



Mount Dora, FL 32757
510 N. Baker St.
City of Mount Dora
352-735-7126
E-mail: clerk@cityofmounddora.com

COMMUNITY REDEVELOPMENT AGENCY BOARD
City Hall Board Room
510 N. Baker Street, Mount Dora, FL
July 16, 2024 at 6:00 PM

AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

ACTION ITEMS

1. Request Approval of Commercial Visual Improvement Program (CVIP)
Grant Agreement for the Mount Dora Yacht Club

OTHER BUSINESS

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: July 16, 2024

TO: Honorable CRA Board Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of Commercial Visual Improvement Program (CVIP) Grant Agreement for the Mount Dora Yacht Club

Introduction:

This is a request for the CRA Board to approve a Commercial Visual Improvement Program (CVIP) grant for The Mount Dora Yacht Club.

Discussion:

On May 15, 2018, the CRA Board approved the Commercial Visual Improvement Program (CVIP) under Resolution No. 2018-37 (CRA). A copy of the CVIP resolution and application are posted on the CRA homepage (<http://ci.mount-dora.fl.us/1074/Visual-Improvement-Program>).

The owner has requested a CVIP Grant of \$10,000.00. The owner intends to spend the \$10,000.00 on the front addition to the club located at 351 W. 4th Avenue. These renovations meet the requirements of the program to improve the overall appearance of the property. These renovations required a review by the Historic Preservation Board in 2022 and approved. The COA expired was brought back to the board and the Certificate of Appropriateness was re-approved on May 30, 2024.

Budget Impact:

The total expected cost is \$10,000.00. There is currently \$144,583.00 allocated in the FY 23-24 budget for economic development incentives.

Strategic Impact:

Objective 1.3 attract new development

Recommendation:

CRA Board to approve a Commercial Visual Improvement Program (CVIP) Grant Agreement for the Mount Dora Yacht Club.

Attachment(s):

1. Attachment #1 CVIP Application for Mount Dora Yaht Club
2. Attachment #2 Certificate of Appropriateness_ Approved_ 351 W 4th Ave
3. CRA Grant Agreement. Mount Dora Yacht Club

Prepared by: Catherine Hutcheson, CRA Administrative Coordinator

Reviewed by: Adam Sumner, CRA Administrator

Matthew Dodson, Budget Officer

Rita Meade, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/8/2024

Approved - 7/8/2024

Approved - 7/8/2024

Approved - 7/11/2024

Approved - 7/11/2024

Final Approval -

7/12/2024

ATTACHMENT #1



CITY OF
MOUNT
DORA

COMMUNITY REDEVELOPMENT AGENCY

**Community Redevelopment Agency (CRA)
Commercial Visual Improvement
Program Overview**

PROGRAM DETAILS

COMMERCIAL VISUAL IMPROVEMENT PROGRAM (CVIP):

- Designed to help reduce urban blight
- Serves as a catalyst for improvements to other nearby properties
- Helps bring properties up to City code standards
- Provides financial assistance for significant exterior improvements. (For example, painting alone would not be sufficient.) Interior improvements are not eligible.
- Rebates 50 percent — up to a maximum of \$10,000 — of a project’s renovation/ upgrade hard construction costs
- Owner must pay for soft costs, including architect, engineer, permitting, etc... These costs are not reimbursable.
- Funding available annually on a first-come, first served basis. Once all fiscal- year funds have been expended, no further applications for that year will be accepted.

TIME FRAME:

- Application process takes approximately 60 calendar days once all necessary documents and materials are received from the applicant.
- All projects receiving CVIP funds must be completed within 180 calendar days of the date application is approved by City of Mount Dora Community Redevelopment Agency (CRA) projects not completed within the specified 180 days forfeit all approved and allocated CVIP funds.
- Reimbursement of funds takes approximately 30-60 calendar days once copies of all paid invoices, cancelled checks and photos of completed project, are received. (The CRA reserves the right to pay applicant in one lump sum or installments.)

PROPERTY/BUSINESS REQUIREMENTS:

- Located within the Community Redevelopment Area
- Must be zoned C-2, C-2A, and RP with a CUP with a non-residential use
- Property with multiple retail tenants and/or vacant store fronts are considered on a case-by-case basis
- Visible from a street, sidewalk or public right-of-way
- Free of all mechanic’s liens
- No residential uses are eligible for this program
- Must pay ad valorem taxes on the property
- Work must result in a combination of significant exterior visual improvements. Examples: façade upgrades; parking facilities; matching signage; painting; lighting; new or

ATTACHMENT #1

APPLICATION CHECKLIST:

All information included in this checklist must be submitted to the CRA staff before they can begin the process:

- All documents signed by person certified as one of company's principals.
- List of proposed improvements with estimated project costs
- Notarized & signed CVIP Real Property Owner Consent form (Landlord completes if not owned by the applicant)
- Copy of current city of Business Tax Receipt for property owner and tenant
- Copy of property owner's deed
- p/a* If a tenant, lease with at least five years occupancy remaining
- n/a* Landlord's current tenant list or leasing plan, if applicable
- Completed W-9 form
- All applicable contractor bids
- High-quality "before" images of property from all sides/angles *
- High-quality images of renderings of proposed project *
- Three written contractor bids for all work being done or justification for why only one bid submitted

* Please send three to four separate high-resolution jpegs of "before" photos and a few separate high-resolution jpegs of your "after" renderings. These are needed for the PowerPoint presentation we will put together for you when you make your presentation to the CRA Board.



As Adopted May 15, 2018

ATTACHMENT #1

Commercial Visual Improvement Program Application
City of Mount Dora Community Redevelopment Agency

APPLICANT INFORMATION

Applicant's Name: Mount Dora Yacht Club / Alan Stewart

Past Commodore

Applicant's Corporate Name: Mount Dora Yacht Club

Applicant's Corporate Business Address: 351 West 4th Ave.

