



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
August 5, 2025, 6:00 PM
REVISED AGENDA
**Revised 8/4/2025 to add Codification Review*
Report under City Attorney's Report

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

PUBLIC COMMENT

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

- | | |
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| 1. Request Approval of Meeting Minutes | 4 |
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ACTION ITEMS

- | | |
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| 1. Request Ratification of the Florida Department of Agriculture and Consumer Services –Tree Canopy Resiliency Grant Agreement | 34 |
| 2. Request Approval to Apply for the Florida Recreational Development Assistance Program Grant (FRDAP) | 64 |
| 3. Request Approval of Code Compliance Lien Reduction Case No. 2023-0002 for 1400 Eudora Road (The Palms of Mount Dora Condominium Association, Inc.) | 66 |
| 4. Veterans Memorial | 96 |

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

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in Zoning for Lindsley Paving Company, Inc. 330
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Vision Zero Safety Action Plan 360

DISCUSSION ITEMS

PRIORITY PROJECT UPDATES

CITY MANAGER'S REPORT

1. Edward Byrne Memorial Justice Assistance Grant (JAG) 525

CITY ATTORNEY'S REPORT

1. Presentation
2. Codification Review Report*

COMMUNICATIONS AND REPORTS

1. Councilmember Doug Bryant
2. Councilmember Cal Rolfson
3. Councilmember Dennis Dawson

4. Councilmember Marc Crail
5. Councilmember Nate Walker
6. Vice-mayor John Cataldo
7. Mayor James Homich

UPCOMING MEETING DATES

1. Tuesday, August 19, 2025, 6:00 p.m., Regular Session
2. Monday, August 25, 2025, 6:00 p.m., Final Budget Workshop; Overall Budget
3. Tuesday, September 2, 2025, 6:00 p.m., Regular Session
4. Wednesday, September 3, 2025, 6:00 p.m., Special Meeting - 1st Public Hearing to Consider Adoption of Tentative Budgets; Proposed Millage Rate

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: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of Meeting Minutes

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:

This item has no budget impact.

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. 06.03.2025.City Council Regular Session Minutes_DRAFT
2. 06.09.2025 City Council Budget Workshop Minutes_DRAFT

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Vince Sandersfeld, City Manager

Final Approval - 7/30/2025



CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL MINUTES
June 3, 2025
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 Homich called to order the Regular Session of City Council in the Mount Dora City Hall Council Chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

Mayor Homich introduced the attendees who were participating in the Mount Dora Police Department Youth Leadership Program. One of the participants from the program led the moment of silence and Pledge of Allegiance to the Flag.

ROLL CALL

Members Present

James Homich, Mayor
John Cataldo, Vice-mayor
Cal Rolfson, District 2
Marc Crail, District 4
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

Dennis Dawson, District 3

PRESENTATIONS

1. Presentation of Friends of the Library Gifts to the City

Library Director Cathy Lunday spoke to Council about the items the Friends of the Library are gifting to the City. A representative from the Friends of the Library spoke, thanking Ms. Lunday, the Board, library staff and library volunteers.

2. Advanced Metering Infrastructure Presentation

Deputy Electric Director Wayne Zimmerman provided information on the upcoming proposed changes to electric utility metering. The PowerPoint Mr. Zimmerman presented is attached to the minutes as Exhibit A.

In the event of an outage, an outage map would be accessible to the public online. The project was budgeted for in FY 23-24 and is also budgeted for in upcoming years. The metering would be for City electric customers. The City is testing to ensure this system will work for Water Utilities when budgeted for. This system will be implemented in all new developments. The new system will aid in efficiency. The new meters will help with leak detection and problem solving. Council and staff

discussed the benefits of the new system and the changes that need to take place for its implementation.

3. Proclamation Pride Month

Mayor Homich read the Pride Month proclamation into the record. Members of the Triangle Connection were present to receive a copy of the proclamation.

PUBLIC COMMENT

Mayor Homich opened public comment.

The Mayor stated that he was removing Action Item One, “Request Approval of Amended and Restated Joint Planning Agreement Between Mount Dora and Lake County,” from the agenda so that it may be presented to the Planning and Zoning Commission.

Council discussed appropriate procedures for removing an item from the agenda.

The appropriateness of the Planning and Zoning Commission approving the JPA was discussed. The Mount Dora Land Development Code (LDC) does not suggest that the Planning Board approve the JPA.

Council discussed the duties assigned in the Charter, and the timing of the Planning and Zoning Commission meeting, County meetings and City meetings.

Mr. Sandersfeld informed Council that the City or County Manager may postpone approval of the agreement for 90 days. Mr. Brackins said tabling the item and/or discussion resulting in action should be put in a motion. Council discussed the agenda-setting process and the charter.

Vice-mayor Cataldo requested a workshop to learn the thoughts of the Planning and Zoning Commission regarding the proposed JPA before Council votes on it.

Mayor Homich opened public comment.

Kitty Breed, 5272 Red Coral Circle, spoke about reclaimed water and the City's notification system.

Suzanne Scheck, 308 North Tremain Street, spoke about plantings downtown.

Bailey Stack, 1175 11th Avenue, spoke about Faden projects and specific fees on a Task Authorization on tonight's agenda.

Suzanne Scheck, 308 North Tremain Street, spoke about the City's use of Faden Builders for many City projects.

Mayor Homich closed public comment.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA WITH CONSENT AGENDA ITEM ONE, REQUESTING APPROVAL OF THE TASK AUTHORIZATION WITH FADEN BUILDERS FOR CONSTRUCTION SERVICES FOR THE CITY HALL ANNEX, MOVED TO BECOME ACTION ITEM FOUR; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

APPROVAL OF CONSENT AGENDA

1. Request Approval of Task Authorization with Faden Builders for Construction Services for the City Hall Annex
***Removed from Consent Agenda to become Action Item Four.**
2. Request Approval of Change Order #1 for Allied Universal Corp Purchase Order # 25-01334
3. Request Ratification of Task Authorization #17, Ratifying Underground Conduit Installation for the New Development, Mount Dora Groves Southloch Condominiums

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA WITH CONSENT AGENDA ITEM ONE, REQUESTING APPROVAL OF THE TASK AUTHORIZATION WITH FADEN BUILDERS FOR CONSTRUCTION SERVICES FOR THE CITY HALL ANNEX, MOVED TO BECOME ACTION ITEM FOUR; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

YES Rolfson

Walker

Homich

Cataldo

Bryant

Crail

NO None

ACTION ITEMS

1. Request Approval of Amended and Restated Joint Planning Agreement (JPA) Between Mount Dora and Lake County

Council and staff discussed the status of the JPA. City and County staffs had met several times on the topic. The placeholder agreement would be expiring. City staff spent over a year working with Lake County staff to develop the presented draft. Monthly meetings over a year led to this proposed agreement.

MOTION BY COUNCILMEMBER BRYANT TO TABLE THIS ITEM UNTIL JUNE 17TH AND AUTHORIZE THE CITY MANAGER TO REQUEST A 60-DAY EXTENSION TO NEGOTIATE WITH THE COUNTY; VICE-MAYOR CATALDO SECONDED THE MOTION.

Council and staff discussed appropriate extension length, especially in relation to gauging response from the County. They considered the meeting schedule of the County Commission.

Council and staff discussed input from the City's Planning and Zoning Commission, and the extent of the authority the delegated to the Planning and Zoning Commission. Council discussed the purpose of postponement, the work staff had already put into the agreement proposed at this meeting, and the value of that agreement.

Lake County Executive Director of Development Kathleen Dial was present and told those present that an extension could be granted by County Manager. The JPA will not go the County Commission agenda until it has been signed by Mount Dora.

MOTION AMENDED TO TABLE THIS ITEM INDEFINITELY AND AUTHORIZE THE CITY MANAGER TO SEEK THE EARLIER MENTIONED EXTENSION.

MOTION BY COUNCILMEMBER BRYANT TO TABLE THIS ITEM INDEFINITELY AND AUTHORIZE THE CITY MANAGER TO REQUEST A 60-DAY EXTENSION TO NEGOTIATE WITH THE COUNTY; VICE-MAYOR CATALDO SECONDED THE MOTION.

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

MOTION PASSED WITH A 5-1 ROLL CALL VOTE.

***YES Cataldo
 Walker
 Homich
 Bryant
 Crail
NO Rolfson***

2. Request Approval of Task Authorization with Halff Associates, Inc. for the Engineering Design, Permitting, Bid Assistance, Construction Administration, and Project Management for the Expansion of Wastewater Treatment Plant No. 2 (WWTP2)

Mr. Sandersfeld explained the project. He introduced Water Utility Director Andrew Marsian to present further information. Mr. Marsian told Council that this project is necessary in order for WWTP2 to have sufficient capacity. WWTP2 has a permitted capacity of 1.5 million gallons per day. Current average flows to the facility represent about 50% of the facility's capacity. There are about 1.2 million gallons of commitments for this plant for approved developments that would send additional flow to the facility. The sum of the commitments and the current flows exceed the capacity of WWTP2. Staff recommended approval of this item.

Council and staff discussed the relationship between design cost and construction cost fluctuations, and the rise in engineering costs. Approving the task authorization at this time would most likely ensure cost savings in the long run.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATION WITH HALFF ASSOCIATES, INC. FOR THE ENGINEERING DESIGN, PERMITTING, BID ASSISTANCE, CONSTRUCTION ADMINISTRATION, AND PROJECT MANAGEMENT FOR THE EXPANSION OF WASTEWATER TREATMENT PLANT NO. 2; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES *Rolfson*
 Cataldo
 Homich
 Walker
 Bryant
 Crail
NO *None*

3. Request for Code Lien Waiver or Reduction for 1746 N. Highland Street

Code Compliance Manager Adam Sumner directed Council's attention to the material presented in the agenda packet that provided background information about this request. The property is in compliance at this time, but was found in violation of multiple City of Mount Dora Codes on November 13, 2024, under Case No. 2024-0170. The violations that were found were fence requirements; excessive growth of grass, weeds; and protective treatment. The property was brought into compliance on April 8, 2025. The total fine for the lien is \$12,800. Cost incurred by the City while working with this property is \$1,900.00.

Council and staff discussed the reasons a lien may or may not be appropriate. Property owner Solomon Jones, Jr., was present to answer questions. The code violations and delay in curing the violations were due to extensive health issues. These violations were the first time the property had demonstrated violation conditions.

Council and staff discussed past code lien forgiveness.

Council remarked that the compliance demonstrated by the property owner shows that the code compliance process is effective.

Council, staff and Mr. Brackins discussed revising orders so that City costs could be recovered in the event fines are waived.

Council discussed the length of time this property was not in compliance, and whether this factor should affect Council's decision.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE CODE LIEN WAIVER FOR 1746 NORTH HIGHLAND STREET; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES **Homich**
 Walker
 Bryant
 Crail
 Cataldo
 Rolfson
NO **None**

4. Request Approval of Task Authorization with Faden Builders for Construction Services for the City Hall Annex * **(Originally Consent Agenda Item One)**

This item was moved from the Consent Agenda to become Action Item Four.

Mr. Sandersfeld described the history of the building and its transition from a facility used by many departments to one devoted to Parks and Recreation staff. He explained the City's use of a Construction Manager at Risk (CMAR) and the CMAR selection process. There is a bidding process currently in progress for future contractors for smaller projects and a CMAR solicitation for larger projects. Staff recommended approval of the task authorization.

Parks and Recreation Director Troy Shonk told those present that cost was considered throughout the process. Some work was done in-house with a cost savings of approximately \$5,500.

Council and staff discussed the bidding process and adherence to purchasing regulations.

Todd Faden of Faden Builders spoke about the CMAR process and their contract with the City.

Council and staff discussed the benefits of using a CMAR.

Parks and Recreation staff will not be working out of the recreation center. Council and staff discussed the features of the Annex renovation and reasons for their inclusion.

Mayor Homich opened public comment.

Bailey Stack, 1175 East Fifth Avenue, directed attention to differences between the task authorization and the Faden quotes included as exhibits to the task authorization. The omissions ultimately reduced costs to the City.

Joe Lewis, 148 Charles Avenue, spoke about the use of a CMAR.

Suzanne Scheck, 308 North Tremain Street, spoke about the City's process for publishing bids.

Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATION WITH FADEN BUILDERS FOR CONSTRUCTION SERVICES FOR THE CITY HALL ANNEX; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES ***Bryant***
 Walker
 Rolfson
 Cataldo
 Crail
 Homich
NO ***None***

PRIORITY PROJECT UPDATES

1. Odor Issues

Water Utility Director Andrew Marsian reported that the City received a notification from the Florida Department of Environmental Protection (FDEP) lifting the Consent Order.

Council commended staff's work throughout this matter. The City would be meeting with an environmental attorney.

This recurring item would remain on the agenda for one additional meeting.

2. Parking Downtown Improvements

Mr. Sumner spoke about his communication with CPH Corp regarding the possibility of converting Tremain Street to a one-way street. On-site survey work is needed. A public workshop will be held.

Council and staff discussed the use of Main Street Leasing's gravel lot, the United Methodist Church retaining wall, and signs Freebee shuttle stations.

CITY MANAGER'S REPORT

The City Manager reminded Council about a Budget Workshop the following Monday.

CITY ATTORNEY'S REPORT

Mr. Brackins spoke about the June 11th City-County Joint Meeting and about legislation that might affect the City's Land Development Code.

COMMUNICATIONS AND REPORTS

Councilmember Walker applauded Youth Leadership Council that attended the Council meeting. He spoke about staff performance and the code waiver item, applauding Council for their open minds. He reminded those present about the Recreation center ground-breaking on June 13th.

Councilmember Bryant spoke about the Recreation Center ground-breaking and spoke favorably about City landscaping.

Councilmember Rolfson congratulated Councilmember Bryant for his Home Rule Hero award. He spoke about the recreation center groundbreaking, and scholarships awarded by the Mount Dora Community Trust scholarships, the Lake Cares Food Pantry campaign to clear debt related to their new facility.

Councilmember Crail congratulated Councilmembers Rolfson and Bryant for their Home Rule Hero awards from the Florida League of Cities.

Vice-mayor Cataldo spoke about the ground-breaking and about landscaping on Tremain Street.

Mayor James Homich spoke about a County meeting regarding being a charter county. Councilmember Rolfson commented on Heartland League of Cities awareness of this issue.

The Mayor mentioned the Memorial Day event at Pine Forest Cemetery.

ADJOURNMENT

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

There being no further business for discussion, the meeting adjourned at approximately 8:52 p.m.

**JAMES HOMICH, MAYOR
CITY OF MOUNT DORA**

JEANANN HAND, CITY CLERK



**CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL BUDGET
WORKSHOP MINUTES**

June 9, 2025

**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 Homich called to order the City Council Budget Workshop in the City Hall Council Chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

ROLL CALL

Members Present

James Homich, Mayor

John Cataldo, Vice-mayor

Cal Rolfson, District 2

Dennis Dawson, District 3

Marc Crail, District 4

Nate Walker, District 5

Doug Bryant, At-large

Also Present

Vince Sandersfeld, City Manager

Matt Dodson, Budget Officer

Jeanann Hand, City Clerk

DISCUSSION ITEMS

1. Budget Parameters and Fire Assessment

Mr. Sandersfeld introduced Budget Officer Matt Dodson, who would be presenting the information for this meeting. The PowerPoint used for the meeting is attached to the minutes as Exhibit A.

Mr. Dodson informed the Council that the Guiding Principles for the budget are as follows: providing high-quality services, strengthening and expanding Mount Dora's infrastructure, enhancing the City of Mount Dora's appearance, ensuring compliance with all federal, state, and local laws and codes, and focusing on succession planning.

While discussing Guiding Principles, Council and staff emphasized the value of succession planning, which ultimately provides savings to the City by establishing a healthy flow of responsibilities across all departments.

Council and staff discussed future assumptions that must be taken into consideration when balancing the budget. Indirect administrative cost allocation, position budgeting, and employee splits affect all of the City's operating funds. Insurance estimates had not yet been received. An expected minor increase in clinic costs was in line with the inflation rate. Property and Casualty, as well as Workers' Compensation insurance rates are expected to increase by 2%.

Mr. Dodson presented information explaining the differences between taxes and charges for services.

Property tax roll update numbers from the Lake County Property Appraiser were received the week before the meeting, showing an 8.33% increase in gross taxable value. A portion of that figure belongs to the CRA and represents the circumstance with no change to the millage rate.

Council discussed the setting of the millage rate and rollback rate, as well as the elimination of services. Further discussion focused on adhering to goals set in the Strategic Plan and spending wisely. Council acknowledged the difficulties of setting a budget while considering a reasonable millage rate. Mr. Sandersfeld spoke about the challenges of operating within the current budget.

Council and staff discussed the Lake County Property Appraiser's publication of the maximum millage rate and the confusion it sometimes causes for the public. They reviewed the history of the City's millage rate and its correlation to the Consumer Price Index.

Mr. Dodson presented a slide showing the impact of FY 24-25 and proposed FY 25-26 taxes on the average resident. Proposed numbers indicate an increase of \$95, which includes the proposed increase in the Fire assessment.

Council and staff discussed the undervaluation of commercial property, the authority of the Lake County assessor to adjust the formula, and an exemption for low-income seniors.

Mr. Dodson spoke about slides presenting a sample of the Lake County Notice of Proposed Property Taxes and Property Change in Values, which showed increases in Countywide and City Taxable Values.

Mr. Dodson reviewed changes in the City's new construction since 2015. Council and staff considered the reasons for last year's decrease, which was attributed to low annexation and new development.

Council and staff then directed their focus to the City's Fire assessment and related matters, beginning with an overview of the proposed FY 25-26 Fire Budget.

Fire Impact Fees are dependent on new development; therefore, if development stops, this fund will not be able to contribute toward the loan. Instead, funds must then be taken from the fire assessment fees. That movement will then subsequently decrease the transfer of remaining funds to the General Fund for support of the Fire Services.

Raising the Fire Assessment Fee by \$30 will provide an additional \$340,000.

Council and staff reviewed figures related to the 2018 Fire Assessment Bond.

The Fire Budget comprises four distinct funds: General Fund Fire Protection, Fire Impact, Fire Assessment, and the 2018 Fire Assessment Bond. The proposed assessment increase would pay for agreed-upon Fire increases this year related to the union and bond payment. An increase in the assessment would decrease the amount Fire takes from the General Fund. The funds would be spent strictly on Fire. This item will be addressed more fully at the July 21st Governmental Funds Workshop.

The figures shown are based on estimates of impact fees over the next year. Council and staff spoke about projected impact fees and the sources of funding for the Fire budget.

Council and staff explored the possibility of not increasing the Fire Assessment Fee. Some Council members expressed concern with the structure and fairness of the current Fire Assessment Fee. Council and staff went over the calculations for amounts assessed for residential and commercial properties, as well as the fairness of those numbers.

Fire Chief Joseph Hightower spoke about the establishment of fire assessments nationwide and the methods used for calculation. Council and staff reviewed the history of Council's decisions regarding the Fire Assessment Fee. Residents who qualify for the Fire Assessment Reimbursement Program would not experience an increase in the amount they pay for their reduced rate.

Council members who were present for the first Fire Assessment implementation explained the reason for enacting a rate based on the flat fee recommendation. Bond payments are on schedule, with payments increasing slightly over time.

Buildings begin paying the fire assessment when they are added to the tax roll, which coincides with the timing of their Certificate of Occupancy.

Hightower mentioned Council's option to conduct another study and consider changes based on the results. The Fire assessment resolution was based on data from the National Fire Registry, which took into account both residential and commercial properties, and considered the overall budget to determine the Fire assessment needed to fund the Fire Department fully. A new study would likely result in figures advising the City to raise the rate.

The Council and staff examined the number and classifications of fire calls.

A \$30 increase in the Fire assessment Fee would yield an additional \$340,000 to fund the City's fire services. The June 17th City Council agenda has the resolution to set the preliminary fire assessment fee. The final number can be less than the set preliminary fee, but it cannot exceed the preliminary fee.

Council and staff mentioned the Lake County Fire Services meeting.

The Council requested that staff provide further information about the Fire Assessment Hardship program and suggested that the program be more extensively promoted, including publication in the City Newsletter.

The Council and staff went over the impact of this assessment on individuals struggling financially. The Council and staff agreed to examine ways to make this more workable, considering factors such as square footage and differences between residential and commercial assessments.

Mr. Dodson presented information about upcoming meetings, workshops, and public hearings.

Council and staff discussed Council's involvement in operational staffing and budgeting.

Councilmember Rolfson spoke about the Florida League of Cities board meeting and provided information about legislators who will decide whether there should be a significant reduction in property taxes.

Mayor Homich spoke about the June 24 Lake 100 forum on the topic of traffic.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 7:51 p.m.

**JAMES HOMICH, MAYOR
CITY OF MOUNT DORA**

JEANANN HAND, CITY CLERK

EXHIBIT A



STRENGTHENING MOUNT DORA: PROJECT PORTFOLIO

**BUDGET WORKSHOP
JUNE 9TH, 2025**

EXHIBIT A OVERVIEW

- ▶ Guiding Principles
- ▶ Future Assumptions
- ▶ Estimated Tax Roll
- ▶ Impact on Average Resident
- ▶ Fire Assessment Recap
- ▶ Next steps



GUIDING PRINCIPLES

- ▶ Provide high quality services
- ▶ Strengthen and expand Mount Dora's infrastructure
- ▶ Beautify Mount Dora
- ▶ Assure compliance with all federal, state and local laws and codes
- ▶ Human Resources: Focus on succession planning



FUTURE ASSUMPTIONS

EXHIBIT A

All of the below items have to be taken into consideration to balance the budget

- ▶ Items affecting all operating funds:
 - Indirect admin cost allocation
 - Position budgeting and employee splits
- ▶ Received health insurance estimates for FY2025-26 – Clinic costs received with minor increases
- ▶ Property & casualty and workers comp insurance estimates – Should know by June 15th – estimated 2% increase
- ▶ Funding sources for future projects and capital outlays



TAXES VS CHARGES FOR SERVICE

EXHIBIT A



CITY OF
MOUNT
DORA

General Fund - Taxes

- Accounts for general activities performed by the governmental entity
- The General Fund is the main operating fund for the City
- The major revenue sources for this fund are property taxes, franchise fees, business license fees, unrestricted revenues from the state, fines and forfeitures, and interest income. Expenditures are made for community development, planning, parks and recreation, public safety (police and fire), public works, and other services.

Enterprise Funds - Charges for Service

- Accounts for “business type activities” - similar to those found in the private sector
- Laws and regulations require that the activities cost of providing services including capital expenses be recovered fully with fees and charges for service instead of taxes
- Funds: Water/Wastewater; Stormwater; Sanitation; Electric; Building Department

PROPERTY TAX ROLL UPDATE

EXHIBIT A



CITY OF
MOUNT
DORA

► Property Tax Revenues

On May 30th Lake County Property Appraiser updated the “Best Estimates” of Taxable Value for FY2025-26 (Tax year 2025) including new construction of **\$2,141,671,512**

	Tax year 2024 FY 2024-25	<i>“Best Estimate”</i> Tax year 2025 FY 2025-26	Notes
Gross Taxable Value	\$ 1,982,164,812	\$ 2,141,671,512	8.33% increase per Lake County Appraiser
Adopted Millage Rate	6.3000	Goal - 6.3000	CPI as of May - 2.3% (YoY)
Maximum Millage Rate	6.6000	6.6000	
NET Taxes	\$ 11,863,256	\$ 12,817,904	\$ 954,648

Roughly \$275,000 of this increase belongs to CRA and NE-CRA

EXHIBIT A MOUNT DORA HISTORICAL MILLAGE RATES AND CONSUMER PRICE INDICES CHANGE

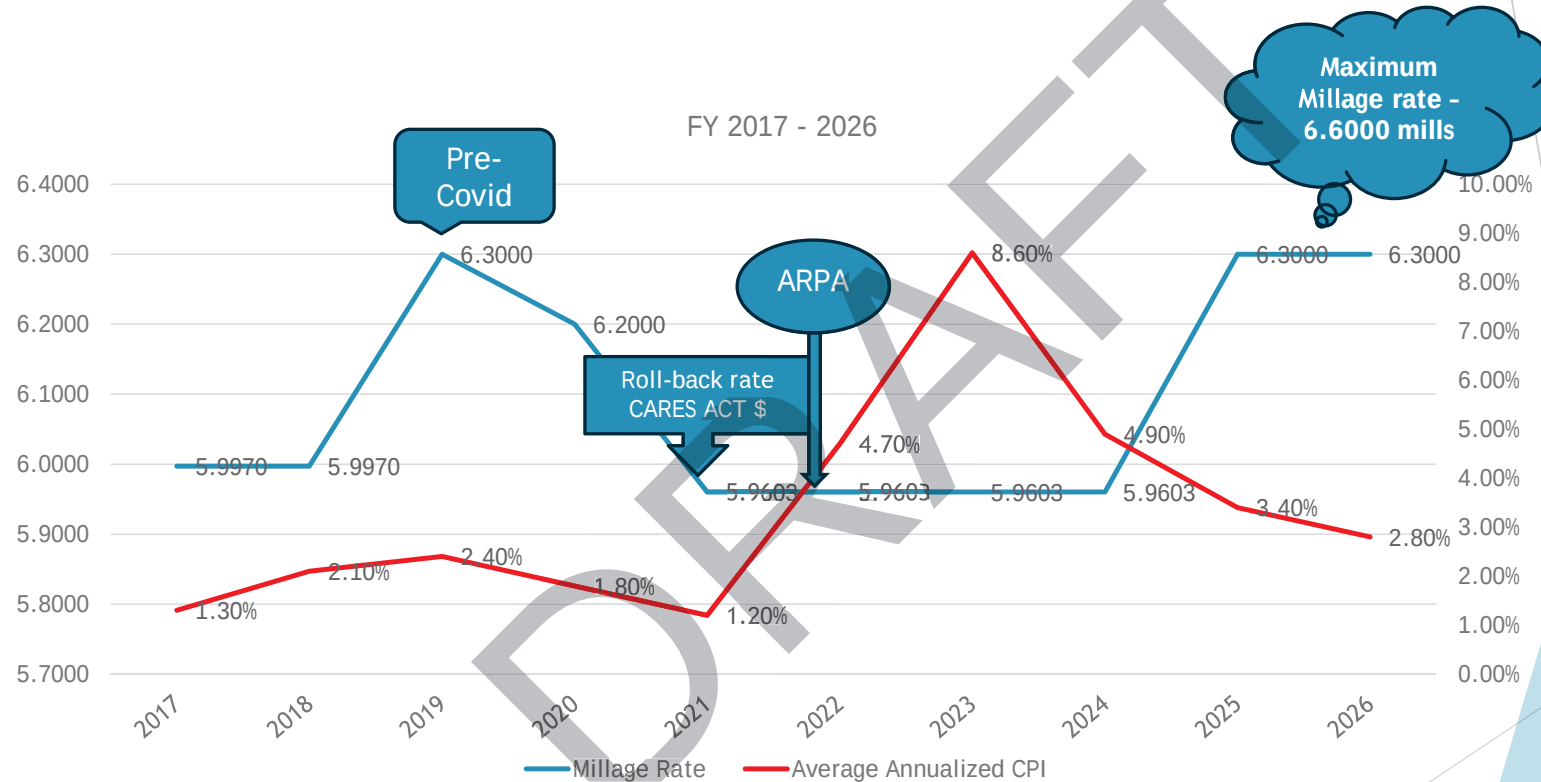


EXHIBIT A

IMPACT ON AVERAGE RESIDENT – CITY OF MOUNT DORA TAXES ONLY



FY24-25

Home Taxable Value \$ 294,321
Millage rate @ 6.300 \$1,854
Fire Assessment Fee + \$209
City of Mount Dora Tax = 2,063

FY25-26

Home Taxable Value \$ 304,650
Millage rate @ 6.3000 \$1,919
Fire Assessment Fee + \$239
City of Mount Dora Tax = 2,158

NET INCREASE

\$95

This graphic displays what a homeowner pays in ad valorem taxes on a homesteaded property in the City of Mount Dora with a median assessed value of \$354,650 (3% increase from FY24-25) less a \$50,000 Homestead Exemption.

EXHIBIT A

LAKE COUNTY NOTICE OF PROPOSED PROPERTY TAXES – SAMPLE

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00MD	PRIOR 2023 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT 2024 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	354,740	5.0364	1,786.61	366,880	4.6102	1,691.39	5.0364	1,847.75
MSTU Ambulance	354,740	0.4629	164.21	366,880	0.4237	155.45	0.4629	169.83
Public Schools								
By State Law	379,740	3.2080	1,218.21	391,880	2.9296	1,148.05	3.2080	1,257.15
By Local Board	379,740	2.9980	1,138.46	391,880	2.7024	1,059.02	2.9980	1,174.86
Mount Dora	354,740	6.3000	2,234.36	366,880	5.4731	2,007.97	6.1000	2,237.97
Water Management District								
St Johns Water Mgt	354,740	0.1793	63.60	366,880	0.1793	65.78	0.1793	65.78
Voter Approved Debt Payments								
Lake County BCC	354,740	0.0918	32.57	366,830	0.0918	33.68	0.0918	33.68
Independent Special Districts								
Lake Co Water Auth	354,740	0.2940	104.29	366,830	0.2824	103.61	0.3083	113.11
North Lake Hosp	354,740	0.1500	53.21	366,830	0.4534	166.34	0.4000	146.75
TOTAL AD VALOREM PROPERTY TAXES			6,673.52			6,431.29		7,046.88
NON-AD VALOREM ASSESSMENTS								
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT				UNITS	RATE	ASSESSMENT	
Mount Dora	Fire Rescue Residential Units	Sept 10, 6:00 PM	510 N Baker St (352)735-7185		1.00	209.00	209.00	

EXHIBIT A PROPERTY CHANGE IN VALUES

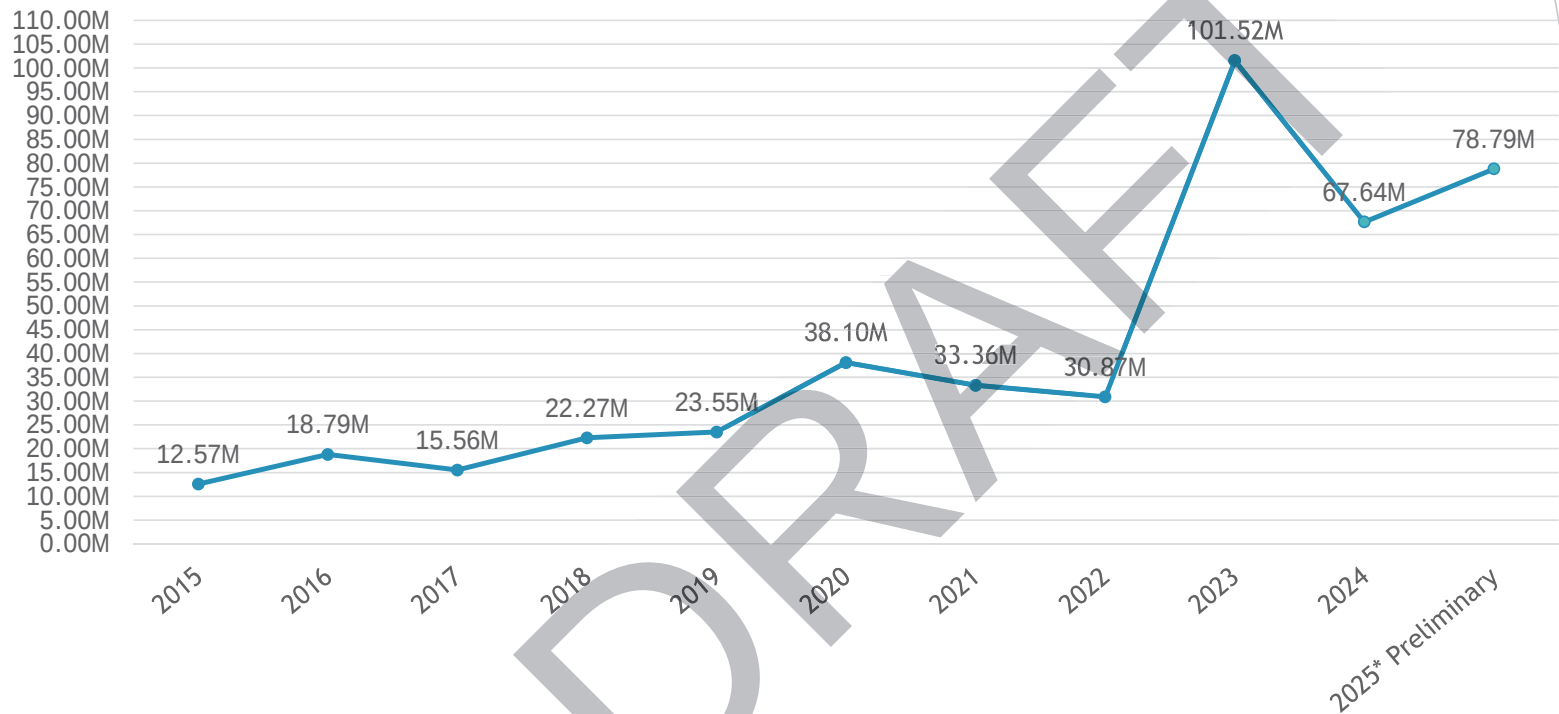


	2025 Taxable Value *Best Estimate	Taxable Value % change from last Year	2025 Net New Construction Value	New construction % change from last Year
MONTVERDE	264,159,070	24.62%	41,226,166	84.91%
MASCOTTE	601,905,960	21.82%	74,091,183	47.97%
ASTATULA	170,491,137	20.69%	20,143,253	-37.84%
MINNEOLA	2,034,259,882	15.22%	171,868,619	-15.58%
UMATILLA	317,046,368	12.64%	25,106,723	261.74%
GROVELAND	2,620,278,987	11.60%	175,991,956	-20.18%
HOWEY IN THE HILLS	248,225,399	10.49%	15,686,637	-21.49%
LEESBURG	3,825,617,536	9.16%	206,235,803	-71.83%
EUSTIS	1,826,857,325	8.72%	35,431,591	-27.04%
CLERMONT	6,178,676,219	8.53%	283,947,870	-19.07%
MOUNT DORA	2,141,671,512	8.33%	78,788,941	10.56%
TAVARES	1,867,728,230	8.02%	60,239,834	-33.87%
LADY LAKE	1,945,645,671	7.12%	23,501,215	-18.85%
FRUITLAND PARK	1,170,392,863	5.97%	8,747,896	-23.54%

Countywide Taxable Values are up by 9.76% and the Cities Taxable Values are up to 12.35% on average

EXHIBIT A MOUNT DORA NEW CONSTRUCTION

2015 - 2025

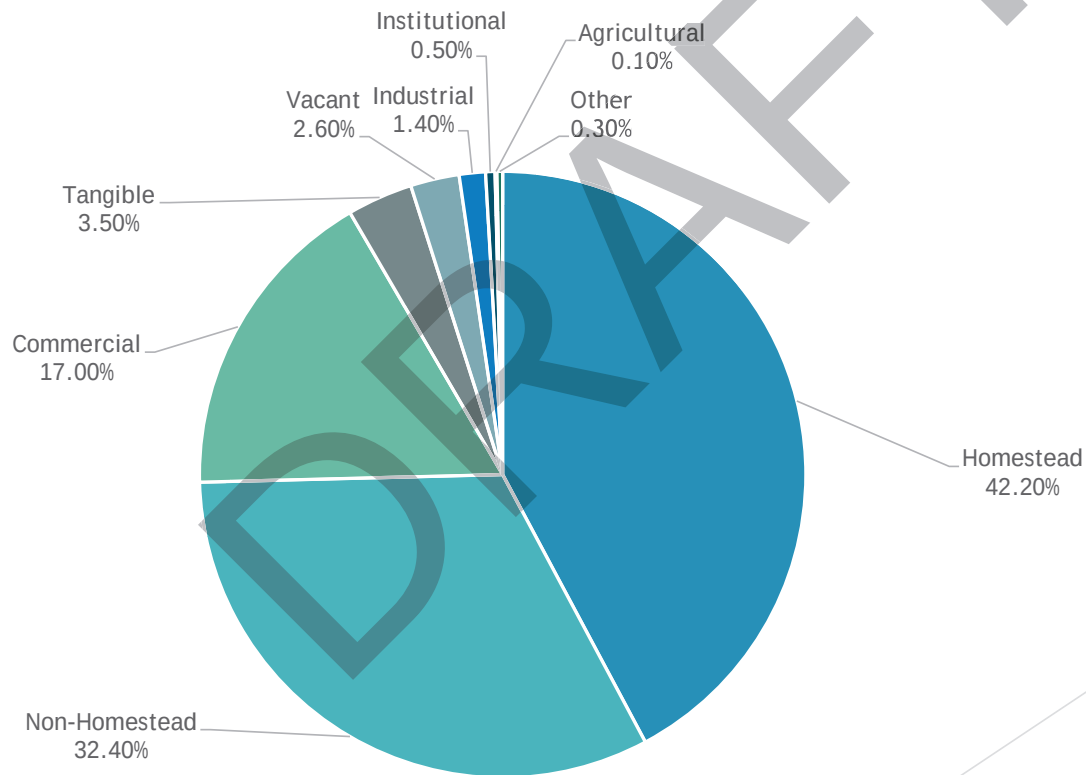


CITY OF
MOUNT
DORA

TAXABLE VALUE BY PROPERTY CLASS

(PICTURED IS FY23-24)

Taxable Value by Property Class



CITY OF
MOUNT
DORA

EXHIBIT A

FIRE ASSESSMENT

DRAFT

EXHIBIT A FY 2025-26 FIRE BUDGET OVERVIEW



General Fund Fire Protection 001-1810	Fire Impact 125	Fire Assessment 131	2018 Fire Assessment Bond
- General fund monies - Budget: approx. \$4.8M (<i>pending employee salary increases, health insurance, etc.</i>)	- Restricted to expansion due to new growth - Budget: \$204,707	- Fire Assessment Fee - Fire Protection only <u>not EMS</u> - Proposing that the fee increases to \$239 per benefit unit based on increase in 'Fire Services Assessed Cost' defined in Resolution 2018-57 - Budget: approx. \$2,318,652	- Debt Service in fund 200 via transfer - Outstanding Principal \$18,350,000 - Outstanding Interest \$10,297,463 - FY2025-26 Loan Payment: \$1,245,663

We will be discussing in details under Governmental Funds – July 21st workshop

EXHIBIT A FIRE IMPACT FEES SUMMARY REVENUES & EXPENDITURES



REVENUES	FY 2025/26 Proposed	% of Total
Fire Fee - Residential	\$201,301	96.89%
Fire Fee - Commercial	\$6,456	3.11%
Total	\$207,757	100%
EXPENDITURE	FY 2025/26 Proposed	% of Total
Debt Service	\$207,757	100%
Total	\$207,757	100.00%

Impact Fees are collected on new development to defray the cost of capital investments needed to maintain the level of fire service due to future growth.

Impact Fees can be used for capital or debt service related to growth.

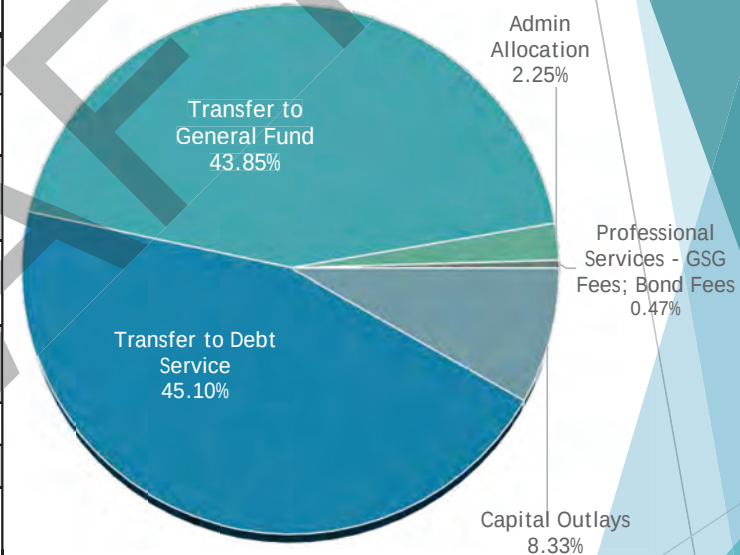
FIRE ASSESSMENT OVERVIEW FUND 131

EXHIBIT A



**CITY OF
MOUNT
DORA**

REVENUES	FY 2025/26 Proposed	% of Total
Fire Assessment Fee	2,318,652	100.00%
Total	\$2,318,652	100.00%
EXPENDITURE	FY 2025/26 Proposed	% of Total
Transfer to Debt Service	1,045,663	45.10%
Transfer to General Fund	1,016,736	43.85%
Admin Allocation	52,203	2.25%
Professional Services - GSG Fees; Bond Fees	10,950	0.47%
Capital Outlays	193,100	8.33%
Total	\$2,318,652	100.00%



On June 17th we will be adopting Preliminary Fire Assessment Fee Resolution. Proposing rate of \$239

NEXT STEPS

► Budget Workshops

- Enterprise Funds and Capital Outlay & CIP – July 7th – 6:00 pm
- Governmental and Internal Service Funds – July 21st – 6:00 pm
- Final Budget Workshop – August 25th – 6:00 pm

► Meeting for Action Items

- Adopt Preliminary Fire Assessment– June 17th Regular Council Meeting 6:00 pm
- Set Maximum Millage – July 15th – Regular Council Meeting 6:00 pm

► Public Hearings

- 1st Millage Rate and Budget - Wednesday, September 3rd – 6:00 pm
- Fire Assessment – Thursday, September 11th – 6:00 pm
- 2nd Millage Rate and Budget - Tuesday, September 16th – 6:00 pm





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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Ratification of the Florida Department of Agriculture and Consumer Services – Tree Canopy Resiliency Grant Agreement

Introduction:

This is a request for City Council to ratify the Urban Forestry Program Tree Canopy Resiliency Grant from the Florida Department of Agriculture and Consumer Services, Division of Administration.

Discussion:

The City Manager approved and executed the tree canopy grant on July 16, 2025, as authorized under City's purchasing policy. The total grant award is \$50,000, with a required \$12,500 local match. All work must be completed within one year. All tree work must be performed by ISA-certified arborists and will follow safety pruning standards to reduce future storm damage risk. The grant conditions and tree work by a tree consultant will be administered by Mark Miller, City Urban Forester. The funding will be used for tree pruning services on City-owned right-of-way trees located along five key corridors:

- N. Donnelly Street
- E. Pine Avenue
- Lincoln Avenue
- E. 11th Avenue
- E. 5th Avenue (a portion - city limits section only)

Budget Impact:

The required \$12,500 as the matching part of the grant will come directly from the existing City of Mount Dora Tree Bank Funds. This will have no budget impacts required to support this grant.

Strategic Impact:

The purpose of this pruning grant will help reduce hazards to the public from trees should future natural disasters occur. In addition, this grant will help support a safer urban canopy for the community along these streets and avenues.

Strategic Initiative 2: Beautify Mount Dora

Enhance the aesthetic appeal of Mount Dora through well-maintained landscaping, public art, hardscape design elements, and streetscapes where appropriate.

Goal 4: Promote urban greening throughout the City with special focus on corridors, parks, open spaces, and gateways.

Recommendation:

City Council to ratify the Florida Department of Agriculture and Consumer Services – Tree Canopy Resiliency Grant with matching funds of \$12,500.

Attachment(s):

1. Federal Financial Assistance Subrecipient Agreement

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/17/2025

Approved - 7/17/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025



WILTON SIMPSON
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Administration

**FEDERAL FINANCIAL ASSISTANCE
SUBRECIPIENT AGREEMENT**

This Federal Financial Assistance Subrecipient Agreement (Agreement) made and entered into on 7/16/2025, by and between the FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, the Recipient, and the City of Mount Dora, the Subrecipient. The Subrecipient's Application package for federal financial assistance, dated December 13, 2024, (Application) is incorporated by reference. The Subrecipient shall perform the Scope of Work contained in the Subrecipient's Application.

The Department of Management Services' designated United Nations Standard Products and Services Code (UNSPSC) is 70151500.

A. SUBAWARD AMOUNT

1. The total award amount for satisfactorily completing the Scope of Work is \$50,000.00. In no event shall the Recipient be liable for payment of any amount, which exceeds the total award amount.
 - a. The Subrecipient may expend funds only for allowable costs resulting from obligations incurred during the agreement period.
 - b. The balance of unobligated funds which have been advanced or paid must be refunded to the Recipient.
 - c. Funds paid in excess of the amount to which the Subrecipient is entitled under the terms and conditions of the agreement must be refunded to the Recipient.

B. TERM

1. The agreement period of this Subrecipient agreement shall commence upon execution and, unless sooner terminated or canceled, shall end on the 31st day of August, 2026 (Term).
2. No-cost extensions require the prior written approval of the Recipient and must be submitted not less than sixty (60) days prior to the end of the Term. Extension requests, which exceed the federal agency award period, will not be granted.

C. UNIVERSAL IDENTIFIER AND SYSTEM OF AWARD MANAGEMENT

1. The Subrecipient shall comply with 2 CFR, Part 25, "Financial Assistance Use of Universal Identifier and System of Award Management" (SAM). The Subrecipient must register and maintain a registration in SAM until submittal of the final financial report. A unique entity identifier is a 12-character alphanumeric ID assigned to an entity by SAM.gov.
2. Compliance with 2 CFR, Part 25 is not required for individuals.

D. FINANCIAL AND PROGRAM MANAGEMENT

1. Statutory and National Policy Requirements

- a. All expenditures of federal financial assistance under the Agreement shall be in compliance with all applicable laws, rules, and regulations applicable to expenditures of federal funds.
- b. The Subrecipient shall implement applicable National Policy Requirements.

2. Deliverables

- a. The Subrecipient must provide quantifiable, measurable, and verifiable units of Deliverables which must be received and accepted in writing by the Recipient before payment. Deliverables must be directly related to the Scope of Work; specify minimum levels of service to be performed; and contain criteria for evaluating the successful completion of each Deliverable. The Deliverables are set forth in the Scope of Work contained in the Subrecipient Application.
- b. The Subrecipient shall perform all deliverables within the time frame established in this Agreement. Unless otherwise set forth in the Scope of Work, failure to meet the Deliverables of this Agreement shall result in a financial consequence up to 100% of the final payment request unless the failure to perform the deliverable is corrected or prohibited by the federal agency awarding the grant.

3. Financial Management

- a. The Subrecipient shall maintain an accounting system and a set of accounting records, which allow for the identification of revenues and expenditures related to this Agreement.
- b. The Subrecipient shall comply with 2 CFR, Part 200, as currently in effect and as may be amended from time to time and adhere to the accounting principles and procedures required therein, use adequate internal controls, and maintain necessary source documentation for all costs incurred.

4. Reimbursement Requests

- a. The allowability of costs shall be in accordance with the federal financial assistance cost principles applicable to the Subrecipient and terms of this Agreement.
- b. The Subrecipient shall submit the payment request packet to the Recipient's Grant Manager not more often than monthly, but not less often than quarterly. To be eligible for reimbursement, costs shall be allowable, necessary, and reasonable, and must be submitted by budget category consistent with the budget plan submitted with the Subrecipient's Application.
- c. All reimbursement requests must be submitted using the Recipient's standard payment request packet and provide supporting documentation for each cost. An authorized Subrecipient representative shall sign the certifications on the payment request packet submitted.

- d. The payment request packet is downloadable from <https://forms.fdacs.gov/02019.pdf>.
- e. A Subrecipient whose federal financial assistance grant provides an online reimbursement system for reporting reimbursement details shall use the online reimbursement system instead of the payment request packet.
- f. Travel Expenses. Justified and reasonable travel expenses which are directly and exclusively related to the services rendered under this Agreement will be reimbursed in accordance with Section 112.061, F.S. Authorization for travel expenses must be specified in this Agreement.
- g. \$50,000.00 for one year based on invoices submitted for expenses incurred during the quarterly periods ending March 31, June 30, September 30 and December 31 of each year. Each quarter, The SUBRECIPIENT shall submit detailed quarterly reports using the format and content shown on the RECIPIENT'S performance progress report. Invoices must be received within 30 calendar days of the conclusion of each quarter. Bills will be in the form of an invoice by major categories and will include local funding information detailing staff salaries, benefits, indirect costs (at 10% of Total Direct Costs) and other approved expenses, if accrued.
- h. Travel and per diem costs are not allowable under this contract.

5. Payment of Reimbursement Requests

- a. Payment for allowable, necessary, and reasonable costs shall be made within thirty (30) days after acceptance by the Recipient. Payment request packets returned to the Subrecipient due to omissions or preparation errors will result in a payment delay.
- b. Payment requests for a percentage of work completed on each task deliverable are allowed.
- c. Payment is contingent upon the availability of funding from the federal agency and the Subrecipient's compliance with the terms and conditions of this Agreement.
- d. The final payment under this Agreement shall be made upon completion of the Scope of Work including all Deliverables and the receipt and approval of all reports required hereunder.
 - (1) Reimbursement Request Form with required backup documentation.
 - (2) Final Report - brief paragraph on letterhead summarizing what was accomplished with the grant funding.
 - (3) Copy of a news release that will be submitted to a local publication crediting the U.S. Forest Service for providing funding.
 - (4) Copy of Congressional thank you letter - Thank you letter addressed to your federal congressional representatives for the grant funding. Include a brief description of what you were able to accomplish with the funding.
 - (5) Certification of Acceptance executed by a Florida Forest Service official.

- e. Disallowance or adjustments due to audit findings may require the Subrecipient to return funds to the Recipient. The Subrecipient is solely responsible for reimbursing the Recipient for amounts incorrectly paid to the Subrecipient.

6. Program Income

- a. "Program income includes but is not limited to income from fees for services performed, the use or rental of real or personal property acquired under federal awards, the sale of commodities or items fabricated under a federal award, license fees and royalties on patents and copyrights, and principal and interest on loans made with federal award funds". 2 CFR 200.80
- b. The Subrecipient must report to the Recipient any program income received or anticipated from the activities performed under this Agreement.

7. Revision of Budget Plan

- a. The Budget Plan contained in the Subrecipient Application lists costs and budget categories to fund the Subrecipient's performance of the Scope of Work, including the completion of Deliverables.
- b. The Subrecipient is required to report any transfers from one approved budget category to another approved budget category. If the cumulative budget transfers meet or exceed ten percent (10%), prior approval, evidenced by contract amendment, is required.
- c. Prior approval, evidenced by contract amendment, is required for:
 - (1) Any transfers from an approved budget category to an unapproved budget category. An unapproved budget category is defined as having no funds allocated in the original Budget Plan.
 - (2) Any equipment purchases not noted in the original Budget Plan and/or Scope of Work.
 - (3) Any subawarding or contracting out of any work not noted in the original Budget Plan and/or Scope of Work.

8. Revision of Scope of Work

- a. The Subrecipient shall report any changes to the Scope of Work including but not limited to changes in the objectives, changes in key personnel, reduction of work effort by key personnel, and delays in completion of the work.

9. Acknowledgements

- a. The Subrecipient shall have an acknowledgement of the U.S.D.A. Forest Service support placed on any publication written or published or audiovisual produced with grant support and, if feasible, on any publication reporting the results of, or describing, a grant-supported activity, or audiovisuals produced with grant support. This requirement does not apply to audiovisuals produced as research

instruments or for documenting experimentations or findings and not intended for presentation or distribution to the public.

Minimum verbiage requirement is as follows: "This publication made possible through a grant from the USDA Forest Service in cooperation with the Florida Forest Service."

- b. Publication means a published book, periodical, pamphlet, brochure, flier, or similar item.
- c. Audiovisual means a product containing visual imagery or sound or both.
- d. The Subrecipient acknowledgement must contain a disclaimer which states: "Any opinions, findings, conclusions, or recommendations expressed in this publication or audiovisual are those of the author(s) and do not necessarily reflect the view of the U.S.D.A. Forest Service."
- e. Language shall read:

The work upon which this (insert publication or audiovisual or both) is based was funded, in whole or in part through a subrecipient grant awarded by the U.S.D.A. Forest Service through the Florida Department of Agriculture and Consumer Services. The contents do not necessarily reflect the views or policies of the U.S.D.A. Forest Service nor does mention of trade names, commercial productions, services, or organizations imply endorsement by the U.S. Government.

E. PROPERTY STANDARDS

1. Equipment and Real Property

- a. Equipment must be used in the project for which the federal funds are derived.
- b. The federal agency has a vested interest in equipment and/or real property which, when purchased, exceeds \$5,000 in value. If a title is issued for the equipment and/or real property, the federal agency must be listed on the title.
- c. The Subrecipient must maintain property records, which include, but are not limited to, the description, serial number or other identification number, acquisition date, cost, location, percentage of federal participation in the cost of the property, use and condition of the property. When the property is disposed of, the property records must be updated with the date of disposal and sale price of the property.
- d. A physical inventory is required at least once every two years.
- e. If the equipment and/or real property are to be sold or used as a trade-in, approval of the Recipient is required.
- f. At the end of the award period, the Subrecipient is required to request from the Recipient disposal instructions and is required to notify the Recipient of the fair market value of the equipment and/or real property.

2. Insurance Coverage

- a. The Subrecipient will carry sufficient insurance coverage to protect all assets required under the Agreement from loss due to theft, fraud, and/or undue physical damage. The Subrecipient shall carry insurance on its own assets in commercially reasonable amounts and all statutorily required insurance, including without limitation Workers' Compensation insurance.

3. Intellectual Property

- a. Anything by whatsoever designation it may be known, that is produced by, or developed in connection with this Agreement shall become the exclusive property of the Recipient and may be copyrighted, patented, or otherwise restricted as provided by Florida or federal law. Neither the Subrecipient nor any individual employed under this Agreement shall have any proprietary interest in such property.
- b. With respect to each Deliverable that constitutes a work of authorship within the subject matter and scope of U.S. Copyright Law, 17 U.S.C. Sections 102-105, such work shall be a "work for hire" as defined in 17 U.S.C. Section 101 and all copyrights subsisting in such work for hire shall be owned exclusively by the Recipient.
- c. In the event it is determined as a matter of law that any such work is not a "work for hire," the Subrecipient shall immediately assign to the Recipient all copyrights subsisting therein for the consideration set forth in the Agreement and with no additional compensation.
- d. The foregoing shall not apply to any preexisting software, or other work of authorship used by the Subrecipient to create a Deliverable but which exists as work independent of the Deliverable, unless the preexisting software or work was developed by the Subrecipient pursuant to a previous Agreement with the Recipient or by a purchase by the Recipient under a state term contract.

F. MATCHING OR COST SHARE (IF APPLICABLE)

1. The matching or cost share portion must be tracked using a unique identifier in the Subrecipient accounting system.
2. If the matching or cost share portion is not met, the Recipient may disallow costs paid with federal funds in proportion to the reduction in the matching or cost share amount.
3. The matching or cost share portion must be incurred in direct proportion to the amount of federal funds used.
4. The matching or cost share portion must be reported based upon the Budget Plan submitted with the Application.
5. Records for in-kind contributions, which are based upon volunteer hours, must have timesheets or a sign-in/sign-out logs and must explicitly state the method for valuation of the hours. The value must be reasonable.

6. Records for in-kind contributions, which are based upon goods or services provided, must have an invoice, if available, or must explicitly state the method for the valuation. The value must be reasonable.
7. In-kind contributions must be provided by a third party during the period for which they are being claimed.
8. The matching or cost share portion must not be counted towards other cost sharing requirements. Neither costs nor values of third-party in-kind contributions may count if they have been used towards other cost sharing requirements.

G. GENERAL PROCUREMENT STANDARDS

1. The Subrecipient will follow the same policies and procedures it uses for procurements from other funding sources.
2. The Subrecipient must have documented procurement procedures.
3. The Subrecipient must have written policies on standards of conduct covering conflicts of interest. No employee, officer, or agency may participate in the selection, award or administration of a contract supported by federal funds if he or she has a real or apparent conflict of interest.

H. PERFORMANCE MONITORING AND REPORTING

1. The Subrecipient shall submit detailed quarterly reports using the format and content shown on the Recipient's performance progress report. The performance progress report is downloadable from <https://forms.fdacs.gov/02018.pdf>.
2. In the event the Agreement is terminated, the Subrecipient shall furnish a report detailing progress made under this Agreement through the date of termination within twenty (20) days of termination.
3. The Subrecipient shall cooperate in all on-site reviews from the Recipient, its authorized representatives, or federal government personnel.
4. The review personnel will be given full and complete access during normal business hours to all information related to the performance of this Agreement to ensure compliance with project activities and statutes, regulations, and rules.
5. The Recipient will give 48 hours' notice of any on site review.
6. The Subrecipient shall make available all personnel involved in the performance of work on this Agreement.
7. Failure to correct substandard performance within thirty (30) days after written notice from the Recipient shall result in suspension and/or termination of the Agreement.

I. RECORD RETENTION AND ACCESS

1. Retention Requirements for Records

- a. Upon reasonable notice, the Recipient shall have access to the Subrecipient's records during normal business hours.
- b. The Subrecipient shall maintain all records pertinent to the activities to be funded under this Agreement for a period of five (5) years after final payment is received and for such additional period as may be required until all claims, litigation and appeals pertaining or related to the Agreement have been completely resolved.

2. Access to Public Records

- a. The Subrecipient shall comply with all applicable requirements of Chapter 119, F.S.
- b. To the extent that Subrecipient meets the definition of "Contractor" under Section 119.0701, F.S., all documents, including papers, letters, or any other record or materials prepared pursuant to this Agreement are subject to Florida's Public Records Law. Subrecipient must:
 - (1) Keep and maintain public records required by the Recipient to perform the service.
 - (2) Upon request from the Recipient's custodian of public records, provide the Recipient with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at no cost to the Recipient.
 - (3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract period and following completion or termination of the contract if the Subrecipient does not transfer the records to the Recipient.
 - (4) Upon completion or termination of the contract, transfer, at no cost, to the Recipient all public records in possession of the Subrecipient or keep and maintain public records required by the Recipient to perform the service. If the Subrecipient transfers all public records to the Recipient upon completion or termination of the contract, the Subrecipient shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Subrecipient keeps and maintains public records upon completion or termination of the contract, the Subrecipient shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Recipient, upon request from the Recipient's custodian of public records, in a format that is compatible with the information technology systems of the Recipient.
- c. The Recipient shall have the right of unilateral cancellation for refusal by the Subrecipient to allow public access to all documents, papers, letters, or other material made or received by the Recipient in conjunction with the contract, unless the records are exempt from s. 24(a) of Article I of the State Constitution and Section 119.07(1), F.S.
- d. Nothing in this article shall be considered a waiver of the provisions of Section 119.0701, F.S.

IF THE SUBRECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE SUBRECIPIENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS:

**OFFICE OF GENERAL COUNSEL
407 SOUTH CALHOUN STREET, SUITE 520
TALLAHASSEE, FL 32399
PHONE: (850) 245-1000
EMAIL: PRCUSTODIAN@FDACS.GOV**

J. REMEDIES FOR NONCOMPLIANCE

1. Prior to the exercise of any remedy provided for herein, the Recipient shall provide thirty (30) calendar days written notice of default and shall provide the Subrecipient the opportunity to cure such failure or default within said thirty (30) day period. Upon the failure or inability to cure, the Recipient shall have all rights and remedies provided at law or in equity, including without limitation the following:

- a. Temporarily withhold cash payments pending correction of the deficiency by the Subrecipient.
- b. Disallow all or part of the cost of the services not in compliance.
- c. Wholly or partly suspend or terminate this Agreement.

2. Termination

- a. This Agreement may be terminated for convenience by either party upon giving not less than thirty (30) days advance written notice to the other party. The Subrecipient shall be paid for all work satisfactorily performed prior to the date of termination provided the Subrecipient has otherwise complied with the terms of this Agreement, including the submission of all reports.
- b. The Recipient may suspend or terminate this Agreement if the Subrecipient:
 - (1) Fails to comply with any applicable rules, regulations or provisions referred to herein, or any other applicable state or federal statutes, rules, regulations, executive orders, federal guidelines, policies or directives;
 - (2) Fails to timely fulfill its obligations under the Agreement;
 - (3) Improperly or illegally uses funds provided under this Agreement; or
 - (4) Submits reports that are incorrect in any material respect.

K. CLOSE OUT

1. Notwithstanding the termination of this Agreement, the Subrecipient's obligations to the Recipient shall survive until all close out requirements are completed. Close out activities shall include but are not limited to completing and submitting final reports, properly disposing of property, accounting for unspent cash advances and program income and transferring custodianship of records to Recipient or its designee.
2. Post-close Out Adjustments
 - a. Any funds paid in excess of the amount to which the Subrecipient is entitled under the Agreement must be refunded to the Recipient within thirty (30) days after demand therefore by Recipient.

L. AUDIT REQUIREMENTS

1. Audit Provisions
 - a. If the Subrecipient is a state or local government or a nonprofit organization, the audit provisions as defined in 2 CFR, Part 200 Subpart F are applicable.
 - b. If the Subrecipient is a commercial organization (for-profit), the organization will provide the Recipient with its annual audited financial statement or the annual tax return provided to the Internal Revenue Service.
 - c. Audit provisions are not required for a Subrecipient who is an individual.
 - d. In the event that the Subrecipient expends \$1,000,000 or more in federal awards in its fiscal year, the Subrecipient must have a single or program-specific audit conducted in accordance with the 2 CFR, Part 200 Subpart F.
 - e. If the Subrecipient expends less than \$1,000,000 in federal awards in its fiscal year, an audit conducted in accordance with the provisions of 2 CFR, Part 200 Subpart F is not required. Records must be available for audit or review if necessary.
 - f. If the Subrecipient expends less than \$1,000,000 in federal awards in its fiscal year and elects to have an audit conducted, the cost of the audit must be paid from non-federal resources.
2. Basis for Determining Federal Awards Expended
 - a. In determining the federal awards expended in its fiscal year, the Subrecipient shall consider all sources of federal awards, including federal resources received from the Recipient.
 - b. The determination of amounts of federal awards expended should be in accordance with the guidelines established by 2 CFR, Part 200 Subpart F.

3. Relation to Other Audit Requirements

- a. If the Subrecipient has an audit conducted in relationship to any other federal regulation or statute, the Recipient may determine upon review if the audit reports meet the needs of the Recipient. If so, an additional audit will not be required.
- b. An audit of the Subrecipient conducted by the Auditor General in accordance with provisions of 2 CFR, Part 200 Subpart F will meet these requirements.
- c. These provisions do not limit the authority of the federal agency, Inspector General, General Accounting Office (GAO), or Recipient to conduct or arrange for the conduct of audits or evaluations of federal financial assistance awards.

