improvements	IMP	PURCHASED	4/30/1999	165,616	0	100%	165,616	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	165,616	0	0	0	0
252	2007	Sr9801 Sewer Collection Improvements	IMP	PURCHASED	4/30/1999	4,219	0	100%	4,219	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	4,219	0	0	0	0
253	2008	Sr9902 Collection Improvements	IMP	PURCHASED	4/30/1999	14,164	0	100%	14,164	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	14,164	0	0	0	0
254	2009	Sr9902 Collection Improvements	IMP	PURCHASED	2/24/2000	9,386	0	100%	9,386	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	9,386	0	0	0	0
255	2010	Sr9903 Convert Bs Ls To Sps	IMP	PURCHASED	10/2/1999	80,154	0	100%	80,154	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	80,154	0	0	0	0
256	2011	Sr9904 Convert Lf Ls To Sps	IMP	PURCHASED	10/2/1999	81,199	0	100%	81,199	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	81,199	0	0	0	0
257	2012	Sr0004 Clean Effluent Ponds	IMP	PURCHASED	10/2/1999	19,950	(19,950)	100%	0	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
258	2013	Sr0013 Clean Backwash Filter	IMP	PURCHASED	10/2/1999	24,129	(24,129)	100%	0	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259	2014	Sr 0104 Generator - Old Wwtp	IMP	PURCHASED	10/2/2000	76,245	0	100%	76,245	ST	0	0	0	0	0	0	0	0	0	76,245	0	0	0	0	0	0	0	0
260	2015	Sr0113 Spray Site	IMP	PURCHASED	10/2/2000	6,428	0	100%	6,428	ST	0	0	0	0	0	0	0	0	0	6,428	0	0	0	0	0	0	0	0
261	2016	Sr0116 Control Panel	IMP	PURCHASED	12/31/2000	6,537	0	100%	6,537	ST	0	0	0	0	0	0	0	0	0	6,537	0	0	0	0	0	0	0	0
262	2017	Sr0117 Lake John Sewer	IMP	PURCHASED	4/30/2002	29,312	0	100%	29,312	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	29,312	0	0	0	0
263	2018	Sr0001 Ls 1&2 2003	IMP	PURCHASED	4/30/2003	639,695	0	100%	639,695	S-TR	0	0	0	0	0	0	0	0	0	0	0	639,695	0	0	0	0	0	0
264	2019	Sr0002 Sewer Collection	IMP	PURCHASED	4/30/2003	104,740	0	100%	104,740	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	31,422	0	73,318	0	0	0	0
265	2020	Sr0100 Collection Improvements	IMP	PURCHASED	4/30/2003	272,859	0	100%	272,859	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	81,858	0	191,001	0	0	0	0
266	2021	Sr0102 Telemetry	IMP	PURCHASED	1/30/2003	80,643	0	100%	80,643	STelemetry	0	0	0	0	0	0	0	0	0	26,881	0	26,881	0	26,881	0	0	0	0
267	2022	Sr0001 Ls 1&2	IMP	PURCHASED	4/29/2004	5,711	0	100%	5,711	S-TR	0	0	0	0	0	0	0	0	0	0	0	5,711	0	0	0	0	0	0
268	2023	Sr0301 Collection System Upgrade	IMP	PURCHASED	4/29/2004	23,366	0	100%	23,366	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	23,366	0	0	0	0
269	2024	Sr0302 Collection System R & R	IMP	PURCHASED	4/29/2004	31,292	0	100%	31,292	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	31,292	0	0	0	0
270	2025	Sr0401 Offsite Wwtp Main	IMP	PURCHASED	4/29/2004	947,106	0	100%	947,106	ST	0	0	0	0	0	0	0	0	0	947,106	0	0	0	0	0	0	0	0
271	2026	Sr0402 Liquid Bleach Conversion	IMP	PURCHASED	4/29/2004	61,750	0	100%	61,750	ST	0	0	0	0	0	0	0	0	0	61,750	0	0	0	0	0	0	0	0
272	2028	Fiber To Wastewater Plant	IMP	PURCHASED	12/31/2004	10,385	0	100%	10,385	ST	0	0	0	0	0	0	0	0	0	10,385	0	0	0	0	0	0	0	0
273	2029	Addison Place	IMP	PURCHASED	10/27/2005	261,756	0	100%	261,756	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	261,756	0	0	0	0
274	2030	Lowe'S Home Centers, Inc.	IMP	PURCHASED	10/27/2005	91,907	0	100%	91,907	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	91,907	0	0	0	0
275	2031	Mount Dora (Veranda) Apartments -Ww	IMP	PURCHASED	10/27/2005	35,450	0	100%	35,450	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	35,450	0	0	0	0
276	2032	Target	IMP	PURCHASED	10/27/2005	3,500	0	100%	3,500	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,500	0	0	0	0
277	2033	Oversized Wwtp Mains - Amberleigh Llc (1)	IMP	PURCHASED	10/27/2006	18,177	0	100%	18,177	ST	0	0	0	0	0	0	0	0	0	18,177	0	0	0	0	0	0	0	0
278	2034	Oversized Wwtp Mains - Contractor (1)	IMP	PURCHASED	10/27/2006	11,500	0	100%	11,500	ST	0	0	0	0	0	0	0	0	0	11,500	0	0	0	0	0	0	0	0
279	2035	Oversized Wwtp Mains - Contractor (1)	IMP	PURCHASED	10/27/2006	9,990	0	100%	9,990	ST	0	0	0	0	0	0	0	0	0	9,990	0	0	0	0	0	0	0	0
280	2036	Oversized Wwtp Mains - Summerbrooke (1)	IMP	PURCHASED	8/28/2006	130,258	0	100%	130,258	ST	0	0	0	0	0	0	0	0	0	130,258	0	0	0	0	0	0	0	0
281	2037	Wastewater Master Plan	IMP	PURCHASED	12/31/2005	37,741	0	100%	37,741	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,741	0
282	2038	Scada System	IMP	PURCHASED	12/31/2005	73,451	0	100%	73,451	STelemetry	0	0	0	0	0	0	0	0	0	24,484	0	24,484	0	24,484	0	0	0	0
283	2039	Shelving	IMP	PURCHASED	4/8/2007	1,456	0	100%	1,456	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,456	0
284	2040	Cpu & Interface Card	IMP	PURCHASED	7/26/2007	2,599	0	100%	2,599	ST	0	0	0	0	0	0	0	0	0	2,599	0	0	0	0	0	0	0	0
285	2041	Simpson Street Sewer Line Lining	IMP	PURCHASED	4/22/2007	61,736	0	100%	61,736	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	61,736	0	0	0	0
286	2042	Flow Meter	IMP	PURCHASED	12/31/2007	6,698	0	100%	6,698	ST	0	0	0	0	0	0	0	0	0	6,698	0	0	0	0	0	0	0	0
287	2043	Pump Equipment	IMP	PURCHASED	4/29/2008	15,124	0	100%	15,124	S-TR	0	0	0	0	0	0	0	0	0	0	0	15,124	0	0	0	0	0	0
288	2044	Flow Meter	IMP	PURCHASED	12/31/2007	4,780	0	100%	4,780	S-TR	0	0	0	0	0	0	0	0	0	0	0	4,780	0	0	0	0	0	0
289	2045	Lift Station Improvements	IMP	PURCHASED	4/30/2008	47,248	0	100%	47,248	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	47,248	0	0	0	0
290	2046	Pump Equipment	IMP	PURCHASED	4/30/2008	10,849	0	100%	10,849	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,849	0
291	2047	Pump	IMP	PURCHASED	4/30/2008	12,500	0	100%	12,500	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	12,500	0	0	0	0
292	2048	Pipe Liner	IMP	PURCHASED	4/30/2008	212,928	0	100%	212,928	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	212,928	0	0	0	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System Supply	Water System Treatment	Water System Effl./Recl. Treatment	Water System Trans.	Water System Effl./Recl. Transmission	Water System Distribution	Water System Effl./Recl. Distribution	Water System Fire Hydrants	Water System Meters	Wastewater System Treatment	Wastewater System Effl./Recl. Treatment	Wastewater System Trans.	Wastewater System Effl./Recl. Transmission	Wastewater System Collection	Wastewater System Effl./Recl. Distribution	Indirect	General Plant	Other
293	2049	Force Main	IMP	PURCHASED	4/30/2008	83,663	0	100%	83,663	S-TR	0	0	0	0	0	0	0	0	0	0	0	83,663	0	0	0	0	0	0
294	2050	Man Hole	IMP	PURCHASED	4/30/2008	50,944	0	100%	50,944	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	50,944	0	0	0	0
295	2051	Lift Station	IMP	PURCHASED	4/30/2008	72,797	0	100%	72,797	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	72,797	0	0	0	0
296	2052	Paving At Wwtp1	IMP	PURCHASED	12/31/2007	31,640	0	100%	31,640	ST	0	0	0	0	0	0	0	0	0	31,640	0	0	0	0	0	0	0	0
297	2053	Lift Station Rebuild	IMP	PURCHASED	4/30/2008	154,207	0	100%	154,207	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	154,207	0	0	0	0
298	2054	Security System	IMP	PURCHASED	12/31/2007	5,421	0	100%	5,421	ST	0	0	0	0	0	0	0	0	0	5,421	0	0	0	0	0	0	0	0
299	2055	Wastewater System Improvements (Fund 111)	IMP	PURCHASED	4/29/2008	207,386	0	100%	207,386	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	62,216	0	145,170	0	0	0	0
300	2056	David Fritz Fence - Life Station #30 Fence	IMP	PURCHASED	4/2/2008	2,207	0	100%	2,207	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	2,207	0	0	0	0
301	2057	David Fritz Fence - Life Station #20 Fence	IMP	PURCHASED	4/2/2008	2,273	0	100%	2,273	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	2,273	0	0	0	0
302	2058	David Fritz Fence - Life Station #25 Fence	IMP	PURCHASED	4/2/2008	2,414	0	100%	2,414	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	2,414	0	0	0	0
303	2059	441 Road Widening	IMP	PURCHASED	4/30/2009	177,622	0	100%	177,622	S-TR	0	0	0	0	0	0	0	0	0	0	0	177,622	0	0	0	0	0	0
304	2060	Lift Station Lightening Damage	IMP	PURCHASED	4/30/2009	27,772	0	100%	27,772	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	27,772	0	0	0	0
305	2061	Lift Station Upgrades	IMP	PURCHASED	4/30/2009	149,370	0	100%	149,370	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	149,370	0	0	0	0
306	2062	Sewer Pipe Repair - Miller Pipeline (Eudora) (1 $109,937)	IMP	PURCHASED	4/1/2009	222,420	0	100%	222,420	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	222,420	0	0	0	0
307	2063	Collection System Upgrade	IMP	PURCHASED	4/30/2010	328,994	0	100%	328,994	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	98,698	0	230,296	0	0	0	0
308	2064	Reclaim Back-Up	IMP	PURCHASED	4/30/2010	49,140	0	100%	49,140	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	49,140	0	0	0	0	0
309	2065	24" Sewer Lining Project	IMP	PURCHASED	4/1/2011	145,082	0	100%	145,082	S-TR	0	0	0	0	0	0	0	0	0	0	0	145,082	0	0	0	0	0	0
310	2066	Wwtp1 Fencing	IMP	PURCHASED	4/11/2011	1,490	0	100%	1,490	ST	0	0	0	0	0	0	0	0	0	1,490	0	0	0	0	0	0	0	0
311	2067	2 Ls 34 Replacement Pumps	IMP	PURCHASED	4/3/2011	15,056	0	100%	15,056	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	15,056	0	0	0	0
312	2068	Ls #25 Base Ell &Valve Replacement	IMP	PURCHASED	4/28/2011	16,167	0	100%	16,167	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	16,167	0	0	0	0
313	2069	Lift Station #29 Upgrades	IMP	PURCHASED	4/14/2011	13,465	0	100%	13,465	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	13,465	0	0	0	0
314	2070	Lift Station #22 Lake John Upgrade	IMP	PURCHASED	4/22/2011	14,742	0	100%	14,742	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	14,742	0	0	0	0
315	2071	Ls 19 Panel	IMP	PURCHASED	4/4/2011	6,767	0	100%	6,767	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	6,767	0	0	0	0
316	2072	Lift Station #22 Thucc8!.5 Thermal Unit	IMP	PURCHASED	4/19/2011	14,742	0	100%	14,742	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	14,742	0	0	0	0
317	2073	Lift Station #19	IMP	PURCHASED	4/9/2011	12,740	0	100%	12,740	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	12,740	0	0	0	0
318	2074	Ls #13 Country Club Electrical Work	IMP	PURCHASED	4/28/2011	46,939	0	100%	46,939	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	46,939	0	0	0	0
319	2075	Lift Station Upgrades	IMP	PURCHASED	4/30/2011	29,165	0	100%	29,165	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	29,165	0	0	0	0
320	2076	Collection System Upgrade	IMP	PURCHASED	4/30/2011	15,284	0	100%	15,284	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	15,284	0	0	0	0
321	2077	Septic Elimination Engineering	IMP	PURCHASED	4/30/2011	144,363	0	100%	144,363	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	144,363	0	0	0	0
322	2078	Lift Station Upgrades	IMP	PURCHASED	12/31/2011	2,865	0	100%	2,865	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	2,865	0	0	0	0
323	2079	Collection System Upgrade	IMP	PURCHASED	4/30/2012	89,953	0	100%	89,953	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	89,953	0	0	0	0
324	2080	Collection System Upgrade	IMP	PURCHASED	4/30/2013	35,216	0	100%	35,216	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	35,216	0	0	0	0
325	2081	Lift Station Upgrades	IMP	PURCHASED	12/31/2012	9,220	0	100%	9,220	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	9,220	0	0	0	0
326	2083	Collection System Upgrade	IMP	PURCHASED	10/27/2014	25,045	0	100%	25,045	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	25,045	0	0	0	0
327	2084	Lift Station Upgrades	IMP	PURCHASED	10/27/2014	65,495	0	100%	65,495	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	65,495	0	0	0	0
328	2435	1/2 Downtown - Phase i	IMP	PURCHASED	12/31/2013	527,661	0	100%	527,661	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	158,298	0	369,363	0	0	0	0
329	2438	1/2 Downtown - Phase ii	IMP	PURCHASED	12/31/2014	495,901	0	100%	495,901	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	148,770	0	347,131	0	0	0	0
330	2086	Collection System Upgrade	IMP	PURCHASED	4/30/2015	68,121	0	100%	68,121	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	68,121	0	0	0	0
331	2440	1/2 Downtown - Phase iii	IMP	PURCHASED	9/1/2014	503,433	0	100%	503,433	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	151,030	0	352,403	0	0	0	0
332	2088	Wolf Branch Rd Utility Relocates 16" Di	IMP	PURCHASED	4/28/2016	8,115	0	100%	8,115	S-TR	0	0	0	0	0	0	0	0	0	0	0	8,115	0	0	0	0	0	0
333	2089	Sewer Add At Epic Theatre/Target	IMP	PURCHASED	4/2/2016	8,607	0	100%	8,607	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	8,607	0	0	0	0
334	2090	GIS Sewer Mapping	IMP	PURCHASED	4/30/2016	63,968	0	100%	63,968	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	19,190	0	44,778	0	0	0	0
335	2091	Wireless Point-To-Point	IMP	PURCHASED	4/30/2016	28,352	0	100%	28,352	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	28,352	0	0	0	0
336	2092	Replace Back Up Generator And Transfer S	IMP	PURCHASED	10/9/2017	60,282	0	100%	60,282	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	60,282	0	0	0	0
337	2093	Rebuild Pump For Ls 22 Per Job Order J00	IMP	PURCHASED	10/29/2017	11,447	0	100%	11,447	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	11,447	0	0	0	0
338	2094	Gis Sewer Mapping	IMP	PURCHASED	10/27/2017	63,968	0	100%	63,968	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	19,190	0	44,778	0	0	0	0
339	2095	LS #10 - BYPASS PUMPS FURNISH AND INSTAL	IMP	PURCHASED	4/8/2018	10,000	0	100%	10,000	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	3,000	0	7,000	0	0	0	0
340	2096	6 IN BY PASS PUMP - 6JSVE-DJCST-423-MC P	IMP	PURCHASED	4/30/2018	61,747	0	100%	61,747	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	18,524	0	43,223	0	0	0	0
341	2097	PURCHASE OF NEW 6" 47 HP FLYGT PUMP W/TR	IMP	PURCHASED	4/13/2018	24,406	0	100%	24,406	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,406	0
342	2098	NEW PANEL BOX FOR LS #4 -PER QUOTE 7724	IMP	PURCHASED	4/2/2018	7,375	0	100%	7,375	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	2,213	0	5,163	0	0	0	0
343	2099	NEW PANEL BOX FOR LS #16 -PER QUOTE 772	IMP	PURCHASED	4/2/2018	5,674	0	100%	5,674	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	1,702	0	3,972	0	0	0	0
344	2101	CLAIM 16" FORCE MAIN	IMP	PURCHASED	4/28/2018	7,633	0	100%	7,633	S-TR	0	0	0	0	0	0	0	0	0	0	0	7,633	0	0	0	0	0	0
345	2104	PUMP FOR L/S#20	IMP	PURCHASED	9/14/2018	6,745	0	100%	6,745	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	2,024	0	4,722	0	0	0	0
346	2105	L/S #38 VLT Aqua Drive	IMP	PURCHASED	10/15/2018	21,068	0	100%	21,068	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	6,320	0	14,747	0	0	0	0
347	2106	Panels L/S #4 & L/S #16	IMP	PURCHASED	4/14/2019	14,922	0	100%	14,922	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	4,477	0	10,445	0	0	0	0
348	2123	LS 10 PUMP, ABS SUBMERSIBLE WASTEWATER P	IMP	PURCHASED	4/29/2020	10,555	0	100%	10,555	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	3,167	0	7,389	0	0	0	0
349	2124	TWO NEW 70HP MOTOR FOR LIFT STATION #38	IMP	PURCHASED	4/28/2020	52,391	0	100%	52,391	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	15,717	0	36,674	0	0	0	0
350	2125	TRADEWINDS GENERATOR 125 KW & TRANSFER S	IMP	PURCHASED	4/27/2020	18,154	0	100%	18,154	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,154	0
351	2455	PIPE REMOVAL WEKIVA 3A&3B	IMP	PURCHASED	4/24/2019	34,200	0	100%	34,200	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34,200	0
352	3595	Telemetry Improvements - SCADA (WW1820) - 425-5555-580.63-01-WW1820 - F	IMP	PURCHASED	12/29/2020	164,146	0	100%	164,146	STelemetry	0	0	0	0	0	0	0	0	0	54,715	0	54,715	0	54,715	0	0	0	0
		Reclaimed Improvements																										
353	1802	Sr0113 Spray Site	IMP	PURCHASED	5/30/2003	$75,379	$0	100%	$75,379	ST	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,379	$0	$0	$0	$0	$0	$0	$0	$0
354	1803	Mount Dora (Veranda) Apartments - Reuse	IMP	PURCHASED	10/27/2005	124,600	0	100%	124,600	RWDist	0	0	0	0	0	0	124,600	0	0	0	0	0	0	0	0	0	0	0
355	1804	Reclaim Oversizing - Summerbrooke	IMP	PURCHASED	4/2/2006	164,454	0	100%	164,454	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	164,454	0	0	0	0	0
356	1805	441 Road Widening - Wa0307	IMP	PURCHASED	4/30/2009	427,733	0	100%	427,733	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	427,733	0	0	0	0	0
357	1806	Reuse Improvements - Wa0901	IMP	PURCHASED	4/30/2010	23,063	0	100%	23,063	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	23,063	0	0	0	0	0
358	1807	Thrill Hill Fence - Wa0901	IMP	PURCHASED	4/23/2011	6,600	0	100%	6,600	ST	0	0	0	0	0	0	0	0	0	6,600	0	0	0	0	0	0	0	0
359	1808	Spray Field Fencing - Sr0802	IMP	PURCHASED	2/10/2011	1,940	0	100%	1,940	ST	0	0	0	0	0	0	0	0	0	1,940	0	0	0	0	0	0	0	0
360	1809	Reclaimed Water Back-Up Wells	IMP	PURCHASED	4/30/2012	265,583	0	100%	265,583	RWTransS	0	0	0	0	0	0	0	0	0	0	0	0	265,583	0	0	0	0	0
361	1810	Lincoln Ave. Study	IMP	PURCHASED	12/31/2013	59,395	0	100%	59,395	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59,395	0
362	1811	Hydraulic Study	IMP	PURCHASED	10/27/2017	26,120	0	200%	26,120	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,120	0
363	2126	CONSTRUCTION OF APOPKA RECLAIM TRANSMIS	IMP	PURCHASED	4/15/2020	268,489	0	100%	268,489	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	268,489	0	0	0	0	0
364	2127	CONSTRUCTION OF APOPKA RECLAIM TRANSMIS	IMP	PURCHASED	4/15/2020	98,627	0	100%	98,627	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	98,627	0	0	0	0	0
365	2446	6" REPLACEMENT HEAD ASSY, TRANSMITTER AS	IMP	PURCHASED	11/19/2017	2,465	0	100%	2,465	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,465	0
366	2449	16" RECLAIM PIPE REPLACEMENT - MORNINGSI	IMP	PURCHASED	3/27/2018	37,975	0	100%	37,975	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	37,975	0	0	0	0	0
367	2503	Reclaim Round Lake to Kelly Park	IMP	PURCHASED	9/29/2020	2,679,805	0	100%	2,679,805	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	2,679,805	0	0	0	0	0
		System Wide Improvements/Reloactions																										
368	2453	US 441 Relocations 16" Potable, 16" Reclaimed , 16" Forcemain Sewer	IMP	PURCHASED	10/25/2017	3,757,566	0	100%	3,757,566	All Lines - Trans	$0	$0	$0	$1,252,522	$0	$0	$0	$0	$0	$0	$0	$1,252,522	$1,252,522	$0	$0	$0	$0	$0
369	2454	SR 46 Utility Extension 16" Potable ,16" force Main Sewer, 8" Force main Sewer, 16" Reclaimed	IMP	PURCHASED	10/8/2017	4,717,094	0	100%	4,717,094	All Lines - Trans	0	0	0	1,572,365	0	0	0	0	0	0	0	1,572,365	1,572,365	0	0	0	0	0
370	3464	US 441 relocate (WA1603) - 425-5555-580.63-01-WA1603 FY 20-21 16" Potable, 16" Reclaimed , 16" Forcemain Sewer	IMP	PURCHASED	3/2/2021	2,372,427	0	100%	2,372,427	All Lines - Trans	0	0	0	790,809	0	0	0	0	0	0	0	790,809	790,809	0	0	0	0	0
371	3473	US 441	IMP	PURCHASED	3/2/2021	445,025	0	100%	445,025	WSLines	0	0	0	65,549	0	152,947	0	0	0	0	0	67,959	0	158,570	0	0	0	0
372	3475	FDOT Line Relocation 16" Potable, 16" Reclaimed , 16" Forcemain Sewer	IMP	PURCHASED	3/2/2021	2,411,860	0	100%	2,411,860	All Lines - Trans	0	0	0	803,953	0	0	0	0	0	0	0	803,953	803,953	0	0	0	0	0
373	3477	Wolf Branch Completion	IMP	PURCHASED	3/1/2021	147,956	0	100%	147,956	WSLines	0	0	0	21,793	0	50,850	0	0	0	0	0	22,594	0	52,719	0	0	0	0
374	3483	SR 19 Utility Relocation	IMP	PURCHASED	3/1/2021	128,070	0	100%	128,070	WSLines	0	0	0	18,864	0	44,015	0	0	0	0	0	19,557	0	45,634	0	0	0	0
375	3479	Innovation Loop	IMP	PURCHASED	4/1/2021	432,752	0	100%	432,752	W-TR-DistWeight	0	0	0	129,826	0	302,926	0	0	0	0	0	0	0	0	0	0	0	0
376	3482	Morningside Utility	IMP	PURCHASED	3/1/2021	171,011	0	100%	171,011	WSLines	0	0	0	25,189	0	58,773	0	0	0	0	0	26,115	0	60,934	0	0	0	0
377	2459	PROFESSIONAL SERVICES FOR SCADA VENDOR R	IMP	PURCHASED	4/14/2020	14,964	0	100%	14,964	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,964	0
378	2109	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/16/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
379	2110	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/16/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
380	2111	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/6/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
381	2112	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/30/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
382	2113	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/4/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
383	2114	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/21/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
384	2115	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/21/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
385	2116	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/29/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
386	2117	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/5/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
387	2118	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/12/2020	3,950	0	100%	3,950	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,950	0