Name of Business at Project Address: Mount Dora Yacht Club

Applicant's City of Mount Dora Business Tax Receipt #: 24-00006765

Federal Tax ID Number or Social Security Number: 59-0690716

Applicant's Phone Numbers: _____ Business 352-267-6218 Cell _____

Applicant's Email Address: alan@thefloorshope.com

Is Applicant the property owner or a tenant proposing the façade improvements? No Owner

Tenant Applicant is Past Commodore & Chairman of Building Committee

PROPERTY INFORMATION

Property Owner's Name: Mount Dora Yacht Club

Property Owner's Mailing Address: 351 W. 4th Ave Mt. Dora, FL 32757

Property/Project Address: Same

AltKey Number(s): _____

Name of Tenant(s): N/A

Lease Expiration Date: 1/17 Option to Extend: ___ Yes ___ No How Long: ___ Years

Property Manager: Chelsea Bromley Phone: 352-255-8930 Email: MDYC manager@gmail.com

1. Is the proposed project located in the current CRA? (Yes) No

Total Applicant Funds: _____ Total Anticipated Grant Request: \$10,000

ATTACHMENT #1

1. Please provide a description of Proposed Improvements. **Please attach a site plan, renderings and/or elevations of the proposed improvements. (APPLICATIONS WILL NOT BE ACCEPTED WITHOUT RENDERINGS, SITE PLAN, AND/OR ELEVATIONS)**

We will be constructing a 10'x17' front addition to the club. We also are building a parapet wall approximately 5' High on the roof to conceal our air conditioning equipment. New signage along with fresh landscaping will be done in front of building on street side

2. Please describe the extent to which the existing building or on-site improvements are substantially dilapidated.

Our building is a concrete structure that is well maintained & free of defects. The purpose of this remodel is to make the exterior more pleasing to the eye.

ATTACHMENT #1

3. Please describe how you propose to maximize the leveraging of Redevelopment Agency funds through the funds you intend to contribute and how there are no other reasonable means of financing available to fully fund the desired improvements.

We are a club that is totally supported by its 95 member membership. All work proposed is for the beautification of the Smeckly @ downtown Mt. Dora.

4. Please describe how you intend to maintain the improvements during the useful life of the improvements.

It will become part of our Annual Budget

5. Current Number of Employees: Full-Time 1 Part-Time 1 Contract NO
Number of Employees (Post Project Completion): Full-Time 1 Part-Time 1
Contract W
Number of Construction Workers for Project: 20-35

ATTACHMENT #1

Current and/or Projected Wages for Employees: (please attach as a spreadsheet)

TOTAL PROJECT BUDGET (Estimated)

USE OF FUNDS (ACTIVITY)	SOURCE OF FUNDS	ESTIMATED COST	
Concrete Parcel Wall	Assessment	\$ 46,885	*
double Insulated Glass	Assessment	\$ 26,001.85	*
Painting of Parcel Wall	Assessment	\$ 3,619.20	*
OTHER	exterior work	\$	
Exterior Landscaping	Assessment	\$ 10,000	
Historic markers		\$ 350.00	
		\$	
		\$	
TOTAL PROJECT BUDGET		\$ 76,506.05	*

The rest of this page is intentionally left blank.

Attached proposal from Vendor

ATTACHMENT #1

The Applicant acknowledges that the Visual Improvement Program (CVIP) will not pay for work, which has commenced prior to the award of a CVIP grant as evidenced by an executed CVIP Agreement. Any work started prior to the execution of the Agreement shall be the Applicant's responsibility. Furthermore, the Applicant acknowledges that the CRA Board must approve the application and a corresponding CVIP Agreement prior to the award of any CVIP grant. Applicant also acknowledges that it must expend its matching contribution prior to any reimbursement of Agency CVIP grant funds.

Applicant also acknowledges that it has received a copy of the "CRA Redevelopment Plan."



Signature of Applicant

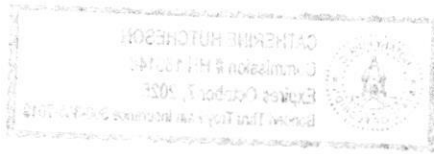


Date

Notary



ATTACHMENT #1



ATTACHMENT #1

Rec 4.00 Doc 80.00 80 7687 This Warranty Deed Made the 21st day of March A. D. 1980, by EDNA M. HOCHSTETTLER

U.S. EDCA 697 PAGE 32

hereinafter called the grantor, to MOUNT DORA YACHT CLUB, INC.

whose post office address is P.O. Box 678, Mt. Dora, Florida 32757 hereinafter called the grantees:

[Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations]

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

The South 63.54 feet of the following described land:

That part of the following described land lying West of right of way of Atlantic Coast Line Railway Company: Beginning at the intersection of the center line of Fifth Avenue and the shore line of Lake Dora, according to the Official Plat of Mount Dora, in Sec. 31, Tp. 19 S, R. 27 E, recorded in Plat Book 3, page 37, Public Records of Lake County, Florida, thence East 308 feet, more or less, to intersection of center lines of Fifth Avenue and McDonald Street, thence South along center line of McDonald Street 222 feet, thence West 206 feet, more or less, parallel to center line of Fifth Avenue to shore line of Lake Dora, thence in a Northwesterly direction along shore line of Lake Dora to point of beginning, Less the right of way of Fifth Avenue on North and McDonald Street on the East, and subject to right of way and easement granted to Town of Mount Dora by deed recorded in Deed Book 292, page 269, Public Records of Lake County, Florida, also described as Lot 2, Block 5, according to the U. S. re-survey of the subdivision of public land area in Block 5 of the Town of Mount Dora, Florida, Less any streets in the City of Mount Dora, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 79.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Christa A. Callow Patricia A. Reel

Edna M. Hochstettler (LS) Edna M. Hochstettler

STATE OF FLORIDA COUNTY OF LAKE

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE 80.00 MAR 21 '80

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Edna M. Hochstettler

to me known to be the person described in and who executed the foregoing instruments and who acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

21st day of March, A. D. 19 80.