4. Frequency of Audits

- a. Audits shall be performed annually to meet this requirement.

5. Sanctions

- a. If the Subrecipient is unwilling or has a continued inability to have an audit conducted, the provisions for noncompliance will be enforced.

6. Subrecipient Responsibilities

- a. The Subrecipient shall arrange for the audit to be conducted in a timely manner and submitted as required in 2 CFR 200.512.
- b. The Subrecipient shall prepare the financial statements in accordance with 2 CFR 200.510.
- c. The Subrecipient shall promptly follow up and take corrective action on audit findings.
- d. The Subrecipient will provide the auditor with access to records, personnel, documentation, and other information as needed by the auditor.

7. Audit Findings Follow-up

- a. At the completion of the audit, the Subrecipient must prepare, in a document separate from the auditor's findings a corrective action plan to address each audit finding included in the current year auditor's reports.
- b. The corrective action plan must provide the name(s) of the contact person(s) responsible for corrective action, the corrective action planned and the anticipated completion date.
- c. If the Subrecipient does not agree with the audit findings or believes corrective action is not required, then the corrective action plan must include an explanation and specific reasons.

- d. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within thirty (30) days after receipt by the Subrecipient.
- e. Failure of the Subrecipient to comply with the above requirement will constitute a violation of this Agreement and may result in the withholding of future payments.

8. Report Submission

- a. The audit must be completed and the data collection form and reporting package must be submitted within the earlier of thirty (30) calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period. If the due date falls on a Saturday, Sunday, or Federal holiday, the reporting package is due the next business day.
- b. The Subrecipient must submit required data elements described in Appendix X to 2 CFR, Part 200 – Data Collection Form (SF-SAC), which states whether the audit was completed in accordance with this part and provide information about the Subrecipient, its federal programs and the results of the audit.
- c. A senior representative of the Subrecipient must sign a statement to be included as part of the data collection that the Subrecipient has complied with the audit requirements, the data was prepared in accordance with 2 CFR 200.512, the reporting package does not include protected personally identifiable information, the information is accurate and complete, and the reporting package and form will be publicly available on the web.
- d. The Subrecipient shall also submit to the Recipient's Grant Manager one copy of the audit report, reporting package, any management letter issued by the auditor, and the data collection form described in Appendix X to 2 CFR, Part 200.
- e. The Subrecipient is required to use the internet submission form on the Federal Audit Clearinghouse (FAC) website. The FAC website is located at <https://www.fac.gov/>.
- f. The Subrecipient shall ensure that audit working papers are made available to the Recipient's Chief Financial Officer or Auditor General, or its designee, upon request for a period of five (5) years from the date the audit report is issued, unless extended in writing by the Recipient.

M. GENERAL CONDITIONS

- 1. Nothing contained in this Agreement is intended to, or will be construed in any manner, as creating or establishing the relationship of principal and agent or employer and employee between the parties. The Subrecipient will at all times remain an independent contractor with respect to the services to be performed under this Agreement.
- 2. Indemnification. The Subrecipient shall be fully liable for the actions of its agents, employees, partners, or subcontractors and shall fully indemnify, defend, and hold harmless the Recipient, and their officers, agents, and employees, from suits, actions, damages, and costs of every name and description, including attorneys' fees, arising from or relating to personal injury and damage to real or personal tangible property alleged to be caused in whole or in part by the Subrecipient, its agent, employees,

partners, or subcontractors, provided, however that the Subrecipient shall not indemnify for that portion of any loss or damages proximately caused by the negligent act or omission of the Recipient. Nothing herein contained shall be construed or operate as a waiver of sovereign immunity to the extent sovereign immunity, as set forth in Section 786.28, F.S., may otherwise apply.

3. Liability. The Recipient shall not assume any liability for the acts, omissions to act or negligence of the Subrecipient, its agents, servants, and employees, nor shall the Subrecipient disclaim its own negligence to the Recipient or any third party.
4. The Subrecipient shall not discriminate on the basis of race, sex, religion, color, national origin, age, or disability and shall comply with all applicable state and federal laws and regulations related thereto, including without limitation, the Americans with Disabilities Act (42 USC 12101 et. Seq.); Section 504 of the Rehabilitation Act of 1973 (29 USC 795); and the Age Discrimination Act of 1975 (42 USC 6101-6107).
5. The Subrecipient acknowledges and agrees that the employment of unauthorized aliens by any person or entity is considered a violation of 8 U.S.C. § 1324a. If the Subrecipient knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Agreement. The Subrecipient avers that it is registered in the E-Verify system and further agrees to comply with the provisions of Section 448.095(2), F.S., during the term of the contract, including receiving and maintaining required affidavits from subcontractors.
6. This Agreement is contingent upon the availability of funding from the federal agency. This Agreement may be terminated by Recipient if funding from the federal agency is reduced or terminated.
7. The Subrecipient represents and warrants that neither it, nor its principals, is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency; and, that the Subrecipient shall not knowingly enter into any lower tier contract, or other covered transaction, with a person who is similarly debarred or suspended from participating in this covered transaction. Any lower tier contract provider who receives funds as a result of this Agreement shall be verified by Subrecipient through the General Services Administration (GSA) Federal Excluded Parties List: <https://sam.gov/SAM/>.
8. The Subrecipient shall comply with the Federal Acquisition Regulation 52.204-25 Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment, as currently in effect and as may be amended from time to time. Failure to comply or if the Subrecipient knowingly provides funds to any entity prohibited from receiving a contract or award pursuant to the Federal Acquisition Regulation 52.204-25 shall be cause for unilateral cancellation of this Agreement.
9. The Subrecipient acknowledges it has completed the certification regarding lobbying.
10. If prior written authorization for subcontracting is granted by the Recipient, any work or services subcontracted by the Subrecipient shall be specifically by written contract or Agreement, and such subcontracts shall be subject to each provision of this Agreement and applicable Federal, State or County guidelines and regulations as currently in effect and as may be amended from time to time. Prior to execution by the Subrecipient of any

subcontract hereunder, the Subrecipient must submit such subcontracts to the Recipient for its review and approval.

11. The Subrecipient will comply with section 20.055, F.S.
12. This Agreement may not be modified except by a written instrument executed by a duly authorized representative of each party hereto.
13. In the event that two or more documents combine to form this Agreement, and in the event that there is any contradictory or conflicting clause or requirement in these documents, the provisions of the document(s) prepared by the Recipient shall be controlling.
14. This Agreement shall be controlled by Florida law, without regard to any conflict of law provisions thereof with venue in Leon County, Florida.
15. Severability. In the event that any clause or requirement of this Agreement is contradictory to, or conflicts with the requirements of Florida or federal law, including, but not limited to requirements regarding contracts with Florida's governmental agencies, the offending clause or requirement shall be without force and effect and the requirements of the applicable Florida or federal law shall substitute for that clause or requirement and be binding on all parties hereto.
16. Paragraph Headings. Paragraph headings contained in this Agreement are for convenience or reference only. They shall not be deemed to modify, limit, define or describe in any respect the provisions of this Agreement.
17. Compliance. The Subrecipient shall, at its sole cost and expense, comply with all requirements of all Municipal, County, State and Federal rules and regulations, statutes and/or ordinances now in effect and as may be amended from time to time pertaining to the duties and obligations arising from this Agreement.
18. Survival. The termination of this Agreement (whether by expiry, completion, the exercise of a termination right hereunder, or otherwise) will not relieve either party of any obligation, nor impair the exercise of rights, accrued hereunder prior to such termination. Without limiting the foregoing, the terms of Article D (entitled "FINANCIAL AND PROGRAM MANAGEMENT"), Article I (entitled "RECORD RETENTION AND ACCESS"), Article K (entitled "CLOSE OUT"), and Article L (entitled "AUDIT REQUIREMENTS") hereof will survive the termination of this Agreement.
19. This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. Each person signing this Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.
20. The delay or failure by the Department to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of the Department's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right.

21. Administration of Agreement.

The Grant Manager for the Recipient is Todd Little and is located at 3125 Conner Boulevard, Tallahassee, Florida 32399.

The Grant Manager for the Subrecipient is Mark Miller and is located at 510 N. Baker Street, Mount Dora, Florida 32757.

Substitution of a Grant Manager by any party after execution of this Agreement shall not require a formal amendment of this Agreement; however, the other Grant Manager shall be informed in writing within seven (7) business days of the substitution.

22. Notices. Any notice required or permitted under this Agreement shall be in writing and shall be sent via email to the contract manager and sent by a nationally recognized courier service which provides written proof of delivery (e.g., UPS, Federal Express) or mailed by registered or certified mail, postage prepaid, return receipt requested, addressed, in either event, to the contract manager set forth above.

23. Entire Agreement. The instrument, including any attachments or exhibits, embodies the Entire Agreement of the parties for the use of the funds received under this Agreement. This Agreement supersedes all previous oral or written communications, representations, or Agreements on this subject.

N. STATE FUNDS; REPORTING

1. Inspection and Reporting Requirements. Upon request, the Subrecipient shall comply with Section 216.1366(3), F.S., inspection requirements. Any records, papers, and documents requested by the Department must be provided for inspection within ten (10) business days after the request is made. If the Subrecipient is a non-profit organization as defined in Section 215.97(2), F.S., then the Subrecipient must provide documentation that indicates the amount of state funds (1) allocated to be used during the full term of the contract for remuneration of any member of the board of directors or an officer of the Subrecipient, and (2) allocated under each payment by the Recipient to be used for remuneration of any member of the board of directors or an officer of the Subrecipient. The documentation must indicate the amounts and receipts of remuneration.
2. The Subrecipient is not classified as a non-profit organization as defined in Section 215.97(2)(m), F.S.; therefore the Subrecipient is not required to complete and return the [Total Compensation Paid to Non-Profit Personnel Using State Funds form \(FDACS-01324\)](https://forms.fdacs.gov/01324.pdf) located at <https://forms.fdacs.gov/01324.pdf> in accordance with Section 216.1366, F.S., no later than ten (10) business days from execution of this Agreement and with each invoice or reimbursement submission in accordance with Section D. If the non-profit Subrecipient maintains a website, the Subrecipient must post the information required by Section 216.1366(3), F.S., on its website.
3. Failure to comply with any of the requirements of Section 216.1336, F.S., may result in termination of the Agreement as prescribed in Section J.

NOTE: Articles O and P do not apply to Individuals or Private Citizens.

O. EXECUTIVE COMPENSATION

1. The Subrecipient shall complete and return the [Executive Compensation Attestation for Agreements Involving State Funds form \(FDACS-01317\)](https://forms.fdacs.gov/01317.pdf) located at <https://forms.fdacs.gov/01317.pdf> no later than ten (10) business days from execution of this Agreement. Executive Compensation Attestation is required pursuant to Executive Order 20-44. Governmental entities as defined in Section 287.012(14), F.S., are excluded from the executive compensation reporting.
2. In the event that the Subrecipient receives fifty (50) percent or more of its budget from funding provided by the State of Florida, or a combination of funding from the State of Florida and the United States Government, or this Agreement results from the Subrecipient being named in statute as the required Subrecipient of a sole-source, public-private Agreement, then the Subrecipient shall provide an annual report to the Recipient due on or before June 30th. An annual report shall be required for each year that this Agreement remains in existence. The report shall detail the total compensation of the Subrecipient's executive leadership team, to include salary, bonuses, cash-in leave, cash equivalents, severance pay, retirement benefits, deferred compensation, real property gifts, and any other payout. The annual report must also indicate what percent of compensation comes directly from State or Federal allocations, and the report shall contain the Subrecipient's IRS Form 990.
3. The Subrecipient understands and agrees that it must provide Recipient of written notice detail any change in executive compensation in the intervening period between annual reports.
4. The Subrecipient understands and agrees that failure to comply with any provision of this section constitutes a material breach for which Recipient may seek termination of this Agreement pursuant to Article 7 of this Agreement.
5. The final annual report shall be delivered to the Recipient as part of the close out process detailed in Article 8.

P. AFFIDAVIT FOR NONGOVERNMENTAL ENTITY

Pursuant to Section 787.06(13), F.S., when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, as defined in Section 287.138(1), F.S., an officer or representative of the nongovernmental entity must attest under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06, F.S. The [Non-Coercion for Labor or Services Affidavit \(FDACS-01364\)](https://forms.fdacs.gov/01364.pdf) located at <https://forms.fdacs.gov/01364.pdf> or a substantially similar affidavit must be completed and returned to the Recipient no later than ten (10) business days from the contract being executed, renewed, or extended. Email the completed affidavit to the Recipient's Grant Manager and reference the contract number in the subject line.

Federal resources awarded to the Subrecipient pursuant to this agreement are from U.S.D.A. Forest Service, federal financial assistance funding opportunity under FAIN #23-DG-11083112-009, and Assistance Listing Number (ALN) (formerly known as Catalog of Federal Domestic Assistance Number) 10.664, Cooperative Forestry Assistance.

IN WITNESS THEREOF, and in consideration of the mutual covenants set forth above and, in the attachments and exhibits hereto, the parties have caused to be executed this Agreement by the undersigned officials duly authorized:

FLORIDA DEPARTMENT OF AGRICULTURE
AND CONSUMER SERVICES

SUBRECIPIENT

Joey B. Hicks
Signature

Director of Administration
Title

7/14/2025
Date

Vince Sandersfeld
Signature

City Manager
Title

7/16/2025
Date

Florida Department of Agriculture and Consumer Services
Division of Administration

SCOPE OF WORK
2 CFR 200

1. Federal Financial Assistance Funding Opportunity Number: 23-DG-11083112-009	2. Subrecipient FEIN: 596000380
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3. Subrecipient Legal Name: City of Mount Dora

Please note section XII Public Records in the Notice of Federal Financial Assistance Funding Opportunity before including any proprietary or confidential information.

Performance Measures					
Deliverable #	Tasks	Task Description	Indicator	Costs per Unit	Outcome Measures
1	1	Tree Maintenance	Identify and Maintain Trees in Need of Resiliency Maintenance	\$62,500	345 Trees identified by City Staff, located on downtown streets, will be maintained to be more resilient to high wind events.

Describe in detail the activity or work to be conducted.

Tree Canopy Resiliency Grant Project
The City of Mount Dora has identified five downtown streets requiring tree maintenance to enhance the wind resistance and overall health of public trees. The tree maintenance project will help reduce hazards to the public from trees should future natural disasters occur. This project involves ISA-certified safety pruning of trees located along designated streets and right-of-ways in Mount Dora. All locations for tree maintenance are on land owned by the City of Mount Dora. The streets that have been identified in the downtown area for proposed maintenance are:

- 1) N. Donnelly Street - Estimated number of trees to be pruned: 127
- 2) E. Pine Avenue - Estimated number of trees to be pruned: 63
- 3) Lincoln Avenue - Estimated number of trees to be pruned: 82
- 4) East 11th Avenue - Estimated number of trees to be pruned: 45
- 5) East 5th Avenue - Estimated number of trees to be pruned: 28

The City estimates the total number of trees that will be maintained by the grant is 345 in the downtown area.

The general scope of work includes:

1. **Tree Pruning:**
 - o Remove dead, diseased, and damaged limbs and hazardous hangers.
 - o Pruning will be conducted under the supervision of a certified arborist and performed by an ISA-certified company.
 - o All pruning will adhere to ISA standards and proper safety protocols, ensuring cuts are made to healthy branch laterals.
 - o Trees will be pruned to a safety clearance height of 15 feet unless otherwise directed by the City Arborist.
2. **Hazard Mitigation:**
 - o Any trees identified as major hazards or public safety concerns will be assessed by the City Arborist for appropriate action. The trees' height, breadth, and overall health will guide the pruning decisions.
3. **Debris Management:**
 - o The contractor will be responsible for the collection and proper disposal of all debris generated during the project.
4. **Safety Standards:**
 - o All roadway safety procedures will comply with DOT standards to ensure the safety of workers, staff, pedestrians, and motorists.
5. **Project Guidance and Timelines:**
 - o The project will be guided by the City's 2025-2030 Urban Forestry Plan, which establishes best practices for tree preservation, pruning, removals, plantings, and urban forestry education.

- o The project timeline will be collaboratively established between the City and the awarded contractor, ensuring completion within an eight-month timeframe from 04/01/2025 to 12/01/2025.

The City will solicit proposals from local ISA-certified arborists. Once selected, the chosen arborist will collaborate with Mark Miller, the City of Mount Dora Urban Forester and Certified Arborist, to ensure all work aligns with ISA standards and safety protocols. Mr. Miller will oversee the project's timeliness and adherence to scope, ensuring that all trees are properly maintained and project goals are met.

The selected contractor will be responsible for:

- Executing all tree maintenance activities according to ISA-certified pruning methods.
- Ensuring worker, staff, and pedestrian safety throughout the project.
- Removing and disposing of all debris generated from tree maintenance.

This initiative underscores the City of Mount Dora's commitment to sustainable urban forestry practices, enhancing public safety, and preserving the health and beauty of its urban tree canopy.

Florida Department of Agriculture and Consumer Services
Division of Administration

BUDGET PLAN
2 CFR 200

1. Federal Financial Assistance Funding Opportunity Number: 23-DG-11083112-009					2. Subrecipient FEIN: 596000380		
3. Subrecipient Legal Name: City of Mount Dora							
Category	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total Estimated Budget	*Grant Dollars	*Match Dollars
Personnel							
Fringe Benefits							
Travel (if authorized)							
Equipment (if authorized)							
Supplies							
Contractual (if authorized)	\$0	\$0	\$0	\$62,500	\$62,500	\$50,000	\$12,500
Other Expenses							
Total Direct Charges	\$0	\$0	\$0	\$62,500	\$62,500	\$50,000	\$12,500
Indirect Charges							
Total Amount	\$0	\$0	\$0	\$62,500	\$62,500	\$50,000	\$12,500

* Note: For the grant dollars and match dollars columns of your budget plan, indicate total grant and total match dollars for each category.

- species, and acceptance of the application will indicate acceptance of this species' utilization, unless otherwise notified.
10. A maximum of \$15 per tree may be spent on planting materials during the 60-day grow-in period only.
 11. Purchase and planting of shrubs and ground covers in conjunction with tree planting may only serve as a matching cost, and as such cannot be reimbursed.
 12. Proposals must include the following information:
 - a. Location map.
 - b. Minimum of three color photographs of the planting site.
 - c. Detailed planting plan (site plan) which shows the location of the trees/palms, existing structures, and site limitations such as underground utilities and overhead wires.
 - d. Written approval from the Florida Department of Transportation for planting and maintenance on the State right-of-way, if applicable.
 - e. Three-year maintenance plan to be carried out by the grant recipient at their expense. Maintenance costs incurred after certification by the Florida Forest Service are ineligible for reimbursement.
 - f. Resolution by the managing agency of the property (if different from the applicant) which states that they concur with the grant proposal and maintenance plan.
 13. Sixty-day "grow-in period" is required prior to Certification of Acceptance by the Department and the processing of the final reimbursement. The proposal should state how the trees will be watered and cared for during the grow-in period.
 14. Tree Plantings must follow established procedures for handling, placement, and maintenance. Refer to <https://hort.ifas.ufl.edu/woody/> for additional guidance.
 15. After tree planting is completed, an iTree Design report of the project is required to be submitted prior to the processing of the final reimbursement. This tool estimates the future reduction in storm water runoff and increase in water quality over the life of the planted trees. The report should include assessments for years 5, 15, and 25. iTree Design is an easy to use and a free program that can be found at <https://design.itreetools.org/>.

Tree Maintenance Requirements:

1. All work must be conducted under the supervision of an International Society of Arboriculture (ISA) certified arborist, preferably on the staff of the managing agency, but if the agency is using a contractor to conduct maintenance, the certified arborist could be on the staff of the selected contractor or hired as an independent entity.
2. Proposals must include a site map showing the areas in which maintenance will be conducted and what maintenance will be done on each tree receiving work in the selected area.
3. Proposals must include color photographs of each site in which maintenance will be conducted with a caption indicating the maintenance actions that are planned to be taken.
4. If selected, applicant(s) must provide before and after pictures of each pruning or removal action taken to show the cause for the work, and that the proper work was completed.
5. Written approval is required (as part of the proposal) from the Florida Department of Transportation for maintenance on any state right-of-way.
6. All work conducted must follow ANSI A300 and Z133 standards for best management practices found at [International Society of Arboriculture \(isa-arbor.com\)](http://International Society of Arboriculture (isa-arbor.com))
7. This work is directly for increasing storm resiliency and reducing public risk. Maintenance projects shall not include traffic-clearance oriented pruning work. All

maintenance work should be done for the purpose of increasing storm resiliency or reducing risk rather than for aesthetics.

8. Reimbursement requests will require photographic documentation of the completed work to indicate compliance with best management practices for pruning.

III. Eligibility Information

Eligible applicants are nonprofit organizations, educational institutions, local governments, and American tribal governments from the following 29 Florida counties: Brevard, Charlotte, Collier, DeSoto, Duval, Flagler, Glades, Hardee, Hendry, Highlands, Hillsborough, Indian River, Lake, Lee, Manatee, Monroe, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Putnam, Sarasota, Seminole, St. Johns, Sumter, and Volusia.

Only one application is allowed per project. If a single applicant is interested in seeking funding for multiple projects, they must submit full and complete applications for each possible project.

The scope of work must be performed within the State of Florida.

Grant requests may not exceed \$50,000. The minimum amount allowed is \$2,500.

Grants are for projects not currently budgeted and may not be used to replace existing commitments.

A resolution or letter from the eligible applicant's leadership approving the proposal and authorizing the applicant to execute agreements and documents with the grant request must be submitted as part of the proposal.

Expenses associated with travel and per diem are not eligible.

Expenses associated with invasive species removal are not eligible but may be used as match.



WILTON SIMPSON
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Administration

**CERTIFICATION REGARDING LOBBYING;
DEBARMENT, SUSPENSION AND OTHER
RESPONSIBILITY MATTERS
FOR EXPENDITURE OF FEDERAL FUNDS**

LOBBYING

As required by 2 CFR 200, for persons entering into a contract, grant or cooperative agreement over **\$100,000** involving the expenditure of Federal funds, the undersigned certifies for itself and its principals that:

- (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;
- (b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress, in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- (c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Vince Sandersfeld City Manager

PRINTED NAME/TITLE OF REPRESENTATIVE

FDACS# 32728

CONTRACT / PURCHASE ORDER NUMBER

Vince Sandersfeld

7/16/2025

NTATIVE / DATE

DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

As required by 2 CFR 200, for persons entering into a contract, grant or cooperative agreement over **\$25,000** involving the expenditure of Federal funds, the undersigned certifies for itself and its principals that:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a Government entity (Federal, State, or local) with commission of any offenses enumerated in paragraph (b) of this certification; and
- (d) Have not within a three-year period preceding this application had one or more public transaction (Federal, State, or local) terminated for cause or default; and

Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

Vince Sandersfeld City Manager

PRINTED NAME/TITLE OF REPRESENTATIVE

FDACS# 32728

CONTRACT / PURCHASE ORDER NUMBER

Vince Sandersfeld

7/16/2025

NTATIVE / DATE

Certificate Of Completion

Envelope Id: 45D4D502-336A-4857-AC3B-7DDCB3B572DC
 Subject: Please DocuSign: FDACS CONTRACT# 32728 CITY OF MOUNT DORA
 Source Envelope:
 Document Pages: 23
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

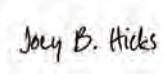
Status: Completed

 Envelope Originator:
 Joseph Duncan
 407 South Calhoun Street
 Mayo Building, SB-8
 Tallahassee, FL 32399-0800
 Joseph.Duncan@fdacs.gov
 IP Address: 164.51.45.242

Record Tracking

Status: Original July 14, 2025 15:52	Holder: Joseph Duncan Joseph.Duncan@fdacs.gov	Location: DocuSign
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Florida Department of Agriculture and Consumer Services	Location: Docusign

Signer Events

Signer Events	Signature	Timestamp
Joey B. Hicks joey.hicks@fdacs.gov Director of ADministration Director of Administration Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 164.51.45.242	Sent: July 14, 2025 15:55 Viewed: July 14, 2025 16:20 Signed: July 14, 2025 16:20

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Vince Sandersdfeld MILLERM@CITYOFMOUNTDORA.COM City Manager Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 63.237.247.46	Sent: July 14, 2025 16:20 Viewed: July 16, 2025 10:49 Signed: July 16, 2025 11:28
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Electronic Record and Signature Disclosure:

Accepted: July 16, 2025 | 10:49
 ID: b169859a-a1d1-4021-9f07-70ec07ac1cc6

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

Todd Little Todd.Little@fdacs.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: July 14, 2025 16:20
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Electronic Record and Signature Disclosure:

Carbon Copy Events	Status	Timestamp
Not Offered via DocuSign		
CONTRACTS Contracts@fdacs.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: April 19, 2022 10:10 ID: 5695f407-15b9-4d70-aded-c5e1c7791665	COPIED	Sent: July 16, 2025 11:28

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	July 14, 2025 15:55
Certified Delivered	Security Checked	July 16, 2025 10:49
Signing Complete	Security Checked	July 16, 2025 11:28
Completed	Security Checked	July 16, 2025 11:28

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Crahsoft OBO Florida Department of Agriculture and Consumer Services (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Crahssoft OBO Florida Department of Agriculture and Consumer Services:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: salena.yarbrough@freshfromflorida.com

To advise Crahssoft OBO Florida Department of Agriculture and Consumer Services of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at salena.yarbrough@freshfromflorida.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Crahssoft OBO Florida Department of Agriculture and Consumer Services

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to salena.yarbrough@freshfromflorida.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Crahssoft OBO Florida Department of Agriculture and Consumer Services

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to salena.yarbrough@freshfromflorida.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Crahsoft OBO Florida Department of Agriculture and Consumer Services as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Crahsoft OBO Florida Department of Agriculture and Consumer Services during the course of your relationship with Crahsoft OBO Florida Department of Agriculture and Consumer Services.



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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval to Apply for the Florida Recreational Development Assistance Program Grant (FRDAP)

Introduction:

This is a request to apply for and authorization of the Mayor to sign on behalf of City Council the grant application when completed by staff.

Discussion:

The Florida Recreational Development Assistance Program Grant (FRDAP) is a 100% matching grant. Organizations may apply for up to \$200,000.00 in funds and can have two projects awarded simultaneously. The Florida Department of Environmental Protection (FDEP) provides funds through the Florida Recreational Development Assistance Program's competitive grants for the acquisition or development of outdoor recreational facilities.

The Parks and Recreation Department is seeking funding opportunities for the Donnelly Project from this grant for the beautification, upgraded amenities, storm water, and erosion of the park. The department also intends to apply for a second grant for the Lincoln Park baseball/softball fields. If awarded, City Council will have the opportunity to review and determine whether to accept the grants, along with evaluating the scope, budget, and merits of any proposed improvements to Donnelly Park or Lincoln fields. Council retains full authority over whether to proceed with any matching expenditure or final project implementation.

Budget Impact:

The Florida Recreational Development Assistance Program Grant (FRDAP) is a 100% matching grant. If the City is awarded \$200,000, it must commit an equal amount (\$200,000) from its own budget for a total project value of \$400,000.

Options for matching funds may include park impact fees, general fund allocation, or capital improvement reserves—subject to Council approval.

Strategic Impact:

Strategic Initiative 2:

Beautify Mount Dora

Enhance the aesthetic appeal of Mount Dora through well-maintained landscaping, public art, hardscape design elements, and streetscapes where appropriate.

Goal 5: Implement beautification improvements to parks and open spaces.

Objective 5.1 - Complete landscape improvements to Donnelly Park by the end of FY 2025-2026, providing a “central park” atmosphere with special events space.

Strategic Initiative 3:

Strengthen and Expand Mount Dora’s Infrastructure

Ensure Mount Dora’s critical infrastructure is properly maintained and expanded as needed.

Goal 9: Maintain Parks equipment, City buildings, and facilities in accordance with established safety and maintenance guidelines.

Objective 9.1 - Maintain playground and sports equipment to meet the state requirements through regular inspections, prompt repairs and addressing natural hazards.

Strategic Initiative 5:

Invest in Fiscal and Human Resources - Building a resilient foundation for enhanced financial performance and organizational excellence.

Goal 13: Identify and seek alternative funding sources.

Objective 13.1 - Pursue federal, state and local grants to fund City projects and studies.

Recommendation:

City Council approve the request to apply for the Florida Recreational Development Assistance Program Grant (FRDAP) for the two mentioned projects and authorize the Mayor to sign on behalf of the City Council the application. Again, this action does not obligate City funding nor does it initiate any physical project work until further Council action.

Attachment(s):

Prepared by: Jennifer Schwarz, Operations Manager

Reviewed by:

Troy Shonk, Parks & Recreation Director

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/28/2025

Approved - 7/28/2025

Approved - 7/29/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025



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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of Code Compliance Lien Reduction Case No. 2023-0002 for 1400 Eudora Road (The Palms of Mount Dora Condominium Association, Inc.)

Introduction:

The Palms of Mount Dora Condominium Association, Inc. is requesting a reduction of the lien imposed under Code Compliance Case No. 2023-0002 for the property located at 1400 Eudora Road.

Discussion:

This code enforcement case originated in September 2022 and remained out of compliance until May 8, 2024. The total accrued lien stands at \$100,250. The violation involved occupancy of an unsafe structure due to structural deterioration of stairwells and second-floor walkways. The building was deemed unsafe, and “Do Not Occupy” orders were posted.

Budget Impact:

The lien on the property currently totals \$100,250. Note: Actual staff cost for processing this case to be presented by staff at the August 5, 2025, City Council Meeting.

Strategic Impact:

Strategic Initiative 1: Promote Economic Development

Addressing and resolving unsafe structures contributes to the city’s commitment to maintaining safe, habitable housing and encouraging reinvestment in the community.

Recommendation:

Staff recommends that City Council review the attached documentation and determine whether to reduce, waive, or take alternative action regarding the lien.

Note: Any reduction or waiver approved must be paid within 30 days. Failure to remit payment will result in reinstatement of the full lien amount.

Pursuant to Section 2-271 of the City Code (MDCO), the Council may consider lien reduction based on:

- o Gravity of the violation
- o Actions taken to correct the violation
- o History of prior violations
- o Mitigating circumstances

Attachment(s):

1. 1400 Eudora Road bldg H- FINAL
2. E2023-0002 1400 Eudora Road - Lien Ratified
3. THE PALMS OF MOUNT DORA CONDO ASSOC. FINE REDUCTION REQUEST
LETTER FROM MAURICE REMILLARD.7.8.25

Prepared by: Adam Sumner, Planning Director

Reviewed by:

Adam Sumner, Planning Director

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/21/2025

Approved - 7/21/2025

Approved - 7/21/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025

CITY OF MOUNT DORA, FL
VS.
Palms of Mount Dora Condominium Assn. Inc.

CASE: 2023-0002
Unsafe Structure/No Entry

PROPERTY RECORD

LAKE COUNTY PROPERTY APPRAISER 352-253-2150

MAIN

PROPERTY SEARCH

MAP SEARCH

SALES SEARCH

EXEMPTIONS

TAX ESTIMATOR

FORMS

ADDRESS CHANGE

LINKS

TAX ROLL DATA

VALUE ADJ. BOARD

BILL OF RIGHTS

ACCESSIBILITY

RECORDS CUSTODIAN

BUDGET

EMPLOYMENT

PROPERTY RECORD CARD

Map of Property

Eagle's Eye View

Proposed Tax Notice

Tax Bill

Print Options

General Information

Name:	PALMS OF MOUNT DORA CONDOMINIUM ASSN INC	Alternate Key:	3891785
Mailing Address:	1400 EUDORA RD MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	25-19-26-0200-000-00000
		Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	EUDORA RD MOUNT DORA FL, 32757	Property Name:	PALMS OF MOUNT DORA CONDOMINIUM Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, MOUNT DORA COMMONS CONDOMINIUM COMMON AREAS (ORB 829 PG 149)		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

[illegible]

Occupancy of Building (*Unsafe Structure*)

Sec. 26-93. - Occupancy of building. No building, dwelling, or dwelling unit which has been condemned and placarded as unsafe or unfit for human habitation shall again be used for human habitation until approval is secured from and the placard is removed by the enforcement officer. Further, the parcel of property upon which a structure which has been condemned and placarded as unsafe or unfit for human habitation shall not be used or occupied by any person until approval is secured and the placard is removed by the enforcement officer. The enforcement officer shall remove such placard wherever the defect upon which the condemnation and placarding action was based have been eliminated.

- (Code 1995, § 54.440; Ord. No. 2010-11, § 2, 8-3-2010)

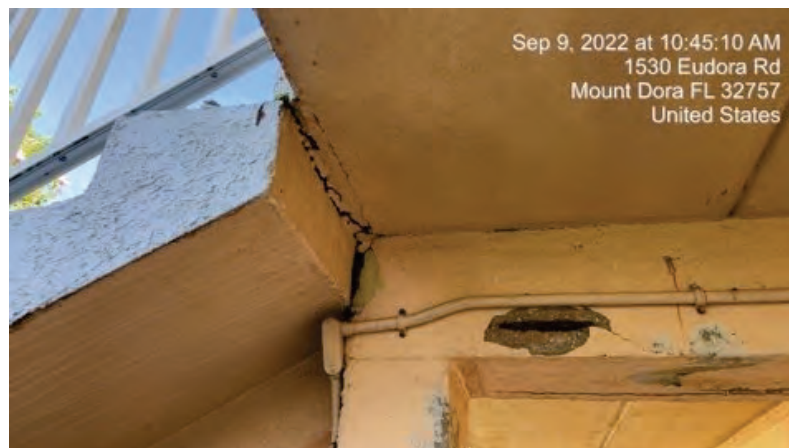
TIMELINE

- On September 9, 2022, the City of Mount Dora Building Department conducted a field inspection and found the deterioration of concrete at stairs and second-floor walkways to be unsafe. All buildings require engineer analysis and permit for any repairs completed. Additionally, one set of stairs on building H was to remain unused. Building Permit required prior to any repairs due to structure.
- On September 9, 2022, photographs were captured of building H, its staircase, and the second-floor walkway.
- On September 9, 2022, “Unsafe Do Not Occupy” signs were posted on the property by the City of Mount Dora Building Department.
- On September 9, 2022, a Notice of Unsafe Condition was generated and sent via USPS regular mail & Certified Mail to 1400 Eudora Road Building H.

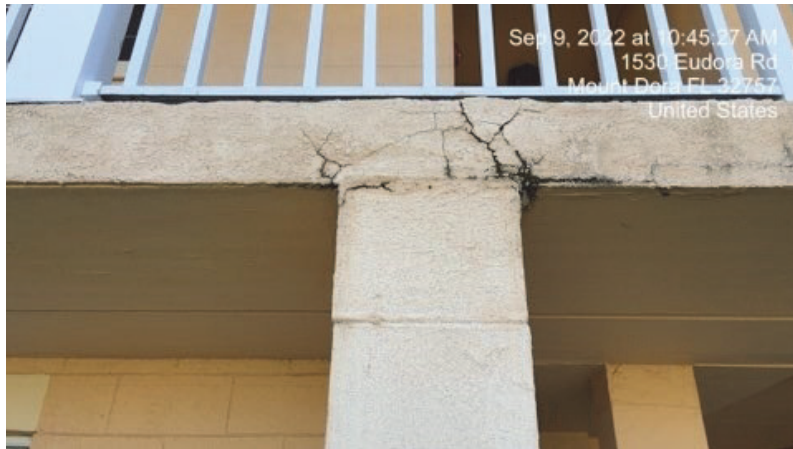
TIMELINE

- On October 14, 2022, the certified mail was returned to sender; 'unclaimed, unable to forward'.
- On November 22, 2022, a Notice of 'Unsafe Condition' was generated and sent via USPS regular mail & Certified Mail to Palms of Mount Dora Condominium Association on November 30th, 2022. Affidavit of Mailing was completed.
- On December 7, 2022, additional 'Unsafe Do Not Occupy' signs were posted on the property by the City of Mount Dora Building Department- Building Official, Robert Harper. Affidavit of Posting was completed.
- On January 5, 2023, a Notice of Violation/Hearing letter was generated and sent via USPS regular mail & Certified Mail to Palms of Mount Dora Condominium Association.

1400 Eudora Road- Building H- 09/09/22



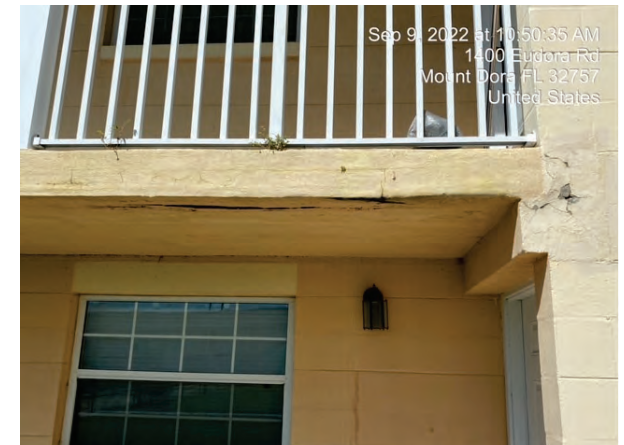
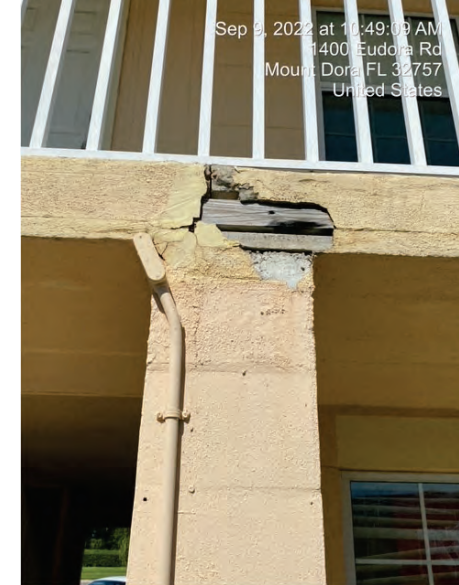
1400 Eudora Road- Building H- 09/09/22



1400 Eudora Road- Building H- 09/09/22



1400 Eudora Road- Building A- 09/09/22



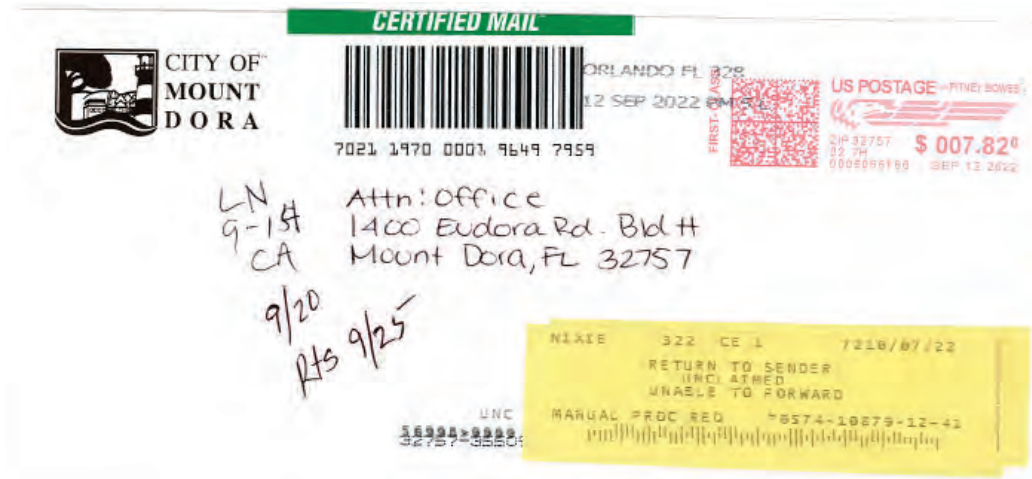
1400 Eudora Road- Building B- 09/09/22



1400 Eudora Road- Building C- 09/09/22



1400 Eudora Road- Building H



City Hall
510 N. Baker St.
Mount Dora, FL 32757
Office of the City Manager
352-735-7126
Fax: 352-735-4801

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

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

Building Department
352-735-7115
Fax: 352-735-7191
buildingdept@cityofmoundora.com

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
Alt. Tel: 352-735-7103
Fax: 352-735-1539
Alt. Fax: 352-735-2892

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

Website:
www.cityofmoundora.com

Notice of "Unsafe Condition" BFP-901

Date: 09/09/2022

1400 Eudora Rd Bld H

Re: Unsafe Structure at 1400 Eudora Rd Bld H

On September 09, 2022 at 4:00 p.m., a field inspection was performed by Robert Harper, Inspector for the City of Mount Dora Building Department. The structure was found to be unsafe and found not in compliance with the 2020 Florida Building Code Chapter I Section 116, the 2006 Mount Dora Property Maintenance Code (MDPMC), and City of Mount Dora Ordinance 2007-938.

Photograph evidence was collected. The inspection revealed the following citations:

UNSAFE - UNSAFE

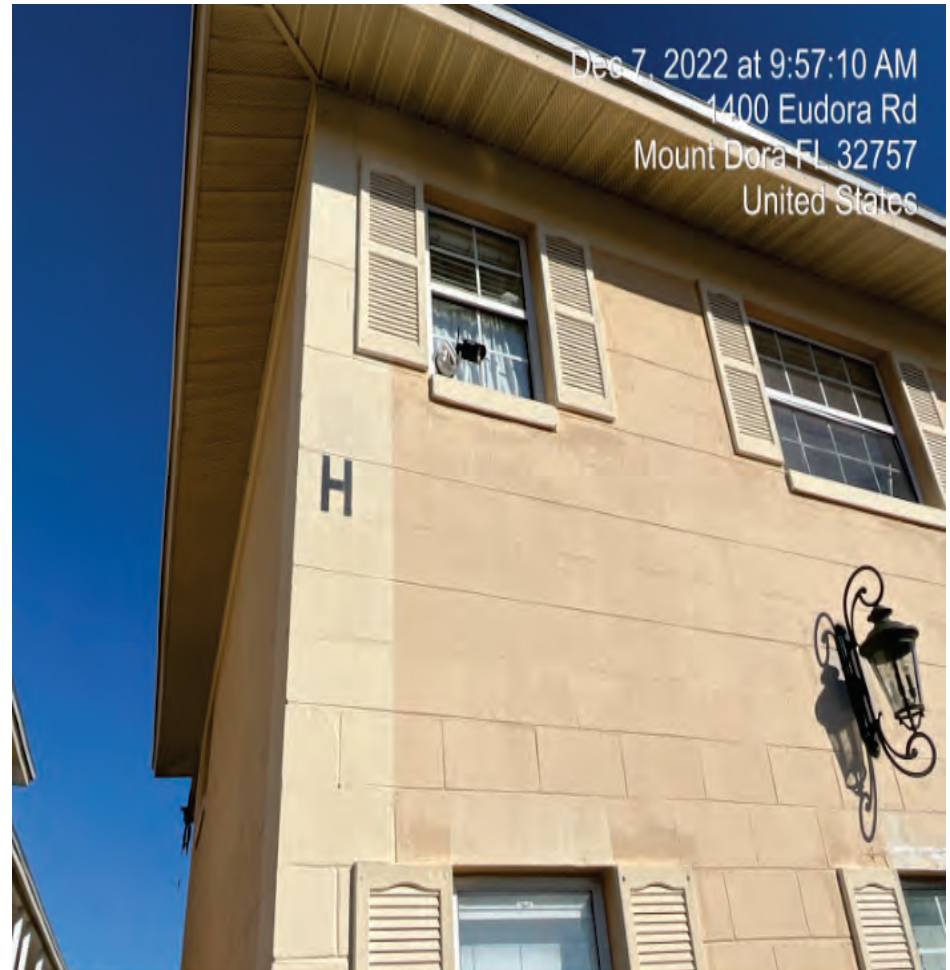
Deterioration of concrete at stairs and second floor walkways
All buildings require engineer analysis and permit for any repairs completed
One set of stairs on building H to remain unused

Building Permit required to be obtained prior to any repairs due to structure:

A permit shall be obtained to repair or replace any system.

John Abner
Deputy Building Official

1400 Eudora Road- Building H- 12/07/22



1400 Eudora Road- Building H



AFFIDAVIT OF MAILING City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 1400 Eudora Rd. Bldg H

Name: Stacey Hart being first duly affirmed, deposes and says:

1. That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.

2. That I received the following described documents:
☐ Stop Work Order
☒ Unsafe Structure

3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1400 Eudora Rd. Bldg H Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

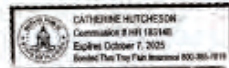
That the Notice of Stop Work Order (Unsafe) was sent to the owner(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 30 day of November, 2022, at 12:30 am pm

[Signature]
 Building Official
 Deputy Building Official
 Permit Technician
 Administrative Supervisor

STATE OF FLORIDA
 COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by ☒ physical presence or ☐ online notarization, this 30 day of November, 2022, by Stacey Hart, who ☒ is personally known to me or ☐ produced as identification.

SEAL:



[Signature]
 Signature of Notary



AFFIDAVIT OF POSTING City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 1400 Eudora Rd. Bldg H

Name: Robert Harper being first duly affirmed, deposes and says:

1. That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.

2. That I received the following described documents:
☐ Stop Work Order
☒ Unsafe Structure

3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1400 Eudora Rd. Bldg H Mount Dora, Florida, by the following method:

POSTING:

I personally posted the above-described papers, which are attached hereto, at the above referenced location and "on 1 day of Dec, 2022", also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 9:56 am pm.

[Signature]
 Building Official
 Deputy Building Official
 Building Inspector

STATE OF FLORIDA
 COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by ☒ physical presence or ☐ online notarization, this 1 day of Dec, 2022, by Robert Harper, who ☒ is personally known to me or ☐ produced as identification.

SEAL:



[Signature]
 Signature of Notary

1400 Eudora Road- Building H

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

Palms of Mount Dora Condominium
Association Inc.

Defendant

CASE NO: 2023-0002

NOTICE OF VIOLATION/HEARING

TO:
Palms of Mount Dora Condominium Assn. Inc.
1400 Eudora Rd.
Mount Dora, FL 32757

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at 1400 Eudora Rd. Bldg. H, Mount Dora, Florida 32757, and Alternate Key No.: 3891785, that were caused Palms of Mount Dora Condominium Assn. Inc., for Unsafe Structure/ No Entry as required by the following City of Mount Dora Code of Ordinances:

The regulation giving rise to the violation is as follows:

Sec. 26-93. - Occupancy of building. No building, dwelling, or dwelling unit which has condemned and placarded as unsafe or unfit for human habitation shall again be used for human habitation until approval is secured from and the placard is removed by the enforcement officer. Further, the parcel of property upon which a structure which has been condemned and placarded as unsafe or unfit for human habitation shall not be used or occupied by any person until approval is secured and the placard is removed by the enforcement officer. The enforcement officer shall remove such placard wherever the date upon which the condemnation and placarding action was based have been eliminated.

(Code 1995, § 54.440; Ord. No. 2010-11, § 2, 8-3-2010)

YOU ARE NOTIFIED that pursuant to Florida Statutes, Section 162.23, a hearing before the Code Enforcement Special Magistrate has been scheduled regarding your violation of the aforementioned City Code on that property located at 1400 Eudora Rd. Bldg. H, Mount Dora, Florida 32757. **The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the 9th day of February, 2023 or as soon thereafter as can be heard, in the boardroom at City Hall, 510 North Baker Street, Mount Dora, Florida.**

This hearing will be held even if the violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Enforcement Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Merry Lovern 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.

DATED this 5th day of January, 2023.

Kimberly Hall
Kimberly Hall
Code Compliance Inspector
City of Mount Dora, Florida



Palms of Mt. Dora Condominium
1400 Eudora Rd
Mount Dora, FL 32757

Building Division Recommendation

- Submit Structural Engineering Analysis report in the Condominium Complex within 30 days of this hearing.
- Submit building permit application(s) to repair unsafe structures within 30 days after submission of the structural engineering analysis report.
- Complete the repair work within 120 days once permits are issued.
- If the Structural Engineering Analysis report and building permit/permits are not submitted by the recommended timeframe, requesting the Magistrate issue a \$250 per day fine for each violation until the documents are submitted to the City.

CITY OF MOUNT DORA, FLORIDA CODE COMPLIANCE VS. PALMS OF MOUNT DORA CONDOMINIUM ASSOCIATION, INC.

Case No. 2023-0002: Property Owner was found in violation of City of Mount Dora Ordinance Section 26-93 by the Code Compliance Special Magistrate on the 9th of February 2023. The Special Magistrate assessed civil penalties as outlined in a FINDING OF FACT/CONCLUSION OF LAW/ORDER IMPOSING FINE, dated February 9, 2024 and on June 15th 2024, the Special Magistrate within an ORDER RATIFYING NON-COMPLIANCE imposed said fines.



Case Brief

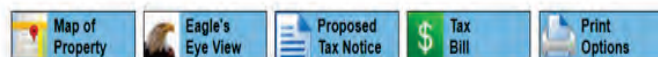
Code Case #E2023-0002	
Property Address	1400 Eudora Road, Mount Dora, FL 32757
Property Owner	Palms of Mount Dora Condominium Association, INC.
Property Owner Mailing Address	1400 Eudora Road, Mount Dora, FL 32757
Complaint	Stop work order for unsafe Strucutre. Building Department conducted a field inspection and found the deterioration of concrete at stairs and second-floor walkways to be unsafe. All buildings require engineer analysis and permit for any repairs completed one set of stairs on building H to remain unused.
Code Section Cited	Sec. 26-93. - Occupancy of building. No building, dwelling, or dwelling unit which has been condemned and placarded as unsafe or unfit for human habitation shall again be used for human habitation until approval is secured from and the placard is removed by the enforcement officer. Further, the parcel of property upon which a structure which has been condemned and placarded as unsafe or unfit for human habitation shall not be used or occupied by any person until approval is secured and the placard is removed by the enforcement officer. The enforcement officer shall remove such placard wherever the defect upon which the condemnation and placarding action was based have been eliminated.
Respondent/s notified	Yes
Case Commencement	Deputy Building Official John Abner
Stop Work Order	September 9, 2022
Notice of Hearing	January 5, 2023

Property Information - Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE

PROPERTY RECORD CARD



General Information

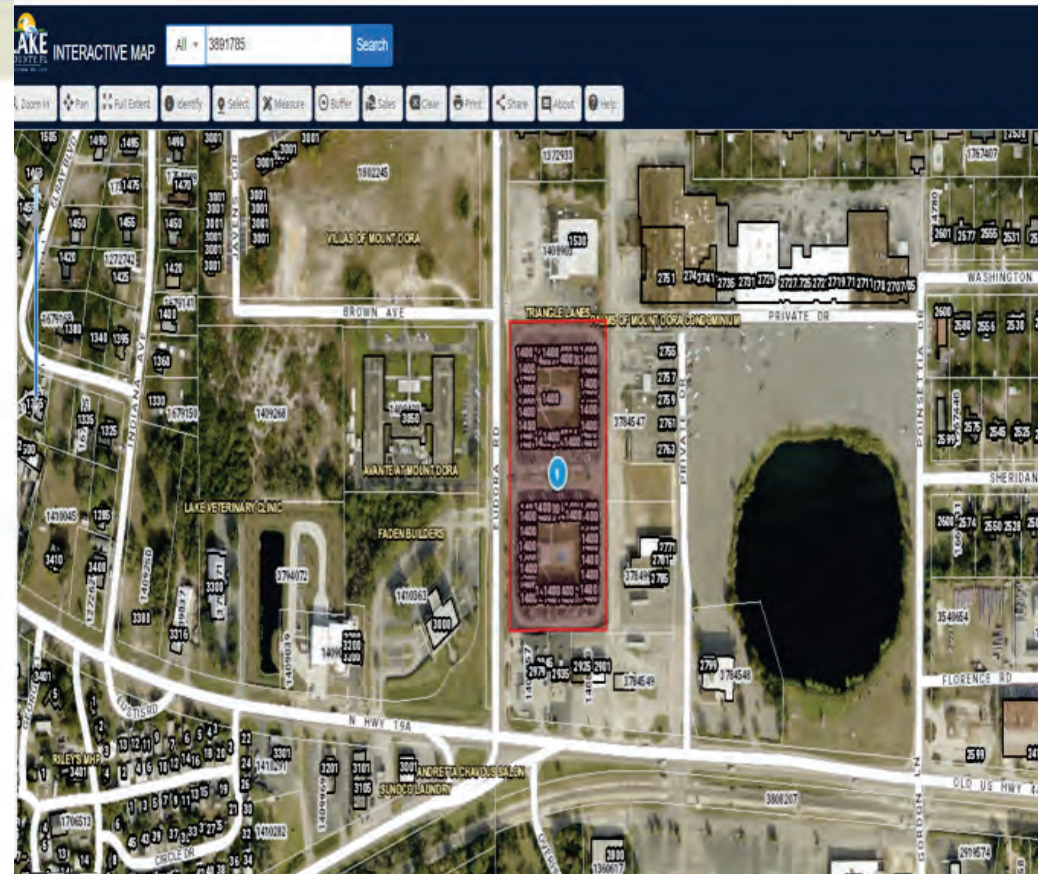
Name:	PALMS OF MOUNT DORA CONDOMINIUM ASSN INC	Alternate Key:	3891785
Mailing Address:	1400 EUDORA RD MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	25-19-26-0200-000-00000
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	EUDORA RD MOUNT DORA FL, 32757	Property Name:	PALMS OF MOUNT DORA CONDOMINIUM Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, MOUNT DORA COMMONS CONDOMINIUM COMMON AREAS (ORB 829 PG 149)		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	RESIDENTIAL COMMON ELEMENTS/AREA (0900)	0	0		1.000	Lot		\$1,000.00	\$1,000.00

[Click here for Zoning Info](#) [FFMA Flood Map](#)



Timeline

Date	Event
September 9, 2022	The City of Mount Dora Building Department conducted a field inspection and found the deterioration of concrete at stairs and second-floor walkways to be unsafe. All buildings require engineer analysis and permit for any repairs completed. “Unsafe Do Not Occupy” signs were posted on the property by the City of Mount Dora Building Department. a Notice of Stop Work Order was generated and sent via USPS regular mail & Certified Mail to 1400 Eudora Road Building H.
October 14, 2022	The certified mail was returned to sender; “unclaimed, unable to forward
November 30, 2022	A Notice of Stop Work Order was generated and sent via USPS regular mail & Certified Mail to Palms of Mount Dora Condominium Association.
December 7, 2022	Additional “Unsafe Do Not Occupy” signs were posted on the property by the City of Mount Dora Building Department.
January 5, 2023	A Notice of Violation/Hearing letter was generated and sent via USPS regular mail & Certified Mail to Palms of Mount Dora Condominium Association.
February 9, 2023	Special Magistrate Hearing found in violation.
June 15, 2023	Special Magistrate issued Order Ratifying Non-Compliance.

Timeline

Date	Event
March 13, 2023	Structural Engineering Analysis Report Due – NON COMPLAINT
April 10, 2023	Apply for and obtain building permits to repair stairwells – NON COMPLIANT
July 18, 2023 July 19, 2023	City received the Structural Engineering Analysis Report and the Permit Application. The City issued Permits #P23-07-0085 and #P23-07-0086.
November 16, 2023	Complete repairs within 120 days of permit issuance – NON COMPLIANT
March 26, 2024	Lintel Inspection revealed repairs were not according to the approved plans.
April 22, 2024	Lintel Inspection passed and work continued.
May 7, 2024	Final Inspection passed on both permits for all buildings – COMPLIANCE Achieved

City of Mount Dora Recommendations:

- The City seeks to amend the Order Ratifying and Imposing Liens and to establish a compliance date of May 8, 2024 with the FINDING OF FACT/ CONCLUSION OF LAW/ ORDER IMPOSING FINE dated the 9th day of February 2024.
- Pursuant to the Finding of Fact/ Conclusion of Law/ Order Imposing Fine, the Defendant was to have taken certain corrective action by no later than 8:00 a.m. on March 13th, 2023 for violation number one (1) and no later than 8:00a.m on April 10th, 2023 for violation number two (2) or a fine of up to \$250.00 per day per violation for each and every day the violation remained on the Property. The structural engineered drawings and permit applications were accepted and permits issued on July 19, 2023, and within compliance of the FINDING OF FACT/ CONCLUSION OF LAW/ ORDER IMPOSING FINE dated the 9th day of February 2024.
- On February 9, 2023 the City of Mount Dora Code Compliance Special Magistrate, pursuant to FINDING OF FACT/ CONCLUSION OF LAW/ ORDER IMPOSING FINE for violation number three (3); Complete and repair work within 120 days of the issuance of permits as described in the Structural Engineering Analysis report. Failure to comply by the time period specified herein will result in the assessment of a civil penalty in the amount of \$250.00, for each and every day thereafter that the violation remains. As of Nov 16, 2023, the Respondent, has not come into compliance with the terms of the order referenced, until May 8, 2024.

Current Conditions:





THE PALMS OF MOUNT DORA CONDOMINIUM ASSOCIATION, INC.

Post Office Box 785169

Winter Garden, FL 34778

1255 Winter Garden Vineland Road, Suite 230

Winter Garden, FL 34787

www.aspiremanagement.org

Phone: 407.614.6144

Cover Page

Date: July 8, 2025

To:

Mr. Patrick Comiskey

City Manager

City of Mount Dora

510 N. Baker Street

Mount Dora, FL 32757

From:

Maurice J. Remillard, CMCA, LCAM

Director of Association Management

Aspire Community Management

Subject:

Formal Submission – Request for Reduction of Imposed Fine

The Palms of Mount Dora Condominium Association, Inc.

Code Enforcement Case No. E2023-0002

This cover page accompanies the formal letter submitted on behalf of the Board of Directors for The Palms of Mount Dora Condominium Association, Inc. The enclosed correspondence is intended for inclusion in the City's official records and for placement on the agenda of the next available City Council meeting.

Should you require any additional information or documentation, please do not hesitate to contact me directly.

THE PALMS OF MOUNT DORA CONDOMINIUM ASSOCIATION, INC.

July 8, 2025

Mr. Patrick Comiskey
City Manager
City of Mount Dora
510 N. Baker Street
Mount Dora, FL 32757

Re: Request for Reduction of Imposed Fine – The Palms of Mount Dora Condominium Association, Inc.

Code Enforcement Case No. E2023-0002

Dear Mr. Comiskey,

I am writing as the Association Manager for The Palms of Mount Dora Condominium Association, Inc., on behalf of the Association's Board of Directors. Aspire Community Management has the privilege of managing this community, and we respectfully submit this formal request for reduction of the civil fine imposed in the above-referenced code enforcement case. This request is made pursuant to Section 2-271 of the City of Mount Dora Code of Ordinances.

According to the City's enforcement records and the Special Magistrate's Final Orders issued by Code Compliance Officer James Paul, the Association was assessed fines totaling \$100,250.00 due to unresolved code violations. These violations have since been fully corrected, inspected, and brought into compliance—confirmed by the City and ratified by the Special Magistrate on August 8, 2024.

We respectfully request that this petition for fine reduction be placed on the agenda for the next available City Council meeting. In accordance with Section 2-271(b), we provide the following context for consideration:

- **Gravity of the Violation:** While the violations required substantial building repairs, they were not the result of willful neglect. The Board acted in good faith once proper notice and understanding of the violations were established.
- **Corrective Actions Taken:** The Association engaged Forefront Architecture & Engineering and Ambach Masonry Construction—both licensed professionals—to complete all required repairs. Permits were obtained, and all work passed final inspection.
- **History of Violations:** The Association does not have a history of recurring violations and has consistently worked cooperatively with City officials when made aware of compliance issues.

THE PALMS OF MOUNT DORA CONDOMINIUM ASSOCIATION, INC.

- **Mitigating Circumstances:** Initial notices were undeliverable and returned by mail, delaying the Association's awareness and ability to act. Once informed, the Board diligently pursued the necessary repairs despite financial and logistical challenges. All actions were taken in good faith and with continued communication to the City.

Additionally, the Board has continued to prioritize the appearance and condition of the community. Most recently, the Association completed a major exterior painting project, further demonstrating its commitment to ongoing property improvements and community upkeep.

Given the nonprofit nature of the Association and its limited financial resources—funded solely by unit owners—we respectfully request the City's favorable consideration for a significant reduction of the accrued fine.

Should you require any additional information or supporting documentation, please don't hesitate to let us know.

Thank you for your time and attention to this matter. We look forward to working together toward a positive resolution.

Sincerely,



Maurice J Remillard, CMCA, LCAM

Director of Association Management



Post Office Box 785169, Winter Garden, FL 34778

1255 Winter Garden Vineland Road, Suite 230, Winter Garden, FL 34787

www.aspiremanagement.org

407.614.6144



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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Veterans Memorial

Introduction:

This agenda item is being presented at the direction of the Mayor to consider updates to the Veterans Memorial located in Donnelly Park. The memorial currently honors various military campaigns; however, some recent inquiries have highlighted omissions, including the Somalia conflict and the second Iraq War.

Discussion:

It has been brought to staff's attention that the memorial does not list all significant military engagements—specifically the Somalia operation (Battle of Mogadishu, 1993) and the second Iraq War—which are not currently represented on the existing plaques. A recommendation has been made to add these conflicts through either a replacement or an additional plaque, with a goal of dedicating it on Veterans Day weekend 2025.

Staff has reviewed previous efforts and noted that the memorial was last rededicated approximately six years ago under Mayor Girone's leadership. The American Legion, along with local organizations such as the Mount Dora Pipes and Drums, played ceremonial roles during that event. Staff recommends involving these groups again to ensure continuity and community support.

Staff is available to assist in planning a Veterans Day weekend ceremony in coordination with the Mayor and will engage stakeholders to develop cost estimates and logistics related to the proposed memorial updates.

Budget Impact:

Costs are undetermined at this time but may include fabrication and installation of plaques, potential art enhancements, and event costs for a Veterans Day dedication. Staff will return with estimates if Council directs to proceed.

Strategic Impact:

Strategic Initiative 2: Beautify Mount Dora, specifically Goal 5 (Beautification Improvements to Parks and Open Spaces)

Strategic Initiative 4: Provide High-Quality Services. Provide high-quality City services that sustain a vibrant, safe, and healthy community.

Recommendation:

Authorize staff to evaluate options to update the Veterans Memorial to include the Somalia and second Iraq War campaigns, coordinate with the American Legion and other stakeholders, and prepare for a dedication on Veterans Day 2025. Staff will return with a proposed design, cost, and implementation plan for Council consideration.

