



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
March 18, 2025, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. Approval to Support the Nomination of Mabel Norris Reese to the Florida Women's Hall of Fame 4
2. Proclamation Recognizing Earth Day 2025..... 49
3. Proclamation Recognizing the Mount Dora Yacht Club 72nd Annual Sailing Regatta 52
4. National Pollutant Discharge Elimination System (NPDES) Stormwater Program 54

PUBLIC COMMENT

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

1. Approval of City of Mount Dora Purchasing Policy Waiver for the Southloch Condos Community Development Electric Utility Infrastructure.....96
2. Approval of the Purchase of Replacement Host Servers99
3. Approval of Mediated Settlement Agreement.....103

4. Request Approval of Meeting Minutes: January 7, 2025 City Council
Regular Session 111

ACTION ITEMS

1. Approval of Task Authorizations with Faden Builders, Inc. for the 5th
Avenue & Donnelly Street Information Kiosk 122

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request approval Final Reading of **Ordinance No. 2024-20** Northeast CRA Plan
Update and Boundary Modification 129
2. Request approval of First Reading of **Ordinance No. 2025-06** Amending the
Mount Dora Code of Ordinances General Provisions to add the Definition of
“In Absentia” 229
3. Request Adoption of **Resolution No. 2025-10**, pertaining to the Federal
Grant Application for the Wekiva Trail Extension238

PRIORITY PROJECT UPDATES

1. Odor Issues..... 243
2. Parking Downtown Improvements 244

DISCUSSION ITEM

1. FY 25-26 Budget Calendar Discussion..... 246

CITY MANAGER'S REPORT

1. Lobbyist Update 251

CITY ATTORNEY'S REPORT

COMMUNICATIONS AND REPORTS

- Councilmember Dennis Dawson
- Councilmember Marc Crail
- Councilmember Nate Walker
- Councilmember Doug Bryant
- Councilmember Cal Rolfson
- Vice-mayor John Cataldo
- Mayor James L. Homich

UPCOMING MEETING DATES

- April 1, 2025, 6:00 p.m., Regular Session
- April 15, 2025, 6:00 p.m., Regular Session
- May 6, 2025, 6:00 p.m., Regular Session
- May 20, 2025, 6:00 p.m., 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: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Approval to Support the Nomination of Mabel Norris Reese to the Florida Women's Hall of Fame

Introduction:

This is a request for City Council to demonstrate support the nomination of Mabel Norris Reese to the State of Florida Women's Hall of Fame by signing a letter stating so addressed to the Florida Commission on the Status of Women.

Discussion:

Mabel Norris (Reese) Chesley (1914-1995), owner, editor, and journalist for the weekly newspaper *Mount Dora Topic* from 1947-1960, fought for justice through the use of freedom of the press. Her courageous use of the written word assisted with the struggle for civil rights in Lake County. She was posthumously awarded placement in the Lake County Women's Hall of Fame in 2018 [ATTACHMENT #1]. In 2019, Mabel Norris Reese was nominated for the State of Florida Women's Hall of Fame by Jill Moss Greenberg, Frankie Smith and Rosella Todd Valentine, and this letter is in support of that nomination [ATTACHMENT #2 and ATTACHMENT #3].

Reese began her journalistic journey in Akron, Ohio, as a reporter for the *Akron Times-Press* and the *Akron Beacon Journal* prior to making Florida her home. As a Lake County resident, Reese and her husband Paul (married from 1938 to 1962) acquired the *Mount Dora Topic* in April 1947, a small weekly newspaper supported by local advertisements. The *Topic* offered Mount Dora residents editorials on everyday life in the small, eclectic town, including city council meetings, oak tree plantings, bass fishing, library events, shuffleboard results, church services, election politics, engagement announcements, farm reports and more. Through Reese's influence, investigative reporting assumed a more prominent – and key – role in the *Topic's* news.

Mabel Norris Reese was immortalized by Gilbert King's 2013 nonfiction account of a Lake County murder and miscarriage of justice, *Devil in the Grove: Thurgood Marshall, the Groveland Boys, and the Dawn of a New America*, which won the Pulitzer Prize that same year.

Initially supportive of Sheriff Willis McCall after the 1949 shooting death of one of four Black male teenagers accused of raping a white woman in Groveland, Reese began a years-long campaign of articles, op-ed pieces and appearances to protest McCall's subsequent shooting of two of the suspects and inhumane interrogation tactics. Seventy years after their arrest, in 2019, Governor DeSantis posthumously pardoned the Groveland Four and they were completely exonerated in 2021.

Reese gained national attention for advocating for a local family whose children were being denied access to Mount Dora schools because they were suspected to be "Negros," and only eligible to attend segregated schools. Her battle with both Sheriff McCall and the Lake County School Board earned her a nomination for the Pulitzer Prize in Journalism in 1955 [ATTACHMENT #5].

Finally, in 1957, Reese began her crusade for the freedom of a developmentally disabled white young man, Jesse Daniels, falsely accused of a capital crime and committed to a Florida state mental hospital without a trial. After more than 100 articles about the case, Reese won both Daniels' release from the institution after 14 years and also helped inspire the groundbreaking Florida Mental Health Act of 1971, now referred to as the Baker Act.

As Reese's reporting of McCall's excesses advanced and gained national attention, she received enduring threats of physical and economic retaliation, including her home being bombed, her dog poisoned, a Klan cross painted on the sidewalk in front of her downtown Mount Dora office and a cross being burned in her yard. Yet she persevered, and it is this fearless determination to speak the truth and reveal injustices that creates an enduring - and indelible - legacy.

The City of Mount Dora's commitment to Mabel Norris Reese's legacy has strengthened in recent years, as evidenced by these investments of resources dedicated to her work and impact on our community:

- Permanent installation of a commissioned bronze bust near the Mount Dora Chamber of Commerce building in downtown Mount Dora in 2021, which is viewed by several hundred thousand visitors who enjoy Mount Dora's popular festivals and events.
- Permanent display of the terracotta bust created by sculptor Jim McNalis at the Mount Dora Public Library.
- Published the "Papers of Mabel Norris Reese" digital collection at the City's digital archives, at www.mountdoraarchives.com
- Designed and installed professional canvas artwork at City Hall, the Mount Dora History Museum and the Mount Dora Library detailing the "Papers of Mabel Norris Reese" digital collection.
- Hosted numerous community events celebrating the publication of Gilbert King's books, including the Pulitzer Prize-winning *Devil in the Grove* (2013) and his follow-up *Beneath a Ruthless Sun* (2018), which details the injustices suffered by Jesse Daniels,

As reads the plaque placed on her bust in downtown Mount Dora:

The *Mount Dora Topic* attained national acclaim through Reese's coverage of various local criminal and civil trials. Reese's recounting of one trial, the Platt family's case, was highly

regarded by many throughout Lake County and among her peers in the American press. She received multiple awards for the newspaper's coverage, including a 1955 nomination for a Pulitzer Prize in Journalism. This courageous journalist exposed rampant corruption and racism among Lake County's leading law enforcement and judicial officials during the Jim Crow era of the 1950s. Her groundbreaking civil rights coverage revealed widespread cases of planted evidence, false arrests, brutal beatings and premeditated murders. Her life was threatened, a cross burned in her yard, her home bombed, and her business vandalized at the hands of vigilantes. Yet she faced down these threats with a relentless pursuit of truth and justice. Her quest to ensure civil rights reflects the highest qualities of humanity and continues to underscore the importance of a free press. www.remembermabel.com.

Both the Mount Dora Chamber of Commerce and the Mount Dora Community Trust endorse this nomination and their letters of support are en route to the Florida commission on the Status of Women as well [ATTACHMENT #5].

The City of Mount Dora has gone to great lengths to illuminate Mabel Norris Reese's legacy of inspiring courage and bravery - and our community is richer and stronger because of it. On behalf of the residents of Mount Dora, and indeed, everyone in our great state who values the search for justice and freedom of the press, we wholeheartedly support the nomination of Mabel Norris Reese to the Florida Women's Hall of Fame. We urge her inclusion in its storied halls as a tribute to her journalistic excellence, moral conviction and relentless pursuit of truth.

Budget Impact:

n/a

Strategic Impact:

n/a

Recommendation:

Council approve support for the nomination of Mabel Norris Reese to the Florida Women's Hall of Fame.

Attachment(s):

1. ATTACHMENT #1 - Lake County Women's Hall of Fame
2. ATTACHMENT #2 - Nomination to Florida Women's Hall of Fame
3. ATTACHMENT #3 - 2023 Nomination Packet
4. ATTACHMENT #4 - Pulitzer Prize Nomination
5. MNR - ATTACHMENT #5 - letters of support
6. City Council Letter Supporting Reese Nomination 03182025

Prepared by: Cathy Lunday, Library Director
Reviewed by: Cathy Lunday, Library Director
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 3/6/2025
Approved - 3/6/2025
Final Approval - 3/6/2025

ATTACHMENT #1



Lake County, Florida Women's Hall of Fame
2018 Inductee

ATTACHMENT #2

BIOGRAPHICAL SUMMARY

Trailblazing journalist Mabel became nationally/internationally known as a fearless voice for truth. Despite threats from a corrupt sheriff and the KKK, she never wavered in unrelenting reporting about racial injustice and discrimination. Dr. Martin Luther King, Jr. relied on her investigative reporting during protests and riots in St. Augustine in 1964. Nikita Khrushchev cited her writing about US racism.

The 1949 arrest for rape of four innocent young African American men ("Groveland Four") brought national attention to Lake County. Reese's in-depth coverage of this miscarriage of justice exposed the severe abuse to which these men were subjected. Two were killed; the other two, wrongly imprisoned for more than a decade. Mabel Norris Reese was instrumental in changing public opinion and key to their ultimate release. Seventy years after their arrest (2019) Governor DeSantis posthumously pardoned the Groveland Four and they were finally completely exonerated in 2021.

In 1957, Mabel brought attention to the rights of the mentally disabled. Her crusade for the freedom of a developmentally disabled white male teenager falsely accused of a capital crime and committed without a trial to a Florida state mental hospital, helped win his release after fourteen years of solitary confinement. Reese's more than 100 articles about that case inspired the groundbreaking Florida Mental health Act of 1971, the Baker Act.

Recipient of more than thirty national/state awards, she was named to the Lake County Women's Hall of Fame (2018). A statue of this extraordinary woman was unveiled in Mount Dora in 2021

DESCRIPTION OF QUALIFICATIONS

Few Floridians deserve induction to the Women's Hall of Fame more than Mabel Norris Reese, the Mount Dora reporter, perhaps best known for her extensive coverage of the Groveland Four. Reese's courage, determination, and commitment to integrity was revealed in this telling moment on another case:

The year was 1971 and she was entering a courtroom with Daytona Beach attorney Richard Graham. The lawyer had offered his services pro bono after learning from Mabel's articles about Jesse Daniels, a mentally disabled teenager, who had been framed for rape by Lake County Sheriff Willis McCall. Jesse had already spent 14 years in solitary confinement in the Florida State Hospital for the Insane at Chattahoochee after being committed without a trial. Graham confided to Mabel that the prospect of facing down the notoriously violent Sheriff McCall scared him to death. Mabel looked Graham straight in the eye. "Then stand behind me," she said.

A Profile in Courage

Maya Angelou once said that of all the virtues, courage is the most crucial. With it, you can accomplish almost anything. Without it, you'll achieve next to nothing.

A quarter-century after her passing, Mabel Norris Reese remains one of Florida's leading profiles in courage. At a time when society severely restricted roles for women, this Central Florida housewife and mother became a journalist who crusaded for justice. A woman who, on one page of the newspaper, would report on Mount Dora's social affairs and garden club news while on another would expose Lake County's corrupt sheriff's department for planting evidence and framing suspects. One day she would receive a Pulitzer Prize nomination for defending a family whose children were removed from school for the crime of being Black, and the next day receive death threats for her audacity in speaking truth to power. Nevertheless, she persisted.

Incredibly, the life of Mabel Norris Reese may have been forgotten had it not been for Devil in the Grove, Gilbert King's Pulitzer Prize-winning book that recounted a tragedy that occurred in Lake County. Falsely accused of raping a white woman in 1949, four young black men who became known as **"The Groveland Four"** were victims of the time -- and victims of Sheriff McCall. One, Ernest Green, was killed by a posse before he could stand trial. To coerce confessions, the others -- Walter Irvin, Samuel Shepherd, and Charles Greenlee -- were brutally beaten and tortured by McCall and his deputies in the basement of the Lake County courthouse.

As owner and editor of the Mount Dora Topic, Reese initially sided with the respected and feared sheriff and, in editorials, called for the swift execution of the accused. But her moment of epiphany came in 1951 when, on a dark country road in rural Lake County, McCall murdered Sammy Shepherd and wounded Walter Irvin after claiming the two handcuffed prisoners had

tried to escape. When Reese investigated the killing, she saw gaping holes in the sheriff's accounts. When she realized her stories in support of the sheriff had been primarily based on the lies, he told to cover his crimes, she had the courage to admit to her readers that she had been wrong.

In the light of mounting evidence, Mabel began to write editorials and articles that told her readers that her trust in Sheriff McCall had been misplaced. Going forward, Reese made it her mission to seek justice for the Groveland Four as well as other victims of bigotry and discrimination.

Her columns expanded from trivial small-town news to issues of substance as subscribers to the Mount Dora Topic began seeing courage in 12-point type. She revealed that the sheriff and his deputies manufactured evidence, intimidated suspects, and turned the basement of the county courthouse into a makeshift torture chamber where confessions were meted out with clubs, fists, and broken bottles. It was a bold move that earned her the respect of law-abiding citizens – and the wrath of Willis McCall and his colleagues in the Ku Klux Klan.

Despite enduring threats of physical and economic retaliation, Mabel continued to embody the courage that enabled her to press forward in the face of fear. In public and in private as she was vilified and demeaned by McCall and his cronies, Mabel Norris Reese would not back down. Instead, she continued to advance her quest for the release or commutation of sentences for Walter Irvin and Charles Greenlee, the innocent surviving members of the Groveland Four.

During this period, she was also covering the case of the Platt Family, whose five Croatan Indian children were forced out of Mount Dora's whites-only public schools when the school board and Willis McCall incorrectly suspected they were "negroes." This blatant example of racism would have an international impact. As Mabel came to the family's defense in the Mount Dora Topic, the national news media came to Mabel. Her stories were picked up by major outlets and became the foundation for network news features. Her stories of the Platt children and their fight to remain in school earned her a Pulitzer Prize nomination and even reached the desk of Soviet Premier Nikita Khrushchev who countered arguments about his country's human rights abuses by pointing a finger at Lake County's treatment of African American schoolchildren.

As Mabel's stories of the Platts struck a nerve, McCall and the Klan struck back. Two bombs were exploded at her home in a quiet residential neighborhood, dead fish were dumped in her yard, a Klan cross was painted on the sidewalk of her newspaper office, and her dog was killed by being fed a chunk of cyanide-laced meat. Then, in 1954, when the United States Supreme Court issued the Brown v. Board of Education decision which desegregated America's schools, the KKK took out their anger on Mabel, burning a cross in her yard as a warning to kill any stories sympathetic to African Americans. Mabel would not back down. Hours after the flames died out, she began typing her weekly column... "I do not intend to withdraw my claim that it is

cowardly, and it is despicable to show defiance to the Supreme Court of the United States by burning a cross.

Though a cross burst into flames in the front of my home Monday night, I shall not take it as a signal that I should lapse into silence – that I must now bow in abject fear to the Ku Klux Klan and write no more editorials such as the one condemning the recent crossburnings in East Town or those deploring organized efforts against the Supreme Court segregation decision.

I will continue to speak as one who intends to inject a small voice of reason and sanity into a situation which could divide our nation in this, her most trying hour.”

A Conscientious Protector

In another area of civil rights, at an historic point for Florida and the nation regarding disability, Reese brought attention to the rights of the mentally disabled. In 1957, Sheriff McCall, working in concert with local judges and attorneys, framed Jesse Daniels, a developmentally disabled white teenager for rape. Committed without trial, Daniels would spend years in solitary confinement at the state hospital for the insane. This tragic case of judicial malpractice is told in painful detail in Gilbert King's 2018 novel *Beneath a Ruthless Sun*.

From her desk at the Mount Dora Topic Mabel launched what would become a 14-year mission to free Jesse and, once again, she would face off against Willis McCall. The sheriff funded the formation of a rival newspaper in Mount Dora and threatened anyone who advertised in Reese's paper. It was this economic reality that finally forced Mabel to relocate to the coast where she became a reporter for the Daytona Beach News Journal. There she was assigned to cover the situation in St. Augustine where segregationists launched violent and often-bloody battles to keep African Americans removed from restaurants, stores, schools, theatres, and even the Atlantic Ocean.

In St. Augustine, her first-hand experience covering civil rights issues in Mount Dora led to her becoming a trusted confidante of Dr. Martin Luther King, Jr., who was guiding the protests there. Dr. King consulted with her regarding the KKK, and came to count on the courage, honesty, and accuracy Reese brought to her reporting. She was recognized as the rare reporter who was accurately covering the racial struggles and riots.

Meanwhile, from her desk at the News-Journal, Mabel continued writing what would total over 100 articles designed to keep the story of Jesse Daniels alive. She formed alliances with Jesse's mother, politicians, and attorneys, finally securing his release in 1971. It was the continuous coverage by Mabel Norris Reese, highlighting inequities and the importance of rights for individuals with mental disabilities, that inspired Maxine Baker to write the groundbreaking Florida Mental Health Act of 1971, known as the Baker Act.

An Enduring Legacy

Mabel Norris Reese received more than 30 national journalism awards as well as numerous awards from the Florida Women's Press Club. She was nominated for a Pulitzer Prize for her coverage of the Platt family. Mabel was the very first recipient of the prestigious national Elijah P. Lovejoy Award, still given annually for "Courage in Journalism." In 2019, more than half a century after her articles first appeared in the Mount Dora Topic, the work for which Mabel Norris Reese had laid a foundation, finally bore fruit.

In January 2019, each of the Groveland Four was posthumously pardoned by the State of Florida Clemency Board and Governor Ron DeSantis - for a crime they did not commit. Mabel's granddaughter and members of the families of the four men were present to dedicate a memorial in their honor in front of the Lake County Courthouse in Tavares. Simultaneously, the Orlando Sentinel officially apologized for their inadequate coverage of the case of the Groveland Four. It was only Mabel Norris Reese who had stood up for the truth at the time.

In 2018 Mabel Norris Reese was inducted into the Lake County Women's Hall of Fame by the Lake County Board of Commissioners. In March 2021, the Orange County Regional History Center hosted a virtual conference honoring Mabel for Women's History Month. She was their second honoree, the first was Mary McLeod Bethune in 2020. Her nomination for the Florida Women's Hall of Fame is strongly supported by the Regional and State Historical Societies.

Mabel continues to make a difference. Renowned Florida author, Susan Carol McCarthy, is an example of the innumerable girls and women inspired by Mabel's courage and tenacity. McCarthy credits Reese as her "personal north star" whose dedication to truth, justice and equality proved to McCarthy that writing could be a viable career for a woman. She dedicated the second of her six best-selling books to "Mabel Norris Reese, my hero."

Fewer than ten percent of statues in America are dedicated to women. That makes it even more remarkable that Mabel Norris Reese will be immortalized with a bronze statue, to be unveiled in Mount Dora in early summer 2021. The artist incorporated in the sculpture some dirt from her yard, where the Klan had burned their crosses, and the margin return key (MR) from her manual typewriter on which all her crusading writing had been done. Today, people across America and around the world continue to be inspired by Mabel through articles, programs, a PBS "Florida Frontiers" video, and a regularly updated website, RememberMabel.com.

Lake County Commission Chair, Leslie Campione (R), when inducting Mabel Norris Reese into the Lake County Women's Hall of Fame in 2018, noted that "We are all better because of her bravery, her perseverance, her selflessness and sacrifice." The Historical Society of Central Florida, in honoring Reese in 2021, called her a "Fearless Voice for Truth." Mabel gave voice to the voiceless, defended the defenseless, and demonstrated that a free and truthful press is essential to our democracy. As several recent columnists have noted, the extraordinary contributions of Mabel Norris Reese deserve to be recognized by her induction into the Florida Women's Hall of Fame.

Gilbert King

May 1, 2021

Florida Commission on the Status of Women Women's Hall of Fame Committee
107 West Gaines Street
Tallahassee, FL 32301

Dear Committee Members:

It is with great pride and honor that I submit this letter in support of Mabel Norris Reese Chesley's nomination into the Florida Women's Hall of Fame. I first became aware of Mabel's work as a journalist in central Florida more than a decade ago, when I began the research for my book, *Devil in the Grove*, which ultimately was awarded the Pulitzer Prize for nonfiction in 2013. In the book, Mabel is featured prominently, and I documented Mabel's move from Ohio in the mid 1940s into Lake County, Florida—a county run by a powerful and notoriously violent sheriff named Willis McCall.

By relentlessly investigating and reporting on Sheriff Willis McCall and his countless acts of repression and violence against African-Americans in Lake County, Mabel became awakened to the strange new world of Jim Crow and racial injustice. At great risk to her own safety, as well as the survival of the *Mount Dora Topic*—the newspaper she owned and ran with her husband, Paul—she never wavered in her reporting, writing truthfully and factually about racial injustice at a time when most local newspapers shied away from conflict. (Indeed, in 2019, the *Orlando Sentinel* apologized to its readers for its failure to seek and report the truth in its coverage of the Groveland Four case in 1949)

Unlike reporters from the *Sentinel*, Mabel was targeted by white supremacists and the Ku Klux Klan for the editorial stances the *Mount Dora Topic* took on integration and racial injustice, and she ultimately paid a steep price. A cross was burned in her front yard, nearly setting her house on fire. The *Topic's* office was vandalized and defaced by the KKK, two bombs were thrown at her house, and her dog was poisoned. The final straw occurred when segregationists launched a rival newspaper in Mount Dora, and the *Topic's* advertisers were warned and threatened not to do business with Mabel's paper.

Forced to sell the newspaper, Mabel was effectively run out of Lake County to Daytona, where she became a reporter, editor, and columnist for the *Daytona Beach News-Journal*, and she continued to cover racial injustice. Once again, she found herself at the heart of the civil rights movement in St. Augustine in the early 1960s, reporting on and interviewing Martin Luther King Jr., who turned to the journalist for advice about the Ku Klux Klan, which was terrorizing black protesters who were challenging the city's segregation laws.

25 Washington St. #5C Brooklyn, N.Y. 11201 GilbertKing@mac.com

Gilbert King

(cont'd)

Mabel played an even more prominent role in my next book, ***Beneath a Ruthless Sun***, where I document the fourteen years she spent crusading on behalf of a mentally disabled teenager named Jesse Daniels who was wrongly accused of a capital crime and locked away at the Florida State Mental Hospital in Chattahoochee without a trial. Mabel's reporting effectively exposed decades of corruption in Lake County, and in exonerating Jesse Daniels, the Florida Legislature credited the work of Mabel Norris Reese Chesley for saving Daniel's life. The attention she brought to Daniels's case and the rights of the mentally disabled in the criminal justice system helped to inspire Maxine Baker to write the groundbreaking Florida Mental Health Act of 1971, which became commonly known as the Baker Act.

Today in America, there is ongoing debate about the existence of Civil War monuments in public spaces of the South and how best to honor "heroes" of the Confederacy. While that debate continues, I believe there's an opportunity to further educate and inform Americans by honoring other heroes—perhaps the brave Southerners who fought for abolition in the time of slavery. Or the brave journalists like Mabel, who faced down the forces of white supremacy in the Jim Crow South, using her platform as a writer and reporter to crusade for racial justice.

Mabel was recently commemorated with a bust that will stand in her hometown of Mount Dora, recognizing her contributions to not just journalism, but to the pursuit of truth and justice in Florida.

I truly hope the Commission will honor the legacy of Mabel Norris Reese Chesley, a woman who was clearly ahead of her time, and one who can inspire women throughout the state, with a place in the Florida Women's Hall of Fame.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'GK' or 'Gilbert King' in a stylized, cursive script.

Gilbert King

25 Washington St. #5C Brooklyn, N.Y. 11201 GilbertKing@mac.com



April 20, 2021

Florida Commission on the Status of Women
Women's Hall of Fame Committee
107 West Gaines Street
Tallahassee, FL 32301

Dear Commissioners:

It is my pleasure to provide this letter of support for the nomination of Mabel Norris Reese to the Florida State Women's Hall of Fame. On December 4, 2018, the Lake County Board of County Commissioners voted to induct Mrs. Reese into the Lake County Women's Hall of Fame, which was created to recognize women who have made significant achievements in Lake County in the fields of art, agriculture, business, community service, environment, government, health care, humanities, philanthropy, science and education.

Mabel Norris Reese was an ardent Civil Rights activist, journalist, editor, and owner of the Mount Dora Topic Newspaper. She was an outspoken critic of social injustice and racism in Lake County between the mid-1940s and 1960, when she was forced to flee from her home due to persecution and harassment. She used her newspaper to report on the false accusations levied against the Groveland Four, for which the Florida Clemency Board issued a posthumous pardon on January 11, 2019, and Lake County dedicated a monument in their honor on February 21, 2020. Mrs. Reese also championed the case of the Platt family, who had not been allowed to attend school in Mount Dora because of their race, and she was openly critical of Sheriff Willis McCall. She also reported for a decade on the case of Jesse Daniels, a disabled man wrongly jailed for rape before being exonerated.

Even in the most difficult of times, Mabel Norris Reese stood for truth, justice, and decency. She exemplified traits we must all continue to strive for every day, as leaders and as good friends, neighbors and humans, which is why I am proud to support the nomination of Mabel Norris Reese to the Florida State Women's Hall of Fame.

If you have any questions, please feel free to contact me at lcampione@lakecountyfl.gov or 352-343-9850.

Sincerely,

Leslie Campione, District 4
Lake County Board of County Commissioners



THE
FLORIDA
HISTORICAL QUARTERLY



THE FLORIDA HISTORICAL SOCIETY

Office of the Executive Director

May 13, 2021

Ms. Karen Hoffman, Chair
Florida Commission on the Status of Women
107 West Gaines Street
Tallahassee, Florida 32301

Dear Ms. Hoffman:

I am writing with enthusiastic support for the effort to have Mabel Norris Reese placed in the Florida Women's Hall of Fame.

Mabel Norris Reese's important journalism about the now notoriously racist Sheriff Willis McCall led to her dog being poisoned, her house being firebombed, and a cross being burned in her yard. She was forced to leave Lake County, but she continued writing her newspaper articles, undaunted.

At first a supporter of Willis McCall, Mabel Norris Reese, who edited and owned the *Mount Dora Topic* newspaper, came to understand the depth of the Sheriff's racist activities during the infamous Groveland Rape Trial. Four African American young men were falsely accused of raping a white woman, and convicted with manufactured evidence and false testimony.

Mabel Norris Reese's critical coverage of Sheriff McCall gained national attention, and her reporting was nominated for a Pulitzer prize.

An inspiring but often overlooked figure from Florida history, Mabel Norris Reese fought for social justice and racial equality through her writing, and has left us an important contribution to the historical record.

Please give Mabel Norris Reese her well-earned place in the Florida Women's Hall of Fame.

Sincerely,

Dr. Benjamin D. Brotemarkle

SUSAN CAROL McCARTHY

2727 SOUTHAMPTON ROAD, CARLSBAD, CALIFORNIA 92010
SUSANCMcCARTHY@AOL.COM 760.815.8734

May 1, 2021

Ms. Karin Hoffman, Chair
Florida Commission on the Status of Women
107 West Gaines Street
Tallahassee, FL 32301

Dear Ms. Hoffman,

I'm writing you to add my voice to the many others clamoring for the inclusion of heroic journalist and civil rights trail-blazer Mabel Norris Reese in the Florida Women's Hall of Fame.

In truth, I was surprised to learn that Ms. Reese was not already a member of the Hall of Fame, as I'd be hard-pressed to think of a better embodiment of the Hall's purpose to "recognize and honor those women who, through their works and lives, have made significant contributions to the improvement of life for women and for all citizens of Florida."

Even a brief analysis of other accolades given Ms. Reese would, to my mind, qualify her for inclusion in the Florida Women's Hall of Fame: 30 national newspaper awards for stories exposing racial discrimination in Florida in the 1950s and 60s, including the first Elijah P. Lovejoy award for "Courage in Journalism;" a Pulitzer Prize nomination for her reporting on Lake County's Allen Platt case 1954-56; and repeated awards by the Florida Women's Press Club for both news and editorial writing, as well as to her newspaper, *The Mount Dora Topic*, for Best Weekly Newspaper of 1955. Clearly, her contemporaries recognized her "significant contributions." How can today's FCSW members not do the same?

The above listing of awards, however, lacks larger and even more remarkable historical context. In the same exact time period, in the same exact Florida county, Ms. Reese reported and published her stories under the long-reaching shadow of Sheriff Willis V. McCall, who the FBI once labeled "the most racist law enforcement official in America." Can we even begin to imagine the raw, steely courage required by the petite Ms. Reese to challenge the oversized and all-powerful McCall? (Some claimed that, in his cowboy boots and trademark white Stetson hat, McCall loomed seven feet tall.) Beyond his intimidating physical size, Lake County's "High and Mighty" Sheriff wielded the kind of influence that led to a cross burning in the Reese family's front yard, their family dog being poisoned, her newspaper office defaced with the red-painted letters KKK, and, eventually, a straw competitor absconding with her subscribers and advertisers at the Sheriff's direction. And yet, despite losing her peace, her marriage, and her business, Ms. Reese remained undaunted, stating, "If reporters won't go out and investigate abuses, fight for causes, who will?"

In fact, Ms. Reese did fight for the cause of Groveland Four defendants Walter Irvin and Samuel Shepherd, both shot while in the Sheriff's custody, writing that McCall's actions were the "black mark etched on the night of November 5 by the gun of a man who lost his head." She did fight for the Irish-Indian Platt family who McCall accused of being Black and "trying to pass." Ms. Reese's persistence eventually earned the Platt family their day in court when, assessing their family Bible and genealogical records, McCall's friend Judge Truman Futch had to make the embarrassing-to-McCall ruling that, "If the Confederate States of America did not consider the Platt's grandfather a Negro, neither can I!" Finally, even after losing her newspaper, and her marriage, Ms. Reese moved to Daytona Beach and continued to fight for Jesse Delbert Daniels, a mentally impaired 19-year-old falsely accused and imprisoned by Sheriff McCall for raping the wife of a local Lake County citrus baron. In truth, the woman's rapist was an unidentified Black man, but the Sheriff connived with her husband to frame Daniels for the crime, because both men felt being raped by an "incompetent" white boy was less of an "indignity" than by a Negro. The efforts of Mabel Norris Reese and Daytona Beach lawyer Richard Graham (working pro bono) eventually helped free Daniels, after fourteen years of false imprisonment, and led the State to compensate him \$75,000.

Yes, Mabel Norris Reese was a crusading female reporter, recognized by her journalistic peers and more than one court of law for her dedication to truth, justice, and racial equality under the law. She was, also, to this budding young writer growing up in nearby Orange County and hungry for proof that writing could be a viable career for an ambitious woman, a true hero, a real-life Brenda Starr in an era when most young women were being steered toward marriage, mothering and homemaking. Ms. Reese was a personal north star to me, not only inspiring me to write six best-selling books, but to dedicate my second novel, *True Fires*, inspired by her crusade on behalf of the Platt family, to "Mabel Norris Reese, my hero."

All these things considered, Mabel Norris Reese deserves her long overdue recognition and inclusion in the Florida Women's Hall of Fame. I hope you will take the opportunity that this year presents to finally right the historic wrong of her exclusion, in the same way she worked tirelessly to right the wrongs of so many in her era.

Respectfully,



Susan Carol McCarthy

WEB SITE: www.SusanCarolMcCarthy.com

NOVELS: *Lay That Trumpet In Our Hands*, winner Chautauqua South Fiction Prize, *True Fires*, and *A Place We Knew Well*, winner Royal Palm Literary Award, a Barnes & Noble Top 30 Nook e-book

NONFICTION: *BOOMERS 101: The Definitive Collection*, winner AARP Independent Publisher (IPPY) Award and National Mature Media Award; *BUILDING A BUSINESS WITH A BEAT, Leadership Lessons from Jazzercise*, an Amazon and National Bestseller.

ORANGE COUNTY REGIONAL
HISTORY CENTER
DOWNTOWN ORLANDO

5/8/2021

Florida Commission on the Status of Women
Attn: Women's Hall of Fame Committee
107 West Gaines Street
Tallahassee, FL 32301

Dear Members of the Florida State Commission on the Status of Women,

In March, the Orange County Regional History Center was proud to honor the late journalist Mabel Norris Reese at our annual Women's History Month Celebration. This event shines light on incredible women's stories from our region and garners important support from sponsors like the League of Women Voters of Orange County, Florida, and the Diversity & Inclusion program at Universal Studios in Orlando.

As the collector and caretaker of our shared history in Central Florida, the History Center, an American Alliance of Museums accredited institution and a Smithsonian Affiliate, serves a vitally important function. From documenting defining moments in our history – including the heartbreak of the 2016 Pulse nightclub tragedy – to bearing witness to everyday life in Central Florida, the museum plays an invaluable role by serving as our “storyteller” for generations to come.

The story of Mabel Norris Reese's heroism and determination is one that must be preserved and lifted up, including through inclusion in the Florida Women's Hall of Fame. As one of our speakers noted at our March program, Reese was in many ways an ordinary woman — she was not born with special advantages or privileges.

Yet, time and again through her journalism and dedication, Reese showed extraordinary courage in pursuing the truth and speaking out for those who did not have a voice, such as Jesse Daniels, the disabled man who was held in the Florida State Hospital for 14 years without ever standing trial after being accused of a crime he did not commit. For years, she helped bring attention to his case and to appeals that eventually resulted in his being freed.

Mabel Norris Reese's work inspires so many who hear her story. We are proud to support her nomination to the Florida Women's Hall of Fame and know the example she sets for bravery and courage are ones we all could use right now.

Please do not hesitate to reach out to me should you have any additional questions about our admiration for Reese.

Sincerely,

Pamela Schwartz

Pamela Schwartz
Executive Director



May 4, 2021

Florida Commission on the Status of Women
Attn: Women's Hall of Fame Committee
107 West Gaines Street
Tallahassee, FL 32301

Subject: Florida Women's Hall of Fame Nominee Mabel Norris Reese

Dear Members of the Florida State Commission on the Status of Women:

Recently the League of Women Voters of Orange County, Florida, was proud to sponsor a celebration of the legacy of the late Central Florida journalist and newspaper owner Mabel Norris Reese during Women's History Month.

The editor and owner of the *Mount Dora Topic* newspaper from 1947-1960, Reese was inducted into the Lake County Women's Hall of Fame in 2018, and we join in enthusiastically supporting her nomination to the Florida Women's Hall of Fame for 2020. Her legacy of courage offers an inspiration for all Floridians.

When Reese persisted in her reporting about the four young Black men accused of rape in Groveland in 1949 (and later exonerated), she found dead fish dumped on her porch and "KKK" painted on her vandalized newspaper office. Her house was fire-bombed, and her dog was poisoned. Through it all, she refused to abandon the quest for truth.

The mission of our nonpartisan group is to empower voters and defend democracy, both of which depend greatly on voters' access to the truth. Reese's career exemplifies great determination in fighting for justice and presenting accurate information to the public.

We agree with the words of Lake County Commissioner Leslie Campione when she honored Reese in 2018, noting that "We are all better because of her bravery, her perseverance, her selflessness and sacrifice."

Yours sincerely,

Gloria Pickar

Dr. Gloria Pickar, President Emerita
League of Women Voters of Orange County, Florida



THE STETSON KENNEDY FOUNDATION
1523 State Road 13, Fruit Cove, Florida 32259

April 24, 2021

Ms. Karin Hoffman, Chair
Florida Commission on the Status of Women
107 West Gaines Street
Tallahassee, FL 32301

Dear Ms. Hoffman,

The Stetson Kennedy Foundation supports the nomination of Mabel Norris Reese to the Florida Women's Hall of Fame. Journalist and civil rights activist Stetson Kennedy knew Mabel Reese during his investigation of the 1951 Groveland Four murder case. His involvement in the case and Reese's expose of injustice are described in Gilbert King's 2013 Pulitzer Prize winning book *Devil in the Grove: Thurgood Marshall, the Groveland Boys, and the Dawn of a New America*. Having infiltrated the Ku Klux Klan just a few years before, Kennedy understood the significance of the Klan's threats and reprisals against Reese's family and admired her journalistic integrity and commitment to justice.

In his 2018 book *Beneath a Ruthless Sun*, Gilbert King again described Mabel Norris Reese's persistent investigative reporting, which led to overturning the wrongful commitment of a mentally handicapped young man to the state hospital for the insane, charged with a rape he did not commit.

Mabel Norris Reese is depicted in two young adult fiction books by Susan Carol McCarthy about 1950's racial injustice in Lake County. Her novel *Lay That Trumpet in Our Hands* involves the Groveland Four case. Her second novel *True Fire* provides a fictionalized account of Reese's courageous fight in 1954 against Sheriff Willis McCall when the Platt family were falsely accused of being African American and denied admission to a white school.

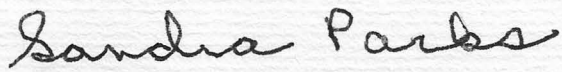
Reese's lesser-known civil rights involvement is described in Dan Warren's book *If It Takes All Summer: Martin Luther King, The KKK, and States Rights in St. Augustine, 1964*. Having been driven out of Mr. Dora by Sheriff McCall, Reese became assistant editor of the Daytona Beach News-Journal. In 1963 she was appointed to the *Florida Advisory Committee to the U. S. Commission on Civil Rights* to address the numerous statewide challenges to desegregation, especially the growing conflicts in St. Augustine. For more than a year, Reese reported on the efforts of Dan Warren, a Volusia County judge appointed by the governor to assure legal due process resulting from the violent demonstrations in St. Augustine. The two local papers under-reported those incidents, often more critical of peaceful Black demonstrators than accurately reporting the Klan rallies and its violent behavior. Reese's accurate coverage informed North Florida and readers throughout the country about Warren's role in upholding justice. As St. Johns County jail swelled with demonstrators, including Dr. Martin Luther King, her editorials upheld Warren's role in the conflict and refuted the local press's derogatory depictions of Dr. King. Warren describes Reese's many meetings with Dr. King and was grateful for her support in his hometown paper.

At a time when few women were editors and few journalists would risk exposing the violence of an openly-acknowledged domestic terrorist organization, Mabel Norris Reese did

both. While she did not live to see Governor Ron DiSantis pardon the Groveland Four, her reportage provided the information to justify his decision.

Recently the Florida Historical Society produced a *Florida Frontiers* program on Mabel Norris Reese for PBS stations across Florida. Authors Gilbert King and Susan Carol McCarthy have told her story for readers across the country. As America examines its racial past, it is more important than ever that we honor those who stood for justice for all Florida's people.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sandra Parks". The signature is written in dark ink and is positioned below the "Respectfully submitted," text.

Sandra Parks, Chairman, The Stetson Kennedy Foundation
St. Augustine City Commissioner 1983-87



[Mabel Norris Reese: Fearless Voice for Truth – Orange County Regional History Center \(thehistorycenter.org\)](http://thehistorycenter.org)



By Tana Mosier Porter from the Spring 2021 edition of *Reflections* Magazine
On January 14, 2020, more than 400 people gathered at the Mount Dora Community Building to unveil a bust of a courageous woman who fought against racism and its injustices in an especially dangerous time and place. Throughout the 1950s, Mabel Norris Reese opposed segregation and exposed corruption in Central Florida in the pages of her newspaper, the *Mount Dora Topic*.

The bust resulted from a community effort that raised \$8,000 to pay sculptor Jim McNalis, who incorporated dirt from Reese's yard and the "MR" key from her typewriter in creating his terracotta tribute to the crusading journalist, who died in 1995 at the age of 80. The community plans to install a bronze version of the bust near the Mount Dora Chamber of Commerce building in 2021. Also, in belated recognition for Reese's heroic reporting, she was inducted into the Lake County Women's Hall of Fame in 2018.

Mabel Norris Reese began her life career in journalism in Akron, Ohio, where she first worked as a reporter for the *Akron Times-Press* and, from 1935 to 1941, as a reporter for the *Akron*

Beacon-Journal. In 1947, she and her husband, Paul, a former *Beacon-Journal* typesetter, bought the *Mount Dora Topic*, a small weekly newspaper supported by local advertising. Reese had experienced segregation when she accompanied the Black winner of an Akron spelling bee to the national contest in Washington, D.C., in 1936, and in Florida she recognized segregation as the law of the land. In Mount Dora, though, she clashed with Lake County's sheriff, Willis McCall, over issues of racism and corruption.



The Groveland case

In 1949, Sheriff McCall arrested four young Black men, the “Groveland Four,” and accused them of raping a white woman. Sentenced to death, two of the four won a retrial on appeal in 1951, and McCall went alone to Raiford State Prison to bring them back to Tavares. Instead, he pulled over on a dark road and shot the handcuffed prisoners, claiming he acted in self-defense after the prisoners tried to escape when he stopped to check a tire. One man died along the road: the other recovered.