This instrument was prepared by: DOROTHY TROLLER, an employee of LAKE ABSTRACT & GUARANTY CO. P.O. Box 1026, Tavares, Fla. 32778

Notary Public Patricia A. Reel My commission expires: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES FEBRUARY 18, 1984

RECORDED AND RETURNED TO THE CIRCUIT COURT IN LAKE COUNTY MAR 21 4 26 PM '80

ATTACHMENT #1

LOCAL BUSINESS TAX

City of Mount Dora
510 N. Baker Street
Mount Dora, FL 32757-0176
Phone: (352) 735-7112

Your Business Tax Receipt can now be paid online. Go to: www.cityofmountdora.com and click on "Online Bill Pay"

Online PIN:
C48A5DB

FEIN #:

VALID PERIOD: September 01, 2023 TO September 30, 2024

BUSINESS LOCATED: 351 W 4TH AVE

BUSINESS TAX NUMBER:

ISSUED TO:

24-00006765

MT DORA YACHT CLUB
351 W 4TH AVE
MOUNT DORA, FL 32757

STATE LICENSE NUMBER(S):

Fee Description:	Amount Billed:	Amount Paid:
BUSINESS TAX RECEIPT	30.00	30.00
FIRE INSPECTION FEE	250.00	250.00

Tax Fee Paid: \$280.00

Amount Due: \$0.00

This is for your records - DO NOT PAY

LICENSE CATEGORY: AUTO & BOAT SALES/CAR CARE

THIS IS YOUR RECEIPT - PLEASE RETAIN FOR YOUR RECORDS.
THE BOTTOM PORTION SHOULD BE TORN OFF AND DISPLAYED IN A PROMINENT LOCATION AT YOUR BUSINESS

The City of Mount Dora reserves the right to revoke or cancel this license per standards set forth in Section 26.170 of the City of Mount Dora Code of Ordinance

City of Mount Dora
510 N. Baker Street
Mount Dora, FL 32757-0176
Phone: (352) 735-7112

LOCAL BUSINESS TAX

BUSINESS TAX NUMBER:

24-00006765

VALID PERIOD: September 01, 2023 TO September 30, 2024

BUSINESS CATEGORY: BOATING/DOCKING

BUSINESS LOCATED: 351 W 4TH AVE

ISSUED TO:

MT DORA YACHT CLUB

351 W 4TH AVE
MOUNT DORA, FL 32757

Tax Fee Paid: \$280.00

Amount Due: \$0.00

This is for your records - DO NOT PAY

Approved and Issued by the
City of Mount Dora
Planning and Development Office

THIS CERTIFICATE MUST BE EXHIBITED CONSPICUOUSLY AT YOUR PLACE OF BUSINESS

ATTACHMENT #1

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
Mount Dora Yacht Club

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.
 Individual/sole proprietor C corporation S corporation Partnership Trust/estate
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
 Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

5 Address (number, street, and apt. or suite no.). See instructions.
351 W 4th Avenue

6 City, state, and ZIP code
Mount Dora, FL 32757

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

				-					
--	--	--	--	---	--	--	--	--	--

or

Employer identification number

5	9	-	0	6	9	0	7	1	6
---	---	---	---	---	---	---	---	---	---


Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person  Date **6/1/24**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

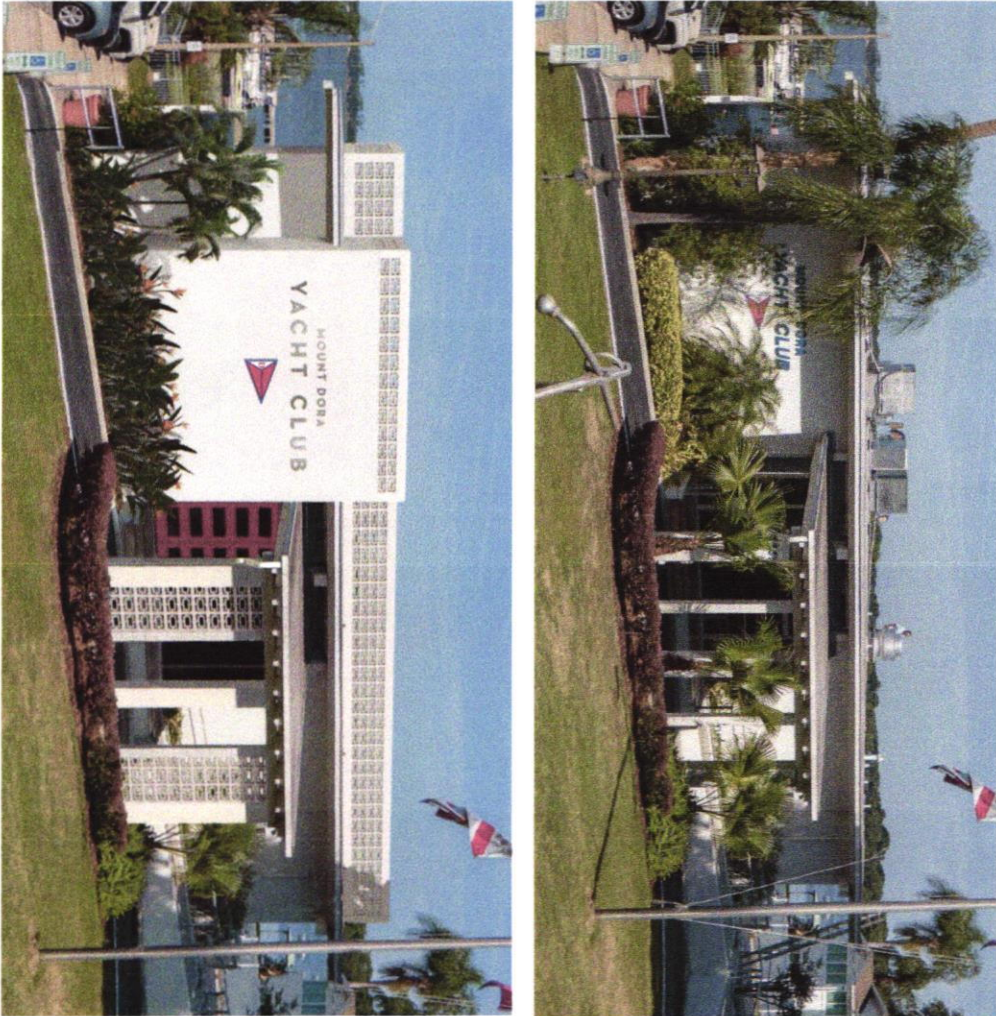
New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