ATTACHMENT #3

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System: Supply	Water System: Treatment	Water System: Effl./Recl. Treatment	Water System: Trans.	Water System: Effl./Recl. Transmission	Water System: Distribution	Water System: Effl./Recl. Distribution	Water System: Fire Hydrants	Water System: Meters	Wastewater System: Treatment	Wastewater System: Effl./Recl. Treatment	Wastewater System: Trans.	Wastewater System: Effl./Recl. Transmission	Wastewater System: Collection	Wastewater System: Effl./Recl. Distribution	Indirect	General Plant	Other
388	2119	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/2/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
389	3553	Fiber Upgrades (IT1812)- 425-5555-580.63-01-IT1812 - FY21-22 - Finished	IMP	PURCHASED	1/12/2022	208,632	0	100%	208,632	WSLines	0	0	0	30,730	0	71,703	0	0	0	0	0	31,860	0	74,339	0	0	0	0
390	3592	Downtown - Phase Future - (CR1401) - FY19-20 - Finished	IMP	PURCHASED	9/29/2020	64,610	0	100%	64,610	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64,610	0
		Water Buildings																										
391	2252	Pump House	BLD	PURCHASED	12/31/1951	$31,699	$0	100%	$31,699	Supply	$31,699	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
392	2253	Replace Roof At Wtp	BLD	PURCHASED	6/28/1995	1,438	0	100%	1,438	WT	0	1,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
393	2254	One Ton Chlorine Building	BLD	PURCHASED	1/25/1980	37,935	0	100%	37,935	WT	0	37,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
394	2255	One Ton Chlorine Building	BLD	PURCHASED	9/21/1981	43,527	0	100%	43,527	WT	0	43,527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
395	2256	Wa9808 Drafting Office	BLD	PURCHASED	12/31/1997	2,472	0	100%	2,472	WT	0	2,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
396	2257	Wa9901 Water Plant House	BLD	PURCHASED	12/31/1998	26,477	0	100%	26,477	WT	0	26,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
397	2258	Wa9901 Water Plant House	BLD	PURCHASED	12/31/1999	573	0	100%	573	WT	0	573	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
398	2259	Wtp - Pump Repair	BLD	PURCHASED	3/21/2007	46,925	0	100%	46,925	WT	0	46,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
399	2260	12' Restop At Wtp	BLD	PURCHASED	4/17/2007	6,700	0	100%	6,700	WT	0	6,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
400	2261	Pump Replacement	BLD	PURCHASED	9/26/2007	53,339	0	100%	53,339	WT	0	53,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401	2262	Storage Building	BLD	PURCHASED	4/5/2007	4,824	0	100%	4,824	WT	0	4,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402	2263	Crom Engineering - Tank Cleaning	BLD	PURCHASED	9/29/2008	36,700	0	100%	36,700	WT	0	36,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
403	2264	City Electric & Supply - Westinghouse Breaker	BLD	PURCHASED	11/20/2007	12,500	0	100%	12,500	WT	0	12,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
404	2265	Data Flow Systems, Inc.- Wtp Rtu Equip	BLD	PURCHASED	12/18/2007	15,473	0	100%	15,473	WT	0	15,473	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
405	2266	Water Plant Upgrades	BLD	PURCHASED	12/31/2008	40,209	0	100%	40,209	WT	0	40,209	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
406	2267	Water Plant Upgrades	BLD	PURCHASED	12/31/2008	71,312	0	100%	71,312	WT	0	71,312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
407	2268	Water Plant I Upgrades	BLD	PURCHASED	12/31/2009	42,612	0	100%	42,612	WT	0	42,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
408	2269	20" Water Line At Water Plant #1	BLD	PURCHASED	4/30/2011	21,750	0	100%	21,750	WT	0	21,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
409	2270	Install 20" Flow Water Meter	BLD	PURCHASED	4/2/2011	9,075	0	100%	9,075	WT	0	9,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
410	2271	Roof Replacement At Perc Pond	BLD	PURCHASED	4/3/2011	14,278	0	100%	14,278	ST	0	0	0	0	0	0	0	0	0	14,278	0	0	0	0	0	0	0	0
411	2272	Water Plant I Upgrades	BLD	PURCHASED	12/31/2010	45,920	0	100%	45,920	WT	0	45,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
412	2273	Storage Tank Maintenance - Painting	BLD	PURCHASED	12/31/2011	24,400	0	100%	24,400	WT	0	24,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
413	2274	Water Plant I Upgrades	BLD	PURCHASED	12/31/2011	52,369	0	100%	52,369	WT	0	52,369	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
414	2275	Water Plant I Upgrades	BLD	PURCHASED	12/31/2012	156,734	0	100%	156,734	WT	0	156,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
415	2276	Water Plant I Upgrades	BLD	PURCHASED	12/31/2013	137,816	0	100%	137,816	WT	0	137,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
416	2277	Water Plant I Upgrades	BLD	PURCHASED	12/31/2014	65,312	0	100%	65,312	WT	0	65,312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
417	2278	East Water Plant	BLD	PURCHASED	12/31/2014	5,334,047	0	100%	5,334,047	WT	0	5,334,047	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
418	2279	Telemetry Upgrades At Wtp #1 & #2	BLD	PURCHASED	11/2/2015	7,875	0	100%	7,875	WT	0	7,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
419	2280	Emergency Repairwell #3 At Water Treatme	BLD	PURCHASED	4/13/2016	15,631	0	100%	15,631	Supply	15,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
420	2281	Wtp1 Camera Relocations Per Quote 1290	BLD	PURCHASED	4/29/2016	3,805	0	100%	3,805	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,805	0
421	2282	Wtp 1 Well #4 Pump Removal And Reinstall	BLD	PURCHASED	2/27/2017	22,899	0	100%	22,899	Supply	22,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
422	2283	Install Approx 1287' Of 6' Light Industr Fence	BLD	PURCHASED	3/13/2017	10,050	0	100%	10,050	WT	0	10,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
423	2284	Repair 150 Hp Motor On Well #1 At Wtp 2	BLD	PURCHASED	3/23/2017	5,709	0	100%	5,709	Supply	5,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
424	2285	Data Prose Upgrade Coordination Of Wtp1 & Wtp 2	BLD	PURCHASED	7/25/2017	12,918	0	100%	12,918	WT	0	12,918	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
425	2286	NEW BACK UP METER PUMP WTP#1	BLD	PURCHASED	1/25/2018	4,314	0	100%	4,314	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,314	0
426	2287	TWO- 2000 GALLON SODIUM HYPOCHLORITE TANKS	BLD	PURCHASED	2/12/2018	21,914	0	100%	21,914	WT	0	21,914	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
427	2288	PROGRAMMING SERVICES WTP1 PLC, WTP2 PLC,	BLD	PURCHASED	3/26/2018	10,371	0	100%	10,371	WT	0	10,371	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
428	2289	CHEMICAL METERING SKID PER QTE DATED 8/2	BLD	PURCHASED	4/26/2018	17,317	0	100%	17,317	WT	0	17,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
429	2290	SANDBLASTING & PAINTING GROUND STORAGE T	BLD	PURCHASED	4/25/2019	74,580	0	100%	74,580	WT	0	74,580	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
430	2291	CHEMICAL METERING SKID - Duplex	BLD	PURCHASED	10/13/2018	10,500	0	100%	10,500	WT	0	10,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
431	2456	20" Model #UM06-20 Ultra Mag Meter	BLD	PURCHASED	4/12/2019	7,976	0	100%	7,976	WT	0	7,976	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
432	2457	Pull & Reinstall Pump WTP2	BLD	PURCHASED	4/30/2019	16,470	0	100%	16,470	WT	0	16,470	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
433	2458	WELL REHAB WELL #2 REFURBISH PUMP AND W	BLD	PURCHASED	4/10/2020	63,975	0	100%	63,975	WT	0	63,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
434	3108	WTP 2 - METERING PUMP FOR CHLORINE DAMA	BLD	PURCHASED	12/31/2019	3,099	0	100%	3,099	WT	0	3,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
435	3594	FDOT Entrance - WA1502 - FY19-20 - Finished	BLD	PURCHASED	9/29/2020	210,489	0	100%	210,489	W-TR-DistWeight	0	0	0	63,147	0	147,342	0	0	0	0	0	0	0	0	0	0	0	0
436	2497	WTP#1 Capacity	BLD	PURCHASED	09/30/17	2,047	0	100%	2,047	WT	0	2,047	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Wastewater Buildings																										
437	1887	Sewer Plant #1	BLD	PURCHASED	12/31/1961	$76,226	$0	100%	$76,226	ST	$0	$0	$0	$0	$0	$0	$0	$0	$0	$76,226	$0	$0	$0	$0	$0	$0	$0	$0
438	1888	Sewer Plant #1	BLD	PURCHASED	12/31/1961	113,751	0	100%	113,751	ST	0	0	0	0	0	0	0	0	0	113,751	0	0	0	0	0	0	0	0
439	1889	Sewer Treatment Plant #1	BLD	PURCHASED	12/31/1961	121,989	0	100%	121,989	ST	0	0	0	0	0	0	0	0	0	121,989	0	0	0	0	0	0	0	0
440	1890	Sewer Plant Expansion #1	BLD	PURCHASED	12/31/1978	152,642	0	100%	152,642	ST	0	0	0	0	0	0	0	0	0	152,642	0	0	0	0	0	0	0	0
441	1891	Sewer Laboratory #1	BLD	PURCHASED	12/31/1987	44,438	0	100%	44,438	ST	0	0	0	0	0	0	0	0	0	44,438	0	0	0	0	0	0	0	0
442	1892	Sewer Laboratory #1	BLD	PURCHASED	12/31/1988	3,965	0	100%	3,965	ST	0	0	0	0	0	0	0	0	0	3,965	0	0	0	0	0	0	0	0
443	1893	Sr0109 Wastewater Treatment Plant #2 (1)	BLD	PURCHASED	6/19/1999	9,430,705	0	100%	9,430,705	ST	0	0	0	0	0	0	0	0	0	9,430,705	0	0	0	0	0	0	0	0
444	1894	Wwtp #1 Upgrades	BLD	PURCHASED	12/31/2006	31,370	0	100%	31,370	ST	0	0	0	0	0	0	0	0	0	31,370	0	0	0	0	0	0	0	0
445	1895	Bearings	BLD	PURCHASED	1/21/2008	6,212	0	100%	6,212	ST	0	0	0	0	0	0	0	0	0	6,212	0	0	0	0	0	0	0	0
446	1896	Gearbox	BLD	PURCHASED	6/30/2008	5,423	0	100%	5,423	ST	0	0	0	0	0	0	0	0	0	5,423	0	0	0	0	0	0	0	0
447	1897	Retaining Angle	BLD	PURCHASED	4/23/2008	31,335	0	100%	31,335	ST	0	0	0	0	0	0	0	0	0	31,335	0	0	0	0	0	0	0	0
448	1898	Replace & Rebuild Media	BLD	PURCHASED	9/3/2008	40,651	0	100%	40,651	ST	0	0	0	0	0	0	0	0	0	40,651	0	0	0	0	0	0	0	0
449	1899	Wwtp #1 Upgrades	BLD	PURCHASED	9/29/2008	69,378	0	100%	69,378	ST	0	0	0	0	0	0	0	0	0	69,378	0	0	0	0	0	0	0	0
450	1900	Data Flow Systems, Inc. - Mobilization Fee	BLD	PURCHASED	4/12/2008	4,539	0	100%	4,539	ST	0	0	0	0	0	0	0	0	0	4,539	0	0	0	0	0	0	0	0
451	1901	Data Flow Systems, Inc. - Programmable Controller	BLD	PURCHASED	4/29/2008	9,986	0	100%	9,986	ST	0	0	0	0	0	0	0	0	0	9,986	0	0	0	0	0	0	0	0
452	1902	Wwtp #2 Upgrades	BLD	PURCHASED	6/29/2009	48,701	0	100%	48,701	ST	0	0	0	0	0	0	0	0	0	48,701	0	0	0	0	0	0	0	0
453	1903	Wwtp #1 Upgrades	BLD	PURCHASED	6/29/2009	76,760	0	100%	76,760	ST	0	0	0	0	0	0	0	0	0	76,760	0	0	0	0	0	0	0	0
454	1904	Wwtp #2 Upgrades	BLD	PURCHASED	4/30/2010	70,281	0	100%	70,281	ST	0	0	0	0	0	0	0	0	0	70,281	0	0	0	0	0	0	0	0
455	1905	Wwtp #1 Upgrades	BLD	PURCHASED	4/30/2010	89,326	0	100%	89,326	ST	0	0	0	0	0	0	0	0	0	89,326	0	0	0	0	0	0	0	0
456	1906	Septage Receiving Equipment (2)	BLD	PURCHASED	4/6/2011	122,017	0	100%	122,017	ST	0	0	0	0	0	0	0	0	0	122,017	0	0	0	0	0	0	0	0
457	1907	Air/Gas/Smoke Collection System	BLD	PURCHASED	3/2/2011	13,432	0	100%	13,432	ST	0	0	0	0	0	0	0	0	0	13,432	0	0	0	0	0	0	0	0
458	1908	Wwtp 1 Rotors 1, 2 & 3	BLD	PURCHASED	4/27/2011	12,700	0	100%	12,700	ST	0	0	0	0	0	0	0	0	0	12,700	0	0	0	0	0	0	0	0
459	1909	Peerless Pump At Wwtp1	BLD	PURCHASED	4/16/2011	11,243	0	100%	11,243	ST	0	0	0	0	0	0	0	0	0	11,243	0	0	0	0	0	0	0	0
460	1910	Replace Bleach Storage Tank - Wwtp2	BLD	PURCHASED	4/29/2011	11,500	0	100%	11,500	ST	0	0	0	0	0	0	0	0	0	11,500	0	0	0	0	0	0	0	0
461	1911	New Tank At Wwtp 2	BLD	PURCHASED	4/28/2011	22,850	0	100%	22,850	ST	0	0	0	0	0	0	0	0	0	22,850	0	0	0	0	0	0	0	0
462	1912	Wwtp #1 Upgrades	BLD	PURCHASED	4/30/2011	53,426	0	100%	53,426	ST	0	0	0	0	0	0	0	0	0	53,426	0	0	0	0	0	0	0	0
463	1913	Wwtp #2 Upgrades	BLD	PURCHASED	4/25/2011	98,285	0	100%	98,285	ST	0	0	0	0	0	0	0	0	0	98,285	0	0	0	0	0	0	0	0
464	1914	Wastewater Plant # 2 Upgrades	BLD	PURCHASED	4/30/2012	102,483	0	100%	102,483	ST	0	0	0	0	0	0	0	0	0	102,483	0	0	0	0	0	0	0	0
465	1915	Wastewater Plant # 1 Upgrades	BLD	PURCHASED	4/30/2012	81,977	0	100%	81,977	ST	0	0	0	0	0	0	0	0	0	81,977	0	0	0	0	0	0	0	0
466	1916	Wastewater Plant # 1 Upgrades	BLD	PURCHASED	4/25/2013	64,501	0	100%	64,501	ST	0	0	0	0	0	0	0	0	0	64,501	0	0	0	0	0	0	0	0
467	1917	Wastewater Plant # 2 Upgrades	BLD	PURCHASED	4/25/2013	38,424	0	100%	38,424	ST	0	0	0	0	0	0	0	0	0	38,424	0	0	0	0	0	0	0	0
468	1918	Wastewater Plant # 2 Filters	BLD	PURCHASED	4/25/2013	226,351	0	100%	226,351	ST	0	0	0	0	0	0	0	0	0	226,351	0	0	0	0	0	0	0	0
469	1919	2 Flow Boxes (2)	BLD	PURCHASED	4/9/2013	80,000	0	100%	80,000	ST	0	0	0	0	0	0	0	0	0	80,000	0	0	0	0	0	0	0	0
470	1920	2 Flow Boxes (2)	BLD	PURCHASED	8/18/2011	175	0	100%	175	ST	0	0	0	0	0	0	0	0	0	175	0	0	0	0	0	0	0	0
471	1921	Bio/Solids Blending System (2)	BLD	PURCHASED	4/10/2013	7,500	0	100%	7,500	ST	0	0	0	0	0	0	0	0	0	7,500	0	0	0	0	0	0	0	0
472	1922	Wastewater Plant # 1 Upgrades	BLD	PURCHASED	4/30/2014	21,017	0	100%	21,017	ST	0	0	0	0	0	0	0	0	0	21,017	0	0	0	0	0	0	0	0
473	1923	Wastewater Plant # 2 Upgrades	BLD	PURCHASED	4/30/2014	74,164	0	100%	74,164	ST	0	0	0	0	0	0	0	0	0	74,164	0	0	0	0	0	0	0	0
474	1924	2 Flow Boxes (2)	BLD	PURCHASED	4/30/2014	103,610	0	100%	103,610	ST	0	0	0	0	0	0	0	0	0	103,610	0	0	0	0	0	0	0	0
475	1925	Percpond Building	BLD	PURCHASED	4/30/2015	258,520	0	100%	258,520	ST	0	0	0	0	0	0	0	0	0	258,520	0	0	0	0	0	0	0	0
476	1926	Wastewater Plant # 1 Upgrades	BLD	PURCHASED	4/30/2015	31,271	0	100%	31,271	ST	0	0	0	0	0	0	0	0	0	31,271	0	0	0	0	0	0	0	0
477	1927	Wastewater Plant # 2 Upgrades	BLD	PURCHASED	4/30/2015	42,333	0	100%	42,333	ST	0	0	0	0	0	0	0	0	0	42,333	0	0	0	0	0	0	0	0
478	1928	Bio-Solids Plant Design	BLD	PURCHASED	10/26/2016	372,227	0	100%	372,227	ST	0	0	0	0	0	0	0	0	0	372,227	0	0	0	0	0	0	0	0
479	1929	Composite Sampler Wwtp1,	BLD	PURCHASED	10/12/2015	5,535	0	100%	5,535	ST	0	0	0	0	0	0	0	0	0	5,535	0	0	0	0	0	0	0	0
480	1930	20' 0" Stainless Steel Wier Assembly	BLD	PURCHASED	4/23/2016	34,592	0	100%	34,592	ST	0	0	0	0	0	0	0	0	0	34,592	0	0	0	0	0	0	0	0
481	1931	Purchase Airlift Pumps, Flowmeter, Pvc O	BLD	PURCHASED	10/10/2015	8,708	0	100%	8,708	ST	0	0	0	0	0	0	0	0	0	8,708	0	0	0	0	0	0	0	0
482	1932	Replace Hvac In Main Building At Wwtp2	BLD	PURCHASED	10/16/2015	8,950	0	100%	8,950	ST	0	0	0	0	0	0	0	0	0	8,950	0	0	0	0	0	0	0	0
483	1933	Bio-Cube Media Purchase	BLD	PURCHASED	10/23/2015	6,705	0	100%	6,705	ST	0	0	0	0	0	0	0	0	0	6,705	0	0	0	0	0	0	0	0
484	1934	Purchase Re-Use High Service Pump 2 (Hsp	BLD	PURCHASED	10/5/2015	8,575	0	100%	8,575	ST	0	0	0	0	0	0	0	0	0	8,575	0	0	0	0	0	0	0	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System Supply	Water System Treatment	Water System Effl./Recl. Treatment	Water System Trans.	Water System Effl./Recl. Transmission	Water System Distribution	Water System Effl./Recl. Distribution	Water System Fire Hydrants	Water System Meters	Wastewater System Treatment	Wastewater System Effl./Recl. Treatment	Wastewater System Trans.	Wastewater System Effl./Recl. Transmission	Wastewater System Collection	Wastewater System Effl./Recl. Distribution	Indirect	General Plant	Other
485	1935	Removal, Installation Of Temp And Instal	BLD	PURCHASED	10/11/2017	21,465	0	100%	21,465	ST	0	0	0	0	0	0	0	0	0	21,465	0	0	0	0	0	0	0	0
486	1936	100 Hp High Service Pump Repair	BLD	PURCHASED	10/29/2017	10,050	0	100%	10,050	ST	0	0	0	0	0	0	0	0	0	10,050	0	0	0	0	0	0	0	0
487	1937	Roots Rotary Lobe Blower Package/Enclosu	BLD	PURCHASED	10/30/2017	12,014	0	100%	12,014	ST	0	0	0	0	0	0	0	0	0	12,014	0	0	0	0	0	0	0	0
488	1938	Rebuild Motor For Ras Pit Pump Wwtp1 Per	BLD	PURCHASED	10/7/2017	6,732	0	100%	6,732	ST	0	0	0	0	0	0	0	0	0	6,732	0	0	0	0	0	0	0	0
489	1939	Wwtp 2 Augmentation Well Pump Removal An	BLD	PURCHASED	10/25/2017	16,120	0	100%	16,120	ST	0	0	0	0	0	0	0	0	0	16,120	0	0	0	0	0	0	0	0
490	1940	10 Retrofit Electric Pull Boxes - Wwtp2	BLD	PURCHASED	10/10/2017	17,205	0	100%	17,205	ST	0	0	0	0	0	0	0	0	0	17,205	0	0	0	0	0	0	0	0
491	1941	Camera System And Voip Intercom & Door R	BLD	PURCHASED	10/13/2017	7,822	0	100%	7,822	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,822	0
492	1942	BLAST & COATING CLARIFIER WWTP2	BLD	PURCHASED	4/28/2018	4,995	0	100%	4,995	ST	0	0	0	0	0	0	0	0	0	4,995	0	0	0	0	0	0	0	0
493	1943	WELL #4 PUMP REPLACEMENT, WWTP1	BLD	PURCHASED	4/8/2018	12,728	0	100%	12,728	ST	0	0	0	0	0	0	0	0	0	12,728	0	0	0	0	0	0	0	0
494	1944	INSTALLED NEW AC AT WWTP1	BLD	PURCHASED	4/26/2018	3,650	0	100%	3,650	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,650	0
495	1945	CLARIFIERS GRATES UPGRADE	BLD	PURCHASED	4/11/2018	3,122	0	100%	3,122	ST	0	0	0	0	0	0	0	0	0	3,122	0	0	0	0	0	0	0	0
496	1946	SERVICES FOR CLARIFIER WWTP1	BLD	PURCHASED	4/26/2018	2,523	0	100%	2,523	ST	0	0	0	0	0	0	0	0	0	2,523	0	0	0	0	0	0	0	0
497	1947	FURNISH & INSTALL 2 CARRIER 16. SEER HEA	BLD	PURCHASED	4/15/2018	9,325	0	100%	9,325	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,325	0
498	1948	SUPPLY AND INSTALL 36 VERTICL PIPE BOOT	BLD	PURCHASED	4/30/2018	4,350	0	100%	4,350	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,350	0
499	1949	WWTP#2 - Chemical Metering Duplex Skid (Wall mounted)	BLD	PURCHASED	10/17/2018	24,565	0	100%	24,565	ST	0	0	0	0	0	0	0	0	0	24,565	0	0	0	0	0	0	0	0
500	1950	Chemical Metering Triplex Skid	BLD	PURCHASED	10/13/2018	20,317	0	100%	20,317	ST	0	0	0	0	0	0	0	0	0	20,317	0	0	0	0	0	0	0	0
501	1951	REPAIR, BLAST & COATING	BLD	PURCHASED	10/27/2018	31,750	0	100%	31,750	ST	0	0	0	0	0	0	0	0	0	31,750	0	0	0	0	0	0	0	0
502	1952	8000 BTU Wall Unit A/C	BLD	PURCHASED	10/6/2018	8,325	0	100%	8,325	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,325	0
503	1953	DANFOSS 100HP Drive HSP-1VFD WWTP2	BLD	PURCHASED	10/28/2018	8,900	0	100%	8,900	ST	0	0	0	0	0	0	0	0	0	8,900	0	0	0	0	0	0	0	0
504	1954	16" WASTEWATER PIPE REPLACEMENT WWTP2	BLD	PURCHASED	4/8/2019	9,700	0	100%	9,700	ST	0	0	0	0	0	0	0	0	0	9,700	0	0	0	0	0	0	0	0
505	1955	WWTP #1 RAS & WAS VALVE AND PIPING REPLA	BLD	PURCHASED	4/16/2020	34,860	0	100%	34,860	ST	0	0	0	0	0	0	0	0	0	34,860	0	0	0	0	0	0	0	0
506	2102	UPGRADE EXISTING HSM001 HYPER SERVER MOD	BLD	PURCHASED	3/27/2018	9,980	0	100%	9,980	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,980	0
507	2103	Driveway Relocation at WWTP#2	BLD	PURCHASED	4/6/2018	2,156,563	0	100%	2,156,563	ST	0	0	0	0	0	0	0	0	0	2,156,563	0	0	0	0	0	0	0	0
508	2107	MEDIA PURCHASE FOR BIO-CUBE PROJECT, LI	BLD	PURCHASED	4/26/2019	7,794	0	100%	7,794	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,794	0
509	2108	REPLACING MEDIA IN BIO-CUBE LIFTSTATION	BLD	PURCHASED	4/28/2019	8,370	0	100%	8,370	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,370	0
510	2120	REPLACE 2500 GALLON SODIUM HYPOCHLORITE	BLD	PURCHASED	4/27/2020	11,911	0	100%	11,911	ST	0	0	0	0	0	0	0	0	0	11,911	0	0	0	0	0	0	0	0
511	2121	REBUILD/RETROFIT BAR SCREEN AT WWTP #2	BLD	PURCHASED	4/30/2020	40,622	0	100%	40,622	ST	0	0	0	0	0	0	0	0	0	40,622	0	0	0	0	0	0	0	0
512	2122	REBUILD/RETROFIT BAR SCREEN AT WWTP #2	BLD	PURCHASED	4/30/2020	4,514	0	100%	4,514	ST	0	0	0	0	0	0	0	0	0	4,514	0	0	0	0	0	0	0	0
513	3557	WWTP #2 Odor Control (WW2120) - 425-5555-580.63-01-WW2120 - FY21-22 - F	BLD	PURCHASED	8/30/2022	553,076	0	100%	553,076	ST	0	0	0	0	0	0	0	0	0	553,076	0	0	0	0	0	0	0	0
514	2495	WWTP I & II Redundancy	BLD	PURCHASED	09/30/17	28,273	$0	100%	$28,273	ST	0	0	0	0	0	0	0	0	0	28,273	0	0	0	0	0	0	0	0
		General Equipment																										
515	2472	Tools	EQU	PURCHASED	9/29/2006	$6,023	$0	100%	$6,023	General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,023	$0
516	2473	Ice Machine	EQU	PURCHASED	9/29/2006	1,032	0	100%	1,032	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,032	0
517	2474	Handheld Meter Reading Equip	EQU	PURCHASED	4/14/2010	5,610	0	100%	5,610	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,610	0
518	2475	21 Radios	EQU	PURCHASED	5/12/2010	42,121	0	100%	42,121	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,121	0
519	2476	Telephone System	EQU	PURCHASED	5/11/2011	9,973	0	100%	9,973	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,973	0
520	2477	Part Of Engineering Plan Reproduction	EQU	PURCHASED	8/13/2013	3,196	0	100%	3,196	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,196	0
521	2478	Network Infrastructure Upgrade	EQU	PURCHASED	11/20/2013	12,000	0	100%	12,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,000	0
522	2479	John Deere Dh13 Dh1376-9" Disk Harrow	EQU	PURCHASED	9/27/2015	2,670	0	100%	2,670	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,670	0
523	2480	New Software	EQU	PURCHASED	4/12/2015	60,000	0	100%	60,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60,000	0
524	2481	Network Infrastructure Upgrade	EQU	PURCHASED	11/29/2014	4,474	0	100%	4,474	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,474	0
525	2482	Mapping	EQU	PURCHASED	12/31/2014	73,824	0	100%	73,824	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73,824	0
526	2243	Radio Replacement	EQU	PURCHASED	10/5/2018	11,233	0	100%	11,233	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,233	0
527	3474	Utility Master Plan	EQU	PURCHASED	3/2/2021	158,643	0	100%	158,643	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	158,643	0
528	1881	REPLACE PORTABLE RADIOS - CITYWIDE	EQU	PURCHASED	4/28/2020	11,233	0	100%	11,233	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,233	0