Attachment(s):

1.	Attachment 1 Veterans Memorial
----	--------------------------------

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

Troy Shonk, Parks & Recreation Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/28/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025

Veterans Memorial

ATTACHMENT #1





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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of the First Reading of **Ordinance No. 2025-12** Annexation KB Home Orlando, LLC for the Hillside Development (19.96 Acres)

Introduction:

This is a request for City Council to approve the first reading of Ordinance No. 2025-12 and to hold a public hearing for the second reading and adoption.

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

Discussion:

As required by Florida Statutes, Section 166.041(4), the Business Impact Estimate is provided in Attachment #1 and the staff summary is provided in Attachment #2.

The applicant has petitioned the City for annexation of a parcel located on the east side of US Highway 441 and north of Robie Avenue. The FLUM and rezoning are being processed in concert under separate ordinances. Upon annexation, the property's future land use will be assigned from County Urban Low to City Low/Medium Density and the zoning will be assigned from County PUD to City PUD. This action is for annexation only. The site borders the City limits on the north side of the property. The site is located in the City's Joint Planning Area (JPA) and is eligible for annexation.

Project timeline is as follows:

- The application was submitted to the Office on May 13, 2025

- The Development Review Committee reviewed the application and had no concerns nor objections to the annexation request, and approved the annexation request and recommended to forward to City Council.

Budget Impact:

The City's ad valorem tax base will increase once the property is incorporated into the city limits. The annexation application fee of \$2,000.00 has been waived in accordance with the annexation incentive program established via Resolution No. 2021-05, adopted on January 5, 2021.

Strategic Impact:

Goal 7: Develop new infrastructure to support sustainable growth management. Objective 7.2: Focus on strategies and infrastructure to improve public health, safety, and welfare within the City.

The City's annexation program is consistent with Growth Management Goals for the city, which include the annexation of areas within the JPA which are logical and provide a reduction in enclaves.

Recommendation:

City Council approve the First Reading of Ordinance No. 2025-12 and hold a hearing for the second reading and adoption.

Attachment(s):

1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - DRC Annex Memo
3. Ordinance 2025-12 Annexation - Hillside at Mount Dora

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/22/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2025-12

ORDINANCE TITLE: Annexation of 19.96 acres (Hillside Development)

DEPARTMENT: Planning and Zoning

**MEETING DATE: August 5, 2025 (First Reading)
August 19, 2025 (Second Reading and Adoption)**

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. 2025-12

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED 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;

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

ATTACHMENT #1

- ☐ 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;
- ☐ 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 annexes 19.96 acres into the municipal limits of Mount Dora. The Property Owner filed a petition to annex their property into the municipal limits of the City of Mount Dora.

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 OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmountdora.com

DATE: June 30, 2025

TO: City Council

FROM: Development Review Committee
Ryan Winkler, AICP, Senior Planner

RE: Request for Voluntary Annexation; 19.96 Acres (Site Area); located on the east side of US 441 and north of Robie Avenue (Location); 2329 Robie Avenue, Mount Dora (Site Address); Stephen McConn, VP Land Development, KB Home Orlando, LLC (Owner, Applicant); Hillside at Mount Dora (Project Name)
Project No. ANNX25-01

Recommendation:

Staff recommends approval of the above-referenced request for voluntary annexation of 19.96 acres.

References/Support:

Section 1.3, *LDC*

Chapter 171, *Florida Statutes*

Mount Dora and Lake County Joint Planning Agreement (JPA)

Site Summary:

Owner: KB Home Orlando, LLC
Applicant: KB Home Orlando, LLC
Existing Use: Residential Subdivision (Under Site Development)
JPA: Yes
Proposed Use: Residential
Future Land Use: County Urban Low Density (Max. 4 DU/AC)
Proposed FLU: City Low/Medium Density (Max. 4 DU/AC)
Current Zoning: County PUD (Planned Unit Development)
Proposed Zoning: City PUD (Planned Unit Development)
City Council District: District 2
Site Area: 19.96 +/- acres

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home
	County	Regional Office	LM (Light Industrial)	Vacant, Borrow Pit
South	County	Regional Office	R-1, R-2, LM, Ag	Residential (Single Family Dwellings)
East	County	Urban Low	CFD	NeuLife Rehab
West	County	Urban Low	R-7	Residential (Single Family Dwellings)

Analysis:

The applicant has petitioned the City for annexation for a parcel located on the east side of US Highway 441 and north of Robie Avenue. This application is in accompaniment with a Future Land Use Map (FLUM) amendment and rezoning. The applicant's proposal is for Low Medium Density (Maximum 4 dwelling units per acre) Future Land Use and a Planned Unit Development (PUD) Zoning District for a residential subdivision containing eighty-nine (89) single-family dwelling units, publicly dedicated roads, and privately maintained stormwater management system. The FLUM and rezoning are being processed in concert under separate requests. This action is for annexation only. The site borders the City limits on the north side of the property. The site is located in the City's Joint Planning Area (JPA) and eligible for annexation.

Notification:

JPA Notice to Lake County: July 17, 2025
Notice to Lake County BCC [Ch. 171.044(3) F.S]: July 17, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal Ad (1): August 8, 2025
Non-Legal Ad (2): August 15, 2025
Notice after adoption per 171.044(3) F.S.: Date to be scheduled

Public Hearing Schedule:

DRC: June 26, 2025
City Council 1st Reading: August 5, 2025
City Council 2nd Reading/Adoption: August 19, 2025

Attachments:

Vicinity Map
Application

Vicinity Map

N



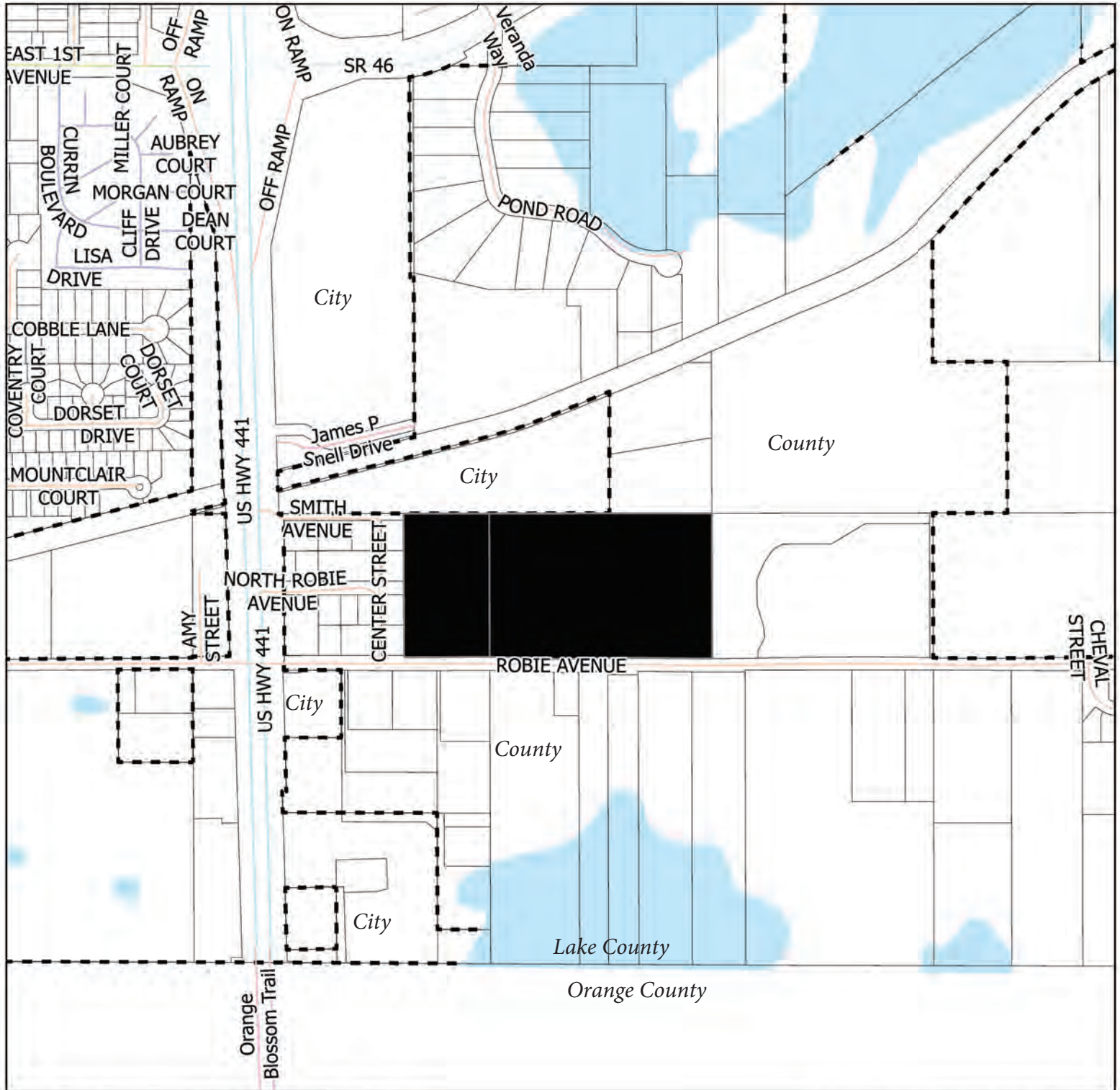
Legend

City Limits

--- In
 --- Out

■ Subject Parcels

Hillside at Mount Dora
19.96 +/- Acres



0 0.07 0.15 0.3 Miles

Date Printed: 6/23/2025 4:51 PM



**CITY OF
 MOUNT
 DORA**
 PLANNING AND DEVELOPMENT



PLANNING AND DEVELOPMENT

CITY OF MOUNT DORA

Attachment #2

ANNX25-01

City of Mount Dora
Planning & Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112

PlanDev@CityofMountDora.com

VOLUNTARY ANNEXATION APPLICATION

Date: 5/13/2025

Project Address: 2329 Robie Ave, Mt. Dora, FL 32757

1. Applicant's Name: Stephen McConn, VP Land Development
Company's Name: KB Home Orlando, LLC
Address: 9102 Southpark Center Loop, Suite 100
City, State & Zip: Orlando, FL 32819
Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com
2. Property Owner's Name(s): KB Home Orlando, LLC
Company's Name: KB Home Orlando, LLC
Address: 9102 Southpark Center Loop, Suite 100
City, State & Zip: Orlando, FL 32819
Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com
3. The property generally located (list adjacent streets): North of Robie Ave, approximately 1,270 lf east of US HWY 441
5. Alt Key(s): 1124786 & 1048419
6. Size of property in Acres: 19.96 Square Feet: 869,457
7. Does property have, or will it have City Water and Sewer? ☒ Yes ☐ No
8. Does property have, or will it have Well or Septic Tank? ☐ Yes ☒ No
9. Current Zoning District (County): PUD - Planned Unit Development
10. Future Land Use Category (County): Urban Low
11. Requested Zoning District (City): PUD - Planned Unit Development
12. Requested Future Land Use Category (City): Low/Medium Density Residential

Attachment #2

13. Present use and structures on the property (list number of residential dwelling units):
Detached single family 80 dwelling unit residential sub division
-
14. Public or Private Roadways*: Public
**Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*
15. Is this project within the Joint Planning Agreement boundaries? ☒ Yes ☐ No

Property owners of land outside the City of Mount Dora who desire to be incorporated within the City of Mount Dora may petition for annexation subject to Florida law and the requirements of the City of Mount Dora.

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.


Owner(s) of Record Signature(s)

5/13/2025
Date

SUBMITTAL CHECKLIST & PROCEDURES

Provide electronic copies (PDF) of the application, drawings, reports, and all supported documents listed below. Application Submittals may be uploaded to City's FTP site at the following link: <https://mountdora.files.com>. Application drawings and document may be copied to CD or thumb drive and delivered to the Planning and Development Department.

PROCEDURES

1. Application Submittal Due Date: Completed application form with support documents must be submitted on or before the first Monday on any month.
***** Incomplete submittals will not be accepted*****
2. Development Review Committee (DRC) no longer holds formal meetings. Project comment reports will be sent on or before the last Wednesday of the month in which the submittal was received and reviewed.
3. The application will be forwarded to the Planning and Zoning Commission for final action to be considered at their next available meeting, after it completes the Development Review Committee process.
4. The application will be forwarded to the City Council for final action.

SUBMITTAL CHECKLIST

The following must be submitted electronically:

1. Application Fee: *(Checks made payable to City of Mount Dora)*
\$ 500.00 for one single-family residence
\$ 2,000.00 for all others

NOTE: RESOLUTION 2021-05 WAS PASSED BY CITY COUNCIL ON JANUARY 5, 2021 WHICH APPROVED A TEMPORARY WAIVER OF APPLICATION FEES AND ASSOCIATED COSTS FOR ANNEXATION INTO THE CITY OF MOUNT DORA.

Note: Additional costs incurred by the city engineer, city attorney, or outside consultants shall be billed directly to the applicant.

Note: Resubmittal Fee: If substantial revisions are required as determined by the development review committee, all planning, zoning, and development applications shall be submitted within 60 days from the development review committee meeting at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city review.

Note: Hearing Notifications: *The applicant shall reimburse the City for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such publication or mailing costs shall be billed directly to the applicant.*

2. Completed and signed Annexation Application by owner(s) of record.
3. The Property Card(s) from the Lake County Property Appraiser's office.
4. Map referencing the city limits.
5. Both the County and City Future Land Use Maps and Zoning Maps.
6. Proof of ownership (warranty deed or title certificate).
7. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale).
Include one reduced survey copy not larger than 11" x 17" paper size, if the original

Attachment #2

survey is prepared on a large size paper.

8. Legal description of the property to be annexed, plus provide legal description in MS Word format (include in CD or email to staff).
9. Provide method of providing services including water, sewer, roads, drainage, schools and police protection.
10. Owner authorization letter, notarized from the owner(s), designating the applicant/party to act on their behalf.
11. Requested land use designation and zoning. Upon annexation the existing County Future Land Use (FLU) designation shall remain until such time the City's Future Land Use Map is amended. Upon annexation the existing County zoning classification shall remain until such time a City zoning district is assigned, which maybe concurrent with annexation.
12. Processing fee established and amended from time to time by resolution.

PROPERTY RECORD CARD

General Information

Name:	KB HOME ORLANDO LLC	Alternate Key:	1048419
Mailing Address:	9102 SOUTHPARK CENTER LOOP STE 100 ORLANDO, FL 32819 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003- 000-02400
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	ROBIE AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 380 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 ORB 6276 PG 542 546		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0		6.000	Acre		\$825,000.00	\$825,000.00
				Click here for Zoning Info ⓘ FEMA Flood Map					

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6276 / 542	01/25/2024	Warranty Deed	Qualified	Vacant	\$3,360,000.00
6276 / 546	01/25/2024	Quit Claim Deed	Unqualified	Vacant	\$100.00
5606 / 1600	12/17/2020	Warranty Deed	Qualified	Vacant	\$705,000.00
3456 / 1569	05/30/2007	Warranty Deed	Unqualified	Vacant	\$1.00
3456 / 1567	05/30/2007	Warranty Deed	Unqualified	Vacant	\$1.00
3433 / 2394	05/15/2007	Warranty Deed	Unqualified	Vacant	\$1.00
3369 / 2270	12/29/2006	Warranty Deed	Unqualified	Vacant	\$1.00
3226 / 999	06/27/2006	Trustees Deed	Unqualified	Vacant	\$1.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Vacant	\$1.00
August 5, 2025 City Council Regular Session Agenda Packet					

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$825,000	\$261,320	\$261,320	5.0364	\$1,316.11
SCHOOL BOARD STATE	\$825,000	\$825,000	\$825,000	3.1240	\$2,577.30
SCHOOL BOARD LOCAL	\$825,000	\$825,000	\$825,000	2.9980	\$2,473.35
LAKE COUNTY WATER AUTHORITY	\$825,000	\$261,320	\$261,320	0.2940	\$76.83
NORTH LAKE HOSPITAL DIST	\$825,000	\$261,320	\$261,320	0.4100	\$107.14
ST JOHNS RIVER FL WATER MGMT DIST	\$825,000	\$261,320	\$261,320	0.1793	\$46.85
LAKE COUNTY MSTU STORMWATER	\$825,000	\$261,320	\$261,320	0.4957	\$129.54
LAKE COUNTY MSTU AMBULANCE	\$825,000	\$261,320	\$261,320	0.4629	\$120.97
LAKE COUNTY VOTED DEBT SERVICE	\$825,000	\$261,320	\$261,320	0.0918	\$23.99
LAKE COUNTY MSTU FIRE	\$825,000	\$261,320	\$261,320	0.4800	\$125.43
				Total:	Total:
				13.5721	\$6,997.51

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law

Attachment #2

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	KB HOME ORLANDO LLC	Alternate Key:	1124786
Mailing Address:	9102 SOUTHPARK CENTER LOOP STE 100 ORLANDO, FL 32819 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003- 000-02500
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	2329 ROBIE AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	W 3/4 OF S 1/2 OF NE 1/4 OF SW 1/4 ORB 6276 PG 542 546		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0		14.000	Acre		\$1,925,000.00	\$1,925,000.00
Click here for Zoning Info ⓘ					FEMA Flood Map				

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU1)	325	SF	1935	\$520.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6276 / 542	01/25/2024	Warranty Deed	Qualified	Vacant	\$3,360,000.00
6276 / 546	01/25/2024	Quit Claim Deed	Unqualified	Vacant	\$100.00
5606 / 1600	12/17/2020	Warranty Deed	Qualified	Vacant	\$705,000.00
3456 / 1569	05/30/2007	Warranty Deed	Unqualified	Improved	\$1.00
3456 / 1567	05/30/2007	Warranty Deed	Unqualified	Improved	\$1.00
3433 / 2394	05/15/2007	Warranty Deed	Unqualified	Improved	\$1.00
3369 / 2270	12/29/2006	Warranty Deed	Unqualified	Improved	\$1.00

August 5, 2025 City Council Regular Session Agenda Packet

Page 113 of 529

Attachment #2

3226 / 999	06/27/2006	Trustees Deed	Unqualified	Improved	\$1.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Improved	\$1.00
Click here to search for mortgages, liens, and other legal documents. 					

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,925,520	\$610,540	\$610,540	5.0364	\$3,074.92
SCHOOL BOARD STATE	\$1,925,520	\$1,925,520	\$1,925,520	3.1240	\$6,015.32
SCHOOL BOARD LOCAL	\$1,925,520	\$1,925,520	\$1,925,520	2.9980	\$5,772.71
LAKE COUNTY WATER AUTHORITY	\$1,925,520	\$610,540	\$610,540	0.2940	\$179.50
NORTH LAKE HOSPITAL DIST	\$1,925,520	\$610,540	\$610,540	0.4100	\$250.32
ST JOHNS RIVER FL WATER MGMT DIST	\$1,925,520	\$610,540	\$610,540	0.1793	\$109.47
LAKE COUNTY MSTU STORMWATER	\$1,925,520	\$610,540	\$610,540	0.4957	\$302.64
LAKE COUNTY MSTU AMBULANCE	\$1,925,520	\$610,540	\$610,540	0.4629	\$282.62
LAKE COUNTY VOTED DEBT SERVICE	\$1,925,520	\$610,540	\$610,540	0.0918	\$56.05
LAKE COUNTY MSTU FIRE	\$1,925,520	\$610,540	\$610,540	0.4800	\$293.06
				Total:	Total:
				13.5721	\$16,336.61

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law

Attachment #2

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)

[Learn More](#) [View the Law](#)

Economic Development Exemption

[Learn More](#) [View the Law](#)

Government Exemption (amount varies)

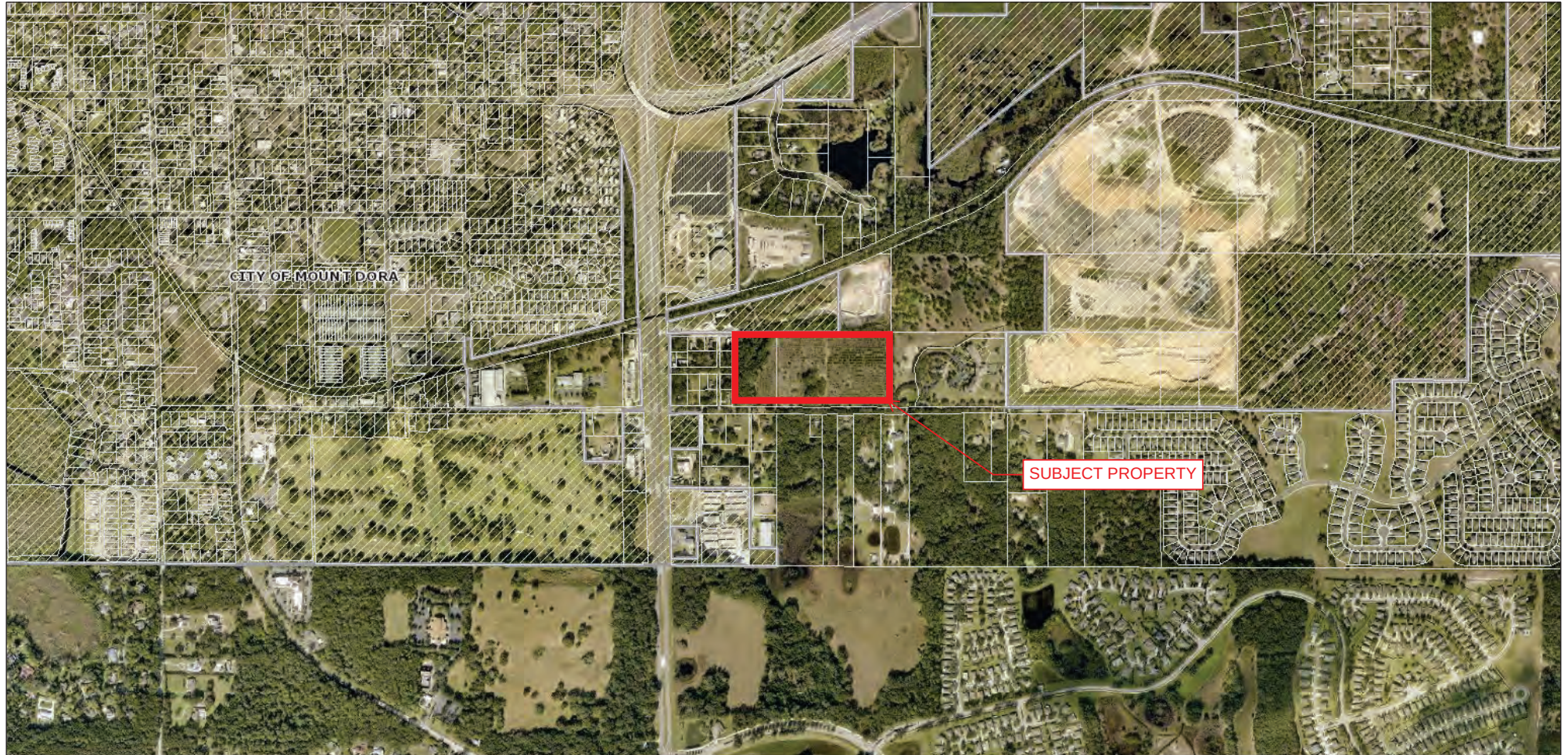
[Learn More](#) [View the Law](#)

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.

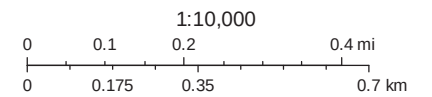
Site Notice

Attachment #2
MT DORA CITY LIMITS



May 13, 2025

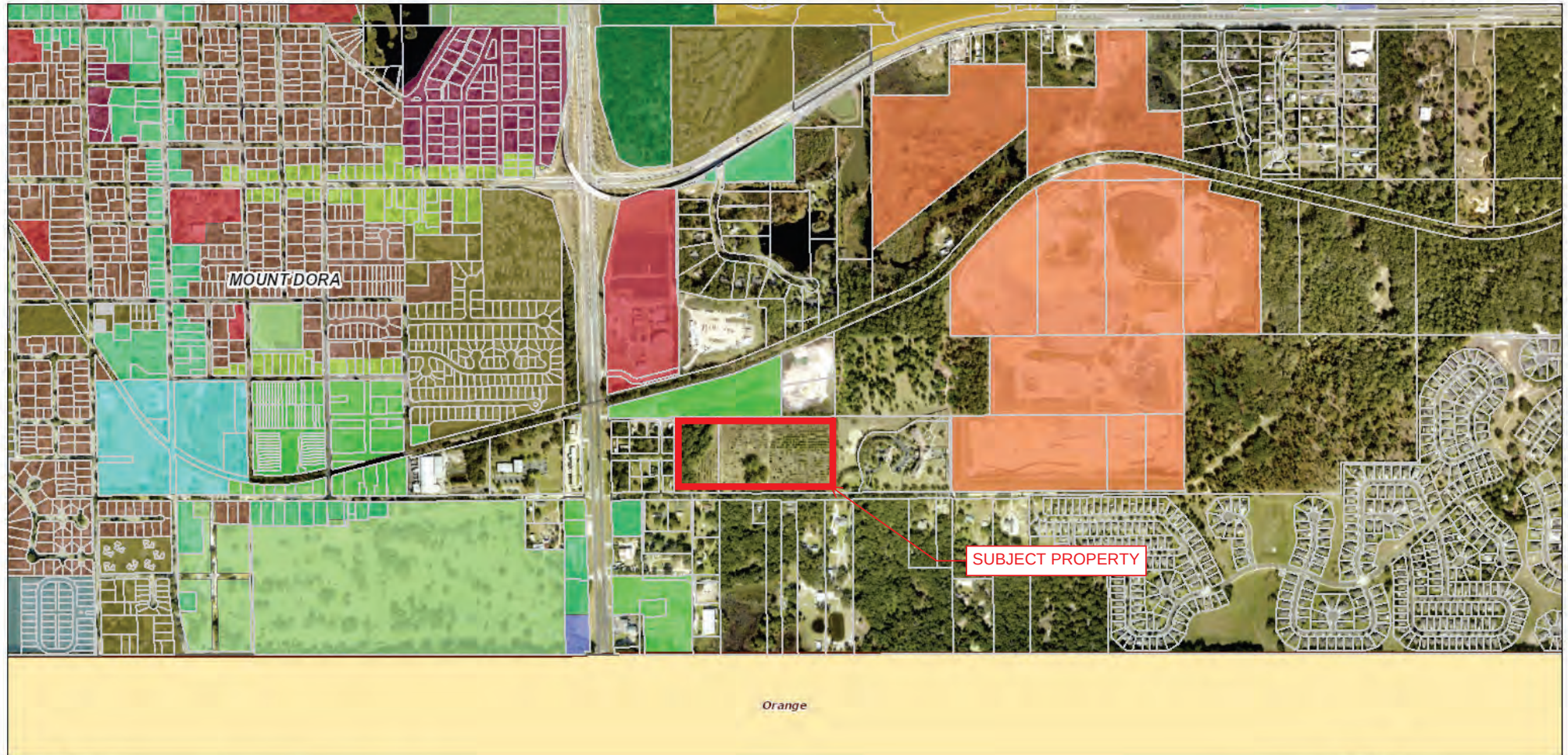
- ☐ Tax Parcels
- ☒ City Limits In



Lake BCC

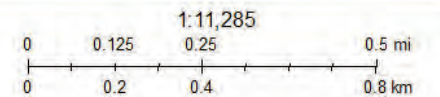
Lake County Board of County Commissioners

Attachment #2
MT DORA FUTURE LAND USE MAP



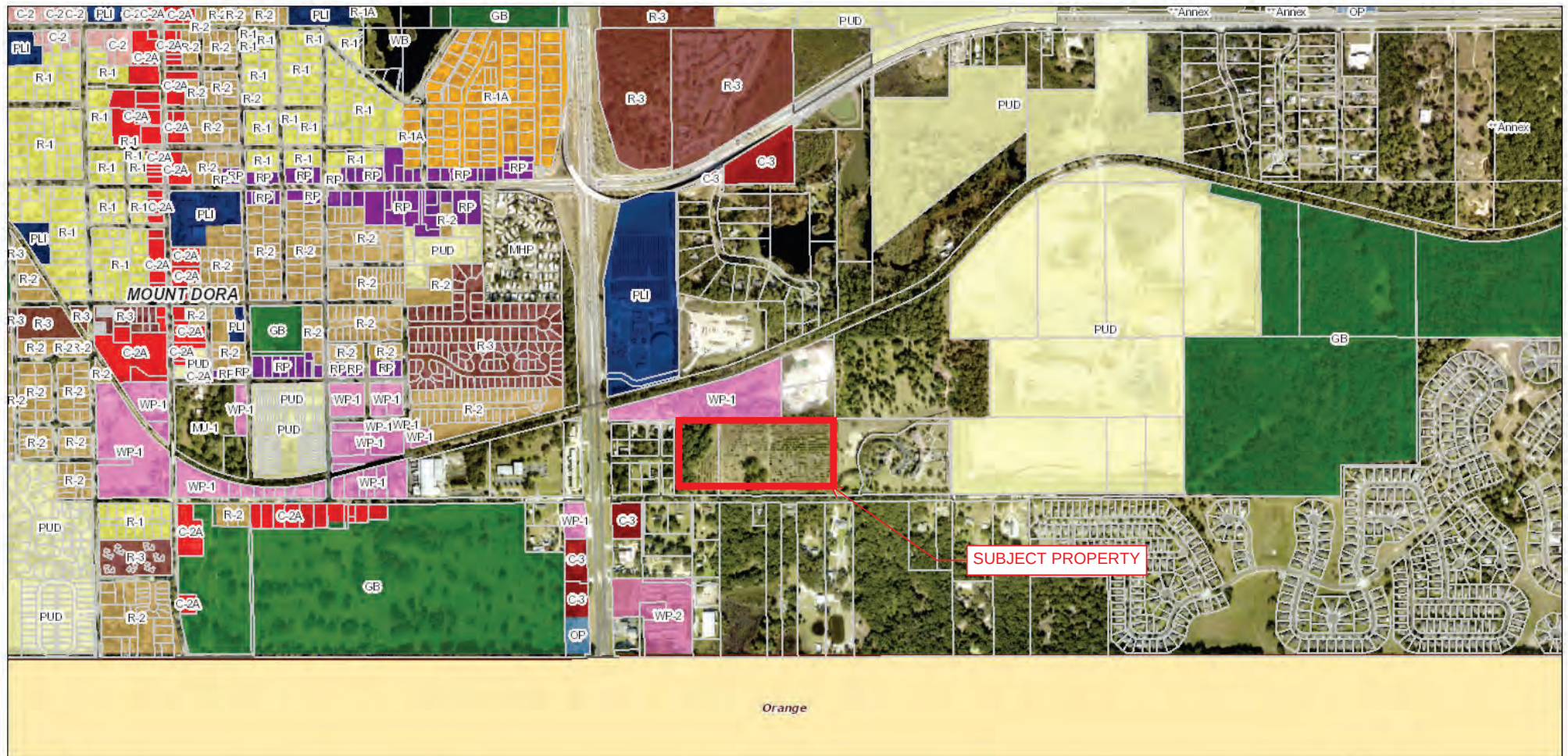
May 13, 2025

Tax Parcels	CSRV	MD	RD
City Limits In	EC	MU-1	REC
Surrounding Counties	HD	MU-2	RH
Future Land Use	IND	OFF	RM
COMM	LD	PL	RP
CRSV	LM	PLI	



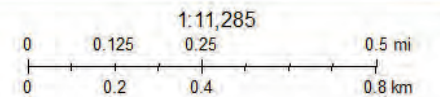
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
 Various municipalities

Attachment #2 MT DORA ZONING MAP



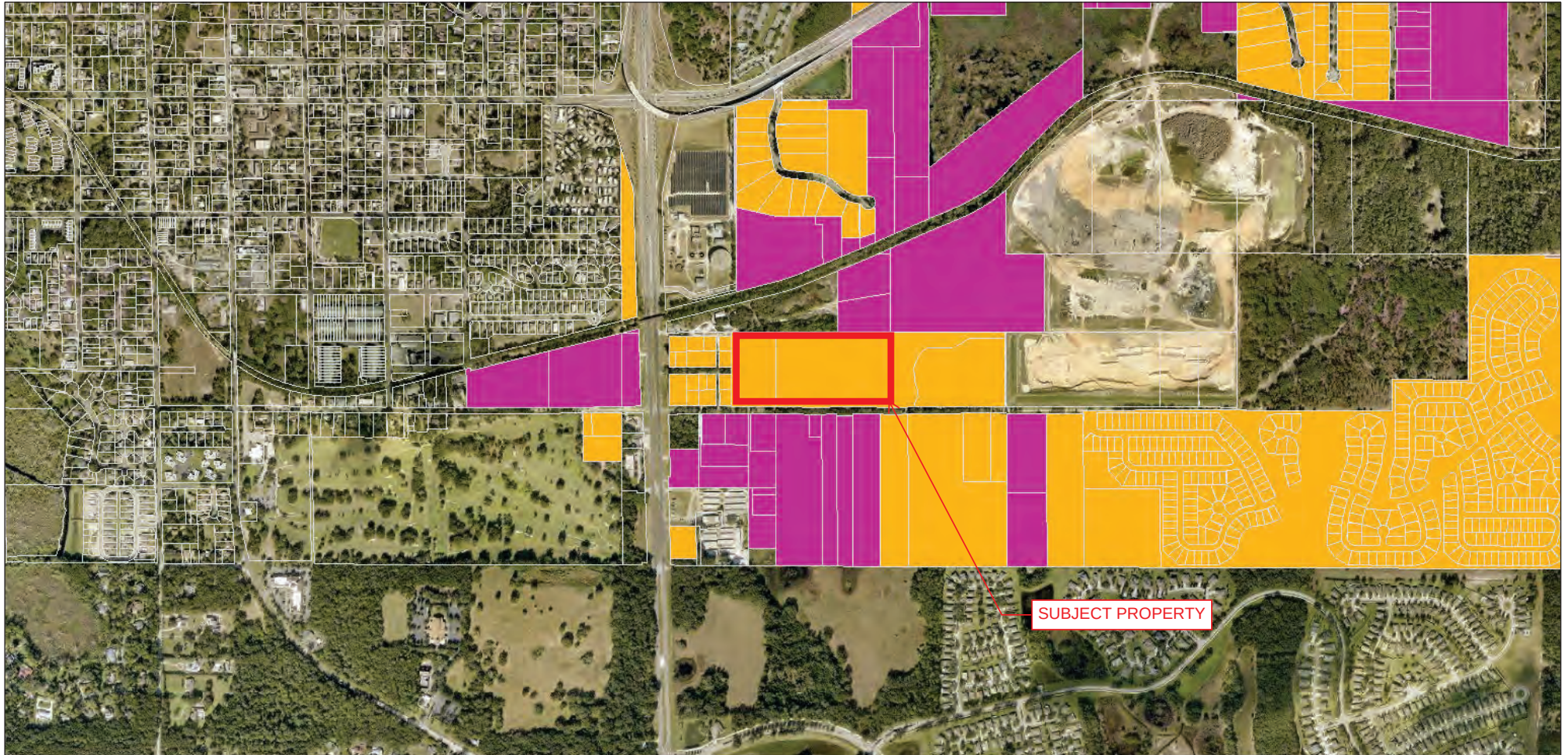
May 13, 2025

Tax Parcels	Right-of-Way	Single-Family Residential and Agricultural	R-1AAA Single Family Residential	Workplace
City Limits In	Railroad	Office Professional	Duplex Residential	
Surrounding Counties	Neighborhood Commercial	Public Lands and Institutional	Multi-Family Residential	
Zoning	Downtown Commercial	Planned Unit Development	Residential/Manufactured	
Urban Expansion	Peripheral Commercial	R-1 Single Family Residential	Residential Professional	
5001	Highway Commercial	R-1A Single Family Residential	Workplace	



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Various municipalities

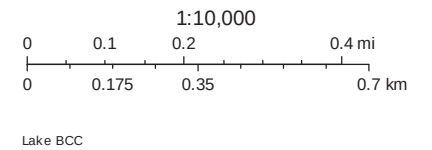
LAKE COUNTY FUTURE LAND USE MAP



May 13, 2025

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> Tax Parcels | <ul style="list-style-type: none"> Green Swamp Ridge Green Swamp Rural Green Swamp Rural Conservation Green Swamp Interlachen Heavy Industrial Cagans Crossing Mt Plymouth - Sorrento Main Street District Conservation Mt Plymouth - Sorrento Proper Green Swamp Core Conservation Mt Plymouth - Sorrento Receiving Area | <ul style="list-style-type: none"> Office Public Service Facility and Infrastructure Receiving Area A-1-20 Recreation Regional Commercial Rural Rural Transition |
|---|--|---|

- Sending Area A-1-20
- Sending Area A-1-40
- Urban High Density
- Urban Low Density
- Urban Medium Density

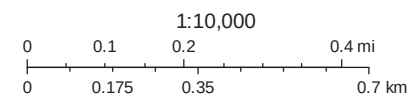


Lake County Board of County Commissioners

Attachment #2



	Tax Parcels		R-2		RMRP		CP
	R-3		RM		LM		
	R-4		RV		HM		
	R-6		C-1		MP		
	R-7		C-2		CFD		
	RP		C-3		PUD		



Lake County Board of County Commissioners

Prepared by and return to:
R. Travis Rentz, Esq.
GODBOLD, DOWNING & BILL, P.A.
222 W. Comstock Ave., Suite 101
Winter Park, FL 32789

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "**Special Warranty Deed**") is made and entered into as of the 25th day of January, 2024, by and between **KURLY KEY PROPERTIES, LLC**, a Florida limited liability company, whose address is 1444 Belfiore Way, Windermere, FL 34786 ("**Grantor**"), to **KB HOME ORLANDO LLC**, a Delaware limited liability company, whose address is 9102 Southpark Centre Loop, Suite 100, Orlando, FL 32819 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

W I T N E S S E T H:

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Lake County, Florida ("**Property**"):

See **Exhibit "A"** attached hereto

The property conveyed does not constitute the homestead of any Grantor named herein.

TOGETHER WITH (a) all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, (b) all buildings, structures, and improvements thereto or thereon, if any (the "**Improvements**"); (c) all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith and/or any of the Improvements (if any), including, without limitation, all (i) development and concurrency rights and credits, impact fee credits, prepaid fees, air rights, timber rights, riparian and littoral rights, water, water rights, water stock, water capacity, sewer, wastewater and reuse water rights, sewage treatment capacity, other utility capacity and rights, concurrency certificates, approvals, and permits relating to any of the Property, (ii) strips, gaps, gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to any of the Property, including all of Grantor's right, title and interest in any gaps, gores, or hiatuses, located between the Property and any adjacent right-of-way and (iii) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced from any of the Property.

Prepared by and return to:
R. Travis Rentz, Esq.
GODBOLD, DOWNING & BILL, P.A.
222 W. Comstock Ave., Suite 101
Winter Park, FL 32789

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the “**Special Warranty Deed**”) is made and entered into as of the 25th day of January, 2024, by and between **KURLY KEY PROPERTIES, LLC**, a Florida limited liability company, whose address is 1444 Belfiore Way, Windermere, FL 34786 (“**Grantor**”), to **KB HOME ORLANDO LLC**, a Delaware limited liability company, whose address is 9102 Southpark Centre Loop, Suite 100, Orlando, FL 32819 (“**Grantee**”).

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

W I T N E S S E T H:

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in **Lake County, Florida** (“**Property**”):

See **Exhibit “A”** attached hereto

The property conveyed does not constitute the homestead of any Grantor named herein.

TOGETHER WITH (a) all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, (b) all buildings, structures, and improvements thereto or thereon, if any (the “**Improvements**”); (c) all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith and/or any of the Improvements (if any), including, without limitation, all (i) development and concurrency rights and credits, impact fee credits, prepaid fees, air rights, timber rights, riparian and littoral rights, water, water rights, water stock, water capacity, sewer, wastewater and reuse water rights, sewage treatment capacity, other utility capacity and rights, concurrency certificates, approvals, and permits relating to any of the Property, (ii) strips, gaps, gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to any of the Property, including all of Grantor’s right, title and interest in any gaps, gores, or hiatuses, located between the Property and any adjacent right-of-way and (iii) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced from any of the Property.

TO HAVE AND TO HOLD, the above-described Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

AND Grantor hereby warrants that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but not otherwise, subject to, (a) real estate taxes or assessments for the year 2024 and subsequent years; and (b) the matters set forth on **Exhibit "B"** attached hereto and made a part hereof, all of which, by reference hereto, shall not service to reimpose same.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

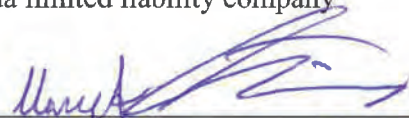
Signed, Sealed and Delivered
in the Presence of:

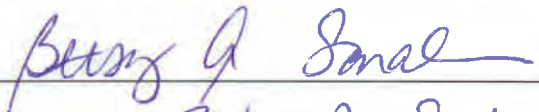
KURLY KEY PROPERTIES, LLC
a Florida limited liability company



Printed name: R. Travis Pente

Address: 222 W. Comstock Ave #101
Winter Park, FL 32789

By: 
Name: Marcelo Sr. Carvajal
Title: Authorized Member

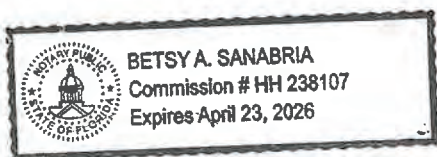


Printed name: Betsy A. Sanabria

Address: 222 W. Comstock Ave #101
Winter Park, FL 32789

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 25th day of January, 2024, by Marcelo Jr. Carvajal Authorized Member of KURLY KEY PROPERTIES, LLC, a Florida limited liability company, who is personally known to me or has produced Driver's License as identification.



(SEAL)

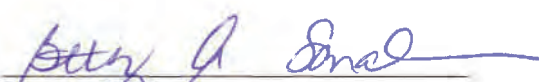

Notary Public
STATE OF FLORIDA

EXHIBIT "A"
LEGAL DESCRIPTION

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

EXHIBIT "B"

1. Matters contained on the Plat of Robie Terrace, as recorded October 8, 1925 in Plat Book 6, Page 12.
2. Matters contained on the Plat of A Replat of Lots 3 to 16 inclusive of Blk. 2 and Lots 3 to 16 inclusive of Blk. 4 of Robie Terrace, as recorded December 8, 1936 in Plat Book 10, Page 79.
3. Distribution Easement in favor of Florida Power Corporation recorded February 20, 1986 in Book 867, Page 1057.
4. Grant of Easement in favor of the City of Mount Dora recorded September 16, 1998 in Book 1644, Page 1012
5. Ordinance No. 2021-31 recorded October 19, 2021 in Book 5817, Page 1486.
6. Ordinance No. 2021-31 recorded October 19, 2021 in Book 5817, Page 1501.
7. Final Development Order recorded in Book 6124, Page 1832.

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 19.96 ACRES MORE OR LESS.



9. Matters contained on the Plat of Rioja Terrace, as recorded October 8, 1925 in Plat Book 6, Page 12, DOES NOT AFFECT SUBJECT PROPERTY.
10. Matters contained on the Plat of A Replat of Lots 3 to 16 inclusive of Blk. 2, and Lots 3 to 16 inclusive of Blk. 4 of Rioja Terrace, as recorded December 8, 1936 in Plat Book 10, DOES AFFECT SUBJECT PROPERTY (THE WEST 380 FEET OF SUBJECT PROPERTY)
11. Distribution Easement in favor of Florida Power Corporation recorded February 20, 1986 in Book 867, Page 1057 AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE (THE EAST PORTION OF SUBJECT PROPERTY)
12. Grant of Easement in favor of the City of Mount Dora recorded September 16, 1998 in Book 1644, Page 1012 AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT OF WAY LINE OF ROBE AVE AS BEING N89°57'29"W. FOR ANGULAR DESIGNATION ONLY.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR RIGHTS OF ADJACENT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2037-5371005, EFFECTIVE DATE SEPTEMBER 11, 2023 @ 8:00 AM.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY LOCATOR. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSERVED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LOCAL INTERPRETATION.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSERVED, ABOVE GROUND IMPROVEMENTS NOT LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
10. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 120690380E, MAP DATE 12/18/2012, INDICATING THAT MATERIAL DAMAGE FROM FLOODING IS NOT ASSUMED TO BE LIABILITIES OF THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
11. ADDRESS: 2329 ROBE AVENUE, MOUNT DORA, FL 32757
12. LAST DATE IN FIELD: OCTOBER 3, 2023

To:
-KB HOME ORLANDO LLC, A DELAWARE LIMITED LIABILITY COMPANY
-FIRST AMERICAN TITLE INSURANCE COMPANY
COURT REPORTERS, INC., DELAWARE

Date of Plot or Map: 10/5/2022

James L. Rickman, P.E. #5633 Allen & Company

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356
admin@allen-company.com

ALTA/NSPS LAND TITLE
BOUNDARY SURVEY
OF
MT. INES SITE
SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FOR:
KB HOME ORLANDO, LLC

[illegible]

JOB # 20210446
DATE: 10/5/23
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 1 OF 2

ORDINANCE NO: 2025-12

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, KB Home Orlando, LLC (Property Owner) is the fee simple owner of those properties generally located on the east side of US Highway 441 and north of Robie Avenue in unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit "A"** (Property); and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the Property Owner has filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora bearing the signature of all owners of the Property; and

WHEREAS, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property will not result in the creation of an enclave, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

WHEREAS, the City has determined that all procedural and notice requirements mandated by Florida Statutes, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws related to the voluntary annexation of property have been followed and satisfied.

NOW, THEREFORE, BE IT ORDAINED 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 the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. VOLUNTARY ANNEXATION. The Property generally located on east side of US Highway 441 and north of Robie Avenue in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described as follows:

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

Containing 19.96 acres more or less.

SECTION 3. EFFECT OF ANNEXATION. On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

SECTION 4. AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES. City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council District Two (2) is hereby amended to include the Property, more particularly described as follows:

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

Containing 19.96 acres more or less.

SECTION 5. FILING REQUIREMENTS. In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

SECTION 6. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and

appropriate in order to implement the provisions of this Ordinance and the rezoning on the Property. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 7. **SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 8. **LIMITED CODIFICATION AND SCRIVENER'S ERRORS.**
The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney may be corrected.

SECTION 9. **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 10. **SEVERABILITY.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 11. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: **August 5, 2025**

SECOND READING: **August 19, 2025**

PASSED AND ADOPTED this 19th day of August, 2025

Signatures on next page

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

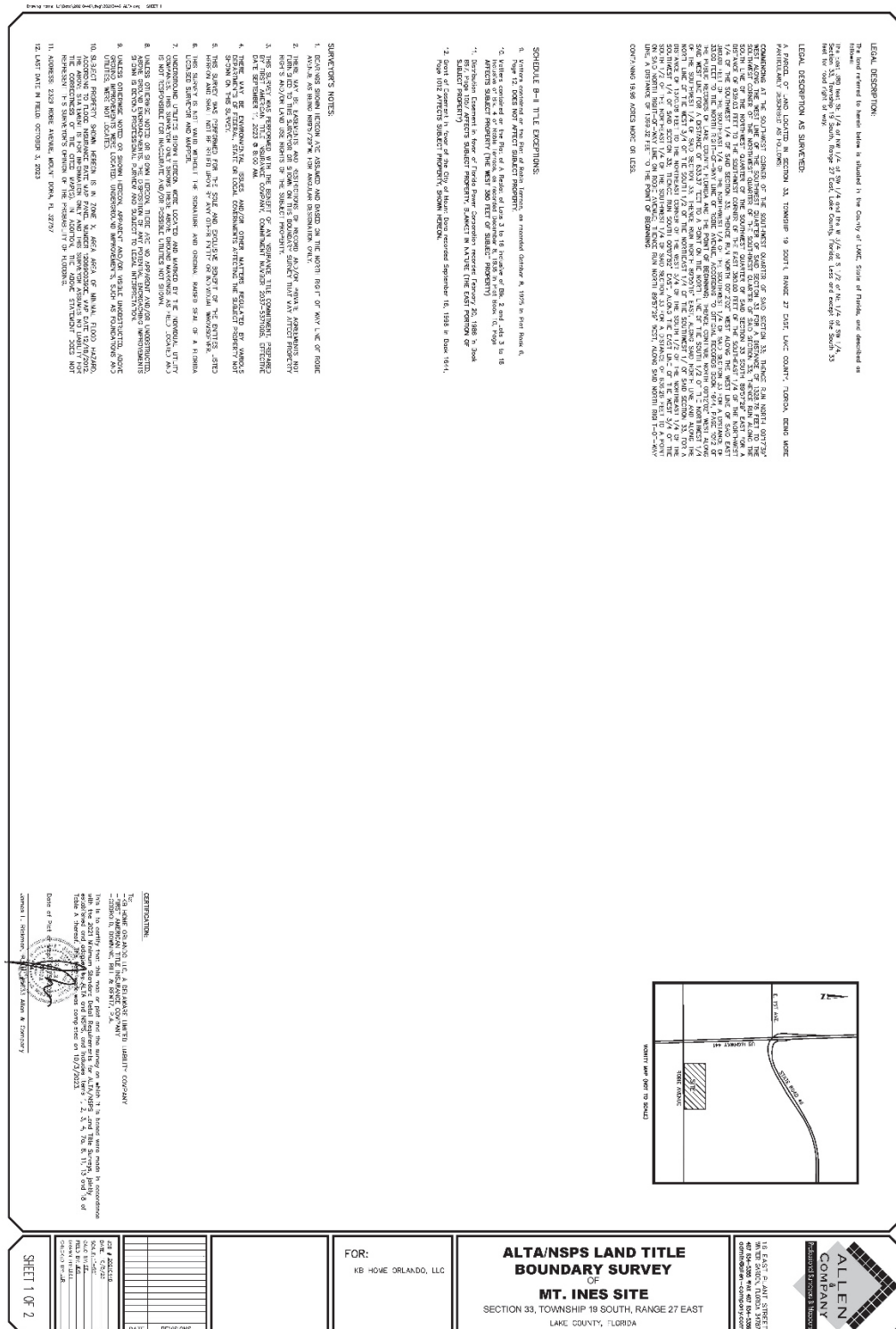
ATTEST:

JEANANN HAND
CITY CLERK

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

Patrick Brackins, City Attorney

EXHIBIT "A"
Property Survey
(1 of 2)



[illegible]



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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of First Reading of **Ordinance No. 2025-13**, Small-Scale Future Land Use Map Amendment KB Home Orlando, LLC for the Hillside Development

Introduction:

This is a request for City Council to approve First Reading of Ordinance No. 2025-13 and hold the hearing for the second reading and adoption.

Call Up Item

Mayor Asks Attorney to Read Ordinance by Title Only

City Manager Background

Applicant Presentation

Testimony by others on behalf of applicant or opposition with a legitimate interest in the matter, who can provide substantial competent evidence.

Rebuttal by Applicant

Discussion

Council Action

Discussion:

As required by Florida Statutes, Section 166.041(4), the completed "Business Impact Estimate" is provided in Attachment #1. This request is associated with a land use action.

Further descriptions and the land use report are contained in Attachment #2 (PZC/LPA Staff Report). The applicant is requesting an amendment to the City's Future Land Use Map to change the land use on 19.96 acres from County Urban Low to City to City Low/Medium Density. The application was submitted simultaneously with applications to annex the property and assign the property a city zoning district. Public notices are provided in Attachment #3.

This Ordinance shall take effect 31 days after the adoption of the annexation Ordinance, per Florida Statutes.

The sequence of events leading to the presentation to the City Council are as follows:

- The Development Review Committee (DRC) reviewed Small-Scale Future Land Use Map Amendment and had no comments nor objections to the request.
- The Planning and Zoning Commission (PZC), acting as the Local Planning Agency, at their regularly scheduled meeting held on July 16, 2025, recommended approval of the Small-Scale Future Land Use Map Amendment from Lake County Urban Low to City Low/Medium Density.

Budget Impact:

There are no budgetary impacts on the City relative to processing the application to amend the future land use map.

Strategic Impact:

Goal 7: Develop new infrastructure to support sustainable growth management. Objective 7.2: Focus on strategies and infrastructure to improve public health, safety, and welfare within the City.

Recommendation:

City Council to approve First Reading of Ordinance No. 2025-13 and hold a public hearing for the second reading and adoption.

Attachment(s):

1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - PZC Memo - Hillside FLUM
3. Attachment #3 - Proof of Publication
4. Ordinance 2025-13 Hillside FLUM

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/22/2025

Approved - 7/22/2025

Approved - 7/22/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2025-13

**ORDINANCE TITLE: Future Land Use Map Amendment on 19.96 acres from
County Urban Low to City Low/Medium Density (Hillside
Development)**

DEPARTMENT: Planning and Zoning

**MEETING DATE: August 5, 2025 (First Reading)
August 19, 2025 (Second Reading and Adoption)**

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: 2025-13

**AN ORDINANCE OF THE CITY OF MOUNT DORA,
FLORIDA, PERTAINING TO A CHANGE IN FUTURE
LAND USE DESIGNATION AND AMENDMENT TO THE
FUTURE LAND USE MAP OF THE FUTURE LAND USE
ELEMENT OF THE CITY OF MOUNT DORA
COMPREHENSIVE PLAN 2045; PROVIDING FOR
LEGISLATIVE FINDINGS AND INTENT; PROVIDING
FOR APPROVAL OF CHANGE IN FUTURE LAND USE
DESIGNATION AND AMENDMENT TO FUTURE LAND
USE MAP; PROVIDING FOR THE IMPLEMENTATION OF
ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS
CLAUSE; PROVIDING FOR NON-CODIFICATION AND
SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN
EFFECTIVE DATE.**

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;

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

ATTACHMENT #1

- ☐ 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;
- ☐ 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 amends the land use map on 19.96 acres from County Urban Low to City Low/Medium Density. The Property Owner filed a petition to amend the land use map to assign the property a city land use category.

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 OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmountdora.com

DATE DUE: July 17, 2025

TO: Planning and Zoning Commission

FROM: Development Review Committee
 Ryan Winkler, AICP, Senior Planner

RE: Application to Amend the Future Land Use Map; 19.96 Acres (Site Area); located on the east side of US 441 and north of Robie Avenue (Location); 2329 Robie Avenue, Mount Dora (Site Address); 33-19-27-0003-000-02400, 33-19-27-0003-000-02500 (Parcel IDs); Stephen McConn, VP Land Development, KB Home Orlando, LLC (Owner, Applicant); Hillside at Mount Dora (Project Name) Project No. FLUM25-01SM

Recommendation:

Staff recommends approval with conditions of the above-referenced request for the Small-Scale Future Land Use Map Amendment and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation.

References/Support:

City of Mount Dora Comprehensive Plan 2045
 City of Mount Dora Land Development Code
 Chapter 163 Florida Statutes

Background/Information:

The applicant is requesting an amendment to the City's Future Land Use Map. The proposed amendment will change approximately 19.96 acres from County Urban Low Density (Max. 4 du/ac) to City Low/Medium Density Residential. The proposal is for future development of eighty (80) single-family dwelling units. The Applicant indicates the property is developed with site improvements including roadway, stormwater management system, retaining wall, and lift station.

EXISTING FLU	PROPOSED FLUM	SUBJECT SITE AREA	MAXIMUM INTENSITY ALLOWED
County Urban Low	City Low Medium Density	19.96 acres	4.0 dwelling units / acre

Development Summary - Maximums Intensity:

- o From: County Urban Low Medium Density Maximum Intensity (4 du/ac x 19.96 acres): 79.84 du
- o To: City Commercial Maximum Square Footage (4 du/ac x 19.96 acres): 79.84 du
- o Change: No change in density

Future Land Use Element Policy 4.g(2): Low Medium Density: Maximum of 4.0 dwelling units/acre. Primarily for single-family residential and customary accessory uses and elementary schools. Boathouses, churches, group homes (consistent with policy 4.a. of the Housing Element) home occupations and recreational facilities are also allowed in this district. Impervious surface ration is 0.65. Public utility facilities may also be located in this category provided they can meet criteria for development established in the land development regulations.

Land Use Report:

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home
	County	Regional Office	LM (Light Industrial)	Vacant, Borrow Pit
South	County	Regional Office	R-1, R-2, LM, Ag	Residential (Single Family Dwellings)
East	County	Urban Low	CFD	NeuLife Rehab
West	County	Urban Low	R-7	Residential (Single Family Dwellings)

Request Type: Small-Scale Future Land Use Map Amendment

Existing Use: Vacant Land, site improved for residential subdivision

Proposed Use: Residential Subdivision (80-lots)

Proposed Future Land Use: City Low Medium Density Residential (19.96 acres)

Current Future Land Use: County Urban Low

Current Zoning: County Planned Unit Development (PUD)

Proposed Zoning: City Planned Unit Development (PUD)

JPA: Yes, City of Mount Dora and Lake County Joint Planning Agreement

Overlay Zones/Areas: None

Critical State Concern: No

Site Area: 19.96 +/- acres

PUBLIC IMPACTS AND CAPACITY ANALYSIS

Housing: The proposed Future Land Use change from County Urban Low Density to City Low/Medium Density Residential would not affect the amount of land available for residential uses. There are no significant housing and populations impacts with the proposed future land use map amendment, as the change is equal density. (19.96 acres x 4 du/ac = 80

units) x 2.6 pph = Maximum 8 persons.

Traffic:	Based on the existing entitlements, the proposed land use category change will not result in any additional average daily trips (ADT). The surrounding roadway network should have sufficient capacity to accommodate the 80 lots entitled to the project through the County PUD.
Wastewater:	<i>Infrastructure Element Policy 1.d:</i> Infrastructure Element of the Comprehensive Plan established level-of-service standards as: (1) Water level-of-service standard: 350 gallons per day (GPD) per equivalent residential unit (ERU); (2) Sewer level-of-service standard: 300 GPD per EU; and (3) Solid waste level of service standard: 7.1 pounds per capita per day.
Potable Water:	The minimum design for water distribution systems shall provide for at least 100 percent of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. The proposed change will not negatively impact capacity.
Reclaim Water:	Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Policy 1.c(1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available at this location.
Solid Waste:	City's standard is 7.1 pounds per capita per day (LOS disposal).
Stormwater:	Protect water resources in Mount Dora. Control of erosion, sedimentation and flooding are mandatory. Limit post-improvement stormwater discharge to pre-improvement rates based on the 25-year, 96-hour storm. Building first floor elevations must be flood-free for the 100-year, 96-hour storm. Comply with Land Development Code Chapter 6.2 drainage standards. Upon development of new single-family residential dwellings, the Owner is required to provide drainage plans per Land Development Code.
Habitat:	The properties are nearing completion of site work to include roadways stormwater management system, retaining walls, and common areas. According to USDA Soil Survey, the property contains approximately 3.1 acres of Apopka Sand, and 16.86 acres of Candler sand.

The subject site development does not propose impact to any unique or ecologically significant area of vegetation or Habitat.

Wetlands/
Environmental: According to FEMA Flood Maps, the subject 19.96 acre property is in Floodzone X. Development of the site does not propose any modifications to the flood line.

Note: Data analysis support documents on-file with the project application.