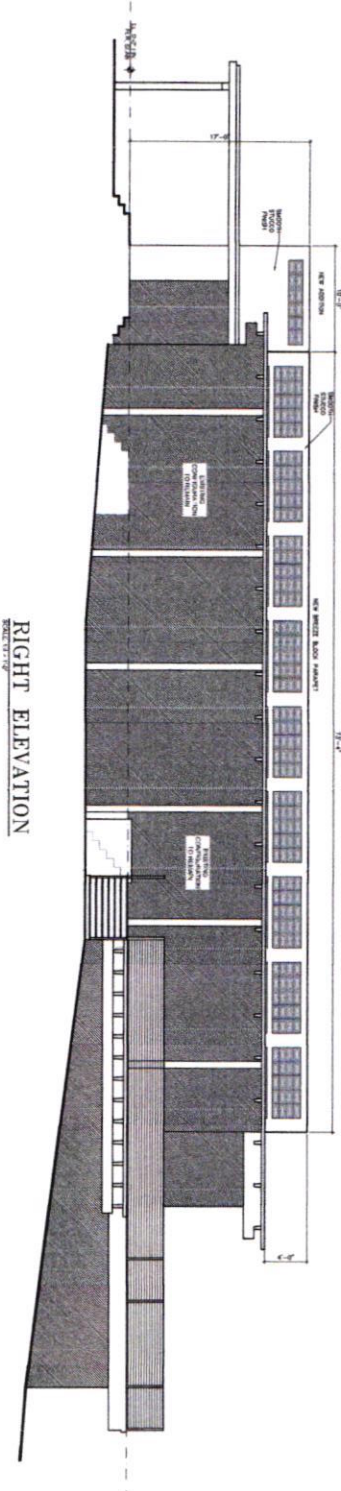
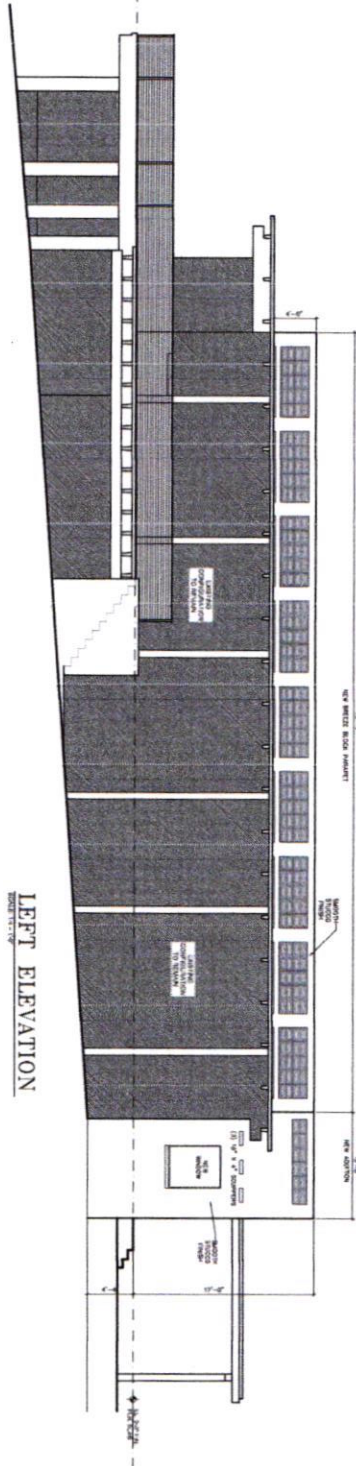
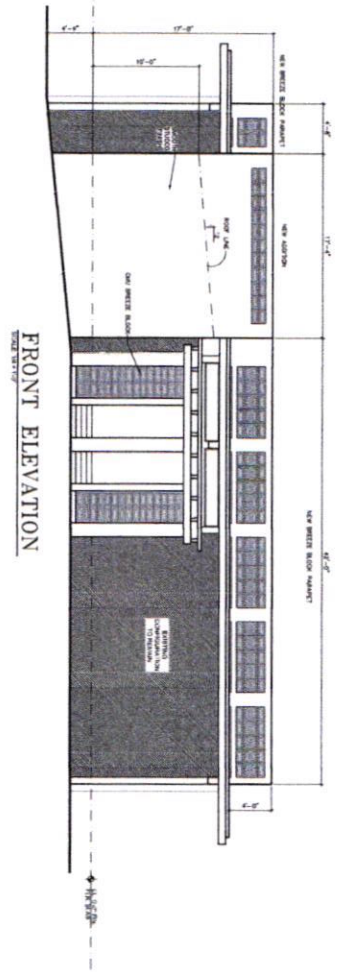
Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