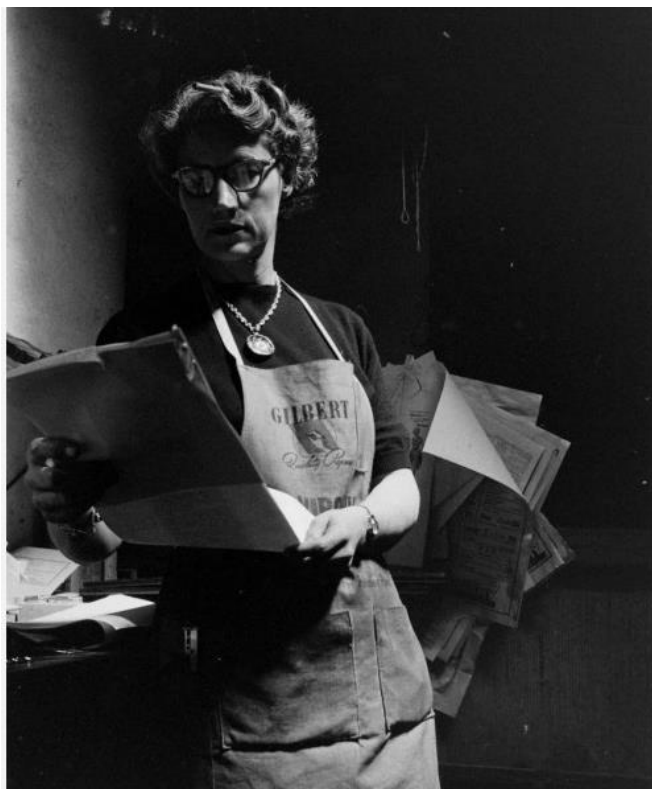
Mabel Norris Reese became suspicious as tips came to her in the newspaper office that the sheriff's story did not match what the hospitalized shooting victim told police. She interviewed the victim and realized the sheriff had lied. After Reese printed an op-ed in her newspaper questioning the shooting, Sheriff McCall and other influential citizens threatened her.

When she persisted in her investigation and reporting, the sheriff retaliated. She found dead fish dumped on her porch, her house was fire-bombed twice, and the Ku Klux Klan burned a cross in her yard and poisoned her dog. They painted “KKK” on her vandalized newspaper office.

Calling Reese a liar and a communist, the sheriff started a rival paper and told her advertisers not to use her paper. Still, she reported the truth in defiance of the threats to her life and livelihood. Two of the Groveland Four survived to be released from prison in 1962 and 1968, and in 2019 the State of Florida pardoned all of them for a crime they never committed. In

2020, relatives of the Four attended the Mount Dora tribute to Mabel Norris Reese and the bust unveiling.

Reese and the *Mount Dora Topic* won newspaper awards throughout the 1950s, even as Sheriff McCall and his allies tried to destroy her. The Florida Women's Press Club consistently recognized her work in several categories, including editorials and general excellence. Reese won 30 national newspaper awards for her stories attacking racial discrimination, including the first Elijah Parish Lovejoy Award for courage in journalism, presented in 1956 at the National Conference of Weekly Newspaper Editors. Named for Elijah P. Lovejoy, who was shot and killed by a pro-slavery mob in an 1837 attack on his printing press, Reese's Lovejoy Award resulted from her campaign, begun in 1954, to restore to the Platt family children the right to attend white public schools.



Other Battles for Justice

When the Platt family moved to Lake County, their four children were denied entrance to the whites-only public schools because Sheriff McCall decreed that their dark complexions identified them as Negroes. The father, Alvin Platt, provided birth certificates and documentation showing that the children were of Irish Indian ancestry, but the sheriff insisted they were Black and that they could not attend school in Lake County. Mabel Reese's extensive coverage of the issue earned her a Pulitzer Prize nomination in the 1950s. The Mount Dora Bible School accepted the Platt children, enabling them to continue their education. Mabel Norris Reese advocated for victims of injustice, whatever their race, including Jesse Daniels, a poor, white, mentally disabled teenager, framed for a rape he did not commit. Reese wrote more than 100 newspaper stories urging justice for Daniels, who nevertheless was sent without a trial to the Florida State Hospital for the Insane, where he stayed for 14 years – a

story Gilbert King tells in his 2018 book, *Beneath A Ruthless Sun: A True Story of Violence, Race, and Justice Lost and Found*.

Her livelihood gone and her marriage foundering, Mabel Reese gave up Mount Dora and moved to Daytona Beach in 1958 with her daughter, Pat, where she eventually remarried. She spent 20 years as a reporter and associate editor for the *Daytona Beach News-Journal*, continuing her crusade for justice for people who had no voice. Her reporting and editorials led to her appointment to the Florida Advisory Committee for the U.S. Commission on Civil Rights, investigating employment opportunities for Blacks in the 1960s. She interviewed the Reverend Martin Luther King Jr. in St. Augustine in 1963, and she never gave up Jesse Daniels, filing stories from Daytona Beach until he was finally released in 1971.

A fellow journalist at the *News-Journal* called Reese “a very fierce reporter in the face of physical and mental intimidation.” Mabel Norris Reese herself said, “I believe in journalists becoming advocates. If reporters won’t go out and investigate abuses, fight for causes, who will?”

CHANGE AGENTS, FLORIDIANS - FLAMINGO
by SOPHIE FEINBERG | APRIL 16, 2021

Meet 6 Legendary Ladies in Florida's Hall of Fame. Plus, 4 That Are Missing.
The Florida Women's Hall of Fame celebrates Florida's legacy of strong female trailblazers. Find out who they are and who we think should make the next class of inductees.

Florida's sandy beaches, soggy swamps, charming small towns and bustling cities wouldn't be what they are today without the efforts of a long and growing list of legendary ladies. Since 1982, The [Florida Women's Hall of Fame](#) has honored trailblazing female Floridians by hanging their photos in the Florida Capitol building. Of course, you'll find the faces of Zora Neale Hurston, [Marjorie Kinnan Rawlings](#) and even Gloria Estefan watching over those hallowed halls, but what about the lesser-known women who have left their indelible mark on the Sunshine State? With nominations recently opened for the next class of hall of famers, now is the time to get acquainted with 10 women who have changed our state for the better—six current inductees, plus four more fearless females *Flamingo* would like to see added.

NOTE: *Mabel Norris Reese is one they would like to see added. See below*

Mabel Norris Reese (1914-1995)



Photography courtesy of the Mount Dora Archives/ www.remembermabel.com

As the owner and editor of the *Mount Dora Topic* newspaper, this bold journalist spent her life demonstrating the power of the pen. In 1949, Reese took on her town in defense of the Groveland Four, a group of black teenagers in Lake County, Florida, accused of rape. Through her reporting, Reese helped expose the Lake County Sheriff's misdeeds and shed light on what really happened with the teens. Despite the Ku Klux Klan burning a cross in her yard and poisoning her dog, Reese never let them silence her. "If the Ku Klux Klan thinks this is gonna drive me off, they've got the wrong lady," Reese wrote in an editorial. With her moxie and devotion to chronicling truthful Florida history, we don't think it will be long before Reese finds herself on the list.

o statues of women? That's changing in Florida - Orlando Sentinel, The (FL) - October 17, 2021 - page 10F
October 17, 2021 | Orlando Sentinel, The (FL) | Joy Dickinson; Florida Flashback Joy Wallace Dickinson can be reached at joydickinson@icloud.com, FindingJoyinFlorida.com, or by good old-fashioned letter to Florida Flashback, c/o Dickinson, P.O. Box 1942, Orlando, FL 32802. | Page 10F

"Can you name a statue of a famous woman in Orlando? Me either," Sentinel columnist Lauren Ritchie wrote in early 2020.

I still haven't found one in Orange County. (If you know of one, I'd love to hear.) I'm talking about a statue of a real woman - not muses or angels or tributes to the Statue of Liberty, although those are all fine. I mean a woman who lived and did things and whose story might inspire young girls to dream.

But things are looking up. Recently, Central Florida has seen the unveiling of two historic sculptures: A bronze bust of journalist **Mabel Norris Reese** in Mount Dora and a monumental statue of educator Dr. Mary McLeod Bethune in Daytona Beach. On Oct. 12, the Bethune statue began a two-month exhibit in Daytona before moving to Washington, D.C., to officially represent Florida in the nation's Capitol.

Sending a message

One outcome of the recent international soul-searching about public statues has been a recognition that only a small percentage of them depict women: Only about 8 percent in the United States and about 3 percent in the United Kingdom, other than members of the royal family.

"This nonverbal message implies that girls and women don't matter," says Gary McKechnie of Mount Dora, organizer of the effort to honor **Reese** in sculpture in Mount Dora.

What's especially interesting about **Reese's** personal journey, as Ritchie has noted, is how **Reese** came to understand that Lake County Sheriff Willis McCall wasn't the force for law and order she had first assumed him to be.

When she began covering Mount Dora in the late 1940s, she focused on city council votes and Little League scores. But that changed with the case of the Groveland Four. At first, **Reese** accepted McCall's charges against the four young Black men accused of rape (now all exonerated). But after McCall shot two of them while they were in his custody, killing one, **Reese** resolved to call out the injustices the sheriff inflicted, especially on Black residents.

As a result, **Reese** "had a cross burned on her lawn, her dog was poisoned, her home firebombed and her business defaced," as Ritchie has written. Finally, she was forced to close her small weekly paper. She left Mount Dora but kept writing for the Daytona Beach News Journal.

Reese had the courage to call out injustice and "to point out that just because people are in power doesn't mean they're right," Rep. Geraldine Thompson said at the Mount Dora unveiling on Sept. 24. Other speakers included sculptor Jim McNalis, high school student Annika York, **Reese's**

granddaughter, Cindy Chesley Erickson, Pulitzer Prize-winning author Gilbert King, and McKechnie, whose three-year campaign produced both the bronze bust and an indoor, terra cotta version that will be displayed in rotation at various Mount Dora venues.

'The Pride of Florida'

Unlike **Reese**, a new subject for a sculpture, Bethune is one of the rare American women who have been depicted in more than one statue, including one on the Bethune-Cookman University campus and one in Washington, D.C. Unveiled in 1974, it was the first statue on public land in the nation's capital to honor an African American and a woman.

Soon, an image of Bethune will make history again when the massive marble statue by sculptor Nilda Comas, now on display in Daytona Beach, moves on to Washington to reside in the Capitol. Bethune will represent the Sunshine State in the National Statuary Hall Collection, joining a 1914 sculpture of John Gorrie, the father of air conditioning. The website about the statue proclaims her "The Pride of Florida."

In 2018, the Florida Legislature approved a bill, signed by Gov. Rick Scott, to replace the 1922 statue of Confederate Gen. Edmund Kirby Smith with a statue of Bethune, who will likely be the first African American woman to represent a state in the national collection. She won't be the last. In late 2020, Virginia officials announced that a sculpture of civil rights activist Barbara Rose Johns would replace the statue of Robert E. Lee, first placed in 1909, and would join George Washington to represent the Old Dominion state in the Statuary Hall Collection.

If you go

Hours for viewing the Dr. Mary McLeod Bethune statue in Daytona Beach, with social distancing in place, are 10 a.m. to 4 p.m. For free, required online reservations, visit MMBStatue.org. The website also has details about the monumental work, which stands 11 feet high. The Bethune statue exhibit is at the News-Journal Center, 221 N. Beach St. in Daytona Beach.

For more about **Mabel Norris Reese** and the bronze bust honoring her in Mount Dora, visit RememberMabel.com. The bust of **Reese** resides at Sunset Park, 230 W. 4th Ave., next to the Chamber of Commerce Building.

Joy Wallace Dickinson can be reached at joydickinson@icloud.com, FindingJoyinFlorida.com, or by good old-fashioned letter to Florida Flashback, c/o **Dickinson**, P.O. Box 1942, Orlando, FL 32802.

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Amanda York, Jr
Class President,
Tavares, FL HS



Gary McKechnie
Master of
Ceremony



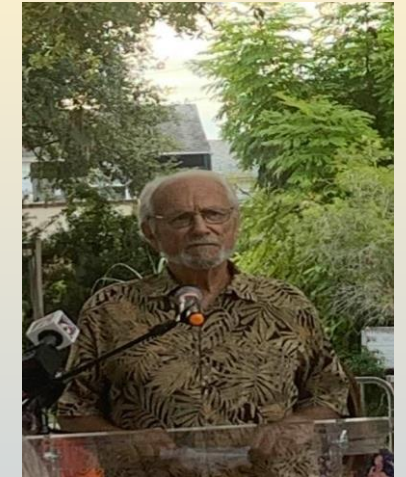
Rep Geraldine
Thompson, FL
District 44



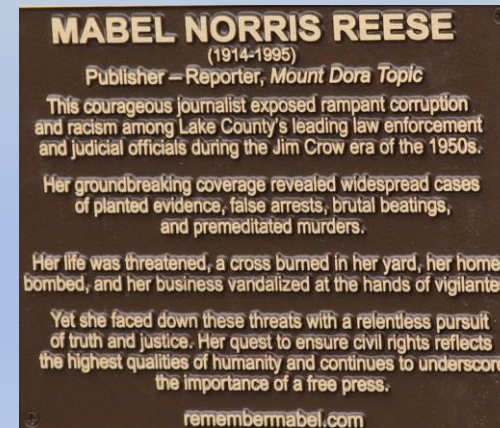
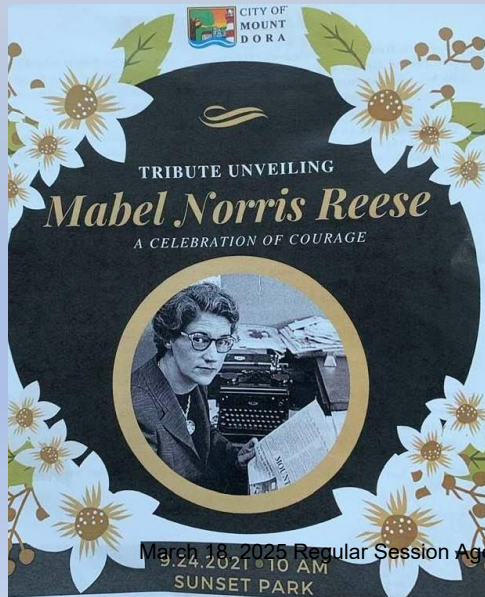
Cindy Chesley
Erickson,
Granddaughter
of MNR



Gilbert King,
Bestselling
Author

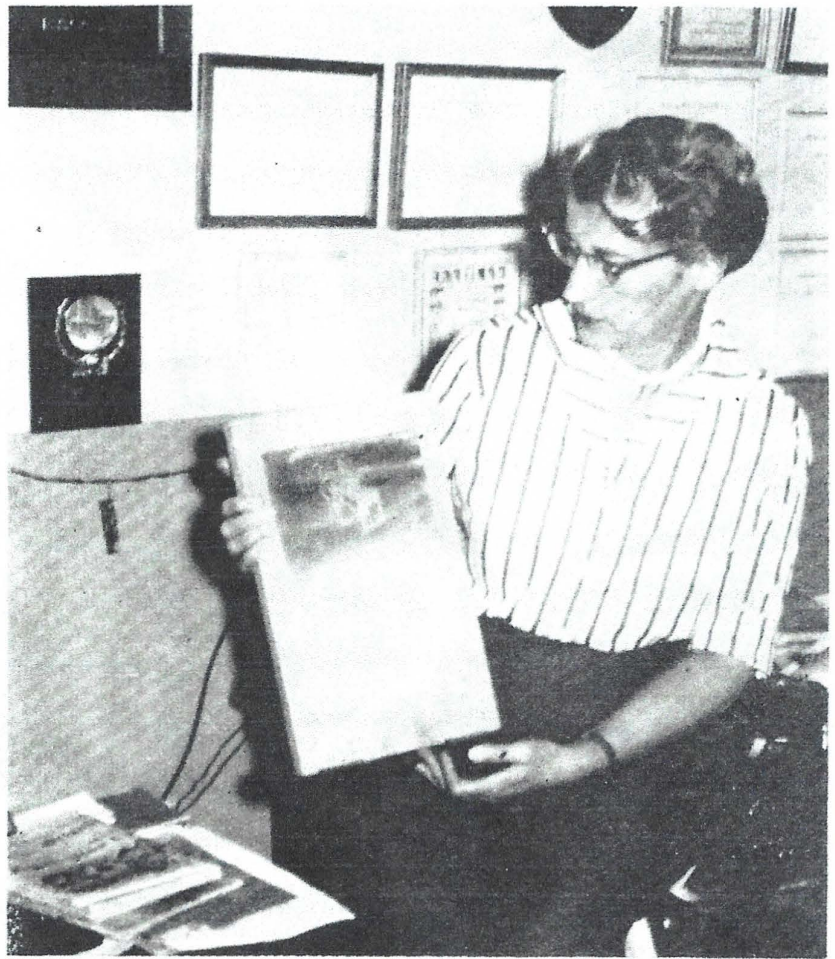


Jim McNalis,
Sculptor





Mrs. Reese holds the Elijah Lovejoy Parrish award, one of thirty awards won by the Mount Dora Topic for outstanding journalism. The Topic was the first winner of the coveted Lovejoy plaque, now offered annually by Southern Illinois University for courage in community journalism.



Mount Dora Topic

By Al Hutchison
Fifth of a series of stories
concerning Florida's out-
standing weekly newspapers.

Mount Dora, a small town located 16 miles East of Leesburg in Florida's citrus belt, is a serene, garden-like community. The town has very little to attract attention—no industry, no outstanding physical feature, no famous political resident.

Yet nearly everyone in Florida, and many outside the state, are well aware of the existence of Mount Dora. Why?

The answer can be found in the modest, almost unnoticeable office housing the Mount Dora Topic, perhaps Florida's most famous weekly. Lining the South wall of the airy, tidy, front office of the Topic are approximately 30 awards and plaques, including four Florida Press Association citations for typography, best original column, and the

1955 Community Service Award.

The family responsible for the success of the Topic is the quietly aggressive Paul H. Reese clan, consisting of publisher Paul, called "P. R." by wife Mabel Norris Reese, the editor, and daughter Pat, who helps out on mailing day, Wednesday.

While the man of the family manages the "shop" end of the operation, Mrs. Reese tends to her knitting in the editorial office. Her duties range from editor, advertising manager and salesman to layout and copy chief.

"We figure it's an eight-day week," P. R. smiled, "and a vacation is no more than something we read about."

The Reeses have owned the Topic for 11 years. Both natives of Ohio, they met while on the staff of the Akron Beacon-Journal.

"Mrs. Reese was on newsside and I was in the composing room," Paul re-

calls," and we met on an office picnic. After a brief courtship, we were married. We moved to Florida on the advice of friends and relatives, and when we heard this paper was for sale, we bought it. We haven't regretted it one bit."

How Mrs. Reese became a writer for the Beacon-Journal is a story in itself. She started her journalism career covering sports events for the Wooster Record while she was still in high school, and liked the work so well she decided to apply for a correspondent's job on the Akron Times-Press, then the bitter rival of the Beacon-Journal. She was hired.

"I kept sending in long, long copy, because I was paid by the inch, and after repeated warnings to trim it down, they fired me. So I went over to the competition and asked for a trial. The city editor sent me out on some trifling assignment to test my writing, and I accidentally uncovered a murder story and



Paul and Mabel Reese make a good community newspaper team. Paul operates the shop while Mabel tends to editorial needs.

helped my new bosses scoop the Times-Press. So they hired me permanently," she smiled.

Thus Mabel Norris Reese started on a writing career which was climaxed last year with the winning of the coveted Elijah Lovejoy Parrish Award from Southern Illinois University.

Also last year, she received the Green Eyeshade Award from the Atlanta chapter of Sigma Delta Chi. It was the first time either a woman or a weekly had been so honored by either donor.

Why is the editor of a small Florida weekly chosen for national recognition? A combination of circumstance and convictions is probably the best answer.

Mount Dora is in Lake County, scene of many a racial controversy during the last 10 years. And Mabel Norris Reese, despite her quiet, pleasant personality, is not the type to be scared by violence and threats of intimidation.

For her valiant efforts on the part of justice, the St. Petersburg Times nominated Mrs. Reese for a Pulitzer Prize. She didn't win, but she is very proud of the Times interest and keeps the scrapbook they prepared for the nomination in the living room of the attractive Reese home.

Although her editorials calling for justice in the celebrated Platt case and the Groveland race case have done the most to bring fame to the Topic, Mrs. Reese does not confine her crusading to

causes of that nature.

"We fought against having a big highway cutting through Mount Dora," she recalled, "and we campaigned strongly for swimming facilities for both races. We have one for each now and we are very happy."

The Topic also entered a fluoridation controversy, and saw their views accepted by the majority, and succeeded in getting a new building code for the city. The Reeses also ran a series of pictures of local eye-sores and succeeded in having the city fathers conduct a clean-up drive.

"I feel the newspaper has to take this sort of leadership," Mrs. Reese pointed out. "It's a newspaper's responsibility to the community."

To salute the graduating class at the local high school, the Topic annually runs a special section sporting pictures of the individual grads and messages to them from local merchants. The increasing number of graduates each year is causing the Reeses some concern, but only as far as feasibility of this project goes.

"Actually, we are all for increased growth of Mount Dora," Mrs. Reese said. "Right now a large portion of our population is in the wealthy, retired class, and they want the town to stay just as it is. But we want to attract light industry, so our children don't have to leave the town when they finish their

education."

Mrs. Reese bases her editorial philosophy on two great foundations—the Bible and the Constitution.

"They provide me with whatever strength my editorials may have," she said.

Backshop, the Topic boasts a Miehle flat bed press which runs "1800 an hour wide-open," according to a winking P. R. Reese. The engraving is done in Orlando, Leesburg, and if time permits, New Orleans. Besides Paul, the staff consists of an operator, a part-time operator, and a part-time feeder. Press day is Wednesday.

The photography is handled by Mrs. Reese who uses a Polaroid Land camera. They subscribe to the Stamps-Conhaim mat service and use Hammond stereotyping equipment.

While the physical plant and equipment may not be the sort you brag about, the staff of this small city weekly more than makes up for any shortcomings.

The awards on the office wall weren't won just because the Reeses happen to be nice people, which they certainly are, but because they have dedicated themselves to serving their community in true newspaper fashion—with truth and energy.

Winter Park Herald Becomes ABC Member

The Winter Park Herald, published by the Rolf K. Lamborns, has just become the 17th Florida weekly newspaper to become a fully qualified member of the Audit Bureau of Circulation.

Only 785 weeklies out of an estimated 10,000 in the United States have ABC membership. The average paid circulation of the Herald for the period Oct. 1, 1957 to March 31, 1958 was 3,279, which made the paper the fifth largest weekly in circulation in Florida.

Furniture Promotion Set to Begin Sept. 25

Furniture Fashion Festival, the country's only nation-wide, annual retail furniture promotion, will be staged this year September 25 to October 4.

Members of the Home Furnishings Industry Committee, sponsors of the promotion, said last year more than 500 newspapers published successful special sections based on editorial material and pictures sent them by HFIC.

Available to newspaper publishers by Aug. 6, is Furniture Fashion News, a five-page "newspaper" which advertising solicitors can use to enlist furniture retailer support for the event which may be staged on the national dates or at the discretion of papers and merchants.

Home Furnishing Industry Committee is a non-profit organization backed by furniture manufacturers and retailers. The address is 666 Lake Shore Drive, Chicago 11, Illinois.

Four / The Florida Press / August, 1958



2023 NOMINATION FORM

NOMINATIONS DEADLINE JUNE 30, 2023

107 West Gaines Street

Tallahassee, FL 32301

Phone: 850-414-3300/Fax: 850-921-4131

FLWOMENSHALLOFFAME.ORG





May 1, 2023

Dear Floridians:

It is that time of year again when we announce the start of the nomination period for the **2023 Florida Women's Hall of Fame**. This annual event that celebrates the accomplishments of outstanding Florida women will tentatively be held in the fall of 2023. The Hall of Fame commemorates women's history by honoring and remembering those women whose lives and contributions have positively impacted both Florida and the nation.

Florida has a history of strong women leaders whose selfless work has helped improve the lives of so many Floridians. The Florida Women's Hall of Fame gives us the opportunity to honor and highlight the work of these remarkable women.

If you know a deserving woman who have made a significant difference in the lives of Floridians, we ask that you take the time to nominate her. The nomination criteria and selection process are included in this nomination form. Completed nominations must be postmarked by June 30, 2023 to be considered. You can also visit the Hall of Fame website at flwomenshalloffame.org. When you visit the site, you can see the biographies of all current Hall of Fame members.

If you are a business and would like to be recognized as a sponsor, please contact the FCSW at (850) 414-3300, fax (850) 921-4131, or e-mail Kim Mehr at kmehr@fcsw.net for more information. You may also support this event by listing the date in your organization's newsletter and other publications.

Thank you in advance for your support of the Florida Women's Hall of Fame.

Sincerely,

Sophia Eccleston, Chair,
Florida Commission on the Status of Women

Lori Day, Chair
Women's Hall of Fame Committee



1. General Information

Nominee's name: _____

Former name: _____

Please check one: Contemporary (living) _____ Historical (deceased) _____

Date of Death: _____

Date of Birth: _____ Place of Birth: _____

Years nominee resided in Florida: _____

For contemporary nominees:

Mailing address: _____

Telephone: Home: _____ Work: _____ Cell: _____

E-mail: _____

Nominator's name*: _____

Mailing address: _____

Telephone: Home: _____ Work: _____ Cell: _____

E-mail: _____

**If the nominator is an organization, please provide written organizational approval on official letterhead.*

Please provide two references from individuals who are knowledgeable of the nominee's achievements and character:

Name: _____ Phone: _____

Organization: _____ Email: _____

Address: _____

Name: _____ Phone: _____

Organization: _____ Email: _____

Address: _____

(Continued on reverse.)

FLORIDA WOMEN'S HALL OF FAME

2. Biographical Summary and Photo

Provide a summary statement, (250 words or less) of the nominee that demonstrates how she has made the community, state, nation, and/or people in general better by her outstanding accomplishments and contributions. This summary will be used across Hall of Fame communications. Please include a high-resolution headshot photo of the nominee.

3. Descriptions of Qualifications

Please identify and expand upon the nominee's major achievements and contributions to her community, state, nation, and/or people in general as well as awards and honors received by the nominee. Include whether the nominee was born in, or adopted, Florida as her home state and for how long, and important affiliations with the state (examples: born and raised in the state, educated here, most notable achievements in the state, etc.) and what the nominee accomplished during her lifetime for the improvement of life for women and all citizens of Florida. The description may not exceed four pages and should be uploaded as a PDF or Word document.

The document should address how the nominee meets the Florida Women's Hall of Fame qualifications below:

- made a significant and enduring contributions to her fields of endeavor, and/or
- elevated the status of women, and/or
- helped open new frontiers for women and for society in general, and
- inspired others by her example; and
- through her life and works, made significant contributions to the improvement of life for women and all citizens of Florida.

Ineligible nominees include:

- Nominees who were not born in Florida or have/did not adopt(ed) Florida as their home state and base of operations.
- State of Florida Cabinet members currently serving or retired less than 5 years of the nomination cycle
- Current commissioners serving on the Florida Commission on the Status of Women, or immediate family members
- Current staff of the Florida Commission on the Status of Women, or immediate family members
- Nominees submitted by current staff or a commissioner of the Florida Commission on the Status of Women

4. Supportive Materials (optional)

Nomination packets ***may*** include essential supporting documents such as pertinent newspaper and magazine articles, primary works, and letters of recommendation. (Note - nominees will be selected by merit, not endorsement.) **Please include only essential supporting documents that communicate the nominee's accomplishments in alignment with the Florida Women's Hall of Fame qualifications as concisely and directly as possible. Excessive nomination packets do not enhance the selection process.** These materials should not exceed 5 items and can be scanned and uploaded, or mailed to the Florida Commission on the Status of Women.



NO STAPLES PLEASE! Nominations can be submitted electronically at FLWomensHallOfFame.org or in print and mailed. Please submit a copy of this form, biographical summary, description of qualification, and all other supporting materials to:

Florida Commission on the Status of Women
Attn: Women's Hall of Fame Committee
107 West Gaines Street
Tallahassee, FL 32301

If submitted electronically, please include all portions of the nomination in .pdf or Word format.
Call the Florida Commission on the Status of Women Office at 850-414-3531 for additional information.

**All nominations must be postmarked by June 30, 2023 and cannot be returned.
Late or incomplete nominations may not be accepted.**

2023 Nomination

FLORIDA WOMEN'S HALL OF FAME

Since 1982, the Florida Commission on the Status of Women, through the *Florida Women's Hall of Fame*, has recognized and honored women who, through their works and lives, have made significant improvement of life for women and for all citizens of Florida. The Florida Women's Hall of Fame is located on the Plaza Level in the rotunda of the Capitol building where a bronze plaque with an image and biographical sketch of each member of the Women's Hall of Fame hangs in tribute.

The Commission will accept all nominations for the 2023 *Florida Women's Hall of Fame* postmarked by **June 30, 2023**. The Commission will recommend ten outstanding women to the Governor of Florida, from whom up to three will be chosen for induction. Inductees will be recognized at a special ceremony to be tentatively held in the *Fall of 2023*.

Criteria for Selection

Nominees may be contemporary (living) or historical (deceased), and will be selected by merit, not endorsement.

- Nominees must have been born in or have adopted Florida as her home state and base of operation.
- Hall of Fame nominees should also have:
 1. made a significant and enduring contributions to her fields of endeavor, and/or
 2. elevated the status of women, and/or
 3. helped open new frontiers for women and for society in general, and
 4. inspired others by her example; and
 5. through her life and works, made significant contributions to the improvement of life for women and all citizens of Florida.

Immediate family of current members of the Florida Commission on the Status of Women are not eligible.

General Rules

The *Florida Women's Hall of Fame* is open to all women of Florida regardless of race, color, national origin, physical challenge, religious or political affiliation, except current members of the Florida Commission of the Status of Women and their immediate families.

- Awards may be posthumous.
- Only nominations postmarked by **June 30, 2023** will be accepted.
- Prior nominations may be revised and/or resubmitted. Call the commission office at 850-414-3531 to have your prior nomination resubmitted for consideration in 2023.
- Only nominations submitted on this official nomination form will be accepted. Incomplete nomination forms may not be forwarded to the Committee for review.
- Please do not staple or bind your nomination materials.
- All submitted content must be single-spaced and in 12-point font.
- All materials sent with the nomination form become property of the *Florida Women's Hall of Fame* and will not be returned.

FLORIDA WOMEN'S HALL OF FAME

2021 Inductees

Virginia M. Hernandez Covington
Barbara B. Nicklaus
Beverly White Yeager

2020 Inductees

Alice Scott Abbott
Alma Lee Loy
E. Thelma Waters

2019 Inductees

Doris Mae Barnes
Dr. Judith A. Bense
Mildred "Millie" Wilborn Gildersleeve

2018 Inductees

Adela Hernandez Gonzmart
Lee Bird Leavengood
Janet E. Petro

2017 Inductees

Mary Lou Baker
Kathleen "Scotty" Culp
Katherine Fernandez Rundle

2016 Inductees

Carol Jenkins Barnett
Helen Aguirre Ferré
Elmira Louise Leto

2015 Inductees

Mary Lee Nunnally Farrior
Evelyn C. Keiser
Dr. Charlotte E. Maguire

2014 Inductees

Sheriff Susan Benton
Louise Jones Gopher
Dottie Berger MacKinnon

2013 Inductees

Clara C. Frye
Aleene Pridgen Kidd MacKenzie
Lillie Pierce Voss

2012 Inductees

Dr. Ruth H. Alexander
Elizabeth "Budd" Bell
Vicki Bryant Burke

2011 Inductees

Mary Brennan Karl
Anna I. Rodriguez

2010 Inductees

Dr. Eugenie Clark
Claudine Dianne Ryce

2009 Inductees

Louise H. Cortelis
Senator Gwen Margolis
Betty Schlesinger Sembler

2008 Inductees

Justice Barbara J. Pariente
Dr. Pallavi Patel
Ileana Ros-Lehtinen

2007 Inductees

The Honorable Peggy A. Quince
Maryly VanLeer Peck

2006 Inductees

Caridad Asensio
Tillie Kidd Fowler
Lucy W. Morgan

2004/2005 Inductees

Shirley D. Coletti
Marion P. Hammer
Judith Kersey

2003 Inductees

Sarah Ann Blocker
Gloria Estefan
Mary R. Grizzle

2002 Inductees

Victoria Joyce Ely, R.N.
Senator Toni Jennings
Frances Langford Stuart

2001 Inductees

Jessie Ball DuPont
Lenore Carrero Nesbitt
Lynda Keever

2000 Inductees

Chris Evert
Paula Fickes Hawkins
MG Marianne Mathewson-Chapman, PhD

1999 Inductees

Althea Gibson
Dessie Smith Prescott

1998 Inductees

Helen Gordon Davis
Mattie Belle Davis
Christine Fulwylie-Bankston

1997 Inductees

Alicia Baro
Carita Doggett Corse
M. Athalie Range

1996 Inductees

Marjorie Harris Carr
Betty Castor
Ivy Julia Cromartie Stranahan

1995 Inductees

Evelyn Stocking Crosslin, M.D. JoAnn Har-
din Morgan
Sarah 'Aunt Frances' Brooks Pryor

1994 Inductees

Nikki Beare
Betty Mae Jumper
Gladys Nichols Milton

1993 Inductees

Betty Skelton Frankman
Paulina Pedroso
Janet Reno

1992 Inductees

Jacqueline Cochran
Carrie P. Meek
Ruth Bryan Owen

1986 Inductees

Annie Ackerman
Rosemary Barkett
Gwendolyn Sawyer Cherry
Dorothy Dodd
Marjory Stoneman Douglas
Elsie Jones Hare
Elizabeth McCullough Johnson
Frances Bartlett Kinne
Arva Moore Parks
Marjorie Kinnan Rawlings
Florence Barbara Seibert
Marilyn K. Smith
Eartha Mary Magdalene White

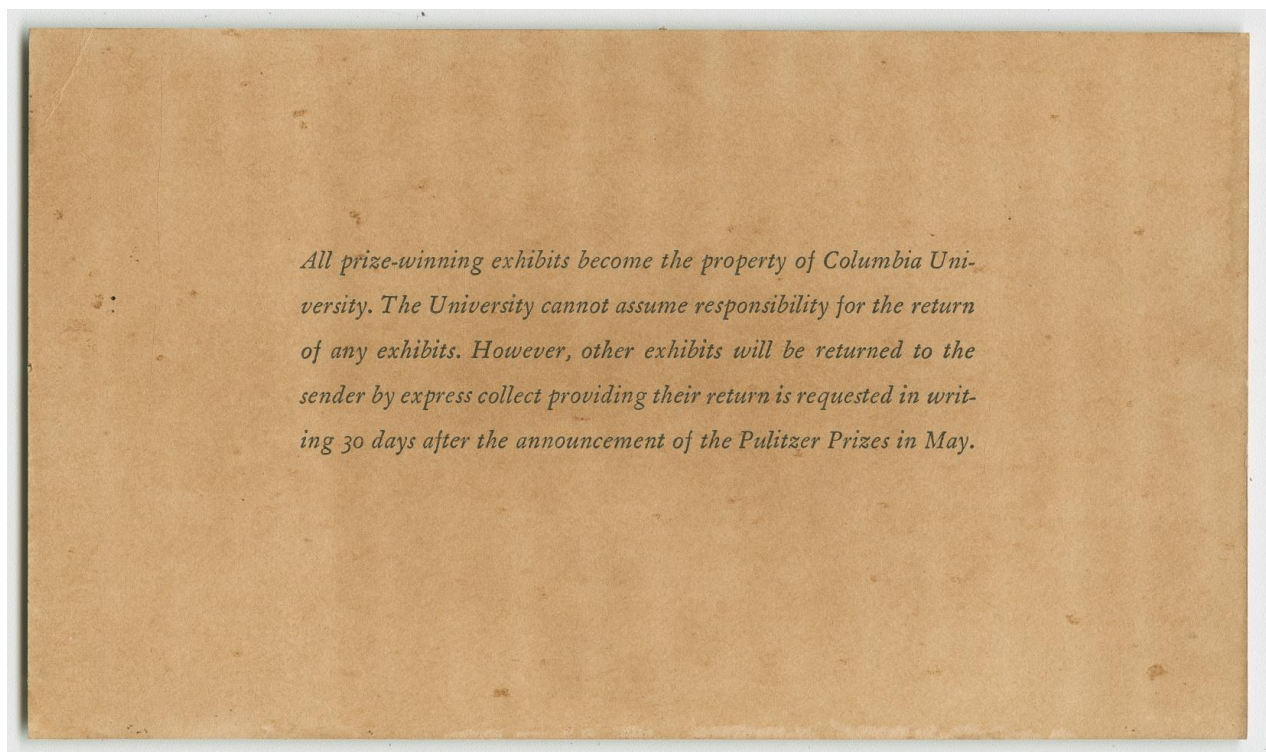
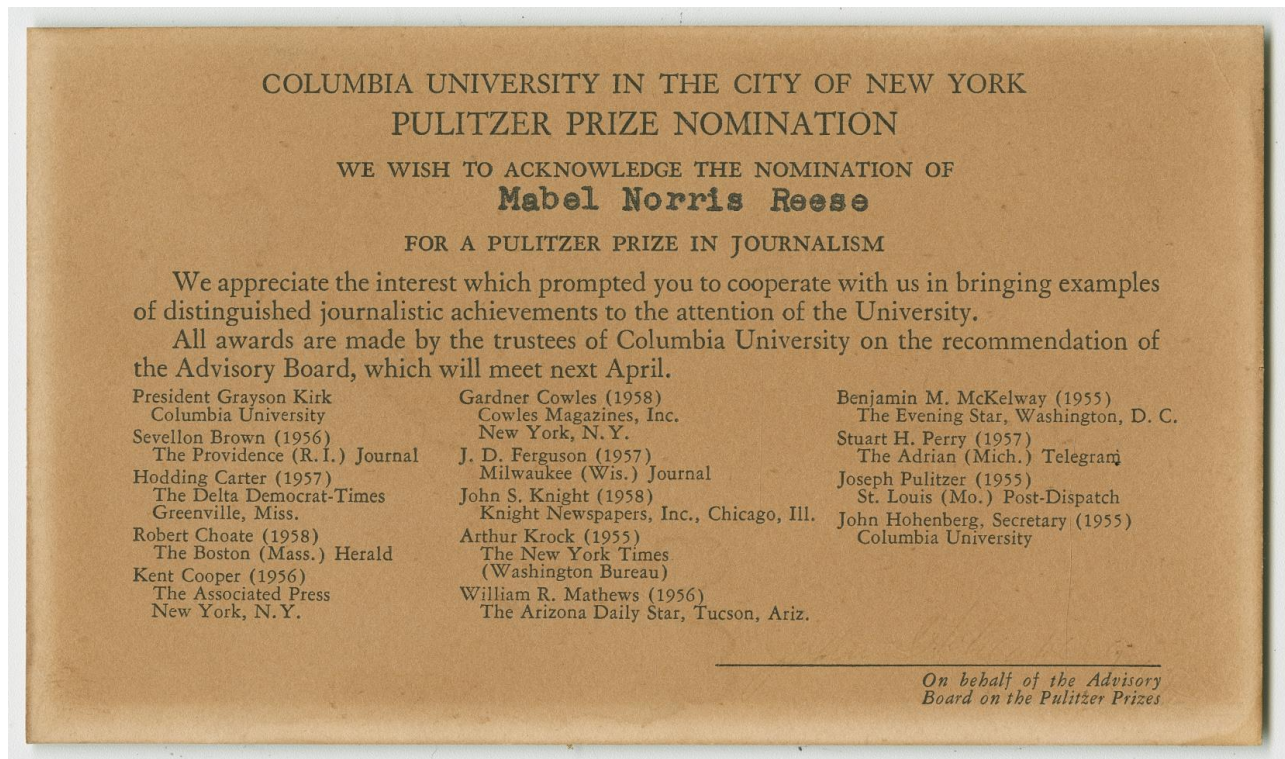
1984 Inductees

Roxcy O'Neal Bolton
Barbara Landstreet Frye
Lena B. Smithers Hughes
Zora Neale Hurston
Sybil Collins Mobley
Helen Muir
Gladys Pumariega Soler
Julia DeForest Sturtevant Tuttle

1982 Inductees

Mary McLeod Bethune
Helene S. Coleman
Elaine Gordon
Wilhelmina Celeste Goehring Harvey Paula
Mae Milton
Barbara Jo Palmer

ATTACHMENT #4



Images courtesy of the Mount Dora Archives, "Personal Papers of Mabel Norris Reese."

ATTACHMENT #5



821 N. Donnelly Street
Mount Dora, FL 32757
(352) 383 - 2150
www.MDCTrust.org

The gifts of today make possible the dreams of tomorrow.

February 25, 2025

Ms Lori Day, Chair
Florida Commission on the Status of Women
Florida's Women Hall of Fame
107 West Gaines Street
Tallahassee, FL 32301

Dear Ms. Day,

The Mount Dora Community Trust supports the nomination of Mabel Norris Reese to the Florida Women's Hall of Fame. Mabel Norris Reese, owner, editor, and journalist for the weekly newspaper *Mount Dora Topic* from 1947-1960, fought for justice through the use of freedom of the press. Her courageous use of the written word assisted with the struggle for civil rights in Lake County. She was posthumously awarded placement in the Lake County Women's Hall of Fame in 2018. In 2019, Mabel Norris Reese was nominated to the State of Florida Women's Hall of Fame by Jill Moss Greenberg, Frankie Smith and Rosella Todd Valentine, and this letter is in support of that nomination.