529	2248	C-SERIES BIG FRAM C/M-10-17166 (10,000 L	EQU	PURCHASED	1/29/2020	36,704	0	100%	36,704	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,704	0
530	2483	Project Management & Implementation	EQU	PURCHASED	10/30/2017	5,528	0	100%	5,528	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,528	0
531	3551	2022 Ford F-350 - 421-5555-580.64-01 - FY21-22	EQU	PURCHASED	6/7/2022	67,979	0	100%	67,979	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,979	0
532	3552	2022 Ford F-350 - 421-5555-580.64-01 - FY21-22	EQU	PURCHASED	9/7/2022	67,979	0	100%	67,979	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,979	0
533	3613	Novatime - Complete	EQU	PURCHASED	8/12/2021	55,840	0	100%	55,840	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,840	0
		Water Equipment																										
534	2142	4300 Lb Ditcher W/ Chairs	EQU	PURCHASED	12/6/1983	$10,000	$0	100%	$10,000	General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0
535	2143	Shed	EQU	PURCHASED	3/15/1988	3,000	0	100%	3,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	0
536	2144	Incinolet Electric Toilet	EQU	PURCHASED	8/22/1981	1,445	0	100%	1,445	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,445	0
537	2145	Magnetic Locators	EQU	PURCHASED	7/31/1994	5,856	0	100%	5,856	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,856	0
538	2146	Line Stop Machine	EQU	PURCHASED	6/19/1995	14,955	0	100%	14,955	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,955	0
539	2147	Depolex Analyzer	EQU	PURCHASED	2/6/1995	6,879	0	100%	6,879	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,879	0
540	2148	486 Multimedia - Jimmy Snell	EQU	PURCHASED	4/30/1995	3,169	0	100%	3,169	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,169	0
541	2149	1997 Ford F8000 #405	EQU	PURCHASED	9/15/1996	27,784	0	100%	27,784	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,784	0
542	2151	Shed City	EQU	PURCHASED	11/28/1995	5,415	0	100%	5,415	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,415	0
543	2160	Utility Body Unit # 420	EQU	PURCHASED	1/24/1996	2,475	0	100%	2,475	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,475	0
544	2153	Water Treatment & Controls	EQU	PURCHASED	11/29/1995	8,862	0	100%	8,862	WT	0	8,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
545	2154	Portable Circular Chart And Recorder	EQU	PURCHASED	1/21/1997	1,282	0	100%	1,282	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,282	0
546	2155	Chlorinators 2 Each	EQU	PURCHASED	8/19/1998	9,200	0	100%	9,200	WT	0	9,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
547	2156	Wa9904 Hydra Stopping Machine	EQU	PURCHASED	11/12/1998	19,945	0	100%	19,945	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,945	0
548	2150	Wa9906 Hydraulic Tools #405	EQU	PURCHASED	3/21/1999	7,109	0	100%	7,109	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,109	0
549	2157	Wa9908 Replace "Mole"	EQU	PURCHASED	11/17/1998	3,997	0	100%	3,997	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,997	0
550	2158	Chlorine Alarm	EQU	PURCHASED	3/17/1999	1,469	0	100%	1,469	WT	0	1,469	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
551	2161	Speedshore Alum Panels, Trench Braces & Clamps	EQU	PURCHASED	6/20/2001	2,693	0	100%	2,693	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,693	0
552	2162	Wa 0100 Automatic Transfer Switch 4 Pole	EQU	PURCHASED	1/14/2001	17,725	0	100%	17,725	WT	0	17,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
553	2163	3-Pole Transfer Switch 400 Amp 600 Volt	EQU	PURCHASED	3/19/2002	2,341	0	100%	2,341	WT	0	2,341	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
554	2164	Multi-Trode Units	EQU	PURCHASED	5/14/2002	3,495	0	100%	3,495	WT	0	3,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
555	2165	2 " Flygt Grinder Pump	EQU	PURCHASED	4/15/2002	1,928	0	100%	1,928	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,928	0
556	2166	D620 I Controller Door Mounted Aluminum Cover Plate	EQU	PURCHASED	4/8/2002	7,100	0	100%	7,100	WT	0	7,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
557	2167	Safetronics 200 Hp Gp 104200-1 V/T Drive Pump	EQU	PURCHASED	11/12/2001	14,382	0	100%	14,382	WT	0	14,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
558	2168	Emco Sono-Trak Flow Meter	EQU	PURCHASED	3/18/2003	2,825	0	100%	2,825	WT	0	2,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
559	2169	Emco Sono-Trak Flow Meter	EQU	PURCHASED	3/18/2003	2,825	0	100%	2,825	WT	0	2,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
560	2170	Circular Chart Recorder 12" Truline	EQU	PURCHASED	5/8/2003	1,610	0	100%	1,610	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,610	0
561	2171	3 Hp Pump 230V/23Ov	EQU	PURCHASED	4/22/2003	1,861	0	100%	1,861	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,861	0
562	2172	High Serve Pump (Wa0301)	EQU	PURCHASED	10/22/1999	13,890	0	100%	13,890	WT	0	13,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
563	2173	3" Honda Gas Pump	EQU	PURCHASED	11/30/2003	1,404	0	100%	1,404	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,404	0
564	2174	Foxcroft Cl2 Analyzer	EQU	PURCHASED	8/30/2004	2,070	0	100%	2,070	WT	0	2,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
565	2175	Foxcroft Cl2 Analyzer	EQU	PURCHASED	8/30/2004	2,070	0	100%	2,070	WT	0	2,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
566	2176	Clamp-On Flow Meter	EQU	PURCHASED	9/11/2004	2,825	0	100%	2,825	WT	0	2,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
567	2177	Well Head Replacement - Limit	EQU	PURCHASED	4/25/2005	60,000	0	100%	60,000	Supply	60,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
568	2178	Katologht D659Frx4 Generator - Limit	EQU	PURCHASED	11/22/2004	8,230	0	100%	8,230	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,230	0
569	2179	Turbidmeter	EQU	PURCHASED	4/5/2005	1,762	0	100%	1,762	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,762	0
570	2181	Turbidmeter	EQU	PURCHASED	8/31/2005	1,268	0	100%	1,268	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,268	0
571	2182	2006 Scag 19Hp Kaw Mower #B4400160	EQU	PURCHASED	9/29/2006	4,986	0	100%	4,986	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,986	0
572	2183	777 Commercial L.C. #Tc077B040718	EQU	PURCHASED	9/29/2006	8,534	0	100%	8,534	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,534	0
573	2184	Excavator Locator	EQU	PURCHASED	9/29/2006	13,500	0	100%	13,500	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,500	0
574	2185	Pipe Locator	EQU	PURCHASED	9/29/2006	33,130	0	100%	33,130	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33,130	0
575	2186	Breathing Equipment	EQU	PURCHASED	9/29/2006	3,558	0	100%	3,558	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,558	0
576	2187	Hydraulic Power Unit	EQU	PURCHASED	9/29/2006	4,803	0	100%	4,803	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,803	0
577	2188	2007 Ford F150 Unit #746	EQU	PURCHASED	11/12/2006	17,316	0	100%	17,316	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,316	0
578	2189	Honda Generator 3000W	EQU	PURCHASED	3/25/2007	4,136	0	100%	4,136	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,136	0
579	2190	Honda Generator Eu2000	EQU	PURCHASED	3/25/2007	2,499	0	100%	2,499	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,499	0
580	2191	Honda Generator Eb3000	EQU	PURCHASED	7/25/2007	3,290	0	100%	3,290	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,290	0
581	2192	Mini Excavator & Trailer	EQU	PURCHASED	10/24/2006	35,900	0	100%	35,900	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,900	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System Supply	Water System Treatment	Water System Effl./Recl. Treatment	Water System Trans.	Water System Effl./Recl. Transmission	Water System Distribution	Water System Effl./Recl. Distribution	Water System Fire Hydrants	Water System Meters	Wastewater System Treatment	Wastewater System Effl./Recl. Treatment	Wastewater System Trans.	Wastewater System Effl./Recl. Transmission	Wastewater System Collection	Wastewater System Effl./Recl. Distribution	Indirect	General Plant	Other
582	2193	Mini Excavator & Trailer	EQU	PURCHASED	10/31/2006	4,070	0	100%	4,070	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,070	0
583	2194	Punch Driver	EQU	PURCHASED	11/27/2006	1,366	0	100%	1,366	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,366	0
584	2195	Model 711 Portable Meter	EQU	PURCHASED	12/5/2006	1,515	0	100%	1,515	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,515	0
585	2196	Latrine Inspection System	EQU	PURCHASED	12/6/2006	7,250	0	100%	7,250	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,250	0
586	2197	Bench Chain Vise Bc-810	EQU	PURCHASED	2/8/2007	1,129	0	100%	1,129	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,129	0
587	2198	Tool Box	EQU	PURCHASED	8/23/2007	1,218	0	100%	1,218	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,218	0
588	2199	Core Drill	EQU	PURCHASED	9/3/2007	1,515	0	100%	1,515	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,515	0
589	2200	2006 Scag Riding Mower #B63011673	EQU	PURCHASED	9/18/2007	7,215	0	100%	7,215	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,215	0
590	2201	Lap Equipment	EQU	PURCHASED	4/29/2007	6,993	0	100%	6,993	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,993	0
591	2202	Telemetry Computer	EQU	PURCHASED	9/29/2007	2,142	0	100%	2,142	Telemetry	0	357	0	357	0	357	0	0	0	357	0	357	0	357	0	0	0	0
592	2203	Portable Filtration System	EQU	PURCHASED	2/5/2007	1,761	0	100%	1,761	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,761	0
593	2204	Projector	EQU	PURCHASED	9/9/2007	1,359	0	100%	1,359	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,359	0
594	2205	Curb Stops	EQU	PURCHASED	9/30/2006	1,444	0	100%	1,444	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,444	0
595	2207	Vmac	EQU	PURCHASED	11/27/2007	7,137	0	100%	7,137	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,137	0
596	2208	Mower	EQU	PURCHASED	1/24/2008	2,717	0	100%	2,717	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,717	0
597	2209	Chevy 3500 Unit #403	EQU	PURCHASED	2/3/2008	20,010	0	100%	20,010	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,010	0
598	2210	Paving Breaker	EQU	PURCHASED	2/4/2008	1,342	0	100%	1,342	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,342	0
599	2211	Digger & Tamper	EQU	PURCHASED	2/4/2008	2,326	0	100%	2,326	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,326	0
600	2212	Valve Operator	EQU	PURCHASED	2/12/2008	3,000	0	100%	3,000	WT	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
601	2216	Jobsite Chest	EQU	PURCHASED	4/8/2008	1,222	0	100%	1,222	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,222	0
602	2217	Truck Body	EQU	PURCHASED	4/18/2008	6,649	0	100%	6,649	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,649	0
603	2218	Tools	EQU	PURCHASED	8/6/2008	2,419	0	100%	2,419	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,419	0
604	2219	Honda Generator	EQU	PURCHASED	9/3/1985	6,240	0	100%	6,240	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,240	0
605	2220	Water Treatment & Controls	EQU	PURCHASED	9/28/2008	15,250	0	100%	15,250	WT	0	15,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606	2221	Groundomat Tool	EQU	PURCHASED	12/30/2008	9,630	0	100%	9,630	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,630	0
607	2222	John Deere Rotary Cutter	EQU	PURCHASED	3/1/2009	2,505	0	100%	2,505	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,505	0
608	2223	Hydraulic Punch Set - Grainger, Inc.	EQU	PURCHASED	4/23/2009	1,353	0	100%	1,353	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,353	0
609	2224	Electromagnetic Flow Meter	EQU	PURCHASED	9/23/2010	6,093	0	100%	6,093	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,093	0
610	2225	Generator	EQU	PURCHASED	9/29/2009	41,700	0	100%	41,700	WT	0	41,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
611	2226	Kawasaki Mower #00306	EQU	PURCHASED	9/1/2010	4,868	0	100%	4,868	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,868	0
612	2227	Diaphran Pump Equip	EQU	PURCHASED	9/9/2010	1,633	0	100%	1,633	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,633	0
613	2228	Honda Saw Walk Behind	EQU	PURCHASED	9/29/2010	1,795	0	100%	1,795	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,795	0
614	2229	Lab Equipment	EQU	PURCHASED	5/24/2011	3,145	0	100%	3,145	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,145	0
615	2230	Pc	EQU	PURCHASED	4/25/2011	1,040	0	100%	1,040	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,040	0
616	2231	Radio	EQU	PURCHASED	4/28/2011	1,706	0	100%	1,706	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,706	0
617	2232	Equipment For Maintenance Vehicle	EQU	PURCHASED	6/26/2011	8,074	0	100%	8,074	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,074	0
618	2233	Generator 30061	EQU	PURCHASED	12/8/2011	43,879	0	100%	43,879	WT	0	43,879	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
619	2234	Fgutilscan1A-Lt 4Ooa	EQU	PURCHASED	5/29/2012	14,000	0	100%	14,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,000	0
620	2235	Fgutilscan1A-Lt 4Ooa	EQU	PURCHASED	5/29/2012	275	0	100%	275	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	275	0
621	2236	Meter Reading Equipment Charge To Operating	EQU	PURCHASED	9/23/2012	10,070	0	100%	10,070	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,070	0
622	2237	2013 Ford Truck Unit #401 1FTMF1CMXDFD11782	EQU	PURCHASED	8/12/2013	14,962	0	100%	14,962	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,962	0
623	2238	Power Equip Direct - Pressure Washer	EQU	PURCHASED	1/19/2013	1,799	0	100%	1,799	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,799	0
624	2239	Wet Tap Equipment	EQU	PURCHASED	10/29/2014	3,230	0	100%	3,230	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,230	0
625	2240	Missell (Mole)	EQU	PURCHASED	10/29/2014	4,374	0	100%	4,374	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,374	0
626	2241	Line Stop Rebuild	EQU	PURCHASED	1/30/2015	12,258	0	100%	12,258	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,258	0
627	2242	Nepturne Transceiver System	EQU	PURCHASED	9/29/2015	1,961	0	100%	1,961	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,961	0
628	2100	RD8100 PDLG RECEIVER W/GPS TRANSMITTER,	EQU	PURCHASED	4/27/2018	4,142	0	100%	4,142	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,142	0
629	2247	MP+ PORTABLE PUSH SYSTEM PER QTE # 02122	EQU	PURCHASED	2/20/2020	15,450	0	100%	15,450	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,450	0
630	2249	CATERPILLAR 289D COMPACT TRACK LOADER B	EQU	PURCHASED	1/21/2020	70,600	0	100%	70,600	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70,600	0
631	2452	RD8100 PDLG RECEIVER W/GPS TRANSMITTER,	EQU	PURCHASED	12/28/2017	4,142	0	100%	4,142	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,142	0
632	2484	Utility Scan Toughpad w/Linetrac Model#656	EQU	PURCHASED	4/27/2019	18,465	0	100%	18,465	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,465	0
633	3068	Fire Hydrants 3ft	EQU	PURCHASED	2/13/2017	3,060	0	100%	3,060	FH	0	0	0	0	0	0	0	3,060	0	0	0	0	0	0	0	0	0	0
634	3069	Fire Hydrants 3ft	EQU	PURCHASED	2/13/2017	1,389	0	100%	1,389	FH	0	0	0	0	0	0	0	1,389	0	0	0	0	0	0	0	0	0	0
635	3070	Fire Hydrants 4ft	EQU	PURCHASED	2/13/2017	1,433	0	100%	1,433	FH	0	0	0	0	0	0	0	1,433	0	0	0	0	0	0	0	0	0	0
636	3088	Fire Hydrants 4ft	EQU	PURCHASED	10/1/2018	2,912	0	100%	2,912	FH	0	0	0	0	0	0	0	2,912	0	0	0	0	0	0	0	0	0	0
637	2244	MIXERS FOR GST (1 EA@23660)	EQU	PURCHASED	4/25/2019	23,660	0	100%	23,660	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,660	0
638	2245	KECO CHEMTUBE PPS-10 PUMP PERISTALTIC HO	EQU	PURCHASED	4/3/2019	5,158	0	100%	5,158	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,158	0
639	2246	EXALT EXTREME RADIO AIR 15 G (1 EA@4860)	EQU	PURCHASED	4/3/2019	4,860	0	100%	4,860	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,860	0
640	2250	WTP#1 POST PUMP SKID EMERGENCY REPAIR	EQU	PURCHASED	4/1/2020	12,500	0	100%	12,500	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,500	0
641	2251	GENERATOR REPAIR AT WTP 2- PER WORK ORDE	EQU	PURCHASED	4/19/2020	12,987	0	100%	12,987	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,987	0
		Wastewater Equipment																										
642	1824	Trailer Mounted Water Job Sewer Cleaner	EQU	PURCHASED	2/27/1981	$14,657	$0	100%	$14,657	General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,657	$0
643	1825	43000 Ditcher W/Chain	EQU	PURCHASED	11/30/1983	10,000	0	100%	10,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000	0
644	1826	Sewer Line Inspection Camera	EQU	PURCHASED	8/30/1995	16,218	0	100%	16,218	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,218	0
645	1827	Well Monitoring - Test Pump	EQU	PURCHASED	5/12/1996	4,290	0	100%	4,290	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,290	0
646	2152	Short Snort Air Packs	EQU	PURCHASED	12/20/1995	2,410	0	100%	2,410	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,410	0
647	1828	Sr9906 Electronic Meters Wwtp	EQU	PURCHASED	8/10/1999	7,989	0	100%	7,989	ST	0	0	0	0	0	0	0	0	0	7,989	0	0	0	0	0	0	0	0
648	1829	Sr9908 Telemetry @ 4 Lift Stations	EQU	PURCHASED	5/11/1999	44,044	0	100%	44,044	Telemetry	0	7,341	0	7,341	0	7,341	0	0	0	7,341	0	7,341	0	7,341	0	0	0	0
649	1830	Sr9909 6" Wellpoint System (1/2 Cost)	EQU	PURCHASED	2/9/1999	9,356	0	100%	9,356	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,356	0
650	1831	Sr9908 Telemetry @ 4 Lift Stations	EQU	PURCHASED	12/13/1999	5,753	0	100%	5,753	Telemetry	0	959	0	959	0	959	0	0	0	959	0	959	0	959	0	0	0	0
651	1832	Sr0005 Tractor With Bush Hog	EQU	PURCHASED	6/21/2000	28,830	0	100%	28,830	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,830	0
652	1833	Sr0008 Wellpoint System (1/2)	EQU	PURCHASED	12/29/1999	12,956	0	100%	12,956	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,956	0
653	1835	Sr0115 Pump Repair With Discharge Head	EQU	PURCHASED	4/26/2001	7,393	0	100%	7,393	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,393	0
654	1836	Sr0114 All Weather Refrigerated Samplers & Pump Tube	EQU	PURCHASED	4/4/2001	3,876	0	100%	3,876	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,876	0
655	1837	Sr0105 6" Diesel Trash Pump Wheel Mounted	EQU	PURCHASED	1/10/2001	20,793	0	100%	20,793	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,793	0
656	1838	Transducer & Freight	EQU	PURCHASED	2/21/2001	1,263	0	100%	1,263	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,263	0
657	1839	200 Hp Goulds Reuse Pump Sr0203	EQU	PURCHASED	6/12/2002	7,674	0	100%	7,674	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	7,674	0	0	0	0
658	1840	Replace Pump & Install Mechanical Seal Sr0203	EQU	PURCHASED	10/22/2001	7,518	0	100%	7,518	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,518	0
659	1841	30 Hp Pump Sr0203	EQU	PURCHASED	11/12/2001	4,868	0	100%	4,868	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,868	0
660	1842	100 Hp Pump Sr0203	EQU	PURCHASED	11/12/2001	5,855	0	100%	5,855	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,855	0
661	1843	200 Hp Goulds Reuse Pump Sr0203	EQU	PURCHASED	11/12/2002	7,879	0	100%	7,879	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	7,879	0	0	0	0
662	1844	Water Main Txt 725 Dodge Taper Lock Reducer	EQU	PURCHASED	3/18/2002	3,624	0	100%	3,624	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,624	0
663	1845	Mds 9810 Dsp Transceiver	EQU	PURCHASED	6/20/2002	1,138	0	100%	1,138	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,138	0
664	1846	Composite Sampler Sigma 900 Awrs Plus Shipping	EQU	PURCHASED	11/6/2002	4,001	0	100%	4,001	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,001	0
665	1847	Auto Crane 3203Prx Series For Veh # 311 Dan Ortiz	EQU	PURCHASED	7/21/2003	14,010	0	100%	14,010	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,010	0
666	1848	Paging system WWTP	EQU	PURCHASED	9/10/2003	3,390	0	100%	3,390	ST	0	0	0	0	0	0	0	0	0	3,390	0	0	0	0	0	0	0	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System Supply	Water System Treatment	Water System Effl./Recl. Treatment	Water System Trans.	Water System Effl./Recl. Transmission	Water System Distribution	Water System Effl./Recl. Distribution	Water System Fire Hydrants	Water System Meters	Wastewater System Treatment	Wastewater System Effl./Recl. Treatment	Wastewater System Trans.	Wastewater System Effl./Recl. Transmission	Wastewater System Collection	Wastewater System Effl./Recl. Distribution	Indirect	General Plant	Other
667	1850	225 Amp Transfer Switch	EQU	PURCHASED	4/14/2003	2,603	0	100%	2,603	ST	0	0	0	0	0	0	0	0	0	2,603	0	0	0	0	0	0	0	0
668	1851	Spare Pump For Lift Station # 22	EQU	PURCHASED	4/22/2003	3,775	0	100%	3,775	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,775	0	0	0	0