ATTACHMENT #1

Option 1 - Before & After





ENGINEERING SERVICES GROUP, LLC
 CA#8886
 391 WEST ALFRED ST.
 TAVARES, FL 32778
 352-388-1111
 JAMES LEE SMITH, P.E. #36177

DATE	DESCRIPTION

MT. DORA YACHT CLUB
 351 W 4TH AVE
 MT. DORA, FL 32757

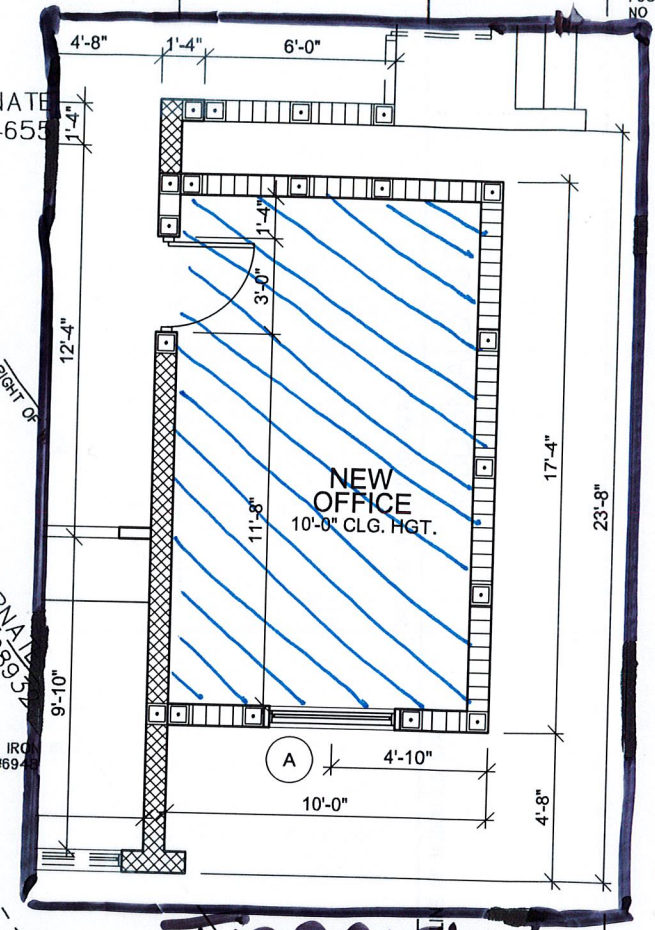
PAGE: 6
 ELEVATIONS

DESIGN PROJECT MANAGER
 ADAM BRENN
 3522554419
 PLAN 9/15/2024
 SCALE SHEET
 SHEET A2

ATTACHMENT #1

Mount Dora Yacht Club
351 W 4th Ave
AK No. 1728932 & 1465532

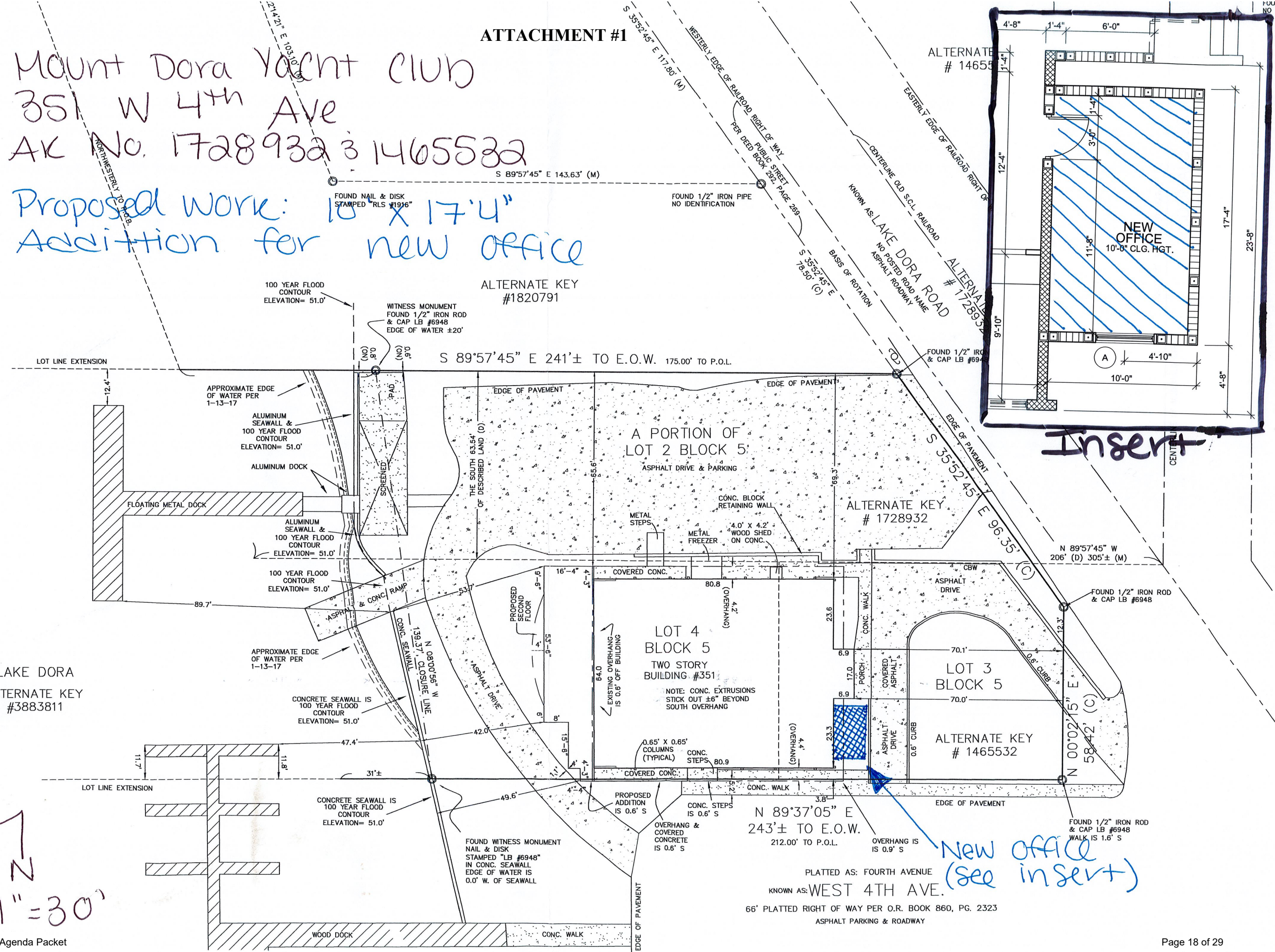
Proposed work: 10' x 17'4" Addition for new office