Our foundation strives to make a difference to residents in need, families, students and children and have disbursed over \$15 million in grants to local charities since inception in 1972. We are change-makers dedicated to improving our community. Mabel Norris Reese's commitment to her community and her determination to oppose racial injustice and inequality are wholly in line with our values.

The City of Mount Dora is a united community, which stands together in honor of Mabel Norris Reese, opposing racial injustice and inequality. On behalf of the Community Trust of Mount Dora, please accept this letter as our wholehearted support for the nomination of Mabel Norris Reese to the Florida Women's Hall of Fame.

Respectfully submitted,

Rob English, Director
Mount Dora Community Trust



MOUNT DORA AREA CHAMBER OF COMMERCE
HISTORIC TRAIN DEPOT INFORMATION CENTER
341 N. ALEXANDER STREET - MOUNT DORA, FLORIDA 32757
352.383.2165 • MountDora.com

February 25, 2025

2025 TRUSTEES

AdventHealth
City of Mount Dora
Design South Homes
First Baptist Church of Mount Dora
First National Bank of Mount Dora
Halff
Hillcrest Insurance Agency
Kim Varnadore State Farm
Kim Y. Stewart, CPA
Lowndes
Mazenko Law Firm
Mount Dora Christian Academy
Mount Dora Community Trust
Pisces Rising
Prestige Ford
UF Health Central Florida
Waterman Village

2025 BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

Chairman/Secretary: Kim Y. Stewart, CPA
Vice Chair: Jennifer Ryan: USB
Treasurer: Dana Rocca, Walk in the Woods
Director at Large: Amy Becker, Becker's Best Shoes

BOARD OF DIRECTORS

Kevin Bock: The Joint Chiropractic
Todd Mazenko: Mazenko Law Firm
Eve Passmore: Eden Abbey Brewing Community
Stevie Solanick, Pisces Rising
Ozell Ward: Interested Citizen

LIAISONS

Leslie Campione, Leslie Campione, P.A., Attorney at Law

STAFF

Rachel O'Ryan: President
Ric Jute: Marketing & Communications
Alissa Constant: Operations Coordinator
Nikki Holmes: Operations Asst Coordinator
Melissa Newman: Visitor Center Specialist
Melina Gonzalez: Visitor Center Specialist

Ms Lori Day, Chair
Florida Commission on the Status of Women
Florida's Women Hall of Fame
107 West Gaines Street
Tallahassee, FL 32301

Dear Ms. Day,

The Mount Dora Area Chamber of Commerce supports the nomination of Mabel Norris Reese to the Florida Women's Hall of Fame. Mabel Norris Reese, owner, editor, and journalist for the weekly newspaper Mount Dora Topic from 1947-1960, fought for justice through the use of freedom of the press. Her courageous use of the written word assisted with the struggle for civil rights in Lake County. She was posthumously awarded placement in the Lake County Women's Hall of Fame in 2018. In 2019, Mabel Norris Reese was nominated to the State of Florida Women's Hall of Fame by Jill Moss Greenberg, Frankie Smith and Rosella Todd Valentine, and this letter is in support of that nomination.

The City of Mount Dora has honored Reese's extraordinary courage, with a bronze bust permanently installed near the Mount Dora Area Chamber of Commerce building in 2021. Mount Dora community members raised the funds for the commission, including donations from across the country. The bust was created by sculptor Jim McNalis, who incorporated dirt from Reese's yard and the "MR" key from her typewriter in creating his tribute to the crusading journalist, who died in 1995 at the age of 80. Residents and visitors alike, including the several hundred thousand who flock to Mount Dora's popular festivals and events downtown, learn of Reese's courage, determination and legacy at this impactful sculpture and gain a deeper understanding of our community's - and nation's - history.

The City of Mount Dora is a united community, which stands together in honor of Mabel Norris Reese, opposing racial injustice and inequality. On behalf of the business community of the City of Mount Dora, please accept this letter as our wholehearted support for the nomination of Mabel Norris Reese to the Florida Women's Hall of Fame.

Thank you for your consideration of this application, and I hope you will consider supporting this request for funding. Should we be able to assist in any way, please contact my office at 352-383-2165.

Respectfully,

N. Rachel O'Ryan
President, Mount Dora Area Chamber of Commerce



CITY OF MOUNT DORA

OFFICE OF THE CITY MANAGER

City Hall
510 N. Baker St.
Mount Dora, FL 32757

Office of the City Manager
352-735-7126
Fax: 352-383-4801

Customer Service
352-735-7105
Fax: 352-735-2892

Finance Department
352-735-7118
Fax: 352-735-1406

Human Resources
352-735-7106
Fax: 352-735-9457

Planning and Development
352-735-7112
Fax: 352-735-7191

City Hall Annex
900 N. Donnelly St.
Mount Dora, FL 32757

Parks and Recreation
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

Public Works Complex
1501 Robie Ave.
Mount Dora, FL 32757
352-735-7151
Fax: 352-735-1539

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074

Website:
www.cityofmountdora.com

March 18, 2025

Ms. Lori Day, Chair
Florida Commission on the Status of Women
Florida Women's Hall of Fame
107 West Gaines Street
Tallahassee, FL 32301

RE: 2019 Nomination of Mabel Norris Reese

Dear Ms. Day,

Mabel Norris (Reese) Chesley (1914-1995), owner, editor, and journalist for the weekly newspaper Mount Dora Topic from 1947-1960, fought for justice through the use of freedom of the press. Her courageous use of the written word assisted with the struggle for civil rights in Lake County. She was posthumously awarded placement in the Lake County Women's Hall of Fame in 2018. In 2019, Mabel Norris Reese was nominated for the State of Florida Women's Hall of Fame by Jill Moss Greenberg, Frankie Smith and Rosella Todd Valentine, and this letter is in support of that nomination.

Reese began her journalistic journey in Akron, Ohio, as a reporter for the Akron Time-Press and the Akron Beacon Journal prior to making Florida her home. As a Lake County resident, Reese and her husband Paul (married from 1938 to 1962) acquired the Mount Dora Topic in April 1947, a small weekly newspaper supported by local advertisements. The Topic offered Mount Dora residents editorials on everyday life in the small, eclectic town, including city council meetings, oak tree plantings, bass fishing, library events, shuffleboard results, church services, election politics, engagement announcements, farm reports and more. Through Reese's influence, investigative reporting assumed a more prominent – and key – role in the Topic's news.

Mabel Norris Reese was immortalized by Gilbert King's 2013 nonfiction account of a Lake County murder and miscarriage of justice, Devil in the Grove: Thurgood Marshall, the Groveland Boys, and the Dawn of a New America, which won the Pulitzer Prize that same year. Initially supportive of Sheriff Willis McCall after the 1949 shooting death of one of four Black male teenagers accused of raping a white woman in Groveland, Reese began a years-long campaign of articles, op-ed pieces and appearances to protest McCall's subsequent shooting of two of the suspects and inhumane interrogation tactics. Seventy years after their arrest, in 2019, Governor DeSantis posthumously pardoned the Groveland Four and they were completely exonerated in 2021.

Reese gained national attention for advocating for a local family whose children were being denied access to Mount Dora schools because they were suspected to be “Negros,” and only eligible to attend segregated schools. Her battle with both Sheriff McCall and the Lake County School Board earned her a nomination for the Pulitzer Prize in Journalism in 1955.

Finally, in 1957, Reese began her crusade for the freedom of a developmentally disabled white young man, Jesse Daniels, falsely accused of a capital crime and committed to a Florida state mental hospital without a trial. After more than 100 articles about the case, Reese won both Daniels’ release from the institution after 14 years and also helped inspire the groundbreaking Florida Mental Health Act of 1971, now referred to as the Baker Act.

As Reese's reporting of McCall's excesses advanced and gained national attention, she received enduring threats of physical and economic retaliation, including her home being bombed, her dog poisoned, a Klan cross painted on the sidewalk in front of her downtown Mount Dora office and a cross being burned in her yard. Yet she persevered, and it is this fearless determination to speak the truth and reveal injustices that creates an enduring - and indelible - legacy.

The City of Mount Dora's commitment to Mabel Norris Reese's legacy has strengthened in recent years, as evidenced by these investments of resources dedicated to her work and impact on our community:

- Permanent installation of a commissioned bronze bust near the Mount Dora Chamber of Commerce building in downtown Mount Dora in 2021, which is viewed by several hundred thousand visitors who enjoy Mount Dora's popular festivals and events.
- Permanent display of the terracotta bust created by sculptor Jim McNalis at the Mount Dora Public Library.
- Published the "Papers of Mabel Norris Reese" digital collection at the City's digital archives, at www.mountdoraarchives.com
- Designed and installed professional canvas artwork at City Hall, the Mount Dora History Museum and the Mount Dora Library detailing the "Papers of Mabel Norris Reese" digital collection.
- Hosted numerous community events celebrating the publication of Gilbert King's books, including the Pulitzer Prize-winning *Devil in the Grove* (2013) and his follow-up *Beneath a Ruthless Sun* (2018), which details the injustices suffered by Jesse Daniels.

As reads the plaque placed on her bust in downtown Mount Dora:

The Mount Dora Topic attained national acclaim through Reese’s coverage of various local criminal and civil trials. Reese’s recounting of one trial, the Platt family’s case, was highly regarded by many throughout Lake County and among her peers in the American press. She received multiple awards for the newspaper’s coverage, including a 1955 nomination for a Pulitzer Prize in Journalism. This courageous journalist exposed rampant corruption and racism among Lake County's leading law enforcement and judicial officials during the Jim Crow era of the 1950s. Her groundbreaking civil rights coverage revealed widespread cases of planted evidence, false arrests, brutal beatings

and premeditated murders. Her life was threatened, a cross burned in her yard, her home bombed, and her business vandalized at the hands of vigilantes. Yet she faced down these threats with a relentless pursuit of truth and justice. Her quest to ensure civil rights reflect the highest qualities of humanity and continues to underscore the importance of a free press. www.remembermabel.com.

Both the Mount Dora Chamber of Commerce and the Mount Dora Community Trust endorse this nomination and their letters of support are en route to the Florida commission on the Status of Women as well.

The City of Mount Dora has gone to great lengths to illuminate Mabel Norris Reese's legacy of inspiring courage and bravery - and our community is richer and stronger because of it. On behalf of the residents of Mount Dora, and indeed, everyone in our great state who values the search for justice and freedom of the press, we wholeheartedly support the nomination of Mabel Norris Reese to the Florida Women's Hall of Fame. We urge her inclusion into its storied halls as a tribute to her journalistic excellence, moral conviction and relentless pursuit of truth.

Best regards,

James Homich
Mayor

John Cataldo, Vice-mayor
District One

Cal Rolfson, City Councilmember
District Two

Dennis Dawson, City Councilmember
District Three

Marc Crail, City Councilmember
District Four

Nate Walker, City Councilmember
District 5

Doug Bryant, City Councilmember
At-Large



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Proclamation Recognizing Earth Day 2025

Introduction:

This is an opportunity for the reading of a Proclamation for Earth Day

Discussion:

The 30th Annual Earth Day Mount Dora celebration will be held on Saturday, April 12th, 2025 from 9:00 am to 3:00 pm. in Donnelly Park (530 North Donnelly Street).

Budget Impact:

N/A

Strategic Impact:

Special events and community celebrations promote Economic Development.

Recommendation:

Mayor to read Proclamation into the record.

Attachment(s):

1. Earth Day 2025 Poster
2. Earth Day Proclamation

Prepared by: Jeanann Hand, City Clerk
Reviewed by: Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 3/6/2025
Final Approval - 3/6/2025



30th Annual



Earth Day Mount Dora

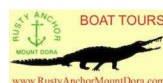
“OUR POWER. OUR PLANET”

APRIL 12, 2025

A Free Public Festival in Donnelly Park, Mount Dora, FL

LEARN MORE:

moundoraenvironment.org





PROCLAMATION

WHEREAS, billions upon billions of plastic waste items are choking our oceans, lakes, and rivers and piling up on land which is not only unsightly, but harmful to plants and wildlife; and

WHEREAS, plastic pollution is a very real threat with single-use plastics having a large impact; and

WHEREAS, cities can greatly influence the quality of the air, water, land, and climate through local education and regulations, and local initiatives such as recycling, eliminating single-use plastics, and promoting purchase choices that are made from re-useable and upcycled materials; and

WHEREAS, implementing small changes in our daily lives such as using a re-usable water bottle, carrying personal eating utensils and straws, taking re-usable containers to restaurants for leftovers, using re-usable grocery and shopping bags, and avoiding purchases that are made with plastics and/or packaged in plastics has a big impact; and

WHEREAS, the 30th Annual Earth Day Mount Dora is a reminder of the constant need for local environmental activism, stewardship commitments, and sustainability efforts.

NOW, THEREFORE, I, James L. Homich, Mayor of the City of Mount Dora, Florida, have the distinct honor of proclaiming April 12, 2025 as the 30th Annual Earth Day in Mount Dora, with this year's theme of "*Our Power. Our Planet,*" and encourage all citizens, businesses, and institutions to promote the reduction and replacement of single-use plastics at public gatherings, in our businesses, schools, places of worship, and homes and in our personal lives.

IN WITNESS WHEREOF, I hereunto set my hand and cause the Seal of the City of Mount Dora to be affixed this 18th day of March, 2025.

James L. Homich, Mayor



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Proclamation Recognizing the Mount Dora Yacht Club 72nd Annual Sailing Regatta

Introduction:

This is an opportunity for Mayor to read a Proclamation recognizing the 72nd annual Mount Dora Sailing Regatta.

Discussion:

City Council routinely honor and recognize various groups and events in the City. This is an annual sailing regatta with a long history in Mount Dora.

Budget Impact:

N/A

Strategic Impact:

Special events and community celebrations promote Economic Development.

Recommendation:

City Council to acknowledge Proclamation recognizing the Mount Dora Yacht Club 72nd Annual Sailing Regatta.

Attachment(s):

1. 2025.Proclamation.Sailing Regatta

Prepared by: Jeanann Hand, City Clerk
Reviewed by: Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 3/6/2025
Final Approval - 3/6/2025



PROCLAMATION

WHEREAS, Mount Dora Yacht Club is delighted to host the 72nd annual sailing regatta on beautiful Lake Dora on Saturday, March 29, 2025 and Sunday, March 30, 2025; and

WHEREAS, Mount Dora Yacht Club has welcomed competitive sailors of all ages to race on three challenging courses since 1953; and

WHEREAS, Portsmouth races will also be run for boats without the four needed to form a class; and

WHEREAS, The City of Mount Dora welcomes sailors to enjoy two days of friendly sailing competition; and

WHEREAS, The City of Mount Dora is pleased to join the Mount Dora Yacht Club in promoting a love for sailing.

NOW, THEREFORE, I, James L. Homich, Mayor of the City of Mount Dora, Florida, do hereby extend a warm welcome to sailors from near and far to enjoy the annual sailing regatta hosted by the Mount Dora Yacht Club;

MOUNT DORA YACHT CLUB 72nd ANNUAL SAILING REGATTA ON BEAUTIFUL LAKE DORA MARCH 29-30, 2025

I encourage all sailors to register and participate in this wonderful event where youth scholarships will be offered for the younger sailors. I also encourage spectators to join in the fun from the 4th Avenue Docks, Palm Island Boardwalk and Lighthouse Point.

IN WITNESS WHEREOF, I hereunto set my hand and cause the Seal of the City of Mount Dora to be affixed this 18th day of March, 2025.

James L. Homich, Mayor



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: National Pollutant Discharge Elimination System (NPDES) Stormwater Program

Introduction:

This is an opportunity for staff to highlight the City's NPDES permit requirements and activities.

Discussion:

The National Pollution Discharge Elimination System (NPDES) is a national permit program designed to control the pollutants discharged into the surface water such as lakes, ponds, and streams. Improvement in our nation's water quality can become a reality through public education and awareness, and through the implementation of steps that avoid or mitigate the problems associated with water pollution. [NPDES Stormwater Program: https://floridadep.gov/water/stormwater](https://floridadep.gov/water/stormwater)

In addition, staff will provide a summary of stormwater and drainage projects. Several projects will be slated for the 5-Year Capital Improvement Program (CIP).

Budget Impact:

As stormwater projects are developed, they are included in future budgets. In part, the funding is under Stormwater Utility (Fund 440) and Construction (Fund 445). When available, the City will pursue grants as potential funding partners.

Strategic Impact:

Goal 2 Infrastructure
Objective 2.4. Sustain City Infrastructure

Recommendation:

Information item and opportunity for City Council to discuss the National Pollutant Discharge Elimination System (NPDES); and stormwater projects.

Attachment(s):

1. MountDoraStormwaterProgram-NPDES

Prepared by: Vince Sandersfeld, City Manager

Reviewed by: GEORGE MAREK, Public Works Director
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 3/4/2025

Approved - 3/6/2025

Final Approval - 3/6/2025



CITY OF
MOUNT
DORA

Someplace Special.

Stormwater Program NPDES Compliance

March 18, 2025 – City Council Regular Meeting



What does NPDES have to do with Mount Dora?

Everything stormwater. . . .

Every City department impacted.

A “forever” permit.

City bears the cost burden to retrofit stormwater treatment.



NPDES – A “Forever” Permit

Phase I - Large & medium MS4s. A large MS4 is any MS4 that is located in an incorporated place or county with a population of 250,000 or greater. Orlando, Orange County

Phase II - Any MS4 not already covered by the Phase I permit as a medium or large MS4.

Cycle 1 - 2004-2009

Cycle 2 - 2009-2014

Cycle 3 - 2014-2019

Cycle 4 - 2019-2024

Cycle 5 – 2025-2030



What's in Mount Dora's NPDES Permit?

Minimum Control Measure Elements:

1. Public Education and Outreach
2. Public Participation/Involvement
3. Illicit Discharge Detection and Elimination
4. Construction Site Stormwater Runoff Control
5. Post-construction Stormwater Management in New Development and Redevelopment
6. Municipal Operation Pollution Prevention and Good Housekeeping



Minimum Control Measure 1

Public Education and Outreach

1A-01 Utility Bill Inserts

The City sends a monthly message to its residents through the utility bill that is modified every 3 months which educates on the impacts of stormwater discharges on water bodies and the steps that the public can take to reduce pollutants in stormwater runoff.

Measure:

Document and report the number of bill inserts distributed.



Minimum Control Measure 1

Public Education and Outreach

1A-02 Web Site

The City's stormwater web page provides information related to stormwater system BMP maintenance and helpful documents about stormwater pollution reduction.

Measure:

Document and report number of updates to web site.



Minimum Control Measure 1

Public Education and Outreach

1A-03 Public Education Events

The City distributes various NPDES-related pamphlets to attendees to numerous City festivals from the Public Works informational booth.

Measures:

Document and report number of public events attended.

Document and report total number of all pamphlets distributed at events.

Document and report estimated number of event booth attendees.



Minimum Control Measure 1

Public Education and Outreach

1A-04 Public Education Posted at Public Buildings

The City posts various pamphlets related to stormwater pollution at public buildings.

Measures:

Document and report the number of educational brochures distributed at public buildings.



Minimum Control Measure 1

Public Participation/Involvement

2A-01 City Council Meetings

Public Works provides the Council with stormwater management and BMP updates annually. All meetings are publicly noticed in local periodicals and web site.

Measures:

Document and report number of Council stormwater management and BMP updates.

Document and report number of Council meetings involving stormwater issues.

Document and report the number of stormwater related comments received from the public during the reporting period.



Minimum Control Measure 2

Public Participation/Involvement

2A-02 Public Workshops

The City holds workshops to inform and solicit comment from the public during the planning and design of capital improvement projects. All workshops are publicly noticed in local periodicals and on the web site. The public has the opportunity to provide input during these public meetings.

Measures:

Document and report number of public workshops.

Document and report number of citizen attendees at workshops.

Document and report the number of stormwater related comments received from the public during the reporting period.

Document and report the total number of outfalls.



Minimum Control Measure 3

Illicit Discharge Detection and Elimination

3A-01 Stormwater Sewer System Map

The City has a GIS-based stormwater sewer system database which depicts the location of citywide infrastructure, including all known outfalls and the names and location of all surface waters of the State that receive discharges from those outfalls.

Measures:

Document and report percentage of stormwater system GPS mapped.

Document and report stormwater GPS data included into city-wide GIS mapping system.

Document and report number of new stormwater elements' GPS locations included into system



Minimum Control Measure 3

Illicit Discharge Detection and Elimination

3B-01 Stormwater Pollution Control Ordinance

Ordinance #2008-994, adopted April 29, 2008, defines and prohibits illicit discharges/connections to City MS4.

Measures:

Document and report changes to the ordinance, if applicable.



Minimum Control Measure 3

Illicit Discharge Detection and Elimination

3C-01 Illicit Discharge Detection and Elimination (IDDE) Proactive Inspection Program

The City conducts regular proactive inspections of businesses identified as potential generators of wastes that could discharge into the City's MS4s, based on an inspection checklist. All instances of illicit discharges/connections and illegal dumping are investigated and eliminated, if possible.

Measures:

Document and report number of proactive illicit discharge inspections.

Document and report the number of enforcement actions taken.

Document and report the number of follow up actions required.



Minimum Control Measure 3

Illicit Discharge Detection and Elimination

3C-02 Illicit Discharge Detection and Elimination (IDDE) Reactive Inspection Program

The city conducts reactive inspections of all components of the MS4 to deter and eliminate illicit discharges based on an inspection checklist. Inspections and actions are documented on report forms.

Measures:

Document and report number of reactive illicit discharges inspections.

Document and report the number of enforcement actions taken.

Document and report the number of follow-up actions required.



Minimum Control Measure 3

Illicit Discharge Detection and Elimination

3D-01 Illicit Discharge Detection and Elimination (IDDE) Inspection Public Education Program

The city will make available education pamphlets and distribute these through informational booths at City events. The City will stencil stormwater inlets.

Measures:

Document and report number of pamphlets distributed.

Document and report number of stormwater inlets stenciled.



Minimum Control Measure 3

Illicit Discharge Detection and Elimination

3D-02 Illicit Discharge Detection and Elimination (IDDE) Inspection Employee Education Program

The City is dedicated to having qualified staff to evaluate and implement the IDDE program. Annual employee training may include commercially available DVDs, web casts or professional conference attendance.

Measures:

Document and report number of employee training sessions or conferences attended.

Document and report number of employees trained.



Minimum Control Measure 3

Illicit Discharge Detection and Elimination

3D-03 Illicit Discharge Detection and Elimination (IDDE) Inspection Business Education Program

The City distributes stormwater pollution prevention (SWPP) information with business occupancy licenses to new businesses upon new license issuance and to pre-existing businesses upon license renewals, every year.

Measures:

Document and report number of SWPP packages sent with business occupancy licenses.

Document and report number of businesses operating in City during reporting year.



Minimum Control Measure 4

Construction Site Stormwater Runoff Control

4A-01 Erosion and Sediment Control and Waste Control on Construction Sites

Ordinance 86.2060 Part VIII - Construction Site Stormwater Runoff Control Ordinance constitutes the City's regulatory mechanism to require erosion and sediment controls and waste controls, as well as sanctions to ensure compliance, to reduce pollutants in any stormwater runoff to the Phase II MS4 from construction activities that result in a land disturbance of greater than or equal to one acre.

Measures:

Document and report number any changes or amendments to the adopted ordinance.

Document and report number of construction site inspections conducted under Ordinance 86.2060 Part VIII.



Minimum Control Measure 4

Construction Site Stormwater Runoff Control

4B-01 Construction Site Erosion and Sedimentation Control

The City requires temporary erosion and sediment control BMPs under Ordinance 86.2060 Part VIII - "Construction Site Stormwater Runoff Control Ordinance", by which construction site operators are required to implement appropriate erosion and sediment control BMPs.

Measures:

Document and report the number of active construction sites requiring erosion and sediment control BMPs.

Document and report the number of violations specific to erosion and sediment controls identified.

Document and report number of violations corrected and rectified.



Minimum Control Measure 4

Construction Site Stormwater Runoff Control

4C-01 Construction Site Waste Control

The city requires waste and debris control BMPs under Ordinance 86.2060 Part VIII - "Construction Site Stormwater Runoff Control Ordinance", by which construction site operators are required to implement proper construction waste BMPs to minimize impacts to water resources from improperly discarded construction wastes.

Measures:

Document and report the number of active construction sites requiring construction site waste control BMPs.

Document and report number of violations specific to waste controls identified.

Document and report number of violations corrected and rectified.

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Minimum Control Measure 4

Construction Site Stormwater Runoff Control

4D-01 Site Plan Review

City reviews site plans for compliance with Ordinance 86.2060 Part VIII - "Construction Site Stormwater Runoff Control Ordinance" by the Development Review Committee (DRC). City will use a standardized form to document the review of plans for stormwater pollution prevention BMPs.

Notify applicants of the potential need for an ERP permit from the water management district and/or NPDES Construction Generic Permit from the FDEP NPDES Stormwater.

Measures:

Document and report number of site plans reviewed.

Document and report number of site plans approved.

Document and report the number of applicants who were notified of ERP and/or CGP permits.



Minimum Control Measure 4

Construction Site Stormwater Runoff Control

4E-01 Public Stormwater Hotline

Citizens can report water quality concerns related to construction site by phone or email.

Measures:

Document and report number of reported water quality concerns.

Document and report number of concerns investigated.

Document and report number of violations found resulting from citizen initiated reports.

Document and report number of violations corrected.



Minimum Control Measure 4

Construction Site Stormwater Runoff Control

4F-01 Construction Site Inspections

Conduct on-site inspections for proper installation and maintenance of erosion and sedimentation and waste controls.

Measures:

Document and report total number of construction site inspections.

Document and report number of enforcement actions taken and resolved.



Minimum Control Measure 5

Post-construction Stormwater Management in New Development and Redevelopment

5A-5C-01 City Council Meetings

Utilize Qualifying Alternative Program; the City of Mount Dora relies on the current SJRWMD and FDEP regulatory criteria by providing stormwater treatment for ERP Permitted projects.

Measures:

Continue to maintain compliance with DEP and WMD criteria.



Minimum Control Measure 6

Municipal Operation Pollution Prevention and Good Housekeeping

6A-01 BMAP for an Adopted TMDL

In accordance with Section 403.067, F.S., the City of Mount Dora must comply with adopted provisions of the BMAP and/or implementation plan that specify activities to be undertaken by the City during the permit cycle.

Measures:

Continue to participate and implement the scheduled activities defined in the adopted BMAP or implementation plan.



Minimum Control Measure 6

Municipal Operation Pollution Prevention and Good Housekeeping

6A-02 Total Maximum Daily Load (TMDL) BMP Implementation: Street Sweeping Program

City owns a street sweeper that is used to clean city streets. The City will street sweep all curb and gutter and parking lots in order to remove debris and particle matter monthly and additionally as necessary.

Measures:

Document and report miles of streets swept.

Document and report estimated amount of debris collected.



Minimum Control Measure 6

Municipal Operation Pollution Prevention and Good Housekeeping

6A-03 Total Maximum Daily Load (TMDL) BMP Implementation: 2nd Generation Baffle Boxes

City has installed 2nd Generation Baffle Boxes following the adoption of the Upper Ocklawaha River Basin Management Action Plan (BMAP) to reduce storm water pollution. Baffle boxes are inspected quarterly and maintained twice a year.

Measures:

Document and report number of baffle boxes installed since BMAP adopted.

Document and report estimated amount of debris collected.



Minimum Control Measure 6

Municipal Operation Pollution Prevention and Good Housekeeping

6A-04 Total Maximum Daily Load (TMDL) BMP

Implementation: Continuous Deflective Separation (CDS) units

City has installed Continuous Deflective Separation (CDS) units following the adoption of the Upper Ocklawaha River Basin Management Action Plan (BMAP) to reduce stormwater pollution. CDS units are inspected quarterly and maintained twice a year.

Measures:

Document and report number of CDS units installed since BMAP adopted.

Document and report estimated amount of debris collected.



Minimum Control Measure 6

Municipal Operation Pollution Prevention and Good Housekeeping

6A-05 Total Maximum Daily Load (TMDL) BMP Implementation: Flex-Storm Inlet Filters

City has installed Flex-Storm Inlet Filters following the adoption of the Upper Ocklawaha River Basin Management Action Plan (BMAP) to reduce stormwater pollution. The Flex-Storm Inlet Filters are inspected and maintained quarterly.

Measures:

Document and report number of inlet filters installed since BMAP adopted.

Document and report estimated amount of debris collected.



Minimum Control Measure 6

Municipal Operation Pollution Prevention and Good Housekeeping

6A-06 Total Maximum Daily Load (TMDL) BMP

Implementation: StormX Gross Pollutant Trap Units

City has installed StormX Gross Pollutant Trap units following the adoption of the Upper Ocklawaha River Basin Management Action Plan (BMAP) to reduce stormwater pollution. StormX Gross Pollutant Trap units are inspected and maintained quarterly.

Measures:

Document and report number of StormX Traps installed since BMAP adopted.

Document and report estimated amount of debris collected.



Minimum Control Measure 6

Municipal Operation Pollution Prevention and Good Housekeeping

6A-07 Total Maximum Daily Load (TMDL) BMP Implementation: On-going Maintenance

City conducts on-going maintenance of the MS4 System. Retention ponds, stormwater structures & pipelines, swales and sumps are cleaned or excavated to remove accumulated stormwater debris. This on-going maintenance takes place at least monthly.

Measures:

Document and report number and types of stormwater structures cleaned or excavated.

Document and report estimated amount of debris collected.



Minimum Control Measure 6

Municipal Operation Pollution Prevention and Good Housekeeping

6A-08 Total Maximum Daily Load (TMDL) BMP Implementation: Litter Control

City conducts on-going litter control throughout the city, gathering roadside litter, trash and debris, and disposing of the material in an approved landfill. Weekly litter control is performed by the City.

Measures:

Document and report number of trash bags collected per week and average weight of bags.



Minimum Control Measure 6

Municipal Operation Pollution Prevention and Good Housekeeping

6B-01 Training of Municipal Employees in Erosion and Sedimentation Control

City provides training of municipal construction site plan reviewers, site inspectors and site operators in erosion and sedimentation control as well as on pollution prevention and response, at least once a year.

Measures:

Document and report number of City employees trained in erosion, sedimentation control, pollution prevention and response.



Drainage versus Stormwater Management

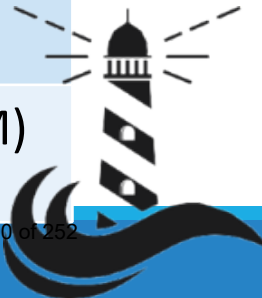
Drainage projects are designed to move stormwater off the land from somewhere it is not wanted to a place it can be managed.

Stormwater Management projects include drainage structures, but are designed to control and reduce runoff rates and sometimes volumes to an acceptable level. Stormwater management systems usually include water quality treatment systems to reduce pollutants entering receiving waters, such as lakes, rivers, and wetlands.



Mount Dora's Stormwater Projects - 2017 to now

PROJECT	YEAR	COST	GRANT
Drainage / Utility Improvements in Northeast	2019	\$750K	CDBG - \$750K
Helen Street Drainage Improvements	2021	\$270K	none
Lake Gertrude Baffle Box on Overlook Drive	2022	\$164K	LCWA (\$65K) & SJRWMD (\$41K)
Liberty Avenue Stormwater Treatment	2024	\$334K	LCWA (\$286K)
Hilltop Drive Drainage Improvements	2024	\$681K	Florida Legislature (\$208K)
Donnelly Street Boardwalk Erosion Control	2025	~\$1.5M	FEMA via FDEM (\$1.3M)



Drainage / Flooding Issues in Northeast

LOCALITY	LOCALITY	LOCALITY
11 th & Unser	Florida & Clayton	Lincoln & US 441
Along Lincoln Ave.	704 & 721 Pine	Jackson & Clayton
Lincoln: Hackett to Grandview	Grant & Rhodes	Simpson
Lincoln & Gorham	Pine & Rhodes	Jefferson
Lincoln & Johns	Pine & Unser	Limit & US 441
Lincoln & Highland	Witherspoon Lodge	Limit & Orange
Lincoln & Rhodes	220 E. 20 th Ave.	Along Limit Ave.
Rhodes north of Lincoln	11 th Ave.	1403 Grant
Florida & Highland	Grant & Clayton	1830 N. Clayton

Drainage / Flooding Issues Elsewhere - 1

LOCALITY	LOCALITY	LOCALITY
Tremain & Charles	Johns Street	Lake John
809-815 E. 8 th Ave.	320 E. 9 th Ave.	The Oakes Subdivision
1209 E. 8 th Ave.	N. Johns St.: 1 st to 2 nd	409 Old Eustis
4 th Ave. at Yacht Club	Lake Franklin	Suzanne Dr. Outfall
Cobble Ct.	5 th & Rossiter	Shoemaker Lane
920 S. Highland	W. 11 th : Donnelly to Annie	Shirley & Clayton
Clayton at RR Crossing	N. Donnelly St. Slopes	Highland & 11th
9 th Ave. & Simpson	1300 N. Donnelly	Baker at City Hall
1516 Crestview	Hilltop Dr. Inlets	Wastewater Plant #1
N. Donnelly Underdrains	S. Tremain Underdrains	St. Andrews Underdrains

Drainage / Flooding Issues Elsewhere - 2

LOCALITY	LOCALITY	LOCALITY
Waterman Village Outfall	Grandview & 11th	Chautauqua "Canal"
1833 & 1843 Overlook Outfall	Highland & Lincoln	Alexander Creek
MDCA Outfall to Lake Nettie	Lakeview & Clayton	1 st & Clayton
Britt Rd. Nursery Compliance	Erosion on S. Clayton	111 S. Clayton
Outfall: Highland to Clayton	Sylvan Shores	Dogwood Mountain
West End of 10 th Ave.	921 Northside Dr.	Donnelly & 6th
5 th Ave.: Baker to Donnelly	4 th & Donnelly	Inlet at Limit & Donnelly
Erosion: RR Slope along Charles	Gator Pond	1610 Cobble Ln.
Dorset Subdivision Pond		

Major Drainage Repair Issues

DAMAGED PIPE	DAMAGED INLET TOPS	OTHER
6 th & Donnelly	Donnelly Street - Several	
Simpson House - Several		
Suzanne Drive Outfall		
Dora Villas Outfall to Gilbert Park		
Pipe through Gilbert Park		

Recommended Action Plan:

NPDES / Stormwater Program

1. Strengthen financial resources – Build funds in Stormwater Utility – Maximize grant funding – Minimize consultant fees – Control project development and construction costs.
2. Merge all stormwater activity and manage it under your NPDES Program.
3. Staff your NPDES Program to comply with permit requirements.
4. NPDES Program needs an NPDES Manager, an administrative assistant for communications and records management, two inspectors.
5. Expect next cycle to require writing of standard operation procedures (SOPs) with additional record keeping obligations affecting most City departments, subject to audit.
6. Comply with BMAP goals, project development, and reporting.





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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Approval of City of Mount Dora Purchasing Policy Waiver for the Southloch Condos Community Development Electric Utility Infrastructure.

Introduction:

This is a request for the City Council to approve a Purchasing Policy waiver for the Southloch Condos Community Electric Infrastructure.

Discussion:

The City's Purchasing Policy Section 3.9-3 Developer Reimbursed Procurement authorizes the City Manager to permit purchases of project materials under \$250,000 that are reimbursed by a private developer.

Given the current economic environment of high inflation, the Southloch Condos Community located with the Mount Dora Groves South development, a private developer-reimbursed project, will exceed the \$250,000 threshold requirement. The Electric department has prepared engineering design and cost estimate for the underground power distribution. The project estimate totals \$565,156.35 with approximately \$275,447.75 in materials costs.

With supply chain disruptions and anticipated long lead times, materials for this project must be ordered in advance to prevent project delays. Therefore, City Council approval is required to waive the \$250,000 threshold requirement of the Purchasing Policy and authorize the City Manager to permit purchases of materials for the development.

Budget Impact:

This is a private developer reimbursed project, therefore there is no impact on the City's budget.

Strategic Impact:

No Impact

Recommendation:

City Council to approve a waiver of the \$250,000 threshold requirement of the Purchasing Policy and authorize the City Manager to permit purchases of materials for the Southloch Condos Community project.

Attachment(s):

1. Mount Dora Groves South Condos Electric Utility Service App Estimate Design

Prepared by:	Stephanie Gervais, Administrative Coordinator-Public Works	
Reviewed by:	Wayne Zimmerman, Deputy Electric Utility Director	Approved - 3/12/2025
	Steve Langley, Assistant City Manager-Electric Utility Director	Approved - 3/12/2025
	Matthew Dodson, Budget Officer	Approved - 3/12/2025
	Rita Meade, Finance Director	Approved - 3/12/2025
	City Attorney, City Attorney	Approved - 3/12/2025
	Jeanann Hand, City Clerk	Approved - 3/12/2025
	Vince Sandersfeld, City Manager	Final Approval - 3/12/2025

Mount Dora Electric ELE REV 3_ 1-29-2025

REV	Date	Description
1.		Preliminary Layout 181 units including Club House/ pool
2.		Confirm gang meter bases, developer will be installing secondaries (Submit Secondary Voltage Drop calculations) secondary conductor sizes
3.		Relocated switchgear and aligned various conduit paths

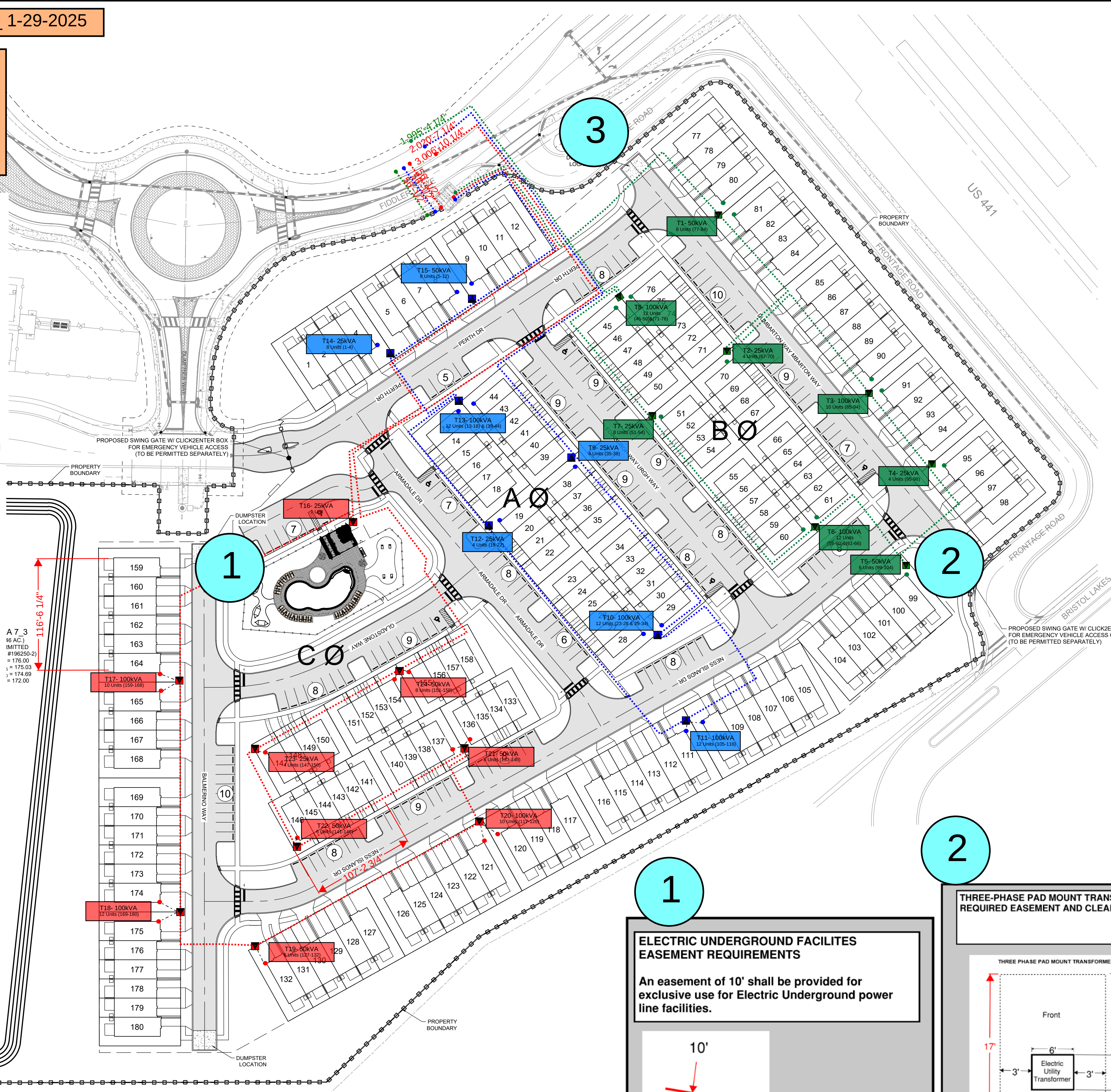
4 Unit TH Load Demand Calculations	
2 Marigold @ 1553 Sq. Ft. ea.	
2 Jasmine @ 1373 Sq. Ft. ea.	
5852 square feet X 3 VA per Sq. Ft.	= 17,556 VA
Small appliance load @ 3000 VA X 4	= 12,000 VA
Laundry @1500 VA X 4	= 6000 VA
Dryer @5000 VA X 4	= 20,000 VA
Disposal @ 900 VA X 4	= 3600 VA
Dishwasher @1200 VA X 4	= 4800 VA
Water Heater @4500 VA X 4	= 18,000 VA
Range @10,500 VA X 4	= 42,000 VA
Heat @ 7500 VA X 4	= 30,000 VA
AHU Blower @ 840 VA X 4	= 3360 VA
Microwave @ 1200 VA X 4	= 4800 VA

Total Load VA.	= 162,116 VA
Demand factor per NEC 220.84 X .45	= 72,952 VA

6 Unit TH Load Demand Calculations	
2 Marigold @ 1553 Sq. Ft. ea.	
4 Jasmine @ 1373 Sq. Ft. ea.	
8598 square feet X 3 VA per Sq. Ft.	= 25,794 VA
Small appliance load @ 3000 VA X 6	= 18,000 VA
Laundry @1500 VA X 6	= 9000 VA
Dryer @5000 VA X 6	= 30,000 VA
Disposal @ 900 VA X 6	= 5400 VA
Dishwasher @1200 VA X 6	= 7200 VA
Water Heater @4500 VA X 6	= 27,000 VA
Range @10,500 VA X 6	= 63,000 VA
Heat @ 7500 VA X 6	= 45,000 VA
AHU Blower @ 840 VA X 6	= 5040 VA
Microwave @ 1200 VA X 6	= 7200 VA

Total Load VA.	= 242,634 VA
Demand factor per NEC 220.84 X .44	= 106,759 VA

Total load demand factor divided by 240V = 445 Amps service load



SITE DATA TABLE	
PROJECT LOCATION	CITY OF MT.DORA
TOTAL GROSS ACREAGE	17.25± AC (751,353± SF)
TOTAL NET ACREAGE	17.25± AC (751,353± SF)
PRESENT ZONING	PUD (ORDINANCE 2022-57)
FUTURE LAND USE	PUD (ORDINANCE 2022-57)
NUMBER OF LOTS	N/A
COMMERCIAL SQUARE FOOTAGE	N/A
TOTAL NUMBER OF DWELLING UNITS	180 UNITS
PROJECTED DENSITY	10.43 DU/AC
TOTAL ACRES IN PARK	0.46 AC
TOTAL ACRES IN RECREATION	0.46 AC
TOTAL ACREAGE IN EASEMENT/ROW	0
TOTAL ACREAGE IN FLOODPLAIN	0
TOTAL ACREAGE IN WETLANDS	0
CONSTRUCTION ACREAGE	17.25 AC
IMPERVIOUS SURFACE AREA	7.80 AC (45.22%)
MAXIMUM BUILDING HEIGHT	35 FEET
WATER AVERAGE DAILY DEMAND	43.8 GPM
SEWER AVERAGE DAILY DEMAND	37.5 GPM

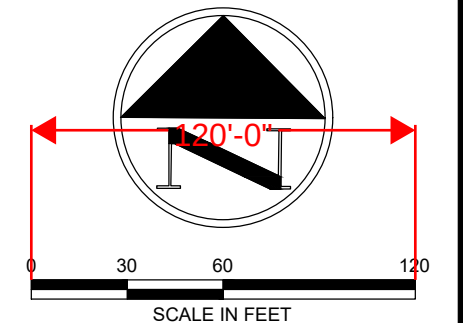
PARKING TABLE		REQUIRED
		(PER PUD ORDINANCE NO. 2022-57)
ON-STREET PARKING SPACES	180	
IN UNIT GARAGE SPACES	90	
8 FT WIDE DRIVE WAY SPACES	90	
TOTAL PARKING SPACES	360	360 (2 PER UNIT)

TOTAL UNIT COUNT PROVIDED	
UNITS WITH 8 FT WIDE DRIVE WAY	90
UNITS WITHOUT DRIVE WAY	90
TOTAL	180
DENSITY	10.43 DU/AC

NOTE:
THE DEVELOPMENT WILL NEED TO REMAIN UNDER SINGLE OWNERSHIP AND WILL NOT BE ELIGIBLE TO BE SUBDIVIDED.