Notification:

JPA Notice to Lake County: July 17, 2025
Legal Ad for PZC: July 4, 2025
Notice to Lake County BCC [Ch. 171.044(3) F.S]: July 17, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal Ad: August 8, 2025

Public Hearing Schedule:

DRC: June 26, 2025
PZC: July 16, 2025
City Council: August 5, 2025

Attachments:

Vicinity Map
FLUM Area Map
Proposed Future Land Use Map
Exhibit A FLU Map II-2a
Application (on file)

Vicinity Map

Legend

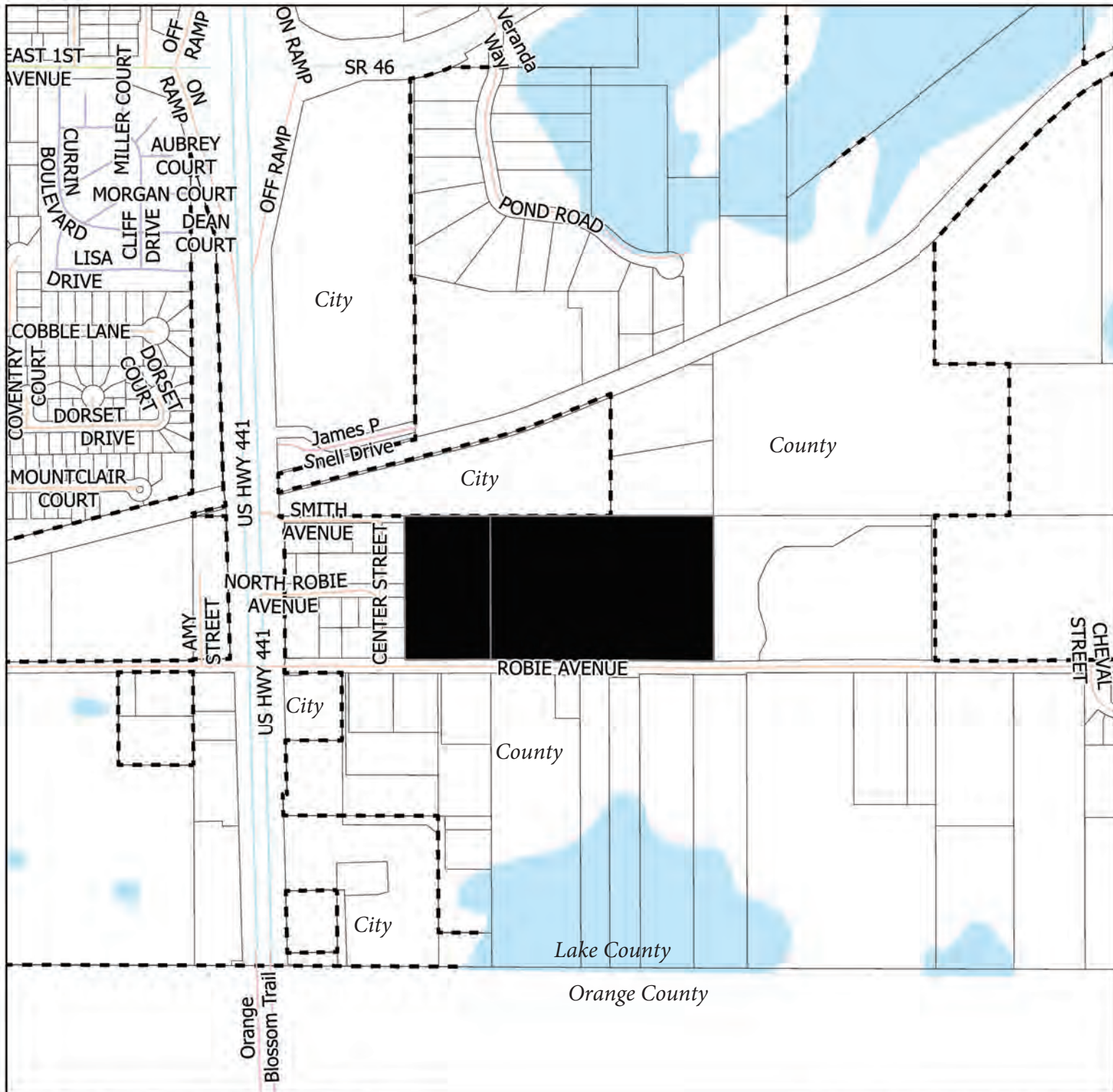
City Limits

--- In
 --- Out

■ Subject Parcels

Hillside at Mount Dora
19.96 +/- Acres

N



0 0.07 0.15 0.3 Miles

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AERIAL MAP

Legend

City Limits

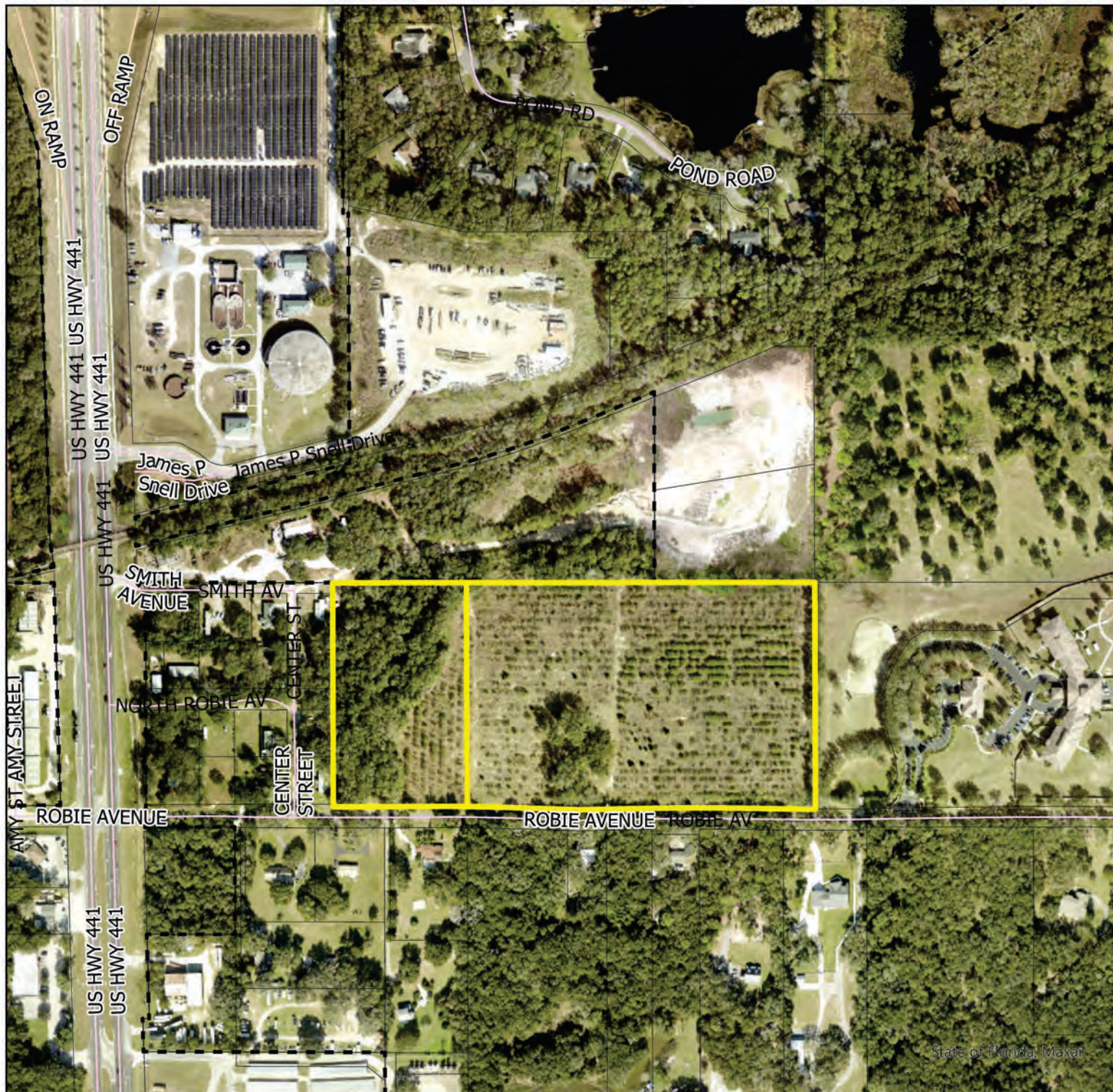
--- In

--- Out

 Subject Properties

Hillside at Mount Dora / 2329 Robie Avenue

N



0 0.05 0.1 0.2 Miles

Date Printed: 7/10/2025 10:37 AM

Future Land Use Map Composite City & Lake County

N



Legend

City Limits



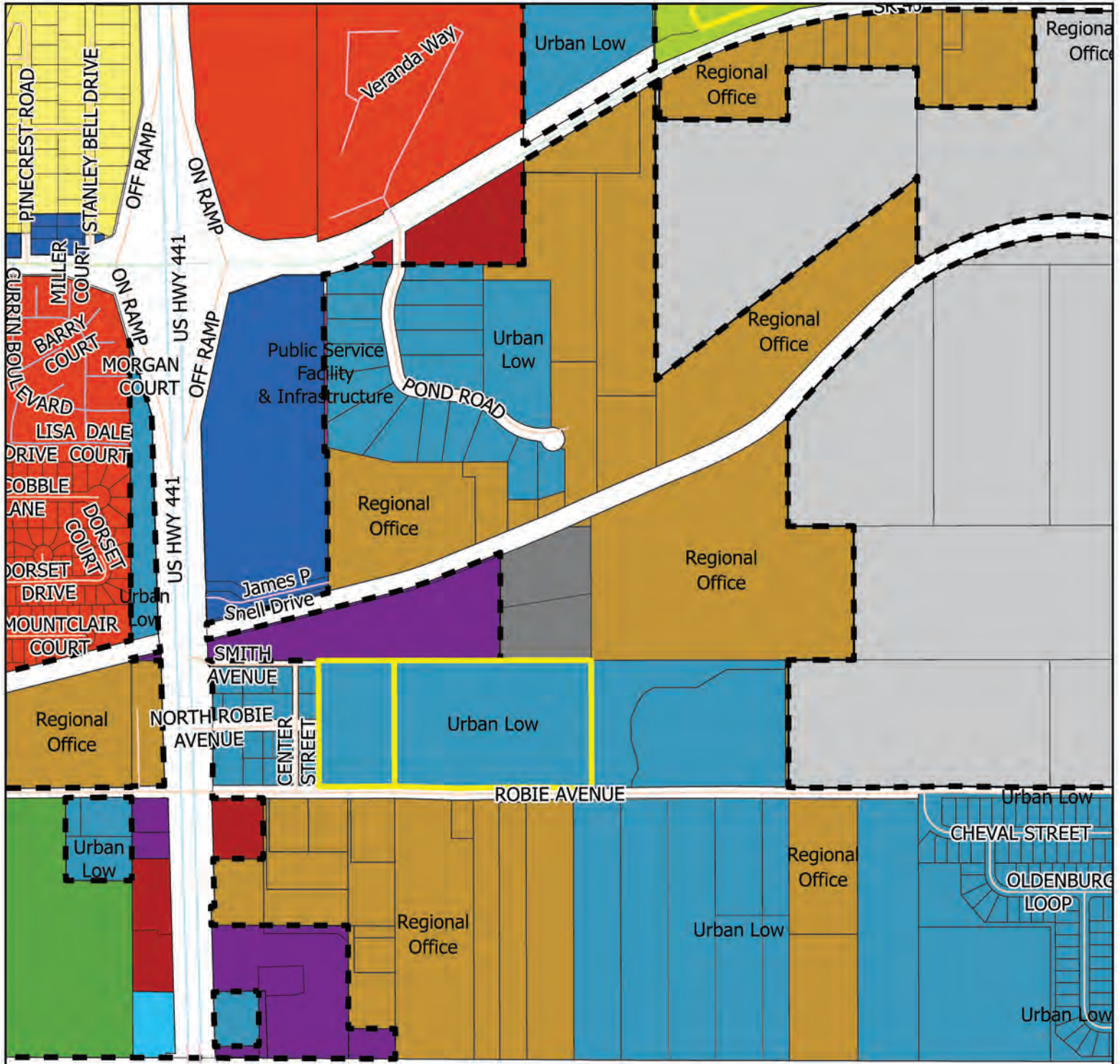
In



Out



Subject Parcels



0 0.07 0.15 0.3 Miles

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PLANNING AND DEVELOPMENT



**CITY OF
MOUNT
DORA**

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

FUTURE LAND USE MAP AMENDMENT SMALL-SCALE (10 ACRES OR LESS) APPLICATION

- Date : 5/13/2025 Project Name: Hillside at Mt Dora
1. Applicant's Name: Stephen McConn, VP Land Development
 Company's Name: KB Home Orlando, LLC
 Address: 9102 Southpark Center Loop, Suite 100
 City, State & Zip: Mt Dora, FL 32757
 Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com
 2. Owner's Name: KB Home Orlando, LLC
 Company's Name: KB Home Orlando, LLC
 Address: 9102 Southpark Center Loop, Suite 100
 City, State & Zip: Mt Dora, FL 32757
 Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com
 3. The property generally located and list adjacent streets: North of Robie Ave, approximately
1,270 lf east of US HWY 441
 4. The address(s) of the property: 2329 Robie Ave, Mt. Dora, FL 32757
 5. Size of property in Acres: 19.96 Square Feet: 869,457
 6. Current Zoning District: PUD - Planned Unit Development
 7. Requested Zoning District: PUD - Planned Unit Development
 (Separate application required for change in zoning district)
 8. Future Land Use Category : Urban Low
 9. Requested Future Land Use Category: Low/Medium Density Residential

10. Present use and structures on the property (list number of residential dwelling units):
Detached single family 80 dwelling unit residential sub division

11. Building Size Existing: **N/A** Proposed: **N/A**

12. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City/County	Industrial/Regional Office	WP-1/LM	Industrial
South	County	Regional Office	LM/A/R-1/R-7	Residential
East	County	Urban Low	CFD	Assisted Living
West	County	Urban Low	R-7	Residential

(districts/categories may be abbreviated)

13. Present use and structures on the property (list number of residential dwelling units):
Detached single family 80 dwelling unit residential sub division

14. Proposed use of property: **Single family residential**

15. List the specific Comprehensive Plan Policy that allows proposed use: _____

Housing Element and Infrastructure Element

16. State the reason for this request: **Annexation for utility service**

17. Describe changed condition justifying the amendment: **Site was permitted and developed in Lake County and annexing for public utility services.**

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: **Single family developments of four dwelling units per acre or less is consistent with the Low/Medium Residential designation of the City's Comprehensive Plan.**

19. Describe the extent to which the proposed amendment is compatible with existing land uses: **Site is adjacent to Urban Low (max 4 du/ac) on the east and west and also serves as a buffer between the existing lower density residential development to the south and industrial use to the north.**

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: Public water, sewer, and reclaim has already been committed to the project to serve the 80 single family dwelling units. Please reference Mt Dora approved construction plans dated 2/5/2024.
21. Describe the extent of environmental impacts on the resources of proposed amendment: No environmental impacts
22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: Property is contiguous to Mt Dora City limits, consistent with policies outlined in the City's Comprehensive plan, compatible with the adjacent land uses, and it is within the City's public utility service area. Annexation and zoning applications being processed concurrently.

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Stephen McCom, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.

Steph McCom
Signature of Applicant

Stephen McCom
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE Orange
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 13th day of May 2025 by Stephen McCom who is personally known to me or who has produced _____ as identification and who did _____ or did not _____ take an oath.

SEAL:



Eileen Sesto
Notary Public

Eileen Sesto
Print or Type Name



Built on
Relationships™

9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

888-KB-HOMES
kbhome.com

May 19, 2025

Hillside at Mt Dora Justification Statement for Future Land Use Map Amendment (Mt Ines PUD/Hillside at Mt Dora (PR22-11FNLC))

Background

The subject 19.96 acre property situated on the north side of Robie Ave, approximately 1,270 linear feet east of US Highway 441 is a fully developed 80-unit detached single family sub-division that was entitled and permitted in Unincorporated Lake County. The property is also within the Mount Dora JPA. KB Home, the owner, applicant, and developer respectfully requests an amendment to the City of Mt Dora's Future Land Use Map to accompany a companion Annexation request to obtain public services from City owned potable water, reclaim water, and sanitary sewer utilities, as required by the conditional approval of the above referenced project. Mt Dora has concurrently reviewed and approved the construction documents during the entitlement period and has visually inspected and accepted the infrastructure installed by the developer, which will be conveyed to the city. This request is also accompanied by a companion Rezoning Application for a PUD designation, which is consistent with the existing Lake County zoning.

Request

The applicant is requesting a **Low/Medium Density Residential** designation to allow up to four dwelling units per acre, which is consistent with the current underlying Lake County land use of **Urban Low**. Please refer to 'Exhibit A', attached herein, for the current Lake County FLUA designation, which was adopted September 7, 2021 under Ordinance 2021-30.

EXHIBIT A

ORDINANCE 2021 – 30
FLU-21-02-4
Mt. Ines Property

INSTRUMENT #2021144121
 OR BK 5817 PG 1501 - 1503 (3 PGS)
 DATE: 10/19/2021 2:27:09 PM
 GARY J. COONEY, CLERK OF THE CIRCUIT COURT
 AND COMPTROLLER, LAKE COUNTY, FLORIDA
 RECORDING FEES \$27.00

1 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;**
 2 **AMENDING THE FUTURE LAND USE MAP FROM REGIONAL OFFICE TO URBAN LOW FUTURE**
 3 **LAND USE CATEGORY FOR A 20.13 ACRE PROPERTY LOCATED NORTH OF ROBIE AVE, IN THE**
 4 **MOUNT DORA AREA, AS DESCRIBED IN THIS ORDINANCE; PROVIDING FOR PUBLICATION AS**
 5 **REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY;**
 6 **AND PROVIDING FOR AN EFFECTIVE DATE.**
 7

8 **WHEREAS**, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal
 9 planning, and land development regulation in the State of Florida; and

10 **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County
 11 Commissioners of Lake County to "[p]repare and enforce comprehensive plans for the development of the
 12 county"; and

13 **WHEREAS**, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May 2010, the
 14 Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030
 15 Comprehensive Plan; and

16 **WHEREAS**, on the 23rd day of July 2010, the State of Florida Department of Community Affairs, now
 17 known as the Community Planning and Development Division of the Florida Department of Economic
 18 Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In
 19 Compliance" with Chapter 163, Florida Statutes; and

20 **WHEREAS**, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan
 21 became effective and designated the property as part of the Regional Office Future Land Use Category; and

22 **WHEREAS**, Section 163.3184, Florida Statutes, sets forth the process for adoption of
 23 Comprehensive Plan Amendments; and

24 **WHEREAS**, on the 7th day of April 2021, this Ordinance was heard at a public hearing before the
 25 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

26 **WHEREAS**, on the 27th day of April 2021, this Ordinance was heard at a public hearing before the
 27 Lake County Board of County Commissioners for approval to transmit to the state planning agency and other
 28 reviewing agencies; and

29 **WHEREAS**, on the 7th day of September 2021, this Ordinance was heard at a public hearing before
 30 the Lake County Board of County Commissioners for adoption; and

31 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt
 32 the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

33 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
 34 Florida, that:

35
 36 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan
 37 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,
 38 described in Exhibit "A" attached and incorporated in this Ordinance, from Regional Office to Urban Low
 39 Density Future Land Use Category.

Section 2. Advertisement. This Ordinance was advertised pursuant to Sections 125.66 and 163.3184, Florida Statutes.

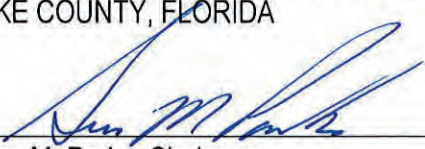
Section 3. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners' intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

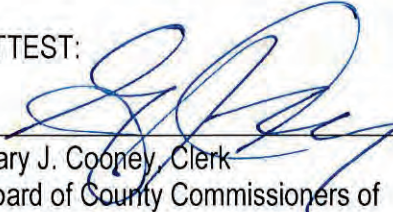
ENACTED this 7 day of September, 2021.

FILED with the Secretary of State September 21, 2021.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


Sean M. Parks, Chairman

ATTEST:


Gary J. Cooney, Clerk
Board of County Commissioners of
Lake County, Florida

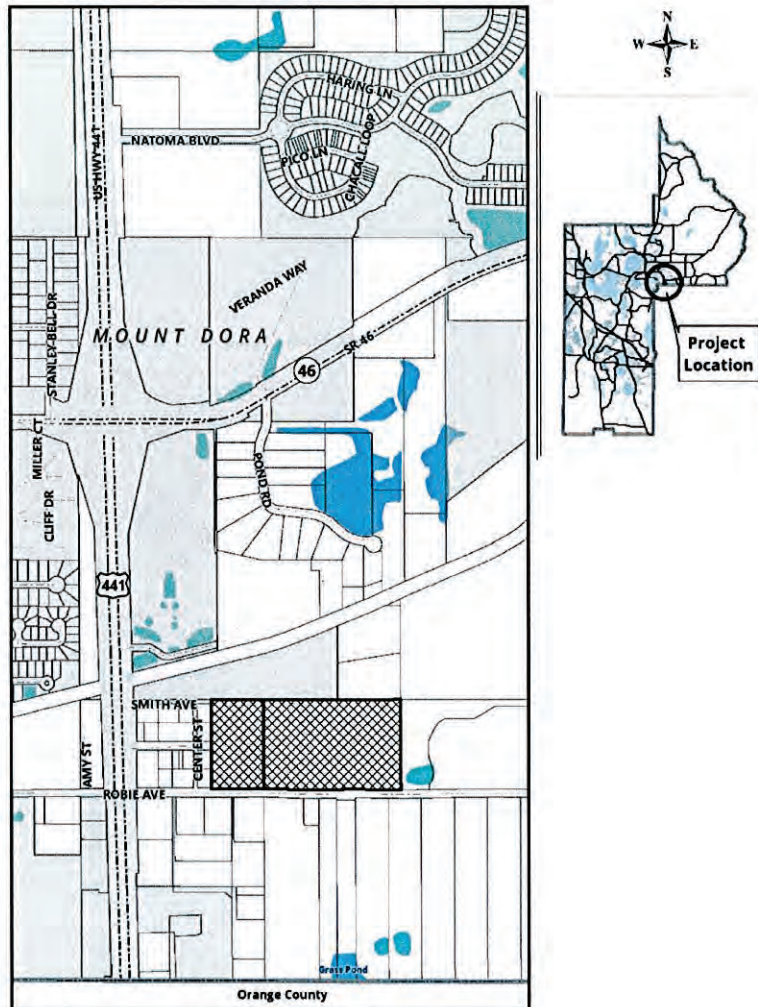


Approved as to form and legality:


Melanie Marsh, County Attorney

Exhibit “A” – Legal Description

The East 380 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ and the West $\frac{3}{4}$ of the South $\frac{1}{2}$ of Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$, Section 33, Township 19 South, Range 27 East, Lake County, Florida.





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

September 21, 2021

Mr. Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Stephanie Cash

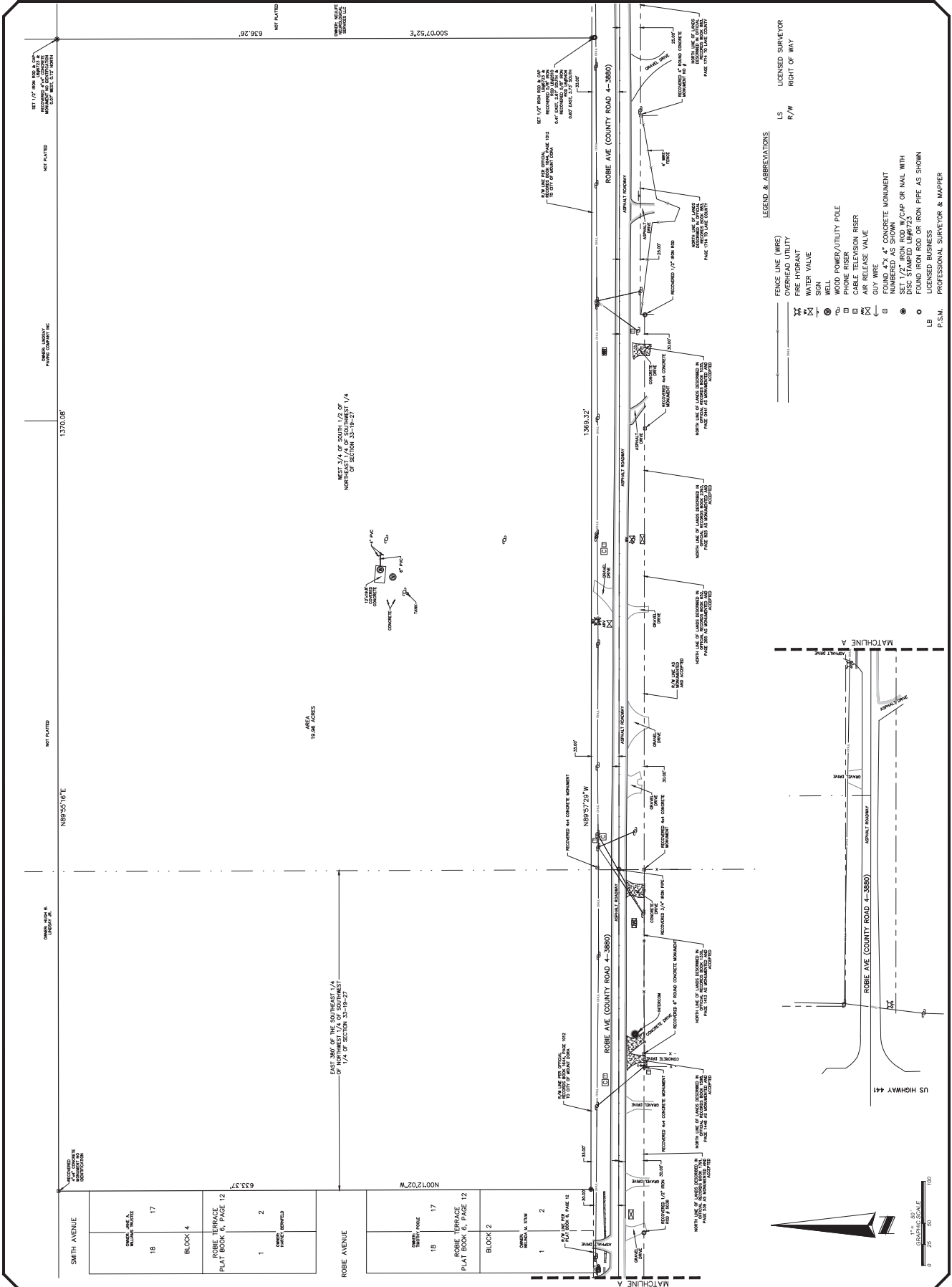
Dear Mr. Cooney:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your electronic copy of Lake County Ordinance No. 2021-30, which was filed in this office on September 20, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb



LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Whitney Scott
City of Mount Dora
510 N Baker ST
Mount Dora FL 32757-5521

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

07/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/03/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$354.17

Tax Amount: \$0.00

Payment Cost: \$354.17

Order No: 11446629

of Copies:

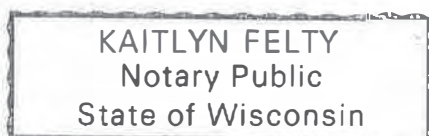
Customer No: 525201

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



NOTICE OF COMPREHENSIVE PLAN CHANGE FUTURE LAND USE MAP AMENDMENT ORDINANCE NO. 2025-13 CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the Planning and Zoning Commission and the City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-13 for proposed changes to the City of Mount Dora Comprehensive Plan to amend the Future Land Use Map. The title and substance of proposed Ordinance is as follows:

ORDINANCE NO: 2025-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045 FROM 'COUNTY URBAN LOW' TO 'CITY LOW MEDIUM DENSITY RESIDENTIAL' FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE, COMPRISING 19.96 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Further, the adoption of Ordinance No. 2025-13 includes a Future Land Use Map Amendment changing certain lands from County Urban Low to City Low Medium Density Residential as depicted on the map of this advertisement below:



The City of Mount Dora Local Planning Agency (Planning and Zoning Commission) will conduct a public hearing to consider this ordinance on **Wednesday, July 16, 2025 at 10:00 a.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The City Council of the City of Mount Dora, Florida will conduct public hearing to consider the adoption of Ordinance No. 2025-13 on **Tuesday, August 5, 2024**. The meeting will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed comprehensive plan amendment.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

For Questions or Comments, please email staff at planning@mountdora.gov.

ORDINANCE NO: 2025-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora is committed to planning and managing for future growth and redevelopment of property located within the City limits; and

WHEREAS, the Florida Statutes, Section 163.3167 empowers the City of Mount Dora to adopt and amend the City of Mount Dora Comprehensive Plan 2045; and

WHEREAS, pursuant to Florida Statutes, Section 163.3187, KB Homes Orlando LLC (Property Owner) submitted an application to the City requesting a change in Future Land Use designation and amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to that property located east side of US Highway 441 and north of Robie Avenue, as depicted in **Exhibit “A”** attached hereto (Property); and

WHEREAS, the proposed Comprehensive Plan Amendment qualifies as small-scale development amendment because the Property is not more than fifty acres in size, the proposed amendment does not involve a text change to the goals, policies and objectives of the City and only proposes a land use change to the City’s Future Land Use Map and,

WHEREAS, the Property is not located within an area of critical state concern; and

WHEREAS, in accordance with applicable law, notice of the proposed Comprehensive Plan amendment was provided to Lake County and to the public by way of publication in a newspaper of general circulation in the City; and

WHEREAS, on July 16, 2025, the City of Mount Dora Planning and Zoning Commission approved the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property; and

WHEREAS, after conducting a public hearing, the City of Mount Dora finds that the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP.

A. The Future Land Use designation of ‘City Low Medium Density Residential’ is hereby assigned to that Property located east side of US Highway 441 and north of Robie Avenue, identified by Tax Parcel ID # 33-19-27-0003-000-02400 Alt. Key # 1048419; Tax Parcel ID # 33-19-27-0003-000-02500 Alt. Key # 1124786 and more particularly described as:

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida;
Less and except the South 33 feet for road right of way.

Containing 19.96 acres more or less.

B. The Future Land Use Map II-2a of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, adopted by City of Mount Dora Ordinance 2020-04, on June 16, 2020; amended by City of Mount Dora Ordinance No. 2024-02, on February 6, 2024, is hereby amended to include the Future Land Use assignment set forth herein.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. 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 requested Future Land Use change and amendment to Future Land Use Map II-2a of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, 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. The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 7. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be effective immediately upon adoption; however, pursuant to Florida Statutes, Section 163.3187, the subject small-scale Future Land Use Map amendment shall become effective 31 days after adoption of this Ordinance by the City, unless otherwise challenged within 30 days after said adoption. In the event of a timely challenge, the subject small-scale Future Land Use Map amendment shall become effective once the Florida Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted small-scale Future Land Use Map amendment is in compliance with the Plan.

FIRST READING: August 5, 2025

SECOND READING: August 19, 2025

PASSED AND ADOPTED this 19th day of August, 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 legality.

Patrick Brackins, City Attorney

Future Land Use Map Amendment





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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of the First Reading of **Ordinance No. 2025-14**, Change in Zoning KB Home Orlando, LLC for the Hillside Development

Introduction:

This is a request for City Council to approve the first reading of Ordinance No. 2025-14 and to hold a public hearing for the second reading and adoption.

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

Discussion:

As required by Florida Statutes, Section 166.041(4), the Business Impact Estimate is provided in Attachment #1. This request is associated with a land use action.

The staff report and associated attachments are provided in Attachment #2. The Applicant is requesting to change of the zoning district on approximately 19.96 acres from County Planned Unit Development (PUD) to City PUD. The City PUD will carry forward the development standards established in the County PUD. The applicant submitted applications to annex the property and amend the land use map to assign a city land use concurrently with the rezoning application. The property is currently being developed as the Hillside Development on Robie Avenue.

The sequence of events leading to the presentation to the City Council are as follows:

- The Development Review Committee (DRC) reviewed rezoning application and had no comments nor objections to the request.

- The Planning and Zoning Commission (PZC), at their regularly scheduled meeting held on July 16, 2025, recommended approval of the rezoning request from County PUD to City PUD.

Budget Impact:

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

Strategic Impact:

Goal 7: Develop new infrastructure to support sustainable growth management. Objective 7.2: Focus on strategies and infrastructure to improve public health, safety, and welfare within the City.

Recommendation:

City Council Approve the First Reading of Ordinance No. 2024-18 and hold a public hearing for the second reading and adoption.

Attachment(s):

1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - Staff Report for Hillside Rezoning
3. Attachment #3 - Proof of Publication
4. Ordinance 2025-14 - Hillside Rezoning

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/22/2025

Approved - 7/22/2025

Approved - 7/23/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2025-14

ORDINANCE TITLE: Rezone 19.96 acres from County PUD to City PUD (Hillside Development)

DEPARTMENT: Planning and Zoning

**MEETING DATE: August 5, 2025 (First Reading)
August 19, 2025 (Second Reading and Adoption)**

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: 2025-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO CITY PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE, COMPRISING 19.96 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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;

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

ATTACHMENT #1

- ☐ 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;
- ☐ 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 amends the zoning map on 19.96 acres from County PUD to City PUD. The Property Owner filed a petition to amend the zoning map to assign the property a city zoning district.

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 OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DATE DUE: July 16, 2025

TO: Planning and Zoning Commission

FROM: Development Review Committee
Ryan Winkler, AICP, Senior Planner

RE: **Request for Change in Zoning** from Planned Unit Development (County) to Planned Unit Development (City) for 19.96 Acres; located on the east side of US 441 and north of Robie Avenue (Location); 2329 Robie Avenue, Mount Dora (Site Address); Stephen McConn, VP Land Development, KB Home Orlando, LLC (Owner, Applicant); Hillside at Mount Dora (Project Name)
Project No. Z25-02

Recommendation:

Staff recommends approval of the above-referenced request for change in zoning from County PUD to City PUD and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment. Approval subject to Traffic Impact Analysis prior to filing of the Site Plan.

Reference/Support:

Section 3.3. *LDC*

Background:

Existing Use:	Vacant Land, developed for residential subdivision
Proposed Use:	Residential Subdivision (80-lots)
Proposed Zoning:	City PUD
Current Zoning:	County PUD
Future Land Use:	County Urban Low
Proposed FLU:	City Low Medium Density Residential
Overlay Zones/Areas:	None
ISR Maximum:	60%
Site Area:	19.96 +/- acres
JPA:	Yes

Planning and Zoning Commission Public Hearing July 16, 2025
 Change in Zoning – Hillside at Mount Dora
 2329 Robie Avenue, Mount Dora
 Page 2

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home
	County	Regional Office	LM (Light Industrial)	Vacant, Borrow Pit
South	County	Regional Office	R-1, R-2, LM, Ag	Residential (Single Family Dwellings)
East	County	Urban Low	CFD	NeuLife Rehab
West	County	Urban Low	R-7	Residential (Single Family Dwellings)

Staff Analysis

The applicant is requesting to change the zoning from County Planned Unit Development (PUD) to City PUD. The applicant is requesting a Final PUD designation of approximately 19.96 acres located east of US Highway 441 and north of Robie Avenue. The applicant has submitted annexation and future land use amendment applications to run concurrently with the rezoning application.

The applicant has indicated the intended use to develop the 19.96 acre site with eighty (80) single-family dwelling units. The subject property is nearing site development to include the construction of roadways, stormwater management system, and graded the site to facilitate the development of individual lots. A PUD Master Plan was provided with the rezoning application, and the applicant intends to carry the same PUD entitlements forward with the City PUD with no amendments.

This parcel is located adjacent to US Highway 441, identified as a *Principal Arterial (Urban)* roadway (Map III-1 of the Roadway Functional Classification Map – City’s Comprehensive Plan 2045). The requested change will have no impact from the existing County PUD zoning district and is compatible with surrounding land use patterns along US Highway 441. Existing uses within this area ranges from City waste water plant, self-storage, fuel and oil facility, retail, used vehicle sales, church, land fill, truck storage, etc. Uses along Robie adjacent to the east consistent of residential and vacant lands. Robie Avenue is under Lake County jurisdiction.

There will be one (1) form of ingress/egress to the development site. The development will be accessed off of Robie Avenue. Robie Avenue is under Lake County jurisdiction.

The subject development is proposed to connect to City’s central water system for potable and sanitary sewer. The development is proposed to connect the City’s reclaim system. Impact fees are collected at the time of permitting for connection to City systems.

The PUD application is subject to annexation and change in Future Land Use from County Urban Low to City Low Medium Density Residential The FLUM amendment is being processed in concert with the PUD petition.

Criteria Section 3.3.4

A review of the criteria in Section 3.3.4 of the Land Development Code reveals the following:

1. The need and justification for the change: The proposed change in zoning is associated with

Planning and Zoning Commission Public Hearing July 16, 2025
 Change in Zoning – Hillside at Mount Dora
 2329 Robie Avenue, Mount Dora
 Page 3

- an annexation. Annexation of lands required assignment of both City Future Land Use and zoning designations. The applicant would like the ability to construct eighty (80) single-family dwelling units. The proposed residential uses are allowed in PUD Zoning District. The proposed change in zoning does not affect the development standards and impacts on City services.
2. The effect of the change, if any, on the particular property and on surrounding property: The proposed City PUD should not have a negative effect on this property nor on the surrounding property. The proposed zoning is consistent with the land use pattern and character of the area. Again, as stated in previous criteria, the proposed change in zoning does not propose any change to the PUD Master Plan and will have no less or more impact on City services.
 3. The relationship of the proposed amendment to the purpose of the City's Comprehensive Plan, with appropriate consideration as to whether the proposed change will further the purpose of this Code and the Plan: Again, the proposed change in zoning is associated with an annexation. The proposed PUD zoning will require a small-scale Future Land Use Map Amendment from County Urban Low to City Low Medium Density Residential. The proposed change to PUD and City Low Medium Density Residential is consistent with the City's Comprehensive Plan.
 4. The availability and provision of adequate services and facilities: Services and facilities are currently available to this property. However, at the time of writing this memorandum, Wastewater Treatment Plant #2 (WWTP2) is at or nearing capacity, and capacity is not available for not approved or unpermitted projects. The subject application vested the proposed capacity for the development at the time of County's Preliminary Plat approval. Pursuant to the JPA agreement at the time, the preliminary plat application was forwarded to the City of Mount Dora for review and comments.
 5. The impact on the natural environment: There are no adverse impacts on the natural environment as a result of this rezoning. The subject properties are already developed with site improvements to include roadways and stormwater management systems.

Notifications:

JPA Notice to Lake County: July 17, 2025
 Legal Notice PZC/CC: July 4, 2025
 Notice to Surrounding Owners: July 4, 2025
 Non-Legal with Map Ad City Council 1st Reading: July 4, 2025
 Ordinance Enactment Legal Ad: August 8, 2025
 Non-Legal with Map Ad City Council Adoption: August 8, 2025

Public Hearing Schedule:

DRC: June 26, 2025
 PZC: July 16, 2025 (10:00 am)
 City Council 1st Reading: August 5, 2025 (6:00pm)
 City Council 2nd Reading/Adoption: August 19, 2025 (6:00pm)

Planning and Zoning Commission Public Hearing July 16, 2025
Change in Zoning – Hillside at Mount Dora
2329 Robie Avenue, Mount Dora
Page 4

Attachments:

PUD Master Plan
Vicinity Map
Aerial Map
Zoning Area Map
Application (On-file)

Vicinity Map

Legend

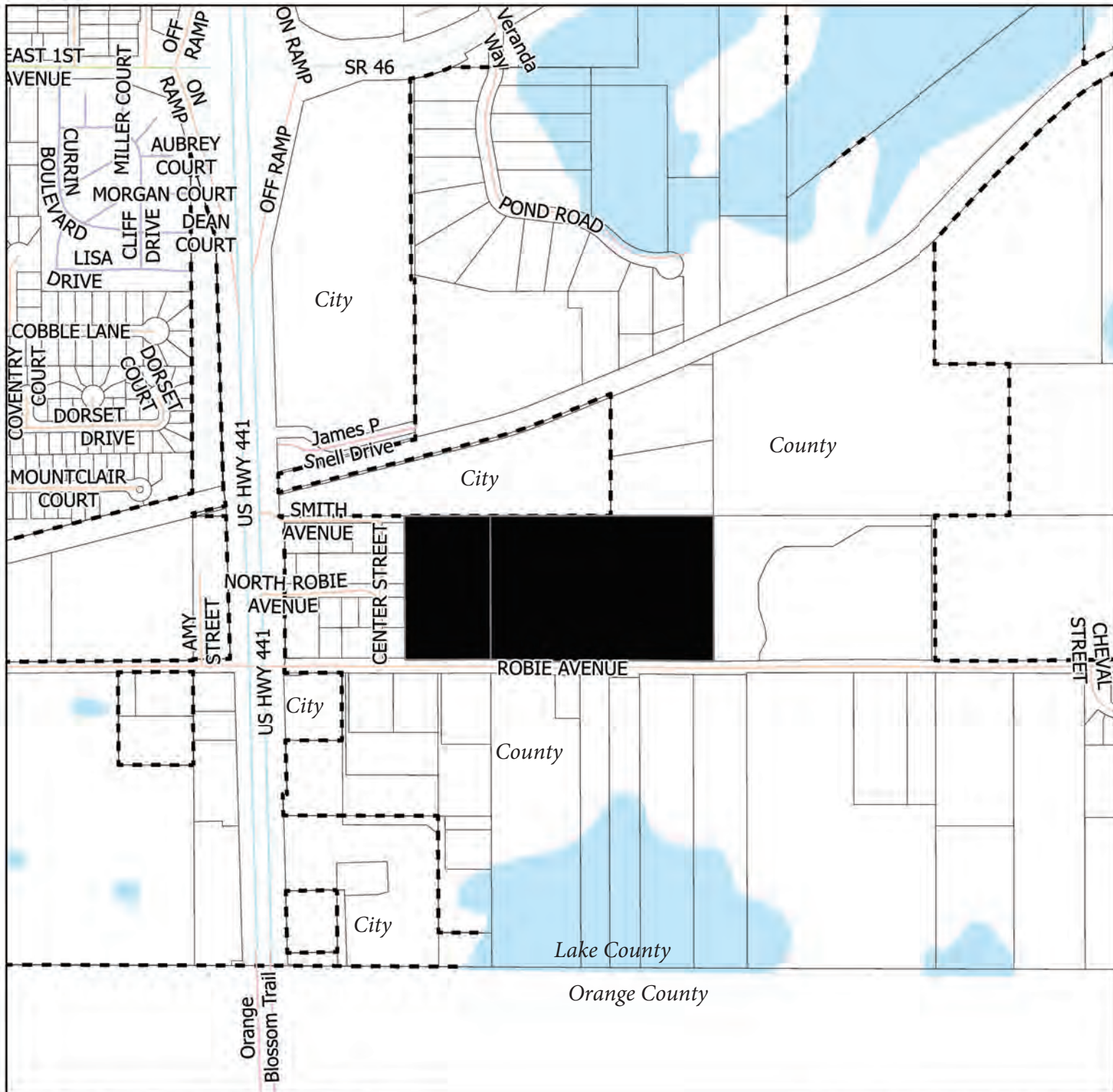
City Limits

--- In
--- Out

■ Subject Parcels

Hillside at Mount Dora
19.96 +/- Acres

N



0 0.07 0.15 0.3 Miles

Date Printed: 6/23/2025 4:51 PM

AERIAL MAP

Legend

City Limits

--- In

--- Out

 Subject Properties

Hillside at Mount Dora / 2329 Robie Avenue

N



0 0.05 0.1 0.2 Miles

Date Printed: 7/10/2025 10:37 AM

Zoning Area Map Composite City & Lake County

N



City Limits



In



Out

Legend



Subject
Properties



0 0.07 0.15 0.3 Miles

Date Printed: 7/10/2025 12:29 PM



**CITY OF
MOUNT
DORA**
PLANNING AND DEVELOPMENT



**CITY OF
MOUNT
DORA**

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

FINAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Date: 5/13/2025 Project Name: Hillside at Mt. Dora

1. Applicant's Name: Stephen McConn, VP Land Development
 Company's Name: KB Home Orlando, LLC
 Address: 9102 Southpark Center Loop STE 100
 City, State & Zip: Orlando, Florida 32819
 Phone: 407-587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com

2. Property Owner's Name(s): KB Home Orlando, LLC
 Company's Name: KB Home Orlando, LLC
 Address: 9102 Southpark Center Loop STE 100
 City, State & Zip: Orlando, Florida 32819
 Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com

3. Engineer's Name: Jeff Trimble
 Company's Name: Poulos and Bennett
 Address: 2602 E. Livingston St.
 City, State & Zip: Orlando, Florida 32803
 Phone: 813-503-9885 E-mail: jtrimble@poulosandbennett.com

4. Landscape Architect: Bruce Hall
 Company's Name: Catalyst Design Group
 Address: 941 W. Morse Blvd STE 100
 City, State & Zip: Winter Park, Florida 32789
 Phone: 615-622-7200 E-mail: bhall@catalyst-dg.com

5. The property generally located and list adjacent streets: North of Robie Ave, approximately 1,270 ft east of US HWY 441
6. Size of property in Acres: 19.96 Square Feet: 869,457
7. Zoning District: PUD Future Land Use Category: Urban Low (Lake Co.)
8. Number of Structures and/or units to be built: 80
9. Is the proposed use(s) permissible in requested district? Yes
10. Provide description of the proposed use: Single-Family residential
11. Provide phase breakdown and description of phases: One
12. State the reason for this request (attach written summary if additional space is needed):
As part of a voluntary annexation. Currently PUD zoning in Lake County and we are requesting a zoning designation of PUD in the City of Mt. Dora.
13. Has an application been filed within the last 12 months (describe, if yes)? No

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.


 Owner/Applicant Signature

4/23/2025
 Date

PROPERTY RECORD CARD

General Information

Name:	KB HOME ORLANDO LLC	Alternate Key:	1124786
Mailing Address:	9102 SOUTHPARK CENTER LOOP STE 100 ORLANDO, FL 32819 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003- 000-02500
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	2329 ROBIE AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	W 3/4 OF S 1/2 OF NE 1/4 OF SW 1/4 ORB 6276 PG 542 546		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0		14.000	Acre		\$1,925,000.00	\$1,925,000.00
Click here for Zoning Info ⓘ					FEMA Flood Map				

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU1)	325	SF	1935	\$520.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6276 / 542	01/25/2024	Warranty Deed	Qualified	Vacant	\$3,360,000.00
6276 / 546	01/25/2024	Quit Claim Deed	Unqualified	Vacant	\$100.00
5606 / 1600	12/17/2020	Warranty Deed	Qualified	Vacant	\$705,000.00
3456 / 1569	05/30/2007	Warranty Deed	Unqualified	Improved	\$1.00
3456 / 1567	05/30/2007	Warranty Deed	Unqualified	Improved	\$1.00
3433 / 2394	05/15/2007	Warranty Deed	Unqualified	Improved	\$1.00
3369 / 2270	12/29/2006	Warranty Deed	Unqualified	Improved	\$1.00

August 5, 2025 City Council Regular Session Agenda Packet

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3226 / 999	06/27/2006	Trustees Deed	Unqualified	Improved	\$1.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Improved	\$1.00
Click here to search for mortgages, liens, and other legal documents. 					

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,925,520	\$610,540	\$610,540	5.0364	\$3,074.92
SCHOOL BOARD STATE	\$1,925,520	\$1,925,520	\$1,925,520	3.1240	\$6,015.32
SCHOOL BOARD LOCAL	\$1,925,520	\$1,925,520	\$1,925,520	2.9980	\$5,772.71
LAKE COUNTY WATER AUTHORITY	\$1,925,520	\$610,540	\$610,540	0.2940	\$179.50
NORTH LAKE HOSPITAL DIST	\$1,925,520	\$610,540	\$610,540	0.4100	\$250.32
ST JOHNS RIVER FL WATER MGMT DIST	\$1,925,520	\$610,540	\$610,540	0.1793	\$109.47
LAKE COUNTY MSTU STORMWATER	\$1,925,520	\$610,540	\$610,540	0.4957	\$302.64
LAKE COUNTY MSTU AMBULANCE	\$1,925,520	\$610,540	\$610,540	0.4629	\$282.62
LAKE COUNTY VOTED DEBT SERVICE	\$1,925,520	\$610,540	\$610,540	0.0918	\$56.05
LAKE COUNTY MSTU FIRE	\$1,925,520	\$610,540	\$610,540	0.4800	\$293.06
				Total:	Total:
				13.5721	\$16,336.61

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)

[Learn More](#) [View the Law](#)

Economic Development Exemption

[Learn More](#) [View the Law](#)

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

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Property data updated nightly.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	KB HOME ORLANDO LLC	Alternate Key:	1048419
Mailing Address:	9102 SOUTHPARK CENTER LOOP STE 100 ORLANDO, FL 32819 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003- 000-02400
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	ROBIE AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 380 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 ORB 6276 PG 542 546		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0		6.000	Acre		\$825,000.00	\$825,000.00
				Click here for Zoning Info ⓘ FEMA Flood Map					

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6276 / 542	01/25/2024	Warranty Deed	Qualified	Vacant	\$3,360,000.00
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3456 / 1569	05/30/2007	Warranty Deed	Unqualified	Vacant	\$1.00
3456 / 1567	05/30/2007	Warranty Deed	Unqualified	Vacant	\$1.00
3433 / 2394	05/15/2007	Warranty Deed	Unqualified	Vacant	\$1.00
3369 / 2270	12/29/2006	Warranty Deed	Unqualified	Vacant	\$1.00
3226 / 999	06/27/2006	Trustees Deed	Unqualified	Vacant	\$1.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Vacant	\$1.00
August 5, 2025 City Council Regular Session Agenda Packet					

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$825,000	\$261,320	\$261,320	5.0364	\$1,316.11
SCHOOL BOARD STATE	\$825,000	\$825,000	\$825,000	3.1240	\$2,577.30
SCHOOL BOARD LOCAL	\$825,000	\$825,000	\$825,000	2.9980	\$2,473.35
LAKE COUNTY WATER AUTHORITY	\$825,000	\$261,320	\$261,320	0.2940	\$76.83
NORTH LAKE HOSPITAL DIST	\$825,000	\$261,320	\$261,320	0.4100	\$107.14
ST JOHNS RIVER FL WATER MGMT DIST	\$825,000	\$261,320	\$261,320	0.1793	\$46.85
LAKE COUNTY MSTU STORMWATER	\$825,000	\$261,320	\$261,320	0.4957	\$129.54
LAKE COUNTY MSTU AMBULANCE	\$825,000	\$261,320	\$261,320	0.4629	\$120.97
LAKE COUNTY VOTED DEBT SERVICE	\$825,000	\$261,320	\$261,320	0.0918	\$23.99
LAKE COUNTY MSTU FIRE	\$825,000	\$261,320	\$261,320	0.4800	\$125.43
				Total: 13.5721	Total: \$6,997.51

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law

Government Exemption (amount varies)

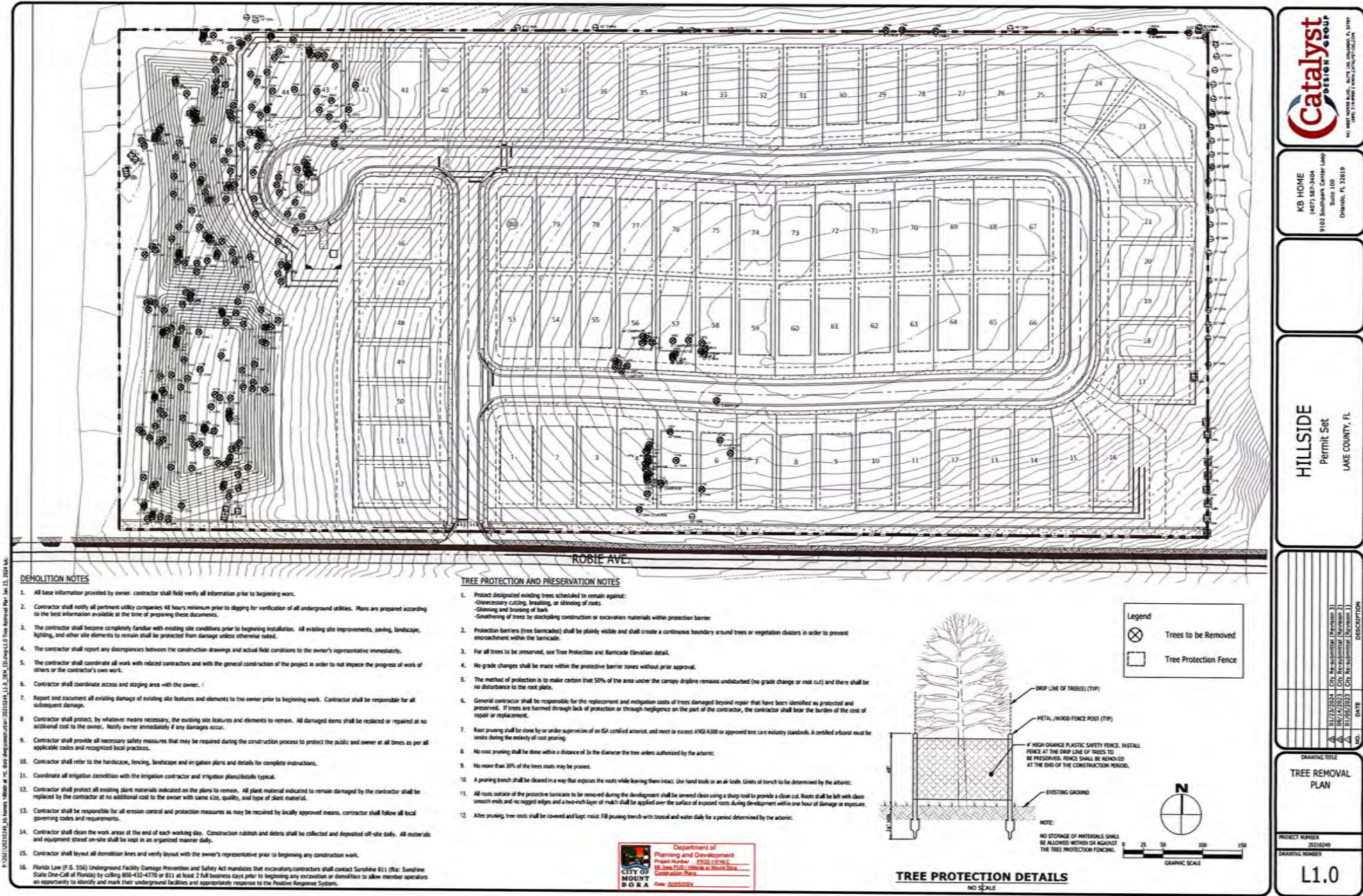
[Learn More](#) [View the Law](#)

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Property data updated nightly.
Site Notice

EXHIBIT 7.2 - LANDSCAPE PLAN

Attachment #2



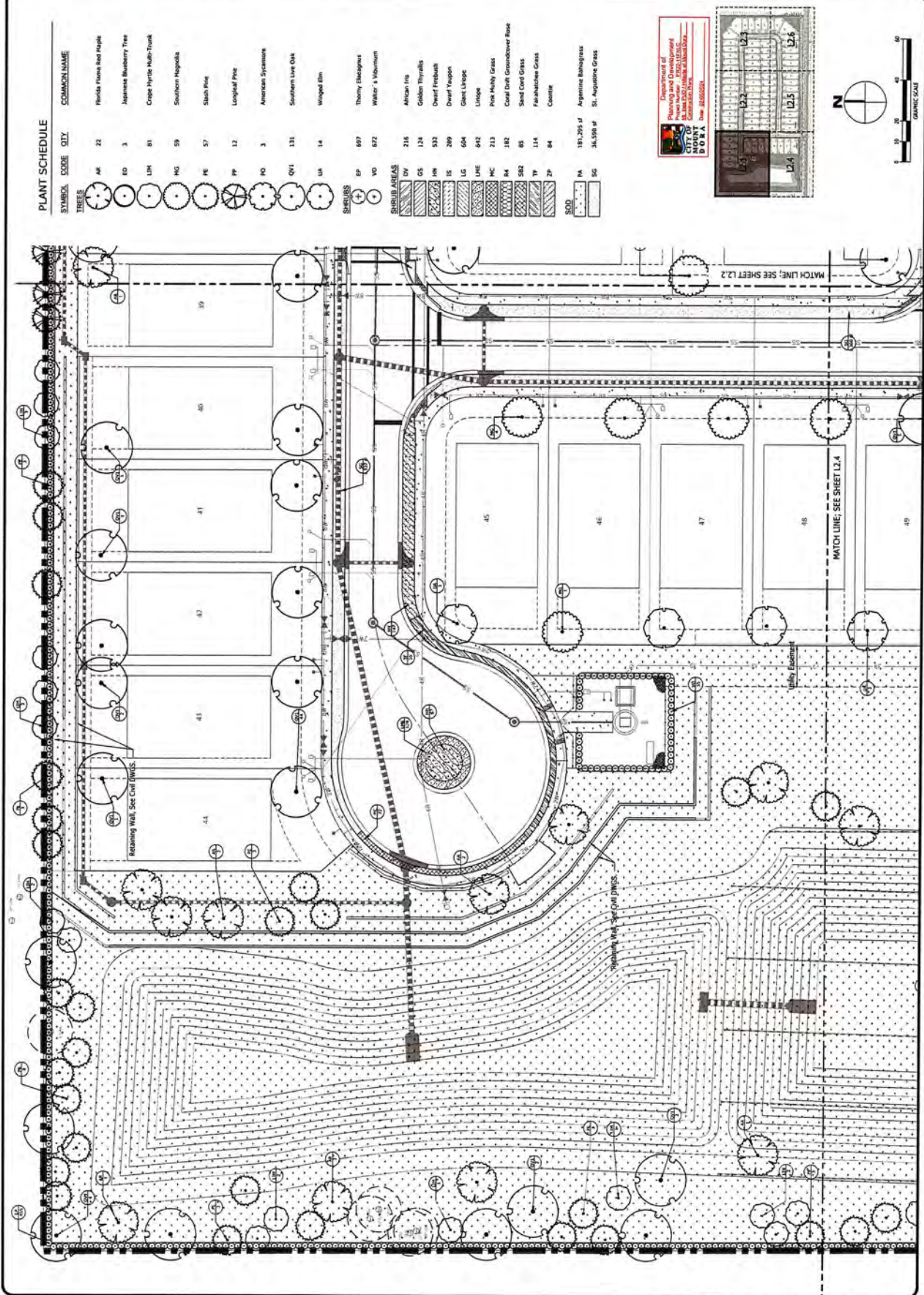
Tree Removal List

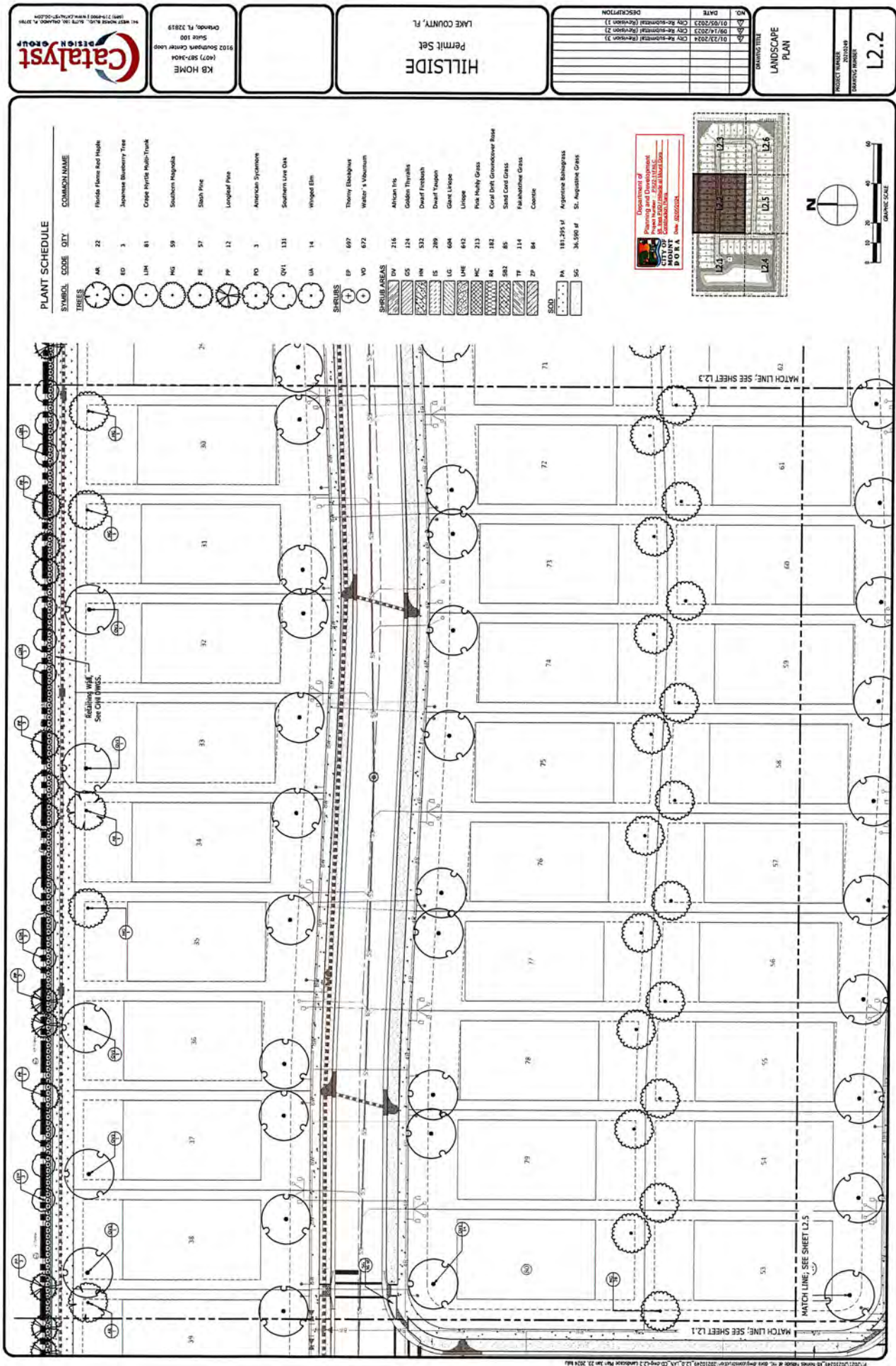
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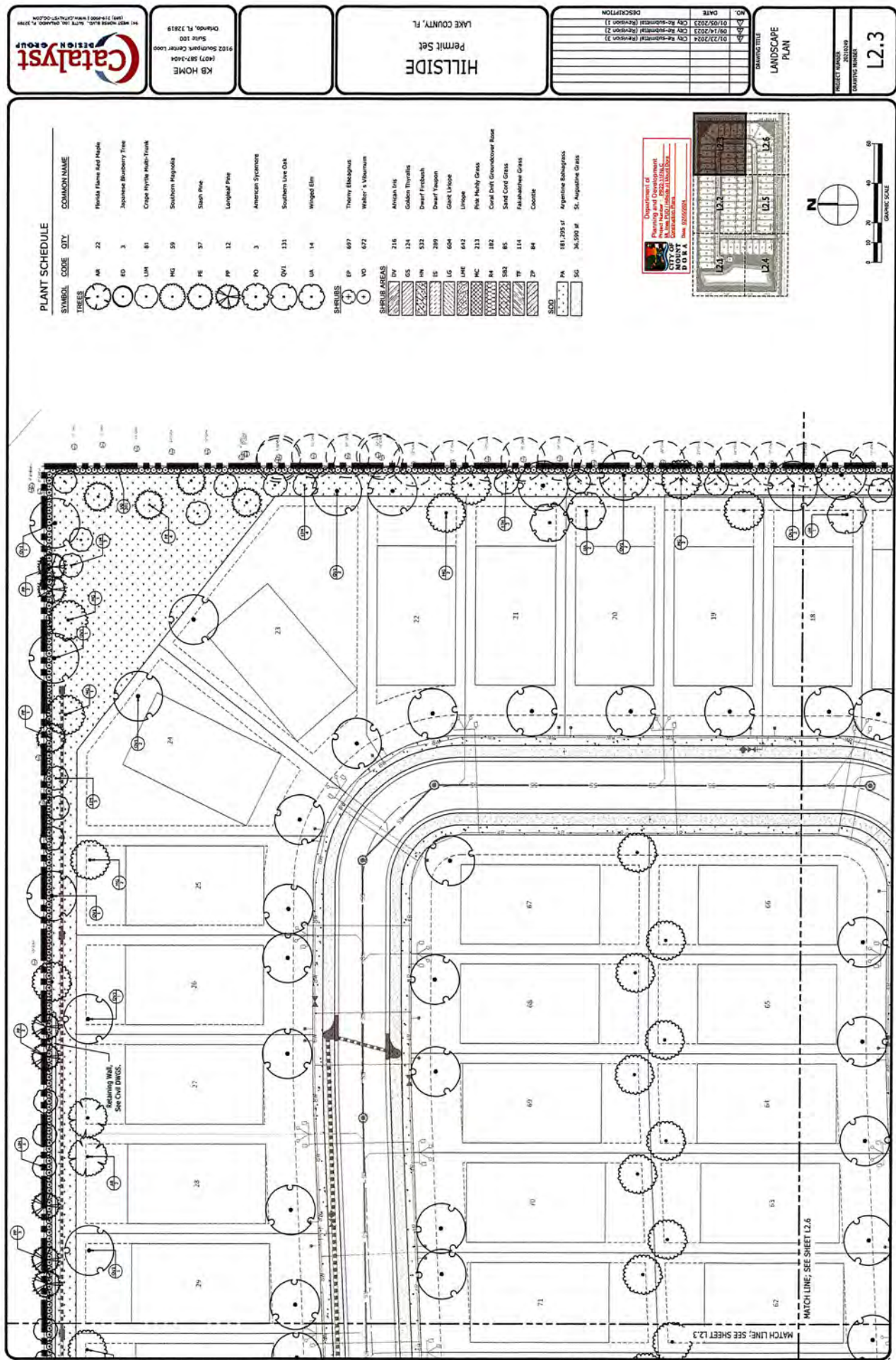
	Predicted Tree & Specimen Trees	Heritage Trees
Total Number of Caliper to be Removed (inch)	4078	359
Required Tree Mitigation (inch)	2039	359
Total Required Tree Mitigation (inch)		2798