Insert

LAKE DORA
ALTERNATE KEY
#3883811

1" = 30'

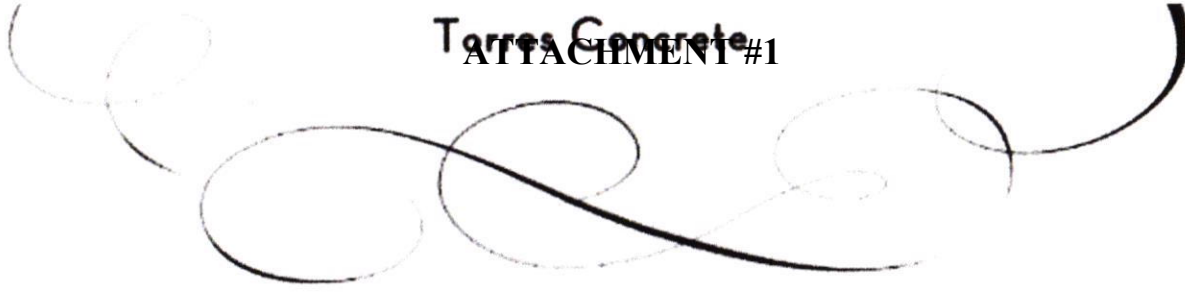


PLATTED AS: FOURTH AVENUE
KNOWN AS: WEST 4TH AVE.
66' PLATTED RIGHT OF WAY PER O.R. BOOK 860, PG. 2323
ASPHALT PARKING & ROADWAY

New office (see insert)

Torres Concrete

ATTACHMENT #1



Victor Torres: 352-308-7541
 Ashley Torres: 352-872-3942
 15202 county road 450
 Umatilla, Fl 32784
 torresconcrete2007@gmail.com

*Glenn Phillips is a member of club & GC.
 Attached quotes are either lowest bid or
 Best qualified sub-contractor.*

Bill To	Estimate #	N/A
Glen Phillips Homes	Estimate Date	01/05/2024
Mount Dora yacht club		



DESCRIPTION	AMOUNT
Prep and pour footers	46,885.00
Stemwall block work labor and materials	
Pump labor	
Block walls labor and materials	
Prep and pour ramp labor and materials	
ESTIMATE TOTAL	\$46,885.00



ESTIMATE

Date of Estimate: Friday, May 24, 2024

* \$26,001.85

Prices Valid Until Monday, July 08, 2024

Mt DORA YACHT CLUB FRONT ENTRANCE REPLACEMENT (AREA 1)
 GLENN PHILLIPS
 351 W 4TH AVE Mt DORA
 FGD Q458827

QUANTITY	DETAILS	FRAME	LINE TOTAL
----------	---------	-------	------------

**YKK YES45 FI FRAMES IN CLEAR ANODIZED
 FINISH WITH HI PERFORMANCE INSUALATED
 GLASS TO MEET LOCAL ENERGY BUILDING
 CODES**

REMOVE AND DISPOSE EXISTING STOREFRONT & GLASS AND
 REPLACE & INSTALL NEW STOREFRONT

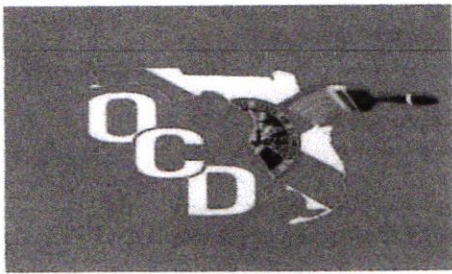
- | | |
|------|--|
| 1 EA | 6/0 X 7/0 DOOR FRAME FOR DOORS (WOOD DOORS BY OTHERS
AND A 3/0 X 7/0 DOOR & FRAME WITH PANIC HARDWARE BY CODE
BLOCK SIZE 195" X 108" |
| 1 EA | FIXED FRAME WITH 90 DEGREE POST
BLOCK SIZE 74" X 108" |
| 2 EA | CLEAR STORY FIXED FRAME ABOVE
BLOCK SIZE 80" X 30" |

**ALL STRUCTURES BUILT BEORE 1978 REQUIRE LEAD TEST FOR
 EACH OPENING
 MATERIALS, TAX AND LABOR INCLUDED**

TOTAL **\$26,001.85**

CORPORATE OFFICE
 Ro-Mac Lumber & Supply, Inc.
 700 E Main St.
 352-787-4545
www.romaclumber.com