LEVELUP
CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM



CONSTRUCTION PLAN REVISIONS	
04/16/24	REVISED PER CITY AND COUNTY COMMENTS
07/05/24	REVISED PER CITY AND COUNTY COMMENTS

MT. DORA GROVES SOUTH CONDOS

CLIENT: TAYLOR MORRISON

MASTER SITE PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26009636

BRANDON D. MACHIELA
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 90686

PROJECT No. 148-02-01
SHEET C 5.0



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Approval of the Purchase of Replacement Host Servers

Introduction:

This is a request for the City Council to approve the purchase of replacement host servers.

Discussion:

The existing server cluster is five years old and has reached the end of its lifecycle. The risk of hardware failure poses a significant threat to city-wide productivity and the security of critical data.

Currently, the server cluster consists of four physical servers supporting 32 virtual servers. This architecture enables multiple virtual servers to operate within a distributed environment, leveraging the collective memory and processing power of the four physical servers. This design enhances reliability and redundancy by ensuring that virtual servers can seamlessly migrate in the event of a physical server failure, preventing downtime and maintaining operational continuity.

The redactions in the quotation are made in order to comply with Section 119.0725(2) and (3), Florida Statutes, because the information contains cybersecurity information related to critical infrastructure and network schematics, hardware and software configurations, or encryption information. The disclosure of same would facilitate unauthorized access, modification, disclosure or destruction of data or information, or information technology resources, including the City's proposed information technology systems.

Budget Impact:

The adopted Fiscal Year 2024-25 budget allocated \$90,000 for server replacement. However, the total cost amounts to \$146,592.96, with \$90,000 sourced from GL# 001-1250-513.46-01 and the remaining \$56,592.96 from GL# 001-1250-513.46-08. The cost overage is primarily attributed to new tariffs and inflation within the chip market. This quote is based on contract pricing under the 43210000-23-NASPO-ACS-FL agreement.

Strategic Impact:

GOAL 2: Infrastructure / Public Safety
Objective 2.4. Sustain City Infrastructure
2.4.1. Strengthen city cyber-security

Recommendation:

City Council approve the issuance of a purchase order in the amount of \$146,592.96 for host server replacements.

Attachment(s):

1. Server quote_Redacted

Prepared by: Jason Marlar, IT Director
Reviewed by: Jason Marlar, IT Director
Matthew Dodson, Budget Officer
Rita Meade, Finance Director
City Attorney, City Attorney
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 2/27/2025
Approved - 3/4/2025
Approved - 3/4/2025
Approved - 3/11/2025
Approved - 3/11/2025
Final Approval - 3/11/2025

ATTACHMENT #1



Verteks Consulting, Inc.
Voice and Data Networks
Phone: (352) 401-0909
Fax: (352) 401-0903
Web: www.verteks.com

QUOTE

Date	Quote #
11/22/24	VCIQ22570-01

Customer: City of Mount Dora
 Jason Marlar
 900 N Donnelly St.
 Mount Dora, FL 32757
 United States

Phone: (352) 735-7108
Fax: (352) 735-0883
E-Mail: marlarj@ci.mount-dora.fl.us

Refresh Host Servers
Contract 43210000-23-NASPO-ACS-FL
September 7, 2023 through June 30, 2025

Terms	Rep	P.O. Number	Ship Via
Net 15	John		Ground

Qty	Mfr Part #	Description	Unit Price	List Price	Ext. Price
1		Host Servers	\$146,592.96	\$335,728.00	\$146,592.96
	P52534-B21	(4) Configure-to-Order Server - rack-mountable - no CPU - 0 GB RAM - no HDD (8x SFF Bays)		\$4,409.00	
	P67096-B21	(8) 2.20 GHz Processor Upgrade - 60 MB L3 Cache - 64-bit Processing - 4 GHz Overclocking Speed - Socket LGA-4677 - 225 W - 64 Threads		\$7,695.00	
	P64707-B21	(32) 64GB DDR5 SDRAM Memory Module - For Server - 64 GB (1 x 64GB) - MHz Dual-rank Memory - CL46 - 1.10 V - Registered - 288-pin - DIMM		\$5,564.00	
	P48813-B21	(4) 2U 8SFF x1 Tri-Mode U.3 Drive Cage Kit		\$629.00	
	R2E09A	(4) 2-port Fibre Channel Host Bus Adapter - PCI Express 4.0 - 32 Gbit/s - 2 x Total Fibre Channel Port(s) - SFP+ - Plug-in Card		\$5,115.00	
	P10115-B21	(4) Ethernet 10/25Gb 2-port SFP28 OCP3 Adapter for - PCI Express 3.0 x8 - 2 Port(s) - Optical Fiber - 25GBase-X - SFP28 - Mezzanine		\$1,231.00	
	P03178-B21	(8) 1000W Flex Slot Titanium Hot Plug Power Supply Kit - Plug-in Module, Hot-pluggable, Internal, Hot-swappable - 48 V DC Output - 96% Efficiency		\$891.00	

Qty	Mfr Part #	Description	Unit Price	List Price	Ext. Price
	BD505A	(4) [REDACTED] Subscription License - 1 Server License - 3 Year - Standard		\$469.00	
	S1A05A	(4) [REDACTED] Factory Integrated "Orderable only as part of a CTO build NO RETURNS?		\$1.00	
	P51911-B21	(4) [REDACTED] [REDACTED]		\$120.00	
	P48820-B21	(4) [REDACTED] 2U High Performance Fan Kit		\$972.00	
	P48183-B21	(4) [REDACTED] NVMe Hot Plug Boot Optimized Storage Device		\$1,994.00	
	P48818-B21	(8) [REDACTED] 2U High Performance Heat Sink Kit		\$233.00	
	P52152-B21	(4) [REDACTED] Internal Cable Kit		\$164.00	
	P52341-B21	(4) [REDACTED] Easy Install Rail 3 Kit		\$164.00	
	R7A11AAE	(4) [REDACTED] Management - Subscription License - 1 License - 3 Year		\$450.00	
	HU4A6A300D K	(4) [REDACTED] 3 Year - Service - Technical		\$6,064.00	
				SubTotal	\$146,592.96
				Sales Tax	\$0.00
				Shipping	\$0.00
				Total	\$146,592.96

All invoices/statements/bills shall be due when rendered. Any amounts remaining unpaid after thirty (30) days from the date of the invoices/statements/bills shall bear interest at the highest lawful rate from the date of the invoices/statements/bills, including postjudgment, until paid in full. In the event this account is referred to an attorney for collection, customer and customer's agent signing this invoice agree to pay all costs of collection and a reasonable attorneys' fee, through the appellate proceedings, regardless of whether suit is initiated, and including bankruptcy attorneys fees and costs should the customer and agent, or any one of them, file bankruptcy.

Approved By: _____ Order Date: _____
Please sign and print name



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Approval of Mediated Settlement Agreement

Introduction:

This is a request for City Council to approve a Mediated Settlement Agreement with Medallion Home at Mount Dora, LLC, stemming from a lawsuit filed in the Circuit Court for Lake County, *Medallion Home at Mount Dora v. City of Mount Dora*, 35-2022-CA-00052.

Discussion:

On February 13, 2025, the parties attended court ordered mediation, at which a settlement agreement was reached to conclude this matter in its entirety. The agreement is contingent upon the approval of the City Council.

The City's insurance policy provides coverage up to \$100,000.00 and, after slightly more than two years of litigation, policy limits were essentially reached prior to mediation. If the City Council declines to approve the settlement agreement, then the defense of this matter will be tendered back to the City from the insurer and all subsequent litigation expenses will be borne alone by the City through trial, judgment and appeals. Any unfavorable final judgment for damages would be paid directly by the City. Additionally, the lawsuit contains an inverse condemnation claim which, if successful, contains a claim for payment of Plaintiff's reasonable attorneys' fees and costs through any and all appeals.

The settlement agreement provides that in exchange for a general release and dismissal with prejudice of any and all claims brought by or which could have been brought by Medallion Home at Mount Dora, LLC, the City will pay the Plaintiff \$200,000.00 in the time provided therein. The settlement agreement expressly contains no admission of liability or misconduct of any kind by the City. We continue to deny any wrongdoing. Instead, this agreement represents the opportunity to conclude this matter without the City incurring additional legal expenses and limits the City's risk. The City Attorney and the City's outside counsel retained by the insurer to defend this case estimate that the City's own additional legal expenses to see this matter to judgment and through appeals would, in all likelihood, exceed the amount the City is paying to resolve this matter now. In short, this is a business decision.

Budget Impact:

Since the City's insurance coverage has been or will be exhausted for legal expenses incurred prior to mediation, the settlement payment of \$200,000.00 will be funded entirely through designated Building Department funds (not the General Fund). To the extent there is any remaining insurance coverage at the time payment is made by the City, that amount will be de minimis, but will be utilized in said payment. On the other hand, if this matter were to proceed to judgment and the City was ultimately unsuccessful through appeals, the potential budgetary impact, including the City's own legal expenses, would reasonably be far greater. In addition, the City's legal expenses for same would have to be paid through general fund revenues rather than designated Building Department funds pursuant to Chapter 553, *Florida Statutes*.

Strategic Impact:

Settlement reduces the City's exposure to immediate increases in legal expenses with uncertain outcomes and the eliminates the risk of potential liability damages and payment of Plaintiff's attorneys' fees and costs in the relatively near future.

Recommendation:

Staff recommends City Council approve the Settlement Agreement.

Attachment(s):

1. Settlement Agreement (executed) with City Council Signature line

Prepared by: Jeanann Hand, City Clerk
Reviewed by: City Attorney, City Attorney
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 3/11/2025
Approved - 3/11/2025
Final Approval - 3/11/2025

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY, FLORIDA

MEDALLION HOME AT MOUNT DORA,
LLC, a Florida Limited Liability Company,

Plaintiff,

v.

Case No. 35-2022-CA-000052

CITY OF MOUNT DORA, FLORIDA, a
Florida municipal corporation,

Defendant.

_____ /

MEDIATION SETTLEMENT AGREEMENT

At a Mediation Conference held on February 13, 2025, the parties reached the following settlement agreement, in full, final, and complete resolution of the above-styled lawsuit, contingent on approval by the City Council of the City of Mount Dora, as follows:

1. Defendant, City of Mount Dora shall pay or cause to be paid to the Plaintiff, MEDALLION HOME AT MOUNT DORA, LLC, the sum of \$200,000.00 (Two Hundred Thousand and No/Dollars) payable to Moore, Bowman and Reese, PA, for distribution to the Plaintiff, in full and final settlement of any and all claims arising out of the above-styled lawsuit as more fully described in the pleadings filed in this action including Plaintiff's operative Complaint.

2. **Contingent Upon Approval of City Council.** The Parties acknowledge and agree that since the City of Mount Dora is a public entity, the City Council must hold a duly noticed public meeting to approve this Agreement. The Parties further understand and agree that this Agreement shall not become effective until approved at a duly noticed public meeting. If the City Council fails to approve this Agreement, it shall become null and void.

3. Within 10 days of approval by the City Council, Plaintiff shall execute a General Release of All Claims in favor of the City of Mount Dora for any and all claims, incidents, and fees as described in paragraph 1 above. The Release shall be in a form mutually agreeable to all Parties.

4. Upon receipt of the fully executed General Release of All Claims, the City of Mount Dora shall issue payment to the Plaintiff within forty-five (45) days.

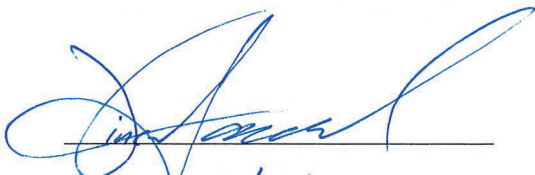
5. Within ten (10) days of receipt of the payment referenced in Paragraph 1 above, Plaintiff shall promptly dismiss the above-styled lawsuits with prejudice.

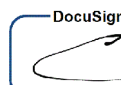
6. Payment by the City of Mount Dora as referenced in Paragraph 1 above shall constitute full and final settlement of all claims whatsoever owing, demanded, sought, or asserted or which could have been asserted by Plaintiff against any person or entity in the above-styled action, including but not limited to any claims for attorney's fees, attorney's costs, or expert services, whether claimed by Plaintiff or Plaintiff's attorney.

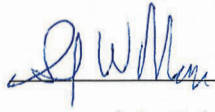
7. The Parties shall bear their own attorney's fees and litigation costs incurred herein. Notwithstanding this provision, any party may seek attorney's fees and costs, as may be provided by law, for any proceeding necessary to enforce this Agreement.

8. The Parties agree and acknowledge that there is no admission of any unlawful or wrongful conduct, or liability of any kind.

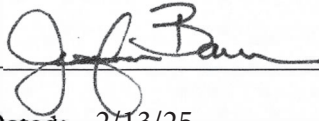
9. The Parties agree that the trial court shall retain jurisdiction to enforce all terms and conditions of the Settlement Agreement.


Dated: 2/13/2023
City Manager

DocuSigned by:

16F2299160A7426...
Dated: 2/13/2025



Dated: 13 Feb 2025



Dated: 2/13/25

Dated: _____

Dated: _____

Certificate Of Completion

Envelope Id: 1A9BDD7C-015E-4373-A714-E145175CABD8
 Subject: Complete with Docusign: SETTLEMENT AGREEMENT.pdf
 Source Envelope:
 Document Pages: 3
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed
 Envelope Originator:
 LILLY CHECCHIO ROPER, P.A.
 lchecchio@roperpa.com
 IP Address: 104.12.116.161

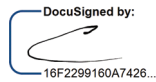
Record Tracking

Status: Original
 2/13/2025 3:22:51 PM
 Holder: LILLY CHECCHIO ROPER, P.A.
 lchecchio@roperpa.com
 Location: DocuSign

Signer Events

Carlos Beruff
 carlosb@medallionhome.com
 Security Level: Email, Account Authentication
 (None)

Signature



Signature Adoption: Drawn on Device
 Using IP Address: 71.40.169.50

Timestamp

Sent: 2/13/2025 3:40:47 PM
 Viewed: 2/13/2025 3:41:26 PM
 Signed: 2/13/2025 3:42:09 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Bill Moore
 bmoore@mbrfirm.com
 Security Level: Email, Account Authentication
 (None)

COPIED

Sent: 2/13/2025 3:42:10 PM
 Viewed: 2/13/2025 3:42:47 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Kathy Sasse
 ksasse@mbrfirm.com
 Security Level: Email, Account Authentication
 (None)

COPIED

Sent: 2/13/2025 3:42:10 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Jennifer C. Barron
 jbaron@roperpa.com
 Security Level: Email, Account Authentication
 (None)

COPIED

Sent: 2/13/2025 3:42:11 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Witness Events

Signature

Timestamp

Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/13/2025 3:40:47 PM
Certified Delivered	Security Checked	2/13/2025 3:41:26 PM
Signing Complete	Security Checked	2/13/2025 3:42:09 PM
Completed	Security Checked	2/13/2025 3:42:11 PM
Payment Events	Status	Timestamps

This Mediation Settlement Agreement was approved by the City Council of the City of Mount Dora, Florida on this 18th day of March, 2025.

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of Meeting Minutes: January 7, 2025 City Council Regular Session

Introduction:

This is a request for City Council to approve meeting minutes.

Discussion:

The City Clerk prepares minutes and presents them to City Council as an opportunity to make suggestions or corrections prior to final approval.

Budget Impact:

N/A

Strategic Impact:

Accurate approved minutes support all elements of the City's Strategic Plan as they provide a transparent public record of the City government's service to its community.

Recommendation:

City Council to approve meeting minutes.

Attachment(s):

1. 01.07.2025 City Council Regular Session Minutes.DRAFT_

Prepared by: Jeanann Hand, City Clerk

Reviewed by:



**CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION
MEETING MINUTES**

January 7, 2025. 6:00 p.m.

Mount Dora City Hall

510 North Baker Street, Mount Dora, Florida 32757

CALL TO ORDER

Having been duly advertised as required by law, at 6:00 p.m., Mayor James L. Homich called to order the Regular Session of the Mount Dora City Council in the City Hall Council Chamber.

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

A moment of silence and the Pledge of Allegiance were led by Mayor Homich.

ROLL CALL

Members Present

James L. Homich, Mayor
Cal Rolfson, District 2
Dennis Dawson, District 3
Marc Crail, District 5
Nate Walker, District 5
Doug Bryant, At-large

Also Present

Vince Sandersfeld, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

Members Not Present

John Cataldo, Vice-mayor

PRESENTATIONS

1. Resolution Recognizing Outgoing Mayor Crissy Stile

Councilmember Nate Walker read Resolution No. 2025-04, Honoring Mayor Crissy Stile for Her Service to the City.

RESOLUTION NO. 2025-04

A RESOLUTION OF THE CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA, PROVIDING FOR RECOGNITION AND EXPRESSED APPRECIATION TO FORMER CITY COUNCILMEMBER AND FORMER MAYOR CRISSY STILE FOR HER DEDICATED SERVICE AS AN ELECTED MUNICIPAL OFFICIAL FOR FIVE YEARS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Crissy Stile served the citizens of Mount Dora as City Councilmember At-large from November 6, 2018 through November 3, 2020, and as Mayor from November

2, 2021 through November 5, 2024; and

WHEREAS, as a longtime resident and small business owner, Crissy Stile served the City of Mount Dora with unparalleled passion, embracing her role as both a leader and a neighbor, always prioritizing the well-being and progress of the community she holds dear; and

WHEREAS, Crissy's journey from bookstore owner to public servant reflects her dedication to the values of knowledge, literacy, and education, as she continues to inspire others through her love of books and her belief in the power of learning to transform lives; and

WHEREAS, as Mayor, Crissy Stile has been a staunch advocate for open communication and transparency, frequently engaging with residents through meetings, community events, and one-on-one conversations to ensure every voice is heard; and

WHEREAS, Crissy's leadership extends far beyond policy, as she is a visible and active participant in Mount Dora's cherished events, from the bustling Mount Dora Arts Festival to the magical Christmas Lights displays, always promoting the city's cultural richness and vibrant traditions; and

WHEREAS, Crissy's vision for Mount Dora balances a respect for the city's historic charm with a commitment to responsible growth, ensuring that the qualities that make Mount Dora unique are preserved while planning for a prosperous future; and

WHEREAS, her tireless work in championing small businesses and her own experience as a business owner have positioned her as a vital supporter of Mount Dora's local economy, creating opportunities for innovation and entrepreneurship; and

WHEREAS, Mayor Crissy Stile is known not only for her leadership but also for her warmth, kindness, and unwavering belief in the power of community, fostering an atmosphere of inclusivity, trust, and cooperation among residents; and

WHEREAS, through her dedicated efforts and commitment, Mayor Stile's independent recycling initiative collected more than 12,000 pounds of metal cans, cardboard and paper for recycling that resulted in a nearly \$3,000 donation to the Lake Cares Food Pantry.

WHEREAS, under her stewardship, the City of Mount Dora continues to thrive as a shining example of civic pride, cultural enrichment, and collective progress;

NOW THEREFORE, I, James L. Homich, Mayor of the City of Mount Dora, on behalf of the City Council of the City of Mount Dora, do hereby issue Resolution No. 2025-04, expressing a deep appreciation for the dedicated service and contributions Ms. Stile has made through her service on the City Council. On behalf of the citizens of Mount Dora,

I hereby extend heartfelt gratitude and best wishes for continued success and happiness in the future.

Mayor Stile was present to receive the resolution.

2. Proclamation Recognizing Florida Arbor Day
Mayor Homich read the proclamation into the record.
3. Proclamation Recognizing Dr. Martin Luther King, Jr. Day
Mayor Homich read the proclamation into the record.

PUBLIC COMMENT

Mayor Homich opened public comment,

Nan Cobb, State Representative for District 26, told those present that someone from her office would attend a Council meeting each month. She introduced her staff.

Michel Middleton, 112 East Fifth Avenue, spoke about the Rotary food drive.

Lynn O' Connor, 1605 Crestview Drive, spoke about a speed-related sign that had been posted in her neighborhood.

Mike Caldwell, 1620 Crestview Drive, spoke about the sign on their street.

Michael Price, 1625 Crestview Drive, spoke about the petition that may have led to the sign.

Councilmember Dawson spoke about the issue and the reason for the measures that had been taken. City staff told those present they would further research the matter.

Mayor Homich closed public comment.

APPROVAL OF AGENDA

1. Approval of Agenda
***MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA;
COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED
WITH A UNANIMOUS VOICE VOTE.***
2. City Clerk Summary of Randomized Voting Options
The City Clerk described several methods for randomized voting at City Council meetings. Council favored the use of the randomizer app to create random voting patterns at future meetings.

***MOTION BY COUNCILMEMBER DAWSON TO ADOPT RANDOMIZED VOTING;
COUNCILMEMBER CRAIL SECONDED THE MOTION.***

Mayor Homich opened public comment. An unidentified member of the public spoke from their seat. Mayor Homich closed public comment.

MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

BOARD APPOINTMENTS

1. Advisory Board and Committee Appointments and Reappointments

MOTION BY COUNCILMEMBER DAWSON TO APPOINT JUAN CARLOS DIAZ TO THE HISTORIC PRESERVATION BOARD, AND TO APPOINT PATRICK MURRAY TO THE PARKS AND RECREATION ADVISORY BOARD, AND TO APPOINT JUAN PEREZ TO THE NORTHEAST CRA ADVISORY BOARD, AND TO APPOINT MARCIA FORD TO THE LIBRARY ADVISORY BOARD, AND TO APPOINT JANET SLIVKA TO THE PUBLIC ARTS COMMISSION; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

MOTION BY COUNCILMEMBER BRYANT TO APPOINT DANIEL WICK TO THE HISTORIC PRESERVATION BOARD; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

DISCUSSION ITEMS

1. In Absentia Proposed Policy Definition (Discussion)

Mr. Brackins provided background information on the topic, relating statutes and definitions relevant to the topic. Council discussed drafting a policy to clarify the City's stance on voting in absentia. They discussed the conflict between the requirement to vote when participating in a meeting, and being forced to abstain from voting if attending by electronic communication technology. Councilmembers asked about a provision for council being unable to meet physically. Mr. Brackins said a quorum must be present physically in order for the quorum requirement to be satisfied. Mr. Brackins said he would bring back an ordinance to change the code and give the public the opportunity to comment on it twice.

Council and Mr. Brackins spoke about the portion of the charter allowing Council to act in the event they find the allowance being abused.

2. Strategic Plan Update

Mr. Sandersfeld suggested options for ways to proceed with an update of the City's Strategic Plan. Council discussed ways to pace the process and whether a facilitator is necessary. They discussed whether a workshop or a series of agenda items over several regular meetings would be most productive.

Council would select dates to hold a workshop to begin the update process.

PRIORITY PROJECT UPDATES

1. Donnelly Street Boardwalk Replacement

Public Works Director George Marek provided an update on the construction of the temporary sidewalk along Donnelly Street. The contractor will begin controlling traffic on Thursday morning of this week. The City is still waiting for the grant award status from the Federal Emergency Management Agency (FEMA.)

Mayor Homich spoke of concerns about the Limit and 441 traffic light. Mr. Marek told Council the City will work on that.

The City does not have the contractor bid yet. Competitive bidding will reveal the true cost.

2. Odor Issues

Utility Director Andrew Marsian spoke about the draft of the 4th quarter report from Kimley-Horn (KMH) regarding the odor study. The report suggests outside sources should be investigated. Waste Water Treatment Plant 2 (WWTP2) is not the source of the hydrogen sulfide odor. The City is seeking a resource that would be able to determine where the odor is coming from. Additional data supports the finding that the source is not the City facility. Numbers show the City's processes are working. The City will continue working to identify the source of the offending odors.

Mayor Homich opened public comment.

Mandy Richardson, 30313 Gidran Terrace, thanked Council for what they've done so far.

Vicki Hillier, Summerbrooke, spoke about the odor.

Kitty Breed, Tangerine, questions the transparency of the odor study.

Steve Hilliard, Summerbrooke, spoke about the odor.

Mr. Sandersfeld told Mr. Hilliard that the City will use Halff Engineering to assist with determining the source of the odor. The initial purpose of the Kimley-Horn report was to address the Florida Department of Environmental Protection (FDEP) concerns related to the consent order. The KMH reports show the City's plant is functioning as it should.

Councilmember Walker asked if Kimley-Horn was supposed to determine the source of the odor. Mr. Brackins responded, reviewing the chain of events through which the City hired Kimley-Horn and their purpose for the City. The consent order did not require the City to find the source of the odor.

Council discussed the responsibility of nearby parties also affected by the odor to contribute to funding identification and improvement efforts.

Halfp was not one of the consultant services at the time Kimley-Horn was chosen. FDEP wouldn't delay the consent order to let the City go out to bid.

The landfill's consent order was discussed.

Mayor Homich spoke about his interpretation of the draft report.

Ms. Sokali, Seasons at Wekiva, spoke about the timeline.

Councilmember Crail suggested the City needs partners in working through this issue, and that the citizens of Mount Dora should not be the only ones paying to address this problem. The City should seek financial support. The City has begun doing this.

Mayor Homich closed public comment.

Mayor Homich adjourned for a break at 7:29 p.m.

Mayor Homich called the meeting back to order at 7:44 p.m.

APPROVAL OF CONSENT AGENDA

1. Request Issuance of a Purchase Order to Upgrade the City's Current Enterprise Resource Planning (ERP) Software to the Latest Cloud-based Solution. Associated Agenda Documents and Attachments are Confidential and Exempt Under Florida Statute 119.0725(b) and/or (d).
2. Request Approval of Task Authorization with Cathcart Construction Company - Florida, LLC for Construction of Paving and Drainage Improvements at E. 9th Avenue and Forres Park
3. Request Approval of Professional Grounds and Landscaping Services Agreements with Dora Landscaping, LLC and Yardnique, Inc.
4. Request Approval of Operational Assistance and Voluntary Cooperation Mutual Aid Agreement Between the Orange County Sheriff's Office and the City of Mount Dora and the Mount Dora Police Department
5. Request Approval of Memorandum of Understanding (MOU) for the Mid-Florida SWAT Team Task Force
6. Request Ratification of the Tenth Extension of Resolution 2024-40, Local State of Emergency Related to Hurricane Milton
7. Approval of Piggyback Agreement with Atlantic Pipe Services LLC, Hinterland Group Inc., and Vortex Services LLC for Storm Pipe Inspections, Cleaning and Repairs

8. Approval of City Council Meeting Minutes

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA;

COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Request Approval of the Agreement Between Forvis Mazars, LLP and the City of Mount Dora for Annual Audit Services

Mr. Sandersfeld explained the purpose of the item. On November 1, 2024, Forvis Mazars, LLP acquired certain assets of MSL, P.A. and a number of the MSL team members joined Forvis Mazars, LLP. Due to the acquisition, a new agreement between the City of Mount Dora and Forvis Mazars, LLP for audit services is needed. The fees of the original contract remain the same and the same audit team will be working with the City. Staff recommends approval.

Mr. Homich asked whether the City shopped prices. The City was still under contract with this entity, even under the acquisition.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGREEMENT BETWEEN FORVIS, MAZARS, LLP AND THE CITY OF MOUNT DORA FOR ANNUAL AUDIT SERVICES; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES ***Rolfson***
 Dawson
 Crail
 Walker
 Bryant
 Homich

NO ***None***

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request adoption of **Resolution No. 2025-01**, Federal RAISE Grant Application for the Wekiva Trail Extension

Mr. Brackins read Resolution No. 2025-01 by title only.

RESOLUTION NO. 2025-01

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2025 REBUILDING AMERICA INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY (RAISE) GRANT FOR THE WEKIVA TRAIL EXTENSION PROJECT (SEGMENT 1 AND SEGMENT 5); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR COMMITMENT TO SHARE IN FEES AND EXPENSES; 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.

Economic Development Director Misty Sommer spoke to Council about the grant opportunity. The application is for a \$25 million for the Wekiva Trail Extension (Segments 1 and 5). Similar applications were submitted in 2020, 2021, and 2022 for this project under the same program, though they were not included among the final approved grant recipients. Council spoke about lobbyist involvement in the past and at this time. Ms. Sommer spoke about the project sparking redevelopment.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER BRYANT TO ADOPT RESOLUTION NO. 2025-01, FEDERAL RAISE GRANT APPLICATION FOR THE WEKIVA TRAIL EXTENSION; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

***Yes Bryant
Rolfson
Dawson
Crail
Walker
Homich***

No None

2. Request Adoption of **Resolution No. 2025-02**, Approving the Master Fee Schedule

Mr. Brackins read Resolution No. 2025-02 by title only.

RESOLUTION NO. 2025-02

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE MASTER FEE SCHEDULE FOR THE CITY; PROVIDING FOR LEGISLATIVE FINDINGS

AND INTENT; PROVIDING FOR REPEAL OF PRIOR FEE RESOLUTION; PROVIDING FOR APPROVAL OF MASTER FEE SCHEDULE; PROVIDING 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.

Budget Officer Matt Dodson spoke to Council about changes in this fee schedule in comparison to the previous schedule.

Mayor Homich asked whether the changes are included in the approved budget. They were. He spoke of his concerns on government spending. Council discussed the effects of inflation. They reminded those present the millage rate does not fund enterprise funds. The City previously found itself near bankruptcy because it did not raise water utility rates for a number of years. Council spoke about their avid concern for responsible spending and budgeting while working on each year's budget.

Mr. Sandersfeld and Mr. Walker spoke about the fairness of meter testing and customer charges and reimbursements.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

CITY MANAGER'S REPORT

Mr. Sandersfeld directed attention to a report attached to the agenda (attached to these minutes as Exhibit A) and requested permission to be absent from the January 21, 2025 meeting. Council had no issue with his absence.

CITY ATTORNEY'S REPORT

No report.

COMMUNICATIONS AND REPORTS

Councilmember Rolfson directed attention to the Florida League of Cities legislative flyer.

Mayor Homich reminded those present about the upcoming Parking Workshop. He thanked the Police and Parks and Recreation Departments for the New Year's Eve event.

ADJOURNMENT

MOTION BY COUNCILMEMBER WALKER TO ADJOURN; COUNCILMEMBER CRAIL SECONDED THE MOTION.

There being no further business for discussion, the meeting adjourned at approximately 8:12 p.m.

DRAFT



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Approval of Task Authorizations with Faden Builders, Inc. for the 5th Avenue & Donnelly Street Information Kiosk

Introduction:

This is a request for City Council to approve the task authorization with Faden Builders, Inc. for the 5th Avenue & Donnelly Street Information Kiosk.

Discussion:

The City of Mount Dora is planning to install interactive digital information kiosks to enhance visitor experience in the downtown area.

This kiosk will be fabricated and installed at the northeast corner of Donnelly Street and 5th Avenue in Mount Dora. The proposal includes:

1. Demolition of the existing static kiosk, new foundation engineering, and restoration of the surrounding hardscape.
2. Two 55-inch outdoor-rated interactive touch screens, outdoor flat mounts, power boxes, and outdoor enclosures.
3. The software application will feature a home page with weather, time, and date widgets, parking and shuttle information, flyers, wayfinding to include and search functionality, event information, and other visitor services - all managed via a cloud-based CMS and tailored to Mount Dora's branding and informational needs.
4. Four hours of online staff training; and
5. 110 hours of content management and city mapping design, including integration with Google Maps for 200 points of interest.

Other informational kiosks in the downtown area are forthcoming, pending future budgets to identify funding sources.

Budget Impact:

There is \$190,000 available in GL#310-5555-580.63-01-CRA013. This Task Authorization is \$137,350 for the construction of the kiosk and the software.

Strategic Impact:

Objective 1.4. Promote tourism by Enhancing Mount Dora as a Destination

Objective 1.4.2. Develop a standard brand image/Wayfinding signage

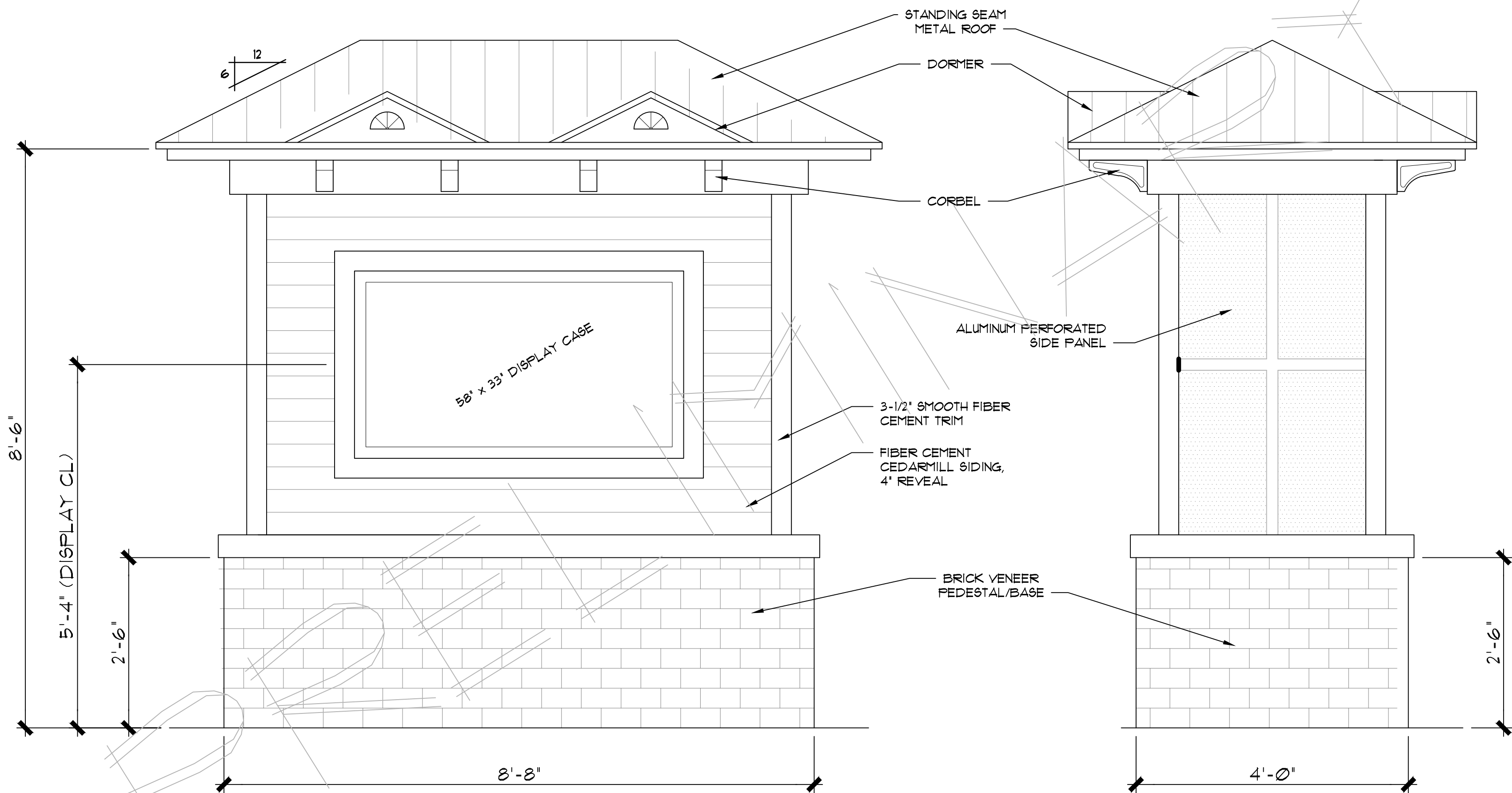
Recommendation:

City Council approve the task authorization with Faden Builders, Inc. for the 5th Avenue and Donnelly Street Information Kiosk.