669	1852	Central Florida Controls Lab Equipment	EQU	PURCHASED	9/29/2004	1,270	0	100%	1,270	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,270	0
670	1853	Sr0101 Replacement Pump	EQU	PURCHASED	10/25/2003	16,632	0	100%	16,632	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,632	0
671	1854	Lab Equip WWTP	EQU	PURCHASED	9/29/2005	21,368	0	100%	21,368	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,368	0
672	1855	Lift Station #2 Pump	EQU	PURCHASED	4/29/2006	29,644	0	100%	29,644	S-TR	0	0	0	0	0	0	0	0	0	0	0	29,644	0	0	0	0	0	0
673	1857	Lift Station Retrofit (Wa0602)	EQU	PURCHASED	9/29/2006	11,257	0	100%	11,257	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	11,257	0	0	0	0
674	1858	Vactor Truck & Equipment Unit #351	EQU	PURCHASED	9/29/2006	117,848	0	100%	117,848	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117,848	0
675	1859	2006 Tv Truck - Unit #413	EQU	PURCHASED	9/29/2006	189,387	0	100%	189,387	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189,387	0
676	1860	Lap Equipment - Wwtp	EQU	PURCHASED	9/29/2006	4,860	0	100%	4,860	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,860	0
677	1861	Wwtp Pump Rep. - Lift Station	EQU	PURCHASED	10/29/2006	16,831	0	100%	16,831	S-TR	0	0	0	0	0	0	0	0	0	0	0	16,831	0	0	0	0	0	0
678	1862	Fiber Optic To Plant #2	EQU	PURCHASED	9/29/2006	1,320	0	100%	1,320	ST	0	0	0	0	0	0	0	0	0	1,320	0	0	0	0	0	0	0	0
679	1863	Wwtp Pump	EQU	PURCHASED	10/29/2006	14,628	0	100%	14,628	ST	0	0	0	0	0	0	0	0	0	14,628	0	0	0	0	0	0	0	0
680	1864	Pump & Accessories	EQU	PURCHASED	9/29/2006	1,517	0	100%	1,517	ST	0	0	0	0	0	0	0	0	0	1,517	0	0	0	0	0	0	0	0
681	1865	Pump	EQU	PURCHASED	9/29/2007	14,870	0	100%	14,870	ST	0	0	0	0	0	0	0	0	0	14,870	0	0	0	0	0	0	0	0
682	1866	Scada System	EQU	PURCHASED	3/8/2007	45,595	0	100%	45,595	STelemetry	0	0	0	0	0	0	0	0	0	15,198	0	15,198	0	15,198	0	0	0	0
683	1867	Flow Monitors	EQU	PURCHASED	10/21/2007	3,324	0	100%	3,324	ST	0	0	0	0	0	0	0	0	0	3,324	0	0	0	0	0	0	0	0
684	1868	Generator	EQU	PURCHASED	4/14/2008	56,990	0	100%	56,990	ST	0	0	0	0	0	0	0	0	0	56,990	0	0	0	0	0	0	0	0
685	1869	Chlorine Analyzer	EQU	PURCHASED	8/11/2008	3,075	0	100%	3,075	ST	0	0	0	0	0	0	0	0	0	3,075	0	0	0	0	0	0	0	0
686	1870	Pump Equipment	EQU	PURCHASED	12/5/2007	4,000	0	100%	4,000	ST	0	0	0	0	0	0	0	0	0	4,000	0	0	0	0	0	0	0	0
687	1871	4 Generators	EQU	PURCHASED	4/18/2008	152,400	0	100%	152,400	ST	0	0	0	0	0	0	0	0	0	152,400	0	0	0	0	0	0	0	0
688	1872	400 Kw Generator - Tradewinds Power	EQU	PURCHASED	4/20/2009	84,157	0	100%	84,157	ST	0	0	0	0	0	0	0	0	0	84,157	0	0	0	0	0	0	0	0
689	1873	Generator Installation - Tradewinds Power	EQU	PURCHASED	4/1/2009	21,114	0	100%	21,114	ST	0	0	0	0	0	0	0	0	0	21,114	0	0	0	0	0	0	0	0
690	1874	Generators LS 17,19,27,32 - Emergency Power Systems	EQU	PURCHASED	4/2/2009	187,953	0	100%	187,953	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	187,953	0	0	0	0
691	1875	Telemetry System	EQU	PURCHASED	4/30/2010	51,102	0	100%	51,102	STelemetry	0	0	0	0	0	0	0	0	0	17,034	0	17,034	0	17,034	0	0	0	0
692	1876	Pro-Co, Inc. Lavatory Equipment - System 182 & Visoturb	EQU	PURCHASED	10/26/2014	4,283	0	100%	4,283	ST	0	0	0	0	0	0	0	0	0	4,283	0	0	0	0	0	0	0	0
693	1877	Unit #351 Major Repair	EQU	PURCHASED	5/30/2015	20,470	0	100%	20,470	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,470	0
694	1884	EMERGENCY REPLACEMENT GEN-SET CIRCUIT BR	EQU	PURCHASED	4/24/2020	7,541	0	100%	7,541	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,541	0
695	1885	CRANE NEEDED TO REBUILD BARSCREEN COMPA	EQU	PURCHASED	4/27/2020	663	0	100%	663	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	663	0
696	1886	CRANE NEEDED TO REBUILD BARSCREEN COMPA	EQU	PURCHASED	4/1/2020	663	0	100%	663	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	663	0
697	1878	VacCon Sewer Truck Vin 1FVHG3FE3KHKC3107	EQU	PURCHASED	10/24/2017	365,344	0	100%	365,344	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	109,603	0	255,740	0	0	0	0
698	1879	56 KW GENERATOR FOR LS 24 RESO NO 2018-1	EQU	PURCHASED	4/26/2019	51,953	0	100%	51,953	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	15,586	0	36,367	0	0	0	0
699	1880	TRADEWINDS GENERATOR 125 KW & TRANSFER S	EQU	PURCHASED	4/26/2019	57,801	0	100%	57,801	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57,801	0
700	1882	56 KW GENERATOR FOR LS 24 RESO NO 2018-1	EQU	PURCHASED	4/27/2020	16,000	0	100%	16,000	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	4,800	0	11,200	0	0	0	0
701	1883	PURCHASE CRANE FOR UTILITY LIFT STATION	EQU	PURCHASED	4/21/2020	52,218	0	100%	52,218	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	15,665	0	36,552	0	0	0	0
		Water Meters																										
702	3006	Water Meters (Wa20306)	MET	PURCHASED	9/30/2005	$60,590	$0	100%	$60,590	Meters	$0	$0	$0	$0	$0	$0	$0	$0	$60,590	$0	$0	$0	$0	$0	$0	$0	$0	$0
703	3008	Water Meters	MET	PURCHASED	12/31/2005	43,081	0	100%	43,081	Meters	0	0	0	0	0	0	0	0	43,081	0	0	0	0	0	0	0	0	0
704	3009	Meters	MET	PURCHASED	12/31/2006	58,901	0	100%	58,901	Meters	0	0	0	0	0	0	0	0	58,901	0	0	0	0	0	0	0	0	0
705	3010	Radio Read Meter Conversion	MET	PURCHASED	9/30/2007	9,925	0	100%	9,925	Meters	0	0	0	0	0	0	0	0	9,925	0	0	0	0	0	0	0	0	0
706	3011	Meters	MET	PURCHASED	12/31/2007	4,948	0	100%	4,948	Meters	0	0	0	0	0	0	0	0	4,948	0	0	0	0	0	0	0	0	0
707	3012	Master Meter	MET	PURCHASED	12/31/2007	4,303	0	100%	4,303	Meters	0	0	0	0	0	0	0	0	4,303	0	0	0	0	0	0	0	0	0
708	3013	Meters	MET	PURCHASED	12/31/2008	51,527	0	100%	51,527	Meters	0	0	0	0	0	0	0	0	51,527	0	0	0	0	0	0	0	0	0
709	3014	Meters	MET	PURCHASED	12/31/2009	103,355	0	100%	103,355	Meters	0	0	0	0	0	0	0	0	103,355	0	0	0	0	0	0	0	0	0
710	3023	3/4" Water Meters	MET	PURCHASED	12/31/2010	144,876	0	100%	144,876	Meters	0	0	0	0	0	0	0	0	144,876	0	0	0	0	0	0	0	0	0
711	3030	1" Water Meter	MET	PURCHASED	12/31/2010	19,866	0	100%	19,866	Meters	0	0	0	0	0	0	0	0	19,866	0	0	0	0	0	0	0	0	0
712	3037	1 1/2" Water Meter	MET	PURCHASED	12/31/2010	704	0	100%	704	Meters	0	0	0	0	0	0	0	0	704	0	0	0	0	0	0	0	0	0
713	3044	2" Water Meter	MET	PURCHASED	12/31/2010	3,256	0	100%	3,256	Meters	0	0	0	0	0	0	0	0	3,256	0	0	0	0	0	0	0	0	0
714	3022	3/4" Water Meters	MET	PURCHASED	8/7/2012	153,547	0	100%	153,547	Meters	0	0	0	0	0	0	0	0	153,547	0	0	0	0	0	0	0	0	0
715	3029	1" Water Meter	MET	PURCHASED	10/6/2012	34,050	0	100%	34,050	Meters	0	0	0	0	0	0	0	0	34,050	0	0	0	0	0	0	0	0	0
716	3036	1 1/2" Water Meter	MET	PURCHASED	9/7/2012	10,490	0	100%	10,490	Meters	0	0	0	0	0	0	0	0	10,490	0	0	0	0	0	0	0	0	0
717	3043	2" Water Meter	MET	PURCHASED	10/7/2012	18,111	0	100%	18,111	Meters	0	0	0	0	0	0	0	0	18,111	0	0	0	0	0	0	0	0	0
718	3050	3" Water Meter	MET	PURCHASED	6/9/2012	2,586	0	100%	2,586	Meters	0	0	0	0	0	0	0	0	2,586	0	0	0	0	0	0	0	0	0
719	3051	4" Water Meter	MET	PURCHASED	5/9/2012	3,235	0	100%	3,235	Meters	0	0	0	0	0	0	0	0	3,235	0	0	0	0	0	0	0	0	0
720	3052	4" Water Meter	MET	PURCHASED	10/14/2011	100	0	100%	100	Meters	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0	0	0	0
721	3054	1" Reclaimed Water Meter	MET	PURCHASED	9/7/2012	39,097	0	100%	39,097	Meters	0	0	0	0	0	0	0	0	39,097	0	0	0	0	0	0	0	0	0
722	3061	1 1/2" Reclaimed Water Meter	MET	PURCHASED	8/8/2012	1,620	0	100%	1,620	Meters	0	0	0	0	0	0	0	0	1,620	0	0	0	0	0	0	0	0	0
723	3090	5/8" Meters	MET	PURCHASED	12/31/2019	73,744	0	100%	73,744	Meters	0	0	0	0	0	0	0	0	73,744	0	0	0	0	0	0	0	0	0
724	3091	5/8" Meters	MET	PURCHASED	12/31/2019	29,925	0	100%	29,925	Meters	0	0	0	0	0	0	0	0	29,925	0	0	0	0	0	0	0	0	0
725	3055	1" Reclaimed Water Meter	MET	PURCHASED	2/21/2013	3,899	0	100%	3,899	Meters	0	0	0	0	0	0	0	0	3,899	0	0	0	0	0	0	0	0	0
726	3024	3/4" Water Meters	MET	PURCHASED	12/31/2013	75,574	0	100%	75,574	Meters	0	0	0	0	0	0	0	0	75,574	0	0	0	0	0	0	0	0	0
727	3031	1" Water Meter	MET	PURCHASED	12/31/2013	3,944	0	100%	3,944	Meters	0	0	0	0	0	0	0	0	3,944	0	0	0	0	0	0	0	0	0
728	3038	1 1/2" Water Meter	MET	PURCHASED	12/31/2013	1,520	0	100%	1,520	Meters	0	0	0	0	0	0	0	0	1,520	0	0	0	0	0	0	0	0	0
729	3045	2" Water Meter	MET	PURCHASED	12/31/2013	1,709	0	100%	1,709	Meters	0	0	0	0	0	0	0	0	1,709	0	0	0	0	0	0	0	0	0
730	3056	1" Reclaimed Water Meter	MET	PURCHASED	12/31/2013	28,769	0	100%	28,769	Meters	0	0	0	0	0	0	0	0	28,769	0	0	0	0	0	0	0	0	0
731	3062	2" Reclaimed Water Meter	MET	PURCHASED	12/31/2013	820	0	100%	820	Meters	0	0	0	0	0	0	0	0	820	0	0	0	0	0	0	0	0	0
732	3032	1" Water Meter	MET	PURCHASED	10/1/2014	27,217	0	500%	27,217	Meters	0	0	0	0	0	0	0	0	27,217	0	0	0	0	0	0	0	0	0
733	3033	1" Water Meter	MET	PURCHASED	12/31/2015	41,205	0	600%	41,205	Meters	0	0	0	0	0	0	0	0	41,205	0	0	0	0	0	0	0	0	0
734	3039	1 1/2" Water Meter	MET	PURCHASED	10/1/2014	760	0	700%	760	Meters	0	0	0	0	0	0	0	0	760	0	0	0	0	0	0	0	0	0
735	3040	1 1/2" Water Meter	MET	PURCHASED	12/31/2015	11,427	0	800%	11,427	Meters	0	0	0	0	0	0	0	0	11,427	0	0	0	0	0	0	0	0	0
736	3057	1" Reclaimed Water Meter	MET	PURCHASED	10/1/2014	15,090	0	1100%	15,090	Meters	0	0	0	0	0	0	0	0	15,090	0	0	0	0	0	0	0	0	0
737	3058	1" Reclaimed Water Meter	MET	PURCHASED	12/31/2015	64,504	0	1200%	64,504	Meters	0	0	0	0	0	0	0	0	64,504	0	0	0	0	0	0	0	0	0
738	3067	Hydrants	MET	PURCHASED	12/31/2016	19,270	0	2100%	19,270	Meters	0	0	0	0	0	0	0	0	19,270	0	0	0	0	0	0	0	0	0
739	3007	Water Meters	MET	PURCHASED	12/31/2005	71,311	0	100%	71,311	Meters	0	0	0	0	0	0	0	0	71,311	0	0	0	0	0	0	0	0	0
740	3015	3/4" Water Meters	MET	PURCHASED	6/9/2012	54,214	0	100%	54,214	Meters	0	0	0	0	0	0	0	0	54,214	0	0	0	0	0	0	0	0	0
741	3016	3/4" Water Meters	MET	PURCHASED	1/14/2013	11,198	0	100%	11,198	Meters	0	0	0	0	0	0	0	0	11,198	0	0	0	0	0	0	0	0	0
742	3017	3/4" Water Meters	MET	PURCHASED	2/21/2013	3,799	0	100%	3,799	Meters	0	0	0	0	0	0	0	0	3,799	0	0	0	0	0	0	0	0	0
743	3018	3/4" Water Meters	MET	PURCHASED	4/25/2013	3,799	0	100%	3,799	Meters	0	0	0	0	0	0	0	0	3,799	0	0	0	0	0	0	0	0	0
744	3019	3/4" Water Meters	MET	PURCHASED	4/5/2013	7,898	0	100%	7,898	Meters	0	0	0	0	0	0	0	0	7,898	0	0	0	0	0	0	0	0	0
745	3020	3/4" Water Meters	MET	PURCHASED	12/31/2013	36,793	0	100%	36,793	Meters	0	0	0	0	0	0	0	0	36,793	0	0	0	0	0	0	0	0	0
746	3021	3/4" Water Meters	MET	PURCHASED	10/1/2014	12,282	0	100%	12,282	Meters	0	0	0	0	0	0	0	0	12,282	0	0	0	0	0	0	0	0	0
747	3025	3/4" Water Meters	MET	PURCHASED	10/1/2014	30,160	0	100%	30,160	Meters	0	0	0	0	0	0	0	0	30,160	0	0	0	0	0	0	0	0	0
748	3026	3/4" Water Meters	MET	PURCHASED	12/31/2015	352,455	0	100%	352,455	Meters	0	0	0	0	0	0	0	0	352,455	0	0	0	0	0	0	0	0	0
749	3027	3/4" Water Meters	MET	PURCHASED	12/31/2016	92,728	0	100%	92,728	Meters	0	0	0	0	0	0	0	0	92,728	0	0	0	0	0	0	0	0	0
750	3028	3/4" Water Meters	MET	PURCHASED	12/31/2017	40,215	0	100%	40,215	Meters	0	0	0	0	0	0	0	0	40,215	0	0	0	0	0	0	0	0	0
751	3034	1" Water Meter	MET	PURCHASED	12/31/2016	26,979	0	100%	26,979	Meters	0	0	0	0	0	0	0	0	26,979	0	0	0	0	0	0	0	0	0
752	3035	1" Water Meter	MET	PURCHASED	12/31/2017	8,973	0	100%	8,973	Meters	0	0	0	0	0	0	0	0	8,973	0	0	0	0	0	0	0	0	0
753	3041	1 1/2" Water Meter	MET	PURCHASED	12/31/2016	13,695	0	100%	13,695	Meters	0	0	0	0	0	0	0	0	13,695	0	0	0	0	0	0	0	0	0
754	3042	1 1/2" Water Meter	MET	PURCHASED	12/31/2017	1,125	0	100%	1,125	Meters	0	0	0	0	0	0	0	0	1,125	0	0	0	0	0	0	0	0	0
755	3046	2" Water Meter	MET	PURCHASED	10/2/2014	168	0	100%	168	Meters	0	0	0	0	0	0	0	0	168	0	0	0	0	0	0	0	0	0
756	3047	2" Water Meter	MET	PURCHASED	12/31/2015	8,536	0	100%	8,536	Meters	0	0	0	0	0	0	0	0	8,536	0	0	0	0	0	0	0	0	0
757	3048	2" Water Meter	MET	PURCHASED	12/31/2016	11,325	0	100%	11,325	Meters	0	0	0	0	0	0	0	0	11,325	0	0	0	0	0	0	0	0	0
758	3049	2" Water Meter	MET	PURCHASED	12/31/2017	640	0	100%	640	Meters	0	0	0	0	0	0	0	0	640	0	0	0	0	0	0	0	0	0
759	3053	4" Water Meter	MET	PURCHASED	12/31/2017	7,552	0	100%	7,552	Meters	0	0	0	0	0	0	0	0	7,552	0	0	0	0	0	0	0	0	0
760	3071	3/4" Water Meters	MET	PURCHASED	10/1/2018	45,216	0	100%	45,216	Meters	0	0	0	0	0	0	0	0	45,216	0	0	0	0	0	0	0	0	0
761	3072	3/4" Water Meters	MET	PURCHASED	10/1/2018	45,486	0	100%	45,486	Meters	0	0	0	0	0	0	0	0	45,486	0	0	0	0	0	0	0	0	0
762	3073	3/4" Water Meters	MET	PURCHASED	10/1/2018	3,520	0	100%	3,520	Meters	0	0	0	0	0	0	0	0	3,520	0	0	0	0	0	0	0	0	0
763	3074	3/4" Water Meters	MET	PURCHASED	10/1/2018	31,680	0	100%	31,680	Meters	0	0	0	0	0	0	0	0	31,680	0	0	0	0	0	0	0	0	0
764	3075	1" Water Meter	MET	PURCHASED	10/1/2018	16,954	0	100%	16,954	Meters	0	0	0	0	0	0	0	0	16,954	0	0	0	0	0	0	0	0	0
765	3076	1" Water Meter	MET	PURCHASED	10/1/2018	1,222	0	100%	1,222	Meters	0	0	0	0	0	0	0	0	1,222	0	0	0	0	0	0	0	0	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System Supply	Water System Treatment	Water System Effl./Recl. Treatment	Water System Trans.	Water System Effl./Recl. Transmission	Water System Distribution	Water System Effl./Recl. Distribution	Water System Fire Hydrants	Water System Meters	Wastewater System Treatment	Wastewater System Effl./Recl. Treatment	Wastewater System Trans.	Wastewater System Effl./Recl. Transmission	Wastewater System Collection	Wastewater System Effl./Recl. Distribution	Indirect	General Plant	Other
766	3077	1 1/2" Water Meter	MET	PURCHASED	10/1/2018	403	0	100%	403	Meters	0	0	0	0	0	0	0	0	403	0	0	0	0	0	0	0	0	0
767	3078	1 1/2" Water Meter	MET	PURCHASED	10/1/2018	957	0	100%	957	Meters	0	0	0	0	0	0	0	0	957	0	0	0	0	0	0	0	0	0
768	3079	1 1/2" Water Meter	MET	PURCHASED	10/1/2018	2,520	0	100%	2,520	Meters	0	0	0	0	0	0	0	0	2,520	0	0	0	0	0	0	0	0	0
769	3080	1 1/2" Water Meter	MET	PURCHASED	10/1/2018	453	0	100%	453	Meters	0	0	0	0	0	0	0	0	453	0	0	0	0	0	0	0	0	0
770	3081	2" Water Meter	MET	PURCHASED	10/1/2018	1,944	0	100%	1,944	Meters	0	0	0	0	0	0	0	0	1,944	0	0	0	0	0	0	0	0	0
771	3082	2" Water Meter	MET	PURCHASED	10/1/2018	599	0	100%	599	Meters	0	0	0	0	0	0	0	0	599	0	0	0	0	0	0	0	0	0
772	3083	2" Water Meter	MET	PURCHASED	10/1/2018	900	0	100%	900	Meters	0	0	0	0	0	0	0	0	900	0	0	0	0	0	0	0	0	0
773	3089	3" Fire Hydrant Meters	MET	PURCHASED	10/1/2018	6,675	0	100%	6,675	Meters	0	0	0	0	0	0	0	0	6,675	0	0	0	0	0	0	0	0	0
774	3092	1 Meters	MET	PURCHASED	12/31/2019	14,045	0	100%	14,045	Meters	0	0	0	0	0	0	0	0	14,045	0	0	0	0	0	0	0	0	0
775	3093	1 Meters	MET	PURCHASED	12/31/2019	4,645	0	100%	4,645	Meters	0	0	0	0	0	0	0	0	4,645	0	0	0	0	0	0	0	0	0
776	3094	1 Meters	MET	PURCHASED	12/31/2019	1,384	0	100%	1,384	Meters	0	0	0	0	0	0	0	0	1,384	0	0	0	0	0	0	0	0	0
777	3095	1 Meters	MET	PURCHASED	12/31/2019	704	0	100%	704	Meters	0	0	0	0	0	0	0	0	704	0	0	0	0	0	0	0	0	0
778	3096	1,5 Meters	MET	PURCHASED	12/31/2019	1,360	0	100%	1,360	Meters	0	0	0	0	0	0	0	0	1,360	0	0	0	0	0	0	0	0	0
779	3097	1,5 Meters	MET	PURCHASED	12/31/2019	2,392	0	100%	2,392	Meters	0	0	0	0	0	0	0	0	2,392	0	0	0	0	0	0	0	0	0
780	3098	2 Meters	MET	PURCHASED	12/31/2019	1,198	0	100%	1,198	Meters	0	0	0	0	0	0	0	0	1,198	0	0	0	0	0	0	0	0	0
781	3099	2 Meters	MET	PURCHASED	12/31/2019	150	0	100%	150	Meters	0	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0	0	0
782	3100	2 Meters	MET	PURCHASED	12/31/2019	1,458	0	100%	1,458	Meters	0	0	0	0	0	0	0	0	1,458	0	0	0	0	0	0	0	0	0
783	3107	NEPTUNE MACH 10 R900I METERS - 3" 12" FL	MET	PURCHASED	12/31/2019	6,771	0	100%	6,771	Meters	0	0	0	0	0	0	0	0	6,771	0	0	0	0	0	0	0	0	0
784	2445	4" HP TURBINE RECLAIMED METER	MET	PURCHASED	11/18/2017	2,145	0	100%	2,145	Meters	0	0	0	0	0	0	0	0	2,145	0	0	0	0	0	0	0	0	0
785	3059	1" Reclaimed Water Meter	MET	PURCHASED	12/31/2016	43,310	0	100%	43,310	Meters	0	0	0	0	0	0	0	0	43,310	0	0	0	0	0	0	0	0	0
786	3060	1" Reclaimed Water Meter	MET	PURCHASED	12/31/2017	3,916	0	100%	3,916	Meters	0	0	0	0	0	0	0	0	3,916	0	0	0	0	0	0	0	0	0
787	3063	2" Reclaimed Water Meter	MET	PURCHASED	10/2/2014	1,094	0	100%	1,094	Meters	0	0	0	0	0	0	0	0	1,094	0	0	0	0	0	0	0	0	0
788	3064	2" Reclaimed Water Meter	MET	PURCHASED	12/31/2015	8,450	0	100%	8,450	Meters	0	0	0	0	0	0	0	0	8,450	0	0	0	0	0	0	0	0	0
789	3065	2" Reclaimed Water Meter	MET	PURCHASED	12/31/2016	1,531	0	100%	1,531	Meters	0	0	0	0	0	0	0	0	1,531	0	0	0	0	0	0	0	0	0
790	3066	2" Reclaimed Water Meter	MET	PURCHASED	12/31/2017	489	0	100%	489	Meters	0	0	0	0	0	0	0	0	489	0	0	0	0	0	0	0	0	0
791	3084	1" Reclaimed Water Meter	MET	PURCHASED	10/1/2018	31,422	0	100%	31,422	Meters	0	0	0	0	0	0	0	0	31,422	0	0	0	0	0	0	0	0	0
792	3085	1" Reclaimed Water Meter	MET	PURCHASED	10/1/2018	1,869	0	100%	1,869	Meters	0	0	0	0	0	0	0	0	1,869	0	0	0	0	0	0	0	0	0
793	3086	2" Reclaimed Water Meter	MET	PURCHASED	10/1/2018	1,819	0	100%	1,819	Meters	0	0	0	0	0	0	0	0	1,819	0	0	0	0	0	0	0	0	0
794	3087	2" Reclaimed Water Meter	MET	PURCHASED	10/1/2018	785	0	100%	785	Meters	0	0	0	0	0	0	0	0	785	0	0	0	0	0	0	0	0	0
795	3101	1 Reclaim Meters	MET	PURCHASED	12/31/2019	4,975	0	100%	4,975	Meters	0	0	0	0	0	0	0	0	4,975	0	0	0	0	0	0	0	0	0
796	3102	1 Reclaim Meters	MET	PURCHASED	12/31/2019	915	0	100%	915	Meters	0	0	0	0	0	0	0	0	915	0	0	0	0	0	0	0	0	0
797	3103	1 Reclaim Meters	MET	PURCHASED	12/31/2019	953	0	100%	953	Meters	0	0	0	0	0	0	0	0	953	0	0	0	0	0	0	0	0	0
798	3104	1 Reclaim Meters	MET	PURCHASED	12/31/2019	5,616	0	100%	5,616	Meters	0	0	0	0	0	0	0	0	5,616	0	0	0	0	0	0	0	0	0
799	3105	1 Reclaim Meters	MET	PURCHASED	12/31/2019	2,710	0	100%	2,710	Meters	0	0	0	0	0	0	0	0	2,710	0	0	0	0	0	0	0	0	0
800	3106	2 Reclaim Meters	MET	PURCHASED	12/31/2019	828	0	100%	828	Meters	0	0	0	0	0	0	0	0	828	0	0	0	0	0	0	0	0	0
		Construction In Progress As Of September 30, 2022																										
801	2485	SR44 Utility Relocation - 421-5555-580.63-01-CB1403 - FY19-20	WIP	PURCHASED		$46,620	0	100%	46,620	WSLines	$0	$0	$0	$6,867	$0	$16,022	$0	$0	$0	$0	$0	$7,119	$0	$16,612	$0	$0	$0	$0
802	2510	Round Lake Utilities Phase I - Widening - (WI2002) - FY19-20	WIP	PURCHASED		43,828	0	100%	43,828	WSLines	0	0	0	6,456	0	15,063	0	0	0	0	0	6,693	0	15,617	0	0	0	0
803	3465	Round Lake Utilities Phase 1 (WI2002) - 425-5555-580.63-01-WI2002 - FY20-21	WIP	PURCHASED		2,209,816	0	100%	2,209,816	WSLines	0	0	0	325,489	0	759,475	0	0	0	0	0	337,456	0	787,397	0	0	0	0
804	3597	Round Lake Utilities Phase I - (WI2002) - 425-5555-580.63-01-WI2002 - FY21-22	WIP	PURCHASED		3,433	0	100%	3,433	WSLines	0	0	0	506	0	1,180	0	0	0	0	0	524	0	1,223	0	0	0	0
805	3554	Water treatment plant #2 new well (WA1507) - 425-5555-580.63-01-WA1507 - FY	WIP	PURCHASED		2,231	0	100%	2,231	WT	0	2,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
806	3445	Water Treatment Plan #2 New Well (WA1507) - 425-5555-580.63-01-WA1507 - F	WIP	PURCHASED		45,323	0	100%	45,323	WT	0	45,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
807	3446	Water treatment Plant Expansion and Improvement (WA2002) - 425-5555-580.63-01-WA2002 - FY20-21	WIP	PURCHASED		546,254	0	100%	546,254	WT	0	546,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
808	3558	Limit Ave reclaim interconnect (WW2211) - 425-5555-580.63-01-WW2211 - FY21	WIP	PURCHASED		123,471	0	100%	123,471	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	123,471	0	0	0	0	0
809	2489	Public Works Complex - 500-5555-580.63-01 FY19-20	WIP	PURCHASED		931	0	100%	931	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	931	0
810	2505	Public Works Complex - 500-5555-580.63-01 - FY19-20	WIP	PURCHASED		38,453	0	100%	38,453	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,453	0
811	3556	WWTP #1 Expansion (WA2002) - 425-5555-580.63-01-WA2002 - FY21-22	WIP	PURCHASED		528,442	0	100%	528,442	ST	0	0	0	0	0	0	0	0	0	528,442	0	0	0	0	0	0	0	0
812	2493	WWTP I & 2 Evaluation	WIP	PURCHASED		75,782	0	100%	75,782	ST	0	0	0	0	0	0	0	0	0	75,782	0	0	0	0	0	0	0	0
813	2508	WWTP #1 Expansion & Impr. - (WA2002) - FY19-20	WIP	PURCHASED		289,284	0	100%	289,284	ST	0	0	0	0	0	0	0	0	0	289,284	0	0	0	0	0	0	0	0
814		TOTAL SYSTEM ASSETS - CURRENTLY REPORTED				$91,603,891	($98,682)		$91,505,209		$907,137	$9,895,883	$0	$12,044,170	$0	$6,094,420	$136,373	$142,646	$2,271,575	$27,185,794	$0	$9,787,424	$10,121,209	$9,675,212	$0	$0	$3,071,476	$171,890
815		ALLOCATION OF OTHER DEVELOPER CONTRIBUTIONS							$0		$0	$0	$0	$0	$0	$66,429	$0	$0	$0	$0	$0	$0	$0	$105,460	$0	$0	$0	($171,890)
816		ALLOCATION OF INDIRECT PLANT							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
817		TOTAL SYSTEM ASSETS - ADJUSTED FOR INDIRECT ITEMS							91,505,209		907,137	9,895,883	0	12,044,170	0	6,160,850	136,373	142,646	2,271,575	27,185,794	0	9,787,424	10,121,209	9,780,672	0	0	3,071,476	0
		Allocation									0.99%	10.81%	0.00%	13.16%	0.00%	6.73%	0.15%	0.16%	2.48%	29.71%	0.00%	10.70%	11.06%	10.69%	0.00%	0.00%	3.36%	0.00%
818		Asset Adjustment True-Up	Indirect			$0	0	100%	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
819		TOTAL ASSETS FOR IMPACT FEE DETERMINATION				$91,603,891	($98,682)		$91,505,209		$907,137	$9,895,883	$0	$12,044,170	$0	$6,160,850	$136,373	$142,646	$2,271,575	$27,185,794	$0	$9,787,424	$10,121,209	$9,780,672	$0	$0	$3,071,476	$0
820		PERCENTAGE OF TOTAL							100.00%		0.99%	10.81%	0.00%	13.16%	0.00%	6.73%	0.15%	0.16%	2.48%	29.71%	0.00%	10.70%	11.06%	10.69%	0.00%	0.00%	3.36%	0.00%
821		TOTAL ASSETS CONSIDERED AS DONATATIONS / CONTRIBUTIONS							$1,273,689		$0	$0	$0	$382,107	$0	$891,583	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Footnotes:

[1] Amounts shown are derived from fixed asset records provided by the City; amounts reported as of September 30, 2022. Amounts are classified to plant functions based on: i) fixed asset description and cost center / location; ii) relevance of fixed asset; and iii) ratemaking judgment.

ORDINANCE NO. 2024-11

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA REGULATING CITY OF MOUNT DORA SEWER CONNECTION FEES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; ADOPTING A SEWER CONNECTION FEE STUDY DATED MAY 1, 2024; PROVIDING FOR MODIFICATION OF SEWER CONNECTION FEES AND REGULATIONS PERTAINING THERETO TO BE EFFECTIVE NINETY (90) DAYS FROM ADOPTION OF THIS ORDINANCE; 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, under its home rule powers and pursuant to §163.31801, *Florida Statutes* and judicially created law, the City of Mount Dora may impose fees to ensure that new development pays for its proportional share of capital facilities required by such new development; and

WHEREAS, the City Council of the City of Mount Dora has studied the necessity for and implications of the adoption of an ordinance updating sewer connection fees and has retained a professional consulting firm to prepare a study relating to sewer connection fees (the "Study") to determine the proportionate demand that new development generates for additional sewer improvements and facilities; and

WHEREAS, the Study has been presented to, and reviewed by, the City Council of the City of Mount Dora, and it has been determined (1) that sewer connection fees are necessary to offset the costs associated with meeting future demands for the City's sewer facilities pursuant to the projections set forth in the Study; (2) that the sewer connection fees bear a reasonable relationship to the burden imposed upon the City to provide sewer facilities to new City residents; (3) sewer connection fee revenues will provide a direct benefit to such new City residents reasonably related to the fees assessed; (4) that an essential nexus exists between projected new development and the need for additional sewer facilities to be funded with sewer connection fees and the benefits that accrue to new development paying the fees; (5) that the amount of the sewer connection fees are roughly proportional to the *pro rata* share of the additional sewer facilities needed to serve new development; and

WHEREAS, the costs of real property for use in sewer facilities development and the costs of various facilities and equipment have been used by the City's consultant in developing a development impact cost per property use type as set forth in the Study; and

WHEREAS, the decisions of the City Council as set forth herein are reasonable and prudent steps pertaining to sound growth management which have been taken for the benefit of the citizens of the City, both present and future; and

WHEREAS, the City is projected to significantly grow in population and further economically develop in the future; and

WHEREAS, this Ordinance contains an administrative framework to ensure that the benefit of sewer facilities funded with sewer connection fees will accrue proportionately to new development paying the fees; and

WHEREAS, Section 163.3202(3), *Florida Statutes*, encourages the use of innovative land use regulations and impact fees by local governments to manage growth and to provide the necessary public facilities and for the imposition by local governments of impact fees on development to fund the capital cost of facilities necessitated by such development; and

WHEREAS, requiring future growth to contribute its fair share of the costs necessary to fund required capital improvements and additions is an integral and vital part of the regulatory plan of growth management in the City and is a practice consistent with sound and generally accepted growth management, fiscal and public administration practices, and principles; and

WHEREAS, accordingly, the City of Council of the City of Mount Dora finds this ordinance to be in the best interests of the health, safety, and welfare of the public.

Note: Underlined words of this constitute the new text of the City of Mount Dora Code of Ordinances, asterisks (***) indicate an omission from the original text of the Code of Ordinances, City of Mount Dora, which is intended to remain unchanged, and ~~strikethrough~~ constitutes deletions from the original Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Dora, Florida, as follows:

SECTION 1. The above recitals, or "Whereas" clauses, are hereby adopted as the City Council's legislative findings and are incorporated herein by reference.

SECTION 2. Chapter 44 – 'Utilities,' Article IV – 'Rates, Charges, Fees, and Collection Procedure.' Division 1, 'Generally' of the City of Mount Dora Code of Ordinances is hereby amended as follows:

CHAPTER 44 – UTILITIES.

***

ARTICLE IV – RATES, CHARGES, FEES, AND COLLECTION PROCEDURE.

***

DIVISION 1. GENERALLY.

***

Sec. 44-254. Connection charges.

***

(c) *Sewer.* ~~See section 44-256.~~ See Division 2 of this Article.

***

SECTION 3. Chapter 44 – 'Utilities,' Article IV – 'Rates, Charges, Fees, and Collection Procedure.' Division 2, 'Sewer Connection Fee' of the City of Mount Dora Code of Ordinances is hereby amended as follows:

CHAPTER 44 – UTILITIES.

***

ARTICLE IV – RATES, CHARGES, FEES, AND COLLECTION PROCEDURE.

***

DIVISION 2. SEWER CONNECTION FEE.

Sec. 44-279. Definitions.

Unless specifically defined in this section, words or phrases used in this division shall be interpreted to give this division its most reasonable application, consistent with state and federal law and other city and county requirements. The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City rate resolutions and ordinances means all resolutions and ordinances, either in effect or to be adopted, by the city council or its successors, which establish and fix rates, fees and charges for the city wastewater system.

City wastewater system means all facilities and interests in real and personal property owned, operated, managed or conditioned by the city and used to provide sewer or wastewater service to customers within the service area of the city.

Collection facilities means the lines, pipes, meters, and appurtenant equipment used to collect sewage from the building sewer and transmitted to the transmission facilities.

Effluent disposal facilities means those wastewater facilities necessary to detain, transmit, store and dispose of wastewater previously treated at treatment facilities.

ERU means an equivalent residential unit.

GPD means gallons per day on an annual average basis.

MGD means million gallons per day on an average annual basis.

Sewage or *wastewater* means a combination of the water-carried wastes from residences, business buildings, institutions, industrial establishments and other customers of the city wastewater system, together with such groundwater, surface water and stormwater as may be present.

Sewage service capacity or *wastewater service capacity* means the amount of sewage, measured in GPD or MGD, which can be collected, transmitted, treated and disposed of.

Sewer or Wastewater facilities means all wastewater collection, transmission, treatment and effluent disposal facilities, including all interceptors, lines, pipes, meters, couplings, pumps, force mains and appurtenant equipment necessary to provide sewer service capacity or wastewater service capacity.