ATTACHMENT #1



31121 Industry Dr Ste B
 Vaires FL 32778
 (352) 630-1711
 Office@ocdpf.com

Estimate

ESTIMATE #	1042657504
DATE	
PO #	

CUSTOMER
Mount Dora Yacht Club Alan Stewart 351 W fourth Ave Mount Dora , FL, (352) 267-6218 AStewart@thefloorshoppe.com

SERVICE LOCATION
Mount Dora Yacht Club Mount Dora Yacht Club 351 W fourth Ave Mount Dora , FL, (352) 267-6218 AStewart@thefloorshoppe.com

DESCRIPTION

Estimate

Estimate

Description	Qty	Rate	Tax	Total
Exterior				\$3,619.20
Paint Exterior breeze walk parapet wall using Duration -Caulk any exposed joints -Coat all walls with Loxon Masonry Primer -Paint all walls with one coat of the color of the customer's choice, using Sherwin Williams Duration paint	2155.00	\$1.30	\$0.00	\$2,801.50
Paint Exterior of new office using Duration - Caulk any exposed joints -Coat all walls with Loxon masonry primer - Paint all walls with one coat of the color of the customer's choice, using Sherwin Williams Duration paint	629.00	\$1.30	\$0.00	\$817.70
Drywall				\$8,450.00



ATTACHMENT #2

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

May 30, 2024

Mount Dora Yacht Club

Attn: Alan Stewart

1311 Heim Road

Mount Dora, FL 32757

Via Email: Alan@thefloorshoppe.com

Re: **Certificate of Appropriateness - Approval**
439-A N Donnelly Street

Description of proposed work:

Renew previously approved Certificate of Appropriateness to construct 166-sf addition; add decorative parapets to roof; and add infill breeze block between front columns; and replace front door with a double door.

Dear Alan:

Please allow this correspondence to serve as verification that the Historic Preservation Board met on **May 29, 2024** to discuss the above-referenced request. At this meeting, the Board voted to **approve** the request, as presented.

This letter will serve as your Certificate of Appropriateness. You may now proceed with the site plan and/or building permit process. A copy of this letter must be included in your permit application packet when submitted to permitting.

Please note that the work which a Certificate of Appropriateness is issued shall commence within **one (1) year** from the date of issuance. The Board may or may not approve extensions for Certificate of Appropriateness.

If you have any comments or questions about the project status, please do not hesitate to contact our office at 352-735-7112.

Sincerely,

A handwritten signature in blue ink that reads "Ryan Winkler".

Ryan Winkler
Senior Planner

Enclosure(s): N/A

cc: File

**CITY OF MOUNT DORA COMMUNITY
REDEVELOPMENT AGENCY
COMMUNITY VISUAL IMPROVEMENT PROGRAM AGREEMENT**

THIS AGREEMENT is made by and between the City of Mount Dora Community Redevelopment Agency, 510 N. Baker Street, Mount Dora, Florida 32757, hereinafter referred to as the “CRA,” and Mount Dora Yacht Club, Inc., a Florida Not For Profit Corporation, located at 351 W. 4th Avenue Mount Dora, FL 32757, hereinafter referred to as “GRANTEE.”

WITNESSETH

WHEREAS, pursuant to CRA Resolution 2018-37, the CRA created the Commercial Visual Improvement Grant Program (Program) consistent with the CRA Redevelopment Plan of 2019; and

WHEREAS, the purpose of the Program is to revitalize the community by helping to facilitate property renovation in the area; and

WHEREAS, the GRANTEE filed an application with the CRA, as required by the Program, seeking to renovate its property that is located within the boundaries of the CRA; and

WHEREAS, the CRA has determined that the application is complete and that the GRANTEE meets the requirements of the Program; and

WHEREAS, the CRA desires to provide funding to the GRANTEE pursuant to the Program as set forth hereafter.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

SECTION 1. RECITALS.

The above Recitals are true and correct and are incorporated herein by this reference.

SECTION 2. PROPERTY.

The GRANTEE, Mount Dora Yacht Club, Inc., is the owner of that property located at 351 W 4th Avenue, Mount Dora, FL, 32757, identified by the Lake County Property Appraiser through Parcel Number: 29-19-27-0030-005-00300, Alternate Key: 1465532 (Property). The Property is located within the City of Mount Dora Redevelopment Agency boundary.

SECTION 3. OBLIGATIONS OF THE PARTIES.

A. GRANTEE

1. Within One Hundred Eighty (180) days after the execution of this Agreement, the GRANTEE must complete or cause to be completed the

construction work on its project as set forth in the application approved by the CRA and/or the City of Mount Dora or any required City of Mount Dora permits (Project). Any and all Project documents submitted to the CRA and the City of Mount Dora are incorporated herein by this reference; however, in the event of a conflict between the terms and conditions of this Agreement and the Project documents, the terms and conditions of this Agreement shall prevail.

2. It is agreed and understood that the GRANTEE shall provide and pay for all labor, tools, materials, permits, equipment, transportation, supervision and any and all other items or services, of any type whatsoever, which may be necessary to fully complete the Project.
3. It is agreed and understood that the GRANTEE and its contractor(s) shall be solely responsible for the means, methods, techniques, sequences, safety programs and procedures necessary to properly and fully complete the Project.
4. The GRANTEE expressly agrees and understands that neither the CRA nor the City of Mount Dora shall have any responsibility or liability, whatsoever, stemming from its agreement to provide partial funding for the Project.
5. The GRANTEE shall ensure that the Project is completed by contractor(s) who possess the required federal, state and local certifications and/or licenses, including a valid business tax receipt, or as otherwise required to successfully complete the Project.
6. The GRANTEE shall further ensure that the Project is completed in accordance with all laws, ordinances, judicial decisions, orders and regulations of any federal, state, county and municipal governments, as well as their respective departments, commissions, boards and officers, which are in effect at the time of execution of this Agreement or are adopted at any time following the execution of this Agreement.
7. Upon completion of the Project, the GRANTEE shall submit its certificate of occupancy, or other notice of Project completion, photos of the completed work, all invoices issued for the Project, proof of payment in full and any and all other reasonably requested documentation to the CRA.
8. The GRANTEE shall maintain, with no substantial changes, subject to normal wear and tear, the Project improvements for a period of at least five (5) years unless otherwise agreed to by the CRA. If the GRANTEE fails to maintain the Project improvements for a period of five (5) years, GRANTEE shall reimburse the CRA for all grant monies expended hereunder.