Attachment(s):

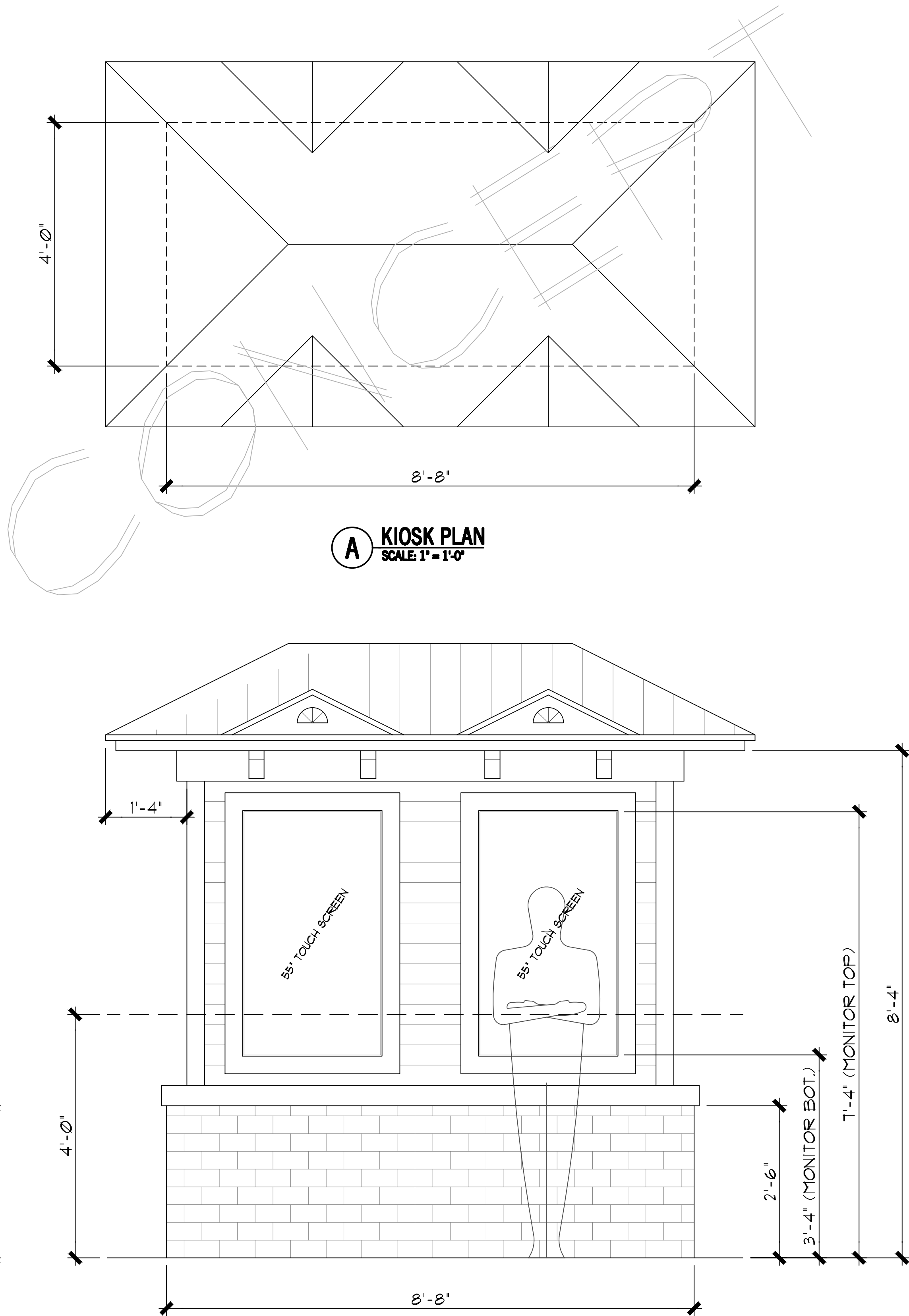
1. Attachment # 1 - Kiosk Design Concept
2. Faden Builders Inc Task Authorization

Prepared by:	Misty Sommer, Director of Economic Development & Public Information	
Reviewed by:	Misty Sommer, Director of Economic Development & Public Information	Approved - 3/4/2025
	Jason Marlar, IT Director	Approved - 3/6/2025
	Matthew Dodson, Budget Officer	Approved - 3/6/2025
	Rita Meade, Finance Director	Approved - 3/6/2025
	Adam Sumner, CRA Administrator	Approved - 3/11/2025
	City Attorney, City Attorney	Approved - 3/11/2025
	Jeanann Hand, City Clerk	Approved - 3/11/2025
	Vince Sandersfeld, City Manager	Final Approval - 3/11/2025



1 KIOSK FRONT ELEVATION
SCALE: 1" = 1'-0"

2 KIOSK SIDE ELEVATION
SCALE: 1" = 1'-0"



A KIOSK PLAN
SCALE: 1" = 1'-0"

3 KIOSK BACK ELEVATION
SCALE: 1" = 1'-0"

DOWNTOWN INFORMATION KIOSKS

MOUNT DORA, FLORIDA

DONNELLY PARK KIOSK DESIGN

DRAWN BY: -
APPROVED BY: PSR
PROJECT NO: 23-172
DATE: 4-26-2023
SHEET NO:

A2

**CITY OF MOUNT DORA/CRA/Northeast CRA
TASK AUTHORIZATION**

In accordance with the terms and conditions of the Agreement between Faden Builders, Inc. (Construction Manager) and the City of Mount Dora/CRA/Northeast CRA, dated April 7, 2020, the parties hereto agree to the scope of work, pricing/GMP, schedule, construction team and subcontractors attached hereto.

City Project Manager:

Misty Sommer

Construction Manager Contact:

Todd Faden

Project Name:

5th Ave. & Donnelly Street Informational Kiosk

Project Number:

NOTE: THE CONTRACTOR MAY NOT BEGIN WORK UNTIL THIS FULLY SIGNED TASK AUTHORIZATION IS DELIVERED TO THE CONSTRUCTION MANAGER.

SUMMARY OF WORK TO BE COMPLETED	
<u>Each Task Authorization package shall include:</u>	
Exhibit A – Scope of Work	
Exhibit B – Price/GMP Breakdown	
Exhibit C – Basic Schedule	
Exhibit D – Construction Team	
Exhibit E – Construction Manager's Staff	
Exhibit F – Sub-Contractors	
Recommended By: Print: <u>Misty Sommer</u> Signature: <u>[Signature]</u> Date: <u>3/4/25</u>	
Reviewed By (if applicable): Print: <u>Misty Sommer</u> Signature: <u>[Signature]</u> Date: <u>3/4/25</u>	
CONTRACTOR ACCEPTANCE	CITY APPROVAL
Print Name: <u>1000 FADEN</u>	Print Name:
Title: <u>President</u>	Title:
Signature: <u>[Signature]</u>	Signature:
Date: <u>3/4/2025</u>	Date:



2/3/2025

Proposal No. 25-061

Misty Sommer
Director of Economic Development & Public Information
City of Mount Dora
510 N Baker Street
Mount Dora, Florida 32757

RE: Mount Dora Downtown Information Kiosk – Donnelly Park

Scope Summary: This proposal is for the fabrication and installation of a digital information kiosks to be located at the NE corner of Donnelly St and 5th Ave.

The scope includes the development of the application software, the hardware, (2) touch screen monitors, and the associated foundation, structure, hardscape and power.

Exhibit A: Scope of Work

Publishing Design and CMS Software:

1. 22Miles Publisher Pro – Saas
 2. Content Manager
 3. Touch & Wayfinding Saas License
 4. 4-hour Online Training
 5. 110-hour Content Full Service with Project Management, City Mapping UI/UX Design, Google Maps 200 Points of Interest
- Note: (1) set of changes included.

Kiosk Fabrication and Hardware:

1. Provide shop drawings of the kiosk for owner review and approval.
2. Fabricate the kiosk structure.
3. Provide and install the following hardware:
 - a. QTY 2, IR Interactive Touch Screen 55" Samsung OH55A-S display integrated with 20PT IP 65 Outdoor Rated IR Technology and Custom Stainless Steel Bezel
 - b. QTY 2, Outdoor Universal Flat Mount
 - c. QTY 2, NUC 130Xi5 i51300H 16GB DDR5 512 GB Place Gen 4 2280.2 SSD Windows 11 Pro
 - d. QTY 2, Outdoor Power Boxes
 - e. QTY 2, Outdoor PC Enclosures
 - f. QTY 1, Keyboard/Mouse combo, cables
 - g. QTY 1, outdoor 58 x 33 illuminated lockable cork board display case

Site Development and Installation:

1. Demolish the existing static kiosk.
2. Kiosk foundation engineering.
3. Excavate and install new concrete foundation/pedestal.
4. Provide and install exterior finishes to the kiosk base and siding at the kiosk body.
5. Install conduit and provide power to the kiosk from an existing circuit in the immediate vicinity.
6. Caulk and paint the completed kiosk as needed.
7. Restore the hardscape as required in the area around the kiosk (within approx. 5 ft).



Exhibit B: Estimated Project Costs

General Conditions	\$ 19,400.00
Site	\$ 10,600.00
Concrete/Masonry	\$ 8,900.00
Kiosk Frame	\$ 22,500.00
Finishes	\$ 6,800.00
Software/Hardware	\$ 52,300.00
Electrical	\$ 3,000.00
Contingency (10%)	\$ 12,350.00
Permitting Allowance	\$ 1,500.00
ESTIMATED TOTAL: \$ 137,350.00	

Exhibit C: Basic Schedule

Procurement will begin promptly after the issuance of the Purchase Order.

Proposed duration schedule:

- 12-16 weeks for kiosk fabrication, software programming and hardware procurement
- 2-4 weeks for software review and testing
- 4 weeks for kiosk installation

Exhibit D: Construction Team

- Todd Faden- Principal
- Andre Harris- Asst PM
- Shawn Howard- PM
- Rob Bennett- Superintendent
- Scott Bassett- Forman
- Cyndi Kennerly- Controller
- Helen Johnson- Accounting MGR

Exhibit E: Construction Manager's Staff

- Todd Faden- Principal
- Andre Harris- Asst PM
- Shawn Howard- PM
- Rob Bennett- Superintendent
- Scott Bassett- Forman
- Cyndi Kennerly- Controller
- Helen Johnson- Accounting MGR

Exhibit F: Subcontractors

- Spencer Fabrications, Inc. – Aluminum Kiosk Construction
- Intermedia Touch – Software and Hardware
- Marathon Electric- Electrical

Qualification and Exclusions:

1. Work hours are M-F, 1st shift. No overtime is included.
2. City of Mount Dora building permit fees are included (\$1,500 allowance).
3. ROW permitting (if required) will be provided by the City of Mount Dora.



4. Survey (if required) will be provided by the City of Mount Dora.
5. Structural engineering for the kiosk foundation is included.
6. Civil, Mechanical, Electrical and Plumbing Engineering are excluded.
7. Wireless access components and network access will be provided by the City of Mount Dora. It is assumed that it will meet the minimum performance spec requirements.
8. Assumes that sufficient power exists at the existing kiosk location and it can be re-routed/re-used as required.
9. Relocation of any site utilities is excluded.
10. Site adaptations for ADA accessibility requirements are excluded from this proposal.
11. One round of kiosk shop drawing review is included. Additional iterations may require a change order.
12. The City of Mount Dora will provide all of the information and content needed for use in the application.
13. The City of Mount Dora will be responsible for establishing any internal IT infrastructure and security.
14. **Annual maintenance (provided by the software and hardware developer) is an additional cost currently \$3,380.00 per year for this location.**

We appreciate the opportunity to provide a quote for this project. Please feel free to contact us with any questions. We look forward to working with you.

Best regards,

A handwritten signature in blue ink that reads "PHILIP RAPALJE".

Philip Rapalje
Faden Builders, Inc.



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request approval Final Reading of **Ordinance No. 2024-20** Northeast CRA Plan Update and Boundary Modification

Introduction:

This is a request for City Council to approve final reading of Ordinance No. 2024-20 the Northeast Community Redevelopment Agency Redevelopment Plan of 2024.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:

The Northeast CRA of Mount Dora was created on August 15th, 1989 with the mission of removing slum and blight conditions within the boundary of the agency. The Agency will sunset on August 15, 2049. This Redevelopment Plan amendment accomplishes two goals. First, it cleans up the language concerning cultural and special events as CRAs are no longer allowed to fund those events. Secondly, this amendment includes a boundary modification. This modification adds 80.34 acres to the Northeast CRA Boundary. This property is known as the Simpson Groves South. It is bounded by the Northeast CRA on three sides and is contiguous to the agency boundary, making it eligible to be added after annexation.

The Northeast Community Redevelopment Agency retained Redevelopment Management Associates (“RMA”) to prepare a Finding of Necessity Study to evaluate the proposed expansion of five parcels of land to the existing Northeast Community Redevelopment Area boundary, commonly known as Simpson Groves South (the “Study Area”). The RMA Finding of Necessity Study found the existence of slum and blight conditions in the Study Area, and these conditions meet the criteria for slum and blight pursuant to Fla. Stat. 163.340. The future developments and subsequent Tax Increment Revenues will be used to fund projects outlined in the

redevelopment plan, such as, but not limited to: the Community Resource & Recreation Center, programming and operation of the center, affordable housing programs, stormwater improvements, home repair grants, community beautification enhancements, and transit improvements.

July 2, 2024, the Northeast Community Redevelopment Agency approved Resolution No. 2024-09 to recommend modifying the existing boundaries of the Northeast Community Redevelopment Agency to add five parcels of land commonly known as Simpson Groves.

Budget Impact:

There is no budget impact by updating the Northeast CRA Redevelopment Plan. Future projects and improvements will be presented under separate action items through the City/CRA normal process.

Strategic Impact:

The redevelopment plan activities provide economic development opportunities and programs to address infrastructure, housing, beatification, and other redevelopment improvements and an extension is necessary to provide these benefits.

Recommendation:

City Council approve the Final Reading of Ordinance No. 2024-20.

Attachment(s):

1. Attachment 1 Business Impact Estimate
2. Attachment 2 Notice To Taxing Authorities
3. Attachment 3 Legal Publication for Notice of Ordinance Adoption
4. 03.18.2025.Ordinance No. 2024-20 CRA Expansion (REVS final)
5. Exhibit B Mount Dora_Northeast CRA FON Report_Final (2)
6. Exhibit C 2024 Northeast Plan update boundary modification

Prepared by: Adam Sumner, CRA Administrator

Reviewed by: Matthew Dodson, Budget Officer
Rita Meade, Finance Director
Adam Sumner, CRA Administrator
City Attorney, City Attorney
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 3/4/2025

Approved - 3/4/2025

Approved - 3/11/2025

Approved - 3/11/2025

Approved - 3/11/2025

Final Approval - 3/11/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: 2024-20

ORDINANCE TITLE: Northeast CRA Boundary Change

DEPARTMENT: Planning & Development

MEETING DATE: October 15, 2024

March 18, 2025

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Mount Dora's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2024-20

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE MODIFICATION OF THE BOUNDARY OF THE AGENCY AND ADOPT AN AMENDED REDEVELOPMENT PLAN ENTITLED THE NORTHEAST COMMUNITY REDEVELOPMENT PLAN OF 2024; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS PROVISION; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

¹ See Section 166.041(4)(c), Florida Statutes.

- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Mount Dora;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This ordinance will update the Redevelopment Plan for the Northeast Community Redevelopment Agency and modify the boundary of the agency. This will promote future redevelopment efforts to remove slum and blight conditions by creating new employment opportunities, new housing types, and new development.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;

No direct impact to general businesses.

- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

No new charges or fees are set forth in the ordinance.

- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

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

N/A



City Hall
510 N. Baker St.
Mount Dora, FL 32757

Office of the City Manager
 352-735-7126
 Fax: 352-383-4801

Customer Service
 352-735-7105
 Fax: 352-735-2892

Finance Department
 352-735-7118
 Fax: 352-735-1406

Human Resources
 352-735-7106
 Fax: 352-735-9457

Planning and Development
 352-735-7112
 Fax: 352-735-7191

City Hall Annex
900 N. Donnelly St.
Mount Dora, FL 32757

Parks and Recreation
 352-735-7183
 Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
 352-735-7130
 Fax: 352-383-4623

Fire Department
 352-735-7140
 Fax: 352-383-0881

Public Works Complex
1250 N. Highland St.
Mount Dora, FL 32757
 352-735-7151
 Fax: 352-735-1539

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
 352-735-7180
 Fax: 352-735-0074

Website:
www.cityofmountdora.com

CITY OF MOUNT DORA
NORTHEAST COMMUNITY REDEVELOPMENT AGENCY
NOTICE TO TAXING AUTHORITIES

VIA CERTIFIED/REGISTERED MAIL/RETURN RECEIPT REQUESTED

Mr. Carey Baker
 Lake County Property Appraiser
 320 W. Main St. Suite A
 Tavares, FL 32778-3831

January 15, 2025

Pursuant to Section 163.346, *Florida Statutes*, notice is hereby provided that on Tuesday, February 04, 2025 the City Council of the City of Mount Dora will consider the adoption of Ordinance No. 2024-20 expanding the boundary of the Mount Dora Northeast Community Redevelopment Agency and approving the Mount Dora Northeast Community Redevelopment Agency Updated Redevelopment Plan of 2024, which includes the Findings of Necessity Study (Findings of Necessity) and to modify the boundary for the Northeast Community Redevelopment Agency (CRA) to include parcels as depicted on the attached map and described in the finding of necessary, attached hereto. The adoption of Ordinance No. 2024-20 is a prerequisite to the updating of and amending the community redevelopment plan and redevelopment trust fund to accommodate the implementation of tax increment financing for the community redevelopment area. A copy of the Findings of Necessity and Ordinance No. 2024-20 is attached hereto. On September 6, 2024 the Northeast CRA provided a notice of the first reading of Ordinance 2024-20 on October 15, 2024.

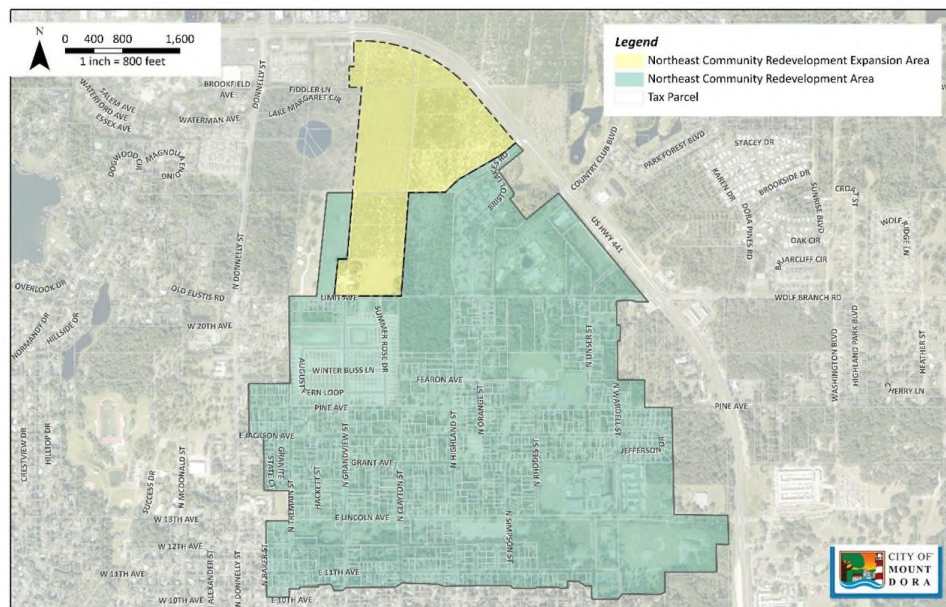
In the event that a person desires to obtain a copy of the Ordinance No. 2024-20 and any related materials, she or he may obtain a copy from the Planning and Development Department, Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida 32757. The Public is encouraged to request copies of documents relating to this matter. Additionally, Ordinance No. 2024-07, the Findings of Necessity, and this Notice, have been published on the City of Mount Dora Web site: www.cityofMountDora.com. The Public is also encouraged to visit the City's Web site.

In accordance with the *Americans with Disabilities Act*, persons needing assistance in obtaining any information from the City should contact the City Clerk, Ms. Jeanann Hand, at (352)735-7126.

ATTACHMENT #2

If any person decides to appeal any decision made by the City Council with respect to any matter considered at such hearing, he or she will need a record of the proceedings, and for such purpose, he or she 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.

By: Vince Sandersfeld, Planning & Development Department Director
City of Mount Dora, Florida
510 North Baker Street
Mount Dora, FL 32757
T(352)735-7112
E : plandev@cityofmoundora.com



cc: Lake County Water Authority
315 W. Main Street
Tavares, FL 32778

North Lake Hospital District
c/o M. Meredith Kirste, Esq.
7928 U.S. Highway 441, Suite 3
Leesburg, FL 34788

City of Mount Dora
510 N. Baker Street
Mount Dora, Florida 32757

ATTACHMENT #2

Lake County Board of County Commissioners
315 W. Main St.
Tavares, FL 32778

Lake County Property Appraiser
320 W. Main St. Suite A
Tavares, FL 32778-3831

ATTACHMENT #3

NOTICE OF PROPOSED ENACTMENT ORDINANCE NO. 2024-20 CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2024-20. The final public hearing on the ordinance will be held on **Tuesday, March 18, 2025 at 6:00 p.m.**, or as soon thereafter as possible at Mount Dora Community Building 520 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance 2024-20 is as follows:

**ORDINANCE NO: 2024-20
AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA,
PERTAINING TO THE NORTHEAST COMMUNITY
REDEVELOPMENT AGENCY; PROVIDING FOR LEGISLATIVE
FINDINGS AND INTENT; PROVIDING FOR REAFFIRMATION
OF EXTENSION OF SUNSET DATE; PROVIDING FOR REPEAL
OF PRIOR ORDINANCES; PROVIDING FOR EXPANSION OF
NORTHEAST CRA BOUNDARY; PROVIDING FOR ADOPTION
OF REDEVELOPMENT PLAN OF 2024; PROVIDING
IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; NON-
CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR
SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING
FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.**

Interested parties may appear at the meeting or participate through Communications Media Technology pursuant to City of Mount Dora Resolution 2020-64 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): March 07, 2025

ORDINANCE NO. 2024-20

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE MODIFICATION OF THE BOUNDARY OF THE AGENCY AND ADOPT AN AMENDED REDEVELOPMENT PLAN ENTITLED THE NORTHEAST COMMUNITY REDEVELOPMENT PLAN OF 2024; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS PROVISION; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under Florida Statutes, Chapter 163, Part III, local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist; and

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes establishing the conditions and procedures for the establishment and modification of community redevelopment areas and agencies, and finding that areas or portions thereof which are deteriorating or economically distressed could be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, on August 15, 1989, the City Council approved Resolution 89-19, which created the Northeast Community Redevelopment Agency, declaring findings of necessity; and

WHEREAS, the City Council of Mount Dora adopted Ordinance No. 546 on April 3, 1990, pursuant to the requirements of the Community Redevelopment Act of 1969, F.S. Section 163.330; and

WHEREAS, the City Council of Mount Dora enacted Ordinance No. 2010-08, on August 3, 2010, amending Ordinance No. 546 and adopting the Northeast Community Agency Redevelopment Plan 2010; and

WHEREAS, the City Council of Mount Dora enacted Ordinance No. 2020-11, on July, 21 2020, modifying the boundary of the agency and adopting the Northeast Community Agency Redevelopment Plan 2020; and

WHEREAS, the Northeast Community Redevelopment Agency is charged with redevelopment activities to sustain and enhance the commercial tax base and create revitalization programs, improve affordable housing and neighborhoods and develop commercial areas and commerce; and

WHEREAS, Northeast Community Redevelopment Agency is responsible for developing and implementing a Community Redevelopment Plan that addresses the unique needs of the targeted area and includes the overall goals for redevelopment in the area, as well as

identifies the types of projects planned for the area; and

WHEREAS, the Redevelopment Plan of 2020 includes a focus on redevelopment goals, objectives and policies, related to area economic development, connectivity, infrastructure improvements and affordable housing; and

WHEREAS, the Northeast Community Redevelopment Agency retained Redevelopment Management Associates (“RMA”) to prepare a Finding of Necessity Study to evaluate the proposed expansion of the five parcels of land commonly known as Simpson Groves; and

WHEREAS, a copy of the RMA Finding of Necessity Study is attached hereto as Exhibit B; and

WHEREAS, the RMA Finding of Necessity Study found the existence of slum and blight conditions in the Study Area, and these conditions meet the criteria for slum and blight pursuant to Fla. Stat. 163.340; and

WHEREAS, on July 2, 2024, the Northeast Community Redevelopment Agency approved Resolution No. 2024-09 to recommend modifying the existing boundaries of the Northeast Community Redevelopment Agency to add five parcels of land commonly known as Simpson Groves with the legal descriptions attached hereto as Exhibit A (the “Study Area”); and

WHEREAS, the City Council of the City of Mount Dora finds that conditions of slum and blight exist in the Study Area and adopts the findings set forth in the RMA Finding of Necessity Study, and finds that the purposes of the Northeast Community Redevelopment Agency and the public health, safety, and welfare will be served by expanding the boundaries of the Northeast Community Redevelopment Agency to include the Study Area; and

WHEREAS, the City Council of the City of the City of Mount Dora hereby adopts and incorporates the RMA Finding of Necessity Study into the existing Northeast Community Redevelopment Plan as the Northeast Community Redevelopment Plan of 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent.

(a) The above recitals are hereby adopted by the City Council of the City of Mount Dora as its legislative findings and made a substantive part of this Ordinance.

(b) The City has taken all appropriate and required action necessary to the processing and approval of this Ordinance.

(c) The City of Mount Dora City Council has complied with all requirements and procedures of Florida Law in processing this Ordinance.

SECTION 2. Adoption of the Northeast Redevelopment Plan of 2024. Ordinance 546 is hereby amended to replace the Northeast Redevelopment Plan, in its entirety, with the Northeast Community Redevelopment Plan of 2024, attached hereto as Exhibit C and made a binding part hereof by this reference.

SECTION 3. Implementation of Administrative Actions. The City Manager and/or designee is hereby authorized and directed to take such actions as may be deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager as deemed appropriate, necessary and convenient, may delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Provision. All prior actions of the City of Mount Dora pertaining to the Northeast Community Redevelopment Agency, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. Non-Codification and Scrivener's Errors.

(a) This Ordinance shall be not codified into the City of Mount Dora Code of Ordinances or Land Development Code.

(b) 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. 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 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 9. Effective Date. This Ordinance shall become effective when the annexation of the property is completed.

FIRST READING: October 15, 2024

SECOND READING: March 18, 2025

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED this 18th day of March 2025.

JAMES HOMICH
MAYOR of the City of Mount Dora,
Florida

ATTEST:

JEANANN HAND
CITY CLERK

APPROVED AS TO FORM AND LEGALITY
AS TO CITY OF MOUNT DORA.

Patrick Brackins
City Attorney

EXHIBIT “A”
Legal Descriptions

Parcel Number	Legal Description
201927000300001400	FROM SW COR OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN N 89-43-35 W 178.61 FT, N 02-18-40 E 850 FT, S 89-43-35 E 268.59 FT, N 49-59-25 E 142.41 FT, N 35-45-51 W 328.42 FT, N 54-14-09 E 78.70 FT, N 35-45-51 W 352.84 FT, N 49-59-25 E 387.11 FT TO SW'LY R/W LINE OF US HWY 441, N 40-01-05 W ALONG SAID HWY 125 FT FOR POB, RUN S 49-59-25 W 466.05 FT, S 35-45-51 E 70.33 FT, S 49-59-25 W 37.12 FT, S 60-48-54 W 328.61 FT, S 46-20-30 W 72.53 FT TO N LINE OF SE 1/4 OF SW 1/4, S 89-55-0 W TO SW COR OF NE 1/4 OF SW 1/4, N ALONG SAID W LINE TO NW COR OF NE 1/4 OF SW 1/4, E ALONG SAID N LINE TO A POINT SW'LY R/W LINE OF US HWY 441, SE'LY ALONG SAID SW'LY R/W LINE OF US HWY 441 TO POB--LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-39 WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04-15-18 EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46-20-30 EAST 219.78 FEET, NORTH 60-48-54 EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49-59-27 WEST 256.45 FEET, SOUTH 35-45-51 EAST 70.33 FEET, SOUTH 49-59-25 WEST 37.12 FEET, SOUTH 60-48-54 WEST 328.61 FEET, SOUTH 46-20-30 WEST 72.56 FEET, SOUTH 89-55-00 WEST 181.34 FEET TO THE POINT OF BEGINNING-- ORB 1205 PGS 646 651
201927000200001000	W 1/2 OF NW 1/4 LYING S OF HWY 441--LESS BEG AT W 1/4 COR RUN N 02-55-30 W ALONG W LINE OF NW 1/4 567.89 FT TO S R/W OF US HWY 441, RUN N 87-22-0 E ALONG SAID S R/W LINE 530 FT, THENCE DEPARTING SAID S R/W LINE RUN S 02-55-30 E 312.84 FT, S 87-22-0 W 60 FT, S 02-55-30 E 255.8 FT, S 87-27-30 W 470 FT TO POB--LESS LAKESIDE AT WATERMAN VILLAGE PB 76 PB 30-32--
201927000200005800	SE 1/4 OF NW 1/4 LYING SW'LY OF US HWY 441 ORB 1205 PGS 646 651
201927000300001200	FROM THE SOUTHWEST CORNER OF SECTION 20

	TOWNSHIP 19 SOUTH RANGE 27 RUN NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-00-00 EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT ST TO THE POINT OF BEGINNING--FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 06-13-21 EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-43-31 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06-12-45 EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05-14-23 WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89-43-36 WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06-12-45 WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053
--	--

	A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89-43-46 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING-- DB 145 PGS 139 141
191927060000L00000	SUNSET HEIGHTS PB 3 PG 34 TRACTS L, N, AND THAT CERTAIN PLATTED RIGHT OF WAY LYING ADJACENT TO AND ALONG THE SOUTH BOUNDARY OF LOT N AND LYING ADJACENT TO AND ALONG THE NORTH BOUNDARY OF LOT L, BOUNDED ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT N AND THE SOUTHERLY EXTENSION THEREOF, AND BOUNDED ON THE WEST BY THE WEST BOUNDARY LINE OF SAID LOT N AND THE SOUTHERLY EXTENSION THEREOF

EXHIBIT “B”
RMA Finding of Necessity Study

EXHIBIT “C”
Northeast Community Development Plan of 2024

Mount Dora Community Redevelopment Agency (CRA)

Finding of Necessity Study for the Northeast CRA Expansion Area

Northeast Community Redevelopment Area

Prepared by Redevelopment Management Associates &
SMNE, April 2024 & March 2022



Table of Contents

1.0 Introduction.....	2
2.0 Study Area Boundaries	3
3.0 Historical Context	3
4.0 Purpose & Objectives	4
4.1 Redevelopment Area Expansion / Creation Procedures.....	4
4.1.1 Declaration and Process.....	4
4.1.2 Adoption of Finding of Necessity (FON) Report (“Slum & Blight Study”)	4
4.1.3 Redevelopment Plan Update.....	4
4.2 Criteria for Determining Slum and Blight.....	5
4.2.1 Determining Tests	5
4.2.2 Alternative for the Blight Test.....	6
5.0 Slum & Blight Conditions Observed	7
5.1 Conditions of Slum Observed	8
5.1.1 Inadequate provision for ventilation, light, air, sanitation, or open spaces	8
5.1.2 Conditions that endanger life or property by fire or other causes	8
5.2 Conditions of Blight Observed.....	9
5.2.1 Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.....	9
5.2.2 Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.....	9
5.2.3 Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	10
5.2.4 Unsanitary or unsafe conditions	10
5.2.5 Deterioration of site or other improvements	10
5.2.6 Inadequate and outdated building density patterns	11
6.0 Summary of Study Area Conditions (per Florida Statutes)	12
7.0 Conclusion of Determining Tests	13
8.0 Legal Description.....	14
9.0 Matrix of Slum & Blight Conditions.....	16

1.0 Introduction

This Finding of Necessity (FON) Study evaluates the conditions of the proposed expansion to the Mount Dora Northeast Community Redevelopment Area. The evaluation of the Study Area is to determine if conditions satisfy the definitions of “slum and blight” per Section 163.340(7), Florida Statutes and if the affected Study Area land can be added to Mount Dora’s existing Northeast Community Redevelopment Area. The proposed expansion area is depicted below in **Figure 1**, which was annexed into the City of Mount Dora as of April 20, 2024.

Figure 1 Expansion Study Area



2.0 Study Area Boundaries

As shown in **Figure 1**, the Study Area for potential inclusion is located southwest of US Highway 441, east of the City's wastewater treatment facility pond, north of Limit Avenue, and northwest of Bristol Lakes Apartments (see AltKey 1445752 in **Figure 1**). The boundary of the existing Northeast Community Redevelopment Area is depicted on **Figure 1**'s map with the purple boundary, located generally south of the Study Area.

3.0 Historical Context

Mt. Dora's Northeast Community Redevelopment Agency was formally established on April 3, 1990, by the City of Mount Dora Ordinance 546. The primary objective of the Community Redevelopment Agency is to address and eliminate slum and blight conditions in the redevelopment area. The impetus for the creation of Mount Dora's Northeast Community Redevelopment Agency was the desire by residents to address a need to revitalize the community. The Northeast Community Redevelopment Area includes the Grandview Business District, a special sub-district within the CRA of concentrated commercial activity that has its own Visual Improvement Program. The Visual Improvement Program seeks to assist businesses located in the Community Redevelopment Area in meeting City code requirements and to improve the overall appearance of the commercial district.

The Northeast CRA contains two historic landmarks: the Witherspoon Lodge and the Milner-Rosenwald Academy. The Witherspoon Lodge was purchased by Masonic Lodge members of the Prince Hall Freemasonry branch in 1903. During the intervening decades, the Lodge has been utilized by the Mount Dora Community as a public school, a church sanctuary, a youth library, and a community center. Some of these initiatives were a response to the American period of racial segregation – the Witherspoon Lodge provided a public space available to Black community members who were unable to use other facilities in the City. Similarly, the Milner-Rosenwald Academy was established to provide a replacement school after the City's first Black school was burned down in 1922. The replacement school was the crowning success of Mamie Lee Gilbert and Lula Butler's efforts and utilized the support of Julius Rosenwald's philanthropy¹. The Milner-Rosenwald Academy currently houses Head Start programming.

The vision of the future of Northeast Community Redevelopment Agency is to preserve history and revitalize or repurpose deteriorating community assets to better position the Northeast Community Redevelopment Area as an economically viable and socially vibrant place to live, work, and visit.

¹ Julius Rosenwald (1862 – 1932) was a German-Jewish second-generation American businessman and philanthropist known for funding the construction of many K-12 schools, colleges, and community centers in the American South for Black students and families. Rosenwald also partially covered the litigation expenses for the historic Brown v. Board of Education Supreme Court case to end school segregation. He was a one-fourth owner and past Chairman of Sears, Roebuck and Co.

4.0 Purpose & Objectives

4.1 Redevelopment Area Expansion / Creation Procedures

4.1.1 Declaration and Process

The first step in assessing whether the Study Area meets the criteria for inclusion into the Mount Dora Northeast Community Redevelopment Area's borders is determining the presence of "slum and blight" conditions within the Study Area. A record of the documentation and analysis is provided in this *Finding of Necessity (FON) Study*.

This report describes the physical and economic conditions within the Study Area that are associated with blight or its causes and whether or not the Study Area qualifies for inclusion within the Northeast CRA. The authors of this study inspected the Study Area through an on-site field assessment, and conducted electronic, desktop, and GIS assessments of available data pertaining to the Study Area.

4.1.2 Adoption of Finding of Necessity (FON) Report ("Slum & Blight Study")

Under the Community Redevelopment Act, if an area is deemed blighted, a resolution must be adopted by the local governing body, or municipal subdivision, finding that blight conditions are present within the defined Study Area and that the repair, rehabilitation and/or the redevelopment of said areas are in the interest of public health, safety, and welfare. If an area has such blighted conditions, the governing body would be empowered to establish a Community Redevelopment Agency (CRA) or expand an existing Community Redevelopment Area to include the blighted area(s). After the *adoption of a Resolution* by the Mount Dora Northeast Community Redevelopment Agency acknowledging the documented conditions of blight and expanding the Northeast Community Redevelopment Area boundaries, the Mount Dora Council *will adopt an Ordinance formally acknowledging the expanded Northeast Community Redevelopment Area boundaries*.

The ordinance will also establish the taxable-value base-year for the calculation of tax-increment fund (TIF) revenue, the duration of the expansion area within the Northeast CRA, and also authorize the contribution of the TIF revenue collected from participating taxing authorities from the expanded area's participating parcels for placement in the Mount Dora Northeast Community Redevelopment Agency's Tax-Increment trust fund. The most recent real property certified tax roll, prior to the effective year of the ordinance, shall be used to establish the "base year." These taxable values within the expanded redevelopment area will be used to calculate the future tax increment. For the Mount Dora Northeast CRA, the assumed timetable to add the Study Area to existing CRA implies that the tax increment calculation will utilize the 2021 certified rolls for the proposed expansion area.

4.1.3 Redevelopment Plan Update

The Mount Dora City Council serves as the Community Redevelopment Agency's governing body. The Mount Dora Northeast Community Redevelopment Agency has authorized the subsequent preparation of the Community Redevelopment Plan update which will reflect and memorialize the Expansion Area's addition to the existing Northeast CRA's boundaries. The updated Northeast Community Redevelopment Plan's contents will include the expanded Redevelopment Area and identify potential programs and projects to address the specified conditions of "slum" and "blight" identified within the FON Study.

Prior to the City adopting any resolution or ordinance to approve an updated community redevelopment plan or establish a redevelopment trust fund, the governing body (Mount Dora's City Council) must provide public notice of the proposed actions to each of the taxing authorities that have the power to levy ad-valorem taxes within the Redevelopment Area. Such notices serve as an alert to these taxing authorities to any possible changes in their budgets that may occur as a result of the redevelopment action. As a policy matter, it is assumed that the following entities with ties and relationships to the City of Mount Dora government will receive notice of any actions arising from either the Finding of Necessity (FON) analysis or subsequent programs or initiatives should they be authorized under the terms of the Redevelopment Act:

- Lake County Board of County Commissioners
- Lake County Tax Collector
- St. Johns River Water Management District
- Lake County School District
- Lake County Property Appraisers Office

4.2 Criteria for Determining Slum and Blight

The Community Redevelopment Act establishes the criteria necessary to determine if an area of study is considered to be a "slum" or "blighted," sufficient to warrant the full application of the redevelopment powers conveyed by such a designation.

- *The determination* involves the layering of two tests. The test to determine slum is broadly conditional, and the test to determine blight is criteria specific. Both tests must conclude that the described conditions exist affirmatively.
- *An alternative for the blight test* involves a specific agreement among parties subject to a prospective trust fund agreement. Where such an agreement exists, the jurisdiction seeking to designate a redevelopment area will be allowed to pass a less rigorous test. This alternative relates to specific criteria as well, and it must conclude affirmatively.

4.2.1 Determining Tests

The tests for determination require that a study area identified as a "slum" or "blighted" area meet a certain number of criteria in the definitions in Section 163.340(7) or 163.340(8), F.S. respectively.

The test is for determining a "slum area," means "exhibiting one or more of the following factors" (Section 163.340(7), F.S.):

- a. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- b. High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- c. The existence of conditions that endanger life or property by fire or other causes.

To determine if a study area is a "blighted area," it needs be proven that the area must be one in which "two or more of the following factors are present" (Section 163.340(8), F.S.):

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- d. Unsanitary or unsafe conditions.
- e. Deterioration of site or other improvements.
- f. Inadequate and outdated building density patterns.
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- h. Tax or special assessment delinquency exceeding the fair value of the land.
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- j. Incidence of crime in the area higher than in the remainder of the county or municipality.
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- o. A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

4.2.2 Alternative for the Blight Test

The Redevelopment Act also allows that a blighted area may be “any area in which at least one of the factors identified in paragraphs (a) through (o) of Section 163.340 (8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a), F.S. agree, either by interlocal agreement or agreements with the CRA or by resolution, that the area is blighted.”

4.2.2.1 “Slum Area”

Slum Area conditions are determined through the identification of quality-of-life, population demographic, and physical safety challenges that pose threats to human life. As a citrus grove and processing facility dominates the landscape, nearly all the Study Area is comprised of privately owned land that prohibits public access or use. The unsecured citrus processing facility and equipment are in stages of deterioration, posing a danger to humans that may enter or pass through the property. The potential impact of the long-term use of fertilizers, pesticides and herbicides upon the Study Area and surrounding residents has not been fully examined. In addition, the Study Area’s comprehensive lack of sidewalks or pedestrian accommodations places every pedestrian traveling in the area into potentially dangerous situation from interactions with automobiles along roadways that border the Study Area. Directly north of the Study Area is a commercial center and directly south of the Study Area is multifamily housing and single-family housing projects, therefore increasing the likelihood of pedestrian passage through and around the Study Area and interactions with the former grove site. Although the Study Area property is private property and

marked with “no trespassing” signs, observations during the site visit revealed historic evidence of pedestrian travel through the private property. Traveling through the interior of the private property allows pedestrians to minimize the potential dangers of walking through the right-of-way and stormwater swales on the edges of the Study Area, however travelling across the site provides opportunities to interact and disturb former planting areas. Further detail regarding the Study Area’s observed slum conditions is found in **5.0 Slum & Blight Conditions Observed**.

4.2.2.2 “Blighted Area”

Blighted Area conditions are determined through the identification of physical structure deterioration, significant economic devaluation activity, transportation infrastructure inadequacy, outdated development patterns, and unsanitary or unsafe conditions. The Study Area is comprised of five (5) parcels lacking inner roadways, demonstrating inadequate street layout and faulty lot layout. One of these parcels is over 27 acres with only the US Highway 441 roadway to the east as a method of travel to areas beyond the lot. Such a large-sized land parcel may challenge redevelopment efforts as it requires significant financial investment to pursue a land redevelopment project of that size. The dilapidated and deteriorating citrus processing facility and equipment conditions evaluated in the Slum Area summary also satisfy the Blight Area’s conditions of “unsanitary or unsafe” and “deterioration of site”. As this processing plant and a residential structure are the only buildings in the Study Area, the inadequate building density pattern challenge is demonstrated when compared to adjacent parcels. Further detail regarding the Study Area’s observed blight conditions is found in **5.0 Slum & Blight Conditions Observed**.

5.0 Slum & Blight Conditions Observed

Observed slum and blight conditions were gathered through on-site inspections of the Study Area, interviews with the CRA and City staff, desktop evaluations of available data sets and a review of the changes in tax valuations (based on Lake County Property Appraiser data). Evaluation of the Study Area’s condition is with respect to the physical resources and built environment that determine the ability of the City to manage the Study Area’s economic positioning and responsiveness. As physical conditions decline within, the local jurisdiction faces significant challenges in maintaining their ability to be competitive within the economic development market attracting and maintaining private investment. Over time, deterioration of one area impacts the City’s



overall financial condition and level of services it is able to provide to all residents, visitors, and users. Local governments that are highly dependent upon ad-valorem tax revenues are the most vulnerable in these situations. Real property assets that are physically or functionally deteriorated or that do not meet today’s contemporary development requirements are limited in their ability to generate their full potential (ad-valorem) of taxes. The physical character and utility of these real property assets, along with the services required to sustain them, are key factors in determining a community’s economic

health. The following sections summarize and assess slum and blight conditions determined to be present within the Study Area (the proposed expansion area).