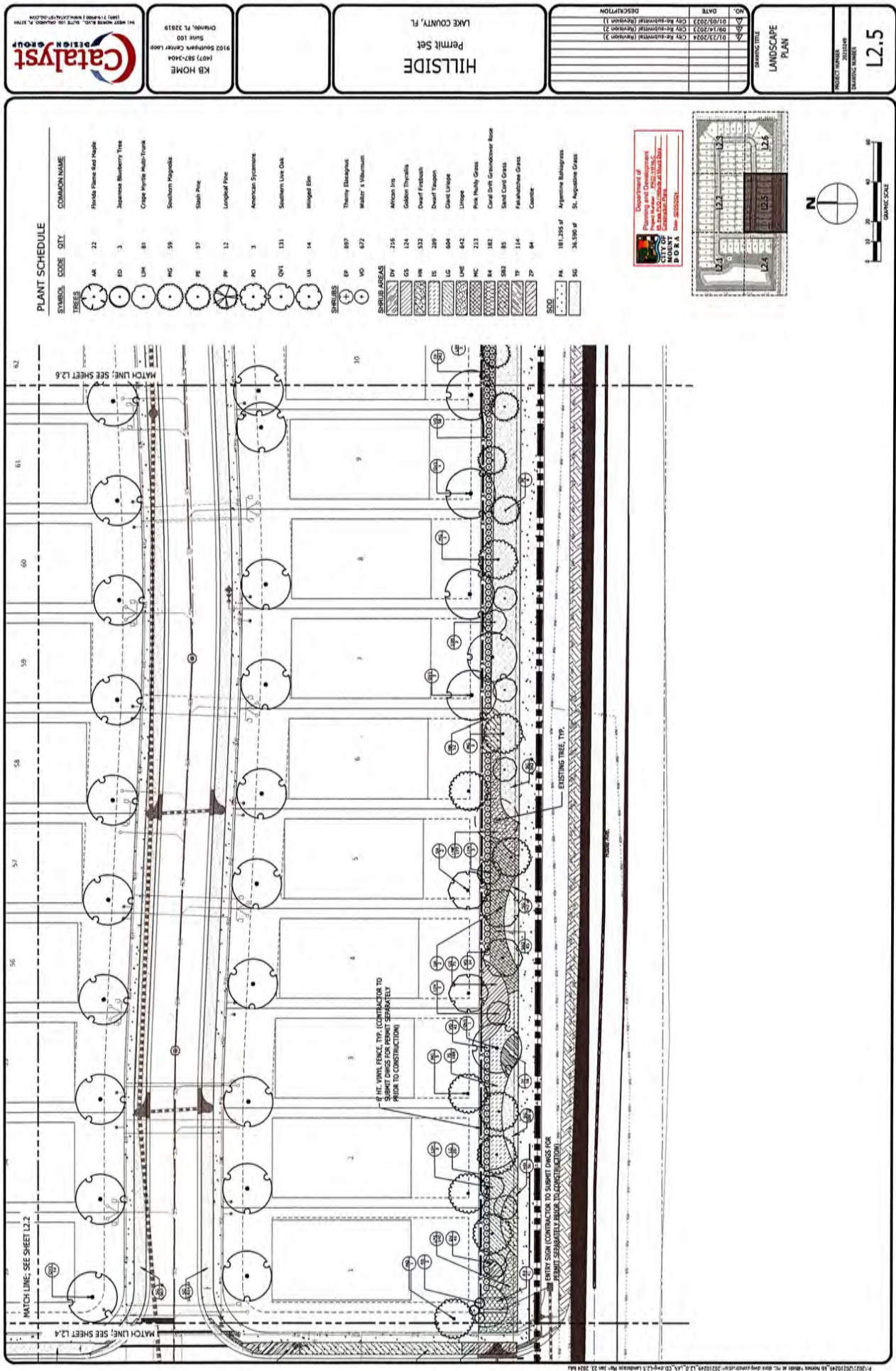
	Number	Proposed Caliper/ tree (inch)	Total Caliper (inch)
Proposed Canopy Trees	256	3	888
Proposed Ornamental Trees	18	2	168
Total Proposed Tree Caliper			1056
Tree Bank Payment for Mitigation	(2398-1056)/2.5 Cal. X \$75 = \$40,250		

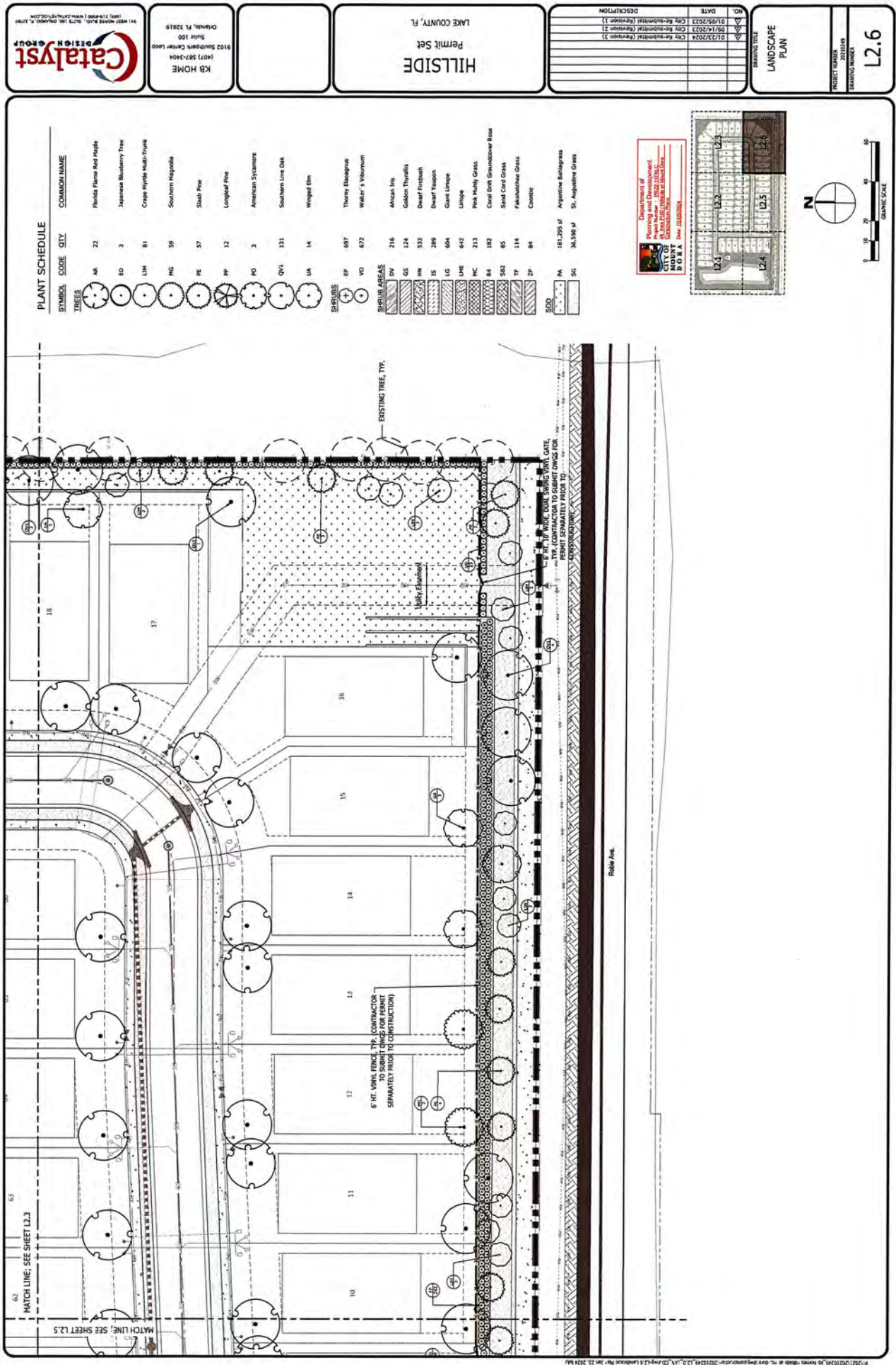
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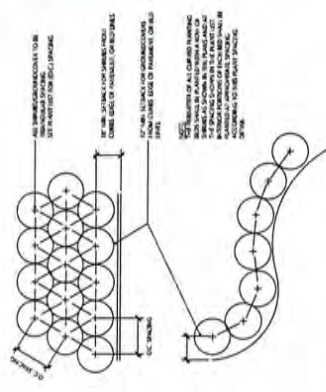
LANDSCAPE NOTES

1. Contractor shall be responsible for hoist carrying to all planting areas, regardless of the status of existing or proposed irrigation.
2. Contractor shall re-irrigate all areas disturbed by plant removal, relocation, and/or installation work.
3. Contractor shall replace (at equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
4. The contractor shall provide an approved planting soil mixture for all plant material; see specifications for requirements.
5. The contractor shall be responsible for stability and plant condition of all trees and shrubs, and shall be legally liable for any damage caused by instability of any plant material, staking of trees or shrubs shall be done in accordance with plans and specifications.
6. The contractor shall remove adequate vertical drainage in all plant beds and planters.
7. The contractor shall provide adequate vertical drainage in all plant beds and planters. If inadequate vertical drainage is encountered, the contractor shall submit recommendations for providing adequate drainage to the owner's representative.
8. Contractor shall field-plot location of plant material prior to installing installation for the review and approval of the owner's representative.
9. Upon completion of all backdrops, an inspection for substantial completion of the work shall be held. The contractor shall notify the owner's representative for scheduling the inspection at least seven (7) days prior to the anticipated inspection date.
10. Contractor shall submit written guarantee of survivability of all plant material for a period of one year from date of substantial completion.
11. Contractor must review and accept, approved all graded areas prior to the commencement of planting.
12. Trees adjacent to buildings should be planted at least the diameter of the tree canopy or a min. of 10' x 10' (whichever is greater) away from the building wall.
13. Maintenance shall begin after each plant has been installed and shall continue until the project has been deemed substantially complete. Maintenance includes watering, pruning, weeding, mulching, re-planting of sick or dead plants, and any other care necessary for the proper growth of the plant material.
14. All plant material shall be full and direct accordance with Florida No. 1 grade or better, according to the "Grades and Standards for Nursery Plants," published by the Florida Department of Agriculture and Consumer Services.
15. All planting beds shall be top-dressed with a 3" layer of mulch as specified.
16. Contractor shall coordinate all planting work with irrigation work; contractor shall be responsible for all hard watering as required to supplement irrigation watering and control.
17. The contractor shall review plans to become thoroughly familiar with surface and subsurface utilities.
18. The plant quantities shown on the landscape contract documents are for the convenience of the contractor. The contractor is responsible for verifying all quantities and reporting any discrepancies to the landscape architect for clarification prior to contract award and commencement of work.
19. Any soil on slopes greater than 3:1.
20. Contractor shall protect existing vegetation to remain as shown on drawings or by means approved by the owner's representative.
21. Contractor to drain, prune, and shape edges of existing vegetation as directed by owner's representative. Create smooth bed lines around existing vegetation.
22. The contractor shall bear all costs of testing of soils, amendments, etc., associated with the work. See specifications for additional testing requirements.
23. All installation of plant material shall comply with applicable jurisdictional codes. The contractor is responsible for obtaining all permits associated with the work.
24. Prior to planting installation, the contractor shall confirm the availability of all the specified plant material. Submit dated photographs of all tree material and specimen material as to the owner's representative for review.
25. All plant material sizes specified are minimum sizes. Container size shall be increased if necessary to provide overall plant size specified.
26. If plant material does not comply with the requirements as specified herein, the owner's representative reserves the right to reject such plants and require the contractor to replace rejected work and continue with the contract. The contractor shall be responsible for the cost of replacement and for the cost of any additional work required to complete the project.

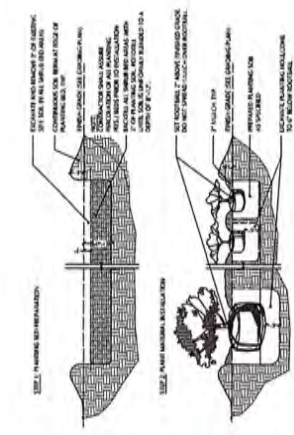
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
•	AD	22	Florida Flame Red Pajote	<i>Acer rubrum 'Florida Flame'</i>	FG	2.5" CAL	10"-12" HT. 4.5'-6'
•	ED	3	Japanese Barberry Tree	<i>Elaeagnus decipiens 'TN'</i>	30 GAL	2"	7'-8" HT. FTG
•	LH	81	Crope Hydrilla Multi-Trunk	<i>Lagerstroemia indica 'Madagascar'</i>	30 GAL	MULTI-TRUNK	10"-12" HT. 4.5'-6' SPD
•	MS	59	Southwest Magnolia	<i>Magnolia grandiflora 'D.O. Blanchard'</i>	TN	65 GAL	12"-14" HT. 4.5'-6' SPD
•	PE	57	Slack Pine	<i>Pinus elliotii</i>	30 GAL	2" CAL	10"-12" HT. 4.5'-6' SPD
•	PH	12	Longleaf Pine	<i>Pinus palustris</i>	30 GAL	2" CAL	8'-10" HT. 4.4'-5' SPD
•	PO	3	American Sycamore	<i>Platanus occidentalis</i>	100 GAL		
•	QV1	121	Southern Live Oak	<i>Quercus virginiana</i>	FG	3.5" CAL	14"-16" HT. 6'-7' SPD
•	UK	14	Wagner Elm	<i>Ulmus alata</i>	25 GAL	2.5" CAL	10"-12" HT. 4.5'-6' SPD
•	•						
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
+	EP	697	Thorns Bluegum	<i>Elaeagnus argentea</i>	3 GAL	1.75" HT. 1.5' Sept.	30' O.C.
•	VO	672	Water's Viburnum	<i>Viburnum acerifolium</i>	3 GAL	18"-24" GA.	30' O.C.
•							
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
•	216		African Iris	<i>Iris sibirica</i>	1 GAL	Full	18" O.C.
•	GS	134	Golden Thyrallis	<i>Galphimia tomentosa</i>	3 GAL	2" HT.	30' O.C.
•	99	52	Drift Redbud	<i>Hemalis indica</i>	3 GAL	24"-30" GA. FULL	24" O.C.
•	15	289	Drift Tansy	<i>Helianthus 'saxa'</i>	3 GAL	12"-16" GA.	24" O.C.
•	GC	604	Geant Linolea	<i>Linolea pinnatifida</i>	3 GAL	Full	18" O.C.
•	UNE	642	Longleaf	<i>Ulmus minor 'Emerald Golden'</i>	1 GAL	10"-14" HT. 5-7 PWR	18" O.C.
•	HC	213	Pink Noddy Grass	<i>Muhlenbergia cordata</i>	3 GAL	Full	24" O.C.
•	BA	182	Coast Drift Groundcover Rose	<i>Rosa 'Mediterran' TN</i>	3 GAL	Full	18" O.C.
•	SB	85	Sand Crest Grass	<i>Stipa laevis</i>	3 GAL	24"-30" GA. FULL	30' O.C.
•	TF	114	Fawnclawed Grass	<i>Tripogon dactyloides</i>	3 GAL	Full	30" O.C.
•	BA	84	Candler	<i>Zinnia paniculata</i>	3 GAL	18"-24" GA.	24" O.C.
•	FA		Argentine Subspines	<i>Passiflora nutans 'Argentine'</i>	Soil		
•	SA		Strombosiphon glabrum americanum	<i>Strombosiphon glabrum americanum</i>	Soil		

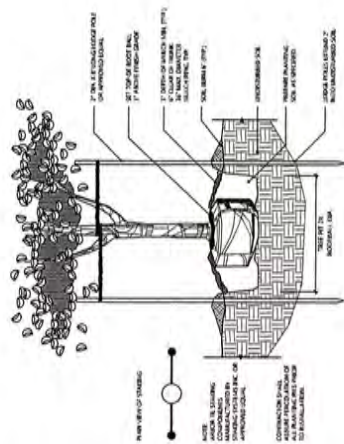
- THE PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULES ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.



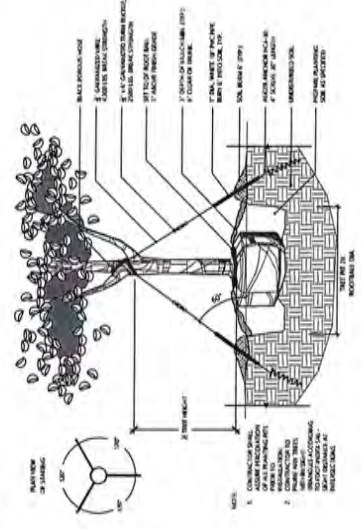
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2 SHRUB & GROUND COVER PLANTING
SCALE: NTS

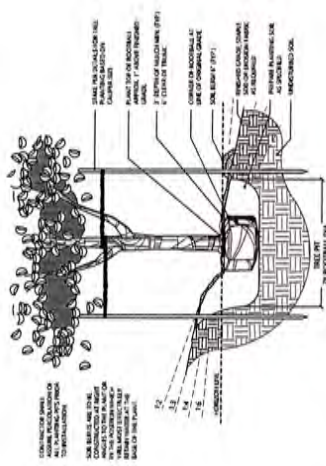


3 TREE PLANTING - LESS THAN 3\"/>

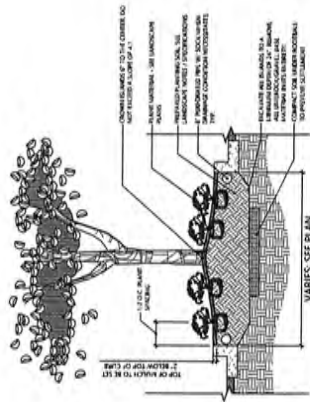


4 TREE PLANTING - 3\"/>

3 SHRUB & GROUND COVER SPACING
SCALE: NTS



6 TREE PLANTING ON SLOPE
SCALE: NTS



5 ISLAND CROWN PLANTING
SCALE: NTS



441 WEST WOODS BLVD., SUITE 100
ORLANDO, FL 32815
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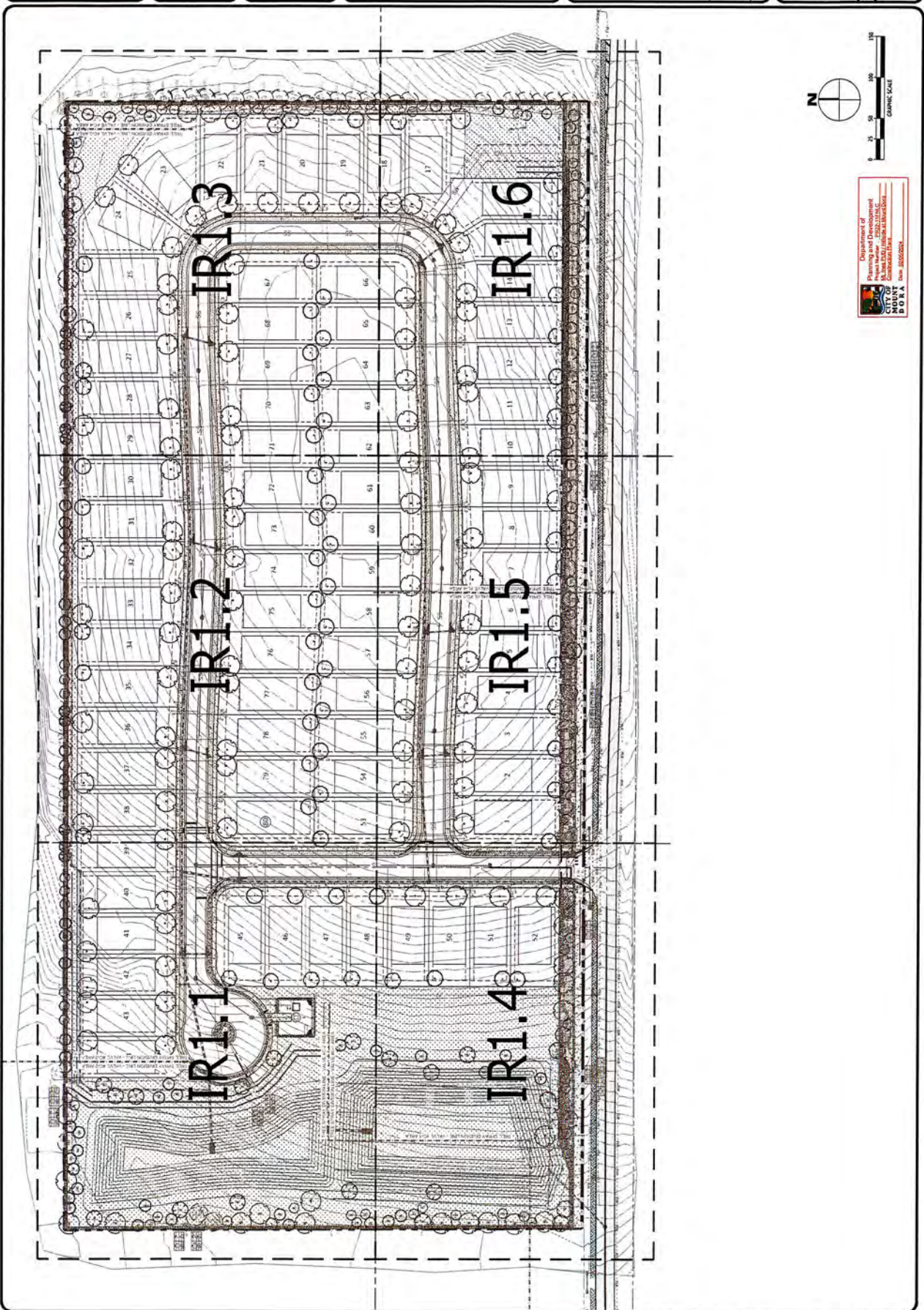
KB HOME
14077 58TH AVE
9102 Southern Center Loop
Orlando, FL 32815
Suite 100

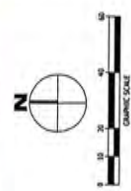
HILLSIDE
Permit Set
LAKE COUNTY, FL

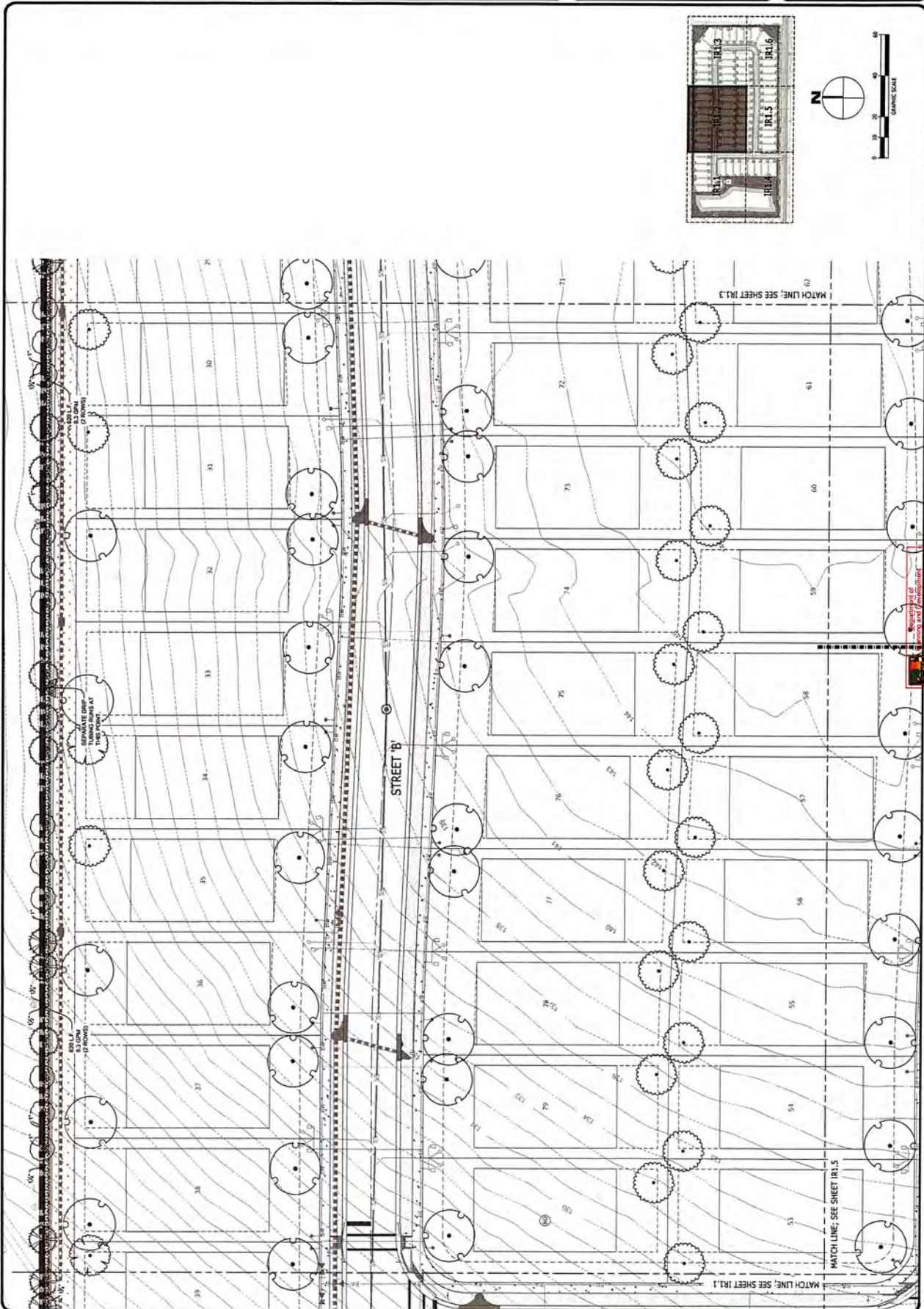
NO.	DATE	DESCRIPTION
1	01/05/2023	City Re-submittal (Division 1)
2	09/14/2023	City Re-submittal (Division 1)
3	01/23/2024	City Re-submittal (Division 2)

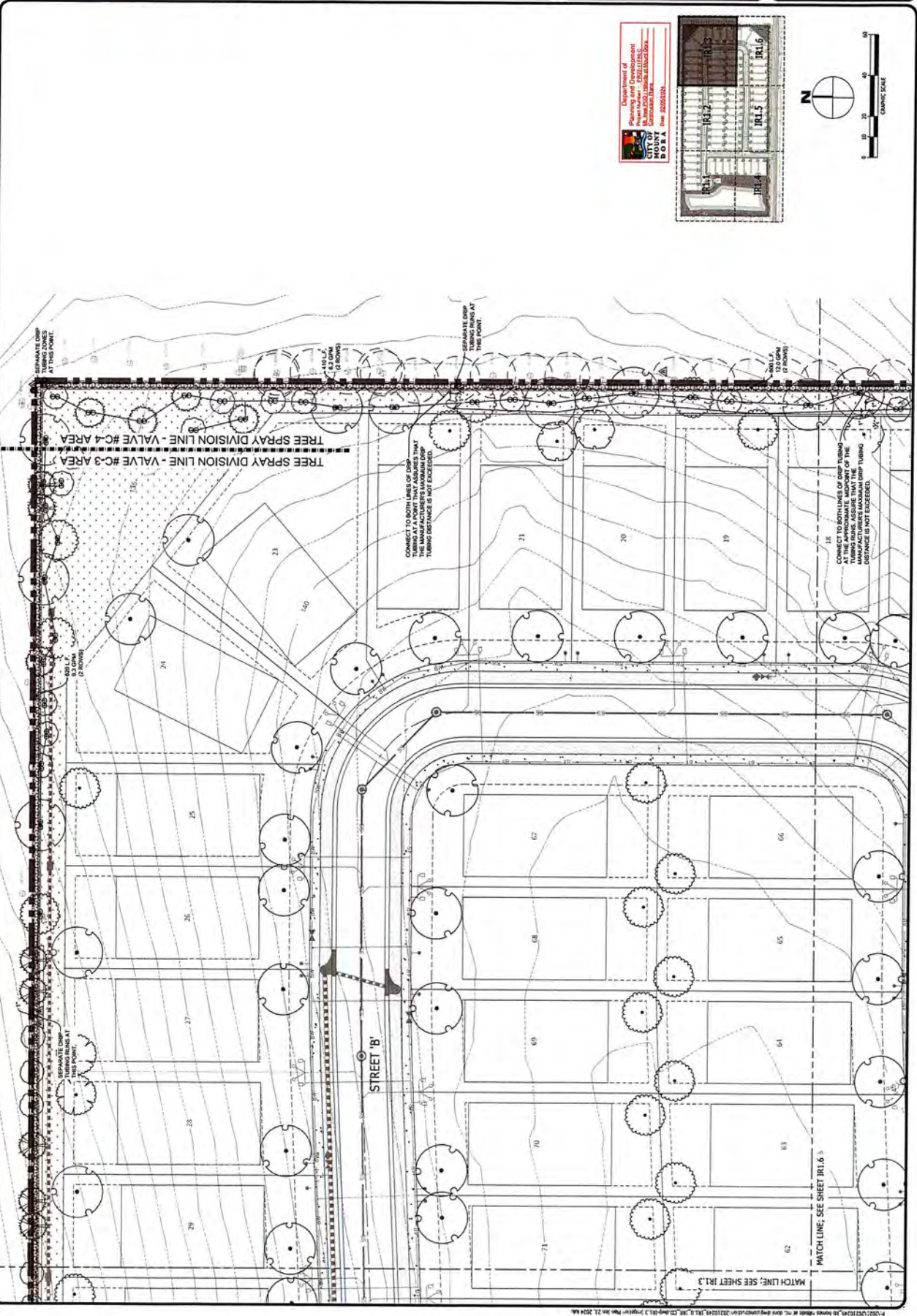
IR1.0

PROJECT NUMBER: 20210309
DRAWING NUMBER











341 WEST MOORE BLVD., SUITE 100, OKLAHOMA CITY, OK 73102
(405) 771-0001 | WWW.CATALYST-DESIGN.COM

KB HOME

(405) 587-2404

9102 Southpark Center Lane
Oklahoma, FL 32819

Sheet 100

HILLSIDE

Permit Set

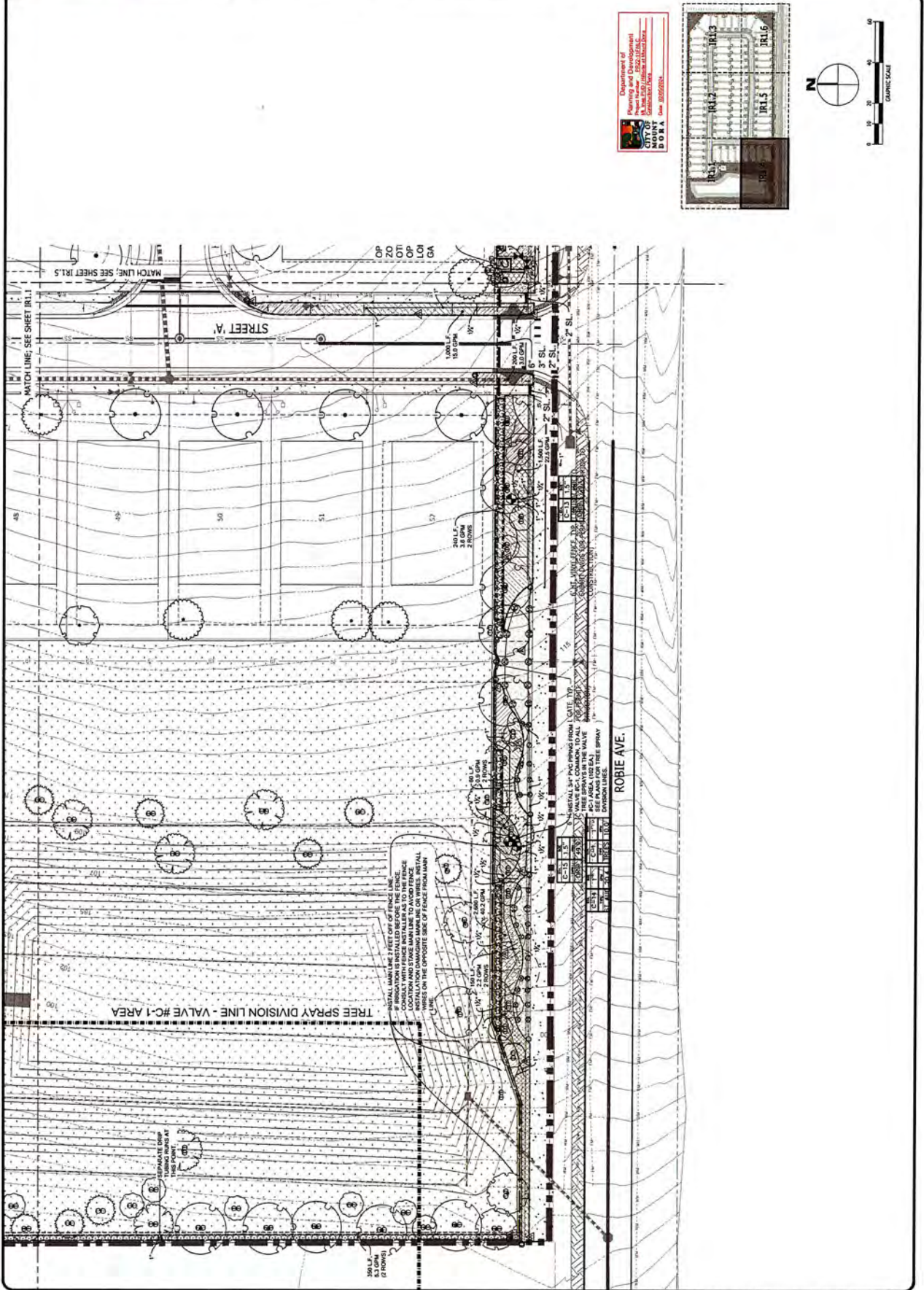
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NO.	DATE	DESCRIPTION
1	01/05/2023	City Re-submittal (Revision 1)
2	07/14/2023	City Re-submittal (Revision 2)
3	01/23/2024	City Re-submittal (Revision 3)

IR1.4

PROJECT NUMBER: 2400000000
DRAWING NUMBER

IRRIGATION PLAN



Department of
Planning and Development
City of Mount Bora
Construction Dept.
Date: 08/08/2024



Attachment #2





Catalyst
 DESIGN GROUP
 141 WEST MOORE BLVD., SUITE 100, OKLAHOMA CITY, OK 73102
 (405) 597-3404
 OKLAHOMA, FL 32815

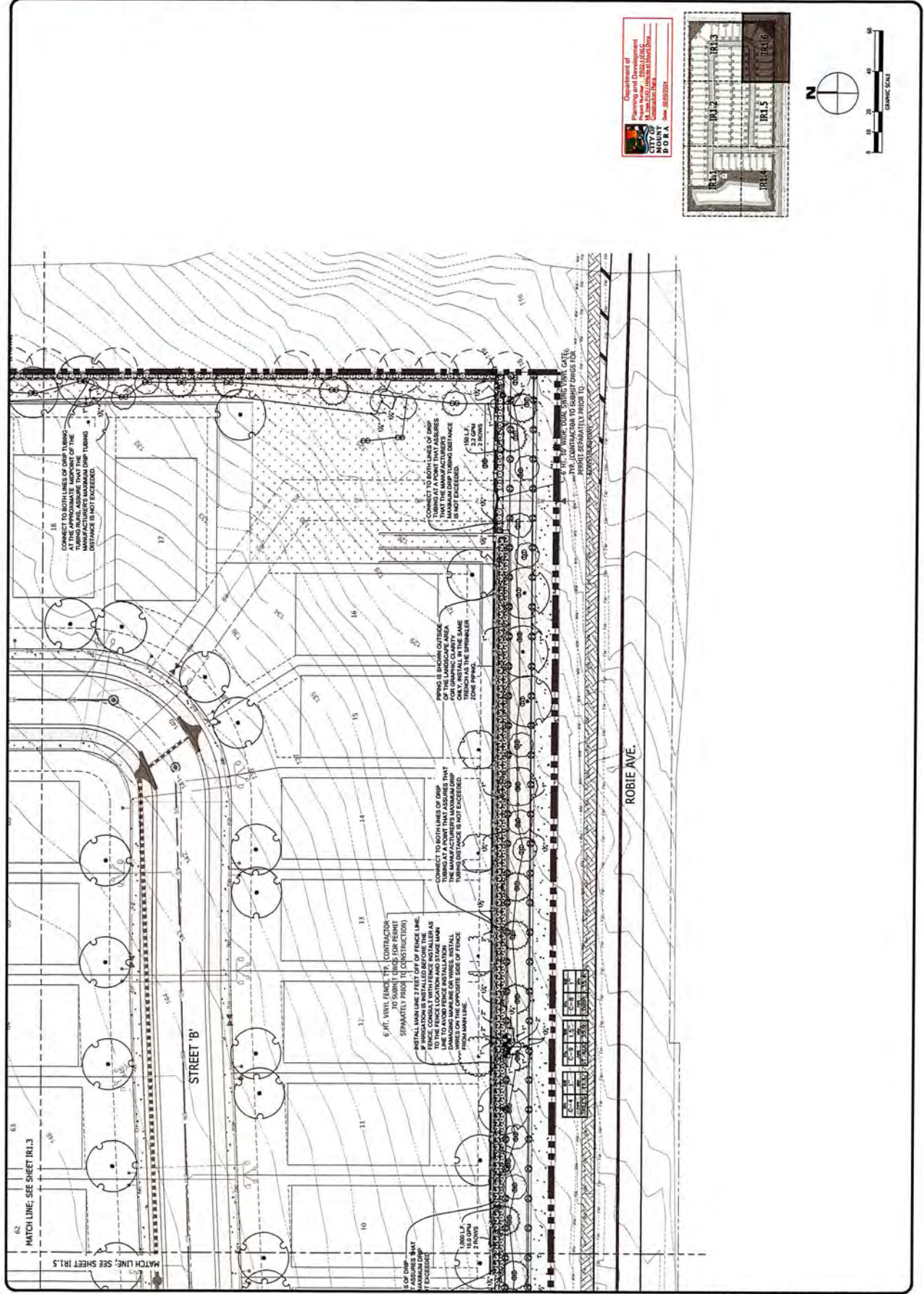
KB HOME
 9102 Southpark Center Loop
 (407) 597-3404

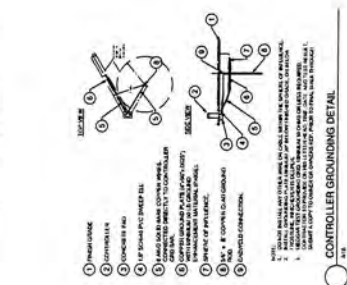
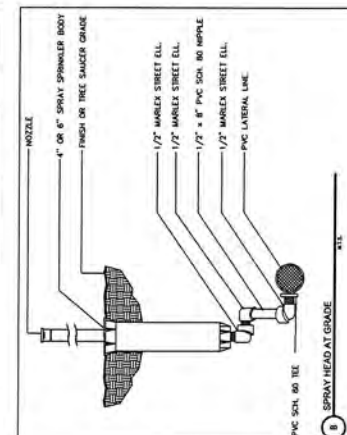
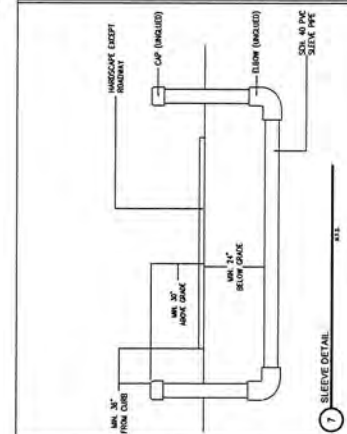
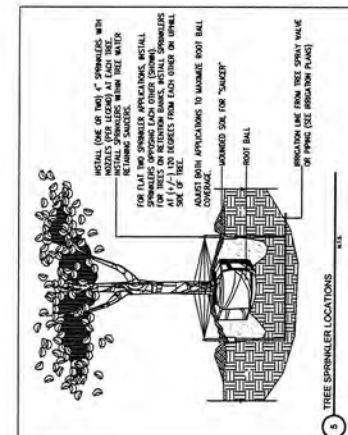
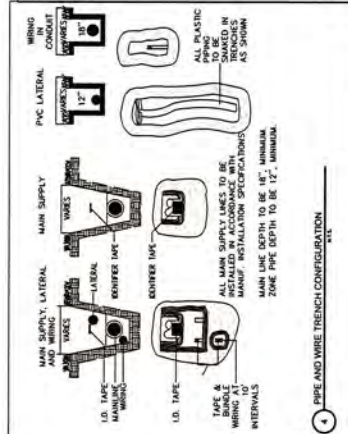
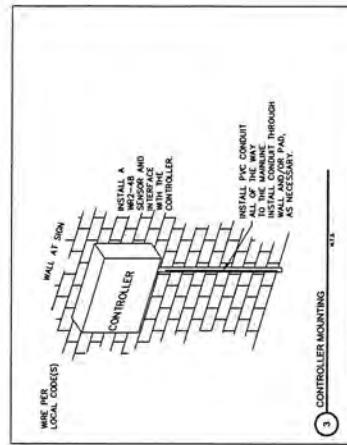
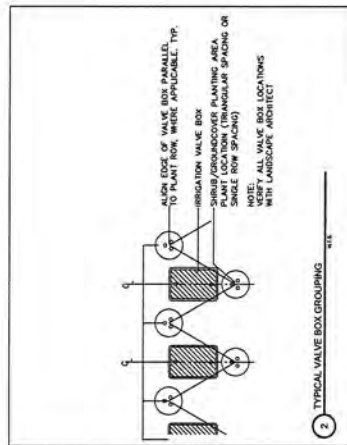
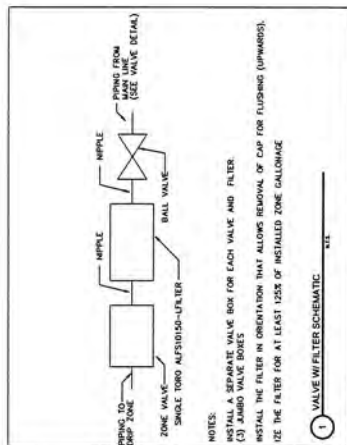
PERMIT SET
 LAKE COUNTY, FL
 HILLSIDE

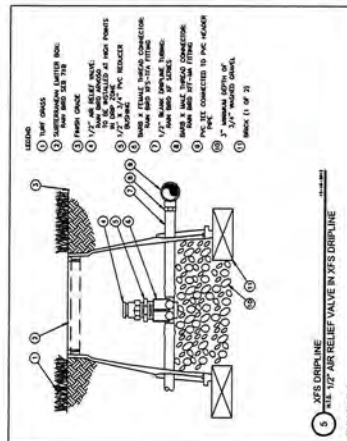
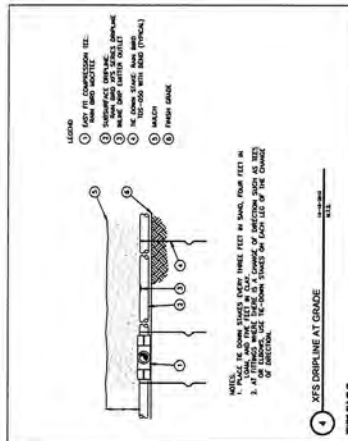
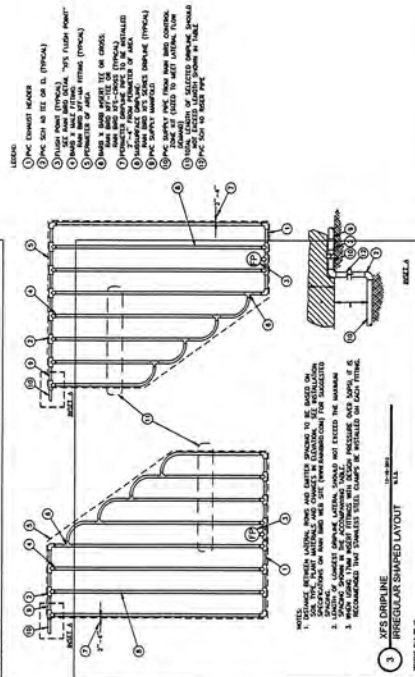
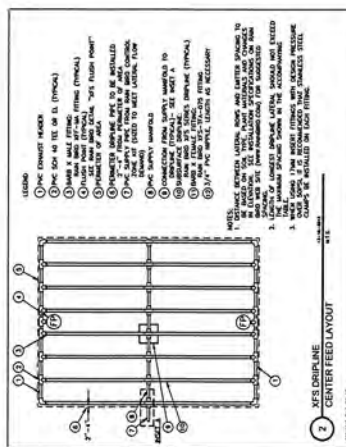
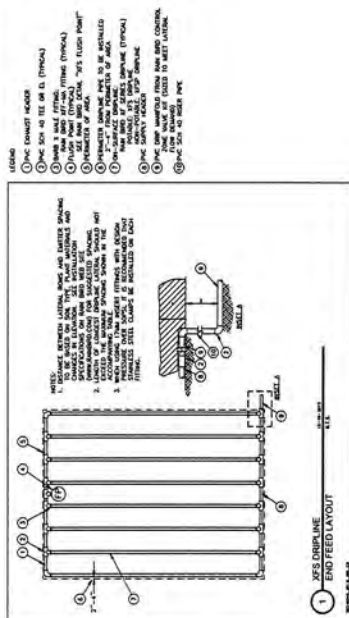
NO.	DATE	DESCRIPTION
1	01/05/2023	CMV Re-submittal (Revision 1)
2	09/14/2023	CMV Re-submittal (Revision 2)
3	01/23/2024	CMV Re-submittal (Revision 3)

IR1.6
 IRRIGATION PLAN

PROJECT NUMBER: 2302110545
 DRAWING NUMBER:









PART 1 - GENERAL

DESCRIPTION
FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND INFORMATION UNLESS OTHERWISE SPECIFIED, NECESSARY TO PROVIDE AN IRRIGATION SYSTEM FOR THE PROJECT. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE A REUSE IRRIGATION SYSTEM AS REQUIRED BY THE STATE OF FLORIDA AND LOCAL CODES APPLICABLE STANDARDS.

AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS (ASAE), TROPICAL IRRIGATION PIPES.
INSTALLATION AND PERFORMANCE OF UNDERGROUND, THERMOPLASTIC IRRIGATION PIPES.

ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING."
ASTM D1785, POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND 120.
ASTM D2241 POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE (SDR-PPR).

SUBSTITUTIONS
WHEREVER BRAND NAMES ARE USED IN THESE SPECIFICATIONS, USE ONLY EQUIVALENTS THAT ARE SPECIFIED, MAKE NO SUBSTITUTIONS AS A PART OF THIS BID PACKAGE.

PART 2 - MATERIALS

PIPE
FURNISH ALL UNDERGROUND PIPING AS PVC EXCEPT FOR THE PIPING THAT IS TO BE USED TO THE LATERALS AND SPRINKLER HEADS. ALL PVC PIPE SHALL BE CL 100 PURPLE PIPE (SDR 21) OR BETTER.

SIZE EACH SLEEVE AT LEAST TWICE (2X) THE SIZE OF THE PIPE BEING INSTALLED. PROVIDE THE REQUIRED NUMBER OF GROMMETS BEING ROUTED THROUGH IT UNDER THE AREA SPECIFIED. CONSULT WITH THE OWNER OR OWNER'S REPRESENTATIVE FOR THE REQUIRED DEPTH, NUMBER AND SIZE OF ANY AVAILABLE EXISTING SLEEVES.

INSTALL ALL ABOVE GROUND PIPE AS DIPS, OR GALVANIZED PIPE.

FOR MAIN LINE PVC PIPE FITTINGS, USE HANDED DIPS, GLASPERED FITTINGS AS MANUFACTURED BY THE HANDBOOK COMPANY. PROVIDE THE MANUFACTURER'S NAME, ADDRESS, PHONE NUMBER, AND WEBSITE. PROVIDE THE MANUFACTURER'S NAME, ADDRESS, PHONE NUMBER, AND WEBSITE. PROVIDE THE MANUFACTURER'S NAME, ADDRESS, PHONE NUMBER, AND WEBSITE.

FOR PVC ZONE PIPE, USE SCHEDULE 40, SOLVENT WELD FITTINGS. MANUFACTURED FROM PVC 12454-B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2454, EXCEPT FOR THREADED FITTINGS. FOR THREADED FITTINGS, USE SCHEDULE 40, 80 MPPE, GLUED INTO A SCHEDULE 40 COUPLER 12454-B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2457.

CONNECT ALL RISER ASSEMBLIES TO THE IRRIGATION PRELINE WITH A SCHEDULE 80 TE, AS DESCRIBED ABOVE.

DO NOT USE WALK-THROUGH FOR ANY APPLICATIONS. INSTEAD, USE ONE HALF OF A SCHEDULE 80 MPPE GLUED INTO A SCHEDULE 40 COUPLER.

CONNECT ALL PVC PIPING TO GALVANIZED PIPING USING A "TIE" MPPE.

SOLVENT CEMENT AND PRIMER
USE A MEDIUM OR HEAVY BODY GRAY SOLVENT CEMENT MANUFACTURED IN ACCORDANCE WITH ASTM D2564 AND PRIMER MANUFACTURED IN ACCORDANCE WITH ASTM F205.

SPRINKLERS
INSTALL PROS-PR500-04 6" POP-UP SPRINKLERS WITH APPROPRIATE NOZZLES AND SCREENS AT GRADE FOR ALL LAIR SPRAY HEAD APPLICATIONS. USE PURPLE INDICATORS.

INSTALL HANDED PROS-PR500-04 4" SERIES SPRINKLERS WITH APPROPRIATE NOZZLES AND SCREENS AT GRADE FOR ALL TREE SPRAY APPLICATIONS. USE PURPLE INDICATORS.

INSTALL RAIN BIRD BPS (NOT RED) PURPLE OR PURPLE SIBRE, 8 GPH, 12" O.C. TUBING FOR ALL DROP TUBING APPLICATIONS.

ELECTRIC VALVES
USE HANDED KEY SERIES ELECTRIC VALVES WITH PRESSURE REGULATION AND PURPLE HANDLES FOR ALL APPLICATIONS.

CONTROLLER
USE A HANDED CONTROLLER PER THE LEGEND WITH A SOLAR-SYNC SENSOR FOR THIS SYSTEM.

WIRE
USE U.F. WIRE APPROVED FOR DIRECT BURIAL UNDERGROUND FOR ALL 24 VOLT APPLICATIONS.

USE RED #12 AWG WIRE FOR ALL VALVE POWER WIRES.

USE WHITE #12 AWG WIRE FOR ALL VALVE COMMON WIRES.

VALVE BOXES
USE AMETEK JAMBO VALVE BOXES WITH PURPLE LIDS FOR ALL APPLICATIONS.

POINT OF CONNECTION
CONNECT TO THE REUSE STUBOUT CAPABLE OF 50 GPM AT 55 PSI AS THE POC.

SPENDING MATERIALS
USE DRY SPICE RITS FOR ALL UNDERGROUND WIRE SPlicing APPLICATIONS.

MATERIAL QUANTITIES
VERIFY ALL MATERIAL QUANTITIES BEFORE BIDDING.

TESTING MATERIALS
PROVIDE ALL MATERIALS NECESSARY FOR THE TESTING OF THE SYSTEM, INCLUDING PUMPS, GENERATORS, HOSES, PIPING, FITTINGS, ETC.

ASSURE THAT ALL ITEMS FOR TESTING ARE IN A SAFE AND ACCEPTABLE OPERATING CONDITION.

PART 3 - EXECUTION

A. GENERAL
INSTALL PVC PIPE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE ALL NECESSARY CONSTRUCTION PLANS WITH THE OWNER OR OWNER'S REPRESENTATIVE. PROVIDE ALL NECESSARY CONSTRUCTION PLANS WITH THE OWNER OR OWNER'S REPRESENTATIVE. PROVIDE ALL NECESSARY CONSTRUCTION PLANS WITH THE OWNER OR OWNER'S REPRESENTATIVE.

IF THERE IS ANY DOUBT AS TO HEAD LINE OR ZONE PLACEMENT, INSPECT THE CONSTRUCTION SITE BEFORE ANY WORK BEGINS AND FLAG LOCATIONS OF EXISTING PIPES, SLEEVES, HEADS AND VALVES FOR REVIEW OR CORRECTION. PROVIDE THE TYPE OF EQUIPMENT TO BE INSTALLED AT THAT POINT. INSTALLATION SHALL NOT COMMENCE UNTIL THE STAKING/FLAGGING HAS BEEN APPROVED.

COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE EXISTING UTILITY LOCATIONS. PROVIDE THE TYPE OF EQUIPMENT TO BE INSTALLED AT THAT POINT. INSTALLATION SHALL NOT COMMENCE UNTIL THE STAKING/FLAGGING HAS BEEN APPROVED.

PIPE TRENCH CONSTRUCTION
PROVIDE FOR A MINIMUM DEPTH OF COVER OF 18" FOR ALL MAINLINE PIPE AND 12" FOR ALL ZONE PIPE AS MEASURED FROM FINISHED GRADE.

PROVIDE THE MINIMUM DEPTH OF COVER AS SPECIFIED ABOVE, OVER THE TOP OF THE PIPE BEFORE THE TRENCH IS WELL-LOADED.

BACK FILL
PROVIDE INITIAL BACK FILL MATERIAL THAT IS FINE-GRAINED MATERIAL, FREE OF ROCKS, STONES, OR OTHER DEBRIS. PROVIDE THE MINIMUM DEPTH OF COVER AS SPECIFIED ABOVE, OVER THE TOP OF THE PIPE BEFORE THE TRENCH IS WELL-LOADED.

TAMP THE BACK FILL IN LAYERS NOT TO EXCEED SIX INCHES. TAMP THE COMPACT FIRMLY AROUND THE PIPE AND UP TO AT LEAST SIX INCHES ABOVE THE TOP OF THE PIPE. SUFFICIENTLY MOISTEN THE BACK FILL TO PROVIDE SUPPORT FREE FROM ROADS, AND DEFLECTING. DO NOT JUMP OR DAMAGING PIPE DURING THIS PHASE OF THE OPERATION. ASSURE THAT WHEN FINISHED, THE SOIL COMPACTION EQUALS THE ORIGINAL CONDITION.

INSPECTIONS

THE FOLLOWING INSPECTIONS ARE REQUIRED. NOTIFY OWNER OR OWNER'S REPRESENTATIVE IN ADVANCE THAT EACH ITEM IS READY FOR INSPECTION AS INDICATED BELOW.

INSPECTION OF FLAGGED UNDERGROUND MAINLINE PIPING, SLEEVES, AND VALVE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION - NOTIFY 48 HOURS IN ADVANCE.

SPRINKLER COVERAGE TEST - NOTIFY 48 HOURS IN ADVANCE.

FINAL INSPECTION - NOTIFY 48 HOURS IN ADVANCE.

TESTING

COVERAGE TESTS - CONDUCT SPRINKLER COVERAGE TESTS UNDER NORMAL OPERATING CONDITIONS. PROVIDE A CERTIFICATE OF COVERAGE TO THE OWNER. PROVIDE A CERTIFICATE OF COVERAGE TO THE OWNER. PROVIDE A CERTIFICATE OF COVERAGE TO THE OWNER.

COVERAGE TESTS - CONDUCT SPRINKLER COVERAGE TESTS UNDER NORMAL OPERATING CONDITIONS. PROVIDE A CERTIFICATE OF COVERAGE TO THE OWNER. PROVIDE A CERTIFICATE OF COVERAGE TO THE OWNER. PROVIDE A CERTIFICATE OF COVERAGE TO THE OWNER.

WARRANTY

THE CONTRACTOR SHALL ISSUE TO THE OWNER OR OWNER'S REPRESENTATIVE A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD OF 12 MONTHS. PROVIDE A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD OF 12 MONTHS. PROVIDE A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD OF 12 MONTHS.

DRAWING OF RECORD

THE CONTRACTOR SHALL SUPPLY TO THE OWNER A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD.

ALL SPRINKLERS, INCLUDING BODY TYPES AND NOZZLES, PIPE, INCLUDING PIPING, FITTINGS, AND VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD.

ALL SPRINKLERS, INCLUDING BODY TYPES AND NOZZLES, PIPE, INCLUDING PIPING, FITTINGS, AND VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD.

ADDITIONAL SUBMITTALS

SUPPLY TO THE OWNER ALL INSTRUMENTATION SHEETS AND PARTS LISTS CONCERNING ALL OPERATING AND MAINTENANCE ITEMS. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD.

RAIN GAUGE

ASSURE THAT THE CONTROLLER IS INTERFACED WITH A RAIN/FREEZE SWITCH WHICH WILL SHUT THE SYSTEM OFF IN CASE OF RAIN AND FREEZING WEATHER.

MISCELLANEOUS

ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD.

ALL IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD.

ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPED AREAS. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD.

ALL IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD.

ADJUSTER

ADJUST ALL VALVE FLOW CONTROL KNOBS AND PRESSURE REGULATORS TO PROVIDE PROPER COVERAGE AND TO REDUCE FLOODING OF SPRINKLERS.

REUSE REQUIREMENTS

PROVIDE ALL ITEMS AS REQUIRED FOR A REUSE FED SYSTEM INCLUDING, BUT NOT LIMITED TO, PURPLE HANDLED VALVES, PURPLE VALVE BOX COVERS, PURPLE INDICATORS, AND ANY ABOVE GROUND PIPING TO BE PAINTED PANTONE 502C PURPLE.

PRESSURE TEST

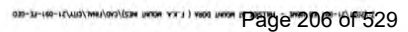
PRESSURE TEST THE SYSTEM MAIN LINE IN THE PRESENCE OF THE OWNER OR OWNER'S REPRESENTATIVE FOR A PERIOD OF NO LESS THAN FOUR HOURS. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD.

TESTING

PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD. PROVIDE A DRAFTED, SCALED, AND SIGNED DRAWING OF RECORD.

[illegible]

Attachment #2



6

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53. LIST OF ACADEMIC POSITIONS	53
54. LIST OF PROFESSIONAL POSITIONS	54
55. LIST OF SOCIETIES	55
56. LIST OF ORGANIZATIONS	56
57. LIST OF ACADEMIC POSITIONS	57
58. LIST OF PROFESSIONAL POSITIONS	58
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93. LIST OF ACADEMIC POSITIONS	93
94. LIST OF PROFESSIONAL POSITIONS	94
95. LIST OF SOCIETIES	95
96. LIST OF ORGANIZATIONS	96
97. LIST OF ACADEMIC POSITIONS	97
98. LIST OF PROFESSIONAL POSITIONS	98
99. LIST OF SOCIETIES	99
100. LIST OF ORGANIZATIONS	100

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Just in time
LAKE COUNTY FL

Sheet Title
CONSTRUCTION
NOTES

Sheet No. C0.02

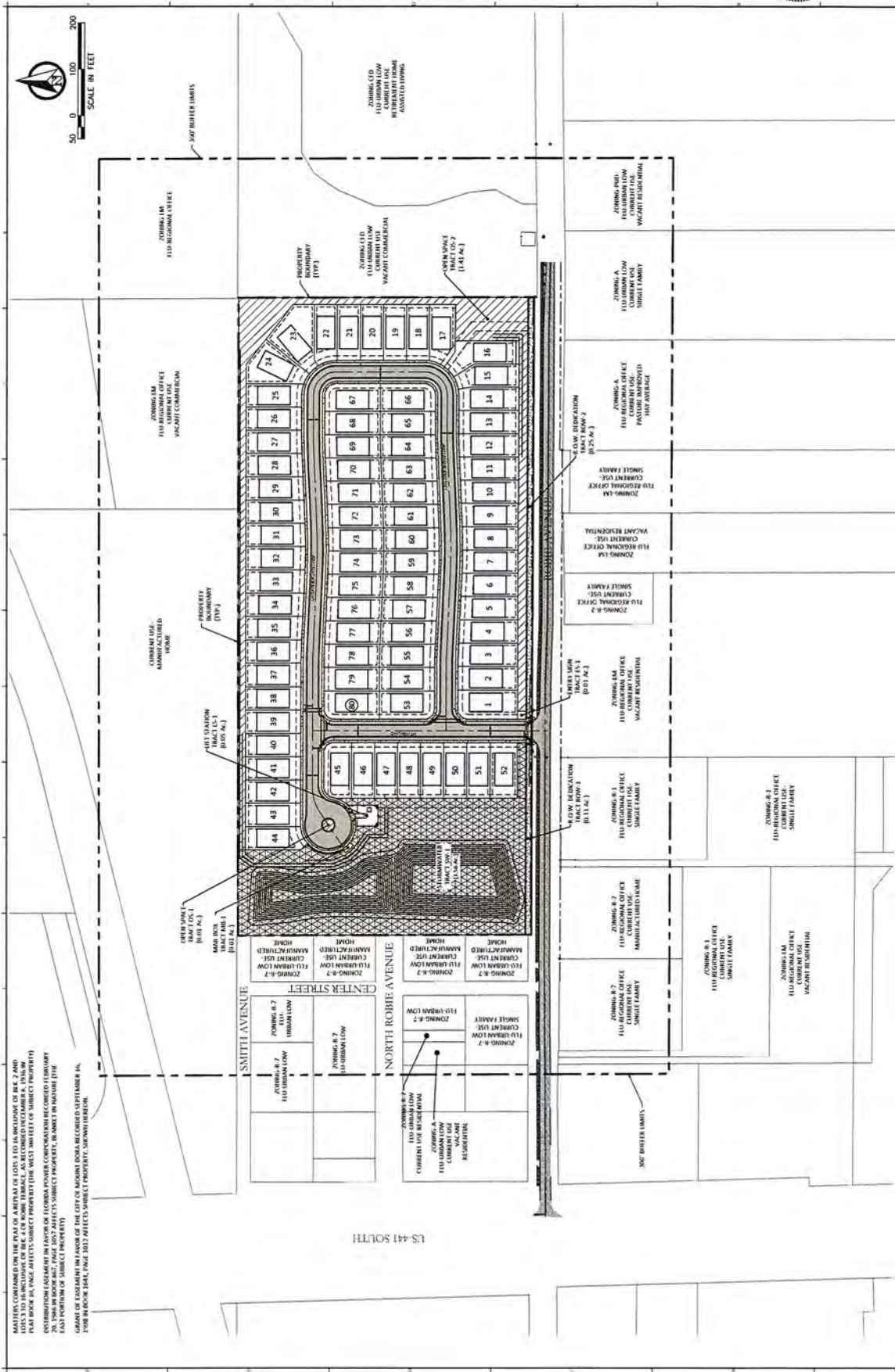


The entire business system, the signal and control system, is a digital system. The signal and control system is a digital system. The signal and control system is a digital system.