9. During construction of the Project, the GRANTEE shall maintain a sign on the property indicating sponsorship by the CRA and the City of Mount Dora pursuant to the Program.
10. At times relevant to this Agreement, the GRANTEE shall maintain general liability insurance, in amounts acceptable to the CRA, to protect the Property upon which the Project is being constructed.

B. CRA

1. Upon receipt of the appropriate documentation related to completion of the Project and proof of payment in full, the CRA shall determine the amount of the grant.
2. Within thirty (30) days after the grant amount has been determined, the CRA shall remit payment to the GRANTEE in an amount not to exceed Ten Thousand Dollars (\$10,000.00) for up to fifty percent (50%) of the total eligible construction costs.

SECTION 4. ERRORS IN DISBURSEMENT.

GRANTEE expressly understands and agrees that it will immediately reimburse the CRA for any amounts disbursed in error or are in excess of the grant amount permitted by the Program.

SECTION 5. ENTIRE AGREEMENT.

This Agreement, including referenced exhibits and attachments hereto, constitutes the entire agreement between the parties and shall supersede, replace and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or affect whatsoever on this Agreement.

SECTION 6. APPLICABLE LAW, VENUE, JURY TRIAL.

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall lie in Lake County, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.

SECTION 7. RELATIONSHIP OF THE PARTIES.

This Agreement does not create or should in any way be construed as creating or establishing a partnership, joint venture or any other form of legal association between the parties, nor shall the GRANTEE be considered an agent or representative of the CRA or the City of Mount Dora for any purpose whatsoever.

SECTION 8. INDEMNIFICATION.

The GRANTEE agrees to be liable for any and all damages, losses, and expenses incurred, by the CRA or the City of Mount Dora, caused by the acts and/or omissions of the GRANTEE, or any of its employees, agents, contractors, sub-contractors, representatives, volunteers, or the like stemming from the Program, the Project or this Agreement. The GRANTEE agrees to indemnify, defend and hold the CRA and the City of Mount Dora harmless for any and all claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the GRANTEE, or any of its employees, agents, sub- contractors, representatives, volunteers, or the like through and including any appeals stemming from the Program, the Project or this Agreement. Said indemnification, defense, and hold harmless actions SHALL NOT be limited by any required insurance coverage amounts set forth herein and shall survive termination or natural termination of this Agreement.

SECTION 9. BINDING EFFECT.

This Agreement shall be binding upon and endure to the benefit of the parties hereto and their heirs, personal representatives, successors and/or assigns.

SECTION 10. ASSIGNMENT.

This Agreement shall only be assignable by the GRANTEE upon the express written consent of the CRA.

SECTION 11. SEVERABILITY.

All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

SECTION 12. WAIVER.

Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, or condition, or right of election, but same shall remain in full force and effect.

SECTION 13. FORCE MAJEURE.

Neither party to this Agreement shall be liable to the other for failure to perform due to acts

of God, fire, flood, epidemic, labor dispute, civil commotion, and terrorism, acts of government, other than the CRA, or any other cause or event beyond the control of and without the fault of either party. If such a force majeure event causes delay in the GRANTEE's completion of the Project, the City Manager may administratively extend the 180 (one hundred eighty) day completion requirement for a length of time not to exceed 30 (thirty) days. In the event an extension greater than 30 days is necessary, such an extension must be granted by the CRA governing board.

SECTION 14. NOTICE.

The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the CRA and the GRANTEE. All notices required and/or made pursuant to this Agreement to be given to the CRA and the GRANTEE shall be in writing and given by way of the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

CRA: City of Mount Dora
Community Redevelopment Agency
Attn: City Manager
510 N. Baker Street
Mount Dora, Florida 32757

Copy to: City Attorney.
510 N. Baker Street
Mount Dora, Florida 32757

GRANTEE: Mount Dora Yacht Club
351 W 4th Avenue
Mount Dora, FL 32757

SECTION 15. MODIFICATION.

The covenants, terms, and provisions of this Agreement may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

SECTION 16. HEADINGS.

All headings of the sections, exhibits, and attachments contained in this Agreement are for the purpose of convenience only and shall not be deemed to expand, limit, or change the provisions contained in such sections, exhibits, and attachments.

SECTION 17. JOINT AUTHORSHIP.

This Agreement shall be construed as resulting from joint negotiation and authorship. No

part of this Agreement shall be construed as the product of any one of the parties hereto.

SECTION 18. ANTI-DISCRIMINATION.

No discrimination based on race, religion, sex, age or national origin will be permitted or authorized by the CRA and/or the City of Mount Dora in connection with any aspect of the Program, the Project or this Agreement.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Agreement effective the _____ day of _____, 2024.

**CITY OF MOUNT DORA
COMMUNITY REDEVELOPMENT
AGENCY**

Crissy Stile, Chair

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

GRANTEE
MOUNT DORA YACHT CLUB,
INC.

Alan Stewart, Authorized Representative

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization of Alan Stewart., who is personally known to me or who produced _____ as identification, and who did/did not take an oath this _____ day of _____, 2024.

(SEAL)

Notary Public, State of Florida