5.1 Conditions of Slum Observed

5.1.1 Inadequate provision for ventilation, light, air, sanitation, or open spaces

The provision of open spaces intends to evaluate the presence of open spaces that are available for public or semi-public use. Although the land within the Study Area is mostly vacant of building structures, it is privately owned for commercial use with explicit signage prohibiting public entry. Therefore, the Area lacks public provision of open spaces (public) and the ability to apply public sanitation controls.

5.1.2 Conditions that endanger life or property by fire or other causes

The endangerment of life or property by fire or other causes is evidenced by the deterioration of the citrus processing facility structure and equipment as well as the forced pathway for pedestrians to travel along a major roadway. The citrus processing facility was built in 1972 and some of its exterior deterioration was apparent during the site visit. However, further inspection of the interiors in the cluster of buildings was not possible due to prohibition of entry onto the site. As the processing buildings, abandoned trucks and associated equipment are unsecured, they pose a danger to people that enter the site buildings and grove, with or without permission.

The Study Area has been utilized as an agricultural facility (citrus grove and processing) since 1929. The potential impact of the long-term use of fertilizers, pesticides, herbicides and farm equipment refueling in the Study Area has not been fully examined.

Due to the private ownership and prohibition of public entry and passage through the site, pedestrians and cyclists are only able to travel via US Highway 441 which does not have bicycle and pedestrian travel paths. In contrast, the residential and commercial areas directly north and south of the Study Area provide sidewalks, however these are outside of the Study Area. Survey of trees lining the outer edges of the property along US Highway 441 suggests that pedestrians frequently (although illegally) pass through the interior of the Study Area to travel north and south. Trash, food and beverage containers are discarded underneath trees along the property's edges.



5.2 Conditions of Blight Observed

5.2.1 Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities

Defective or inadequate street layout is determined by the size and arrangement of transportation infrastructure and supporting facilities. As summarized in **4.2.2.2 “Blight Area”**, the lots in the Study Area are of substantial size that redevelopment efforts would be a challenge for investors lacking significant financial resources. The previous uses of the lots were commercial agriculture: active and abandoned citrus groves. Three (3) of the five (5) lots are over 18 acres in size. To be developed these parcels will require additional steps in the entitlement and planning process (i.e., land use amendment, rezoning, preliminary site planning, subdivision planning, platting, and site development permitting). These additional requisite steps towards development, partly due to the lots’ layout, size and lack of roadway network, increase the cost and time for development to occur and discourage development activity.



The observed defective street layout, parking facilities, roadways and bridges or public transportation facilities within the Study Area satisfy the definition for a condition of “blight.”

5.2.2 Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions

Appreciable increase in real property values is determined through the calculation of taxable value changes for the Study Area in the past five (5) years compared to the changes in taxable value of the City or County within the same period. The calculation of change between certified taxable values during Fiscal Years (FY) 2017 and 2022 indicated an **8.78%**



decrease in the Study Area’s taxable value and a 44.27% increase in the City of Mount Dora’s taxable values. The opposing directions of growth and loss in value speak to the presence of blight within the Study Area.

The observed declining taxable value of real property within the Study Area satisfies the definition for a condition of “blight.”

5.2.3 Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

Lot layouts are classified as faulty if their sizes, adequacy, accessibility from roadways, or usefulness serve as a deterrent to successful redevelopment activity. Size and accessibility are the primary challenges identified within the Study Area lots. As summarized in **5.2.1**, more than half of the lots are greater than 18 acres in size and have extremely limited access from nearby roadways.

The observed faulty lot layout conditions within the Study Area satisfy the definition for a condition of "blight."

5.2.4 Unsanitary or unsafe conditions

Unsanitary or unsafe conditions are conditions related to the site and its improvements that can endanger life. Observed conditions of unsanitary or unsafe conditions within the Northeast FON Study Area are presented, as summarized in **5.1 Conditions of Slum Observed**. The hazardous conditions, creating both slum and blight, are a result of the deterioration of the citrus processing facility building structure and the processing site equipment.

The Study Area has been utilized as an agricultural facility (citrus grove and processing) since 1929. The potential impact of the long-term use of fertilizers, pesticides, herbicides and farm equipment refueling in the Study Area has not been fully examined.

According to Lake County Property Appraiser's Office records the initial equipment barn was built in 1929. The other equipment buildings were built in 1949, 1951, 1968 and 1978. These buildings have far exceeded their useful lifespans and are in a dilapidate state of disrepair. The site is unsecured, the dilapidated structures and conditions pose physical danger to those on the site.

The observed unsanitary or unsafe conditions within the Study Area satisfy the definition for a condition of "blight."

5.2.5 Deterioration of site or other improvements

The deterioration of the site or other improvements is primarily determined by the physical conditions of buildings or site improvements, including their evaluated useful lives. As summarized in **5.2.4**, the citrus processing facility's main building and other site improvements (the accessory equipment buildings) have exceeded their lifespan and physical deterioration is conspicuous from external evaluation.

The observed deterioration of site or other improvements within the Study Area satisfy the definition for a condition of "blight."



5.2.6 Inadequate and outdated building density patterns

The Study Area contains a single cluster of building structures comprising over 9,400 square feet of equipment barns and 720 square feet of office space located on over 80.79 acres. The extremely sparse density pattern was appropriate many years ago during the City's agrarian past and less urbanized history. The development density pattern is outdated in the current period. Development surrounding the Study Area on all sides contains substantial recent residential and commercial projects of significantly higher

development density and intensity.

Adjacent residential development is on an approximately 21-acre tract, which includes 252 apartments located within 14 apartment buildings with over 254,395 square feet of living area. The residential density is approximately 12 dwelling units per acre. There is an additional residential development, phase 2 of

Bristol Lakes Apartments being constructed as of April 2024 adjacent to the Study Area on the southeast corner, with 300 units, see image to the left.



The observed inadequate and outdated building pattern within the Study Area satisfies the definition for a condition of "blight."

6.0 Summary of Study Area Conditions (per Florida Statutes)

The Study Area's existing conditions include examples of "slum" and "blight" as defined by Florida Statutes. A field visit, public records research and analysis of GIS data of the Study Area revealed the following conditions of slum and blight within the CRA expansion Study Area:

Slum Conditions:

- (1) An inadequate provision for ventilation, light, air, sanitation, or open spaces
- (2) The existence of conditions that endanger life or property by fire or other causes

Blight Conditions:

- (1) The predominance of defective or inadequate street layout, parking Facilities, roadways, bridges, or public transportation facilities.
- (2) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of necessities.
- (3) Fault lot layout in relation to size, adequacy, accessibility, or usefulness.
- (4) Unsanitary or unsafe conditions.
- (5) Deterioration of site or other improvements
- (6) Inadequate and outdated building density patterns.

These observed conditions have had the demonstrated and regressive effect of discouraging private sector investment and depressing taxable values in a major commercial area that should have seen increases in value when compared to the City as a whole. This lack of private sector investment, declining taxable values, coupled with other observed conditions of blight has had a deleterious effect on the economic development activity and redevelopment activity within the Study Area. The presence of these conditions within the Study Area qualifies its parcels for inclusion within the Northeast Community Redevelopment Area.

7.0 Conclusion of Determining Tests

The findings of the evaluation of the Study Area satisfy the two tests to determine if an area is qualified for inclusion in a Community Redevelopment Area.

Slum Area Test

The evaluation identified the presence of “slum” conditions that endanger life or property by fire or other causes due to fire and travel safety hazards in the area. These findings satisfy the test to determine a slum area.

Blighted Area Test

The evaluation also identified the presence of six (6) conditions of “blight” as defined by Florida Statutes. These include:

- (1) The predominance of defective or inadequate street layout, parking Facilities, roadways, bridges, or public transportation facilities.
- (2) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of necessities.
- (3) Fault lot layout in relation to size, adequacy, accessibility, or usefulness.
- (4) Unsanitary or unsafe conditions.
- (5) Deterioration of site or other improvements
- (6) Inadequate and outdated building density patterns.

8.0 Legal Description

The following narrative summarizes the parcels contained within the proposed CRA expansion area and their associated legal descriptions. Taken in total, the following narrative comprises all the individual parcels' legal descriptions for the proposed expansion area. Please note that this does not constitute an official survey legal description of the proposed expansion area boundaries as may be prepared by a licensed surveyor but represents a summary of the individual TIF-Contributing participating parcels' legal descriptions as provided by the Lake County Property Appraiser's Office and used verbatim.

Parcel Number	LEGAL DESCRIPTION
201927000300001400	FROM SW COR OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN N 89-43-35 W 178.61 FT, N 02-18-40 E 850 FT, S 89-43-35 E 268.59 FT, N 49-59-25 E 142.41 FT, N 35-45-51 W 328.42 FT, N 54-14-09 E 78.70 FT, N 35-45-51 W 352.84 FT, N 49-59-25 E 387.11 FT TO SW'LY R/W LINE OF US HWY 441, N 40-01-05 W ALONG SAID HWY 125 FT FOR POB, RUN S 49-59-25 W 466.05 FT, S 35-45-51 E 70.33 FT, S 49-59-25 W 37.12 FT, S 60-48-54 W 328.61 FT, S 46-20-30 W 72.53 FT TO N LINE OF SE 1/4 OF SW 1/4, S 89-55-0 W TO SW COR OF NE 1/4 OF SW 1/4, N ALONG SAID W LINE TO NW COR OF NE 1/4 OF SW 1/4, E ALONG SAID N LINE TO A POINT SW'LY R/W LINE OF US HWY 441, SE'LY ALONG SAID SW'LY R/W LINE OF US HWY 441 TO POB--LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-39 WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04-15-18 EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46-20-30 EAST 219.78 FEET, NORTH 60-48-54 EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49-59-27 WEST 256.45 FEET, SOUTH 35-45-51 EAST 70.33 FEET, SOUTH 49-59-25 WEST 37.12 FEET, SOUTH 60-48-54 WEST 328.61 FEET, SOUTH 46-20-30 WEST 72.56 FEET, SOUTH 89-55-00 WEST 181.34 FEET TO THE POINT OF BEGINNING-- ORB 1205 PGS 646 651
201927000200001000	W 1/2 OF NW 1/4 LYING S OF HWY 441--LESS BEG AT W 1/4 COR RUN N 02-55-30 W ALONG W LINE OF NW 1/4 567.89 FT TO S R/W OF US HWY 441, RUN N 87-22-0 E ALONG SAID S R/W LINE 530 FT, THENCE DEPARTING SAID S R/W LINE RUN S 02-55-30 E 312.84 FT, S 87-22-0 W 60 FT, S 02-55-30 E 255.8 FT, S 87-27-30 W 470 FT TO POB--LESS LAKESIDE AT WATERMAN VILLAGE PB 76 PB 30-32--
201927000200005800	SE 1/4 OF NW 1/4 LYING SW'LY OF US HWY 441 ORB 1205 PGS 646 651

201927000300001200	FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 RUN NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-00-00 EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT ST TO THE POINT OF BEGINNING--FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 06-13-21 EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-43-31 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06-12-45 EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05-14-23 WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89-43-36 WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06-12-45 WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89-43-46 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING-- DB 145 PGS 139 141
191927060000L00000	SUNSET HEIGHTS TRACTS L & N PB 3 PG 34

9.0 Matrix of Slum & Blight Conditions

Florida Statute Reference & Definition	Observation of Conditions		
	Observed	Not Observed	Suspected
"Slum Area"			
(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces	X		
(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code		X	
(c) The existence of conditions that endanger life or property by fire or other causes	X		
"Blighted Area"			
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	X		
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions	X		
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X		
(d) Unsanitary or unsafe conditions	X		
(e) Deterioration of site or other improvements	X		
(f) Inadequate and outdated building density patterns	X		
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality			X
(h) Tax or special assessment delinquency exceeding the fair value of the land		X	
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality		X	
(j) Incidence of crime in the area higher than in the remainder of the county or municipality		X	
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality		X	

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality	X
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area	X
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity	X
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized	X

EXHIBIT “C”

City of Mount Dora

Northeast Community Redevelopment Agency Redevelopment Plan of 2024



(Mount Dora Community Resource & Recreation Centering Renderings)

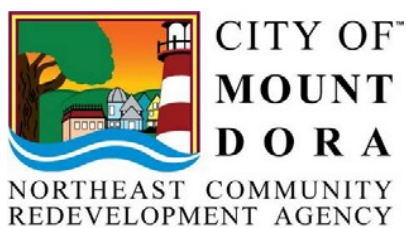


TABLE OF CONTENTS

Executive Summary	1
Amendment to the Community Redevelopment Agency Plan.....	4
Maps.....	7
Section 1.0 Findings of Necessity Update	12
Market analysis	13
Section 2.0 Objectives and Implementation.....	15
2.1 Economic Development.....	15
Branding.....	15
Community Center.....	15
Property Redevelopment and Public-Private Partnerships (P3s).....	16
Workforce and Job Training Programs	16
Disaster Assistance Programs	17
2.2 Connectivity.....	18
Mobility and Transit.....	18
Multi-Use Trails.....	18
2.3 Infrastructure.....	21
Stormwater and Drainage.....	21
2.4 Neighborhoods.....	22
Housing.....	22
Community Policing.....	23
Beautification and Enhanced Maintenance	24
2.5 Redevelopment Support.....	25
Administration	25
Section 3.0 Summary of Redevelopment Activities	26
Section 4.0 Potential Projects and Programs	28
Section 5.0 Funding and Finance	29
Section 6.0 Exit Strategies	30
Section 7.0 Required Plan Contents.....	31
Appendix A Mount Dora Northeast Community Redevelopment Area Legal Description	33
Appendix B Resolutions & Ordinances Approving Community Redevelopment Area.....	
Appendix C Updated Finding of Necessity for Boundary Modification.....	

Executive Summary

This Northeast Community Redevelopment Agency (CRA) Redevelopment Plan will serve as a road map and provide guidance for implementation of redevelopment strategies in the Northeast CRA area. These redevelopment strategies are about driving revitalization by improving economic conditions and quality of life. Every community has a different investment threshold based on the influence of the five key economic development drivers Land, Labor, Markets, Capital, and Regulation.

A market study of the Northeast CRA area was completed and an analysis of demographics, existing businesses, potential for new businesses, recreational facilities, and consumer trends were highlighted. Recommendations and implementation strategies were determined to enhance the community's brand and events. Stakeholder input was collected through online surveys, one-on-one meetings, and multiple public workshops. Throughout the public input process, Northeast CRA residents expressed the need for neighborhood improvements to housing, infrastructure, and recreational assets. These neighborhood improvements align with the Northeast CRA Advisory Boards priority areas of affordable housing, stormwater upgrades, and new community recreation center.

The Northeast CRA Plan provides recommended strategies and initiatives to revitalize the area, provide for business retention and expansion, and market the uniqueness of the Mount Dora Northeast area. The goal of the revitalization is to bring a new and improved dimension of the quality of life offered by the area, which directly influences new development and jobs in the area.

As part of this plan, RMA evaluated potential funding sources besides TIF, such as public private partnerships and other sources, which are included in the plan. Additionally, the potential impacts of future redevelopment on the residential neighborhoods in the redevelopment areas is discussed. These include relocation of displaced businesses and residents, traffic circulation, the availability of community facilities and services, and the effect on schools.

Plan Approach

The redevelopment goals for this plan, which are intended to reduce and eliminate the blight conditions that exist in the redevelopment area, is organized in five sections to drive the increment revenue necessary for plan implementation.

Economic Development

- Goal #1: Establish a multi-purpose Community/Recreation Center in the Northeast CRA
- Goal #2: Incorporate job training events as critical components of Economic Development
- Goal #3: Reposition the Northeast CRA market through branding, marketing, and wayfinding initiatives to recruit targeted uses/industries, retain businesses and improve quality of life
- Goal #4: Create workforce programs, job training programs, and partner with local Northeast CRA businesses to establish job training program for Northeast CRA residents
- Goal #5: Create a thriving Grandview Business District through public-private partnerships to encourage quality retail, restaurant, housing, and community facilities

Connectivity

- Goal #1: Improve pedestrian and bicyclist connectivity
- Goal #2: Enhance existing school, park, and trail connectivity
- Goal #3: Incorporate traffic management elements for pedestrian safety
- Goal #4: Improve transit amenities and connectivity along bus route
- Goal #5: Incorporate the Mount Dora Trails Master Plan

Infrastructure

- Goal #1: Coordinate roadway, sidewalk, landscaping, infrastructure, open space and community enhancement improvements
- Goal #2: Stormwater Improvements

Neighborhoods

- Goal #1: Work with the private sector to create a “healthy mix” of affordable, workforce, and market rate housing
- Goal #2: Work with local, state, and federal entities and their affordable housing partners to encourage development of affordable and workforce housing
- Goal #3: Create Life Safety program for owner-occupied housing
- Goal #4: Partner with non-profit organization that offers first time home buyer education
- Goal #5: Increase Northeast Community Policing efforts

Redevelopment Support

- Goal #1: Encourage and support redevelopment-friendly land use regulations in the CRA
- Goal #2: Use powers of borrowing and land acquisition & disposition to further redevelopment goals and initiatives
- Goal #3: Provide economic incentives and other support for projects that further redevelopment goals and initiatives
- Goal #4: Identify and pursue resources for successful implementation of CRA plan initiatives

Opportunity

There are specific catalytic projects and programming the Northeast Community Redevelopment Agency can collaborate on and support to reposition the area for investment and revitalization.

1. **Dora Landings:** Dora Landings is a market rate residential development with 129 homes. This project is noteworthy given the number of new residents it will bring to the Northeast CRA area. Its proximity to the Grandview Business District and neighborhood recreational parks and facilities enhance the quality of life. The proximity to downtown Mount Dora shopping, dining, and employment is another important quality of life factor.
2. **Strategic Sites:** The Northeast CRA should work with key property owners to facilitate investment and redevelopment or expansion of their properties. Certain parcels may require rezoning to allow new use, higher density, or a mix of uses.

3. **Public Private Partnerships (P3):** The most significant and immediate opportunity to influence economic development activities within the Northeast CRA is to partner with existing land owners and developers. Developers have already identified opportunity for residential development in the Northeast CRA. Having families with increasing incomes will support new commercial development. As the neighborhood expands there is an opportunity to utilize city owned land in partnership with private land owners.
4. **Image and Identity:** The CRA should immediately embark on an effort to reposition the Northeast CRA area's image in the minds of customers and potential investors. This effort should capitalize on location and the assets (such as food) that are identified in this plan with a focus on business attraction, retention and expansion. This effort should work in partnership and be consistent with other regional efforts while also maintaining a unique Northeast CRA brand. The Northeast CRA has already began branding the historic Grandview business district with a pole banner campaign that highlights residents and business owners.
5. **Transit Oriented Development:** The Northeast CRA should prioritize on low scale medium density Transit Oriented Development (TOD) in the corridor, especially at the locations along N Grandview St, N Highland St, Limit Ave (becomes Wolf Branch Rd east of US Highway 441), and US Highway 441 that have opportunity for development and which connect to Downtown Mount Dora (south along N Grandview St and N Highland St, and north to Limit Ave), Tavares (west along Limit Ave and east to US Highway 441), Sorrento (east along Limit Ave), and Orlando (south along US Highway 441).
6. **Wolf Branch Innovation District:** The Northeast CRA has an opportunity to capitalize on the development of the Wolf Branch Innovation District. With a new student population in Lake-Sumter State College, new businesses, and multifamily units entering the market will all positively influence regional economic growth. The completion of the Wolf Branch Innovation District will positively affect the regional Lake County market demand. In the Northeast CRA, Dora Landings will provide new housing opportunities and increase density. Partnerships are a critical piece of implementing this plan. This includes partnerships with the local stakeholders and destinations as well as with surrounding and nearby attractions and other organizations. The Northeast CRA should create strong partnerships with potential high employers coming to the Wolf Branch Innovation District and Lake-Sumter State College.
7. **Implementation:** The Northeast CRA should prioritize acquiring the resources that will enable implementation of this plan and provide the Northeast CRA with the ability to respond to opportunities as they arise.

8. **Grandview Business District:** Retail and restaurant market potential will be driven by branding of the Grandview Business District and realization of residential market potential. Residential development can drive the need for new office space, especially to serve locally generated employment and entrepreneurship. How a place looks and feels sends a strong message and first impression to potential investors whether they are new residents, businesses, entrepreneurs, real estate brokers or anyone else looking to become a stakeholder in the area.
9. **Community Identity:** Targeted wayfinding and signage programs are also important factors when creating a sense of place. Wayfinding should be easy to read and should highlight all the major destinations that a visitor to Northeast CRA might want to find. This signage approach also includes attractive gateway signs that are consistent with the brand identity of the area as well as external signage which targets and direct people to the assets and destinations in the district.

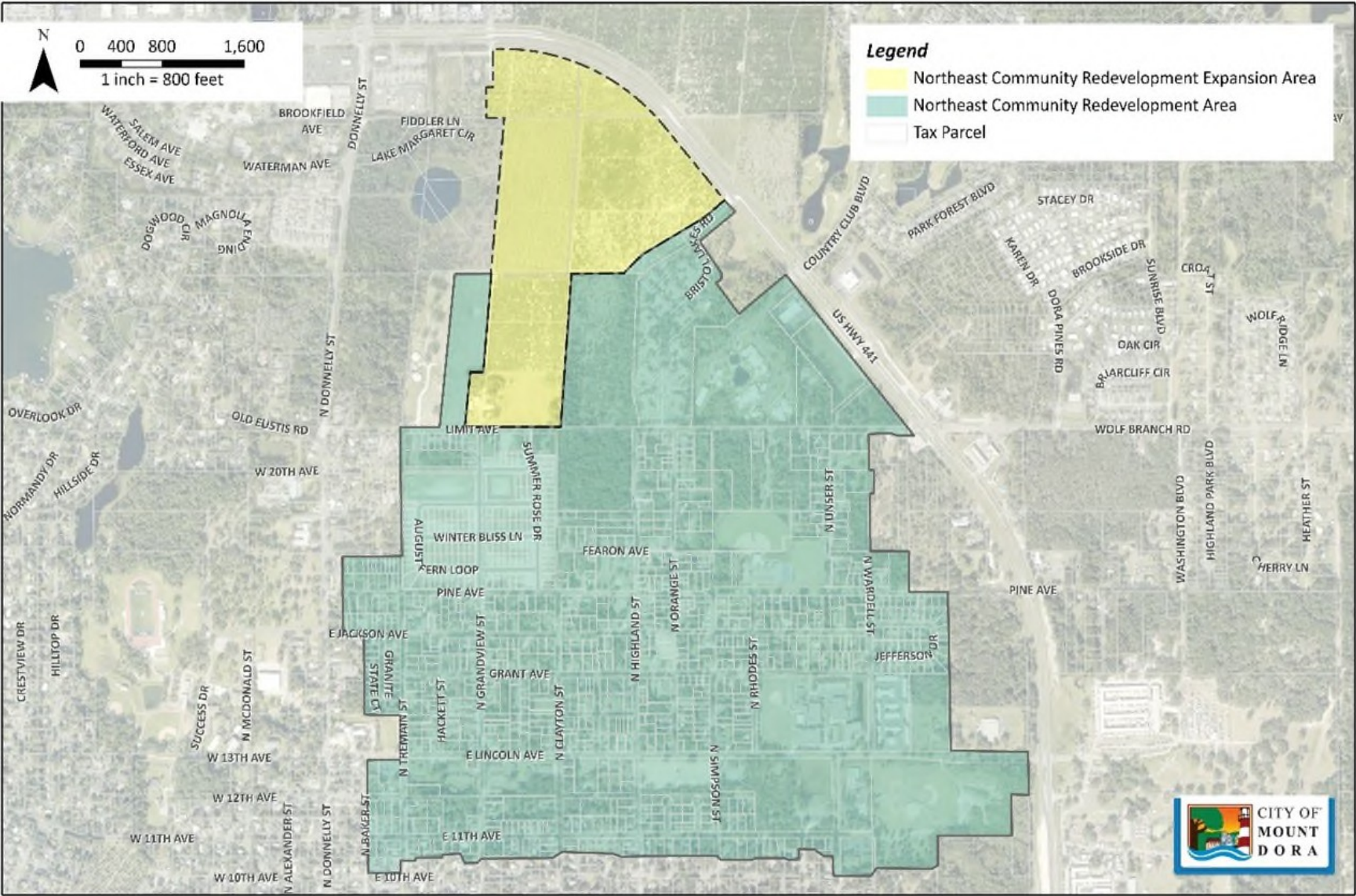
Conclusion

Successful redevelopment is accomplished through the generation of Tax Increment Revenue, which is then reinvested into the area through the implementation of the Redevelopment Plan. The Redevelopment Plan should identify initiatives that will foster economic development which drives the growth of Tax Increment Revenue. This plan outlines objectives and provides implementation steps that will drive successful redevelopment and generation of increment revenue. Additionally, it identifies resources that are knowledge based, relationship based, and financial, which are important elements of successful implementation. Finally, it also includes a discussion on exit strategies and measures, so that the Northeast CRA can track progress toward the redevelopment goals.

Amendment to CRA Plan

The Northeast CRA established on August 15, 1989 by Resolution 89-19 is amending the CRA Plan and amends the boundary of the Agency. This amendment to the Plan is allowed in FS 163, and was adopted by the City Council on _____, by Ordinance 2024-07. The maximum life of the redevelopment agency will end at the 60 year mark as defined by State Statutes, which will mean the Northeast CRA shall sunset on August 15, 2049.

Northeast CRA MAP





City of Mount Dora Northeast CRA Map Prepared by: RMA I Mac Designed by: Camilo Lopez 08.07.18

The purpose of the Northeast CRA Development Opportunities Map is to highlight large development opportunities within the Northeast CRA boundary. There are many vacant residential properties, followed by vacant commercial, and vacant institutional. The Northeast CRA can look at these sites and sculpt its physical outcome into cohesive developments that will enhance the urban fabric, community identity, City, and private sector.



The purpose of the Northeast CRA Focus Area Vacancy and Opportunity Map is to highlight the number of potential developable land around Grandview St. There is an opportunity to assemble parcels along Grandview between Florida Ave and Grant Ave and develop medium density residential units (townhouses), live/work spaces, and neighborhood commercial. In addition, there is a possibility to provide an easement/ ROW east-west access from Clayton St to Grandview St connecting to Florida Ave, this could take form of a shared-street pedestrian priority passageway with boutique local shops and restaurants facing it.



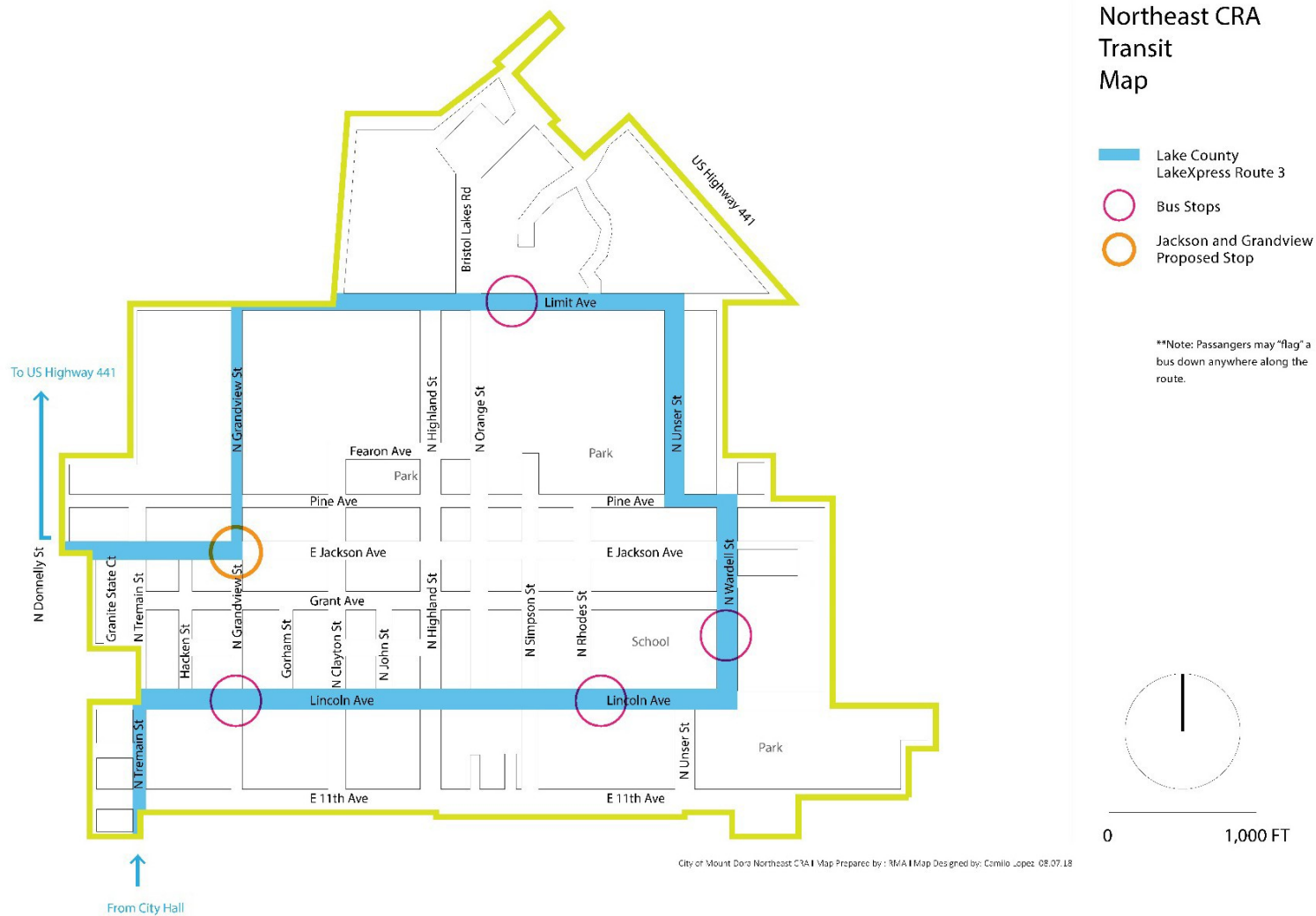
The purpose of the Northeast CRA Streets Hierarchy Map is to highlight and prioritize pedestrian, bicycle, vehicular, and transit circulation and mobility. It is intended that Northeast CRA puts special attention to the north-south and east-west connections in terms of improving sidewalks, tree canopy coverages, street furnishings, bicycle lanes, traffic calming techniques, wayfinding elements, and unique community identity. Primary east-west connections play a crucial role in connecting the adjacent residential neighborhoods to parks and schools, therefore these streets shall incorporate elements of safe routes to school programs. Primary north-south connections connect the Northeast CRA to Downtown Mount Dora via Grandview Ave and Highland St, therefore providing alternative mobility options, such as wider sidewalks and bicycle lanes is important. Secondary connections will require more of a residential neighborhood character street with less infrastructure needed, however it shall feel safe for the pedestrian and bicyclists, such as, a shared-use street strategy.



The purpose of the Northeast CRA Multi-Use Path Map is to highlight the connection between the Lincoln Avenue Trail and Tremain Street Greenway and how they fit into context. The multi-use trails planned by the City will connected residents to the Lincoln Avenue Park/ Recreation Center, Mount Dora Middle School, Grandview St, and Tremain Street Greenway all the way to Downtown Mount Dora. These two roads shall provide adequate pedestrian and bicycle infrastructure.



The purpose of the Northeast CRA Parks and Schools Map is to highlight the location, quantity, and proximity of public facilities within the district. It is important for quality of life purposes and to improve its connectivity. Streets leading to schools and parks should be improved and payed special attention to.



The purpose of the Northeast CRA Transit Map is to highlight Lake County Lake press Route 3 circulation throughout the district. The Northeast CRA should pay special attention to the streets and improve bus stop amenities to incentivize ridership. It is recommended that this route adds a new bus stop at the intersection of N Grandview St and E Jackson Ave, since a new development is projected to take place there (Dora Landings) and its direct connection to Grandview Business District.

Findings of Necessity Update

Pursuant to the adopted Northeast CRA Redevelopment Plan of 2010 the following has been completed by the Northeast CRA:

Section 2.1 Housing

- Established Northeast CRA Development/Building Fee Reimbursement Program

Section 2.2 Pedestrian Movement

- Sidewalk improvements completed in front of schools

Section 2.3 Multi-Use Trails

- Improvements completed to Lincoln Multi-use Trail

Section 2.4 Community Policing

- Community Relations Officer assigned specifically to the Northeast community

Section 2.5 Property Redevelopment

- Partnered with non-profit agencies such as Homes In Partnerships and Habitat for Humanity to make improvements to single-family owner-occupied low-income homes
 - o 51 applications reviewed for Weatherization
 - o 13 residential projects completed

Section 2.6 Community Centers

- Exterior and Interior improvements to the Martin Luther King (MLK) Center

Section 2.7 Beautification and Enhanced Maintenance

- Park and Streetscape improvements to the Grandview commercial area
- Organized and executed Semi-Annual Beautification Day

Section 2.8 Promotional Activities for Economic Development

- Organized and executed Juneteenth Festival
- Organized and executed Film Series
- Implemented Community Pride Banner campaign
- Adopted Northeast CRA Grandview Business District Analysis

Section 2.9 Administration

- Additional City staff allocated to the Northeast CRA

Section 2.10 Stormwater and Drainage

- Awarded Community Development Block Grant (CDBG) program to fund stormwater and drainage improvements in the community

Market Analysis

Land

The Northeast CRA area is generally bounded by Limit Ave on the north, E 11th Ave on the south, Baker and Tremain St on the west, and approaches US Highway 441 on the east. The total land area is 469 acres. An areas commercial real estate market is typically comprised of office, retail, industrial, and multifamily inventory. These four major real estate sectors provide a high-level overview of the existing commercial market and sector potential. In the Northeast CRA there is a limited amount of existing commercial real estate. The most prevalent sector within the Northeast CRA community is multifamily. The resurgence of the Grandview Business District is vital to the growth of commercial real estate in the community. According to Costar Group, a real estate information and marketing provider, there are two vacant commercial opportunity sites for sale within the CRA. These two sites are a combined 7.3 acres zoned commercial and adjacent to the Hampton Inn on US-441 Highway south to Limit Avenue. Currently in the Northeast CRA there is one proposed single-family development. The residential development Dora Landings is expected to bring 129 homes to the community.

Labor

The Northeast CRA features a diverse workforce with majority of residents working within the Services Industry (49.3% of residents), Retail (14.3%), and Construction (13.1%). According to Environmental Systems Research Institute (ESRI) estimates, the Northeast CRA features a workforce of approximately 889. The Northeast area of Mount Dora is primarily made up of residential properties and is not a major employment area, however, regionally recognized businesses such as Acme Bar-B-Que, and Hampton Inn call the area home. The top employment industries in the CRA are Education/Healthcare (21.5% of all available jobs), Arts/Accommodation/Food & Beverage (19.7%), Retail (18.4%) and Public Administration (13%). There are approximately 476 employees working within the Northeast CRA.

Capital

In 2017, the Northeast CRA realized \$363,150 in total revenues, up from \$359,650 in 2016. The development of Dora Landing, 129 single family homes with wastewater and recreation areas near, will significantly enhance revenues for the CRA. The Northeast CRA offers various incentive programs that aim to enhance redevelopment efforts. The *Development/Building Fee Reimbursement Program* assists non-profit agencies in constructing affordable single-family, owner-occupied homes by offering up to \$25,000 per home is available for reimbursement of building, impact and other related fees. The *Weatherization Assistance Program (WAP)* is a partnership with the Lake Community Action Agency (LCAA) that seeks to make improvements to single-family, owner occupied low-income homes by offering funding to increase energy efficiency. The funding provided by Lake County Action Agency to achieve energy efficiency is capped at \$7,000 per home while The Northeast Redevelopment Agency covers an additional \$10,000 in qualifying repairs. In November of 2016, the Northeast CRA was awarded a \$750,000 Community Development Block Grant (CDBG) to assist with stormwater/infrastructure needs and the elimination of slum and blight.

Markets

According to ESRI estimates, the population in the Northeast CRA is just under 2,000 residents. Since 2016, Median Household Income levels (\$41,967) have risen to 5.2%, Per Capita Income (\$21,080) has risen to 5.1%, and Median Housing Value (\$117,453) have risen to 8.3%. Residential housing vacancies have dropped from 18.4% to 17.9% during the same time period. A challenge for the Northeast CRA area remains education levels, as the percentage of residents that lack a high school diploma or equivalent education attainment in the Northeast CRA (21.7%) is far higher than the Mount Dora citywide rate of 11.1%.

Regulation

Cities must provide a professional response with an expedited solution when looking to attract new investment to an area. A City can be proactive by providing predictable built scenarios that achieve the community's goals and aspirations, benefits private investors, and moves the initial stages along faster. Infill development in the CRA can help raise the tax base and surrounding property values. However, private developers cannot generate adequate returns on investment to justify the investment risk if the barriers for entry include prohibitive regulations requiring additional time and money. The regulatory staff must continue to work to encourage growth and facilitate development of the Northeast CRA area and fight any perception of non-responsiveness. In an attempt to address top resident and business owner concerns such as stormwater/drainage, lighting, and code enforcement the Northeast board has funded additional City staff. Northeast CRA staff has started Phase 1 improvements to current stormwater and drainage, changed mercury lights to LED lights, and implemented an online system where residents can report service issues in the community.

Section 2.0 Objectives and Implementation

2.1 Economic Development

Economic development is building wealth in a community, encouraging economic growth, and improving quality of life. Several economic development initiatives are needed to eliminate conditions of blight within the Northeast CRA. Events, Branding, Public-Private Partnerships, Property Redevelopment, Job Training, and a local Community/Recreation Center will serve as economic drivers in the community. New investment in the Northeast CRA is needed to enhance quality of life for residents and increase the commercial tax base.

2.1.1 Branding

Objective: Create an area tagline that represents the Northeast community. Brand and market all events held in the CRA area as Northeast CRA events. Build on the action words (Savory, Cultural, Connected, and Timeless) used in the Grandview Business District place-making banner program.

Implementation: The Northeast CRA may use funds to develop create collateral that promotes the Northeast CRA businesses, events, parks, historic landmarks, and facilities.

2.1.2 Community/Recreation Center

Objective: To address the need for a community/recreation center in the Northeast CRA. The community center should provide a gathering place for residents of all ages to partake in recreational activities. Community center use should include a computer lab, commercial kitchen, recreation courts, and space for educational classes.

Implementation: The community center project can be accomplished through public- private partnerships and funding from the Northeast CRA. All funding should assist in the design, construction, and operation of the community center.

2.1.3 Property Redevelopment and Public-Private Partnerships(P3s)

Public Private Partnerships (P3s) are one of the most common ways that local governments participate in the real estate market to provide that catalytic effect. Public participation during revitalization efforts improves the investment profile and feasibility of projects that can improve market conditions and improve quality of life by enhancing convenience. There are many types of public private partnerships, but they are essentially opportunities for the public and private sectors to work together to provide a public service or benefit. These partnerships involve both real estate transactions, as well as the development of the project with private and public components and an ongoing operating agreement. Public Private Partnerships are key. Without a private developer partner the city would not be able to provide the public benefits that a project brings to the area, especially the positive impact on revitalization.

There are several benefits for a city to participate in a P3. A city can access new sources of capital that are available immediately. Since the private sector needs to realize a return on investment, project completion is usually expedited compared to a publicly managed project. A P3 leverages private expertise and it transfers risk to the party that's best suited to deal with that risk. Also, a P3 allows a city to promote economic development and revitalization through private sector investment opportunities that are catalysts for additional economic development and investment.

Objective: Work with the private sector to identify and create public/private partnerships for commercial, residential, cultural, mixed-use, and aesthetics projects to realize redevelopment goals and increase the tax base to fund neighborhood improvements.

Implementation: The Northeast CRA is authorized to enter into public-private partnerships for community benefit and could explore projects such as a community center, parking structures, mixed use developments, commercial developments, or other developments that fulfill the mission of the CRA.

2.1.4 Workforce and Job Training Programs

Objective: Provide opportunities for workforce and employment by creating an environment that promotes the development of skills and education of residents. Stimulate new business activity, cultivate entrepreneurs of the future, attract new industry to the area, and create jobs, particularly for those residing in the redevelopment area and in the city.

Implementation: Partner with workforce agencies to work with area businesses, and other private and public agencies, assist residents in finding jobs, especially through job fairs. Create partnerships with local businesses, educational, and vocational institutions to train residents of the Northeast CRA for jobs in the City.

2.1.5 Disaster Assistance Programs

Objective: From time to time, a public emergency or disaster may cause severe, temporary economic disruption to the redevelopment area such that slum and blight are likely to arise unless government intervenes. In the case of such an emergency, the CRA may establish an Emergency Business Assistance Program when it determines business assistance is necessary to help protect its redevelopment objectives, to protect its investment into capital improvements such as community policing, quality of life, economic diversity, and public infrastructure CRA enhancements, and to help alleviate the danger of slum and blight spreading within the redevelopment area. The scope and form of the business assistance provided will depend on the available resources as well as the character of the emergency.

