



**CITY OF MOUNT DORA
NORTHEAST COMMUNITY REDEVELOPMENT
JANUARY 14, 2025 MEETING MINUTES**

The City of Mount Dora Northeast Redevelopment Committee met on Tuesday, January 14, 2025, in the Mount Dora City Hall, located at 510 North Baker Street, Mount Dora, Florida to discuss matters pertaining to the Committee.

I. Call to Order

Having been duly noticed as required by law, the January 14, 2025 meeting of the Mount Dora Northeast CRA was called to order at 6:00 p.m. by Rona Rowe, Chair.

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

Present: Rona Rowe, Lillie Taylor, Ozell Ward, Juan Perez, Lynn Tacher, Rosalyn Harris

Absent: Stevie Harley

City Staff: Catherine Hutcheson, Administrative Coordinator: Adam Sumner Northeast CRA Manager.

III. Approval of December 11, 2024 Meeting Minutes

MOTION by, SECONDED by, to APPROVE the minutes as presented.

***For:** Rona Rowe, Lillie Taylor, Ozell Ward, Juan Perez, Lynn Tacher, Rosalyn Harris*

***Against:** none*

***Motion Carried:** 6-0*

IV. Public participation/hearing for non-agenda items

No public comments.

V. Discussion Items

1.) Vedder Holster PUD Update



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Mr. Ryan Winkler, Senior Planner with the Planning & Zoning Department, gave a presentation on the Vedder Holster PUD project. Staff requested comments or feedback from the committee members to bring back to the Planning & Zoning Commission the following day.

Ms. Tacher asked how much of that they were planning on using right away and how much can be used for other things.

Mr. Winkler requested clarification on the question.

Ms. Tacher re-stated, how much of the building is Vedder going to use.

Mr. Winkler stated that Vedder is no longer part of this project that the Vedder Holster is going to remain on Camp Ave.

Ms. Tacher asked if there was going to be any part of that big building that can be used for other uses.

Mr. Sumner stated that all the spaces will be available for lease.

Mr. Winkler clarified what the PUD is for.

Further discussion on the proposed building. Mr. Sumner elaborated that this project is projected to help with job growth and a growing tax base within the community.

Ms. Tacher asked about how many restrooms would be in each building and if that was thought out ahead of time.

Mr. Winkler stated that they do not have a capacity or intent as to how many businesses will be operating out of the buildings.

Further discussion on capacity and possible uses.

Mr. Ward discussed that because this is just a concept plan, it is subject to change just so long as it meets zoning requirements.

Further discussion on the zoning code requirements and commercial design standards.

Mr. Perez discussed the traffic and parking concern with this new development and where the traffic study can be found.

Mr. Winkler stated that the traffic study is within the agenda packet for the Planning and Zoning Commission on the city website.

Ms. Harris discussed the serious concerns with traffic and how greatly it will impact the community. She discussed whether or not it has been considered how bad the traffic will get when traffic is already terrible. She expressed displeasure at only receiving the information of the change a day before the Commission meeting before they had time to really review it. She stated that while this will bring money into the community, it will also push people out of the community. She discussed that the jobs coming in may not benefit those within the community. She also discussed possible storm water issues for future.

Mr. Sumner addressed the storm water first stating that this building will not affect the storm water ponds within the community, that it will all be contained there. He stated that



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the tax revenue will help the community and go to the Northeast CRA to fund storm water revenue.

Ms. Harris asked if the property taxes will be raised for the people in that area.

Mr. Sumner stated no.

Further discussion on how the property taxes will impact the community and the repercussions of bringing this project in. Mr. Sumner stuck to the positives of the project and how it will impact the community in a positive way.

Mr. Ward discussed how accurate the forecasted traffic projections been from then to now. He further stated that he is all for the project, especially the training programs and jobs but there is great concern about traffic inflation.

Mr. Sumner stated that he is not a traffic engineer and he would reach out to the Public Works Director for that information.

Further discussion on traffic.

Ms. Taylor stated that she is in support of the project but like the rest of the committee members she is concerned about traffic.

The Committee members are conclusively concerned about the possible multiplication of traffic and the majority are still for the project with the considerations to traffic impacting the Northeast community.