POULOS & BENNETT
Poulos & Bennett, LLC
3012 E. Lancaster Ave., Odessa, FL 33461
Tel: 407 481 2014 www.poulosandbenett.com

[illegible]

MASTERS CONTAINED ON THE PLAN OF ARIPEL OF LOTS 1 TO 10 AS INCLOSURE OF REC. 2 AND LOTS 1 TO 16 INCLOSURE OF REC. 4 OF HOME TRACT, AS RECORDED DECEMBER 8, 1956 IN PLAT BOOK 18, PAGE 155. SUBJECT PROPERTY (THE WEST) AND LOT 1 OF SUBJECT PROPERTY (THE EAST) ARE BOTH IN THE SAME TRACT. THE SUBJECT PROPERTY IS SUBJECT TO A FUTURE LITE GRANT OF EASEMENT IN FAVOR OF THE CITY OF MOUNT DORA RECORDED SEPTEMBER 16, 1998 IN BOOK 1844, PAGE 2017 AFFECTS SUBJECT PROPERTY, SHOWN HEREON.



Attachment #2

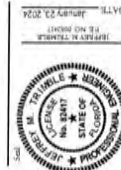
DATE: JANUARY 23, 2024
 PREPARED BY: POULOS & BRUNETTI
 PROJECT: MT. INES PUD/HILLSIDE AT MOUNT DORA
 SHEET: MASTER SITE PLAN
 SCALE: 1" = 100'

POULOS & BRUNETTI
 Planning and Development
 200 E. Longwood Blvd., Suite 100
 Mount Dora, FL 32757
 Tel: 407-391-1111
 Fax: 407-391-1112
 www.poulosbrunetti.com

LEGEND

	Storm Water Inlet
	Open Space Inlet

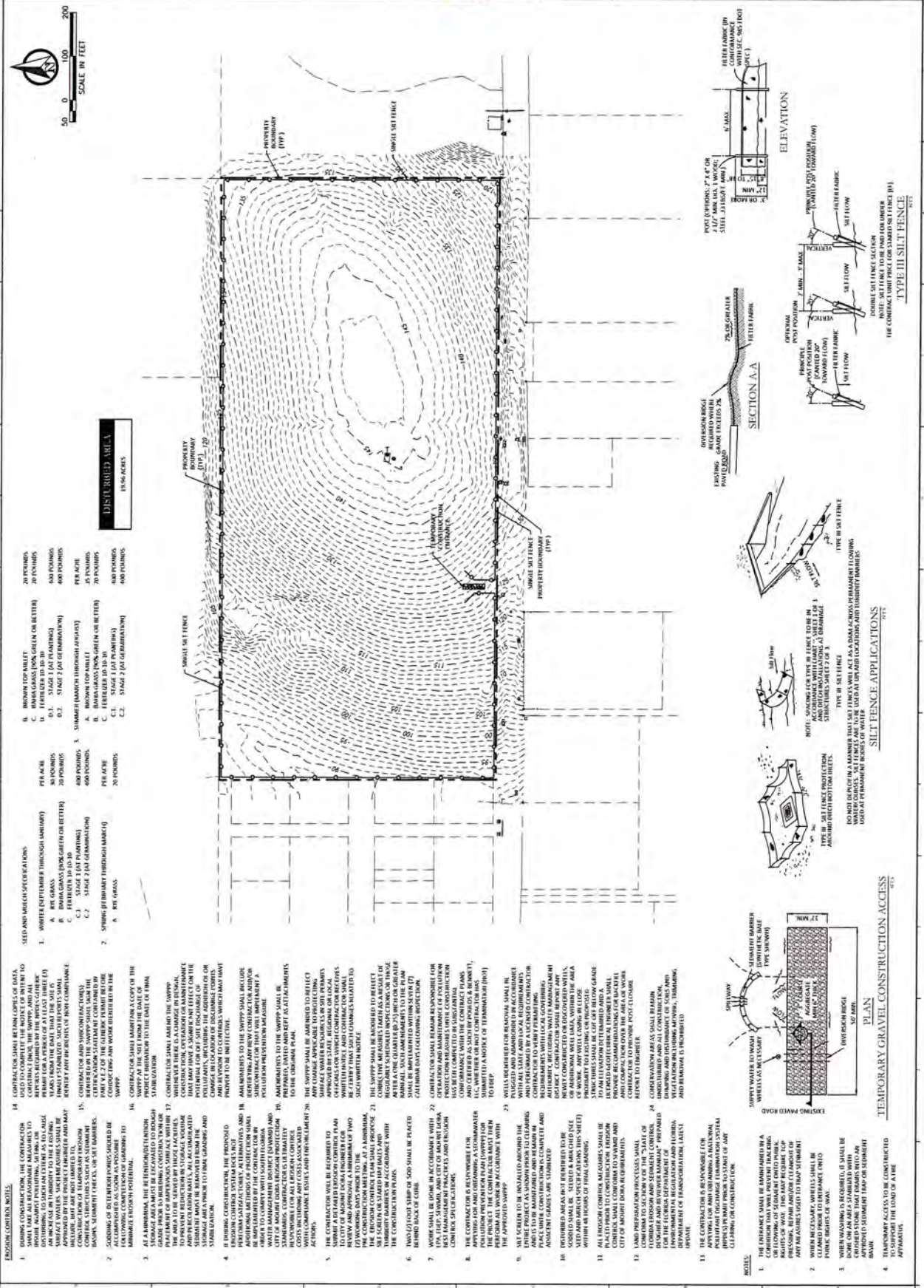
Department of Planning and Development
 City of Mount Dora
 Date: 01/23/24

C2.01

The results have been systematically signed and stamped using a digital signature. The set of documents are automatically signed and stamped and the signature must be verified on any document.



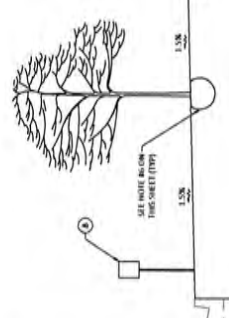
Poulas & Bennen, LLC
3002 E. Livingston St., Orlando, FL 32803
Tel: 407-481-2594 www.poulasbennen.com
Fax: 407-481-2807



GENERAL NOTES (NO. 1) TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS FOR THE ROADWAY	
SURFACE COURSE	MINIMUM THICKNESS (INCHES)
1. SURFACE COURSE SHALL BE 15 INCHES THICK AND SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THEORETICAL DENSITY.	15
BASE COURSE	
2. BASE COURSE SHALL BE 8 INCHES THICK AND SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THEORETICAL DENSITY.	8
SUBGRADE	
3. SUBGRADE SHALL BE 12 INCHES THICK AND SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THEORETICAL DENSITY.	12

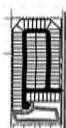
Total Structural Coefficient = 2.70

SOURCE: IMPERIAL TESTING AND ENGINEERING, INC. REPORT ENTITLED "PRELIMINARY SITE DEVELOPMENT SUBSOL EXPLORATION, MT. INES SUBDIVISION, ROBE AVENUE, MOUNT DORA, FLORIDA, DATED JUNE 22, 2021.

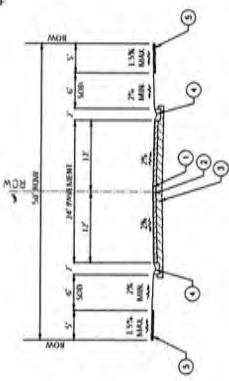


STREET TREE LOCATION DETAIL

- NOTE: THESE NOTES ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS FOR THE ROADWAY.
1. ALL LANDING PLANS AND DETAILS FOR STREET TREE PLANTING SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF MOUNT DORA.
 2. STREET TREES SHALL BE PLANTED AS TO NOT INTERFERE WITH THE WALKING OF THE CURB AND TO NOT INTERFERE WITH THE WALKING OF THE CURB.
 3. THE CURB SHALL BE 18 INCHES HIGH AND SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THEORETICAL DENSITY.
 4. ALL STREET TREES SHALL BE PLANTED WITHIN THE WALKING OF THE CURB AND SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THEORETICAL DENSITY.
 5. AN IMPERMEABLE PLASTIC ROOT BARRIER SHALL BE PROVIDED AT THE STREET CURB AND SHALL BE 18 INCHES HIGH AND SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THEORETICAL DENSITY.
 6. STREET TREES SHALL BE PLANTED WITHIN THE WALKING OF THE CURB AND SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THEORETICAL DENSITY.

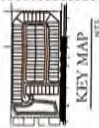


KEY MAP

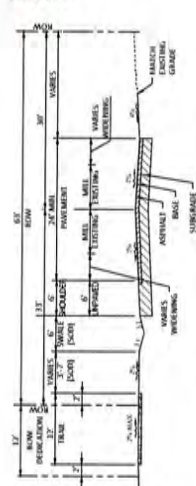


TYPICAL ROAD SECTION (50' ROW)

1. SURFACE COURSE
2. BASE COURSE
3. SUBGRADE
4. DROP CURB
5. CONCRETE SIDEWALK

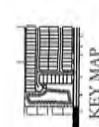


KEY MAP

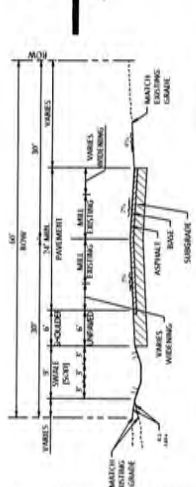


TYPICAL ROAD SECTION (60' ROW)

AS PROVIDED BY LAKE COUNTY

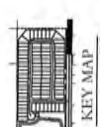


KEY MAP

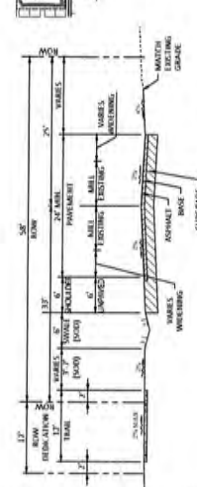


TYPICAL ROAD SECTION (60' ROW)

AS PROVIDED BY LAKE COUNTY

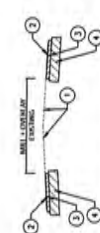


KEY MAP



TYPICAL ROAD SECTION (58' ROW)

AS PROVIDED BY LAKE COUNTY



TYPICAL WIDENING

1. 1" 50'S TRAFFIC LEVEL C ASPHALT
2. 2" 50'S TRAFFIC LEVEL C ASPHALT
3. 10" 50'S COMPACTED BASE COURSE (1.44)
4. 17" 50'S STABILIZED SUBGRADE (1.44)

Department of Planning and Development
City of Mount Dora
1000 W. US Highway 17, Suite 200
Mount Dora, FL 32757
Tel: 352.366.2200
Fax: 352.366.2201
www.mountdorafl.gov

POULOS & BENNETT
Professional Engineers
1000 W. US Highway 17, Suite 200
Mount Dora, FL 32757
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Fax: 352.366.2201
www.poulosandbennett.com

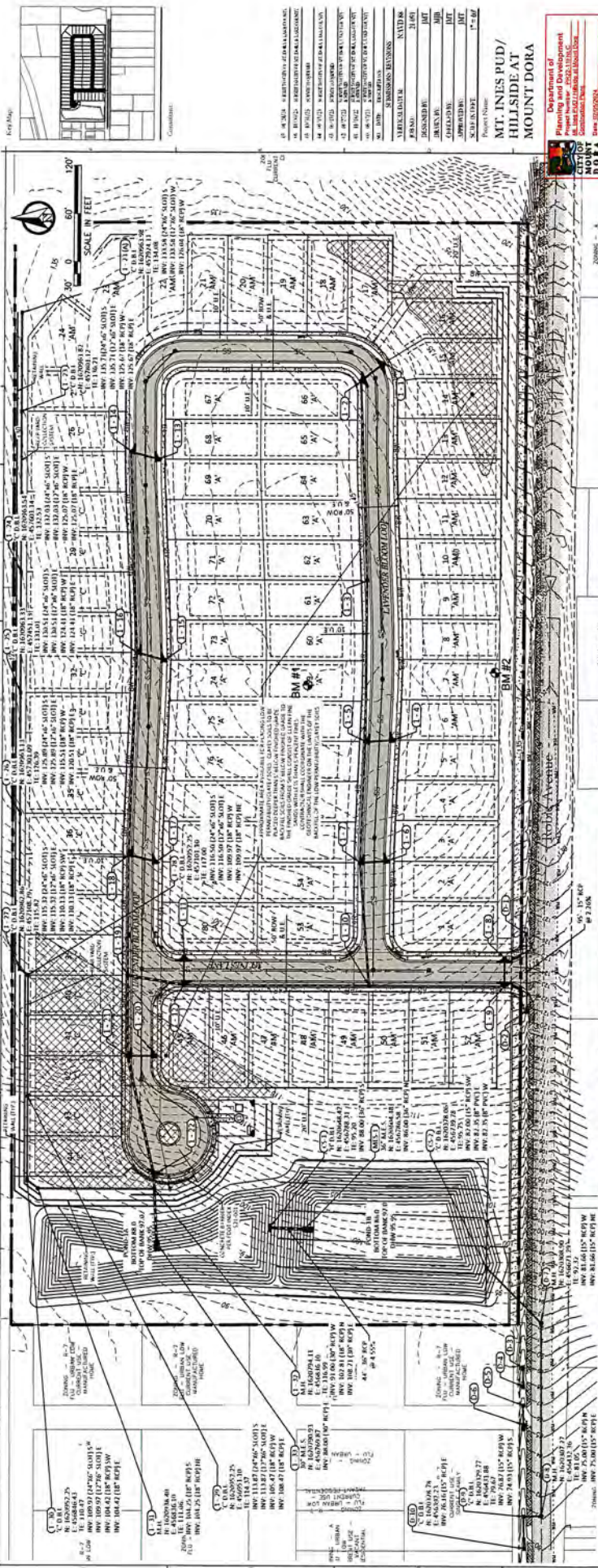
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 12345
Exp. 12/31/2025
Poulos & Bennett, LLC
1000 W. US Highway 17, Suite 200
Mount Dora, FL 32757
Tel: 352.366.2200
Fax: 352.366.2201
www.poulosandbennett.com

LAKE COUNTY, FL
TYPICAL ROADWAY SECTIONS

C3.00

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

NO. 1	LAKE COUNTY, FL	NO. 1
NO. 2	LAKE COUNTY, FL	NO. 2
NO. 3	LAKE COUNTY, FL	NO. 3
NO. 4	LAKE COUNTY, FL	NO. 4
NO. 5	LAKE COUNTY, FL	NO. 5
NO. 6	LAKE COUNTY, FL	NO. 6
NO. 7	LAKE COUNTY, FL	NO. 7
NO. 8	LAKE COUNTY, FL	NO. 8
NO. 9	LAKE COUNTY, FL	NO. 9
NO. 10	LAKE COUNTY, FL	NO. 10
NO. 11	LAKE COUNTY, FL	NO. 11
NO. 12	LAKE COUNTY, FL	NO. 12
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NO. 100	LAKE COUNTY, FL	NO. 100

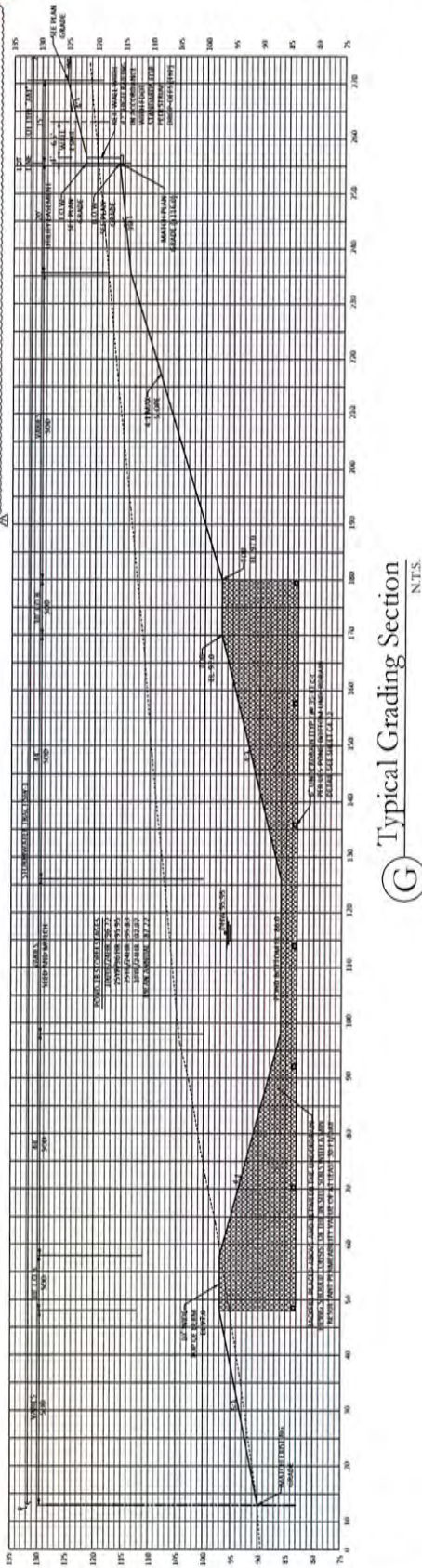
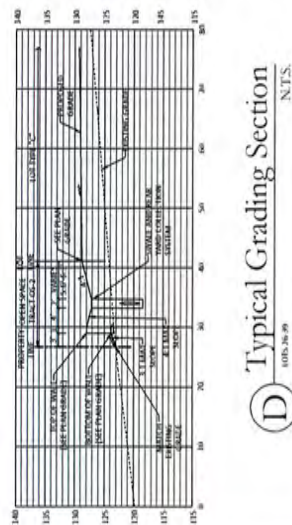
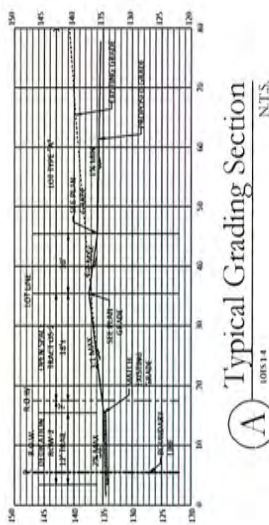


STORM PIPES TABLE

Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Time (min)
1-1	1.0	1.0	1.0	1.0
1-2	1.0	1.0	1.0	1.0
1-3	1.0	1.0	1.0	1.0
1-4	1.0	1.0	1.0	1.0
1-5	1.0	1.0	1.0	1.0
1-6	1.0	1.0	1.0	1.0
1-7	1.0	1.0	1.0	1.0
1-8	1.0	1.0	1.0	1.0
1-9	1.0	1.0	1.0	1.0
1-10	1.0	1.0	1.0	1.0
1-11	1.0	1.0	1.0	1.0
1-12	1.0	1.0	1.0	1.0
1-13	1.0	1.0	1.0	1.0
1-14	1.0	1.0	1.0	1.0

STORM STRUCTURE TABLE

Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Time (min)
1-1	1.0	1.0	1.0	1.0
1-2	1.0	1.0	1.0	1.0
1-3	1.0	1.0	1.0	1.0
1-4	1.0	1.0	1.0	1.0
1-5	1.0	1.0	1.0	1.0
1-6	1.0	1.0	1.0	1.0
1-7	1.0	1.0	1.0	1.0
1-8	1.0	1.0	1.0	1.0
1-9	1.0	1.0	1.0	1.0
1-10	1.0	1.0	1.0	1.0
1-11	1.0	1.0	1.0	1.0
1-12	1.0	1.0	1.0	1.0
1-13	1.0	1.0	1.0	1.0
1-14	1.0	1.0	1.0	1.0

[illegible]

Project Name: MT. INES PUD/
HILLSIDE AT
MOUNT DORA



Job Number: _____
LAKE COUNTY, FL
Sheet Title: _____
GRADING SECTIONS

C4.11



This study has taken measures to identify and control any possible signature. Printed copies of the documents are not considered signed and sealed and the signature must be verified on any original document.

POULOS & BENNETT

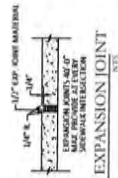
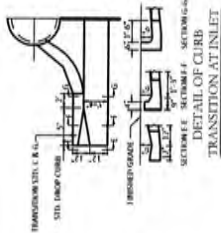
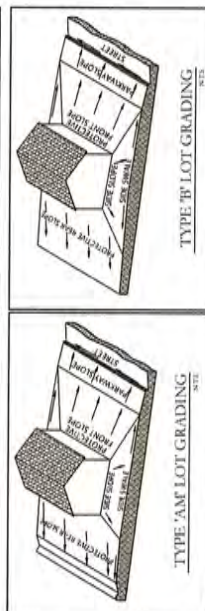
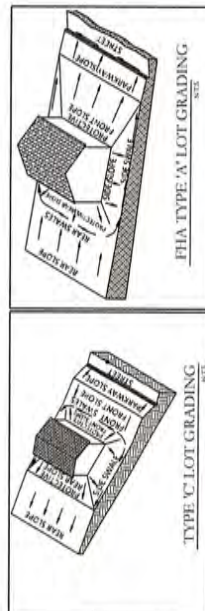
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel: 407.487.2564 • www.phbconstruction.com
Eng. Div. No. 24567



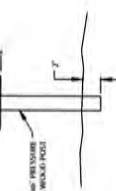
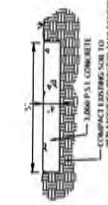
LAKE COUNTY, FL
GRADING SECTIONS


 C4.12

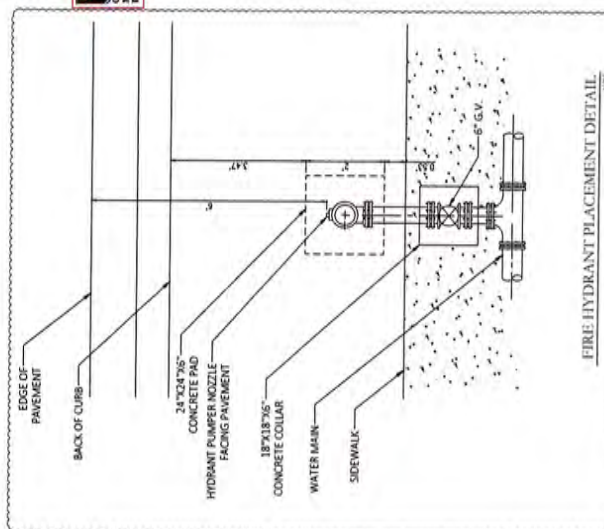
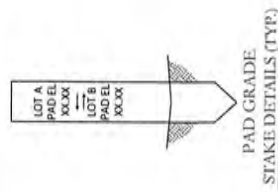
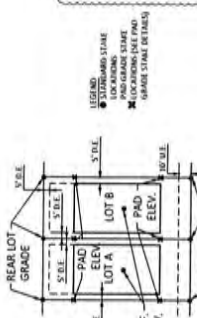
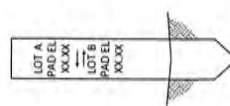
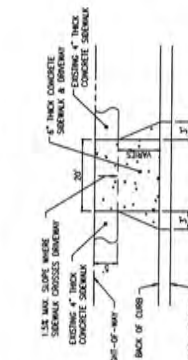
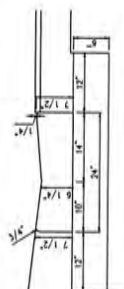




NOTE: SIGNS TO BE PLACED ON
BL-1 30"x90" STOP SIGN WITH 24"
WIDE STOP BAR. BOTTOM OF SIGN
A MINIMUM 7' HIGH. 24" WIDE
STOP BAR PER OSHA.



NOTE: SIGNS TO BE PLACED ON EVERY OTHER LOT LINE ON LOTS
ABUTTING ALL CONSERVATION AREAS @ 100' INTERVALS

[illegible]

Project Name:
**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

**CITY OF
BIRMINGHAM
ALABAMA**

Department of
Planning and Development
Project Number: 2002-21345-C
M. Lynn Pugh, Director of Planning
Competition Phase
Date: 02/05/2003

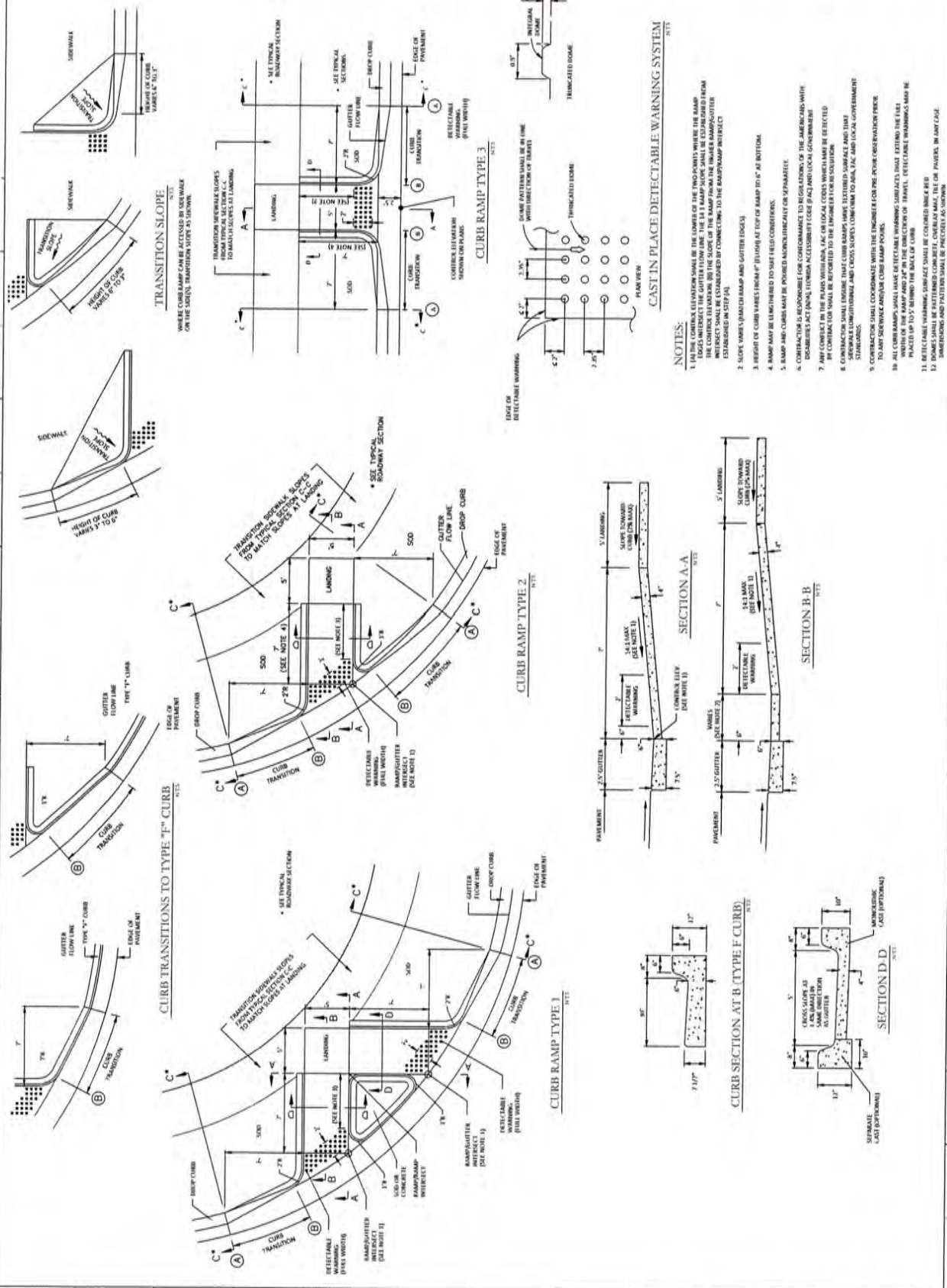
Jacksonville
 LAKE COUNTY, FL
 Sheet 7 of 8
**GENERAL
 CONSTRUCTION
 DETAILS**

C4.20
Silver Nite

This research has demonstrated significant positive impact among a large population. Further studies are needed to explore all the dimensions and mechanisms.

POULOS & BENNETT

Poulos & Bennett, LLC
2801 E. Livingston St., Orlando, FL 32809
Tel: 407 487-2774 • www.poulosbennett.com
Eugene, OR 97401

[illegible]

MT. INES PUD/
HILLSIDE AT
MOUNT DORA



LAKE COUNTY, FL
GENERAL
CONSTRUCTION
DETAILS

C4.21



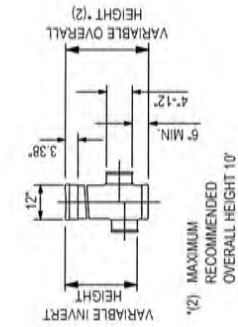
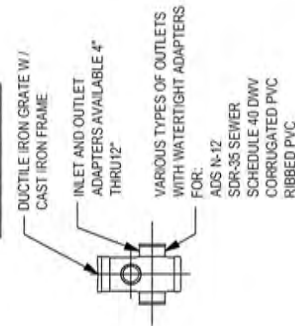
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POULOS & BENNETT

Poulos & Beunen, LLC
2002 E. Livingston St., Orlando, FL 32803
Tel: 407-487-2534 www.poulosbeunen.com
Fax: 407-487-7863

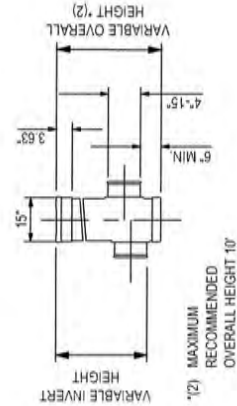
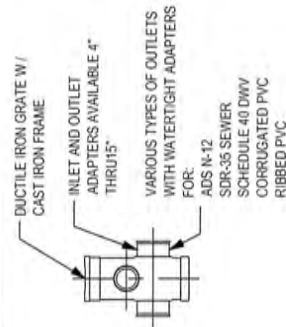
Rev. May

12" DRAIN BASIN



*1) ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 359°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

15" DRAIN BASIN



*1) ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 359°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

NOTE:
THE INLETS ABOVE ARE USED IN THE REAR YARD SWALES.

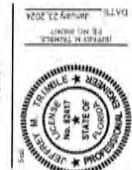
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MT. INES PUD/
HILLSIDE AT
MOUNT DORA



LAKE COUNTY, FL
GENERAL
CONSTRUCTION
DETAILS

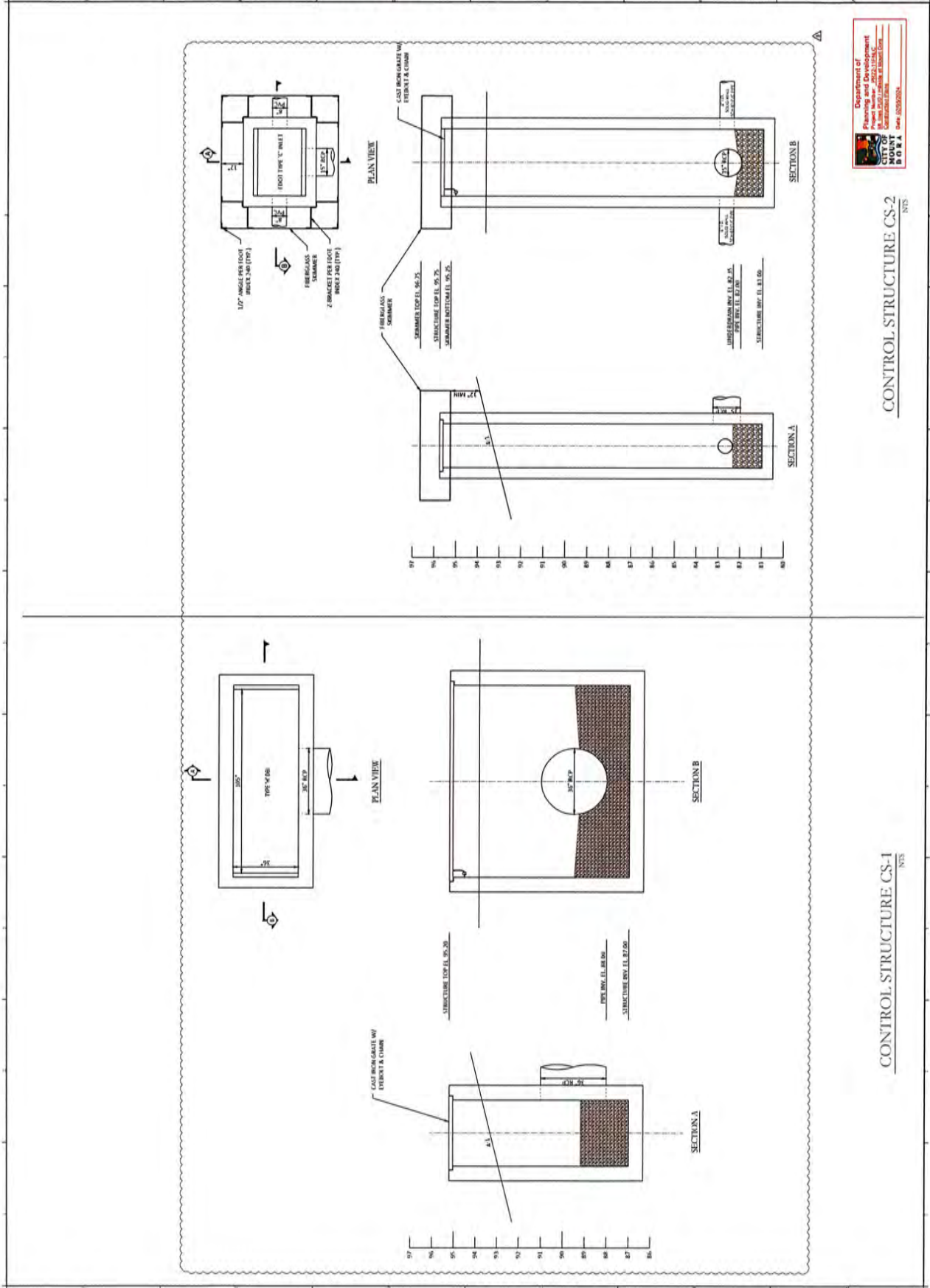
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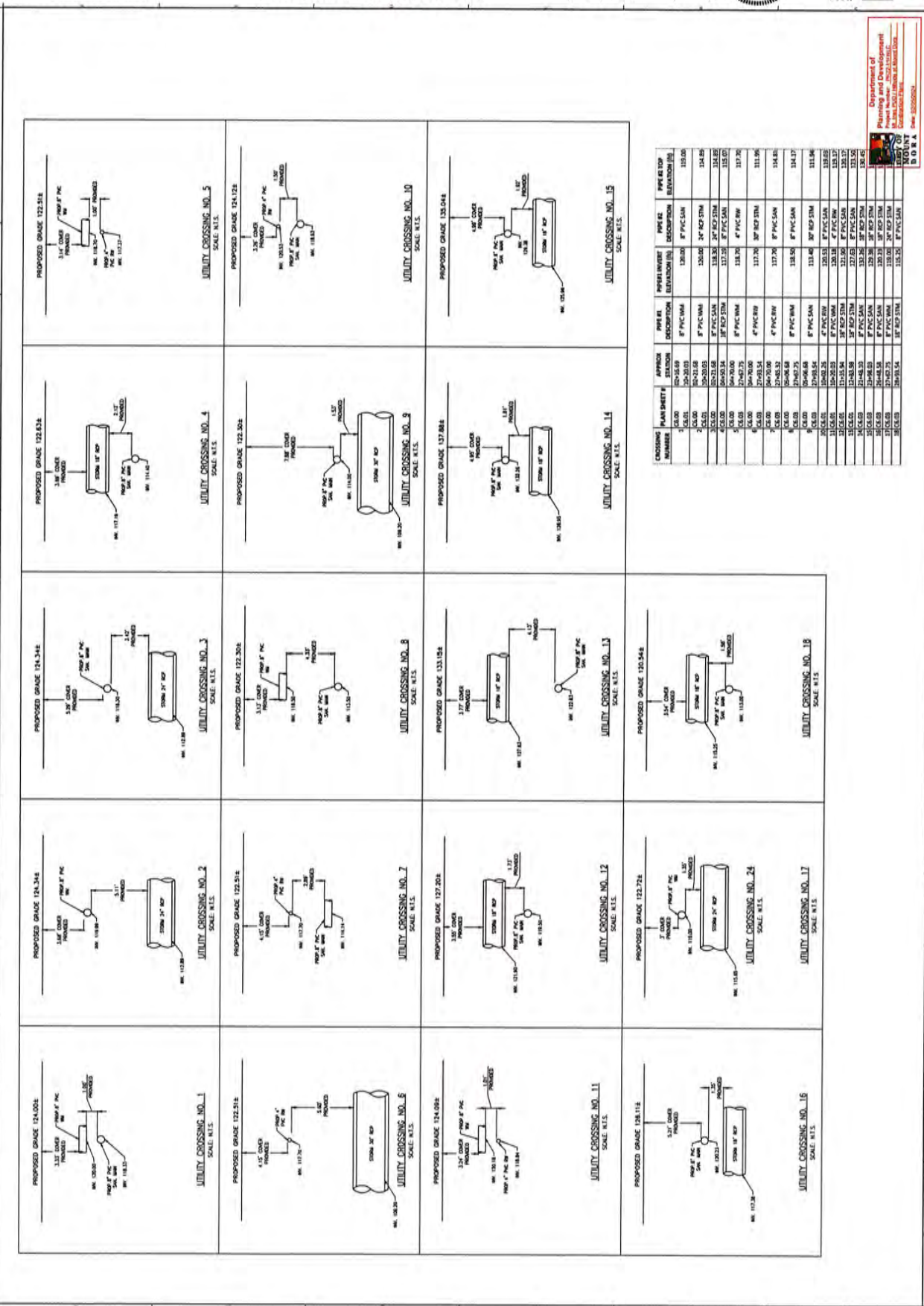


POULOS & BENNETT

POULOS & BENNETT
20212 Longwood Dr., Orlando, FL 32801
Tel: 407.481.2300 Fax: 407.481.2301
www.poulous.com

Attachment #2





CROSSING NUMBER	PLAN SHEET	APPROX. ELEVATION	PIPE INVERT ELEVATION (ft)	PIPE INVERT DESCRIPTION	PIPE RI ELEVATION (ft)	PIPE RI TOP ELEVATION (ft)
1	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
2	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
3	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
4	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
5	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
6	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
7	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
8	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
9	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
10	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
11	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
12	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
13	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
14	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
15	120.00	120.00	120.00	8" PVC SAN	120.00	120.00
16	120.00	120.00	120.00	8" PVC SAN	120.00	120.00

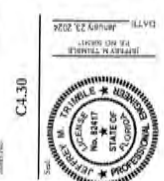
Department of
Public Works
Project Number: 2024-12-001
Date: 12/01/2024



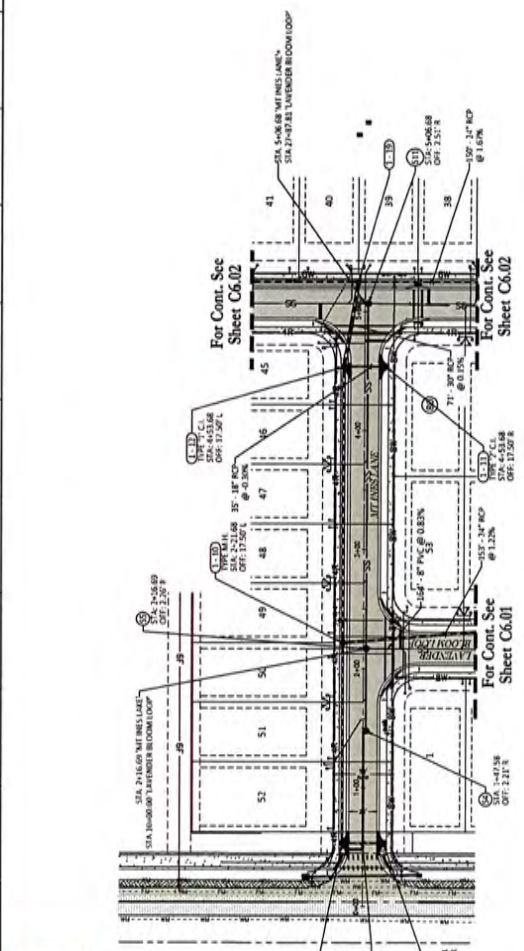
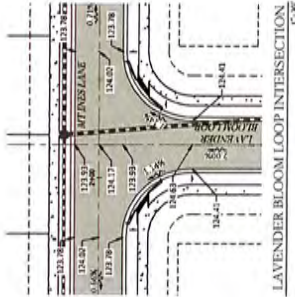
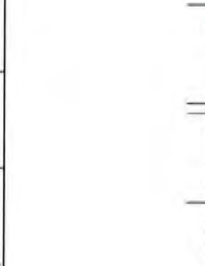
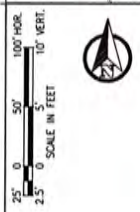
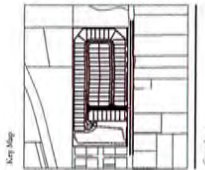
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MT. INES PUD/
HILLSIDE AT
MOUNT DORA

LAKE COUNTY, FL
UTILITY CROSSINGS
& ASSET TABLES



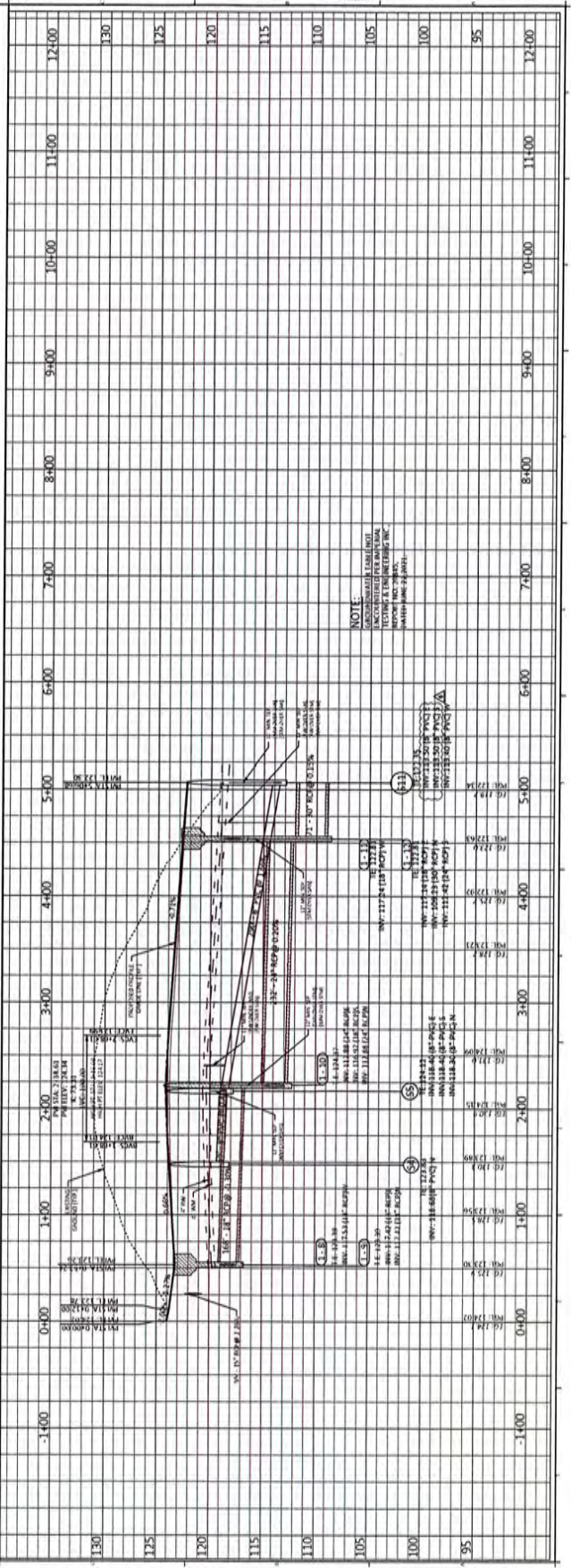
POULLOS & BENNETT
Poullos & Bennett, LLC
2501 W. US Highway 1
Suite 200
Maitland, FL 32751
Tel: 407.491.2941
www.poullosandbennett.com
Eng. Ben. Ben. 2024



Department of
Public Works & Development
Project Number: 2022-033-01
CITY OF MOUNT DORA
C. J. B. R. R. Rev. 05/05/2024

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MT. INES LANE



NOTE:
1. GRADE SHOWN IS BASE GRADE.
2. EXISTING GRADE IS SHOWN IN DASHES.
3. PROPOSED GRADE IS SHOWN IN SOLID LINES.
4. VERTICAL CURVE DATA IS SHOWN IN THE PROFILE VIEW.

Project Name:
**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Location:
LAKE COUNTY, FL

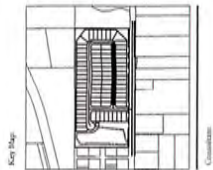
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**PLAN & PROFILE
MT. INES LANE**

Sheet No.:
C6.00

DATE: 11/15/24
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
SCALE: AS SHOWN

Professional Engineer
[Signature]
LAKE COUNTY, FL
11/15/24

POULOS & BENNETT
Poullos & Bennett, LLC
11111 N. US Highway 1
Suite 200
Orlando, FL 32817
Tel: 407.401.2000
Fax: 407.401.2001
www.poullosandbenett.com

[illegible]

LAKE COUNTY, FL
Sharon Tate
PLAN & PROFILE
LAVENDER BLOOM
LOOP

Sherry No. _____

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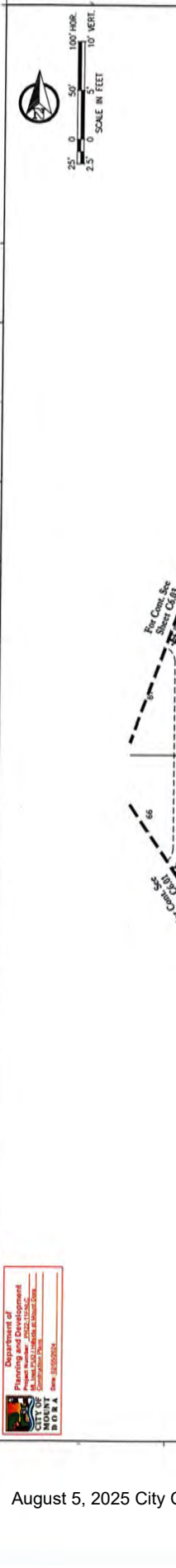
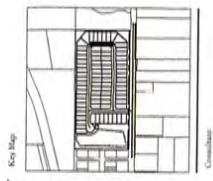
Seal

JEFFREY M. TRIMBLE
PROFESSIONAL ENGINEER
ALABAMA
No. 63417
STATE OF ALABAMA
JEFFREY M. TRIMBLE

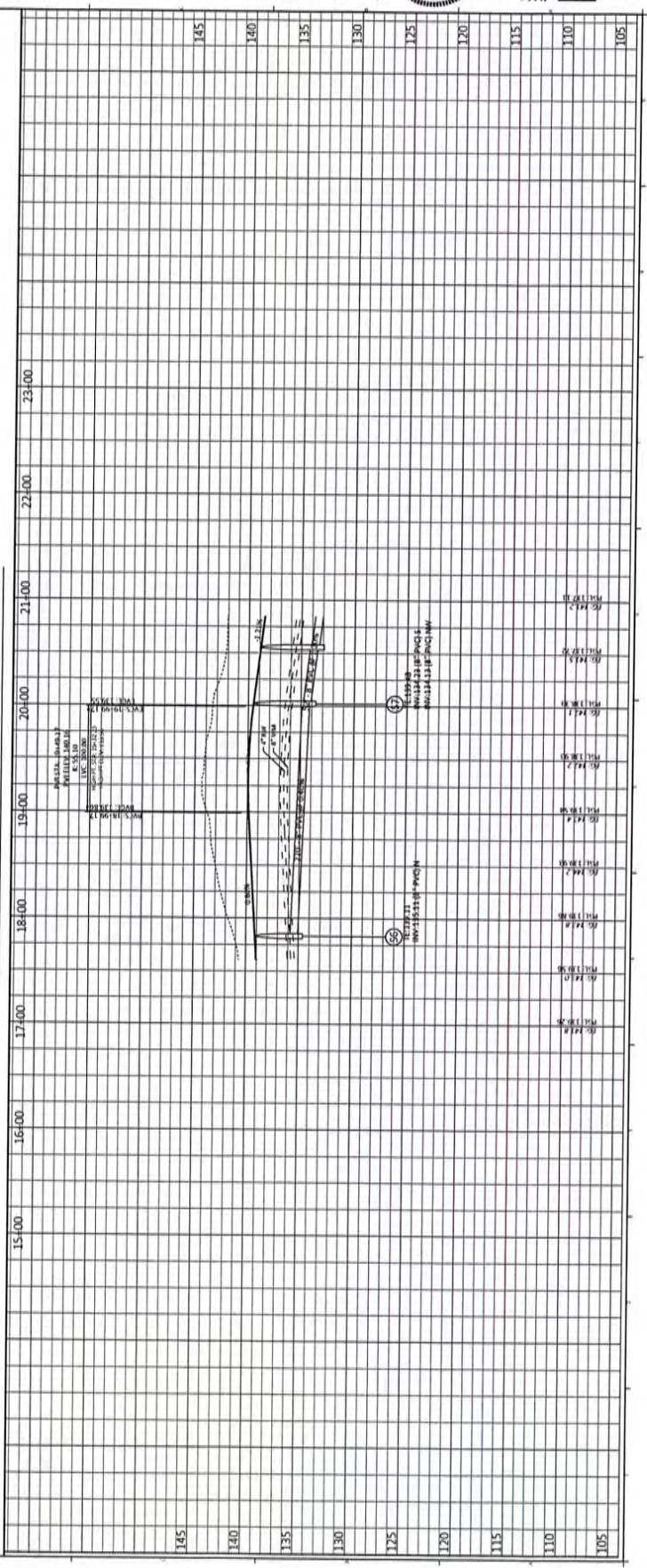
JEFFREY M. TRIMBLE
P.E. NO. 63417
DATE: January 23, 2024

POULOS & BENNETT

Poulos & Bennett, LLC
2002 E. Livingston St., Orlando, FL 32803
Tel: 407-497-2864 www.poulosbennett.com
Fax: 407-497-2865



LAVENDER BLOOM LOOP

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**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

LAKE COUNTY, FL
PLAN & PROFILE
LAVENDER BLOOM
LOOP

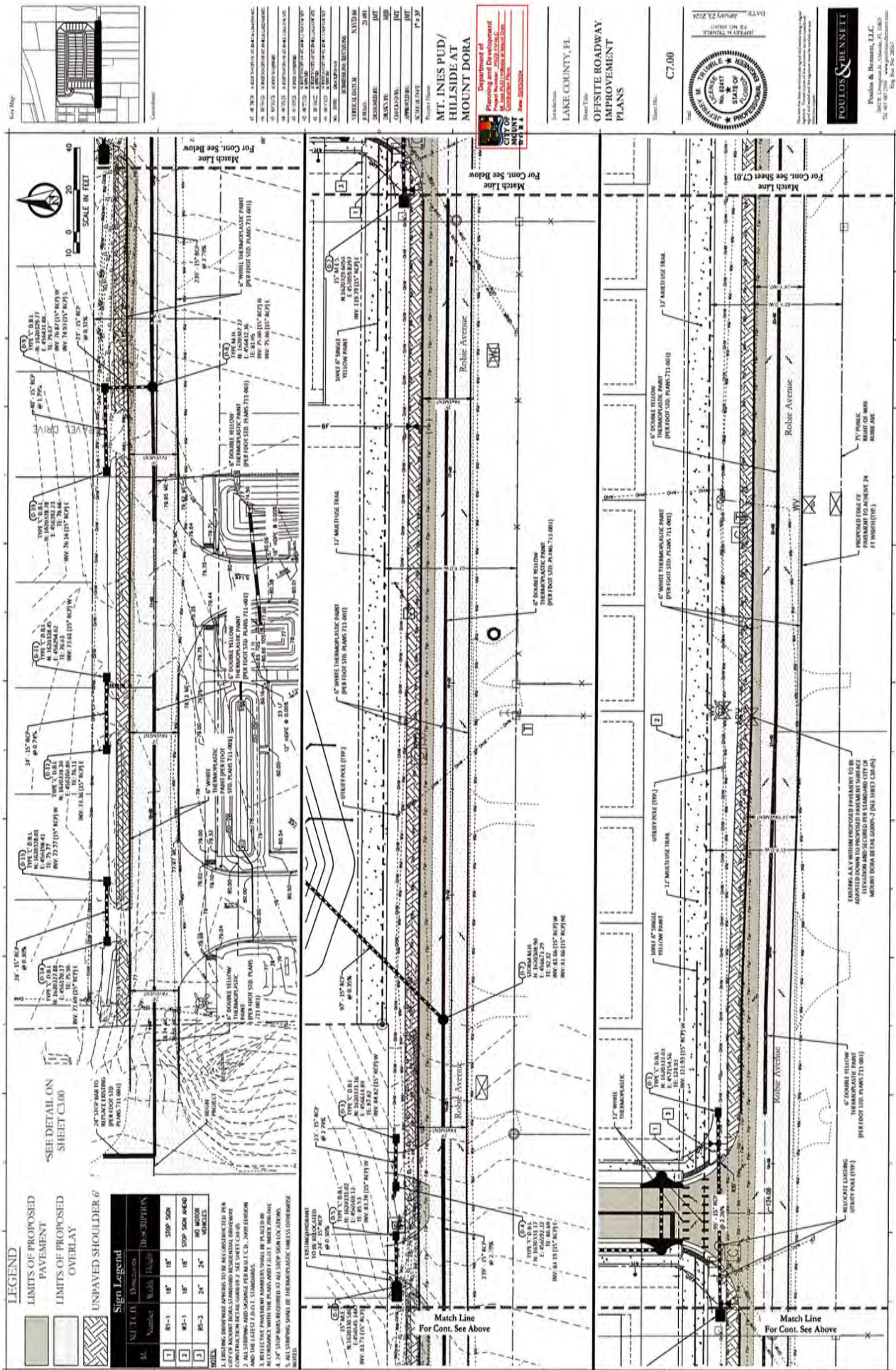
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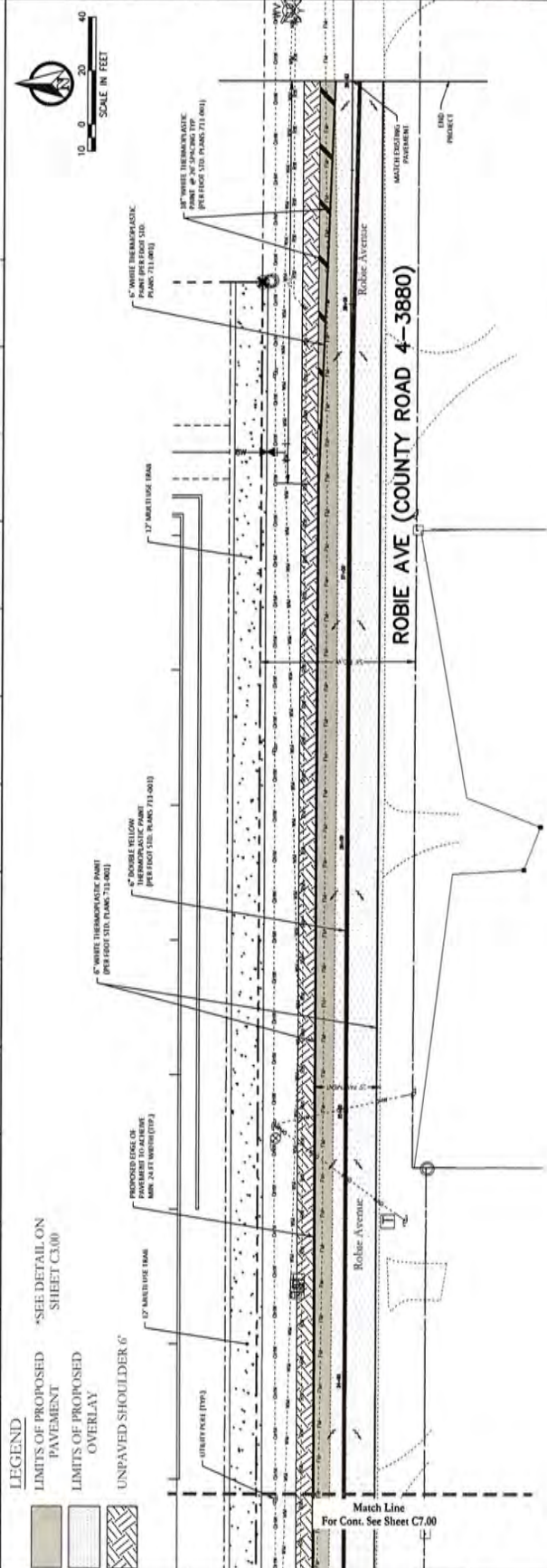
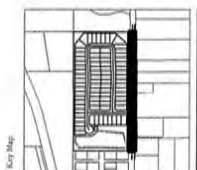


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Poulos & Bennett, LLC
3003 E. Livingston St., Orlando, FL 32803
Tel 407 487 2594 www.poulosandbennett.com
Eng. Bus. No. 28567





- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, PART 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000.
 2. ALL STOPPING AND SIGHTING DISTANCES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, PART 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000.
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 5. ALL STOPPING AND SIGHTING DISTANCES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, PART 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000.

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

LAKE COUNTY, FL
OFFSITE ROADWAY
IMPROVEMENT
PLANS

Sheet No. C7.01

DATE: January 23, 2024

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

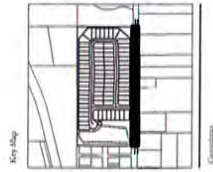
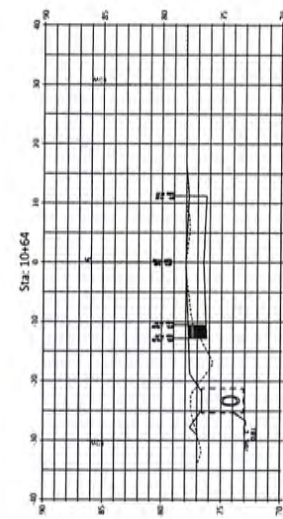
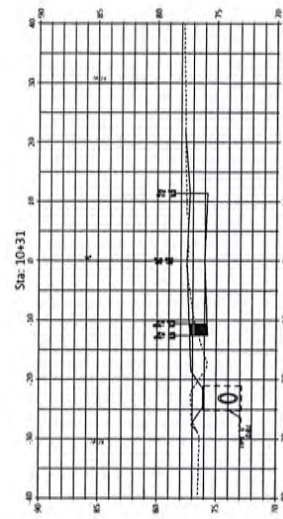
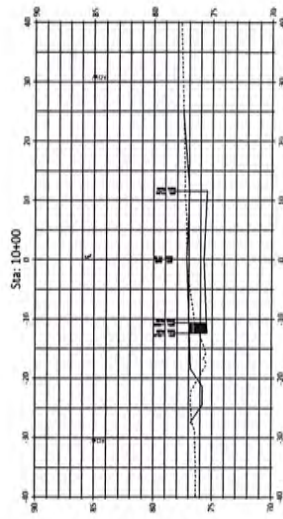
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STATE OF FLORIDA



Department of
Planning and Development
Poulos & Bennett, Inc.
10000 US Highway 19, Suite 200
Mount Dora, FL 32751
Phone: 352.385.1234
Fax: 352.385.1235
www.poulosandbennett.com

Project No. 2023-0001

[illegible]

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

James A. H. Smith
LAKE COUNTY, FL
Sherrill T. Tate
OFFSITE ROADWAY
IMPROVEMENT PLAN
SECTIONS

Slater No. _____

C7.02

Seal

JEFFREY M. TRAMBLE
GOVERNOR
STATE OF
MISSISSIPPI
DECEASE
NO. 00417
+
CORPSE

JEFFREY M. TRAMBLE
GOVERNOR
STATE OF
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DECEASE
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CORPSE

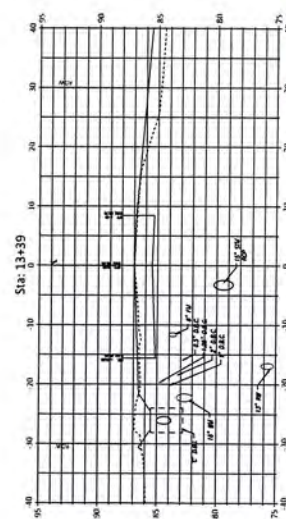
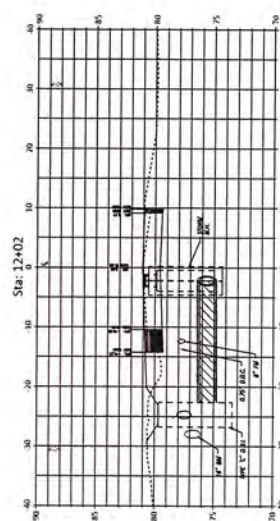
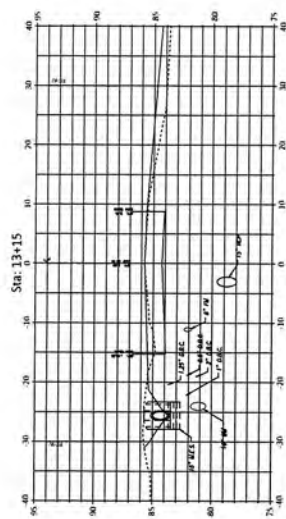
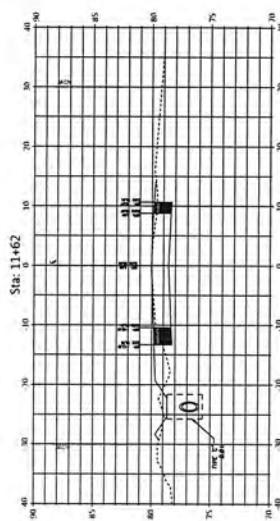
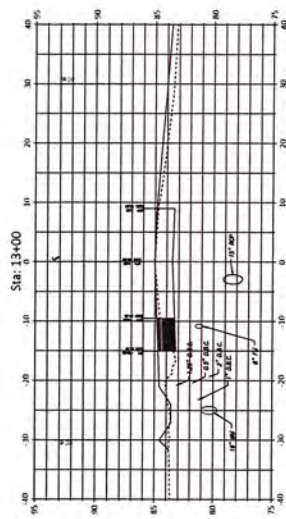
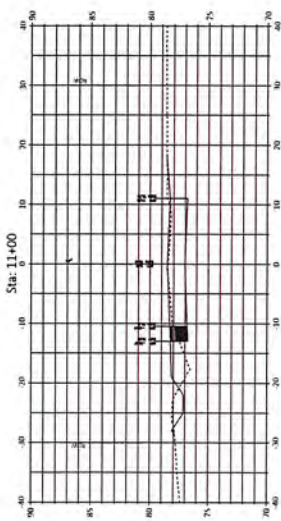
DATE: January 23, 2024
JEFFREY M. TRAMBLE
GOVERNOR

This study has been approved by agents and sound using a legal signature. Signed copies of the documents are not considered correct and would not be submitted to be considered as an

POULOS & BENNETT

Poulos & Bennett, LLC
2802 E. Longview St., Colorado, Ft. 12865
Tel: 407-487-2524 www.poulosandbennett.com
Fax: 407-285-2527

 Department of
Planning and Development
Project #2022-1176-C
Attn: City Engineer at Mount Dora
Sanitation Plant
Date: 04/06/2024



1	NAME	PROJECT NAME
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MT. INES PUD/
HILLSIDE AT
MOUNT DORA

LAKE COUNTY, FL.