Implementation: The CRA may provide business assistance in any form allowable under the Redevelopment Act and general law, including but not limited to:

- Providing businesses with consulting services in applying for other forms of government assistance, such as stimulus funds or disaster loans.
- Direct monetary relief in the form of bridge loans or payments.
- Targeted purchasing of redevelopment services.
- Expedited spending on other redevelopment objectives, such as storefront rehabilitation. The Program may include eligibility criteria to ensure that the assistance goes to otherwise- resilient businesses which are in danger of closing due to the emergency. The criteria shall include the following requirements in addition to any other criteria the CRA determines to be necessary or desirable:
 - Physical presence in the redevelopment area.
 - Demonstrated financial viability absent the emergency.
 - Demonstrated need caused by the emergency. The CRA may attach conditions to the business assistance as necessary or desirable to ensure the assistance is used for its intended public purpose, such as:
 - A requirement that the recipient spend any business assistance funds only on locations within the redevelopment area.
 - A temporary prohibition against shareholder dividends.
 - A requirement that the business remain open and/or maintain certain staffing levels for a period of time.
 - Recordkeeping requirements regarding the use of any funding.
 - A requirement of a personal guarantee from a chief executive or owner of the business.
 - When appropriate, a requirement to provide in-kind services to the CRA for other redevelopment efforts.
 - In the case of assistance in the form of loans, partial forgiveness of the loans in the case that the business successfully performs the requirements above.

2.2 Connectivity

The ability to connect people to places through various modes of travel help to create diverse, vibrant and healthy communities. A comprehensive transportation network system connects people whether they are pedestrians, bicyclist, drivers, public transit riders or any combination of these travel methods. The Northeast CRA area has a very walkable community grid. Important destinations such as neighborhood centers require good connectivity to attract people to support businesses as well as to help meet daily needs. A well balance transportation network helps reduce the reliance of automobile trips, lessoning the need to drive and alleviate traffic congestion, while strengthening community ties.

2.2.1 Mobility and Transit

Objective: To address the presence of inadequate pedestrian improvements, create a network of safe and attractive sidewalks and other pedestrian and bicycle ways throughout the Northeast CRA. Coordinate with any new development to provide adequate pedestrian and bicycleconnectivity.

Implementation: Improvements may be accomplished by the Northeast CRA providing funding for the needs assessment, design, construction, permitting, and other related activities associated with the improvements. Improvements includestormwater, drainage, sidewalks, lighting, landscaping, signage, paving and restriping, and other associated appurtenances.

Public right-of-ways within the Northeast CRA district may be evaluated to determine the need for improvements and redesigned to meet design guidelines. Upon completion of needs assessment and preliminary engineering, areas and blocks can be prioritized and budgeted for construction.



Figure 1:Pinellas County Trail Loop improves pedestrian and bicycle mobility



Figure 2: Pinellas County Trail Loop improves children's mobility to schools and parks

Objective: To address and improve connectivity to and from schools, parks, and trails within the Northeast CRA. Provide adequate pathways for pedestrians, bicyclists, drivers, and transit riders. Create a safe route to schools program that will provide a safe walking and bicycling environment for children to schools.

Implementation: Improvements of these pathways will follow design guidelines that increase sidewalk widths, improve crosswalk safety), enhance lighting and wayfinding, designate bicycle lanes, provide shade trees, and allow for aesthetic other enhancements. The Northeast CRA may provide funding for the needs assessment, design, construction, permitting, and other related activities associated with the improvements.

Objective: To incorporate traffic calming elements throughout the Northeast CRA that provide a safer and more pleasant environment for pedestrians. Continue the existing brick paver design found at the Grandview St and Lincoln Ave intersection throughout the Northeast CRA. Identify additional areas of traffic calming needs within the Northeast CRA and the appropriate technique based on street context.

Implementation: Improvements may be accomplished by the Northeast CRA providing funding for the needs assessment, design, construction, permitting, and other related activities associated with the improvements; these include speed bumps and humps, signage, pavement markers traffic circles, roundabouts, speed table (midblock), raised pedestrian crossings, raised intersection table, bulb-out extensions, bollards, pedestrian markings, crosswalk striping, painted intersections and other.



Figure 3: Grandview St and Lincoln Ave intersection

Objective: To increase transit ridership throughout the Northeast CRA. Develop bus stop standards for residential neighborhoods.

Implementation: Improvements may be accomplished by the Northeast CRA requesting funding from Department of Transportation (DOT) and other sources for the needs assessment, design, construction, permitting, and other related activities associated with the improvements; these include shelter, lighting, bench, trash can, bicycle racks, and route maps.



Figure 4: Lake County LakeXpress Public Transit System

2.2.2 Multi-Use Trails

Objective: To improve inadequate traffic facilities, trails and facilities as designated in the *Mount Dora Trails Master Plan*. To incorporate design standards set on *Mount Dora Trails Master Plan* within the Northeast CRA.

Implementation: Trail improvements may be completed by the Northeast CRA funding for or reimbursing the City for the design, construction, permitting, and other related activities associated with the trail improvements that are within the Northeast CRA district and designated in the *Mount Dora Trails Master Plan*.

The Northeast section of the Tremain Street Greenway has been completed. Additional trails and related facility improvements include, but are not limited to, the Lincoln Avenue Trail, and N Clayton St, Pine Ave, N Wardell St, N Usher St and E 11th Ave bicycle and pedestrian enhancements. Trail construction may require the purchase of private property and coordination with new development.



Figure 5:Tremain Street Greenway in Mount Dora

2.3 Infrastructure

It is important to coordinate all Northeast CRA, City, County, State & federally-funded infrastructure improvements. During the improvement process the Northeast CRA should push for best practice systems, resources, and providers. The Northeast CRA should continue moving forward with the upgrades to community stormwater and drainage systems. This improvement project will alleviate residential flooding and provide better systems that can support additional development projects.

2.3.1 Stormwater and Drainage

Objective: To address the condition of inadequate stormwater and drainage infrastructure within the Mount Dora Northeast Community Redevelopment Area, the Northeast CRA may take action to improve stormwater and drainage infrastructure, design and construct improvements, and coordinate with the City to achieve these goals. The Northeast CRA shall identify critical flood areas within the Northeast CRA and prioritize improvements. Stormwater and drainage infrastructure within the Northeast CRA shall accommodate capacity to allow incremental growth.

Implementation: Stormwater and drainage improvements may be accomplished by the Northeast CRA providing funding or reimbursing the City for needs assessment, planning and design, engineering and construction, permitting, and other related activities associated with the improvements. CDBG and other grants may be sought to provide funding. [*Amendment Ord # 2016-18 Adopted on 5/17/2016*].

2.4 Neighborhoods

The Northeast neighborhood is comprised of single family and multifamily residential areas that are connected through walkable street grids. Housing improvements are needed for existing housing stock and a variety of new housing product needs to be delivered in the Northeast CRA. Additional housing in a market creates diversity in housing types and attract new residents to the area. When building stronger neighborhoods, Community Policing is a crucial element. Within the Northeast CRA community relations personnel keep the neighborhood safe and gives law enforcement the opportunity to interact with the residents they protect and serve. As a way to enhance pride within a community it is important to reduce blighted areas through beautification efforts in public spaces, routine maintenance of streetscapes, and enhancements to the built environment.

2.4.1 Housing

Objective: To address the need for affordable housing for low and moderate-income residents, the Northeast CRA can encourage the construction of new housing and rehabilitation of existing housing. Create a healthy mix for housing and income options that improves quality of life.

Implementation: Affordable housing can be promoted by the Northeast CRA developing, administering, and funding incentive programs for affordable housing providers and/or property owners. The Northeast CRA will collaborate with other organizations through their established programs, including providing grants, loans, or in-kind services.



Figure 6: Affordable housing Cottages at Oak Park in Ocean Springs Mississippi

Objective: To address the need to improve deteriorating housing conditions and to improve the energy efficiency of housing, the Northeast CRA can encourage improvements to housing, including repairs for code violations, weatherization, façade renovations and painting, front yard landscaping, shade trees/ canopies that would lower A/C usage, solar panels and other energy efficiency improvements.

Implementation: Housing improvements can be facilitated by the Northeast CRA developing, administering, and funding incentive programs for affordable housing providers and/or property owners. The Northeast CRA will collaborate with other organizations through their established programs, including providing grants, loans, or in-kind services. The Northeast CRA shall assist affordable housing providers and/or property owners with information on different improvements and programs.

Objective: To facilitate in home renovations for owner occupied units and to improve building conditions within the Northeast CRA. The Northeast CRA can encourage improvements to owner occupied homes, including façade renovations and painting, front yard landscaping, shade trees/ canopies that would lower A/C usage, solar panels, roofing, A/C, heat electric and plumbing repairs and other appurtenances.

Implementation: Home renovations for owner occupied units can be facilitated by the Northeast CRA developing, administering, and funding incentive programs for property owners. The Northeast CRA will collaborate with other organizations through their established programs, including providing grants, loans, or in-kind services. The Northeast CRA shall assist property owners with information on different improvements and programs.

2.4.2 Community Policing

Objective: The incidence of crime in the Northeast CRA can be reduced through the visual presence of a neighborhood ambassador program in addition to the established neighborhood watch group. The ambassador program should enhance community pride, beautification, and communication between residents, the city, law enforcement, and local businesses. The neighborhood watch group should keep a careful watch for possible undesirable activities in the Northeast CRA, assist in vigilance of children going and coming from school and the elderly.

Implementation: The neighborhood ambassador program and neighborhood watch group can be funded through the Northeast CRA providing funds for costs associated with program operations, community relationship building events between residents and law enforcement, community resource officer social program training and staffing.

2.4.3 Beautification and Enhanced Maintenance

Objective: To address and prevent visual blight in open public areas and rights-of-way, the Northeast CRA should keep the improvements it has installed, including landscapes and streetscapes in good condition as part of carrying out its redevelopment duties. The Northeast CRA shall undertake routinely observational tours and identify any concerns with street lighting, vegetation and landscape, paving, asphalt demarcations, signage, benches, identity banners, sidewalks, storefronts, building frontages, crosswalks and other beautification elements. The Northeast CRA shall enable community groups to care for and maintain these types of public amenities.

Implementation: The elimination and prevention of visual blights in open public areas and rights-of-way, will be accomplished by the Northeast CRA funding a maintenance and beautification program. The program may include funding for staff, equipment, and materials. The tasks and activities in the program are those not assigned or regularly completed as part of routine City operations.

Objective: To promote public way finding signage and public art as a way to beautify and enhance the public realm, while creating community engagement, civic ownership and building a stronger community within the Northeast CRA. Activities and elements of a way-finding signage and public arts program may include; gateway signs, neighborhood signs, public building, parks and facility signs, directional signs, parking signs, neighborhood walker's guide, murals, painted crosswalks and intersections, painted utility boxes, fence disguising, and public sculptures.

Implementation: The promotion and improvement of public way-finding signage will be accomplished by the Northeast CRA funding a maintenance and beautification program. The program may include funding for staff, equipment, and materials. The tasks and activities in the program are those not assigned or regularly completed as part of routine City operations.

2.5 Redevelopment Support

The vision of elected officials and city staff is important for the private sector to understand. Both public and private sector vision is important and should align to spur redevelopment in an area. Updated land development regulations and an investor friendly environment is important for growth. It is also imperative that the city is responsive to potential investors, provide good customer service and share up to date information regarding the city.

2.5.1 Administration

Objective: Encourage and support sound and redevelopment-friendly Land Development Regulations within the Northeast CRA.

Implementation: Encourage and support Land Uses, Zoning, and Building Codes that encourage future redevelopment, such as Mixed-Use Land Use zoning, Transit Oriented Land Use and Zoning, Density Variances and Bonuses to create higher densities and encourage the private sector to provide public area enhancements and benefits, Inclusionary Zoning and Linkage Fees, Streamlined Building Codes and other Regulations.

Objective: Provide Economic Incentives and other support to projects that further CRA Redevelopment Goals & Initiatives.

Implementation: Provide funding for and create infrastructure to support Redevelopment Goals, Initiatives, and projects. Provide funding to offset Impact Fees for Targeted Retailers and Industries. Provide direct incentives for development of projects to realize other Redevelopment Goals or to increase Increment Revenue. Public Works program investments help facilitate the transition of communities from being distressed to becoming competitive by developing key public infrastructure, such as technology-based facilities that utilize distance learning networks, smart rooms, and smart buildings; multitenant manufacturing and other facilities; business and industrial parks with fiber optic cable; and telecommunications and development facilities. In addition, Economic Development Administration (EDA) invests in traditional public works projects, including water and sewer systems improvements, industrial parks, business incubator facilities, expansion of port and harbor facilities, skill-training facilities, and brownfields redevelopment.

Objective: Identify and pursue resources for successful implementation of the initiatives in this plan.

Implementation: Technical skills change over time and the CRA Board must ensure that the proper resources are in place for successful implementation. The CRA should focus on market positioning, business assistance, real/perceived safety, and attracting private investment in the near term. Additionally, the CRA should implement a grant strategy to pursue additional funding to support implementation of CRA initiatives.

Section 3.0 Summary of Redevelopment Activities

The redevelopment activities contained in Section 2.0 of this Redevelopment Plan on which Northeast CRA funds can be expended are summarized below.

Economic Development

- Building a Community Center with indoor recreation courts, computer lab, classrooms, and kitchen
- Community Center programming for all ages
- Attract private investment for low and medium density residential and neighborhood commercial uses
- Promote and position Northeast CRA as a tranquil living neighborhood to raise a family, while having the potential of working in proximity to Wolf Branch Innovation District, Downtown Mount Dora, and Downtown Orlando located at 45 minutes transit ride.
- Identify opportunity sites, provide development scenarios (with private investment benefits), and promote
- Identify opportunity sites for potential neighborhood commercial use, development scenario, and promote
- Enhance and promote parks and schools as quality of life elements to attract future residents

Connectivity

- Expand and complete Tremain Street Greenway and Trail, and connect to Lincoln Ave and Pine Ave (going east-west), then connect to N Grandview St and N Highland St (going north-south)
- Enhance the connectivity and accessibility to Cauley Lott Park, Lillie Park, and Frank Brown Sports Complex
- Enhance sidewalks and prioritize in completing continuous sidewalk networks
- Provide Trail/ Shared-Use Path enhancements connecting neighborhood schools, parks, recreation facilities, and businesses
- Provide streetscape amenities, such as, furnishings (seating, shelters) along Lake County LakeXpress Route 3
- Enhanced landscaping (provide shade trees) along main streets
- Create bicycle amenities, such as, parking rest areas (parking racks, water fountains, shade trees, shelter) at parks, schools, bus shelters, and at neighborhood commercial areas
- Create bicycle share program that connects to Downtown Mount Dora and the future Wolf Branch Innovation District
- Increase mass transit and connectivity
- Design enhancements to existing and new bus stops (shelter, lighting, seat, trash can, bicycle racks, route maps)
- Traffic calming devices such as raised crosswalks, painted intersections, painted cross walks, pedestrian signage, and speed bumps as needed

Infrastructure

- Stormwater and drainage resident program
- Stormwater and drainage infrastructure project support
- Identify critical areas of flooding

Neighborhoods

- Homeowner maintenance program with a focus on roof, air conditioning, electric, plumbing enhancements, and life safety
- Neighborhood ambassador program and watch group
- Community relationship building events between residents and police
- Community Resource officer staffing and training on social programs, affordable housing, and veteran affairs
- Community security improvements (i.e. security cameras)
- Community Clean up days
- Code Enforcement Program that targets top code violations in the Northeast (i.e. overgrown property, junk and debris, and fencing)
- LED street light installation
- Facilitate in a “Community Public Way-Finding Signage Design Manual” creation

Redevelopment Support

- Economic Incentives for projects that align with Northeast CRA goals and initiatives
- Additional support and resources needed to execute development projects and CRA initiatives

Section 4.0 Potential Projects and Programs

NORTHEAST CRA – POTENTIAL PROJECTS & PROGRAMS ESTIMATED COSTS AND POTENTIAL FUNDING SOURCES FY 2024-2049			
INCREMENT REVENUES	FY 2020 – FY 2049	\$400,000/YR	
PROJECT/PROGRAM/ACTIVITY	ESTIMATED TIME FRAME	ESTIMATED NOT TO EXCEED COST	POTENTIAL FUNDING SOURCES
Community Resource & Recreation Center	Design completed in 2024. Construction starting in 2024. Competition - TBD	\$13,000,000	Northeast CRA, Grants, Impact Fees, General Fund, Sales Tax
Storm Water Improvement	TBD	TBD	Northeast CRA, General Fund, Grants, Sales Tax, Public/Private
Streetscape Improvements	2026-2030	4,500,000	Northeast CRA, Grants, Impact Fees, General Fund, Sales Tax
Multi-Use Trails:	2019 – 2030	3,500,000	Northeast CRA, CRA, City, Grants
Northeast CRA Branding	Annual Program 2026-2032	\$0 - \$50,000/year	Northeast CRA
Workforce and Job Training Programs	TBD	\$0 - \$75,000/year	Northeast CRA – Public/Private
Housing Programs	Annual Program 2024-2049	\$0 - \$50,000/year	Northeast CRA
Community Policing	Annual Program 2024-2049	\$0 - \$75,000/year	Northeast CRA
Development Incentives	Annual Program 2024-2049	\$0 - \$50,000/year	Northeast CRA
Business Retention and Attraction Incentives	Annual Program 2024-2049	\$0 - \$30,000/year	Northeast CRA
Beautification and Enhanced Maintenance	Annual Program 2024-2049	\$0 - \$30,000/year	Northeast CRA
Promotional Activities	Annual Program 2024-2049	\$0 - \$10,000/year	Northeast CRA
Property Redevelopment	2024-2049	TBD	Northeast CRA – Public/Private
Pedestrian Improvements	TBD	TBD	Northeast CRA – Public/Private, General Fund, Grants, Sales Tax

Section 5.0 Funding and Finance

The Northeast CRA has successfully completed infrastructure improvements, enhanced public safety efforts, and created additional housing programs for residents. Moving forward, it will be important for the Northeast CRA to establish revenue generating activities as a way to increase the tax base and fund other initiatives. Such repositioning activities will be critical for the Northeast CRA to foster development and business attraction to fight slum and blight. The identified Northeast CRA Potential Projects and Programs should lead budget allocation. The Northeast CRA can issue TIF Bonds as an allowed debt funding method. In addition to CRA Funds there are alternative financing sources that support the redevelopment of an area.

Alternative Financing Sources

- **Transit Oriented Development Funding:** The County could issue an RFP for a long-term lease for development of transportation sites, which attract private funding.
- **Metropolitan Planning Organization Funding:** The CRA should partner with the MPO, Lake County, and FDOT to advocate for additional transportation investments that will improve connectivity and aesthetics of the area's main corridors.
- **Community Development Block Grants:** CDBG funding is available to build community facilities, roads, parks, repair or rehabilitate housing, provide new or increased public services to residents, or fund initiatives that generate or retain new jobs. The Northeast CRA has been awarded a CDBG to fund stormwater and drainage improvements in the community.
- **Housing and Urban Development Grants and Loans:** The US Department of Housing and Urban Development (HUD) provides low-interest loans to local governments for the implementation of capital projects for revitalization and economic development, including streetscape and infrastructure improvements. These loans can be supplemented by Economic Development Initiative (EDI) grants from HUD.
- **Department of Economic Opportunity Grants:** The Florida Department of Economic Opportunity (DEO) provides grants to local governments for the planning and implementation of economic development initiatives. Grants are usually in the \$40,000 range.
- **Business Improvement District:** This is a long-term goal. With a BID in mind down the road, the CRA's business retention and attraction program should focus on businesses and building relationships for BID implementation.
- **Economic Development Transportation Fund:** The Economic Development Transportation Fund, commonly referred to as the "Road Fund," is an incentive tool designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. The award amount is based on the number of new and retained jobs and the eligible transportation project costs, up to \$3 million. The award is made to the local government on behalf of a specific business for public transportation improvements.
- **Impact Fees:** Many communities, in partnership with local government seek ways to mitigate start-up costs by experimenting with waiving or staggering impact fee payments.

- **Tax Increment Revenues:** Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. This increment, which is determined annually, is a percentage of the difference between the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable real property within the Community Redevelopment Area and the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishment of the Redevelopment Trust Fund. Both of these amounts are exclusive of debt service millage of the taxing authorities.

The ability of the Community Redevelopment Agency to utilize this funding method requires two key actions:

- a. The establishment of a redevelopment trust fund as required by FS 163.387 as the repository for increment tax funds, and;
 - b. The provision, by ordinance of the City, for the funding of the redevelopment trust fund for the duration of the Community Redevelopment Plan.
- **Redevelopment Revenue Bonds:** The provisions of F.S.163.385 allow the Community Redevelopment Agency to issue "Revenue Bonds" to finance redevelopment actions, with the security for such bonds being based on the "anticipated assessed valuation of the completed community redevelopment." In this way, the additional annual taxes generated within the Community Redevelopment Area, the "tax increment", is used to finance the long-term bond debt. Prior to the issuance of long- term revenue bonds, the City or Community Redevelopment Agency may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

Taking advantage of this revenue source enables the Community Redevelopment Agency to leverage TIF and provide more funds for projects upfront instead of as a pay as you go scenario. There are many advantages to utilizing bonds including being able to implement projects quicker and leveraging private investment by constructing public improvements. An analysis of debt service should be conducted to determine if bonds are practical for the Northeast CRA.

Section 6.0 Exit Strategies

The goals of CRA's are to stimulate and change market conditions, and to provide catalysts and investments that promote private investment and redevelopment. As plan implementation occurs and initiatives move forward, success will depend on strong leadership and project management, with the goal of reducing and eventually eliminating the need for tax increment funding support. This plan has identified several additional and alternative funding mechanisms that may be available to continue public and private redevelopment initiatives.

Additionally, the CRA should identify certain metrics and measures which indicate progress toward the redevelopment goals, and which will ultimately guide any policy decisions.

CRA Performance and Progress Metrics and Measures:

- Tax base growth and increase of increment revenue
- New business starts
- Consumer and business perception survey results
- Retail sales change
- Household income change
- Private investment levels
- Number of requests for and/or need for CRA incentives for project feasibility
- Public investment and capital project completions
- Change in the crime rate
- Transfer of successful program responsibility to partner organizations
- Successful utilization of the alternative funding mechanisms

The above measures should be established by the Northeast CRA Advisory Board, tracked and reported by Northeast CRA staff, and monitored by the Mount Dora City Commission.

Section 7.0 Required Plan Contents

Mount Dora Northeast Community Redevelopment Agency Chapter 163.362 Checklist

In accordance with 163.362 Florida Statutes, the Community Redevelopment Plan must include the elements described below. The following section includes language from the statute shown in italic type, with a brief response to each element in normal type.

- 1) *Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.*

Legal description of the Mount Dora Northeast CRA boundary is included as Appendix A. The areas within the boundaries were shown to contain slum and blight in Resolution 2017-81, which is included as Appendix B.

- 2) *Show by diagram and in general terms:*

- (a) *The approximate amount of open space to be provided and the street layout.*
- (b) *Limitations on the type, size, height, number, and proposed use of buildings.*
- (c) *The approximate number of dwelling units.*
- (d) *Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.*

Maps of the Mount Dora Northeast CRA and a general description of the existing physical and regulatory conditions are included in the **Market Analysis**. The areas within the Mount Dora Northeast CRA remain subject to the County's Comprehensive Plan and zoning regulations, which stipulate limits on locations, sizes, height, etc. of dwelling units, streets, and park and recreations areas, among other things.

- (3) *If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.*

A community analysis is included in the section highlighting **Neighborhoods**.

- (4) *Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.*

The **Financial Projections** includes revenue and expense projections. Specific public capital projects are identified in these projections. Publicly funded projects will be evaluated on an ongoing basis.

- (5) *Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.* Specific programs and expenditures must be enumerated in the Plan in order for the CRA to have the authority to undertake them. CRA activities are overseen by a Board of Council members that meet periodically in public session to review and monitor all CRA activities.

Refer to **Potential Projects and Programs** for a description of both general and specific programs.

(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

Regulatory and zoning authority within the CRA is governed by the County. Any recommendations regarding regulatory amendments and design guidelines to assist with redevelopment efforts must be implemented by County Staff and Board.

(7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

The **Neighborhood** section includes a discussion of neighborhood impacts of redevelopment and includes a recommendation that the CRA adopt a relocation policy to provide adequate protections and assistance for any persons displaced by redevelopment activities.

(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.

The **Findings** section; the **Economic Development** section, and the **Neighborhood** section, highlight residential redevelopment. Many portions of the Mount Dora Northeast CRA are residential neighborhoods. The Plan contemplates strengthening existing neighborhoods and providing for additional housing, where economically feasible, to improve and diversify housing stock and housing opportunities.

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

Detailed financial projections are provided in the **Funding and Finance** section. These financial projections will be reviewed and updated at least annually so that the CRA is always able to look ahead and plan for adequate financial resources to undertake its activities.

(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

As stated earlier, in the Amendment to CRA Plan section, this amendment to the Plan will extend the life of the Mount Dora Northeast CRA for a period of thirty years from the date of formal adoption of the amendment by the City Commission. This date should be noted in the Ordinance to adopt the Plan as the time certain for completing all redevelopment activities.

Appendix A: Legal Description of Mount Dora Community Redevelopment Area

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF BLOCK 18, SEC110N 30 TOWNSHIP 19 RANGE 27; RUN THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF BAKER STREET TO THE SOUTHERLY RIGHT OF WAY UNE OF LINCOLN AVENUE; THENCE EAST ALONG SAID SOUTHERLY RIGHT OF WAY AND THE EASTERLY EXTENSION THEREOF OF LINCOLN AVENUE TO POINT ON THE EAST RIHT OF WAY UNE OF TREMAIN STREET; THENCE NORTH ALONG THE SAID EASTERLY RIGHT OF WAY UNE OF TREMAIN STREET TO THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF GRANITE STATE COURT, THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SAID GRANITE LATE COURT, THE EASTERLY EXTENSION THEREOF AND THE SOUTH LINE OF LOT 12 OF GRANITE STATE COURT, AS RECORDED IN PLAT BOOK 6, PAGE 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA TO THE WEST LINE OF SAID GRANITE STATE COURT SUBDIVISION; THENCE NORTH ALONG THE SAID WEST UNE OF GRANITE STATE COURT SUBDIVISION TO THE SOUTHERLY RIGHT OF WAY OF JACKSON AVENUE; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF JACKSON AVENUE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12, BLOCK "B" OF RILEY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINES OF LOTS 1 THROUGH 12, BLOCK "A" AND LOTS 1 THROUGH 12, BLOCK "B" OF SAID RILEY'S SUBDIVISION, AND THE NORTHERNLY AND SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT OF WAY LINE OF FEARON AVENUE, THENCE EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF FEARON AVENUE, THENCE EAST AONG SAID SOUTHERLY RIGHT OF WAY LINE OF FEARON AVENUE AND THE EASTERLY EXTENSION THEREOF TO THE EASTERLY RIGHT OF WAY LINE OF SAID TREMAIN STREET; THENCE NORTH ALONG SAID EASTERLY LINE OF TREMAIN STREET TO THE NORTH UNE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE EAST ALONG SAID NORTH LINE OF SAID SEC110N NORTHERLY MOST BOUNDARY OF SAID DISTRICT A DISTANCE OF 4,035 FEET THENCE SOUTH 965 FEET, EAST 305 FEET, SOUTH 355 FEET TO RIGHT OF WAY LINE OF PINE AVENUE, PROCEED EAST ALONG THE SOUTH RIGHT OF WAY UNE OF PINE AVENUE AND THE NORTH UNE OF MOUNT DORA HEIGHT SUBDIVISION TO LOT 1 AS, RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE SOUTH ALON THE EASTERLY MOST BOUNDARY OF SAID SUBDIVISION A DISTANCE 1,370 FEET TO A POINT ON THE NORTH LINE OF THE SOTH $\frac{1}{2}$ OF SECTION 29, TOWNSHIP 19, RANGE 27, FROM SAID POINT PROCEED EAST 660 FEET TO THE WESTERLY RIGHT OF WAY OF NEW

U.S. HIGHWAY 441, THENCE SOUTH ALONG SAID RIGHT OF WAY OF SAID HIGHWAY 330 FEET; THENCE WEST 165 FEET, SOUTH 330 FEET, THEN EAST 150 FEET TO SAID WESTERLY RIGHT OF WAY OF NEW U.S. HIGHWAY 441, PROCEED THENCE SOUTH 90 FEET TO SAID POINT, THENCE PROCEED WEST 1,568 TO A POINT 152.5 FEET FROM THE SOUTHWEST CORNER OF BLOCK 217; PROCEED WEST TO THE EASTERLY MOST BOUNDARY OF DORA HEIGHTS SUBDIVISION, BLOCK "A" RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; PROCEED SOUTH TO SAID SOUTHERLY RIGHT OF WAY LINE OF LOT 22, THENCE WEST ALONG SAID SOUTHERLY PROPERTY LINE OF LOTS 22 AND 10 OF SAID DORA HEIGHTS SUBDIVISION, BLOCK "A" CONTINUE WEST ALONG SAID SOUTHERLY LINE OF LOT 10 OF BLOCK "B" OF SAID SUBDIVISION; CONTINUE WEST ALONG THE NORTH 152 FEET OF BLOCKS 219 AND 220, THENCE PROCEED WEST TO THE EASTERLY BOUNDARY OF WALLER PARK SUBDIVISION AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; PROCEED EAST ALONG SAID SOUTH PROPERTY LINES OF LOTS 12 THROUGH 1 IN SAID SUBDIVISION CONTINUE EAST TO BLOCK 223, THEN NORTH 6 FEET TO THE SOUTH BOUNDARY OF LOT 14 IN SUNNILAND SUBDIVISION AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; PROCEED WEST ALONG SAID SOUTHERLY BOUNDARY OF LOTS 14 THROUGH 6, THENCE NORTH 25 FEET TO THE SOUTH LINE OF LOT 4 THENCE WEST TO THE EASTERLY BOUNDARY OF GORHAM SUBDIVISION, BLOCK B; THENCE SOUTH TO THE SOUTHERN BOUNDARY OF LO 13 OF SAID SUBDIVISION, PROCEED WEST ALONG SIDE SOUTH BOUNDARY OF LOTS 13 AND 18 IN SAID SUBDIVISION, CONTINUE WEST IN BLOCK A OF SAID SUBDIVISION OVER THE NORTHERLY MOST BOUNDARY OF LOTS 14 AND 1, CONTINUE WEST OVER THE SOUTH BOUNDARY OF THE NORTH $\frac{1}{2}$ OF BLOCKS 11 AND 12, SECTION 29, TOWNSHIP 19, RANGE 27 TO THE WESTERLY BOUNDARY OF SAID.

SECTION, THENCE PROCEED WEST TO POINT OF BEGINNING THIS AREA CONTAINS 371.1 ACRES

“EXHIBIT A” continued

FROM THE SW CORNER OF THE SE ¼ OF SECTION 20, T 19 S, R 27 E RUN THENCE N 89°43'35" W ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 623.11 FEET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUN N 00°05'44" E 65.07 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 235.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGEL OF 14°15'53" A LENGTH OF 58.51 FEET TO A POINT OF TANGENCY; THENCE RUN A 14°10'09" W 152.56 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°28'49" A LENGTH OF 47.46 FEET TO A POINT OF TANGENCY; THENCE RUN N 02°18'40" E A DISTANCE OF 902.64 FEET; THENCE RUN N 46°20'30" E 174.07 FEET; THENCE RUN N 60°48'54" E 328.61 FEET; THENCE RUN N 49°59'25" E 37.12 FEET; THENCE RUN N 35°45'51" W 70.33 FEET; THENCE RUN N 49°59'25" E 466.05 TO THE SOUTHWESTERLY LINE OF RIGHT OF WAY OF U.S. HIGHWAY 441; THENCE RUN S 40°01'05" E 125.00 FEET; THENCE RUN S 49°59'25" W A DISTANCE OF 387.11 FEET; THENCE RUN S 35°45'51" E A DISTANCE OF 352.84 FEET; THENCE RUN S 54°14'09" W A DISTANCE OF 78.70 FEET; THENCE RUN S 35°45'51" E A DISTANCE OF 328.42 FEET; THENCE RUN N 49°59'25" E 516.13 FEET TO THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 441; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE RIGHT- OF-WAY OF U.S. HIGHWAY 441 TO THE SOUTH LINE OF SAID SECTION 20; THENCE RUN N 89°43'35" W ALONG THE SOUTH LINE OF SAID SECTION 20 TO THE POINT OF BEGINNING.

Parcels previously added to the boundary in 2020:

PARCEL ID	LEGAL DESCRIPTION
20-19-27-0003-000-06300	N/A
20-19-27-0003-000-01100	FROM SW COR OF SEC RUN N ALONG SAID W LINE OF SEC 25 FT FORPOB, CONT N TO NW COR OF SW 1/4 OF SW 1/4, E ALONG N LINE OF SW 1/4 OF SW 1/4 A DIST OF 330 FT, S 6DEG W 1295 FT TO N'LYR/W LINE OF LIMIT AV, W ALONG SAID N'LY R/W 330 FT TO POBORB 1283 PG 2053
20-19-27-0003-000-06200	FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTHRANGE 27 EAST RUN NORTH 06-13-21 EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-43-31 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06-12-45 EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05-14-23 WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89-43-36 WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06-12-45 WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89-43-46 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING ORB 5311 PG 1181

Legal Description of Expansion Area

The following narrative summarizes the parcels contained within the proposed Northeast CRA expansion area and their associated legal descriptions. Taken in total the following narrative comprises all of the individual parcels' legal descriptions for the proposed expansion area. Please note that this does not constitute an official survey legal description of the proposed expansion area boundaries as may be prepared by a licensed surveyor but represents a summary of the individual TIF-Contributing participating parcels' legal descriptions as provided by Lake County's Property Appraiser's Office and used verbatim.

RENUM ³	LEGAL DESCRIPTION
201927000300001400	FROM SW COR OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN N 89-43-35 W 178.61 FT, N 02-18-40 E 850 FT, S 89-43-35 E 268.59 FT, N 49-59-25 E 142.41 FT, N 35-45-51 W 328.42 FT, N 54-14-09 E 78.70 FT, N 35-45-51 W 352.84 FT, N 49-59-25 E 387.11 FT TO SW'LY R/W LINE OF US HWY 441, N 40-01-05 W ALONG SAID HWY 125 FT FOR POB, RUN S 49-59-25 W 466.05 FT, S 35-45-51 E 70.33 FT, S 49-59-25 W 37.12 FT, S 60-48-54 W 328.61 FT, S 46-20-30 W 72.53 FT TO N LINE OF SE 1/4 OF SW 1/4, S 89-55-0 W TO SW COR OF NE 1/4 OF SW 1/4, N ALONG SAID W LINE TO NW COR OF NE 1/4 OF SW 1/4, E ALONG SAID N LINE TO A POINT SW'LY R/W LINE OF US HWY 441, SE'LY ALONG SAID SW'LY R/W LINE OF US HWY 441 TO POB--LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-39 WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04-15-18 EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46-20-30 EAST 219.78 FEET, NORTH 60-48-54 EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49-59-27 WEST 256.45 FEET, SOUTH 35-45-51 EAST 70.33 FEET, SOUTH 49-59-25 WEST 37.12 FEET, SOUTH 60-48-54 WEST 328.61 FEET, SOUTH 46-20-30 WEST 72.56 FEET, SOUTH 89-55-00 WEST 181.34 FEET TO THE POINT OF BEGINNING-- ORB 1205 PGS 646 651
201927000200001000	W 1/2 OF NW 1/4 LYING S OF HWY 441--LESS BEG AT W 1/4 COR RUN N 02-55-30 W ALONG W LINE OF NW 1/4 567.89 FT TO S R/W OF US HWY 441, RUN N 87-22-0 E ALONG SAID S R/W LINE 530 FT, THENCE DEPARTING SAID S R/W LINE RUN S 02-55-30 E 312.84 FT, S 87-22-0 W 60 FT, S 02-55-30 E 255.8 FT, S 87-27-30 W 470 FT TO POB--LESS LAKESIDE AT WATERMAN VILLAGE PB 76 PB 30-32--
201927000200005800	SE 1/4 OF NW 1/4 LYING SW'LY OF US HWY 441 ORB 1205 PGS 646 651

³ Parcel ID number listed in the County Property Tax Appraiser records.

	FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 RUN NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-00-00 EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT ST TO THE POINT OF BEGINNING--FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 06-13-21 EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-43-31 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06-12-45 EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05-14-23 WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89-43-36 WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06-12-45 WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89-43-46 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING-- DB 145 PGS 139 141
201927000300001200	
191927060000L00000	SUNSET HEIGHTS TRACTS L & N PB 3 PG 34

Appendix B: Resolution Approving Community Redevelopment Area

EXHIBIT #1

Intergovernmental/Interagency Agreement Between the City of Mount Dora and the
Community Redevelopment Agency
Relating to CRA Operations and Funding of Projects

RESOLUTION NO. 89-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA PURSUANT TO SECTION 163.355, FLORIDA STATUTES, DECLARING A FINDING OF NECESSITY THAT ONE OR MORE SLUM OR BLIGHTED AREAS EXIST IN THE CITY THAT REQUIRE THE REHABILITATION, CONSERVATION OR REDEVELOPMENT, OR A COMBINATION THEREOF, IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF THE RESIDENTS OR CITIZENS OF MOUNT DORA; PROVIDING FOR THE DESCRIPTION OF THE AREAS CONTAINING APPROXIMATELY 300 ACRES! PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Mount Dora recognizes the need to rehabilitate, conserve or redevelop slum or blighted areas of the City;

WHEREAS, the City has prepared documentation supporting a Finding of Necessity as required by Section 163.355, Florida Statutes that such slum or blighted areas exist in the northeast section of the City, said section being more specifically described by Exhibit "A" which is attached hereto and by reference made a part hereof; and

WHEREAS, the said supporting documentation is included in this Resolution as Exhibit "A" and has been reviewed by the City Council and is hereby adopted and incorporated herein; and

WHEREAS, said Finding of Necessity has determined that there exists within the City a certain area which meets the definition in Section 163.340, Florida Statutes, as a blighted area in that there are a substantial number of slum, deteriorated, or deteriorating structures which for the following factors substantially impair or arrest the sound growth of the municipality and constitute a menace to the public health, safety, morals or welfare of the residents therein;

- {a) There is a predominance of defective or inadequate street layout so that vehicular traffic circulation, parking and pedestrian circulation are not properly accommodated.
- {b) There is a predominance of faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- {c) Because of drainage problems and antiquated infrastructure certain unsanitary or unsafe conditions exist;
- {d) There is a predominance of dilapidated and substandard structures lying within the district which are unsafe, unsanitary and unfit for human habitation;
- {e) The area has a high concentration of drug use and abuse in that a disproportionate share of all drug arrests made in

the City by the Mount Dora Police Department and the Fifth Circuit Drug Task Force are made in the northeast section of the city. Statistics show that drug abuse leads to higher crime rates and increases in sex-related diseases;

- (f) There is an accumulation of debris on vacant lots or around vacant buildings in the area;
- (g) There is inadequate off-street parking available in the northeast commercial district;
- (h) There are only five businesses in the northeast commercial district that employ less than ten persons. There are no businesses in the northeast area that employ the unskilled low to moderate income persons except for the City of Mount Dora.
- (i) The dilapidated and substandard structures retard growth and property values;
- (j) There is a shortage of affordable housing for low and moderate income persons;
- (k) There is a shortage of safe, affordable, standard housing for the elderly; and

WHEREAS, the City Council specifically desires to express this Finding of Necessity pursuant to Part III, Chapter 163, Florida Statutes,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA:

SECTION 1: The City Council hereby determines and finds that the area in Mount Dora described by Exhibit "B" and graphically illustrated by the map attached hereto and by reference included herein as Exhibit "C" is a slum or blighted area or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly.

SECTION 2: The City Council hereby determines that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the areas described by Exhibit "B" is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Mount Dora.

SECTION 3: The City Council hereby expresses its intent that this Resolution, with exhibits, fulfill the finding of necessity required by Section 163.335, Florida Statutes,

SECTION 4: The City Council hereby expresses its desire that public and private financial, planning, and redevelopment resources should be developed and mobilized to rehabilitate, conserve, or redevelop the area described in Exhibit "B".

SECTION 5: The City Council hereby expresses its intent that this Resolution shall be a requisite step in commencing community redevelopment activities under Part III of Chapter 163, Florida Statutes.

SECTION 6: This resolution shall take effect immediately upon its passage, this 15th day of August, 1989.