Transmission facilities means those lines, pipes, force mains, pumps, meters and appurtenant equipment used to transmit sewage from the collection facilities to the headworks of the treatment facilities, as defined and determined by the city.

Treatment facilities means those facilities used to treat and filter sewage prior to effluent disposal. The term "treatment facilities" does not include any portions of the collection facilities, transmission facilities or effluent disposal facilities.

~~*Wastewater facilities* means all wastewater collection, transmission, treatment and effluent disposal facilities, including all interceptors, lines, pipes, meters, couplings, pumps, force mains and appurtenant equipment necessary to provide sewer service capacity or wastewater service capacity.~~

Sec. 44-280. Adoption of Sewer Connection Fee Study.

(a) The City Council hereby adopts by reference the study entitled "City of Mount Dora Connection Fee Study," dated May 1, 2024, as prepared by Raftelis Financial Consultants, Inc. It relates to the computation and allocation of the capital costs of the City of Mount Dora to provide wastewater service to users of such wastewater service.

(b) The City Council finds there is a reasonable connection, or rational nexus, between the need for capital wastewater facilities in the city and the growth in population anticipated within the city. In addition, the city council finds there is a reasonable connection, or rational nexus, between the anticipated expenditures of the sewer connection fees collected and the benefits accruing to anticipated new development.

~~Sec. 44-280.~~ Sec. 44-281. Adoption of Sewer Connection Fee.

(a) A sewer connection fee shall be imposed for each equivalent residential unit (ERU) connection within the city~~.~~ as specified by the following fee schedule:

Property Use	ERU Factor	Connection Fee
Single Family	1.00	$7,975.00
Duplex (1-2 Bedrooms)	.833	$6,642.00
Duplex (3+ Bedrooms)	1.00	$7,975.00
Multi Family (1-2 Bedrooms)	.833	$6,642.00
Multi Family (3+ Bedrooms)	1.00	$7,975.00
Mobile Home (1-2 Bedrooms)	.667	$5,319.00
Mobile Home (3+ Bedrooms)	1.00	$6,642.00
Multifamily Apartment Assisted Living (per unit)	.667	$5,319.00
***Note: For all property uses not listed above, the ERU Factor shall be determined by multiplying the number of fixture units (as published in the Florida Plumbing Code) by twenty-five (25) and dividing that numerator by 225 GPD/ERU. The Connection Fee shall then be calculated by multiplying the calculated ERU Factor by $7,975.00.		

(b) ~~The city shall adopt and establish the sewer connection fee from time to time by resolution.~~ The sewer connection fee outside the city limits shall be ~~set from time to time by the city and shall not exceed~~ 1.25 times the rate for an ERU connection inside the city limits, unless reduced, at the City's option, pursuant to the terms of an annexation agreement. ~~pursuant to state law. The sewer connection fee outside the city limits, for those parties who have entered into an agreement to be annexed, at the city's option, when the property qualifies under state law to be annexed, shall be set by resolution adopted from time to time by the city for each ERU connection. The sewer connection fee contained in this subsection shall be applied to the sewer plant and treatment process and effluent disposal facilities. Sewer connection fees required under section 44-286 shall be set by resolution adopted from time to time by the city as on a per ERU connection basis.~~

~~Sec. 44-281. Determination of equivalent residential unit factors.~~

~~(a) For purposes of calculating and imposing the sewer connection fee provided for in section 44-280, the total equivalent residential unit (ERU) value shall be determined by multiplying the number of fixture units, as published in the Florida Plumbing Code by 25, and then dividing that numerator by the GPD/ERU value as set by resolution adopted from time to time by the city.~~

~~(b) For any establishment that does not have a fixture unit count at the time of permit application, the ERU factor for any particular connection shall be calculated and imposed in the manner provided by resolution adopted from time to time by the city.~~

Sec. 44-282. Applicability.

(a) The sewer connection fee set forth in section ~~44-280~~ 44-281 shall be paid by those new customers who connect to the city wastewater system, except as follows:

(1) Those customers who connect to interim, temporary package wastewater facilities for which, as determined by the city, there is no existing plan or concept to disconnect the interim wastewater facilities and transmit such flows to regional, subregional, or area-wide treatment facilities owned, operated or participated in by the city, shall be exempt from the sewer connection fee.

(2) Those customers who connect to interim wastewater facilities for which, as determined by the city, there is an existing plan or concept to disconnect such interim facilities and connect the customers thereof to regional, subregional or area-wide treatment facilities owned, operated or participated in by the city, shall pay all applicable sewer connection fees; however, the city may, by contract, allow the developer to defer the payment of such sewer connection fees by providing to the city security which is adequate and satisfactory to the city to ensure the payment of all sewer connection fees at the time the interim facilities are disconnected and the customers thereof connected to regional, subregional or area-wide treatment facilities owned, operated or participated in by the city. If, after adequate security is provided by the developer, the city should determine that the interim facilities will not be disconnected and the customers thereof will not be connected to regional, subregional or area-wide treatment facilities, upon making such determination, the security given by the developer shall be released and returned to the developer.

(b) Any change in the use of property that increases the property's ERU calculation shall require payment of a sewer connect fee in an amount corresponding to the increased ERU calculation.

Sec. 44-283. Sewer Use Permit Required.

(a) Sewer customers desiring to make connection to the city's wastewater system shall make application to the city for a sewer use permit prior to the time of the project approval by the city. Such application shall be in the form determined by the city and shall, at a minimum, contain:

(1) The name of the owner;

(2) The name of the registered professional engineer;

(3) The property location;

(4) The project description;

(5) The anticipated ERUs; and

(6) The wastewater characteristics.

(b) This permit is in addition to any other permits and approvals required by the city, the state department of environmental protection or any other jurisdictional body.

Sec. 44-284. Time of Payment.

(a) The sewer connection fee for each ERU shall be paid prior to the issuance of a building permit for a structure or structures to be served by the city's wastewater system, or such other time as may be specifically provided by city resolution, ordinance or agreement. A connection fee credit agreement shall be permitted in the sole discretion of the city.

(b) If a building permit expires, impact fees shall be recalculated and charged as of the date that a new building permit is issued. An extension of a building permit shall not cause additional impact fees to be due.

~~(b)~~ (c) The issuance of a sewer permit shall create no vested rights in the permittee and shall not be construed as a guarantee of sewer service capacity to the permittee. The city may permit connections to its sewer systems only if it may lawfully do so and would not thereby violate any permit, license, restriction, injunction, moratorium or denial of permission to connect imposed or issued by any court of competent jurisdiction or by any applicable agency of the United States, the state or the city.

Sec. 44-285. Capital Improvements Funds.

(a) The sewer connection fees collected pursuant to this division shall be deposited into a fund called the "Mount Dora Sewer Improvement Fund." The fees deposited in the fund shall be used only for the construction and acquisition of additions and extensions to the city wastewater system and all components thereof, including collection facilities, transmission facilities, treatment facilities and effluent disposal facilities, in order to provide additional wastewater service capacity to those new customers who connect to the city's wastewater system including, but not limited to expenses for: (i) design or construction plan preparation; (ii) permitting and related fees; (iii) land or system acquisition, including acquisition or condemnation costs; (iv) construction and design of wastewater buildings, facilities, or improvements and additions thereto; (v) design and construction of drainage facilities reasonably required by, or convenient to, the construction of wastewater transmission, facilities, or improvements and additions thereto; (vi) relocating utilities required by the construction of wastewater transmission, facilities, or improvements and additions thereto; (vii) construction management, inspection, or both; (viii) surveying, soils and material testing, and the evaluation and development of reuse water resources and supplies; (ix) acquisition of equipment necessary or convenient to expand the wastewater transmission system; and (x) payment of principal and interest, reserves and costs of issuance under any bonds or other indebtedness issued by the city to fund growth impacted improvements, and additions to the sewer transmission system. No part of such sewer connection fee revenues shall be budgeted or used for the operating expenses of the City's sewer system.

~~(b) The city council may by resolution provide for the application of some or all of the sewer connection fee to the payment or security for the payment of revenue bonds issued in whole or in part for the purpose set out in subsection (a) of this section, provided that the amount of sewer connection fee applied to the payment of such bonds shall not exceed the amount of bond proceeds actually expended for such purpose with interest at the average rate borne by said bonds. Such application or pledge may be made directly in the proceedings authorizing such bonds or in an agreement with an insurer of bonds to ensure such insurer of additional security therefor.~~

Sec. 44-286. Responsibility for Collection and Transmission Costs; Authority to Create Collection and Transmission Benefit Districts.

In addition to the sewer connection fee, the developer or customer shall either provide or pay the capital costs, including land costs, of the required capital improvements for both the collection of raw sewage within the boundaries of the property owned by the developer or customer and to which the city intends to provide wastewater service capacity, and the transmission of sewage from those boundaries to the city transmission force mains prior to connection to treatment facilities. The city shall allow the developer or customer to connect to the transmission system at the nearest feasible point, as determined by the city. If the city determines that it is in the best interest of the city to develop the required capital improvements for the transmission of sewage from the boundaries of a property to the city transmission force mains, the city may create collection and transmission benefit districts. The resolution creating a collection and transmission benefit district shall ~~also require a sewer connection fee pursuant to sections 44-280 and 44-281, and shall~~ reflect the actual cost of the sewer improvement.

Secs. 44-287—44-305. Reserved.

SECTION 4. 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 5. CODIFICATION AND SCRIVENER'S ERRORS.

A. The revisions to Chapter 44, City of Mount Dora Code of Ordinances, as set forth in Sections 2 and 3 of this Ordinance 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 44 – 'Utilities,' 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. <u>CONFLICTS.</u> 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. <u>EFFECTIVE DATE.</u> This Ordinance shall become effective on September 2, 2024, which is ninety (90) days from the date of adoption of this Ordinance, pursuant to §163.31801, Florida Statutes.

FIRST READING: May 21, 2024

SECOND READING: June 4, 2024

PASSED AND ADOPTED this 4th day of June, 2024.

_____

Crissy Stile, Mayor

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

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

DATE: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request adoption of **Resolution No. 2024-27**, Master Fee Schedule Update for Sewer Impact (Connection) Fees.

Introduction:
This is a request for City Council to approve Resolution No. 2024-27.

Discussion:
Following series of City Council presentations and workshops dedicated to the extraordinary circumstances necessitating the need to exceed phase-in limitations, the attached is an update to the City's Master Fee Schedule for sewer impact connection fee changing from current $4,215 per unit to proposed $7,975.00 per unit, as recommended by RAFTELIS.

The City uses a "Master Fee" Schedule to establish fees for a variety of services. The current Master Fee Schedule was last adopted by Resolution No. 2023-58 on December 19, 2023. As such, the Master Fee Schedule now requires updating to ensure all fees are accurately capturing the cost to provide any specific service provided.

Once adopted there is a 90 day grace period for the effective date.

Budget Impact:
This fee schedule will set the rates by which certain City revenues are generated to cover the costs required to provide for facility capacity improvements.

Strategic Impact:
GOAL 1: Economic Development
GOAL 2: Infrastructure / Public Safety

This action "memorializes" all of the various ordinances and resolutions establishing (and/or amending) the various fees. Service and program fees are consistent with the Fiscal strategic goals of the City.

Recommendation:

City Council to adopt Resolution No. 2024-27.

Attachment(s):

1. Resolution 2024-27 Master Fee Schedule - Sewer Connection Fees
2. Exhibit A - Copy of Sewer Rate Update Table

Prepared by:	Vince Sandersfeld, City Manager	
Reviewed by:	Matthew Dodson, Fiscal Analyst	Approved - 5/14/2024
	Rita Meade, Finance Director	Approved - 5/14/2024
	City Attorney, City Attorney	Approved - 5/29/2024
	Jeanann Hand, City Clerk	Approved - 5/29/2024
	Vince Sandersfeld, City Manager	Final Approval - 5/29/2024

RESOLUTION NO. 2024-27

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, AMENDING AND UPDATING THE CITY OF MOUNT DORA FEE SCHEDULE REGARDING SEWER CONNECTION FEES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, City's budget and financial policies require that to the extent possible and reasonable, City services should be supported by fees and charges in order to provide maximum flexibility in the use of general City taxes to provide for a broader public benefit; and

WHEREAS, the City of Mount Dora has enacted various codes and ordinances which provide for the creation and maintenance of a multitude of City programs and/or services, the nature of which require funding, at least in part, by user fees; and

WHEREAS, the City processes various land development, building and inspection permits, licenses, site plans, maps and administrative changes, the nature of which require funding, at least in part, by user fees; and

WHEREAS, the provisions of controlling Florida law provide authorization for a municipality to levy reasonable fees and charges commensurate with the cost of the activities, functions and programs which are funded by the City; and

WHEREAS, the City last updated its current Master Fee Schedule on December 19, 2023, via Resolution No.: 2023-58; and

WHEREAS, it is fiscally prudent and appropriate for the City, from time-to-time, to update reasonable fees and charges for administering the various programs and services provided by the City; and

WHEREAS, the City updated its Sewer Connection Fee via Ordinance 2024-11 which fee updates will become effective on September 2, 2024; and

WHEREAS, the City is hereby updating its Master Fee Schedule to reflect the most recent changes to the City's Sewer Connection Fee; and

WHEREAS, the City has determined that all of the fees set forth hereafter are equitable and necessary for the program, service of function supported by the same; and

WHEREAS, the City finds that all conditions precedent and notices required by Florida law, which are necessary to accomplish the actions taken herein have been appropriately implemented.

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. Amendment to City of Mount Dora Fee Schedule

A. The City of Mount Dora City Fee Schedule is hereby amended as shown via **Exhibit "A,"** attached hereto.

B. Underlined words within **Attachment "A"** constitute the new text within the City of the City of Mount Dora Fee Schedule, asterisks (***) indicate an omission from the original text of the City of Mount Dora Fee Schedule which is intended to remain unchanged, and ~~strikethrough~~ constitutes deletions from the original City of Mount Dora Fee Schedule.

SECTION 4. Implementation of 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 5. Savings Clause. All prior actions of the City of Mount Dora pertaining to the adoption of the Fee Schedules for fees collected by the City, as well as any and all matters relating thereto, are hereby ratified, and affirmed consistent with the provisions of this Resolution.

SECTION 6. 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 7. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8. 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 9. Effective Date. This Resolution shall become effective on September 2, 2024.

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"
City of Mount Dora Fee Schedule (Master Fee Schedule)

EXHIBIT "A"

CITY OF MOUNT DORA CITY FEE SCHEDULE
Building Fees

***

SEWER ~~IMPACT~~ CONNECTION FEES				
	~~Inside City~~	Inside City	~~Outside City~~	Outside City
Single Family	~~$4,215.00~~	$7,975.00	~~$5,268.75~~	$9,968.00
Duplex (1-2 Bedrooms)	~~$3,511.00~~	$6,642.00	~~$4,388.75~~	$8,302.00
Duplex (3+ Bedrooms)	~~$4,215.00~~	$7,975.00	~~$5,268.75~~	$9,968.00
Multi Family (1-2 Bedrooms)	~~$3,511.00~~	$6,642.00	~~$4,388.75~~	$8,302.00
Multi Family (3+ Bedrooms)	~~$4,215.00~~	$7,975.00	~~$5,268.75~~	$9,968.00
Mobile Home (1-2 Bedroom)	~~$2,811.40~~	$5,319.00	~~$3,514.25~~	$6,648.00
Mobile Home (3+ Bedroom)	~~$3,511.10~~	$6,642.00	~~$4,388.88~~	$8,302.00
Multifamily Apartment Assisted Living (per un	~~$2,811.40~~	$5,319.00	~~$3,514.25~~	$6,648.00
*Note: For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units (as published in the Florida Plumbing Code) by twenty-five (25) and ~~divide the~~ dividing that numerator by ~~300~~ 225 GPD/ERU.~~, then multiply by $4,215.00~~ The Connection Fee shall then be calculated by multiplying the calculated ERU Factor by $7,975.00 (inside City). Connection for buildings outside City Limits will increase impact fees by 25%.				

***

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

DATE: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Request approval Final Reading and Adoption of **Ordinance No. 2024-12**, Amendment to Chapter 42 of the Mount Dora Code of Ordinances to reinstate Golf Carts on Certain City Streets.

Introduction:
This is a request for City Council to approve the final reading of Ordinance No. 2024-12.

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.

The City Council at the June 20, 2023, City Council meeting adopted a one-year pilot for the golf cart reservation program under Ordinance No. 2023-06. There was a recent amendment, Ordinance No. 2024-06, to prohibit a person under 18 years of age from operating a golf cart on certain roadways unless he or she possesses a valid learner's drivers license or valid driver license.

As of this date, there are a total of 37 registered golf carts. This does not include the handful of registered low-speed vehicles. After the golf cart ordinance enactment, staff is in the process of installing numerous “Golf Cart Friendly Community” signs. Image and a list of locations. Overall, the golf cart program has received positive feedback.

Golf Carts are allowed in the Country Club Mound Dora and exempt from the registration of the new ordinance, and is included as Section 42.205 Exemptions.

The sequence of events leading to the presentation to the City Council are as follows: The City Council, at their regularly scheduled meeting held on May 21, 2024, recommended approval of the First Reading of Ordinance No. 2024-12 and held a hearing for the Second Reading and Final Adoption.

Legal advertisement for the adoption public hearing is included in Attachment #4.

Budget Impact:
Codification by the Municipal Code Corporation and legal notices for Land Development Code Amendment costs are estimated at $4,000.

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. 2024-12.

Attachment(s):
1. Attachment 1 Ordinance Impact Estimate
2. Attachment 2 Golf Cart Usage Map
3. Attachment 3 Golf Cart Roadway Speed Map
4. Attachment 4 Legal Ad Publication
5. Ordinance 2024-12 Golf Cart Reinstatment 2nd Reading-Adoption(City Aty Final)
6. Composite Exhibit A - Golf Cart Readoption

Prepared by:	Vince Sandersfeld, City Manager	
Reviewed by:	City Attorney, City Attorney	Approved - 5/28/2024
	Jeanann Hand, City Clerk	Approved - 5/28/2024
	Vince Sandersfeld, City Manager	Final Approval - 5/29/2024

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: **2024-12**

ORDINANCE TITLE: **Amendment to Chapter 42 of the Mount Dora Code of Ordinances to reinstate Golf Carts on Certain City Streets.**

DEPARTMENT: **Public Safety**

MEETING DATE: **May 21, 2024**
June 4, 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:
  - An estimate of direct compliance costs such Businesses may reasonably incur if the Ordinance is enacted: _____;
  - Identification of any new charge or fee on Businesses subject to the proposed Ordinance or for which such businesses will be financially responsible _____; and
  - 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:

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

Golf Cart Street Usage Map

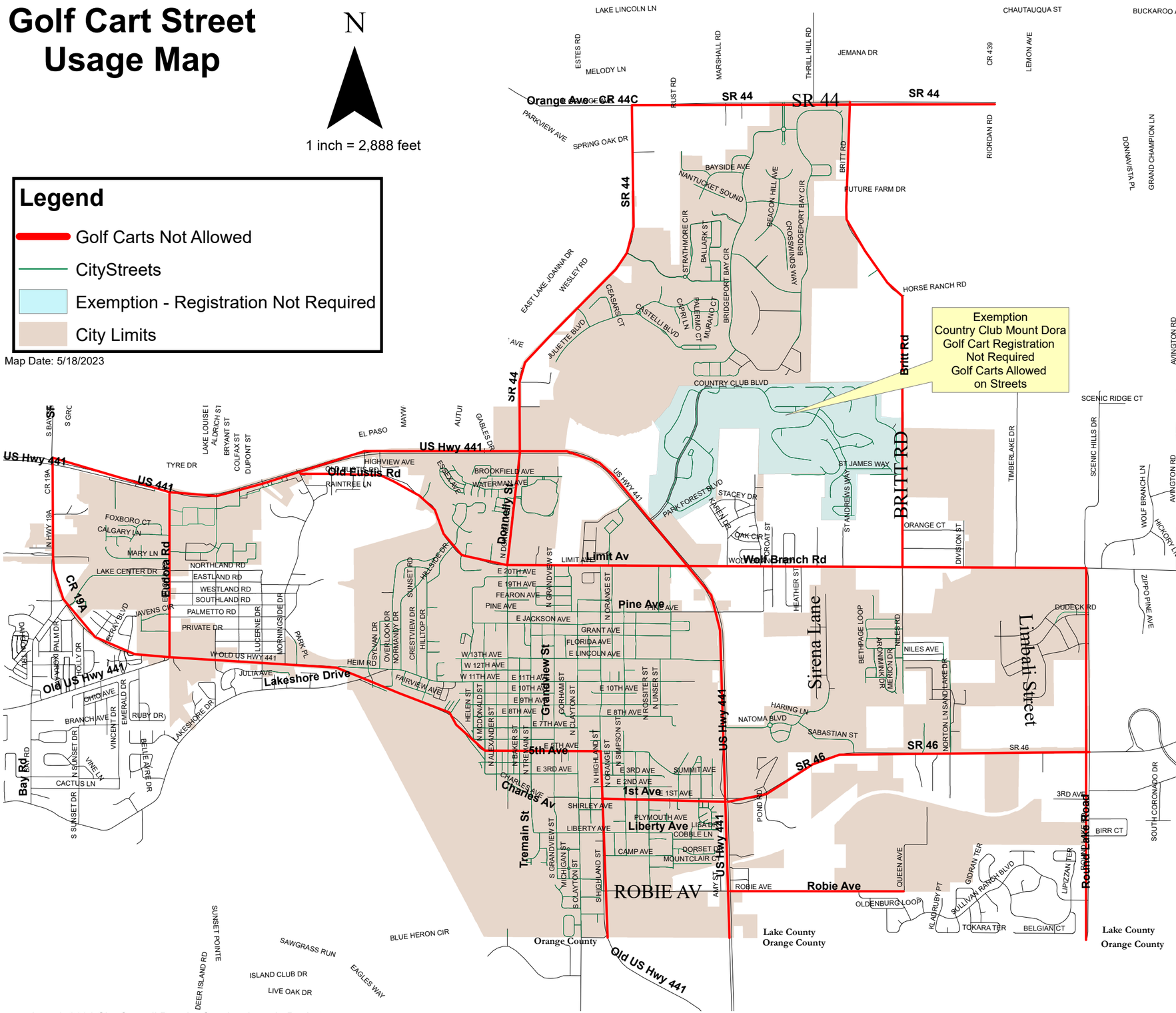
N

1 inch = 2,888 feet

Legend

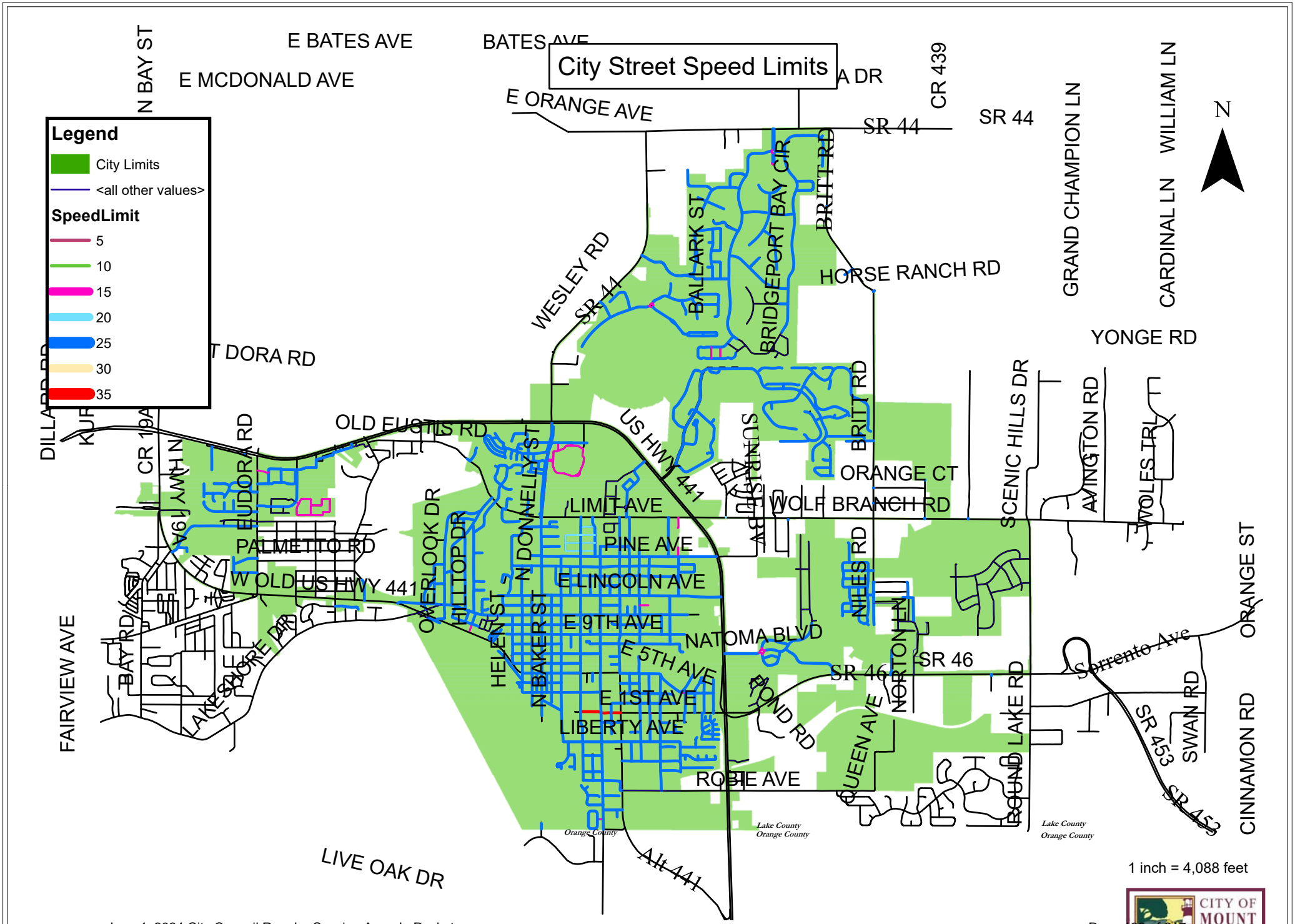
- Golf Carts Not Allowed
- CityStreets
- Exemption - Registration Not Required
- City Limits

Map Date: 5/18/2023



GOLF CARTS STREET USAGE	
Allowed	
All City Streets	
Not Allowed	**Segment / Notes**
All County Roadways	
All State Highways	
Streets not located within City Limits	
US Highway 441	
SR 44	
SR 46	
CR 19A	
5th Avenue	From Highland Avenue to Old Hwy 441
Old Highway 441	
Old Eustis Road	
Eudora Road	
Highland Avenue	From 5th Avenue to Orange County Line
1st Avnue	From US Hwy 441 to Highland Avenue
Round Lake Road	
Limit Avenue	
Wolf Branch Road	
Donnelley Street	From US Hwy. 441 to Limit Avenue
Robie Avenue	
Britt Road	
Special Provisions	
Country Club Mount Dora	Registration Not Required
City Private Streets or Gated Communities	Registration Not Required (Examples: Lakes of Mount Dora, Loch Leven, Dora Parc, etc)
Golf Cart Crossing Intersection at Country Roadways are allowed.	
Golf Carts Crossing Intersections at US Hwy. 441 are NOT Allowed	
Listing Date: May 17, 2023	

CITY OF MOUNT DORA



1 inch = 4,088 feet

Map Date: 4/22/2024

ATTACHMENT #4

NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2024-12
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2024-12. The final public hearing on the ordinance will be held on Tuesday, June 4, 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 2024-12 is as follows:

ORDINANCE NO. 2024-12

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; REPEALING SECTION 42-4 OF THE CITY'S CODE OF ORDINANCES; REPEALING ORDINANCES 2023-06 AND 2024-06; PROVIDING FOR AMENDMENT AND REINSTATEMENT OF CHAPTER 42, ARTICLE V, GOLF CARTS AND LOW SPEED VEHICLES OF THE CITY OF MOUNT DORA CODE OF ORDINANCES; 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: May 24, 2024

ORDINANCE NO. 2024-12

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; REPEALING SECTION 42-4 OF THE CITY'S CODE OF ORDINANCES; REPEALING ORDINANCES 2023-06 AND 2024-06; PROVIDING FOR AMENDMENT AND REINSTATEMENT OF CHAPTER 42, ARTICLE V, GOLF CARTS AND LOW SPEED VEHICLES OF THE CITY OF MOUNT DORA CODE OF ORDINANCES; 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 Florida Statutes, Section 166.021(1), 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, Florida Statutes, Section 316.2122, allows a municipality to prohibit the operation of low-speed vehicles, on any roadway in its jurisdiction, in the interest of safety; and

WHEREAS, the City hereby finds that low-speed vehicles may safely travel on or across certain roadways within the jurisdiction of the City where the speed, volume, and character of the motor vehicle traffic is suitable for such low-speed vehicle use; and

WHEREAS, pursuant to Florida Statutes, Section 316.212(1) the City has determined that golf carts may likewise safely travel on or across certain City roadways where the speed, volume, and character of motor vehicle traffic is suitable for such golf cart use; and

WHEREAS, Florida Statutes, Section 316.212(8), authorizes municipalities to enact restrictions and regulations regarding golf cart operations that are more restrictive than those contained in the Florida Statutes; and

WHEREAS, the City hereby finds that golf carts are a valid form of transportation, commonly used as a mode of mobility from place-to-place, are utilized for utility purposes and are an environmentally friendly mode of transportation; and

WHEREAS, the City further finds that the City of Mount Dora is a community that is well suited for and will benefit by the appropriate use of golf carts within certain roadways of the City; and

WHEREAS, it is the intent of the City to provide for the orderly operation of golf carts on designated municipal streets and roads and to set standards for the operation and registration of such golf carts; and

WHEREAS, the City has determined that adopting more restrictive golf cart regulations, than those set forth in Florida Statutes, Section 316.212, is necessary and appropriate in order to protect and promote the health, safety, and welfare of the citizens of the City of Mount; and

WHEREAS, the City enacted Ordinance No. 2023-06 to establish restrictions and regulations for operation of golf carts and low speed vehicles with a sunset date to occur within twelve months unless reenacted by the City; and

WHEREAS, Ordinance 2023-06 will sunset on June 20, 2024, and will have no force and effect after that date; and

WHEREAS, the City on March 5, 2024, approved Ordinance No. 2024-06 amending the operator's drivers age of the City of Mount Dora Code of Ordinances; and

WHEREAS, Ordinance 2024-06 will sunset on June 20, 2024, and will have no force and effect after that date; and

WHEREAS, accordingly, the City wishes to repeal the provisions contained within Ordinance 2023-06 and Ordinance 2024-06, and readopt same with revisions as herein specified in order to permanently reinstate Article V, Section 42-203 of the City of Mount Dora Code Ordinances, thereby permanently codifying standards for the operation and registration of golf carts.

Note: Underlined words of this constitute the new text of the City of Mount Dora Code of Ordinances, asterisks (***) indicate an omission from the original text of the Code of Ordinances, City of Mount Dora, which is intended to remain unchanged, and ~~strikethrough~~ constitutes deletions from the original Code of Ordinances.

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. REPEALING CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 42, TRAFFIC AND VEHICLES, ARTICLE V, GOLF CARTS AND LOW SPEED VEHICLES. City of Mount Dora Code of Ordinances, Chapter 42, Traffic and Vehicles,

Article V – 'Golf Carts and Low Speed Vehicles' as set forth in Ordinance 2023-06 and Ordinance 2024-06 is hereby repealed prior to the sunset date set forth in both ordinances. A copy of each of the ordinances is attached hereto via Composite Exhibit "A" in strikethrough.

SECTION 3. <u>REPEALING CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 42, TRAFFIC AND VEHICLES, ARTICLE I, IN GENERAL, SECTION 42-4, GOLF CART USAGE ON CERTAIN STREETS.</u> As shown below, City of Mount Dora Code of Ordinances, Chapter 42, Traffic and Vehicles, Article I, In General, Section 42-4, Golf Cart Usage on Certain Streets, is hereby repealed in its entirety and shall have no further force or effect upon adoption of this Ordinance.

~~**Sec. 42-4. Golf Cart Usage on Certain Streets.**~~

~~(a) The following streets are hereby designated for use by golf carts:~~

~~(1) Andover Court;~~
~~(2) Arcadian Court;~~
~~(3) Brightmoor Court;~~
~~(4) Chase Court;~~
~~(5) Citrus Court;~~
~~(6) Country Club Boulevard;~~
~~(7) Covey Circle;~~
~~(8) Edgewater Drive;~~
~~(9) Falconbridge Place;~~
~~(10) Friars Court;~~
~~(11) Greenbriar Trail;~~
~~(12) Heathland Court;~~
~~(13) Hunters Green Court;~~
~~(14) Laurel Ridge Drive;~~
~~(15) Oakcrest Circle;~~
~~(16) Park Forest Boulevard;~~
~~(17) Pine Hollow Drive;~~
~~(18) St. Andrew Way;~~
~~(19) St. Ives Court;~~
~~(20) St. James Way;~~
~~(21) Shadowood Circle;~~
~~(22) Spring Creek Court;~~
~~(23) Stafford Spring Boulevard; and~~
~~(24) Wyngate Court.~~

~~(b) Any golf cart utilizing the above streets during the hours between sunrise and sunset must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear. Any golf cart utilizing the above streets during the hours between sunset and sunrise must be equipped with efficient brakes, reliable~~

~~steering apparatus, safe tires, a rearview mirror, red reflectorized warning devices in both the front and rear, head lights, tail lights, brake lights, turn signals, and a windshield.~~

SECTION 4. ESTABLISHING CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 42, TRAFFIC AND VEHICLES, ARTICLE V, GOLF CARTS AND LOW SPEED VEHICLES. City of Mount Dora Code Ordinances, Chapter 42, Traffic and Vehicles, Article V, Golf Carts and Low Speed Vehicles is hereby established as follows:

ARTICLE V. GOLF CARTS AND LOW SPEED VEHICLES

Section 42.200. - Definitions.

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City Right of Way shall mean the paved area of an improved street, road, or designated golf cart trail, as applicable, located within the jurisdiction of the City of Mount Dora.

Golf Cart Golf Cart shall mean a motor vehicle for personal, non-commercial use that is designed and manufactured for operation on a golf course for sporting or recreation purposes and that is not capable of exceeding speeds of 20 miles per hour.

Low Speed Vehicle ("*LSV"*) shall mean any four-wheeled vehicle with a top speed greater than 20 miles per hour but not greater than 25 miles per hour, including but not limited to neighborhood electric vehicles and must comply with the requirements of Florida Statutes, Section 316.2122.

Operator shall mean the person operating a Golf Cart, in accordance with the age restrictions set forth herein, or LSV on a City Right of Way.

Section 42-201. - Authorized Use of City Right of Way by LSV and Golf Carts.

A. The operation of a LSV on a Designated City Right of Way shall be in accordance with Florida law, specifically Florida Statutes, Section 316.2122, including but not limited to proper registration, insurance and equipment. A properly registered LSV may be operated on a City Right of Way with a posted speed limit of no more than thirty-five (35) miles per hour, twenty-four hours a day, every day of the year, unless the City Right of Way is closed for a special event or other City purpose.

B. The operation of a Golf Cart on a City Right of Way shall be in accordance with Florida Statutes, Section 316.212, and as further restricted by this Article.

C. The following additional restrictions shall apply to the operation of a Golf Cart on a City Right of Way:

1. Golf Carts must be properly equipped as set forth herein and registered with the City of Mount Dora through the registration process created by the City in its sole discretion.

2. A properly registered Golf Cart may only be operated on a City Right of Way with posted speed limits of no more than thirty (30) miles per hour, unless City Right of Way is otherwise posted as "NO GOLF CARTS ALLOWED".

3. A properly registered Golf Cart may be operated by a on a City Right of Way twenty-four hours a day, every day of the year, unless the City Right of Way is closed for a special event or other City purpose.

D. Under no circumstances does this Article grant permission to operate a LSV or properly registered Golf Cart on a County, State, or Federal roadway or in a manner which is inconsistent with the laws, rules or regulations required thereby.

E. All off-highway vehicles as defined by Florida Statutes, Section 317.0003, including but not limited to ATV, OHM, and ROV are prohibited from traveling on a City Right of Way, regardless of the permissions granted to Golf Carts and LSVs as set forth herein.

Section 42-202. - Golf Cart Equipment Regulations.

A. For safety purposes, in order to register a Golf Cart in the City of Mount Dora and operate the same on a City Right of Way, the Golf Cart must be appropriately equipped with the following properly functioning items that are in usable and operable condition at all times:

1. A clear windshield mounted at the front of the vehicle so as to reasonably protect the face of the Golf Cart Operator from wind and debris while the Golf Cart is underway. Such windshield must be in good repair, free of cracks, and not be covered, marred, stained, or painted over so as to obstruct the Operator's field of vision when operating the Golf Cart.

2. Driver's side exterior mirror.

3. Either an interior rearview mirror or a passenger's side exterior mirror.

4. Two headlamps mounted on the front of the Golf Cart and facing forward, which show a white light. An object, material, or covering that alters the headlamp's light color may not be placed, displayed, installed, affixed, or applied over a headlamp. Light bars are prohibited.

5. Two tail lamps mounted on the rear of the Golf Cart facing rearward, which must emit a red light plainly visible from a distance of 1,000 feet to the rear of the Golf Cart. Such tail lamps must be enabled to additionally function as brake lamps so that they automatically emit a distinctively brighter red light when the brakes of the Golf Cart are applied.

6. Brakes and parking brake.

7. Front and rear turn signals. When signaling, front turn signals must emit a flashing amber light while rear facing turn signals must emit a flashing light that is either amber or red in color.

8. A reliable steering apparatus.

9. Rear and side reflex reflectors.

10. A horn installed into the golf cart so as to be easily operated by the Operator of the Golf Cart and that is plainly audible when activated.

11. Rear facing seats must include safety grab bars/rails.

12. Golf Carts may be equipped with a trailer, the dimensions of which may not exceed 40 inches wide and 60 inches long. The total weight of the material or other items hauled in the trailer may not exceed the weight limit specified by the manufacturer of the trailer or the manufacturer's towing capacity for the Golf Cart to which the trailer is attached. Golf Carts equipped with trailers must be equipped with a properly installed trailer hitch or hitch pin accessibly that is appropriate to the linkage used by the attached trailer. Golf Cart trailers may not be used to transport or otherwise carry (i) passengers or (ii) vehicles such as boats, ATVs, and other motorized vehicles, including additional Golf Carts. Trailers not otherwise designed to be towed by a Golf Cart are not permitted.

13. In public areas, Golf Carts must be parked on improved parking surfaces, specifically designated for vehicle parking, and shall not be parked on other surfaces which have not been designated as parking areas.

B. The number of occupants in any golf cart operated pursuant to this Article is restricted to the number of seats on the Golf Cart. For the purposes of this provision, both pets and persons qualify as "occupants," and a standard Golf Cart bench seat is deemed to allow seating for two occupants.

C. The Operator of the Golf Cart shall be responsible for ensuring that no occupants of a Golf Cart are standing at any time while the Golf Cart is in motion.

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 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 of golf carts on designated roadways must possess a valid form of government-issued photographic identification.

B. Golf Carts being operated on a City Right of Way must be covered under a valid insurance policy including coverage for personal injury and property damage, with minimum amounts of $10,000 per occurrence, $10,000 in the aggregate. Proof of valid insurance coverage must be in the Golf Cart at the time of operation on a City Right of Way.

Section 42-204. - Registration Required; Rejection.

A. Prior to being operated on a City Right of Way, a Golf Cart must be registered with the City as set forth herein.

B. Golf carts must be registered annually with the City of Mount Dora through an application process as determined by the City in its sole discretion. The initial registration fee shall be $25.00, with an annual renewal fee of $10.00. Annual fees may be changed from time to time by the City in its sole discretion through the adoption of a Resolution.

C. Upon approval, the Golf Cart owner will receive an annual registration sticker from the City which shall be affixed to the windshield on the driver's side, lower corner, and face outward. While the registration is issued to the Golf Cart owner, the registration sticker is personal to a specific Golf Cart and is not transferrable.

D. The City reserves the right to reject or not renew a Golf Cart registration application if the application is incomplete, all of the minimum requirements have not been met and/or if the applicant has been found in violation of this Article on two (2) or more occasions within a twelve month period.

E. The City Manager may revoke an owner's Golf Cart registration(s) by written revocation letter, as set forth herein, at any time for the following reasons:

1. Operating or allowing a Golf Cart to be operated in a reckless manner or in such a manner so as to cause injury to pedestrians, other Golf Cart operators, or bicyclists;

2. Operating or allowing a Golf Cart to be operated in such a manner so as to result in damage to public or private property;

3. Operating or allowing a Golf Cart to be operated with general disregard of the regulations of the Article, resulting in two (2) or more moving violations in accordance herewith within a single twelve (12) month period; or

4. Providing false information to the City on a registration application.

F. The City Manager or designee shall issue a revocation letter to the registered owner of a Golf Cart, setting forth the specific reasons for revocation. The revocation letter shall be sent to

the registered owner of the Golf Cart, by certified mail, return receipt requested. The registered Golf Cart owner may appeal the revocation within five (5) days of receipt of the revocation letter by submitting a written appeal to the City Clerk to be heard by the City Council. The appeal shall be limited to the issues of the revocation and shall be placed on the next available City Council agenda for consideration. The decision of the City Council related to the appeal shall be final.

G. If the registered Golf Cart owner fails to timely file an appeal or the City Council upholds the revocation, the revocation shall be valid for a period of one (1) year. Upon expiration of the one-year period, the individual may re-apply for a Golf Cart registration with the City.

Section 42-205. – Exemptions.

A. Operation of a Golf Cart on the following City Rights of Way are exempt from the other provisions of this Article; however, such operation is subject to the requirements of this Section and any violations shall be classified as *Other Violations of this Article* as set forth in Section 42-206.B:

1. Andover Court;
2. Arcadian Court;
3. Brightmoor Court;
4. Chase Court;
5. Citrus Court
6. Country Club Boulevard;
7. Covey Circle;
8. Edgewater Drive;
9. Falconbridge Place;
10. Friars Court;
11. Greenbriar Trail;
12. Heathland Court;
13. Hunters Green Court;
14. Laurel Ridge Drive;
15. Oakcrest Circle;
16. Park Forest Boulevard;
17. Pine Hollow Drive;
18. St. Andrews Way;
19. St. Ives Court;
20. St. James Way;
21. Shadowood Circle;
22. Spring Creek Court;
23. Stafford Spring Boulevard; and
24. Wyngate Court

B. Any Golf Cart being operated on the above City Rights of Way must be operated by a person who is at least 18 years of age and has a valid driver's license. If operated during the hours between sunrise and sunset, the Golf Cart must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both

the front and rear. If operated during the hours between sunset and sunrise, the Golf Cart must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, red reflectorized warning devices in both the front and rear, head lights, tail lights, brake lights, turn signals, and a windshield.

Section 42-206. – Penalties and Enforcement.

A. *Registration violation.* Operation of a Golf Cart on a City Right of Way without a registration or with an expired registration will subject the Operator to a separate fine for each such violation. The initial penalty amount for a registration violation shall be $100.00 for each occurrence. The City may adjust this fine amount from time to time through the adoption of a Resolution.

B. *Other Violations of this Article.* Operation of a Golf Cart or LSV in violation of this Article will subject the Operator to a separate fine for each such violation. The initial penalty amount for any other violation of this Article not otherwise specified shall be $25.00 for each occurrence. The City may adjust this fine amount from time to time through the adoption of a Resolution.

C. *Moving violation.* A Golf Cart and/or LSV must be operated on a City Right of Way in accordance with all applicable traffic laws as promulgated by the State of Florida and may receive a citation for traffic violations in the same manner as an operator of a motor vehicle. The use of a Golf Cart or LSV resulting in violations of the Florida "Uniform Traffic Control" statute and the Florida "Uniform Disposition of Traffic Infractions Act" are enforceable as provided in Florida Statutes, Chapters 316 and 318, and the penalties set forth therein. All other City ordinances pertaining to the use of motor vehicles are also applicable to the operation of Golf Carts and LSV to the extent that such may be applied.

D. An officer who has probable cause to believe that a person has committed an act in violation of this Article or Florida Statutes, Chapter 316 or 318, may issue a municipal citation therefor.

E. A municipal citation issued shall include the following information:

1. Name of Operator, address, date of birth;
2. Date, time, and location of issuance;
3. Golf Cart description;
4. Violation charged;
5. Amount of fine;
6. Department case number;
7. Issuing officer's signature;
8. Name and address of issuing agency;
9. Number of days allowed to pay the penalty;
10. Instructions for contesting the penalty; and
11. Instructions for paying the penalty.

F. Any person issued a municipal citation pursuant to this Article may, within ten (10) days of issuance of a citation:

1. pay the penalty;
2. contest the citation for a registration violation or other violation of this Article to the City Magistrate by providing written notice to the City Clerk;
3. contest the citation for a moving violation in County Court.