Mr. Winkler thanked the committee members for their input and stated that they will take it into consideration during the site design stage of the project. He further elaborated on the site application steps.

Mr. Sumner stated that they would work on prepping the applicant, and require a traffic study.

Ms. Tacher asked if Vedder would advertise what businesses would be going in there.

Mr. Sumner stated that they are the owners so they can lease to whomever they want as long as the use is allowed under the PUD (planned unit development).

Ms. Tacher asked about the allowed uses.

Mr. Winkler read the allowed use which is mini warehouses.

Further discussion on the allowed and future land use.

Mr. Perez asked if there are any OSCEA concerns.

Mr. Sumner stated that is not a city concern that OSCEA would handle their concerns themselves.

Mr. Perez asked if this was just a curtesy presentation or did they have power to vote on this.

Mr. Sumner stated yes, it is a curtesy presentation to get the committee members input.

Mr. Ward discussed his concern over who the possible tenants of the structure will be and whether or not it will actually enable training programs and jobs for the residents of the



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Northeast. He stated that is not a selling point for him as they have no control over that. He recommended not using this as a “selling point” unless it was a definite outcome. He also stated concern over the eventual tax increases.

Further discussion about the importance of jobs and training programs to build and empower the community.

Ms. Harris expressed her concern over this project being money over community wellbeing.

Mr. Sumner explained to the committee members that he believed even just one good job would be a good thing for the community.

Ms. Harris disagreed.

Mr. Ward pointed out that Mr. Winkler was not going to be able to help out with the job opportunity discussion and that the committee members could discuss the issue, that have been brought up many times before, which is to keep the community intact and give the members a chance to grow into the available jobs.

Ms. Harris stated that they are going backwards and the issue of affordable living for individuals already here. She stated that she is not knocking progress because whether they approve it or not it is inevitable.

Mrs. Rowe agreed.

Ms. Harris discussed how their purpose is to speak for those within the community who are not able to speak for themselves. To allow so much area to go to a commercial building instead of affordable housing and the city cannot accommodate the community and individuals with a place to live, comfortably.

Mr. Ward stated there he is personally pleased about the discussion and concern about some of the issues with the development process for the past four years. He thanked Mr. Winkler for his presentation as well as thanking Vedder for wanting to help the community.

Mrs. Rowe discussed the importance of training and getting people jobs that come to the area. She stressed the importance of the training programs.

Mr. Winkler ended his discussion and re-iterated what the committee members spoke on. Further discussion on the development hiring opportunities for community members to help with constructing the buildings.

Mr. Winkler discussed the application process through the Planning and Zoning Commission Board and City Council.

Mrs. Rowe thanked Mr. Winkler for coming out.



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2.) PD Update

Mr. Sumner stated that there would be no PD update as the Police Department did not have an officer to spare, due to being shorthanded.

3.) Committee Member Updates & Discussion

Mrs. Rowe checked that all members received the updated meeting dates.

Mr. Sumner stated that some of the meeting dates are not on the second Tuesday of the month due to city council meetings. He plans to have Mr. Shonk at a meeting to discuss when the crosswalk will be finished so the meetings can commence at the MLK building again.

Mrs. Rowe asked if the renovations inside the building have been completed.

Mr. Sumner stated, yes, just waiting on the crosswalk.

Mr. Sumner stated there are some small ADA renovations that are still being done inside.

Mrs. Rowe stated she had been inside the building and just wanted to confirm.

Mr. Sumner stated he would inform everyone on the timeline of completion at February's meeting.

Mr. Ward discussed the need to have a meeting about developing affordable housing in the area in regards to grants and the renovation and buying opportunities. He also would like to discuss possible development job trainings.

He recommended working with Josh at Pisces Rising about possible training opportunities for catering.

Mr. Ward discussed the possible issues that may arise during the process.

Ms. Tacher asked about the status of "Mommy's Place".

Mr. Sumner asked if that was The Marketplace. He stated that it is for sale, asking price of \$600,000.00. Which is \$200,000.00 more than what they paid for it.

Mr. Ward discussed whether that is an opportunity for us to take advantage of the space and open up some training programs. He stated that we have got to be doing something different.

Ms. Harris asked if that was funding or within our budget.