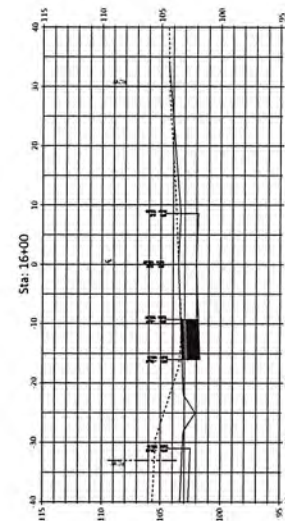
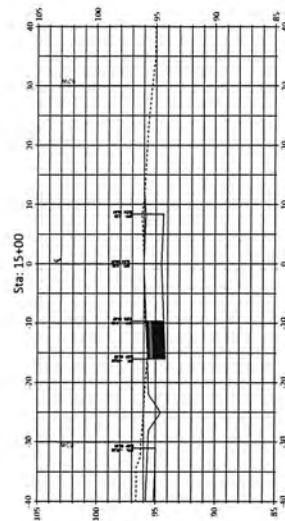
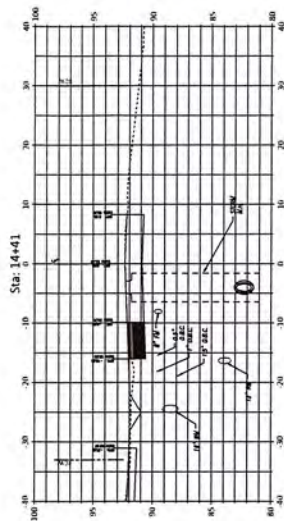
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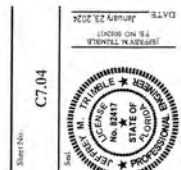
POULOS & BENNETT
Poulos & Bennett, LLC
3607 E. Lancaster St., Orlando, FL 32813
Tel: 407.483.2594 www.poulosandbennett.com
Fax: 407.483.2597

CITY OF MOUNT DORA

Department of Planning and Development
 Project Number: 19122-11736-C
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 Construction Phase
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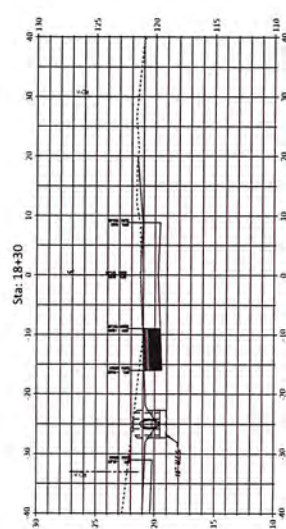
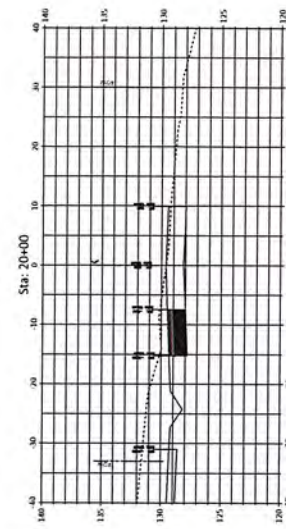
Jurisdiction
 LAKE COUNTY, FL
 Sheet Title
 OFFSITE ROADWAY
 IMPROVEMENT PLAN
 SECTIONS



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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Colorado, FL 33583
781-407-4875 • www.poulosandbennett.com
Eng. Bldg. No. 28637





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Project Name
**MT. INES PUD/
 HILLSIDE AT
 MOUNT DORA**

Jurisdiction
LAKE COUNTY, FL

Street Type
**OFFSITE ROADWAY
 IMPROVEMENT PLAN
 SECTIONS**

Sheet No.
C7.06

DATE
2022 02 08

DESIGNED BY
POULOS & BERNETT, LLC

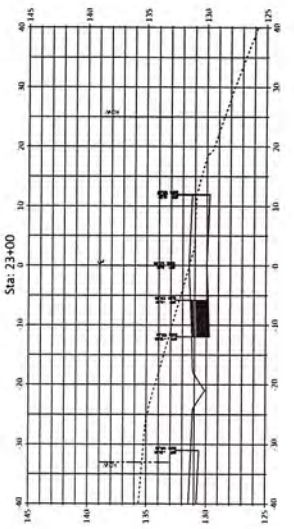
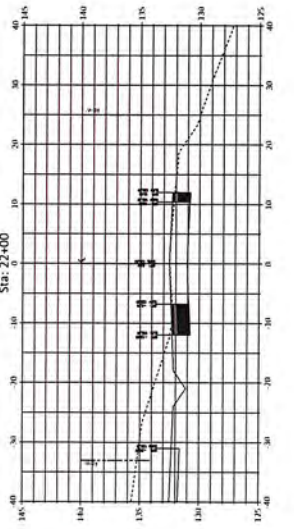
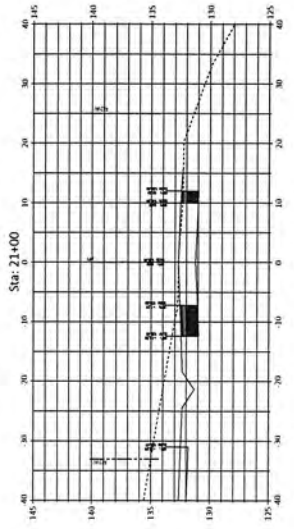
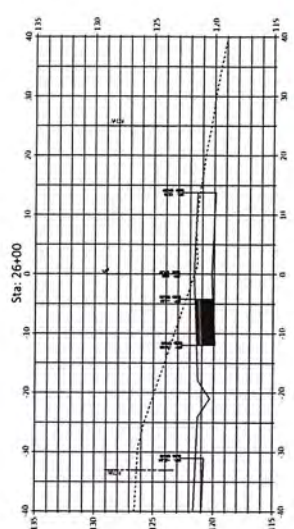
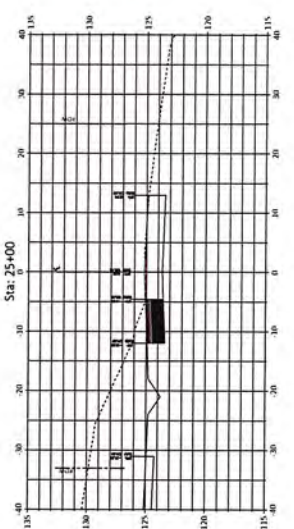
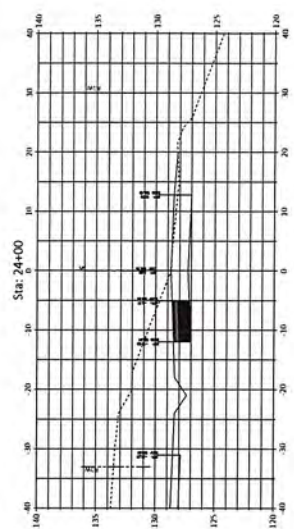
CHECKED BY
POULOS & BERNETT, LLC

APPROVED BY
POULOS & BERNETT, LLC

SCALE
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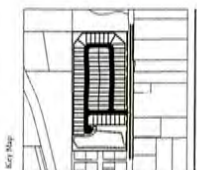
POULOS & BERNETT, LLC

Planning and Development
 1000 N. US Highway 1
 Suite 100
 Mount Dora, FL 32757
 Tel: 407.487.2318
 Fax: 407.487.2319
 www.poulosandbernett.com



**Department of
 Planning and Development
 CITY OF
 MOUNT
 DORA**

www.mountdorafl.com



Continued

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59. 4/15/25 - 10:00 AM - 12:00 PM	60. 4/15/25 - 10:00 AM - 12:00 PM
61. 4/15/25 - 10:00 AM - 12:00 PM	62. 4/15/25 - 10:00 AM - 12:00 PM
63. 4/15/25 - 10:00 AM - 12:00 PM	64. 4/15/25 - 10:00 AM - 12:00 PM
65. 4/15/25 - 10:00 AM - 12:00 PM	66. 4/15/25 - 10:00 AM - 12:00 PM
67. 4/15/25 - 10:00 AM - 12:00 PM	68. 4/15/25 - 10:00 AM - 12:00 PM
69. 4/15/25 - 10:00 AM - 12:00 PM	70. 4/15/25 - 10:00 AM - 12:00 PM
71. 4/15/25 - 10:00 AM - 12:00 PM	72. 4/15/25 - 10:00 AM - 12:00 PM
73. 4/15/25 - 10:00 AM - 12:00 PM	74. 4/15/25 - 10:00 AM - 12:00 PM
75. 4/15/25 - 10:00 AM - 12:00 PM	76. 4/15/25 - 10:00 AM - 12:00 PM
77. 4/15/25 - 10:00 AM - 12:00 PM	78. 4/15/25 - 10:00 AM - 12:00 PM
79. 4/15/25 - 10:00 AM - 12:00 PM	80. 4/15/25 - 10:00 AM - 12:00 PM
81. 4/15/25 - 10:00 AM - 12:00 PM	82. 4/15/25 - 10:00 AM - 12:00 PM
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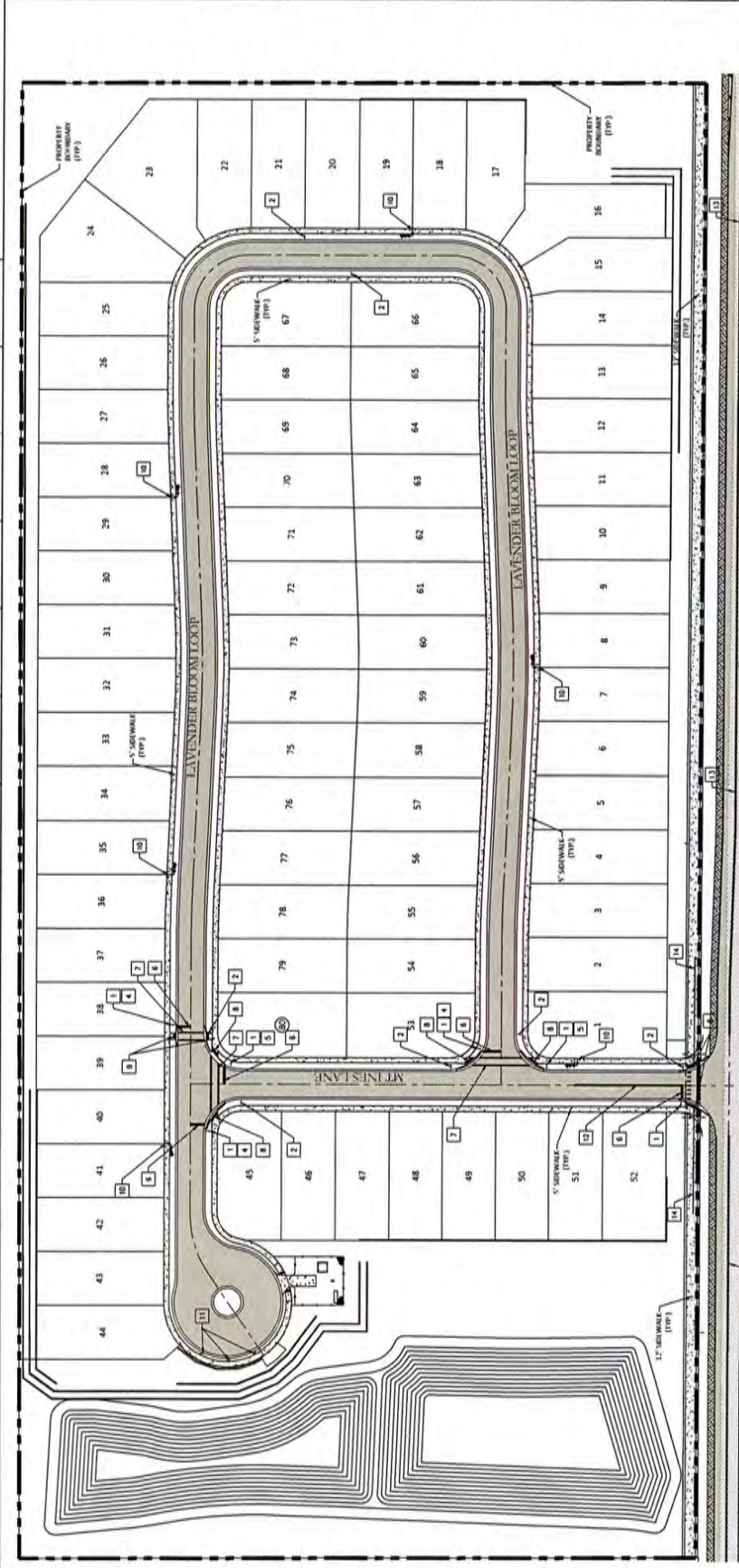
MT. INES PUD/
HILLSIDE AT
MOUNT DORA

LAKE COUNTY, FL
SIGNAGE & STRIPING
PLAN

Sheet No. C9.00
Scale: 1" = 40'

POULOS & BENNETT
Poulos & Bennett, LLC
10000 US Highway 1, Suite 100
Orlando, FL 32837
Tel: 407.437.2211
www.poulosandbenett.com

Attachment #2



Notes

1. EXISTING SIGNAGE SHALL BE REMOVED THROUGHOUT THE PROJECT AREA.
2. CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE CITY OF MOUNT DORA PRIOR TO ANY SIGNAGE INSTALLATION.
3. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MOUNT DORA SIGNAGE MANUAL.

Fees & Other Legal		Miscellaneous	
ID	Symbol	ID	Symbol
1	STOP	1	STOP
2	YIELD	2	YIELD
3	NO LEFT TURN	3	NO LEFT TURN
4	NO RIGHT TURN	4	NO RIGHT TURN
5	NO U-TURN	5	NO U-TURN
6	NO THROUGH TRUCKS	6	NO THROUGH TRUCKS
7	NO TRUCKS OVER 10,000 LBS	7	NO TRUCKS OVER 10,000 LBS
8	NO TRUCKS OVER 10,000 LBS	8	NO TRUCKS OVER 10,000 LBS
9	NO TRUCKS OVER 10,000 LBS	9	NO TRUCKS OVER 10,000 LBS
10	NO TRUCKS OVER 10,000 LBS	10	NO TRUCKS OVER 10,000 LBS
11	NO TRUCKS OVER 10,000 LBS	11	NO TRUCKS OVER 10,000 LBS
12	NO TRUCKS OVER 10,000 LBS	12	NO TRUCKS OVER 10,000 LBS
13	NO TRUCKS OVER 10,000 LBS	13	NO TRUCKS OVER 10,000 LBS
14	NO TRUCKS OVER 10,000 LBS	14	NO TRUCKS OVER 10,000 LBS

Sign Legend		Striping Legend	
ID	Symbol	ID	Symbol
1	STOP	1	STOP
2	YIELD	2	YIELD
3	NO LEFT TURN	3	NO LEFT TURN
4	NO RIGHT TURN	4	NO RIGHT TURN
5	NO U-TURN	5	NO U-TURN
6	NO THROUGH TRUCKS	6	NO THROUGH TRUCKS
7	NO TRUCKS OVER 10,000 LBS	7	NO TRUCKS OVER 10,000 LBS
8	NO TRUCKS OVER 10,000 LBS	8	NO TRUCKS OVER 10,000 LBS
9	NO TRUCKS OVER 10,000 LBS	9	NO TRUCKS OVER 10,000 LBS
10	NO TRUCKS OVER 10,000 LBS	10	NO TRUCKS OVER 10,000 LBS
11	NO TRUCKS OVER 10,000 LBS	11	NO TRUCKS OVER 10,000 LBS
12	NO TRUCKS OVER 10,000 LBS	12	NO TRUCKS OVER 10,000 LBS
13	NO TRUCKS OVER 10,000 LBS	13	NO TRUCKS OVER 10,000 LBS
14	NO TRUCKS OVER 10,000 LBS	14	NO TRUCKS OVER 10,000 LBS

[illegible][illegible][illegible][illegible][illegible][illegible]

7.10.3.3. POTABLE WATER REQUIREMENTS

1. **GENERAL:** THE MATERIALS OF CONSTRUCTION AND DESIGN SHALL BE SUCH THAT THE POTABLE WATER SYSTEM SHALL BE SUITABLE FOR THE BRACKISH APPLICABLE ENVIRONMENT BE FORTH IN THE PROJECT AREA. THE MATERIALS SHALL BE OF THE FOLLOWING GRADES: **POTABLE WATER MAINS:** SECTION 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 1AA, 1AB, 1AC, 1AD, 1AE, 1AF, 1AG, 1AH, 1AI, 1AJ, 1AK, 1AL, 1AM, 1AN, 1AO, 1AP, 1AQ, 1AR, 1AS, 1AT, 1AU, 1AV, 1AW, 1AX, 1AY, 1AZ, 1BA, 1BB, 1BC, 1BD, 1BE, 1BF, 1BG, 1BH, 1BI, 1BJ, 1BK, 1BL, 1BM, 1BN, 1BO, 1BP, 1BQ, 1BR, 1BS, 1BT, 1BU, 1BV, 1BW, 1BX, 1BY, 1BZ, 1CA, 1CB, 1CC, 1CD, 1CE, 1CF, 1CG, 1CH, 1CI, 1CJ, 1CK, 1CL, 1CM, 1CN, 1CO, 1CP, 1CQ, 1CR, 1CS, 1CT, 1CU, 1CV, 1CW, 1CX, 1CY, 1CZ, 1DA, 1DB, 1DC, 1DD, 1DE, 1DF, 1DG, 1DH, 1DI, 1DJ, 1DK, 1DL, 1DM, 1DN, 1DO, 1DP, 1DQ, 1DR, 1DS, 1DT, 1DU, 1DV, 1DW, 1DX, 1DY, 1DZ, 1EA, 1EB, 1EC, 1ED, 1EE, 1EF, 1EG, 1EH, 1EI, 1EJ, 1EK, 1EL, 1EM, 1EN, 1EO, 1EP, 1EQ, 1ER, 1ES, 1ET, 1EU, 1EV, 1EW, 1EX, 1EY, 1EZ, 1FA, 1FB, 1FC, 1FD, 1FE, 1FF, 1FG, 1FH, 1FI, 1FJ, 1FK, 1FL, 1FM, 1FN, 1FO, 1FP, 1FQ, 1FR, 1FS, 1FT, 1FU, 1FV, 1FW, 1FX, 1FY, 1FZ, 1GA, 1GB, 1GC, 1GD, 1GE, 1GF, 1GG, 1GH, 1GI, 1GJ, 1GK, 1GL, 1GM, 1GN, 1GO, 1GP, 1GQ, 1GR, 1GS, 1GT, 1GU, 1GV, 1GW, 1GX, 1GY, 1GZ, 1HA, 1HB, 1HC, 1HD, 1HE, 1HF, 1HG, 1HH, 1HI, 1HJ, 1HK, 1HL, 1HM, 1HN, 1HO, 1HP, 1HQ, 1HR, 1HS, 1HT, 1HU, 1HV, 1HW, 1HX, 1HY, 1HZ, 1IA, 1IB, 1IC, 1ID, 1IE, 1IF, 1IG, 1IH, 1II, 1IJ, 1IK, 1IL, 1IM, 1IN, 1IO, 1IP, 1IQ, 1IR, 1IS, 1IT, 1IU, 1IV, 1IW, 1IX, 1IY, 1IZ, 1JA, 1JB, 1JC, 1JD, 1JE, 1JF, 1JG, 1JH, 1JI, 1JJ, 1JK, 1JL, 1JM, 1JN, 1JO, 1JP, 1JQ, 1JR, 1JS, 1JT, 1JU, 1JV, 1JW, 1JX, 1JY, 1JZ, 1KA, 1KB, 1KC, 1KD, 1KE, 1KF, 1KG, 1KH, 1KI, 1KJ, 1KK, 1KL, 1KM, 1KN, 1KO, 1KP, 1KQ, 1KR, 1KS, 1KT, 1KU, 1KV, 1KW, 1KX, 1KY, 1KZ, 1LA, 1LB, 1LC, 1LD, 1LE, 1LF, 1LG, 1LH, 1LI, 1LJ, 1LK, 1LL, 1LM, 1LN, 1LO, 1LP, 1LQ, 1LR, 1LS, 1LT, 1LU, 1LV, 1LW, 1LX, 1LY, 1LZ, 1MA, 1MB, 1MC, 1MD, 1ME, 1MF, 1MG, 1MH, 1MI, 1MJ, 1MK, 1ML, 1MM, 1MN, 1MO, 1MP, 1MQ, 1MR, 1MS, 1MT, 1MU, 1MV, 1MW, 1MX, 1MY, 1MZ, 1NA, 1NB, 1NC, 1ND, 1NE, 1NF, 1NG, 1NH, 1NI, 1NJ, 1NK, 1NL, 1NM, 1NN, 1NO, 1NP, 1NQ, 1NR, 1NS, 1NT, 1NU, 1NV, 1NW, 1NX, 1NY, 1NZ, 1OA, 1OB, 1OC, 1OD, 1OE, 1OF, 1OG, 1OH, 1OI, 1OJ, 1OK, 1OL, 1OM, 1ON, 1OO, 1OP, 1OQ, 1OR, 1OS, 1OT, 1OU, 1OV, 1OW, 1OX, 1OY, 1OZ, 1PA, 1PB, 1PC, 1PD, 1PE, 1PF, 1PG, 1PH, 1PI, 1PJ, 1PK, 1PL, 1PM, 1PN, 1PO, 1PP, 1PQ, 1PR, 1PS, 1PT, 1PU, 1PV, 1PW, 1PX, 1PY, 1PZ, 1QA, 1QB, 1QC, 1QD, 1QE, 1QF, 1QG, 1QH, 1QI, 1QJ, 1QK, 1QL, 1QM, 1QN, 1QO, 1QP, 1QQ, 1QR, 1QS, 1QT, 1QU, 1QV, 1QW, 1QX, 1QY, 1QZ, 1RA, 1RB, 1RC, 1RD, 1RE, 1RF, 1RG, 1RH, 1RI, 1RJ, 1RK, 1RL, 1RM, 1RN, 1RO, 1RP, 1RQ, 1RR, 1RS, 1RT, 1RU, 1RV, 1RW, 1RX, 1RY, 1RZ, 1SA, 1SB, 1SC, 1SD, 1SE, 1SF, 1SG, 1SH, 1SI, 1SJ, 1SK, 1SL, 1SM, 1SN, 1SO, 1SP, 1SQ, 1SR, 1SS, 1ST, 1SU, 1SV, 1SW, 1SX, 1SY, 1SZ, 1TA, 1TB, 1TC, 1TD, 1TE, 1TF, 1TG, 1TH, 1TI, 1TJ, 1TK, 1TL, 1TM, 1TN, 1TO, 1TP, 1TQ, 1TR, 1TS, 1TT, 1TU, 1TV, 1TW, 1TX, 1TY, 1TZ, 1UA, 1UB, 1UC, 1UD, 1UE, 1UF, 1UG, 1UH, 1UI, 1UJ, 1UK, 1UL, 1UM, 1UN, 1UO, 1UP, 1UQ, 1UR, 1US, 1UT, 1UU, 1UV, 1UW, 1UX, 1UY, 1UZ, 1VA, 1VB, 1VC, 1VD, 1VE, 1VF, 1VG, 1VH, 1VI, 1VJ, 1VK, 1VL, 1VM, 1VN, 1VO, 1VP, 1VQ, 1VR, 1VS, 1VT, 1VU, 1VV, 1VW, 1VX, 1VY, 1VZ, 1WA, 1WB, 1WC, 1WD, 1WE, 1WF, 1WG, 1WH, 1WI, 1WJ, 1WK, 1WL, 1WM, 1WN, 1WO, 1WP, 1WQ, 1WR, 1WS, 1WT, 1WU, 1WV, 1WW, 1WX, 1WY, 1WZ, 1XA, 1XB, 1XC, 1XD, 1XE, 1XF, 1XG, 1XH, 1XI, 1XJ, 1XK, 1XL, 1XM, 1XN, 1XO, 1XP, 1XQ, 1XR, 1XS, 1XT, 1XU, 1XV, 1XW, 1XX, 1XY, 1XZ, 1YA, 1YB, 1YC, 1YD, 1YE, 1YF, 1YG, 1YH, 1YI, 1YJ, 1YK, 1YL, 1YM, 1YN, 1YO, 1YP, 1YQ, 1YR, 1YS, 1YT, 1YU, 1YV, 1YW, 1YX, 1YY, 1YZ, 1ZA, 1ZB, 1ZC, 1ZD, 1ZE, 1ZF, 1ZG, 1ZH, 1ZI, 1ZJ, 1ZK, 1ZL, 1ZM, 1ZN, 1ZO, 1ZP, 1ZQ, 1ZR, 1ZS, 1ZT, 1ZU, 1ZV, 1ZW, 1ZX, 1ZY, 1ZZ, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I

[illegible]

UTILITY PLANT DISCLAIMER: THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE ABOVE STIPPLED REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CONSULTING ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL
Tel: 407 487-2504 www.poulosbennett.com

Department of
Planning and Development
Project Number: 7702-1165-C
Mile Mark: P.O. Highway at Boardman
Construction Phase
Date: 02/05/2024

Foundation
 LAKE COUNTY, FL
 Short Title
 THE CITY OF
 MT DORA UTILITY
 CONSTRUCTION
 NOTES
 Sheet No.

C-10.01

Seal

JEFFREY M. TRIANGLE
LICENSE No. 8247
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DEBBIE N. TRIMBLE
74 NO. 60027
January 22, 2024 DATE

Three sixth- and eighth-grade students also signed and mailed using a digital signature. Several types of the signatures are not combined, signed and mailed and the signature must be verified on any computer's key pad.

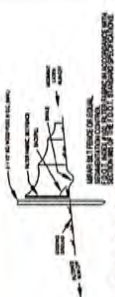
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel: 407 487-2594 www.poulosandbennett.com

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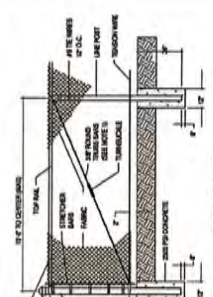
Department of
Public Works - 2000 S.W. 11th St.
Gainesville, FL 32601-1000
Phone: 352-339-2000
Fax: 352-339-2001



NOTES:
1. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED TO PREVENT EROSION OF THE SOIL SURFACE.
2. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED TO PREVENT EROSION OF THE SOIL SURFACE.
3. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED TO PREVENT EROSION OF THE SOIL SURFACE.

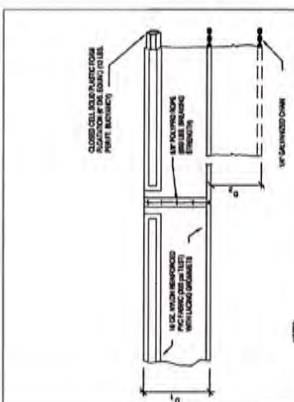
EROSION CONTROL STRUCTURE
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EROSION CONTROL DETAIL
GU0020-1
ISSUED: 2017
REVISED: -



FENCE DETAIL
THE FENCE SHALL BE CONSTRUCTED TO PREVENT EROSION OF THE SOIL SURFACE. THE FENCE SHALL BE CONSTRUCTED TO PREVENT EROSION OF THE SOIL SURFACE. THE FENCE SHALL BE CONSTRUCTED TO PREVENT EROSION OF THE SOIL SURFACE.

FENCE AND GATE DETAIL
GU0022-1
ISSUED: 2017
REVISED: -



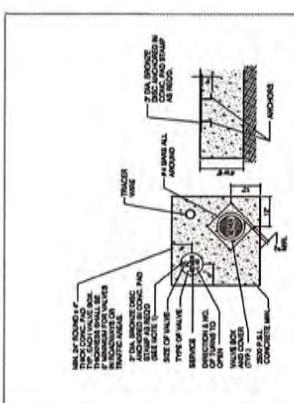
TYPE 1 FLOATING TURBIDITY BARRIER
GU0021-1
ISSUED: 2017
REVISED: -

TYPE 1 FLOATING TURBIDITY BARRIER
GU0021-1
ISSUED: 2017
REVISED: -



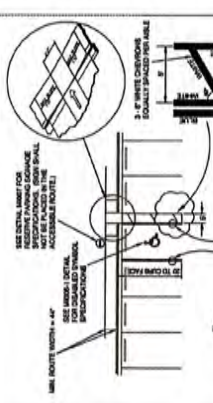
TREE PROTECTION MEASURES
GU0023-1
ISSUED: 2017
REVISED: -

TREE PROTECTION MEASURES
GU0023-1
ISSUED: 2017
REVISED: -



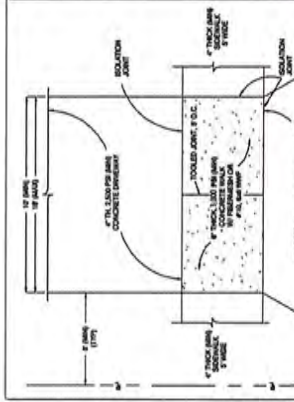
ACCESSIBLE PARKING - SINGLE SPACE STRIPING
GU0024-1
ISSUED: 2017
REVISED: -

ACCESSIBLE PARKING - SINGLE SPACE STRIPING
GU0024-1
ISSUED: 2017
REVISED: -



TYPICAL UTILITY LOCATIONS
GU0025-1
ISSUED: 2017
REVISED: -

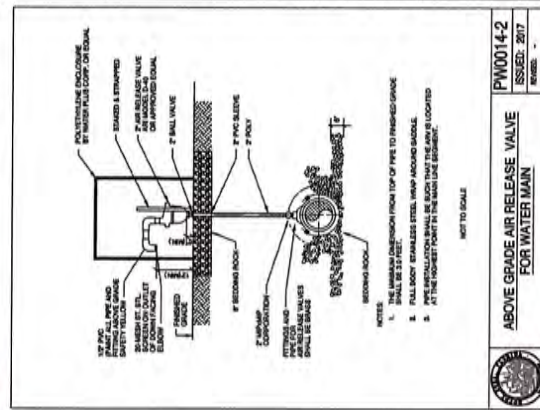
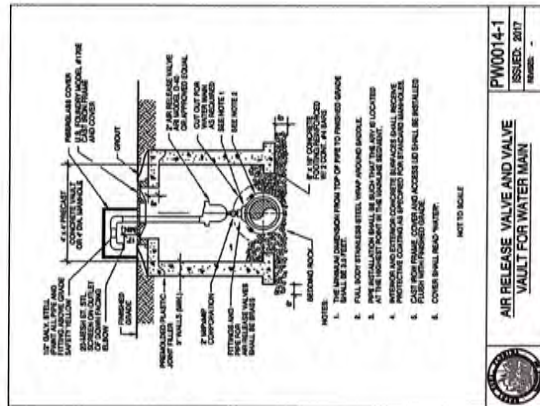
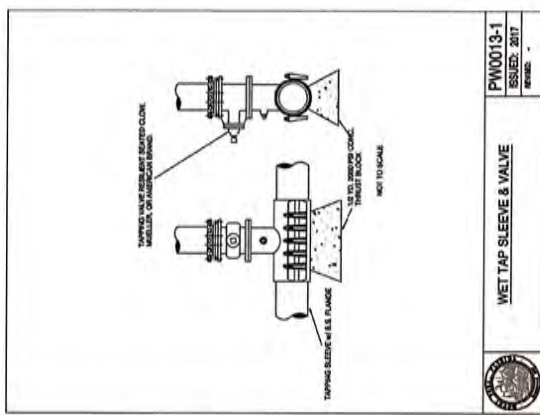
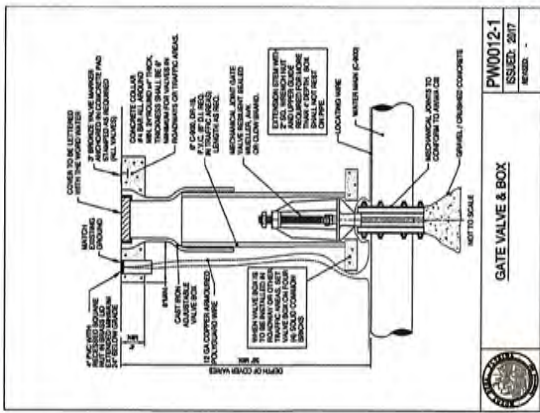
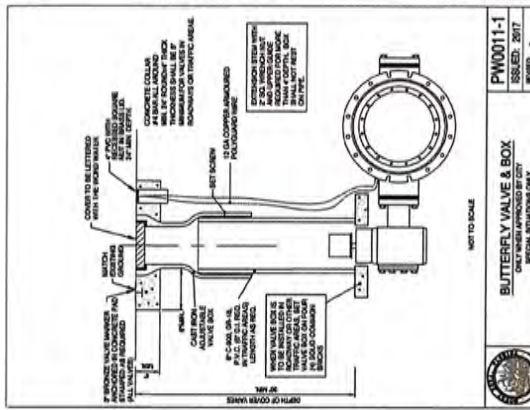
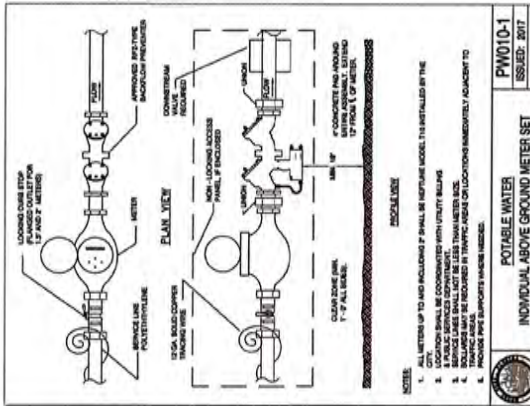
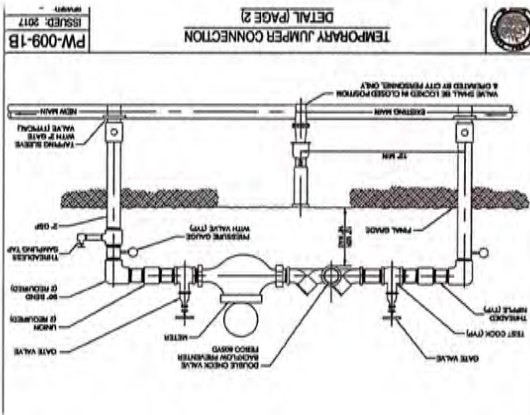
TYPICAL UTILITY LOCATIONS
GU0025-1
ISSUED: 2017
REVISED: -



RESIDENTIAL DRIVEWAY CONSTRUCTION
GU0019-2
ISSUED: 2017
REVISED: -

RESIDENTIAL DRIVEWAY CONSTRUCTION
GU0019-2
ISSUED: 2017
REVISED: -

CITY OF MOUNT ROSA
Department of Planning and Development
 Project Number: **P202-11503-C**
 Mt. Road P202-11503-C at Mount Rosa
 Construction Plans
 Date: **02/05/2024**

[illegible]

LAKE COUNTY, FL
THE CITY OF
MT DORA UTILITY
CONSTRUCTION
NOTES

Sheet No. _____
C10.07

Scale _____

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MT DORA
CONSTRUCTION

RECEIVED
CITY OF MT DORA
ENGINEERING DEPARTMENT

For more information, visit www.poulsen-bennett.com.
 Poulson & Bennett, LLC
 2602 E. Livingston Ave., Suite 100, St. Paul, MN 55103
 Tel: 651.407.2124 Fax: 651.407.2125
 Email: info@poulsen-bennett.com
 Web: www.poulsen-bennett.com



Department of
Planning and Development
City of Mount Dora
Construction Plans
Date: 05/05/2024

PLAN

PROFILE

NOTES:

- SERVICE BOX SHALL BE OFF QUALITY PRODUCTS AND 1200 "H" LAMINAR IN COLOR.
- 2" AIR BETWEEN TEE AND BALL VALVE IN VALVE BOX.
- 4" P" RECLAIMED WATER METERS SHALL BE REPTIME MODEL 1-10 AND SHALL BE INSTALLED BY THE CITY.

RW002-1

RECLAIMED WATER SINGLE SERVICE CONNECTION

ISSUED: 2017
REVISED: -

PLAN - DOUBLE SERVICE

PROFILE

NOTES:

- RECLAIMED WATER METERS SHALL BE REPTIME MODEL 1-10 AND SHALL BE INSTALLED BY THE CITY.

RW003-1

RECLAIMED WATER DOUBLE SERVICE CONNECTION

ISSUED: 2017
REVISED: -

PLAN

PROFILE

NOTES:

- RECLAIMED WATER METERS SHALL BE REPTIME MODEL 1-10 AND SHALL BE INSTALLED BY THE CITY.

RW004-1

RECLAIMED WATER MASTER METER ASSEMBLY

ISSUED: 2017
REVISED: -

PLAN

PROFILE

NOTES:

- RECLAIMED WATER METERS SHALL BE REPTIME MODEL 1-10 AND SHALL BE INSTALLED BY THE CITY.

RW005-1

RECLAIMED WATER COMMERCIAL SINGLE SERVICE CONNECTION

ISSUED: 2017
REVISED: -

Irrigation Systems

Storage Ponds & Lakes

RW006-1

RECLAIMED WATER REQUIRED WARNING SIGNS

ISSUED: 2017
REVISED: -

PLAN

PROFILE

NOTES:

- RECLAIMED WATER METERS SHALL BE REPTIME MODEL 1-10 AND SHALL BE INSTALLED BY THE CITY.

SS001-1

TYPICAL SEWER CONNECTION

ISSUED: 2017
REVISED: -

STANDARD MANHOLE DETAIL

MANHOLE SIZE	18" DIA	24" DIA	30" DIA	36" DIA	42" DIA	48" DIA	54" DIA	60" DIA
MIN. DEPTH	4'	4'	4'	4'	4'	4'	4'	4'
MIN. WIDTH	18"	24"	30"	36"	42"	48"	54"	60"

SS002-1

STANDARD MANHOLE DETAIL

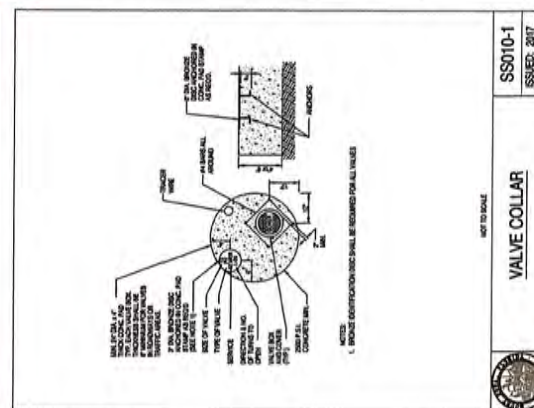
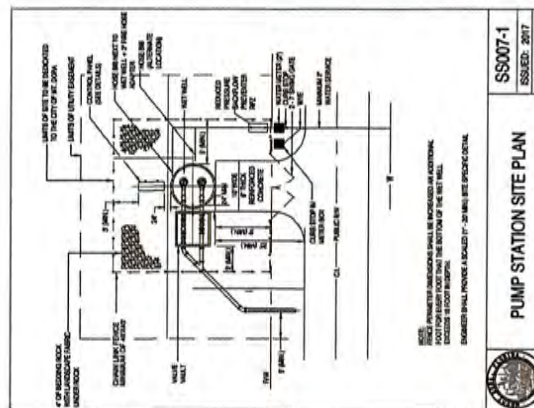
ISSUED: 2017
REVISED: -

TYPICAL MANHOLE CONNECTIONS

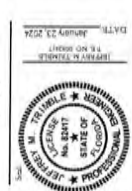
SS003-1

TYPICAL MANHOLE CONNECTIONS

ISSUED: 2017
REVISED: -



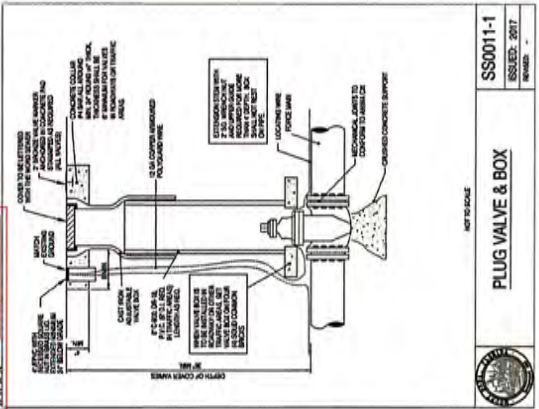
Journal/Division	LAKE COUNTY, FL	
Sheet 7 of 6	THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES	C10.00
Sheet 7 of 6		



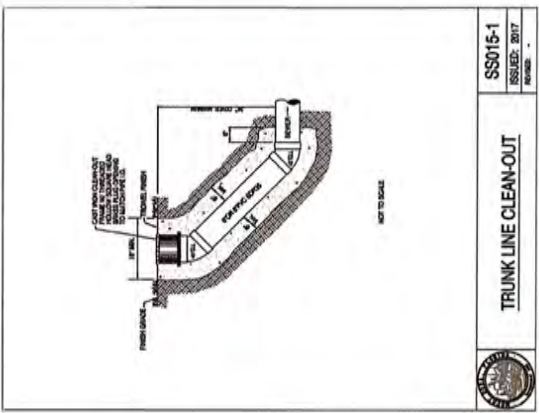
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POULOS & BENNETT

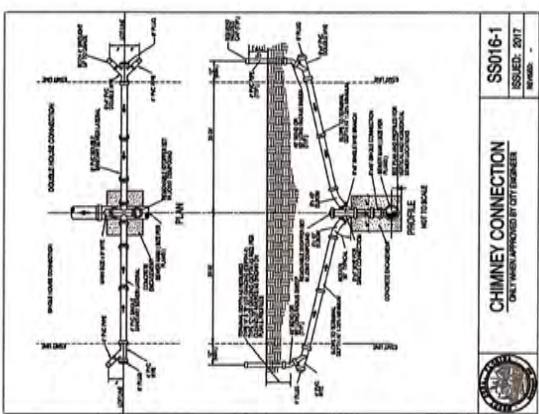
Poulos & Bennett, LLC
2602 E. Livingston St., Odessa, FL 33565
Tel: 407-467-2341 Fax: 407-467-2342
www.poulosandbennett.com
Tel: 407-467-2342



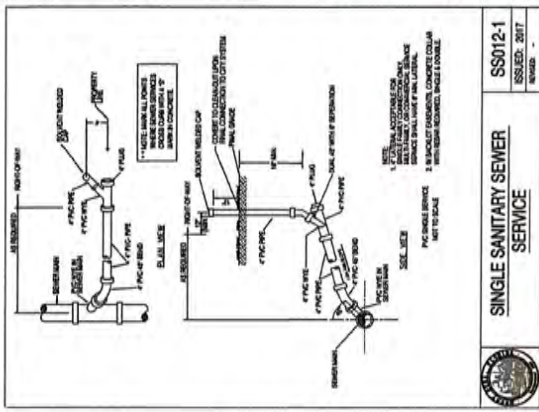
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ISSUED: 2017
REVISION: -
PLUG VALVE & BOX



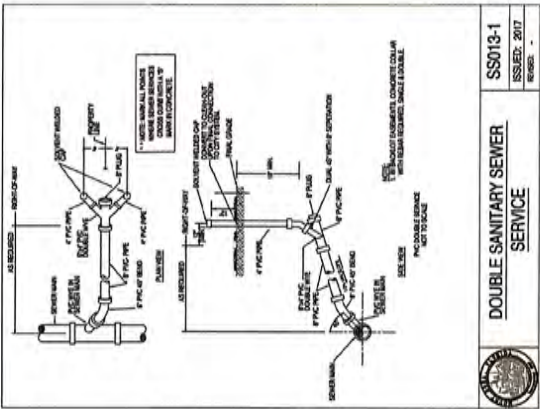
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ISSUED: 2017
REVISION: -
TRUNK LINE CLEAN-OUT



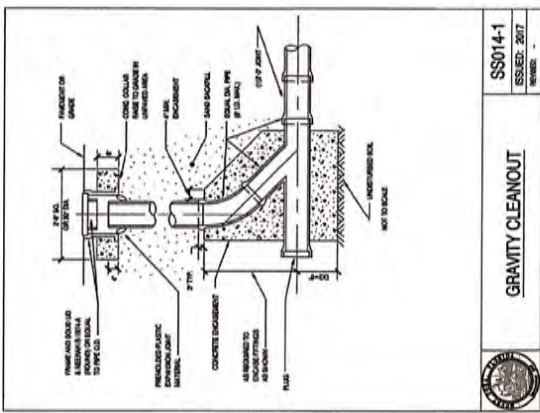
SS016-1
ISSUED: 2017
REVISION: -
CHIMNEY CONNECTION
ONLY WHEN APPROVED BY CITY ENGINEER



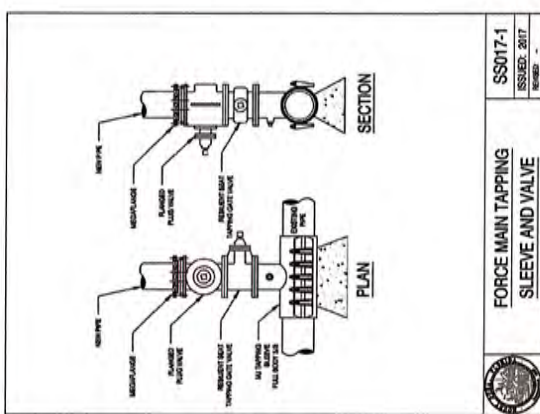
SS012-1
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REVISION: -
SINGLE SANITARY SEWER SERVICE



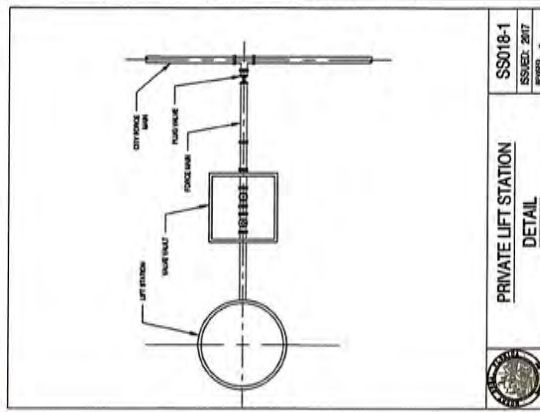
SS013-1
ISSUED: 2017
REVISION: -
DOUBLE SANITARY SEWER SERVICE



SS014-1
ISSUED: 2017
REVISION: -
GRAVITY CLEANOUT



SS017-1
ISSUED: 2017
REVISION: -
FORCE MAIN TAPPING SLEEVE AND VALVE



SS018-1
ISSUED: 2017
REVISION: -
PRIVATE LIFT STATION DETAIL

SUBJECT: PLUG DISCLOSURE:
THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES IN THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT MODEL, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE DETAILED REQUIREMENTS SHALL APPLY, SUBJECT TO THE INTERPRETATION OF THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.

PROJECT NAME	MT. INES PUD/ HILLSIDE AT MOUNT DORA	
LOCATION	LAKE COUNTY, FL	
CLIENT	THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES	
DATE	C10.10	
DESIGNED BY	POULOS & BINNETT	
CHECKED BY	POULOS & BINNETT	
APPROVED BY	POULOS & BINNETT	
DATE	11/15/17	
REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/17
2	ISSUED FOR CONSTRUCTION	11/15/17
3	ISSUED FOR CONSTRUCTION	11/15/17
4	ISSUED FOR CONSTRUCTION	11/15/17
5	ISSUED FOR CONSTRUCTION	11/15/17
6	ISSUED FOR CONSTRUCTION	11/15/17
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18	ISSUED FOR CONSTRUCTION	11/15/17
19	ISSUED FOR CONSTRUCTION	11/15/17
20	ISSUED FOR CONSTRUCTION	11/15/17

LAKE COUNTY, FL
THE CITY OF
MT DORA UTILITY
CONSTRUCTION
NOTES

C10.10

POULOS & BINNETT
11/15/17

POULOS & BINNETT
11/15/17



Department of Planning and Development
Project Number: 2025-2376-01
City of Dora
Date: 2/20/2025

GENERAL PROJECT DATA

THE CITY OF DORA HAS REVIEWED THE SET OF DRAWINGS IS DATED 2/20/2025. ANY CHANGES TO THE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE REVIEW OF THE DRAWINGS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE REVIEW OF THE DRAWINGS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE REVIEW OF THE DRAWINGS.

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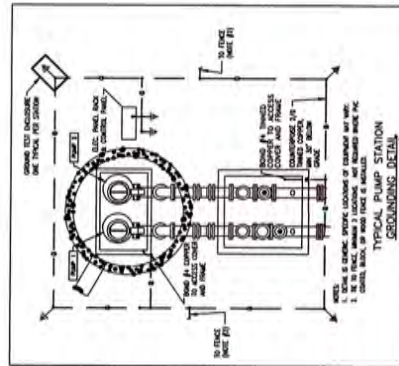
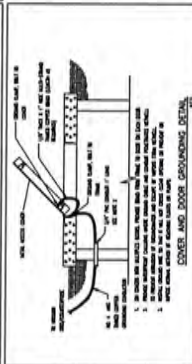
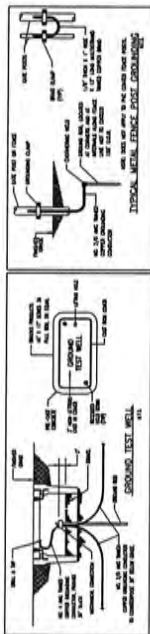
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NOTE:
THE CONTRACTOR IS TO
COORDINATE WITH DATA
FLOW SYSTEMS FOR THE
FLOAT CONTROL

[illegible]

Project Name:
**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

LAKE COUNTY, FL
CITY OF MT. DORA
LIFT STATION
DETAILS

C12.00

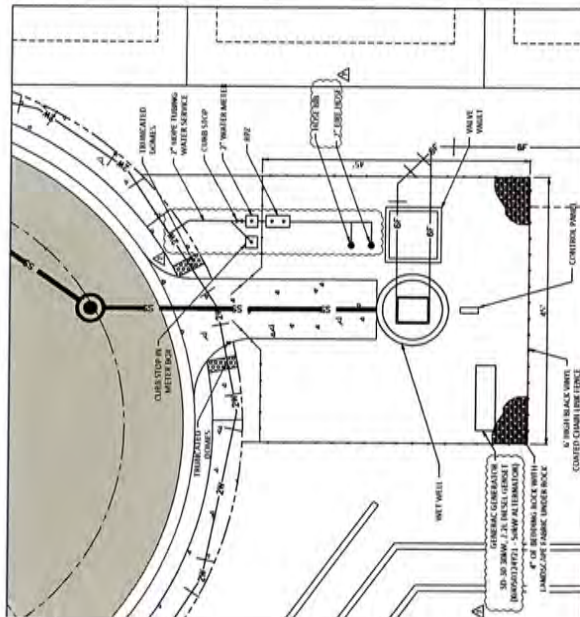


Not only has there been substantial regional and national saving a significant portion of the economy has been transformed from a cash-based to a credit-based system, and the aggregate demand has increased as well.

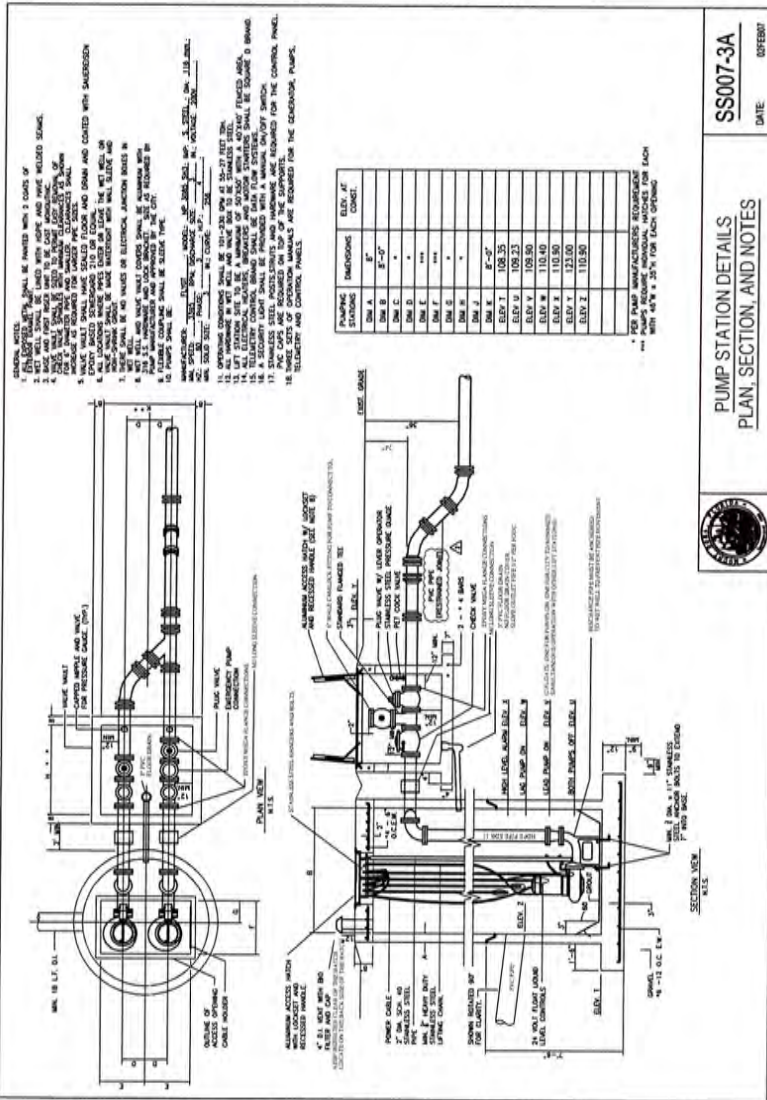
POULOS & BENNETT

Poulos & Bennett, LLC
3401 E. Livingston Ave., Coconut, FL 33466
Tel: 407-487-2794 www.poulosbennett.com
Eng. Bldg. No. 20457

11/11/2011 11:11:11 AM



LIFT STATION SITE PLAN
SCALE: 1"=10'



PUMP STATION DETAILS

PLAN, SECTION, AND NOTES

SS007-3A

DATE: 03FEB07





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Orlando, FL 32819

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May 27, 2025

**Hillside at Mt Dora Development Report for Final Planned Unit
Development (Mt Ines PUD/Hillside at Mt Dora (PR22-11FNLC))**

A. Location Map

The subject 19.96 acre property situated on the north side of Robie Ave, approximately 1,270 linear feet east of US Highway 441.



B. Legal Description

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

THE EAST 380 FEET SE 1/4 OF NW 1/4 OF SW 1/4 AND THE W 3/4 OF S 1/2 OF NE 1/4 OF SW 1/4, SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 33 FEET FOR ROAD RIGHT OF WAY.

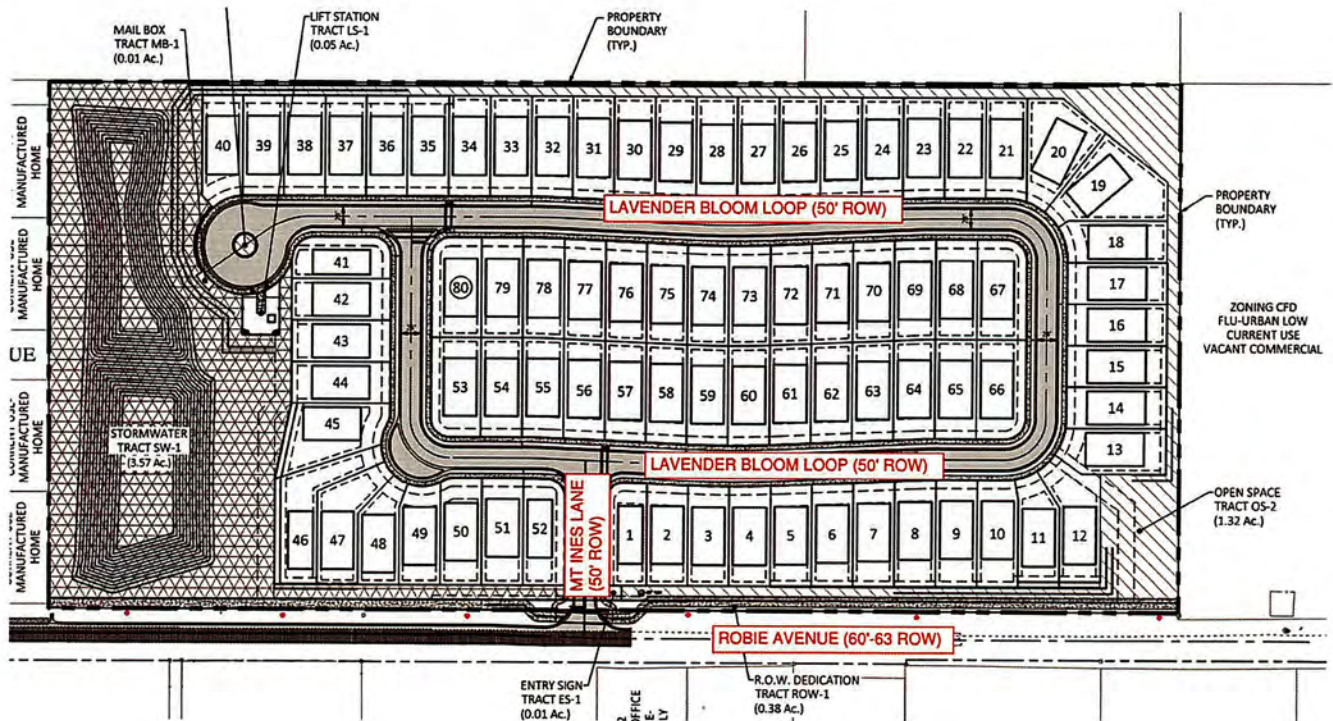
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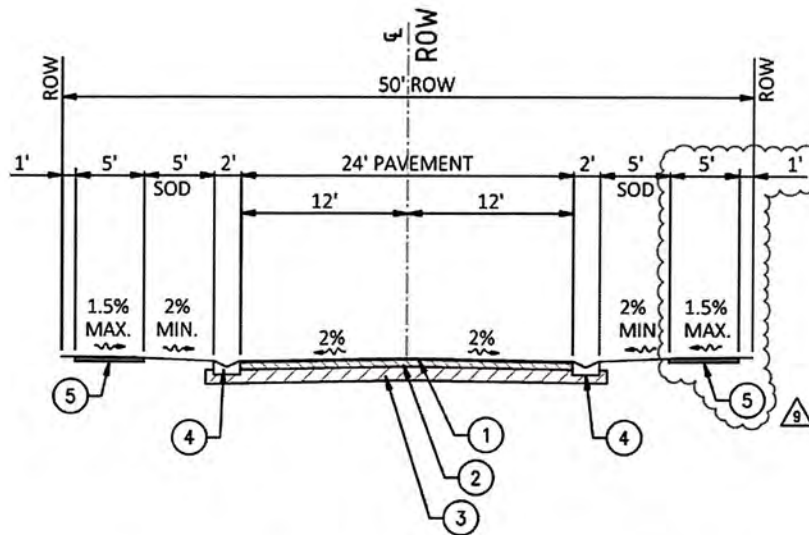
A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 00°17'39" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 1328.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°57'29" EAST FOR A DISTANCE OF 939.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROBIE AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 1644, PAGE 1012 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'02" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 633.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89°55'16" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1370.08 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00°07'52" EAST, ALONG THE EAST LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 636.26 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE ON ROBIE AVENUE; THENCE RUN NORTH 89°57'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1369.32 FEET TO THE POINT OF BEGINNING. CONTAINING 19.96 ACRES MORE OR LESS.

C. Name location, width, and layout of existing streets, including abutting arterial highways, within two hundred (200) feet of the property in question.