Payments postmarked and mailed within the ten-day period shall be considered timely.

G. Any person electing to contest the penalty shall be deemed to have waived the penalty limitation specified on the citation. The County Court or Magistrate, as applicable, after hearing shall make a determination as to whether a violation has been committed. If the commission of a violation has been proven, the County Court or Magistrate, as applicable, may impose a penalty not to exceed $500.00.

H. If a person fails to pay the fine or elect to contest the penalty, either by mail or in person within the ten (10) day period set forth herein, shall be deemed to have waived the penalty limitation specified on the citation and the right to contest the citation.

1. If the citation was for a registration violation or other violation of this Article, the matter shall be placed on the docket of the City Magistrate for further proceedings and the hearing date shall be provided to the person who received the citation by certified mail, return receipt requested. The Magistrate may impose a penalty not to exceed $500.00.

2. If the citation was for a moving violation, the matter shall be forwarded to the Clerk of Court for placement on the County Court docket for further proceedings. The County Court may impose a penalty not to exceed $500.00.

Section 42-207. – Alternate Enforcement and Collections.

A. The City may enforce the provisions of this Article in any manner authorized in accordance with applicable law and may seek any legal remedy as may be authorized by applicable law.

B. The City Manager is hereby authorized to pursue collection activities related to any fines imposed against violators of this Article in such manner, and using such processes, as may be in the best interests of the City and may authorize collection agencies and/or the City Attorney to pursue collections in a manner consistent with applicable law.

SECTION 5. 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 6. CODIFICATION AND SCRIVENER'S ERRORS.

A. The revisions to City of Mount Dora Code of Ordinances, Chapter 42, as set forth in Sections 2, 3, and 4 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 7. SAVINGS CLAUSE. All prior actions of the City pertaining to the City of Mount Dora Code of Ordinances, Chapter 42, Traffic and 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 8. 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 9. 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 10. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: May 21, 2024

SECOND READING: June 4, 2024

PASSED AND ADOPTED this 4th day of June, 2024.

_____
Crissy Stile, Mayor

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
City of Mount Dora

COMPOSITE EXHIBIT "A"

~~ORDINANCE NO. 2023-06~~

~~AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO THE CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 42 TRAFFIC AND VEHICLES AND THE USE OF GOLF CARTS IN THE CITY OF MOUNT DORA; PROVIDNG FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR REPEAL OF CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 42, TRAFFIC AND VEHICLES, ARTICLE I, IN GENERAL, SECTION 42-4, GOLF CART USAGE ON CERTAIN STREETS; ESTABLISHING CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 42, ARTICLE V, GOLF CARTS AND LOW SPEED VEHICLES; PROVIDING A SUNSET CLAUSE; 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 Florida Statutes, Section 166.021(1), 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~~~~, Florida Statutes, Section 316.2122, allows a municipality to prohibit the operation of low-speed vehicles, on any roadway in its jurisdiction, in the interest of safety; and~~

~~WHEREAS~~~~, the City hereby finds that low-speed vehicles may safely travel on or across certain roadways within the jurisdiction of the City where the speed, volume, and character of the motor vehicle traffic is suitable for such low speed vehicle use; and~~

~~WHEREAS,~~ ~~pursuant to Florida Statutes, Section 316.212(1) the City has determined that golf carts may likewise safely travel on or across certain City roadways where the speed, volume, and character of motor vehicle traffic is suitable for such golf cart use; and~~

~~WHEREAS~~~~, Florida Statutes, Section 316.212(8), authorizes municipalities to enact restrictions and regulations regarding golf cart operations that are more restrictive than those contained in the Florida Statutes; and~~

~~**WHEREAS**, the City hereby finds that golf carts are a valid form of transportation, commonly used as a mode of mobility from place-to-place, are utilized for utility purposes and are an environmentally friendly mode of transportation; and~~

~~**WHEREAS**, the City further finds that the City of Mount Dora is a community that is well suited for and will benefit by the appropriate use of golf carts within certain roadways of the City; and~~

~~**WHEREAS**, it is the intent of the City to provide for the orderly operation of golf carts on designated municipal streets and roads and to set standards for the operation and registration of such golf carts; and~~

~~**WHEREAS**, the City has determined that adopting more restrictive golf cart regulations, than those set forth in Florida Statutes, Section 316.212, is necessary and appropriate in order to protect and promote the health, safety, and welfare of the citizens of the City of Mount.~~

~~**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 the Florida law in processing this Ordinance. The above recitals are hereby adopted.~~

~~**SECTION 2.** **REPEALING CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 42, TRAFFIC AND VEHICLES, ARTICLE I, IN GENERAL, SECTION 42-4, GOLF CART USAGE ON CERTAIN STREETS.** City of Mount Dora Code of Ordinances, Chapter 42, Traffic and Vehicles, Article I, In General, Section 42-4, Golf Cart Usage on Certain Streets, is hereby repealed in its entirety and shall have no further force or effect upon adoption of this Ordinance.~~

~~**SECTION 3.** **ESTABLISHING CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 42, TRAFFIC AND VEHICLES, ARTICLE V, GOLF CARTS AND LOW SPEED VEHICLES.** City of Mount Dora Code Ordinances, Chapter 42, Traffic and Vehicles, Article V, Golf Carts and Low Speed Vehicles is hereby established as follows:~~

~~**ARTICLE V. GOLF CARTS AND LOW SPEED VEHICLES**~~

~~**Section 42.200. - Definitions.**~~

~~The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~*City Right of Way* shall mean the paved area of an improved street, road, or designated golf cart trail, as applicable, located within the jurisdiction of the City of Mount Dora.~~

~~*Golf Cart* Golf Cart shall mean a motor vehicle for personal, non-commercial use that is designed and manufactured for operation on a golf course for sporting or recreation purposes and that is not capable of exceeding speeds of 20 miles per hour.~~

~~*Low Speed Vehicle* (*LSV*) shall mean any four-wheeled vehicle with a top speed greater than 20 miles per hour but not greater than 25 miles per hour, including but not limited to neighborhood electric vehicles and must comply with the requirements of Florida Statutes, Section 316.2122.~~

~~*Operator* shall mean the person operating a Golf Cart, in accordance with the age restrictions set forth herein, or LSV on a City Right of Way.~~

~~Section 42-201. - Authorized Use of City Right of Way by LSV and Golf Carts.~~

~~A. The operation of a LSV on a Designated City Right of Way shall be in accordance with Florida law, specifically Florida Statutes, Section 316.2122, including but not limited to proper registration, insurance and equipment. A properly registered LSV may be operated on a City Right of Way with a posted speed limit of no more than thirty-five (35) miles per hour, twenty-four hours a day, every day of the year, unless the City Right of Way is closed for a special event or other City purpose.~~

~~B. The operation of a Golf Cart on a City Right of Way shall be in accordance with Florida Statutes, Section 316.212, and as further restricted by this Article.~~

~~C. The following additional restrictions shall apply to the operation of a Golf Cart on a City Right of Way:~~

~~1. Golf Carts must be properly equipped as set forth herein and registered with the City of Mount Dora through the registration process created by the City in its sole discretion.~~

~~2. A properly registered Golf Cart may only be operated on a City Right of Way with posted speed limits of no more than thirty (30) miles per hour, unless City Right of Way is otherwise posted as "NO GOLF CARTS ALLOWED".~~

~~3. A properly registered Golf Cart may be operated by a on a City Right of Way twenty-four hours a day, every day of the year, unless the City Right of Way is closed for a special event or other City purpose.~~

~~D. Under no circumstances does this Article grant permission to operate a LSV or properly registered Golf Cart on a County, State, or Federal roadway or in a manner which is inconsistent with the laws, rules or regulations required thereby.~~

~~E. All off-highway vehicles as defined by Florida Statutes, Section 317.0003, including but not limited to ATV, OHM, and ROV are prohibited from traveling on a City Right of Way, regardless of the permissions granted to Golf Carts and LSVs as set forth herein.~~

~~Section 42-202. - Golf Cart Equipment Regulations.~~

~~A. For safety purposes, in order to register a Golf Cart in the City of Mount Dora and operate the same on a City Right of Way, the Golf Cart must be appropriately equipped with the following properly functioning items that are in usable and operable condition at all times:~~

~~1. A clear windshield mounted at the front of the vehicle so as to reasonably protect the face of the Golf Cart Operator from wind and debris while the Golf Cart is underway. Such windshield must be in good repair, free of cracks, and not be covered, marred, stained, or painted over so as to obstruct the Operator's field of vision when operating the Golf Cart.~~

~~2. Driver's side exterior mirror.~~

~~3. Either an interior rearview mirror or a passenger's side exterior mirror.~~

~~4. Two headlamps mounted on the front of the Golf Cart and facing forward, which show a white light. An object, material, or covering that alters the headlamp's light color may not be placed, displayed, installed, affixed, or applied over a headlamp.~~

~~5. Two tail lamps mounted on the rear of the Golf Cart facing rearward, which must emit a red light plainly visible from a distance of 1,000 feet to the rear of the Golf Cart. Such tail lamps must be enabled to additionally function as brake lamps so that they automatically emit a distinctively brighter red light when the brakes of the Golf Cart are applied.~~

~~6. Brakes and parking brake.~~

~~7. Front and rear turn signals. When signaling, front turn signals must emit a flashing amber light while rear facing turn signals must emit a flashing light that is either amber or red in color.~~

~~8. A reliable steering apparatus.~~

~~9. Rear and side reflex reflectors.~~

~~10. A horn installed into the golf cart so as to be easily operated by the Operator of the Golf Cart and that is plainly audible when activated.~~

~~11. Rear facing seats must include safety grab bars/rails.~~

~~12. Golf Carts may be equipped with a trailer, the dimensions of which may not exceed 40" wide and 60" long. The total weight of the material or other items hauled in the trailer may not exceed the weight limit specified by the manufacturer of the trailer or the manufacturer's towing capacity for the Golf Cart to which the trailer is attached. Golf Carts equipped with trailers must be equipped with a properly installed trailer hitch or~~

~~hitch pin accessibly that is appropriate to the linkage used by the attached trailer. Golf Cart trailers may not be used to transport or otherwise carry (i) passengers or (ii) vehicles such as boats, ATVs, and other motorized vehicles, including additional Golf Carts. Trailers not otherwise designed to be towed by a Golf Cart are not permitted.~~

~~13. In public areas, Golf Carts must be parked on improved parking surfaces, specifically designated for vehicle parking, and shall not be parked on other surfaces which have not been designated as parking areas.~~

~~B. The number of occupants in any golf cart operated pursuant to this Article is restricted to the number of seats on the Golf Cart. For the purposes of this provision, both pets and persons qualify as "occupants," and a standard Golf Cart bench seat is deemed to allow seating for two occupants.~~

~~C. The Operator of the Golf Cart shall be responsible for ensuring that no occupants of a Golf Cart are standing at any time while the Golf Cart is in motion.~~

~~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.~~

~~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.~~

~~B. Golf Carts being operated on a City Right of Way must be covered under a valid insurance policy including coverage for personal injury and property damage, with minimum amounts of $10,000 per occurrence, $10,000 in the aggregate. Proof of valid insurance coverage must be in the Golf Cart at the time of operation on a City Right of Way.~~

~~Section 42-204. - Registration Required; Rejection.~~

~~A. Prior to being operated on a City Right of Way, a Golf Cart must be registered with the City as set forth herein.~~

~~B. Golf carts must be registered annually with the City of Mount Dora through an application process as determined by the City in its sole discretion. The initial registration fee shall be $25.00, with an annual renewal fee of $10.00. Annual fees may be changed from time to time by the City in its sole discretion through the adoption of a Resolution.~~

~~C. Upon approval, the Golf Cart owner will receive an annual registration sticker from the City which shall be affixed to the windshield on the driver's side, lower corner, and face outward.~~

~~While the registration is issued to the Golf Cart owner, the registration sticker is personal to a specific Golf Cart and is not transferrable.~~

~~D. The City reserves the right to reject or not renew a Golf Cart registration application if the application is incomplete, all of the minimum requirements have not been met and/or if the applicant has been found in violation of this Article on two (2) or more occasions within a twelve month period.~~

~~E. The City Manager may revoke an owner's Golf Cart registration(s) by written revocation letter, as set forth herein, at any time for the following reasons:~~

~~1. Operating or allowing a Golf Cart to be operated in a reckless manner or in such a manner so as to cause injury to pedestrians, other Golf Cart operators, or bicyclists;~~

~~2. Operating or allowing a Golf Cart to be operated in such a manner so as to result in damage to public or private property;~~

~~3. Operating or allowing a Golf Cart to be operated with general disregard of the regulations of the Article, resulting in two (2) or more moving violations in accordance herewith within a single twelve (12) month period; or~~

~~4. Providing false information to the City on a registration application.~~

~~F. The City Manager shall issue a revocation letter to the registered owner of a Golf Cart, setting forth the specific reasons for revocation. The revocation letter shall be sent to the registered owner of the Golf Cart, by certified mail, return receipt requested. The registered Golf Cart owner may appeal the revocation within five (5) days of receipt of the revocation letter by submitting a written appeal to the City Clerk to be heard by the City Council. The appeal shall be limited to the issues of the revocation and shall be placed on the next available City Council agenda for consideration. The decision of the City Council related to the appeal shall be final.~~

~~G. If the registered Golf Cart owner fails to timely file an appeal or the City Council upholds the revocation, the revocation shall be valid for a period of one (1) year. Upon expiration of the one-year period, the individual may re-apply for a Golf Cart registration with the City.~~

~~Section 42-205. – Exemptions.~~

~~A. Operation of a Golf Cart on a the following City Rights of Way are exempt from the other provisions of this Article; however, such operation is subject to the requirements of this Section and any violations shall be classified as *Other Violations of this Article* as set forth in Section 42-206.B:~~

~~1. Andover Court;~~
~~2. Arcadian Court;~~
~~3. Brightmoor Court;~~
~~4. Chase Court;~~

5. ~~Citrus Court~~
6. ~~Country Club Boulevard;~~
7. ~~Covey Circle;~~
8. ~~Edgewater Drive;~~
9. ~~Falconbridge Place;~~
10. ~~Friars Court;~~
11. ~~Greenbriar Trail;~~
12. ~~Heathland Court;~~
13. ~~Hunters Green Court;~~
14. ~~Laurel Ridge Drive;~~
15. ~~Oakcrest Circle;~~
16. ~~Park Forest Boulevard;~~
17. ~~Pine Hollow Drive;~~
18. ~~St. Andrews Way;~~
19. ~~St. Ives Court;~~
20. ~~St. James Way;~~
21. ~~Shadowood Circle;~~
22. ~~Spring Creek Court;~~
23. ~~Stafford Spring Boulevard; and~~
24. ~~Wyngate Court~~

~~B. Any Golf Cart being operated on the above City Rights of Way must be operated by a person who is at least 16 years of age and has a valid driver's license. If operated during the hours between sunrise and sunset, the Golf Cart must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear. If operated during the hours between sunset and sunrise, the Golf Cart must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, red reflectorized warning devices in both the front and rear, head lights, tail lights, brake lights, turn signals, and a windshield.~~

~~Section 42-206. – Penalties and Enforcement.~~

~~A. *Registration violation.* Operation of a Golf Cart on a City Right of Way without a registration or with an expired registration will subject the Operator to a separate fine for each such violation. The initial penalty amount for a registration violation shall be $100.00 for each occurrence. The City may adjust this fine amount from time to time through the adoption of a Resolution.~~

~~B. *Other Violations of this Article.* Operation of a Golf Cart or LSV in violation of this Article will subject the Operator to a separate fine for each such violation. The initial penalty amount for any other violation of this Article not otherwise specified shall be $25.00 for each occurrence. The City may adjust this fine amount from time to time through the adoption of a Resolution.~~

~~C. *Moving violation.* A Golf Cart and/or LSV must be operated on a City Right of Way in accordance with all applicable traffic laws as promulgated by the State of Florida and may receive a citation for traffic violations in the same manner as an operator of a motor vehicle. The use of a~~

~~Golf Cart or LSV resulting in violations of the Florida "Uniform Traffic Control" statute and the Florida "Uniform Disposition of Traffic Infractions Act" are enforceable as provided in Florida Statutes, Chapters 316 and 318, and the penalties set forth therein. All other City ordinances pertaining to the use of motor vehicles are also applicable to the operation of Golf Carts and LSV to the extent that such may be applied.~~

~~D. An officer who has probable cause to believe that a person has committed an act in violation of this Article or Florida Statutes, Chapter 316 or 318, may issue a municipal citation therefor.~~

~~E. A municipal citation issued shall include the following information:~~

1. ~~Name of Operator, address, date of birth;~~
2. ~~Date, time, and location of issuance;~~
3. ~~Golf Cart description;~~
4. ~~Violation charged;~~
5. ~~Amount of fine;~~
6. ~~Department case number;~~
7. ~~Issuing officer's signature;~~
8. ~~Name and address of issuing agency;~~
9. ~~Number of days allowed to pay the penalty;~~
10. ~~Instructions for contesting the penalty; and~~
11. ~~Instructions for paying the penalty.~~

~~F. Any person issued a municipal citation pursuant to this Article may, within ten (10) days of issuance of a citation:~~

1. ~~pay the penalty;~~
2. ~~contest the citation for a registration violation or other violation of this Article to the City Magistrate by providing written notice to the City Clerk;~~
3. ~~contest the citation for a moving violation in County Court.~~

~~Payments postmarked and mailed within the ten-day period shall be considered timely.~~

~~G. Any person electing to contest the penalty shall be deemed to have waived the penalty limitation specified on the citation. The County Court or Magistrate, as applicable, after hearing shall make a determination as to whether a violation has been committed. If the commission of a violation has been proven, the County Court or Magistrate, as applicable, may impose a penalty not to exceed $500.00.~~

~~H. If a person fails to pay the fine or elect to contest the penalty, either by mail or in person within the ten (10) day period set forth herein, shall be deemed to have waived the penalty limitation specified on the citation and the right to contest the citation.~~

1. ~~If the citation was for a registration violation or other violation of this Article, the matter shall be placed on the docket of the City Magistrate for further proceedings and the~~

~~hearing date shall be provided to the person who received the citation by certified mail, return receipt requested. The Magistrate may impose a penalty not to exceed $500.00.~~

~~2. If the citation was for a moving violation, the matter shall be forwarded to the Clerk of Court for placement on the County Court docket for further proceedings. The County Court may impose a penalty not to exceed $500.00.~~

~~Section 42-207. – Alternate Enforcement and Collections.~~

~~A. The City may enforce the provisions of this Article in any manner authorized in accordance with applicable law and may seek any legal remedy as may be authorized by applicable law.~~

~~B. The City Manager is hereby authorized to pursue collection activities related to any fines imposed against violators of this Article in such manner, and using such processes, as may be in the best interests of the City and may authorize collection agencies and/or the City Attorney to pursue collections in a manner consistent with applicable law.~~

~~SECTION 4. SUNSET CLAUSE.~~ ~~City of Mount Dora Code Ordinances, Chapter 42, Traffic and Vehicles, Article V, Golf Carts and Low Speed Vehicles, as established by this Ordinance shall automatically sunset one (1) year from the Effective Date hereof and shall thereafter have no further force or effect, unless action is taken by the City to adopt a new Ordinance which either, extends the existence of City of Mount Dora Code Ordinances, Chapter 42, Traffic and Vehicles, Article V, Golf Carts and Low Speed Vehicles, or repeals City of Mount Dora Code Ordinances, Chapter 42, Traffic and Vehicles, Article V, Golf Carts and Low Speed Vehicles, prior to the sunset date stated herein.~~

~~SECTION 5. 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 6. CODIFICATION AND SCRIVENER'S ERRORS.~~

~~A. The revisions to City of Mount Dora Code of Ordinances, Chapter 42, as set forth in Sections 2 and 3 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 7. SAVINGS CLAUSE.~~ ~~All prior actions of the City pertaining to the City of Mount Dora Code of Ordinances, Chapter 42, Traffic and 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 8.**~~ ~~**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 9.**~~ ~~**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 10.**~~ ~~**EFFECTIVE DATE.**~~ ~~This Ordinance shall become effective immediately upon its passage and adoption.~~

~~**FIRST READING: June 6, 2023**~~

~~**SECOND READING: June 20, 2023**~~

~~**PASSED AND ADOPTED this 20th day of June, 2023.**~~

~~**CRISSY STILE**~~
~~**MAYOR**~~

~~ATTEST:~~

Jeanann Hand, City Clerk

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

Sherry G. Sutphen, City Attorney

~~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 M~~ount 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: **June 4, 2024**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: Lobbyist Update

Introduction:
Gray Robinson, P.A. represents the City of Mount Dora during the 2024 Legislative process in Tallahassee, Florida. Their work includes identification of legislative priorities, formulation of strategy, research, communication with elected officials, and reporting the status on current work in progress.

Discussion:
Gray Robinson, P.A. supports the City of Mount Dora in respect to Legislative items and appropriations. Attached is the monthly report for April-May 2024.

Budget Impact:
Lobbyist Activities are funded in account 421-1910-536.31-11 in the amount of $42,000.00.

Strategic Impact:
The contract with Gray Robinson, P.A. allows for cooperation from State, County, and surrounding communities toward the Innovation District and future infrastructure through grants and legislative processes.

Recommendation:
Data provided is informational.

Attachment(s):
1. Mount Dora April-May 2024 Report

Prepared by: Jeanann Hand, City Clerk
Reviewed by: Vince Sandersfeld, City Manager Final Approval - 5/29/2024

May 1, 2024

City of Mount Dora
April Activity Report

2024 Regular Session- Status of Passed Bills

As of 05/01/2024

Bills Passed Both Chambers:	325
Vetoed by Governor:	2
Filed with the Secretary of State	12
Approved by Governor	137
Pending on Governor's Desk	48
Awaiting Presentation	126

General Revenue Collections

General-revenue (GR) tax collections in Florida were nearly 5% higher than anticipated for the month of March. A report released earlier this week by the Legislature's Office of Economic & Demographic Research showed net GR during the month totaled nearly $3.756 billion, $176.2 million more than expected in a forecast that was released in January. Sales-tax collections, which makes up the largest part of general revenue, topped projections for the month by $60.9 million or 2.1%.

Communications

- Correspondence with Representatives Truenow and Yarkosky
- Cybersecurity Grant Information

Next Steps

- Continue to update Mount Dora on grant opportunities
- Develop and finalize the City of Mount Dora's 2025 Legislative Agenda by September/October 2024
- Legislative Session Committee Weeks for the 2025 Legislative Session will begin in December 2024/January 2025
- 2025 Regular Session convenes March 4, 2025

Ryan Matthews/Angela Drzewiecki