Mr. Ward stated that he didn't find that, you have to do research anyway, we have to think ahead you can't come up with an instant project. That if we start doing something now we might be ready for next budgeting.

Further discussion on the topic.

Mr. Sumner stated that there are things that can be funded out of the current budget but the budget cannot be amended. He stated we do not have \$600,000.00 in the budget for land acquisition this year.



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Further discussion on budget.

Mr. Sumner discussed the BBQ shack and code enforcement.

Mr. Perez asked if the Whither Spoon Lodge can be given to the Northeast after the city acquires it. Mr. Sumner described imminent domain to the committee members.

Ms. Tacher asked if anyone had spoken to the new Simpson Groves owners about possible jobs that will be opening up there.

Mr. Sumner stated that we have a list of tenants that can be viewed on the P&Z minutes. He listed off those businesses.

Ms. Tacher asked if the businesses knew about the people within the community that could work those jobs and a possible job fair.

Mr. Sumner stated, yes.

Further discussion on the new businesses and residential projects coming into the Northeast district area.

Further discussion about the parcels leftover, and meetings with Lake County and Habitat. Discussion on the lack of affordable housing and the fear of community members being driven out due to not being able to afford the new homes being built.

Further discussion on how to improve the issue of affordable housing.

The committee members decided to come up with some ideas to bring forward to help alleviate the issues regarding the discussed.

Mr. Sumner stated that he would like to have the Lake County Housing Director come to February's meeting to discuss options on everything that is offered on the county level.

The members were in agreement with this.

VI. Other Business

4.) Masonic Lodge Update

Mr. Sumner discussed the long process of trying to go to Jacksonville to meet with the property representative with no luck. He discussed the boarding up of the structure in December 2024. He went over the legalities of this and that the City Attorneys and he are going to continue reaching out until they get a response.

Ms. Tacher stated that this has been going on for a couple years.

Mr. Ward stated, 10 years. Mr. Ward backed Mr. Sumner's statement and including himself in the effort to get something done with no response from anyone in Jacksonville.

Ms. Tacher asked if the city attorney could draft something up to allow the city to take ownership of the building.

Mr. Sumner stated, that he has done that twice but the problem is that they still do not have legal ownership.



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Mr. Ward discussed just taking the property over and if necessary adverse possess it as a last ditch effort. He stated he would hate to have to do that but does not want to see the building abandoned as it has historical relevance to the community. He confirmed that he has called the same phone tree Mr. Sumner has and spoken with the same people and received the same answers and dead ends.

Further discussion amongst the committee members on the owner or lack there-of. Mr. Sumner went over the process with the members.

Ms. Taylor asked about the city's intent for the building.

The committee members stated, to restore it to which Mr. Sumner stated, that is right.

Mr. Ward discussed the importance of the Northeast having involvement in that.

Ms. Taylor asked if the building would be torn down.

Mr. Sumner stated that the building is on the National Historic Registry and it is a crime to demolish it unless absolutely necessary.

Ms. Taylor stated she brought that up because people within the community have gone to her about it.

Mr. Sumner discussed how the historic board wished to be involved in the restoration of the building.

Mr. Sumner discussed the only available legal process available right now would be imminent domain. He informed them that the CRA cannot issue imminent domain under Florida law.

Further discussion on the process of imminent domain.

Discussion on the frustration of the process.

Mr. Perez asked about who pays for the upkeep.

Mr. Sumner and other members stated, no one, because there is no owner so the building is deteriorating.

Further discussion on the state of the building.

Mr. Ward and Mrs. Rowe thanked Mr. Sumner for following up.

Mr. Sumner thanked Ms. Hutcheson as well.

Mr. Sumner stated that at the next meeting the election of the chair and vice chair would take place as it was not added to the agenda for this meeting.



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Announcement of next scheduled meeting date February 11, 2025

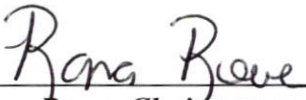
VIII. Adjournment

***MOTION by, SECONDED by, to ADJOURN the Northeast Community
Redevelopment Committee Meeting at 7:22 PM.***

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

Against: none

Motion Carried: 6-0



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



***Catherine Hutcheson
Administrative Coordinator***