JEFFREY S. BOOK, Mayor and President
City Council

Attested by:

EXHIBIT "A"

**SUPPORT DOCUMENTATION
FOR THE FINDING OF NECESSITY
COMMUNITY REDEVELOPMENT DISTRICT
JULY 1989**

City of Mount Dora Public Works Director and Building Official have inspected the areas within the legal description shown by Exhibit "B" to Resolution No. 89-19 and have found the following conditions to exist:

1. There is a predominance of defective or inadequate street layout so that vehicular traffic circulation, parking and pedestrian circulation are not properly accommodated. Furthermore, there are no municipally owned parking lots in the northeast commercial districts and none of the existing businesses have adequate off-street parking as required under the Land Development Code. Several buildings are externally close to the road right-of-way and those businesses that provide some off-street parking must back directly in the streets which is a safety hazard. Sidewalks only exist on one side of Grandview Street and are on the opposite side of the street of all but one business, thereby causing pedestrians to walk in the street to patronize the majority of the businesses and creating an unsafe condition for pedestrians.
2. There is a predominance of faulty lot layout in relation to size, adequacy, accessibility or usefulness. Many of the lots are small and cannot provide the required off-street parking or are inaccessible because previous owners sold off portions of their property. Some properties represent nonconforming uses and some were platted with lot widths of fifty feet or less.
3. Because of drainage problems and antiquated infrastructure certain unsanitary or unsafe conditions exist. The streets in a majority of the area do not have proper drainage systems which creates flood conditions in heavy rains. The stagnant water conditions create unsanitary and unsafe conditions within the area.
4. There is a predominance of dilapidated and substandard structures lying within the proposed boundaries which are unsafe, unsanitary and unfit for human habitation. Based on a housing survey in November of 1985, there were a total of 252 dilapidated structures in the northeast area including 25 in the commercial district.
5. The area has a high concentration of drug use and abuse. Sixty-eight percent (68%) of all drug arrests made in the City of Mount Dora by the Mount Dora Police Department and the Fifth Judicial Drug Task Force since October, 1988 were made in the northeast area of the City. Statistics show that drug

use and abuse leads to higher crime rates and sex-related diseases. Of the 110 drug arrests made, 73 have been made in the northeast section of the City which encompasses this area.

6. There is an accumulation of debris, lumber and other materials on vacant lots and around vacant buildings. There are also several overgrown lots in the area.
7. There are only five businesses in the northeast commercial district: a grocery store and coin laundry, two bar/lounges, a barbecue stand and a game room. The five businesses employ less than ten persons combined. There is a need for more businesses to boost the commercial base and to provide jobs for the residents of the area especially for unskilled persons.
8. The dilapidated and substandard structures retard growth and property values. The tax roll shows that most properties in the proposed district pay very little, if any, property taxes.
9. There is a shortage of affordable housing for low and moderate income persons. Based on the median income of the residents of the area, the increasing cost of new homes, and the fact that there are 252 substandard and dilapidated homes in the area, it is evident that there is a lack of affordable housing.
10. There is a shortage of safe standard and affordable housing for the elderly. The conditions in paragraph 7 substantiate this finding as well.

These conditions constitute serious problems which are a menace to public health, safety and welfare. They also present serious community concerns in that they contribute to the moral decay of the community, juvenile delinquency, crime, disease, and unsanitary conditions.

The area is in need of immediate attention through the demolition of substandard and dilapidated structures; the elimination of slum and blight conditions; the removal of illegal drug use and activity from the area; the providing of affordable housing, jobs, a strong tax base, and a viable commercial district; the preservation of historic structures; and the providing of streetscape and recreational programs.

These findings attest to some of the most prevalent conditions that exist in the area. An immediate effort should be made to address these problems through a redevelopment plan and a tax increment financing district.

EXHIBIT "B"

LEGAL DESCRIPTION

Begin at the southeast corner of the northeast 1/4 of the northeast 1/4 of Block 18, Section 30 Township 19 Range 27; run thence north along the west right of way line of Baker Street to the southerly right of way line of Linea 1n Avenue; thence east along said southerly right of way and the easterly extension thereof of Lincoln Avenue to a point on the east right of way line of Tremain Street; thence north along the said easterly right of way line of Tremain Street to the easterly extension of the southerly right of way of Granite State court, thence west along said southerly right of way line of said Granite State Court, the easterly extension thereof and the south line of Lot 12 of Granite State Court, as recorded in Plat Book 6, Page 44, Public Records of Lake County, Florida to the west line of said Granite State Court Subdivision; thence north along the said west line of Granite State Court Subdivision to the southerly right of way of Jackson Avenue; thence west along said southerly right of way line of Jackson Avenue to a point on the southerly extension of the east line of Lot 12, Block "B" of Riley's Subdivision, as recorded in Plat Book 5, Page 31, Public Records of Lake County, Florida; thence north along the east lines of Lots 1 through 12, Block "A" and Lots 1 through 12, Block "B" of said Riley's Subdivision, and the northerly and southerly extension thereof to the southerly right of way line of Fearon Avenue, thence east along said southerly right of way line of Fearon Avenue and the easterly extension thereof to the easterly right of way line of said Tremain Street; thence north along said easterly line of Tremain Street to the north line of Section 29, Township 19 South, Range 27 East, Lake County, Florida; thence along said north line of said northerly most boundary a distance of 4,035 feet, thence south 965 feet, east 355 feet to the south right of way line of Pine Avenue, proceed east along the south right of way line of Pine Avenue and the north line of Mount Dora Height Subdivision to Lot 1 as recorded in the Public Records of Lake County, Florida; run thence south along the easterly most boundary of said subdivision a distance of 1,370 feet to a point on the north line of the south 1/ 2 of Section 29, Township 19, Range 27, from said point proceed east 660 feet to the westerly right of way of New U. S. Highway 441, thence south along said right of way of said highway 330 feet; thence west 165 feet, south 330 feet. then east 150 feet to said westerly right of way of New U.S. Highway 441, proceed thence south 90 feet to said point, then proceed west 1568 feet to a point 152.5 feet from the southwest corner of Block 217; proceed west to the easterly most boundary of Dora Heights Subdivision, Block "A" recorded in the Public Records of Lake County, Florida; proceed south to said southerly right of way line of Lot 22, thence west along said southerly property line of Lots 22 and 10 of said Dora Heights Subdivision, Block "A" continue west along said southerly line of Lot 10 of Block "B" of said subdivision; continue west along the north 152 feet of Blocks 219 and 220, thence proceed west to the easterly boundary of Waller

proceed east along said south property lines of Lots 12 through 1 in said subdivision, continue east to Block 223, then north 6 feet to the south boundary of Lot 14 in Sunni land Subdivision as recorded in the Public Records of Lake County, Florida; proceed west along said southerly boundary at Lots 14 through 6, thence north 25 feet to the south line of Lot 4 thence west to the easterly boundary of Gorham Subdivision, Block B; thence south to the southern boundary of Lot 13 of said subdivision, proceed west along side south boundary of Lots 13 and 18 in said subdivision, continue west in Block A of said subdivision over the northerly most boundary of Lots 14 and 1, continue west over the south boundary of the north 1/2 of Blocks 11 and 12, Section 29, Township 19, Range 27 to the westerly boundary of said section, thence proceed west to point of beginning.

Appendix C: Updated Finding of Necessity for Boundary Modification

RESOLUTION NO. 2017-79 (NE-CRA)

A RESOLUTION OF THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MOUNT DORA, FLORIDA APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF MOUNT DORA, FLORIDA; AUTHORIZING THE CHAIRMAN TO EXECUTE SAID AGREEMENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS, SAVINGS, CONFLICTS, SCRIVENER'S ERRORS, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, discussions have occurred relative to the use of an Interlocal Agreement between the Northeast Community Redevelopment Agency (hereinafter sometime referred to as "CRA") and the City of Mount Dora (hereinafter sometimes referred to as "City") to clearly articulate the relationship between the two (2) distinct organizations; and

WHEREAS, the benefits of executing such an Interlocal Agreement include the acknowledgement of the independence and interdependence of the two (2) separate legal entities and the clear identification of shared activities, collaborative projects and shared resources; and

WHEREAS, items addressed in the Interlocal Agreement include the use of shared resources and staff, collaboration on projects, purchasing protocols, and reimbursement mechanisms; and

WHEREAS, such an Interlocal Agreement will address how the Northeast Community Redevelopment Agency and the City coordinate expenditures under the CRA budget with the City's budgetary processes and clarify how CRA tax increment funds (sometimes herein referred to as "TIF") may be expended; and

WHEREAS, similar Interlocal Agreements have been utilized successfully elsewhere by CRA's together with their respective municipalities; and

WHEREAS, the Interlocal Agreement provided in Exhibit 1 was previously approved by the City at its June 20, 2017 meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MOUNT DORA, FLORA, AS FOLLOWS:

SECTION 1. Recitals/Findings Adopted. The above recitals (whereas clauses) are hereby adopted by the Northeast Community Redevelopment Agency (NE-CRA) and made substantive part of this Resolution. The NE-CRA Board has taken all appropriate and required action necessary to the processing and approval of this Resolution.

SECTION 2. Approval of Interlocal Agreement. The Northeast Community Redevelopment Agency approves the Interlocal Agreement with the City of Mount Dora City Council provided in Exhibit 1.

SECTION 3. Authorization to Execute Agreement. This Northeast Community Redevelopment Agency authorizes the Chairman to execute the Interlocal Agreement provided in

Exhibit 1.

SECTION 4. Implementing Actions. The City Manager, City Attorney, and the Northeast CRA Executive Director are hereby authorized and directed to take such actions as they may deem 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. The City Council authorizes the City Manager to execute memorandums of understanding/agreement with the Northeast Community Redevelopment Agency.

SECTION 5. Savings. All prior actions of the City relative to the Northeast Community Redevelopment Agency, and any and all associated or related matters, are hereby ratified and affirmed.

SECTION 6. Conflicts. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. 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 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.

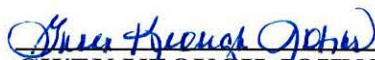
SECTION 9. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 20th day of June, A. D, 2017.



NICK GIRONE
CHAIRMAN

ATTEST:



GWEN KEOUGH-JOHNS, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGALITY



CITY ATTORNEY

EXHIBIT #1

**Intergovernmental/Interagency Agreement Between the City of Mount Dora and the
Northeast Community Redevelopment Agency
Relating to Northeast CRA Operations and Funding of Projects**

EXHIBIT #1

INTERGOVERNMENTAL/INTERAGENCY AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY RELATING TO NORTHEAST CRA OPERATIONS AND FUNDING OF PROJECTS

This Intergovernmental/Interagency Agreement, is made and entered into this 20th day of June, 2017, *nunc pro tunc* to the effective date of the existence of the Northeast Community Redevelopment Agency referenced below by and between the City of Mount Dora, a political subdivision of the State of Florida, whose address is 510 N. Baker Street, Mount Dora, Florida 32757 (hereinafter referred to as the "CITY") and the Northeast Community Redevelopment Agency, a dependent special district, (hereinafter referred to as the "Northeast CRA"), whose establishment was authorized pursuant to Part III, Chapter 163, *Florida Statutes*, and as further authorized by City of Mount Dora Ordinance Number 546, City of Mount Dora Resolution 90-08 and prior enactments.

W I T N E S S E T H

Whereas, by means of the enactment of City Ordinance Number 546, City Resolution 90-08 (and prior enactments) the City Council of the City of Mount Dora created the Northeast CRA; and

Whereas, the City Council of the City and the Northeast CRA desire to cooperate and collaborate in the funding and implementation of numerous projects and activities; and

Whereas, the City Council of the City has authorized and instructed City Staff to function as staff to the Northeast CRA while recognizing the Northeast CRA's legal status as a separate legal entity as a dependent special district and the Northeast CRA has accepted the relationship with City Staff; and

EXHIBIT #1

Whereas, the intent of this Intergovernmental/Interagency Agreement is to memorialize the understandings relative to the daily operations of the Northeast CRA with the assistance of the City while also providing an expeditious means of facilitating the funding and implementation of numerous projects and activities in which both the City and the Northeast CRA are interested and involved; and

Whereas, the City and the Northeast CRA desire to cooperate in the funding and implementation of numerous projects and activities in order to revitalize and redevelop the Northeast CRA for the benefit of the citizens of the City by utilizing the anticipated Northeast CRA annual *ad valorem* tax increment revenues deposited in the Northeast Community Redevelopment Trust Fund in accordance with the Northeast Community Redevelopment Plan; and

Whereas, the projects and activities of the Northeast CRA are of benefit to the citizens of the City and serve an essential public purpose; and

Whereas, the City possesses human and other resources and the ability to provide services to the Northeast CRA that would benefit the Northeast CRA's operation if utilized cooperatively; and

Whereas, the City and the Northeast CRA find and declare that it is in the best interest of the public and of both agencies for the parties to share certain resources in a cooperative manner; and

Whereas, this Intergovernmental/Interagency Agreement serves a public purpose and is authorized pursuant to the provisions of Chapters 163 and 166, *Florida Statutes*, and other applicable law.

Now, Therefore, in consideration of the premises and the promises, covenants,

EXHIBIT #1

agreements and commitments contained herein and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged by both parties, the City and the Northeast CRA agree as follows:

Section 1. Recitals. The above recitals are true and correct and form a material part of this Intergovernmental/Interagency Agreement upon which the City and the Northeast CRA have relied.

Section 2. Term. This Intergovernmental/Interagency Agreement shall become effective upon approval by the governing bodies of the City and the Northeast CRA and shall remain in effect for an indefinite period subject to termination by either the City or the Northeast CRA by providing the non-terminating party no less than ninety (90) days advance written notice. In any event, this Intergovernmental/Interagency Agreement shall terminate upon expiration or other termination of the Northeast CRA.

Section 3. Collaboration; Memorandums of Understanding.

A. The City and the Northeast CRA recognize that while they are two separate legal, governmental entities, it is feasible and cost efficient to share certain employees, facilities, services, and systems. Specific arrangements for the cooperative sharing of resources shall be approved by the City Manager of the City prior to implementation.

B. The Northeast CRA agrees to reimburse the City for all City employee utilization, services, space, and equipment at rates to be determined by the City Manager of the City if additional costs are incurred to accommodate the needs of the Northeast CRA to accomplish its purposes and projects.

C. The Purchasing Department of the City shall provide procurement services to the Northeast CRA, pursuant to the laws, rules, policies, and procedures as established by the

EXHIBIT #1

controlling laws of the State of Florida, the City's purchasing policies and procedures, and all other legal requirements applicable to procurement. The Northeast CRA agrees to utilize the City's procurement system for all procurement needs. The City's Purchasing Manager shall also be and serve as the Chief Procurement Officer for the Northeast CRA.

D. The City consents for the City's Finance Director to serve as Treasurer of the Northeast CRA. The Northeast CRA shall use the City's financial software for all procurement purposes and follow all City finance policies and procedures.

E. The City shall permit its current valid master agreement and contracts to be utilized by the Northeast CRA pursuant to the provisions of Section 287.056, *Florida Statutes*, as the terms and conditions of these agreements and controlling state law may permit and as otherwise provided herein. However, the use of existing contracts which fall under the relevant provisions of Section 287.055, *Florida Statutes*, known as the "Competitive Consultant Negotiation Act" shall not be allowed per Section 189.053, *Florida Statutes*.

F. Each party to this Intergovernmental/Interagency Agreement is responsible for all personal injury and property damage attributable to the negligent acts or omissions arising out of this Intergovernmental/Interagency Agreement of that party and the officers, employees, and agents thereof.

G. The waiver of a provision herein by either the City or the Northeast CRA shall not constitute the further waiver of said provision or the waiver of any other provision.

H. The City and the Northeast CRA shall collaborate on various projects and activities by means of the execution of memorandums of understanding between the City Manager of the City, or designee, and the Executive Director of the Northeast CRA as authorized by the City Council of the City and the Northeast CRA, respectively.

EXHIBIT #1

Section 4. Remedies. Each party shall have any and all remedies as permitted by law; provided, however, that the parties agree to provide for positive dialogue and communications if disputes or disagreements arise as to the interpretation or implementation of this Intergovernmental/Interagency Agreement and agree to comply with the alternative dispute resolution processes set forth in any interlocal or other pertinent agreement relating to said subject and in effect within Lake County.

Section 5. Force Majeure. In the event any party hereunder fails to satisfy a requirement imposed in a timely manner, due to a hurricane, flood, tornado, or other Act of God or *force majeure*, then said party shall not be in default hereunder.

Section 6. Binding Effect. This Intergovernmental/Interagency Agreement shall be binding upon and inure to the benefit of the parties hereto and the successors in interest, transferees and assigns of the parties.

Section 7. Assignment. This Intergovernmental/Interagency Agreement shall not be assigned by either party without the prior written approval of the other.

Section 8. Public Records. The City and the Northeast CRA shall allow public access to all documents, papers, letters or other materials that have been made or received by the Northeast CRA in conjunction with this Intergovernmental/Interagency Agreement.

Section 9. Records and Audits. The Northeast CRA shall maintain in its place of business any and all books, documents, papers and other evidence pertaining to work performed under this Intergovernmental/Interagency Agreement. Such records shall be available at the Northeast CRA's place of business at all reasonable times during the term of this Intergovernmental/Interagency Agreement and for so long as such records are maintained thereafter. Records shall be maintained in accordance with State law and generally accepted

EXHIBIT #1

accounting and auditing principles.

Section 10. Notices.

A. Whenever either party desires to give notice unto the other, notice may be sent to:

For the City: City Manager
City of Mount Dora
510 N. Baker Street
Mount Dora, Florida, 32757

With a copy to: City of Mount Dora, Finance Director
510 N. Baker Street
Mount Dora, Florida, 32757

City of Mount Dora City Clerk
510 N. Baker Street
Mount Dora, Florida, 32757

For the CRA: Northeast CRA Chairman
510 N. Baker Street
Mount Dora, Florida 32757

With a copy to: Northeast CRA Planning Director
510 N. Baker Street
Mount Dora, Florida 32757

B. Either of the parties may change, by written notice as provided herein, the addresses or persons for receipt of notices, reports or invoices. All notices shall be effective upon receipt.

Section 11. Indemnification. The City and the Northeast CRA further agree that nothing contained herein shall be construed or interpreted as denying to any party any remedy or defense available to such parties under the laws of the State of Florida, nor as a waiver of sovereign immunity of City and Northeast CRA beyond the waiver provided for in Section 768.28, *Florida Statutes*.

Section 12. Conflict of Interest. The City and the Northeast CRA further agree that they will not engage in any action that would create a conflict of interest in the performance of

EXHIBIT #1

its obligations pursuant to this Intergovernmental/Interagency Agreement or which would violate or cause others to violate the provisions of Part III, Chapter 112, *Florida Statutes*, relating to ethics in government.

Section 13. Equal Opportunity Employment. The Northeast CRA agrees that it will not discriminate against any contractor, employee or applicant for employment or work under this Intergovernmental/Interagency Agreement because or on account of race, color, religion, sex, age or national origin and will take affirmative steps to ensure that applicants are employed and employees are treated during employment without regard to race, color, religion, sex, age or national origin. This provision shall include, but not be limited to, the following: retention; award of contracts; employment; upgrading, demotion or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, and the prohibition of sexual harassment.

Section 14. Compliance with Laws and Regulations. In performing under this Intergovernmental/Interagency Agreement, the City and the Northeast CRA shall abide by all laws, statutes, ordinances, rules, and regulations pertaining to, or regulating the performance set forth herein, including those now in effect and hereafter adopted. Any violation of said laws, statutes, ordinances, rules, or regulations shall constitute a material breach of this Intergovernmental/Interagency Agreement, and shall entitle the non-violating party to terminate this Intergovernmental/Interagency Agreement immediately upon delivery of written notice of termination to the violating party.

Section 15. Employee Status.

A. Persons employed or retained by the Northeast CRA in the performance of services and functions pursuant to this Intergovernmental/Interagency Agreement shall have no

EXHIBIT #1

claim to pension, workers' compensation, unemployment compensation, civil service or other employee rights or privileges granted to the City's officers and employees either by operation of law or by the City.

B. The Northeast CRA assumes total and plenary responsibility for salaries, employment benefits, contractual rights and benefits, contract payments, and Federal, State and local employment taxes, if any, attributable to Northeast CRA personnel and agrees to indemnify and hold the City harmless from any responsibility for same. The Northeast CRA also agrees to place this provision in all contracts and agreements with its agents and contractors pertaining to the any project of the Northeast CRA such that its agents and contractors shall assume all such liability and shall indemnify and hold the Northeast CRA and the City harmless from any and all such costs and liability.

Section 16. Headings. All sections and description headings in this Intergovernmental/Interagency Agreement are inserted for convenience only, and shall not affect the construction or interpretation hereof.

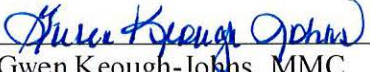
Section 17. Entire Agreement. This Intergovernmental/Interagency Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, and may not be modified or amended except by a written instrument equal in dignity herewith and executed by the parties to be bound thereby. Any alterations, amendments, deletions, or waivers of the provisions of this Intergovernmental/Interagency Agreement shall be valid only when expressed in writing and duly signed by the City and the Northeast CRA.

Section 18. Counterparts. This Intergovernmental/Interagency Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

EXHIBIT #1

In Witness Whereof, the parties hereto have caused this Intergovernmental/Interagency Agreement to be executed on the day and year first above written.

Attest:


Gwen Keough-Johns, MMC
Northeast CRA Clerk

NORTHEAST CRA

By: 
Nick Grone
Northeast CRA Chairperson
Date: 4-20-17

For the use and reliance
of Northeast CRA only.
Approved as to form and
legal sufficiency.


Northeast CRA Attorney


EXHIBIT #1

Attest:

CITY OF MOUNT DORA


Gwen Keough-Johns, MMC
City Clerk

By: 
Nick Girone, Mayor
Date: 6-20-17

For the use and reliance
of City of Mount Dora only.
Approved as to form and
legal sufficiency.


William L. Colbert, Esquire
City Attorney
by J. Cockcroft



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request approval of First Reading of **Ordinance No. 2025-06** Amending the Mount Dora Code of Ordinances General Provisions to add the Definition of "In Absentia"

Introduction:

This is a request for City Council to approve first reading of Ordinance No. 2025-06 and hold hearing for second reading and adoption.

Discussion:

As directed by the City Council, the matter of "in absentia" has been proposed as a definition in the General Provisions Chapter of the Mount Dora Code of Ordinances. "In absentia," a legal term, is Latin for "in the absence" or "while absent." The attached ordinance provides a clear definition for the allowance of either City Council or an appointed board members attendance not be physically present, and appear via virtual communication technology (the City currently uses zoom platform). Pursuant to Florida Statutes, Section 166.041(4), Attachment #1 is the completed Ordinance Business Impact Estimate.

Budget Impact:

Codification by the Municipal Code Corporation and legal notices for MDCO Amendment costs are estimated at \$2,000.

Strategic Impact:

Policy framework matters are administrative in nature.

Recommendation:

City Council to approve First Reading of Ordinance No. 2025-06 and hold a hearing for second reading and adoption.

Attachment(s):

1. Attachment #1 Business Impact Estimate Ordinance No. 2025-06
2. Attachment #2 Legal Ad Ord No. 2025-06
3. 2025-06 In Absentia Ordinance 1st Reading (City Atty Reviewed)

Prepared by: Vince Sandersfeld, City Manager

Reviewed by: City Attorney, City Attorney
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 3/11/2025

Approved - 3/11/2025

Final Approval - 3/11/2025

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: 2025-06

ORDINANCE TITLE: Amending the Mount Dora Code of Ordinances General Provisions to add the Definition of “In Absentia”

DEPARTMENT: Administrative

MEETING DATE: APRIL 1, 2025

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Mount Dora’s website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA AMENDING CHAPTER 1, GENERAL PROVISIONS, SECTION 1-2, DEFINITIONS AND RULES OF CONSTRUCTION, OF THE MOUNT DORA CODE OF ORDINANCES, TO PROVIDE A DEFINITION OF THE TERM “IN ABSENTIA”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; 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.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

¹ See Section 166.041(4)(c), Florida Statutes.

- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Mount Dora;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This ordinance provides a clear definition for the allowance of either City Council or an appointed board members attendance not be physically present, and appear via virtual communication technology (the City currently uses zoom platform).

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

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

N/A

Account Number:	525201
Customer Name:	City Of Mount Dora
Customer Address:	City of Mount Dora 510 N Baker ST Mount Dora FL 32757-5521
Contact Name:	Catherine Hutcheson
Contact Phone:	
Contact Email:	HutchesonC@ci.mount-dora.fl.us
PO Number:	

Date:	03/07/2025
Order Number:	11112695
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	87.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	03/21/2025 - 03/21/2025	Govt Public Notices
LEE dailycommercial.com	1	03/21/2025 - 03/21/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$139.46
Tax Amount	\$0.00
Service Fee 3.99%	\$5.56
Cash/Check/ACH Discount	-\$5.56
Payment Amount by Cash/Check/ACH	\$139.46
Payment Amount by Credit Card	\$145.02

Order Confirmation Amount	\$139.46
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NOTICE OF PROPOSED
ENACTMENT
ORDINANCE NO. 2025-06
CITY OF MOUNT DORA,
FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2025-06. The final public hearing on the ordinance will be held on Tuesday, April 1, 2025 at 6:00 p.m., or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance 2025-06 is as follows:

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA AMENDING CHAPTER 1, GENERAL PROVISIONS, SECTION 1-2, DEFINITIONS AND RULES OF CONSTRUCTION, OF THE MOUNT DORA CODE OF ORDINANCES, TO PROVIDE A DEFINITION OF THE TERM "IN ABSENTIA"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; 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 City Clerk's office, 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 the City Clerk's office no later than seven (7) days 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.
11112695 3/21/2025

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA AMENDING CHAPTER 1, GENERAL PROVISIONS, SECTION 1-2, DEFINITIONS AND RULES OF CONSTRUCTION, OF THE MOUNT DORA CODE OF ORDINANCES, TO PROVIDE A DEFINITION OF THE TERM “IN ABSENTIA”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; 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, Part I, Article II, Section 4 of the City’s Charter provides “members of the city council may not cast votes in absentia”; and

WHEREAS, the Charter does not provide a definition of “in absentia”; and

WHEREAS, City Council wishes to define and clarify what the term “in absentia” means; and

WHEREAS, nothing in this Ordinance is intended to amend or conflict with any provision of general law requiring a physical quorum be present before a public meeting of any board may be held; 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 the City’s Code of Ordinances, Chapter 1, Section 1-2, Definitions and rules of construction, to define and clarify what the term “in absentia” means.

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 advertising and processing this Ordinance. The above recitals are hereby adopted as if set forth fully herein.

SECTION 2. AMENDING CITY OF MOUNT DORA CODE OF ORDINANCE, CHAPTER 1, SECTION 1-2, DEFINITIONS AND RULES OF CONSTRUCTION. The City of Mount Dora Code Ordinances, Chapter 1, Section 1-2, Definitions and rules of construction, is hereby amended as follows:

Note: Underlined words constitute additions to existing text, asterisks (***) indicate omitted parts which are intended to remain unchanged; and ~~strikethroughs~~ constitute deletions from the Code.

Chapter 1 – GENERAL PROVISIONS

Sec. 1-2. – Definitions and rules of construction.

Gender. Words importing the masculine gender shall include the feminine and neuter.

In absentia. The term “in absentia” means, for purposes of an elected or appointed board member’s attendance status at a public meeting, the status of one who is not physically present, is not able to be counted for purposes of a quorum, who is not able to participate in the public meeting and is counted as absent from the public meeting. The term shall not be construed to reflect the status of an elected or appointed board member who though not physically present and not counted for purposes of establishing a quorum, appears through a virtual communications technology platform where said member is able to fully and contemporaneously participate in the proceedings at issue as if they were physically present and is counted as in attendance at the public meeting. Should any conflict arise between the provisions of this subsection and the provisions of general law, the provisions of general law shall control.

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 herein set forth to such City employees as deemed prudent.

SECTION 4. CODIFICATION AND SCRIVENER’S ERRORS.
A. The revisions to City of Mount Dora Code of Ordinances, Chapter 1, Sec. 1-2, 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 5. SAVINGS CLAUSE. All prior actions of the City pertaining to the City of Mount Dora Code of Ordinances, Chapter 1, Sec. 1-2, Definitions and rules of construction, 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 6. 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 nor 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 7. 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 8. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: _____

SECOND READING: _____

PASSED AND ADOPTED this ____ day of _____, 2025.

JAMES HOMICH, MAYOR
CITY OF MOUNT DORA

ATTEST:

Jeanann Hand, City Clerk
City of Mount 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: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-10**, pertaining to the Federal Grant Application for the Wekiva Trail Extension

Introduction:

This is a request for Council to adopt Resolution No. 2025-10, pertaining to the Federal Grant Application for the Wekiva Train Extension.

Discussion:

At the January 7, 2025 meeting, the City Council approved Resolution No. 2025-01, endorsing Lake County and partnering with the City of Mount Dora and the City of Tavares to submit a \$25M RAISE grant application for the Wekiva Trail Extension (Segments 1 and 5).

Since then, the U.S. Department of Transportation (DOT) issued a Notice of Funding Opportunity for \$1.5 billion in Fiscal Year (FY) 2021 discretionary grant funding. This announcement rebranded the program as the Better Utilizing Investments to Leverage Development (BUILD) grant. In response, Resolution No. 2025-10 now reflects that the County and Cities are pursuing funding through the BUILD grant, formerly known as the RAISE and TIGER grants.

Budget Impact:

The consultant completing the grant application has provided a letter of engagement to Lake County with a not-to-exceed amount of \$36,000. The City will contribute one-third of the cost for the grant application (\$12,000), which is allocated in GL #001-1620-552.31-01, with the City of Tavares and Lake County contributing the other two-thirds of the cost.

Strategic Impact:

GOAL 1: Economic Development

Objective 1.2. Enhance mobility, connectivity, and expand trail network

1.2.2. Seek funding sources to pay for trail improvements and future maintenance/include partnerships to establish trailheads and associated amenities

GOAL 3: Fiscal Resources / Human Resources

Objective 3.1. Identify and seek funding sources

3.1.1. Pursue federal, state, and local grants to fund city department technology, studies, and projects

Recommendation:

City Council approve Resolution No. 2025-10.

Attachment(s):

1. Reso No. 2025-10 Federal BUILD Grant Application (pab revised) (002)

Prepared by:	Misty Sommer, Director of Economic Development & Public Information	
Reviewed by:	Matthew Dodson, Budget Officer	Approved - 3/7/2025
	Rita Meade, Finance Director	Approved - 3/7/2025
	City Attorney, City Attorney	Approved - 3/11/2025
	Jeanann Hand, City Clerk	Approved - 3/11/2025
	Vince Sandersfeld, City Manager	Final Approval - 3/11/2025

RESOLUTION NO. 2025-10

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2025 FEDERAL GRANT FOR THE WEKIVA TRAIL EXTENSION PROJECT (SEGMENT 1 AND SEGMENT 5); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR COMMITMENT TO SHARE IN FEES AND EXPENSES; 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, on February 18, 2020, the City of Mount Dora adopted Resolution No. 2020-29 to form an alliance with Lake County and the City of Tavares to advance the concept of rails to trails; and

WHEREAS, On January 7, 2025, the City adopted Resolution 2025-01, wherein the City committed to support the submittal of the 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Application and to pay a portion of the Grant applications fees; and

WHEREAS, on January 31, 2025, the United States Department of Transportation (USDOT) announced that the RAISE Grant funding would now be available for national infrastructure investments under the Better Utilizing Investments to Leverage Development (BUILD) grant program; and

WHEREAS, the Wekiva Trail Extension Project - Segment 1 and Segment 5 qualifies as a rural project under USDOT guidelines and is therefore eligible for funding up to 100% of project costs; and

WHEREAS, the City of Mount Dora, Lake County, and the City of Tavares have determined it is in the best interest of their communities to collaborate on submitting the 2025 BUILD Grant application to secure funding for the Wekiva Trail Extension Project; and

WHEREAS, the City of Mount Dora remains committed to supporting the application process, including sharing associated fees, and the operational and maintenance costs of the project within its jurisdiction.

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. Commitment to Share Fees and Expenses.

A. The City of Mount Dora hereby supports the submittal of a 2025 BUILD Grant application, by Lake County, in an effort to receive funding for the Wekiva Trail Extension Project (Segment 1 and Segment 5).

B. The City of Mount Dora hereby agrees to pay one-third (1/3) of the cost of submitting the grant application which has been estimated by Lake County to be an amount not to exceed Thirty Six Thousand Dollars (\$36,000.00).

C. In the event, Lake County is awarded a 2025 BUILD Grant for the Wekiva Trail Extension Project (Segment 1 and Segment 5), the City of Mount Dora hereby commits to working with Lake County and the City of Tavares in budgeting future funds to share in the cost of operation and maintenance of such trail improvements located within the boundaries of the City of Mount Dora, Florida.

SECTION 3. Implementing 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 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the 2025 BUILD Grant for the Wekiva Trail Extension Project (Segment 1 and Segment 5), as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. 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 6. Conflicts. All Resolutions or parts of Resolutions 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 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 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

James Homich
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 legal sufficiency.

Patrick Brackins, City Attorney



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Odor Issues

Introduction:

Project: Odor issues and status of City's Wastewater Plant #2

Discussion:

City utility staff to provide updates.

Wastewater Treatment Plant #2 (Located on US Highway 441). City's Web Page Link:

<https://ci.mount-dora.fl.us/1459/Wastewater-Treatment-Plant-2>

Budget Impact:

City's Utilities Department has budget items for on-going maintenance items.

Strategic Impact:

GOAL 2: Infrastructure / Public Safety

Recommendation:

Informational Item.

Attachment(s):

Prepared by: Jeanann Hand, City Clerk
Reviewed by: Andrew Marsian, Director of Utilities and Plant Operations
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 2/15/2025
Approved - 3/7/2025
Final Approval - 3/10/2025



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Parking Downtown Improvements

Introduction:

This is an opportunity for City staff to provide updates on various downtown parking items.

Discussion:

As directed by City Council at a Workshop held on January 13, 2025, several parking items were discussed and appear to have merits to proceed with implementation.

- MSL Gravel Lot permitted for MSL employee parking, pending land development code change
- Paid parking in downtown core / Parking App
- MSL/Former Bank Parking Lot Shared Parking Agreement improved for Golf Cart/Motorcycle Parking
- Baker Street converted to one-way with diagonal parking
- Alexander Street converted to one-way with diagonal parking
- Methodist Church Public Parking Lot dedicated shuttle
- Expand Freebee Coverage beyond CRA
- Review lighting walkway along 5th Avenue to/from Methodist Church parking area
- Review parking wayfinding signage
- Other Item: Review downtown parking 4-hour time-limits; and enforcement

Budget Impact:

Depending upon the parking improvement, cost and funding to be identified as projects are presented in the near future. The CRA has allocated funds for parking improvements.

Strategic Impact:

Objective 1.2. Enhance mobility and connectivity

Objective 2.1. Improve parking capacity/Identify final location

Objective 2.2. Enhance pedestrian safety-crosswalk & traffic calming solutions

Recommendation:

Informational item.

Attachment(s):

Prepared by: Vince Sandersfeld, City Manager
Reviewed by: Adam Sumner, CRA Administrator
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 2/24/2025
Approved - 2/24/2025
Final Approval - 2/27/2025



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

DATE: March 18, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: FY 25-26 Budget Calendar Discussion

Introduction:

This is an opportunity for Council to discuss the upcoming budget calendar.

Discussion:

The city operates on a fiscal year basis that begins on October 1 and ends on September 30. The city begins working on the upcoming fiscal year's budget in April to allow sufficient time for data collection, detailed review of financial information, and compliance with laws for public hearings and adoption of the budget by resolution.

A budget calendar is a tool used by the city to establish a timeline for the completion of each step in the budget process leading up to the new fiscal year. The budget calendar includes deadlines for departments to submit information to the Budget Director, dates of budget workshops, dates for advertising and conducting public hearings, and a timeline for review and adoption of the millage rate and budget by resolution.

The proposed FY 2025-26 budget calendar was reviewed by the Department of Revenue and is in compliance with all the laws and regulations.

Budget Impact:

N/A

Strategic Impact:

Goal 3: Fiscal Resources

Recommendation:

Verify the budget meeting dates (including workshops) to participate in FY 2025-26 budget cycle.

Attachment(s):

1. FY26 Proposed Budget Calendar

Prepared by: Matthew Dodson, Budget Officer
Reviewed by: Matthew Dodson, Budget Officer
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 2/28/2025
Approved - 3/7/2025
Final Approval - 3/7/2025



**Budget Calendar
FY 2025 - 26**

Date	Responsible	Required Activity	Requirement Reference
March 10-14, 2025	Departments	Mid-Year Budget Meetings with Finance	Internal
April 1, 2025	Budget	Open budget for operator input	Internal
April 1, 2025	Departments	Personnel Requisitions due to HR and Information Technology Forms due to IT	Internal
April 15, 2025 Tuesday Regular Meeting	City Council	Mid-Year Budget Amendment	Internal
May 10, 2025	IT & Purchasing	Cost allocations for Communications and Copy Machine Due	Internal
May 17, 2025	Departments	CIP and Capital Outlay forms completed and turned into Finance	Internal
May 31, 2025	Departments	Department entry due by the end of the day	Internal
On or before June 1st	Property Appraiser	LCPA provides an estimate of 2025 total assessed values of non-exempt property for budget planning purposes.	Section 200.065(8), FL Statutes
June 2 – 5, 2025	Departments	Budget clear-up review with department head	Internal
June 9, 2025 Monday 6:00PM	City Council	Budget Workshop 1. Set budget parameters 2. Fire Assessment	Internal
June 17, 2025 Tuesday Regular Meeting	City Council	City adopts preliminary Fire Assessment rate resolution	
On or before July 1st	Property Appraiser	Submit 2025 certified taxable values to the City Council.	Section 193.023(1), FL Statutes, Section 200.065(1), FL Statutes
July 1, 2025	Budget	Deadline for City to submit estimated Fire Assessment Revenue to Property Appraiser for TRIM notice.	Day 1 of TRIM process

July 7, 2025 Monday 6:00PM	City Council	Budget Workshop 1. Capital Outlay and CIP 2. Enterprise	Internal
July 15, 2025 Tuesday Regular Meeting	City Council	City Commission Sets Maximum Millage 6:00 PM	Section 200.065(2)(b), FL Statutes
July 21, 2025 Monday 6:00PM	City Council	Budget Workshop 1. Governmental Funds 2. Internal Services	Internal
No later than August 4 th	City Council	Notify the Property Appraiser of: 1. The Proposed millage rates for FY 2025-26; 2. The rolled back millage rates for FY 2025-26; The date, time, and place of the public hearings to consider the proposed millage rates and tentative budgets.	Section 200.065(2)(b), FL Statutes Day 35 of TRIM process
August 13, 2025	Budget	Advertise public hearings to consider final adoption of the fire assessment rate resolution.	The mailed notice and public advertisement of the adoption of the annual assessment resolution statutorily must be at least 20 days prior to the public hearing (not inclusive).
August 21, 2025	Property Appraiser	Mail notices of proposed property taxes for 2025 to each taxpayer listed on the current year assessment roll.	Section 200.065(2)(b), FL Statutes, Section 200.069, FL Statutes
August 22, 2025	City Council	Proposed Budget Book to Council	Internal
August 25, 2025 Monday 6:00PM	City Council	Final Budget Workshop 1. Overall budget	Internal
By August 29, 2025	Budget	Post tentative budget to website at least two days before budget hearing – keep for 45 days	Internal
September 3, 2025 Wednesday – Special meeting	City Council	Conduct 1 st public hearings to consider adoption of the tentative budgets and proposed millage rate for fiscal year 2025-26. All hearings must begin after 5:00 P.M. Tentative budget and Proposed millage rate	Section 166.241(3), FL Statutes, Section 200.065(2)(c) – (e), FL Statutes Per Florida Department of Revenue, this meeting must take place between Sept 3 rd & the 18 th , to meet TRIM requirements

September 11 th , 2025 Thursday - Special Meeting	City Council	Conduct public hearings to consider adoption of the Fire Assessment Rate resolution	Has to be 20 days after 8/21, but before 9/15 - There is a 20-day requirement between the posting of the mailed notices and the adoption of the final resolution
September 12, 2025 Friday	Budget	Advertise public hearings to consider final adoption of the budgets, increases in property taxes and operating expenditures (if applicable), and adoption of millage rate for fiscal year 2025-26.	Section 200.065(2)(d), FL Statutes, Sections 200.065(3), (a), (b),(h)-(i), FL Statutes'
September 16, 2025 Tuesday Regular Meeting	City Council	Conduct public hearings to consider final adoption of the budgets and millage rate for fiscal year 2025-26. All hearings <u>must</u> begin after 5:00 P.M.	Section 166.241(3), FL Statutes, Section 200.065(2),(d),(e), FL Statutes
September 19, 2025	Budget	Sends out Resolution or the ordinance adopting the final millage rate to the Property Appraiser, the Tax Collector and the DOR	Within 3 days of final hearing
September 30, 2025	Budget	Sends out email to Lake County Manager with the CRA and NE CRA budgets	Section 163.387(6)(b), FL Statutes
October 1, 2025	Budget	Adopts Budget in BSA	Internal
On or before October 16, 2025	Budget	Sends out TRIM Packet to DOR	



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

DATE: March 18, 2025

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 2025 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 with respect to Legislative items and appropriations. Attached is the January 2025 Monthly Report.

Budget Impact:

Lobbyist Activities are funded in GL account 421-1910-536.31-11.

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 February 2025 Report

Prepared by: Jeanann Hand, City Clerk
Reviewed by: Vince Sandersfeld, City Manager

Final Approval - 3/6/2025

February 28, 2025

**City of Mount Dora
February Activity Report**

Communications

- Interim Committee Week Newsletter
- Correspondence with FDOT re Donnelly funding
- Correspondence re House and Senate Appropriations forms
- House Attestation Forms submitted
- Meetings with House and Senate Subcommittee Chairs re Appropriations Projects
- Correspondence re Landfill Odor
- Call with Adam re proposed legislation and appropriations

Next Steps

- Continue to update Mount Dora on grant opportunities
- Regular Session convenes March 4, 2025
- Last Day of Regular Session is May 2, 2025

Ryan Matthews/Angela Drzewiecki