South: Robie Avenue (60-63' ROW)
 West: North Robie Avenue (60' ROW)
 West: Center Street (30' ROW)
 West: Smith Avenue (30' ROW)

Robie Avenue: 72-75' ROW with 5' trail easement on north side
Mt Ines Lane: 50' ROW with 10' utility easement on both sides
Lavender Bloom Loop: 50' ROW with 10' utility easement on both sides

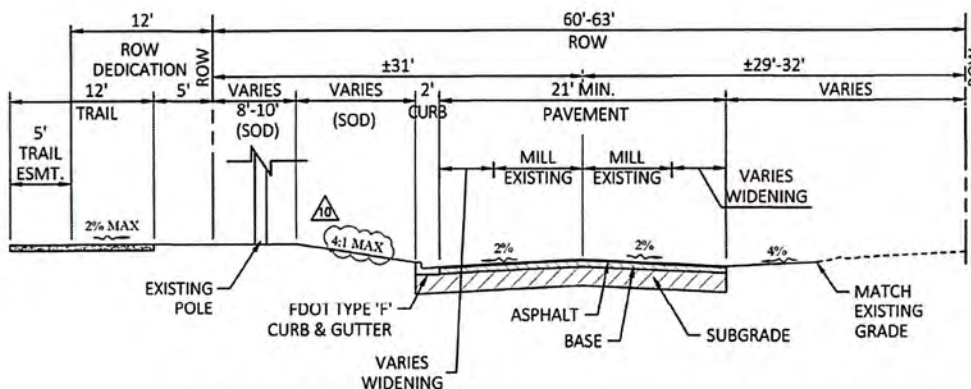




TYPICAL ROAD SECTION (50' ROW)

N.T.S.

- ① SURFACE COURSE
- ② BASE COURSE
- ③ SUBGRADE
- ④ DROP CURB
- ⑤ CONCRETE SIDEWALK



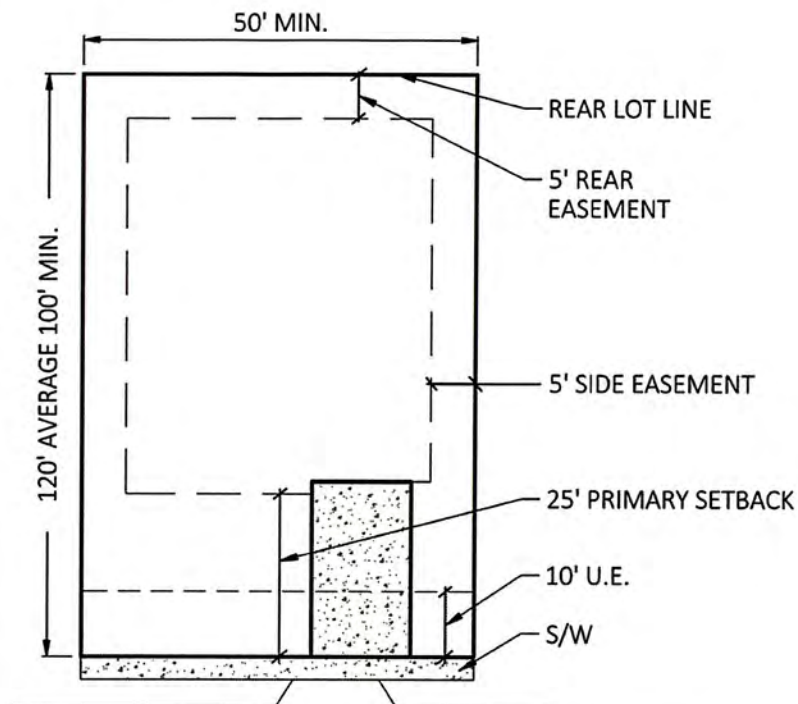
TYPICAL ROBIE AVE ROAD SECTION (60/63' ROW)

AS PROVIDED BY LAKE COUNTY

N.T.S.

- E. The locations, dimensions, design elevations or renderings, and all uses of all buildings and structures, including proposed property lines, utilities, plants, and permanent signs.

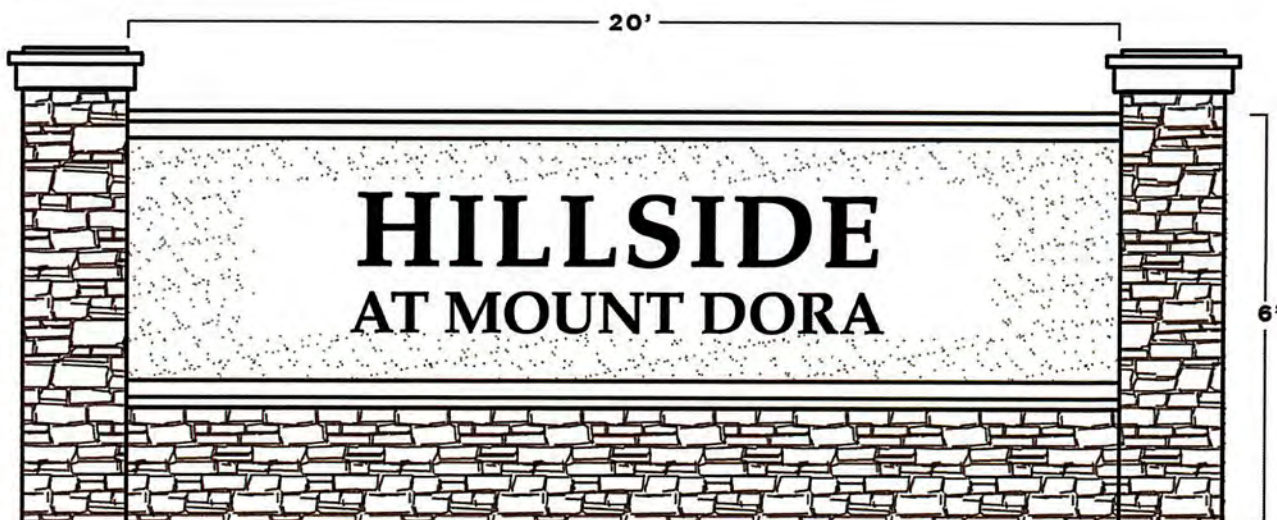
Typical Layout Plan



TYPICAL LOT EASEMENT LAYOUT

N.T.S.

Monument Sign



Building Elevations

Plan 1541



Plan 1707



Plan 1989



Plan 2566



Plan 2766



Plan 3203



F. Design Data

1. Proposed Use: Residential Subdivision
2. Number of Dwelling Units: 80
3. Floor area of commercial or industrial uses: N/A
4. Gross residential density: 4 du/ac
5. Net residential density: 4 du/ac
6. Commercial and industrial floor area ratio: N/A
7. Building Setbacks
 - i. Front: 25'
 - ii. Rear: 5'
 - iii. Side (interior): 5'
 - iv. Side (corner): 15'
8. Building separation: 10'
9. Maximum impervious surface lot coverage: 60%
10. Heights of structures: Max 40'
11. Distance of buildings from vehicular access ways and parking area: <10' (driveways and garages)

G. The open space, recreation space and private outdoor living area

Required: Min 25% or 4.90 acres

Provided: 25% or 4.90 acres

H. A landscaping and tree planting plan

See Exhibit 7.1 - LANDSCAPE PLAN

I. The open and covered off-street parking area, indicating external lighting systems

See Exhibit 7.2 - LIGHTING PLAN

J. The walls, fencing, or landscaping where required, between private and common area, along streets or highways, drainage ways, railroads, and along the periphery of the development.

See Exhibit 7.1 - LANDSCAPE PLAN

See Exhibit 7.3 - WALL PLAN

K. Any refuse storage areas and methods of solid waste disposal.

Solid waste to be picked up at front right of way by City of Mt Dora provider

L. The treatment of street lighting, external lighting, and roof mounted equipment.

See Exhibit 7.2 - LIGHTING PLAN

Street lights provided by Duke Energy

No roof mounted equipment

M. The identification of the present ownership and the developers of all land included in the development.

KB Home Orlando, LLC is the land owner and developer

N. The identification of consultants involved in the plan preparation

Civil Engineer: Poulos and Bennett
Landscape Architect: Catalyst Design Group
Surveyor: Allen & Company

O. Preliminary Engineering Plans

See Exhibit 7.4 - ENGINEERING PLANS

General Site Data	
Project Site Area	19.96 Ac.
Total Stormwater Provided	3.57 Ac.
Net Developable Acres	19.60 Ac.
Proposed Building Units	80 Units
Density	4.0 DU/Ac.
Proposed Zoning	Planned Unit Development (PUD)
FLOOD	Urban Low
Flood Panel Number	1206003962
Flood Zone Information	Flood Zone "X"
Joint Planning Area/JDA	MI. Dora Joint Planning Area
Overlay District	Within Study Area/Overlay District within a Major Building Area
Min. Lot Width	50'x120'
Min. Building Height	40'
Min. Building Setbacks	25'
Secondary Front	15'
Rear	5'
Side	5'
Impervious Surface Ratio (ISR)	60.00%
Proposed development shall comply with noise assessment pursuant to LDR section 14.07.04(13)	
Paving	The project will be constructed in 1 phase.
Boundary Survey	ALM Survey prepared by Allen & Company, dated 7/1/21
Topographic Survey	Topo Survey prepared by Nelson & Associates, Inc. Dated 11/17/20, MWD 66 Vertical Datum
Landscape	Landscape Plan prepared by Catalyst Design Group
Garbage Pickup	Units to be picked up at local right of way.
1. Street Lights will be provided in accordance with City of MI. Dora code. 2. Final crosswalk locations and advisory signage to be determined at construction plan approval. 3. All construction details are conceptual and subject to review and approval by the City of Mount Dora. 4. It will be the responsibility of the business/residence to open and maintain the stormwater management system not located within the public right-of-way. 5. All construction details are conceptual and subject to review and approval by the City of Mount Dora.	
Lighting	Lighting shall comply with City of MI. Dora Code.
Fire Signage	Chapter 31.5. Billboards and Fire signs shall be prohibited.
Utilities	1. The site is contiguous with the City of Mount Dora and will require a utility easement for water, sewer, gas, and electric. 2. The City of Mount Dora provides the best information available on existing utilities in the project area to which the proposed development will connect. 3. The City of Mount Dora provides the best information available on existing utilities in the project area to which the proposed development will connect. 4. Fire hydrants shall be installed so that the design and calculation meet the requirements in the City of Mount Dora subdivision regulations. Minimum 15' clearance shall be maintained around fire hydrants. 5. Fire access shall be from the front of the proposed building units. 6. Fire hydrants shall be installed at a minimum of 100 feet from the curb/road or easement and at least 100 feet from the furthest point of any connected structure. 7. During construction, when conduits are brought on to the site, access roads and a suitable temporary or permanent supply of water shall be provided for the construction of the water and sewer lines. Chapter 15, MFWA 1, 2020 Edition (FFTC 7th Edition).
Fire Protection	1. Any existing existing tanks or wells shall be properly abandoned prior to construction. Permits shall be applied for on issued by the appropriate agencies. 2. All structures are subject to change with final engineering and final plan review and approval.
Macadamization	

Developable Land Summary (Acres)	
Gross Land Area	19.96
Conservation Area	0.00
Dedicated ROW	0.36
Developable Land Area	19.60
Stormwater Area	3.57
Surface Street EIS-1	0.00
Surface Street EIS-2	0.00
Leaf Area	16.01

Open Space
A minimum of 25% of the net developable area shall be designated as Open Space.

Open Space Required	
Net Developable Acres	Total Required Open Space (Acres)
19.60	4.90

Open Space Provided	
Open Space Use	Open Space Area (Acres)
Stormwater	3.57
Open Space OS-1	0.01
Open Space OS-2	1.41
Total Open Space Provided	4.99

Common Area Tracts	
Tract Purpose/Use	Tract Area (Acres)
Open Space Tract OS-1	0.01
Open Space Tract OS-2	1.40
Total Common Area Provided	1.42

General Notes	
Notes	Notes
Roadways Public Stormwater Pond Public Sewer Public Potable Water Public Recycled Water Public Open Space Landscape Tracts Private	To Be Owned & Maintained By The Public To Be Owned & Maintained By The Public To Be Owned & Maintained By The Public To Be Owned & Maintained By The Public To Be Owned & Maintained By The Public To Be Owned & Maintained By The Public To Be Owned & Maintained By The Public To Be Owned & Maintained By The Public
Miscellaneous	
Public Water Services	City of Mount Dora Utilities
Recycled Water	City of Mount Dora Utilities
Stormwater	City of Mount Dora Utilities
Electric Services	Duke Energy
Fire Protection	City of Mount Dora / Lake County Fire
Average Daily Traffic	750 (80 Units x 9.6)
School Age Population	Estimated 80 x 0.157 = 13
	Adults 80 x 0.079 = 7
	High 80 x 0.114 = 10

Project Name
MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Jurisdiction
LAKE COUNTY, FL

Sheet Title
SITE DATA NOTES



Project Name
MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Jurisdiction
LAKE COUNTY, FL

Sheet Title
SITE DATA NOTES



LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as

The East 380 feet SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and the W $\frac{3}{4}$ of S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 33, Township 19 South, Range 27 East, Line County, Florida; Less and except the South 33 feet for road right of way.

LEGAL DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 1196 ACRES UNDER ONE LEASE

SCHEDULE B--TITLE EXCEPTIONS:

9. Matrices contained on the Plot of Basin Terrace as vacated October 8, 1925 in Plot Book 6.
10. Matrices contained on the Plot of A Report of Lot 3 to 15 in vicinity of Elm. 2 and Loc. 3 to 16 in vicinity of Elm. 4 at Basin Terrace as vacated December 15, 1925 in Plot Book 10.
11. Matrices contained on the Plot of Basin Terrace as vacated November 15, 1925 in Plot Book 7.
12. Distribution Estimated in base of Plots Four Cornerstone located February 20, 1984 in Book 887, Page 1607 AFFECTS SUBJECT PROPERTY, ALMOST IN ENTIRETY THE EAST PORTION OF SUBJECT PROPERTY
13. Court of Estimation in base of the City of Miami Court recorded September 16, 1935 in Book 1644, Page 1001 AFFECTS SUBJECT PROPERTY, SOME 4500 SQ. FT.

SURVEYOR'S NOTES:

1. EARNINGS SHOW HEREON ARE ASSUMED AND BASED ON THE NORTH POINT OF WAY LINE OF RICE AVENUE AS BEING 89°15'29"74" FOR ANGULAR RESOLUTION ONLY.
2. THESE MAY BE EXAMINATIONS AND RESTRICTIONS OF RECORD AND/OR PRIVATE ASSESSMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS OF THE SURVEYOR AND THE POINTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS CONDUCTED BY THE SURVEYOR USING THE FOLLOWING INSTRUMENTS: PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2023-0212000, DATED SEPTEMBER 11, 2023 AT 8:00 AM.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR INDIVIDUALS.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNDERSTANDING UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY LOCATOR. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE UTILITIES AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNDISCOVERED ABOVE GROUND ENCROACHMENTS, THE DISPOSITION OF ANY POTENTIAL ENCROACHMENT IMPROVEMENTS SHOWN AS BEYOND PROFESSIONAL DUTY AND SUBJECT TO LEGAL INTERPRETATION.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNDISCOVERED ABOVE GROUND ENCROACHMENTS, THE DISPOSITION OF ANY POTENTIAL ENCROACHMENT IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
10. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA A OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP NAME 1306000000, MAP DATE 12/16/2012. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SUBJECT PROPERTY AND HAS NOTED THE CORRECTNESS OF THE OCEAN MARSH IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
11. ADDRESS: 1229 HOME AVENUE, MOBILE DORA, FL 32557
12. LAST DATE IN FIELD: OCTOBER 3, 2023

CERTIFICATION

To: -KB HOME ORLANDO LLC, A DELAWARE LIMITED LIABILITY COMPANY
-FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 11, 13 and 18 of Table A thereof. This statement was completed on 10/3/2023.

Date of Plot 6/5/00

James L. Rickman, Jr. #5633 Allan & Company

SHEET 1 OF 2



16 EAST PLANT STREET
WINTER CAROL, FLORIDA 34783
407 834-3353 FAX 407 834-3358
admin@eilen-company.com

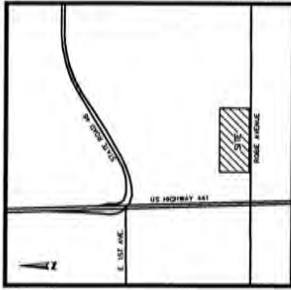
ALTA/NSPS LAND TITLE
BOUNDARY SURVEY
OF
MT. INES SITE

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FOR:
KB HOME ORLANDO, LLC

[illegible]

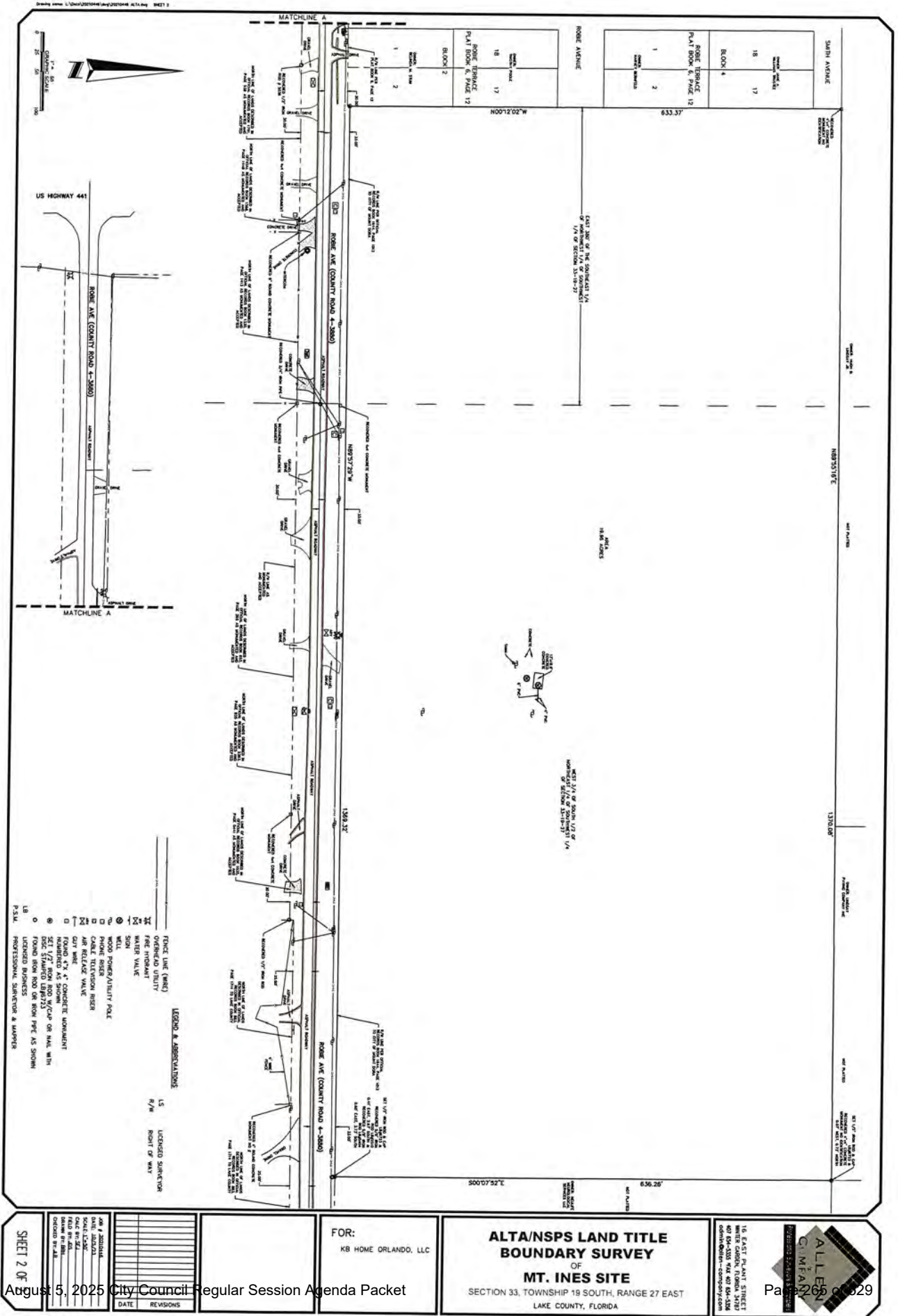
DOB / 2000-04-18
 NAME: JONAS
 SEX: M
 DOB: 12-30-87
 CALC BY: SEA
 FIELD BY: JCS
 ADDRESS BY: BBS



VELOCITY MAP (NOT TO SCALE)



55



LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Whitney Scott
City of Mount Dora
510 N Baker ST
Mount Dora FL 32757-5521

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

07/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/03/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$354.17

Tax Amount: \$0.00

Payment Cost: \$354.17

Order No: 11447307

of Copies:

Customer No: 525201

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



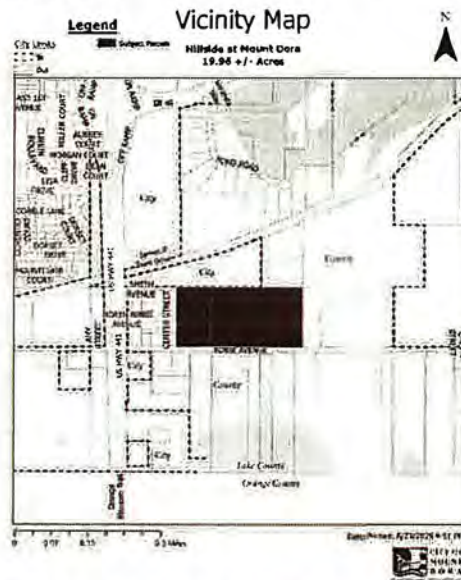
NOTICE OF ZONING CHANGE ORDINANCE NO. 2025-14 CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the Planning and Zoning Commission and the City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-14 for proposed changes to the City of Mount Dora Zoning Map. The title and substance of proposed Ordinance is as follows:

ORDINANCE NO: 2025-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO CITY PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE, COMPRISING 19.96 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Further, the adoption of Ordinance No. 2025-14 includes a Zoning Map Amendment changing certain lands from County Planned Unit Development to City Planned Unit Development as depicted on the map of this advertisement below:



The City of Mount Dora Local Planning Agency (Planning and Zoning Commission) will conduct a public hearing to consider this ordinance on **Wednesday, July 16, 2025, at 10:00 a.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-14 on **Tuesday, August 5, 2025 and Tuesday, August 19, 2025**. Both meetings will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed change in zoning.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Notice. In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

For Questions or Comments, please email staff at planning@mountdora.gov.

ORDINANCE NO: 2025-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO CITY PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF ROBIE AVENUE, COMPRISING 19.96 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, KB Homes Orlando LLC (Property Owner) is the fee simple owner of the property submitted an application requesting a zoning district classification change and a Zoning Map amendment for that property located on the east side of US Highway 441 and north of Robie Avenue, as described in **Exhibit "A"**, attached hereto (Property); and

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

WHEREAS, pursuant to applicable law, notice has been given to Lake County and to the public by publication in a newspaper of general circulation in the City; and

WHEREAS, on July 16, 2025, the City of Mount Dora Planning and Zoning Commission recommended that the City Council adopt the requested zoning district classification change and Zoning Map Amendment and found same consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Mount Dora held a duly noticed public hearing on the proposed zoning district classification change for the Property to City Planned Unit Development (PUD) considered the findings and advice of staff and considered the written information, oral comments and supporting data and analysis provided by citizens and all interested parties; and

WHEREAS, the City of Mount Dora finds such zoning district classification change and Zoning Map amendment consistent with the City's Comprehensive Plan and that same serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted as legislative findings and intent of the City of Mount Dora.

SECTION 2. ZONING DISTRICT CLASSIFICATION CHANGE. Pursuant to City of Mount Dora Land Development Code, Chapter III, the Property, more particularly described in Exhibit "A", is hereby zoned Planned Unit Development (PUD) and shall be subject to the development standards established in Exhibit "B".

SECTION 3. OFFICIAL ZONING MAP AMENDMENT. The Official City Zoning Map of the City of Mount Dora shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance.

SECTION 4. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the zoning district classification change and Zoning Map amendment related to the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. NON-CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 8. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become effective immediately following such time that its companion Future Land Use Designation and Map amendment ordinance (Ordinance 2025-13) takes effect.

FIRST READING: August 5, 2025

SECOND READING: August 19, 2025

PASSED AND ADOPTED this 19th day of August, 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 legality.

Patrick Brackins, City Attorney

EXHIBIT "A"

Legal Description

The East 380 feet SE 1/4 of NW 1/4 of SW 1/4 and the W 3/4 of S 1/2 of NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 27 East, Lake County, Florida; Less and except the South 33 feet for road right of way.

Containing 19.96 acres more or less.

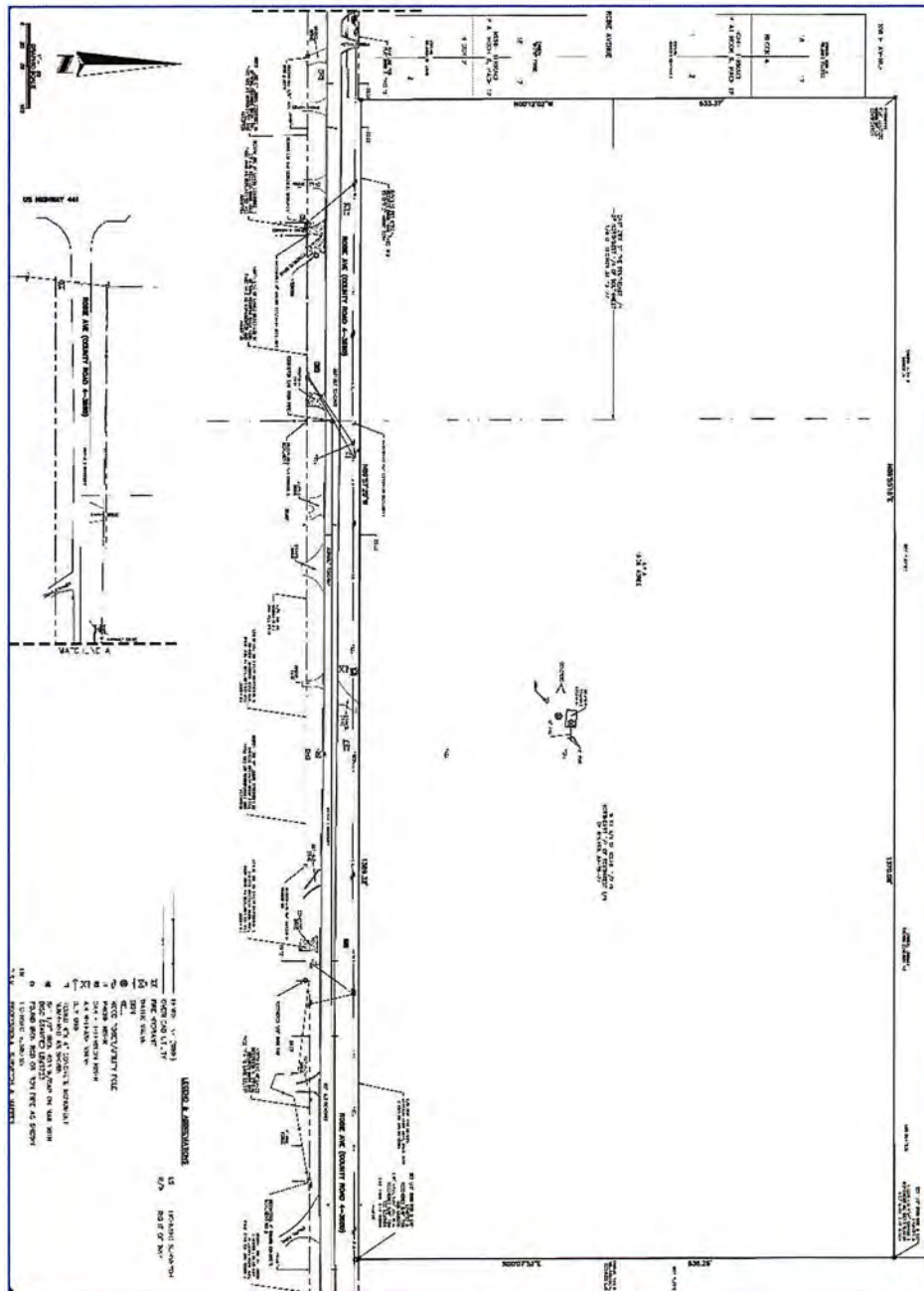


Exhibit "B"
ORDINANCE NO. 2021 - 31
Mt. Ines PUD
RZ-21-05-4

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kathy Hattaway, Poulous and Bennett (the 'Applicant'), on behalf of Kurly Key Properties, LLC (the 'Owner'), has requested to rezone approximately twenty (20) acres from Light Industrial (LM) to Planned Unit Development (PUD) to facilitate the development of a residential subdivision; and

WHEREAS, the subject property consists of 20 +/- acres located north of Robie Avenue in the Mount Dora area, situated in Section 33, Township 19 South, Range 27 East, and more particularly described below:

The East 380 Feet of the SE ¼ of NW ¼ of SW ¼ and the W ¾ of S ½ of NE ¼ of SW ¼, Section 33, Township 19 South, Range 27 East, Lake County, Florida.

WHEREAS, the property is located within the Urban Low Density Future Land Use Category, as designated by Ordinance 2021-XX; and

WHEREAS, the Lake County Planning and Zoning Board did, on the 4th day of August 2021, review Petition RZ-21-05-4 after giving Notice of Hearing on petition for a rezoning, including notice that said Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of September 2021; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning & Zoning Board, Staff Report and any comments, favorable or unfavorable, from the Public and surrounding property owners at a Public Hearing duly advertised, and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tracts of land, subject to the following terms:

Section 1. Terms. The County Manager or designee shall amend the Zoning Map from Light Industrial (LM) to Planned Unit Development (PUD) in accordance with this Ordinance. The uses of the property shall be limited to the uses specified in this Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit 'A'.

A. Land Use.

1. The subject property may be developed with a maximum of 80 single-family dwelling units, not to exceed four (4) dwelling units per net acre.
2. Passive and active recreation uses developed in conjunction with the residential subdivision shall be permitted.

B. Development Standards.

1. Impervious Surface Area: Maximum ISR shall be 0.60 for the overall development. Individual lots may be developed at a higher ISR as long as the Developer demonstrates that the overall ISR of the development will not exceed 0.60.

Exhibit "B"

ORDINANCE NO. 2021- 31
RZ-21-05-4, Mt. Ines PUD

2. A minimum of twenty-five (25) percent of the net buildable area shall be designated as Open Space. Open Space standards shall adhere to the definition in the Comprehensive Plan, as amendment.
3. A twelve (12) foot trail shall be installed along the north side of Robie Avenue, adjacent to the property. No sidewalk or trail is required to be installed on the south side of Robie Avenue. Sidewalks shall be installed along both sides of the internal roads.
4. The maximum building height is forty (40) feet.
5. Each residential lot shall be a minimum of fifty (50) feet wide and a minimum of one hundred twenty (120) feet deep.
6. Setbacks for the dwelling units shall be as follows:

Front	25 feet from right-of-way or front property line, whichever is greater
Side	5 feet from the property line
Rear	5 feet from the property line
Secondary Frontage	15 feet from the right-of-way or property line, whichever is greater

C. Landscaping. Landscape buffering shall be installed and maintained in accordance with the requirements of the Land Development Regulations (LDR), as amended.

D. Transportation.

1. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.
2. Additional right-of-way for Robie Avenue may be required.
3. The developer shall submit a required traffic impact analysis with future development applications and plans, as amended.
4. Future road maintenance will be funded through the use of a municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

E. Environmental Requirements. An environmental survey shall be conducted in accordance with the LDRs, as amended, to address natural vegetative communities, wildlife corridors, and designated species prior to submittal of any development application.

F. Utilities. Central water and sewer shall be provided to the development prior to construction plan and/or site plan approval. A copy of the utility service agreement shall be provided to the County.

G. Storm Water and Drainage Requirements. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.

H. External Lighting Standards and Requirements.

1. Exterior lighting shall comply with the LDR, as amended.
2. All light fixtures, including security lighting, shall be limited to cutoff type fixtures and shall be incorporated as an integral design element that complements the design of the development through style, material, and color. Luminaries shall not be tilted. Floodlights or lighting types featuring sag, convex, or drop lenses shall be prohibited.
3. An exterior lighting plan prepared and certified by a licensed engineer qualified in such field shall be submitted with any site plan or construction plan application. Such plan shall consist of a photometric plan of the developed area of the site with accompanying data tables and product design details addressing support poles, lamp fixtures and lenses.
4. Future road maintenance will be funded through the use of a municipal service taxing unit (MSTU) or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

I. Development Review and Approval. Prior to the issuance of any permits, the Developer shall be required to submit a formal site plan or preliminary plat, construction plans, and final plat, for review and approval to Lake County. The site plan or preliminary plat, construction plans, and final plat shall meet all submittal requirements and comply with all County codes and ordinances, as amended.

J. Concurrency Management. The Owner and Developer shall comply with concurrency management regulations and shall be subject to all applicable concurrency requirements as set forth in the LDRs.

K. PUD Expiration. Physical development shall commence within three (3) years from the date of this Ordinance approval.

1. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or LDR requirements.
2. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work.

SECTION 2. Conditions as altered and amended which pertain to the above tract of land shall be as follows:

- A.** After establishment of the facilities as provided hereinA, the aforementioned property shall only be used for the purposes named in this Ordinance.
- B.** No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner (except for normal maintenance activities – i.e. painting screening, etc.) within the boundaries of the above described land without first submitting the necessary plans in accordance with requirements of Lake County, and obtaining the permits required from the other appropriate governmental agencies.

Exhibit "B"

ORDINANCE NO. 2021- 31
RZ-21-05-4, Mt. Ines PUD

- 1 C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms,
2 conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall
3 be subject to each and every condition herein set out.
- 4 D. Construction and operation of the proposed use shall always comply with the regulations of this and other
5 governmental permitting agencies.
- 6 E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the
7 transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions
8 pertaining to this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request
9 a change from the existing plans and conditions by following procedures as contained in the Lake County Land
10 Development Regulations, as amended.
- 11 F. The Lake County Code Enforcement Special Master shall have the authority to enforce the terms and conditions
12 set forth in this Ordinance and to recommend that the Ordinance be revoked.

13 **SECTION 3. Severability:** If any section, clause or phrase of this Ordinance is held to be invalid or unconstitutional
14 by any court of competent jurisdiction, then said holding shall in no way affect the validity of the
15 remaining portions of this Ordinance.

16 **SECTION 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send a copy
17 of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,
18 Florida Statutes.

19 **SECTION 5. Effective Date.** This Ordinance shall become effective as provided by law.

20
21 ENACTED this 7 day of September, 2021.

22
23 FILED with the Secretary of State September 21, 2021.

24
25 EFFECTIVE September 7, 2021.

26 BOARD OF COUNTY COMMISSIONERS
27 LAKE COUNTY, FLORIDA

28
29 
30 Sean Parks, Chairman

31
32
33
34 ATTEST:

35
36 
37 GARY COONEY, Clerk of the
38 Board of County Commissioners
39 Lake County, Florida



APPROVED AS TO FORM AND LEGALITY

36
37 
38 MELANIE MARSH, County Attorney

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2



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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of First Reading of **Ordinance No. 2025-15**, Annexation
Lindsley Paving Company, Inc. (6.41 Acres)

Introduction:

This is a request for City Council to approve the first reading of Ordinance No. 2025-15 and hold a public hearing for the second reading and adoption.

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

Discussion:

As required by Florida Statutes, Section 166.041(4), the Business Impact Estimate is provided in Attachment #1 and the staff summary is provided in Attachment #2.

The Applicant submitted applications to amend the land use map and zoning map to assign the property a City land use and zoning district in conjunction with the annexation. Upon annexation, the property Future Land Use will be assigned from County Regional Office to City Industrial. The zoning will be assigned from County Light Industrial (LM) to City Workplace One (WP-1).

The sequences of events leading to presentation to City Council are as follows:

- The Development Review Committee (DRC) reviewed annexation application and had no comments nor objections to the request.

Budget Impact:

The City's ad valorem tax base will increase once the property is incorporated into the city limits. The annexation application fee of \$2,000.00 has been waived in accordance with the annexation incentive program established via Resolution No. 2021-05, adopted by City Council on January 5, 2021.

Strategic Impact:

The City's annexation program is consistent with Growth Management Goals for the city, which include the annexation of areas within the JPA which are logical and provide a reduction in enclaves.

Recommendation:

City Council Approve the First Reading of Ordinance No. 2025-15 and hold a hearing for the second reading and adoption.

Attachment(s):

1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - DRC Annex Memo
3. Ordinance 2025-15 - Smith Ave Annexation

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/23/2025

Approved - 7/23/2025

Approved - 7/23/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2025-15

ORDINANCE TITLE: Annex 6.41 acres of property owned by Lindsley Paving Company, Inc. into the City limits.

DEPARTMENT: Planning and Zoning

MEETING DATE: August 5, 2025 (First Reading)
August 19, 2025 (Second Reading and Adoption)

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: 2025-15

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED 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;

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

ATTACHMENT #1

- ☐ 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;
- ☐ 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 annexes 6.41 acres into the city limits. The property is located within the JPA which supports the City's long-term vision.

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 OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmounddora.com

DATE DUE: June 26, 2025

TO: Vllado Ivetic, Lindsley Paving Company (Applicant, Property Owner)

FROM: Development Review Committee
Ryan Winkler, AICP, Senior Planner

RE: Request for Voluntary Annexation; 6.41 Acres (Site Area); located on the east side of US 441 and north of Smith Avenue (Location); 2100 Smith Avenue, Mount Dora (Site Address); Vlado Ivetic, Lindsley Paving Company (Owner, Applicant);
Project No. ANNX25-02

Recommendation:

Staff recommends approval of the above-referenced request for voluntary annexation of 6.41 acres.

References/Support:

Section 1.3, *LDC*

Chapter 171, *Florida Statutes*

Mount Dora and Lake County Joint Planning Agreement (JPA)

Site Summary:

Owner: Vlado Ivetic, Lindsley Paving Company
Applicant: Vlado Ivetic, Lindsley Paving Company
Existing Use: Vacant Land, Borrow Pit
JPA: Yes
Proposed Use: Stormwater Management System for Future Development
Future Land Use: County Regional Office
Proposed FLU: City Industrial
Current Zoning: County LM (Light Industrial)
Proposed Zoning: City WP-1 (Workplace One)
City Council District: District 2
Site Area: 6.41 +/- acres

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Regional Office	LM (Light Industrial)	Vacant
South	County	Urban Low	PUD	Residential (Hillside)
East	County	Regional Office	LM (Light Industrial)	Vacant
West	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home

Analysis:

The applicant has petitioned the City for annexation for a parcel located on the east side of US Highway 441 and north of Smith Avenue. This application is in accompaniment with a Future Land Use Map (FLUM) amendment and rezoning. The applicant's proposal is for Industrial Future Land Uses and a Workplace One (WP-1) Zoning District for a proposed stormwater management system to facilitate the development of a proposed carwash facility and warehouse facility on the adjoining property to west. The FLUM and rezoning are being processed in concert under separate requests. This action is for annexation only. The site borders the City limits on the east side of the property. The site is located in the City's Joint Planning Area (JPA) and eligible for annexation.

Notification:

JPA Notice to Lake County: July 17, 2025
Notice to Lake County BCC [Ch. 171.044(3) F.S]: July 17, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal Ad (1): August 8, 2025
Non-Legal Ad (2): August 15, 2025
Notice after adoption per 171.044(3) F.S.: Date to be scheduled

Public Hearing Schedule:

DRC: June 26, 2025
City Council 1st Reading: August 5, 2025
City Council 2nd Reading/Adoption: August 19, 2025

Attachments:

Vicinity Map
Application

Vicinity Map



Legend

City Limits

--- In

□ Out

■ Subject Parcels

Smith Avenue Properties
6.11 +/- Acres



0 0.07 0.15 0.3 Miles

Date Printed: 6/20/2025 4:27 PM



**CITY OF
MOUNT
DORA**
PLANNING AND DEVELOPMENT



**CITY OF
MOUNT
DORA**
PLANNING AND DEVELOPMENT

ANNX25-02

City of Mount Dora
Planning & Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112

PlanDev@CityofMountDora.com

VOLUNTARY ANNEXATION APPLICATION

Date: 05/08/2025 Project Address: 2100 Smith Avenue

1. Applicant's Name: Vlado Ivetic
 Company's Name: Lindsley Paving Company
 Address: 1060 Belle Avenue
 City, State & Zip: Winter Springs, Florida 32708
 Phone: 407.402.1796 E-mail: vlado@ivetictrucking.com
2. Property Owner's Name(s): Vlado Ivetic
 Company's Name: Lindsley Paving Company
 Address: 1060 Belle Avenue
 City, State & Zip: Winter Springs, Florida 32708
 Phone: 407.402.1796 E-mail: vlado@ivetictrucking.com
3. The property generally located (list adjacent streets): US Hwy 441, Pond Road & Robie Avenue
5. Alt Key(s): 1124719 & 1124808
6. Size of property in Acres: 6.41 Square Feet: _____
7. Does property have, or will it have City Water and Sewer? ☐ Yes ☒ No
8. Does property have, or will it have Well or Septic Tank? ☐ Yes ☒ No
9. Current Zoning District (County): LM - Light Industrial District
10. Future Land Use Category (County): Regional Office
11. Requested Zoning District (City): WP-1, Workplace
12. Requested Future Land Use Category (City): Industrial

Attachment #2

13. Present use and structures on the property (list number of residential dwelling units):

Vacant

14. Public or Private Roadways*: Access via AK 1124727 (2100 Smith Avenue)

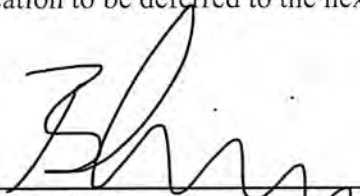
**Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*

15. Is this project within the Joint Planning Agreement boundaries? ☒ Yes ☐ No

Property owners of land outside the City of Mount Dora who desire to be incorporated within the City of Mount Dora may petition for annexation subject to Florida law and the requirements of the City of Mount Dora.

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



Owner(s) of Record Signature(s)

5-8-25

Date

PROPERTY RECORD CARD

General Information

Name:	LINDSLEY PAVING COMPANY INC	Alternate Key:	1124719
Mailing Address:	1060 BELLE AVE WINTER SPRINGS, FL 32708 Update Mailing Address	Parcel Number: i	33-19-27-0003-000-02200
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	My Public Services Map i
Property Location:	POND RD MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name i
		School Information:	School Locator & Bus Stop Map i School Boundary Maps i
Property Description:	FROM SE COR OF N 1/2 OF NW 1/4 OF SW 1/4 RUN N 89-22-47 E 534.56 FT, N 0-0-0 W 529.70 FT TO S'LY LINE OF ACL RR R/W & POB, RUN NE'LY ALONG SAID S'LY RR R/W TO N LINE OF SW 1/4, E 115.78 FT TO E LINE OF W 3/4 OF NE 1/4 OF SW 1/4, S 334.65 FT, S 81-46-40 W TO A POINT S 0-0-0 E OF POB, N 0-0-0 W TO POB ORB 2396 PGS 2003 2006		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		3.300	Acre	\$87,846.00	\$87,846.00

[Click here for Zoning Info](#) [i](#)
[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2396 / 2006	08/26/2003	Quit Claim Deed	Unqualified	Vacant	\$1.00
2396 / 2003	08/26/2003	Personal Rep Deed	Unqualified	Vacant	\$1.00
1607 / 1835	05/08/1998	Warranty Deed	Unqualified	Vacant	\$1.00
1601 / 144	04/08/1998	Personal Rep Deed	Unqualified	Vacant	\$1.00
783 / 1094	08/01/1983	Warranty Deed	Unqualified	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) [i](#)

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	LINDSLEY PAVING COMPANY INC	Alternate Key:	1124808
Mailing Address:	1060 BELLE AVE WINTER SPRINGS, FL 32708 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-02202
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	ROBIE AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SE COR OF N 1/2 OF NW 1/4 OF SW 1/4 RUN N 89-22-47 E 534.56 FT FOR POB, CONT N 89-22-47 E 455.99 FT TO E LINE OF W 3/4 OF NE 1/4 OF SW 1/4, N 334.65 FT, S 81-46-40 W TO A POINT N 0-0-0 W FROM POB, S 0-0-0 E TO POB ORB 2396 PGS 2003 2006		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		3.110	Acre	\$82,788.00	\$82,788.00

[Click here for Zoning Info](#) ⓘ **FEMA Flood Map**

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2396 / 2006	08/26/2003	Quit Claim Deed	Unqualified	Vacant	\$1.00
2396 / 2003	08/26/2003	Personal Rep Deed	Unqualified	Vacant	\$32,000.00
1552 / 1163	09/20/1997	Warranty Deed	Unqualified	Vacant	\$0.00
737 / 1353	11/01/1981	Warranty Deed	Qualified	Vacant	\$55,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

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Property data updated nightly.
Site Notice

PREPARED BY AND RETURN TO:

DEL G. POTTER, Esquire
Potter Clement Lowry & Duncan
308 East Fifth Avenue
Mount Dora, FL 32757
Parcel ID Nos.: 33-19-27-000300002202 & 33-19-27-000300002200

CFN 2003110788
Bk 02396 Pgs 2003 - 2005; (3pgs)
DATE: 09/02/2003 12:17:11 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 13.00
TRUST FUND 2.00
DEED DOC 224.00

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of the original document.

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed the 21st day of August, 2003, between TRUMAN B. FLYNN, JR., an unmarried man, Individually and as Personal Representative of the Estate of CHRYL L. FLYNN, deceased, as to an undivided 1/2 interest, whose address is 600 Jennings Ave., Eustis, FL 32726 c/o Jason Radson, Esq., Party of the First Part, and LINDSLEY PAVING COMPANY, INC., a Florida corporation, whose address is P.O. Box 204, Mount Dora, Florida 32756, Party of the Second Part.

WITNESSETH:

The Party of the First Part, Individually and pursuant to the authority of the Personal Representative to make distribution of the assets of the decedent and pursuant to the power of the sale contingency in the will, CHRYL L. FLYNN, Probate Number 2002-CP-00644, Circuit Court in and for Lake County, Florida, and in consideration of the premises and the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Party of the Second Part, and to their heirs and assigns forever, that certain real property situated in LAKE County, Florida, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The Grantor herein warrants that he does not reside on the above described land and that said land does not constitute his homestead as defined by the Constitution and the laws of the State of Florida.

SUBJECT to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anyway appertaining to that real property.

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TO HAVE AND TO HOLD the same to the Party of the Second Part, and to his heirs and assigns, in fee simple forever AND the Party of the First Part does covenant to and with the Party of the Second Part, his heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance, the orders of the above named Court and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the Party of the First Part has set his hand and seal on the day and year first above written.

WITNESSES:

Susan E. Lee

Witness Signature

Susan E. Lee

Printed Name

[Signature]

Witness Signature

Bly J. Lucas

Printed Name

Truman B. Flynn, Jr.
TRUMAN B. FLYNN, JR., Individually,
and as Personal Representative of the Estate
Cheryl L. Flynn, deceased

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 26th day of August, 2003, by TRUMAN B. FLYNN, JR., Individually, and as Representative of the Estate of Cheryl L. Flynn, deceased,

() who are personally known to me; or

(☒) who have produced Driver License
as identification,

stating that they are indeed the persons set forth herein.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA



Exhibit "A"

**The quality of this image
is equivalent to the quality
of the original document.**

Parcel No. 2:

A part of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin at the Southeast 1/4 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33; run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 308 feet; thence North 00 degrees 44 minutes 50 seconds East a distance of 127.1 feet; thence North 81 degrees 46 minutes 40 seconds East 1314.98 feet to the East line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence South 0 degrees 48 minutes 20 seconds West along the east line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33 a distance of 334.65 feet to the South line of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence West along the South line of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33 a distance of 990.55 feet to the Point of Beginning.

Together with: an easement for ingress and egress over, upon and across the following described tract of land: The South 16 feet of that part of the West 940 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, lying South of the Southerly line of the right of way of the Atlantic Coastline Railroad and East of the Easterly line of the right of way of U.S. Hwy. 441.

AND ALSO: an easement for ingress and egress over, upon and across the following described tract of land: From the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township South, Range 27 East, in Lake County, Florida, run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 308 feet to the Point of Beginning of this description. From said Point of Beginning run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33, a distance of 72 feet; thence North 0 degrees 44 minutes 50 seconds east 16 feet; thence East and parallel with the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 72 feet; thence South 0 degrees 44 minutes 50 seconds West 16 feet to the point of beginning.

Parcel No. 3:

A part of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin at a point on the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33, that is 308 feet West of the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33; run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 72 feet; thence North 0 degrees 44 minutes 50 seconds East a distance of 235.96 feet to the Southerly line of the right of way of Atlantic Coast Line Railroad; thence Easterly along the Southerly line of said right of way to the North line of the Southwest 1/4 of said Section 33; thence East along the North line of the Southwest 1/4 of said Section 33 a distance of 115.78 feet to the East line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence South 0 degrees 48 minutes 20 seconds West along the East line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33, a distance of 334.65 feet to a point that is North 0 degrees 48 minutes 20 seconds East 334.65 feet from the Southeast corner of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence South 81 degrees 46 minutes 40 seconds West 1314.98 feet; thence South 0 degrees 44 minutes 50 seconds West 127.1 feet to the Point of Beginning.

PREPARED BY/RETURN TO:

Del G. Potter, Esquire
POTTER CLEMENT LOWRY & DUNCAN
308 E. Fifth Ave.
Mt. Dora, FL 32757

CFN 2003110789
Bk 02396 Pgs 2006 - 2008; (3pgs)
DATE: 09/02/2003 12:17:11 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 13.00
TRUST FUND 2.00
DEED DOC 0.70

Parcel ID Numbers: 33-19-27-000300002202 & 33-19-27-000300002200

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 26th day of August, 2003, by **HUGH B. LINDSLEY, JR., an unmarried man, as to an undivided 1/2 interest**, whose address is: 21024 Niles Avenue, Mount Dora, FL 32757, hereinafter called Grantor, to **LINDSLEY PAVING COMPANY, INC., a Florida corporation**, whose address is: P.O. Box 204, Mount Dora, FL 32756, hereinafter called Grantee.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

The Grantor herein warrants that he does not reside on the above described land and that said land does not constitute his homestead as defined by the Constitution and the laws of the State of Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

C. Clark Dickens
Witness Signature

C. CLARK DICKENS
Printed Witness Name

[Signature]
Witness Signature

Bly J. Lucas
Printed Witness Name

[Signature]
Hugh B. Lindsley, Jr.

STATE OF FLORIDA
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Hugh B. Lindsley, Jr. personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) [] Said person is personally known to me. [☒] Said person provided the following type of identification:

Driver License

Witness my hand and official seal in the County and State last aforesaid this 26th day of August, 2003.

[Signature]
NOTARY PUBLIC
(Type or Print Notary Name)
Serial No., if any _____
My Commission Expires: _____



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Exhibit "A"

Parcel No. 2:

A part of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin at the Southeast 1/4 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33; run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 308 feet; thence North 00 degrees 44 minutes 50 seconds East a distance of 127.1 feet; thence North 81 degrees 46 minutes 40 seconds East 1314.98 feet to the East line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence South 0 degrees 48 minutes 20 seconds West along the east line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33 a distance of 334.65 feet to the South line of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence West along the South line of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33 a distance of 990.55 feet to the Point of Beginning.

Together with: an easement for ingress and egress over, upon and across the following described tract of land: The South 16 feet of that part of the West 940 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, lying South of the Southerly line of the right of way of the Atlantic Coastline Railroad and East of the Easterly line of the right of way of U.S. Hwy. 441.

AND ALSO: an easement for ingress and egress over, upon and across the following described tract of land: From the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township South, Range 27 East, in Lake County, Florida, run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 308 feet to the Point of Beginning of this description. From said Point of Beginning run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33, a distance of 72 feet; thence North 0 degrees 44 minutes 50 seconds east 16 feet; thence East and parallel with the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 72 feet; thence South 0 degrees 44 minutes 50 seconds West 16 feet to the point of beginning.

Parcel No. 3:

A part of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin at a point on the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33, that is 308 feet West of the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33; run thence West along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 33 a distance of 72 feet; thence North 0 degrees 44 minutes 50 seconds East a distance of 235.96 feet to the Southerly line of the right of way of Atlantic Coast Line Railroad; thence Easterly along the Southerly line of said right of way to the North line of the Southwest 1/4 of said Section 33; thence East along the North line of the Southwest 1/4 of said Section 33 a distance of 115.78 feet to the East line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence South 0 degrees 48 minutes 20 seconds West along the East line of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33, a distance of 334.65 feet to a point that is North 0 degrees 48 minutes 20 seconds East 334.65 feet from the Southeast corner of the West 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence South 81 degrees 46 minutes 40 seconds West 1314.98 feet; thence South 0 degrees 44 minutes 50 seconds West 127.1 feet to the Point of Beginning.

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 296097

Entity Name: LINDSLEY PAVING COMPANY, INC.**Current Principal Place of Business:**1060 BELLE AVE
WINTER SPRINGS, FL 32708**Current Mailing Address:**1060 BELLE AVE
WINTER SPRINGS, FL 32708 US**FEI Number:** APPLIED FOR**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**IVETIC, VLADO
1060 BELLE AVE
WINTER SPRINGS, FL 32708 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:** VLADO IVETIC

04/28/2025

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT

Name IVETIC, VLADO

Address 1060 BELLE AVE

City-State-Zip: WINTER SPRINGS FL 32708

Title VP

Name IVETIC, ROBYN

Address 1060 BELLE AVE

City-State-Zip: WINTER SPRINGS FL 32708

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: VLADO IVETIC

MGRM

04/28/2025

Electronic Signature of Signing Officer/Director Detail

Date

Summary Services for AK 1124719 & AK 1124808 to be annexed

The aforementioned parcels to be annexed are land locked in terms of adjacent to public right-of-way. Existing services such as water & sanitary is not provided to these parcels. These parcels were part of a borrow pit operation will serve as a drainage stormwater management area. The parcels along with its adjacent west parcel (AK 1124727 - 2100 Smith Avenue) are under the same ownership of Lindsley Paving Company.

Property location of Parcel AK 1124719 is addressed from Pond Road, Mount Dora per Lake County Property Card. However, Pond Road is located within the 'Sunset Pond' subdivision on the northside of the existing rail road track with no vehicular access to the parcel.

Property location of Parcel AK 1124719808 is addressed from Robie Avenue, Mount Dora per Lake County Property Card. However, Robie Avenue is located south of the adjacent southern 'Hillside at Mount Dora' subdivision with no vehicular access to the parcel.

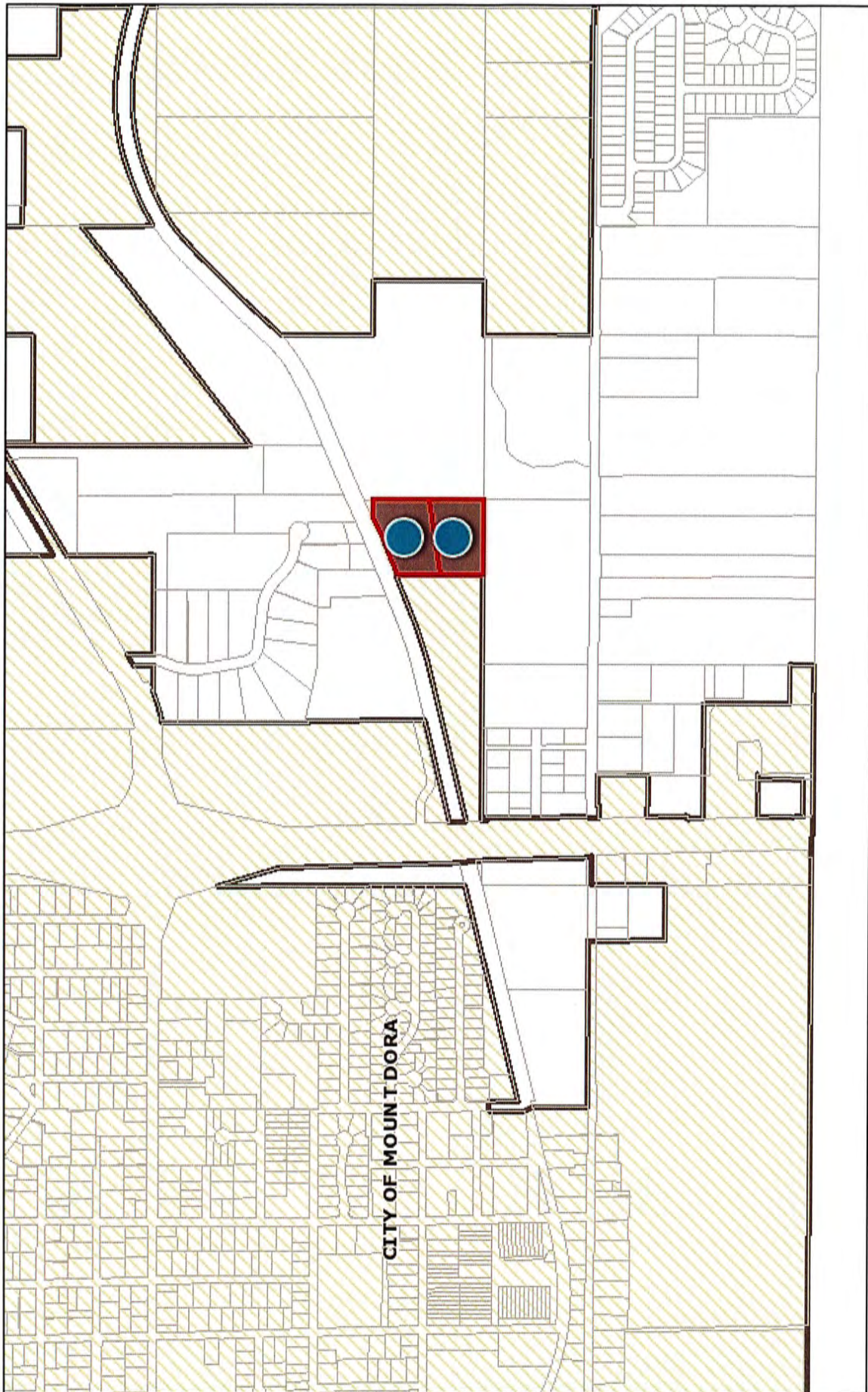
Hence, the level of service for the parcels to be annexed will be accessed through parcel AK 1124727 which is within the jurisdiction of City of Mount Dora.

The intent of the parcels' Future Land Use are for Industrial use. Therefore, no school services are required. As for police protection, these parcels will be accessible through parcel AK 1124727 for the City of Mount Dora Police Department.

City of Mount Dora - Future Land Use



Attachment #2 Mount Dora City Limits

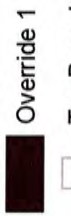


May 9, 2025

pointLayer



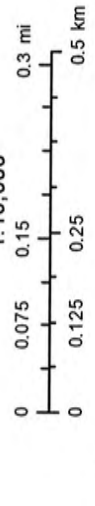
polygonLayer



City Limits In

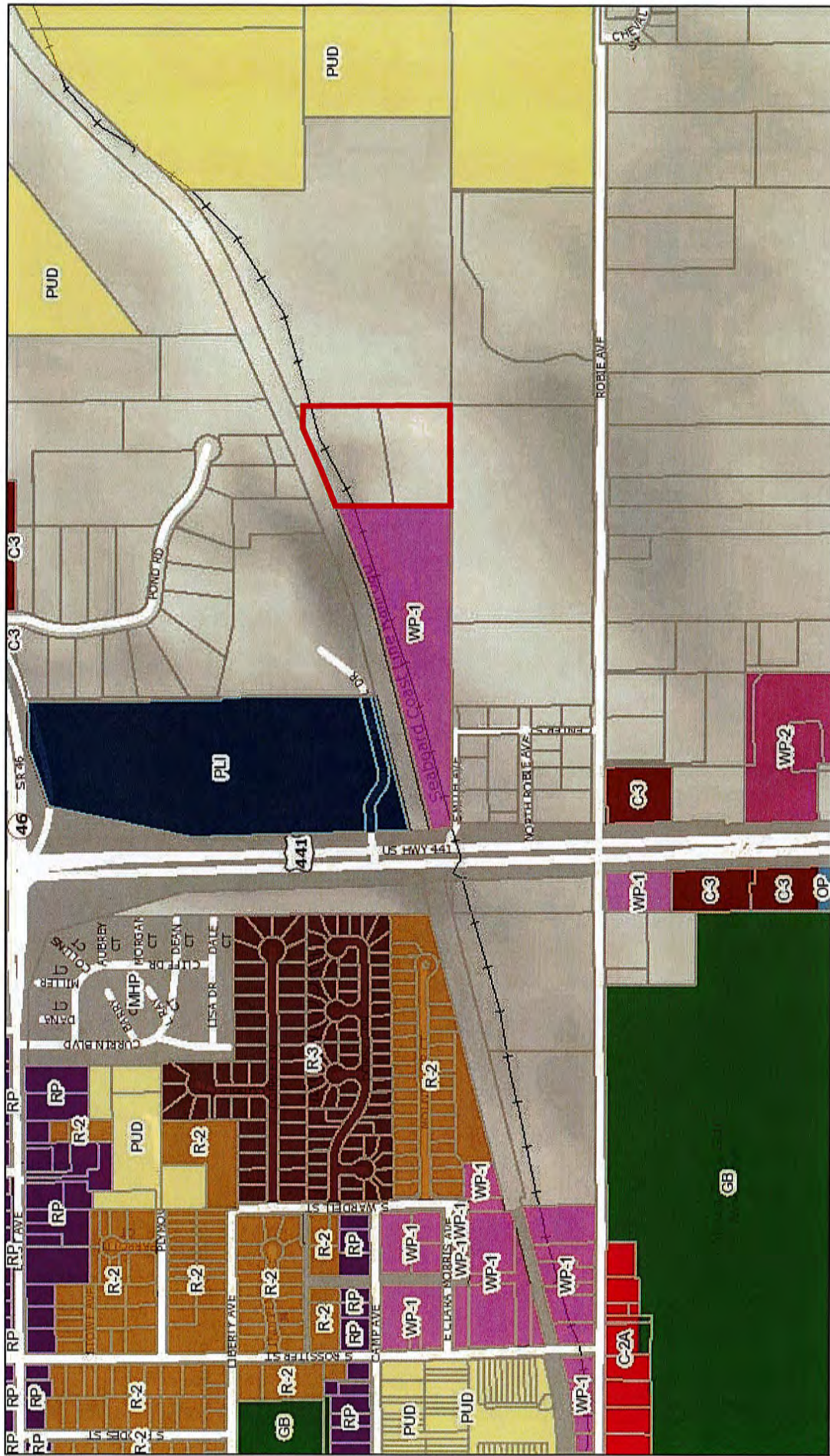


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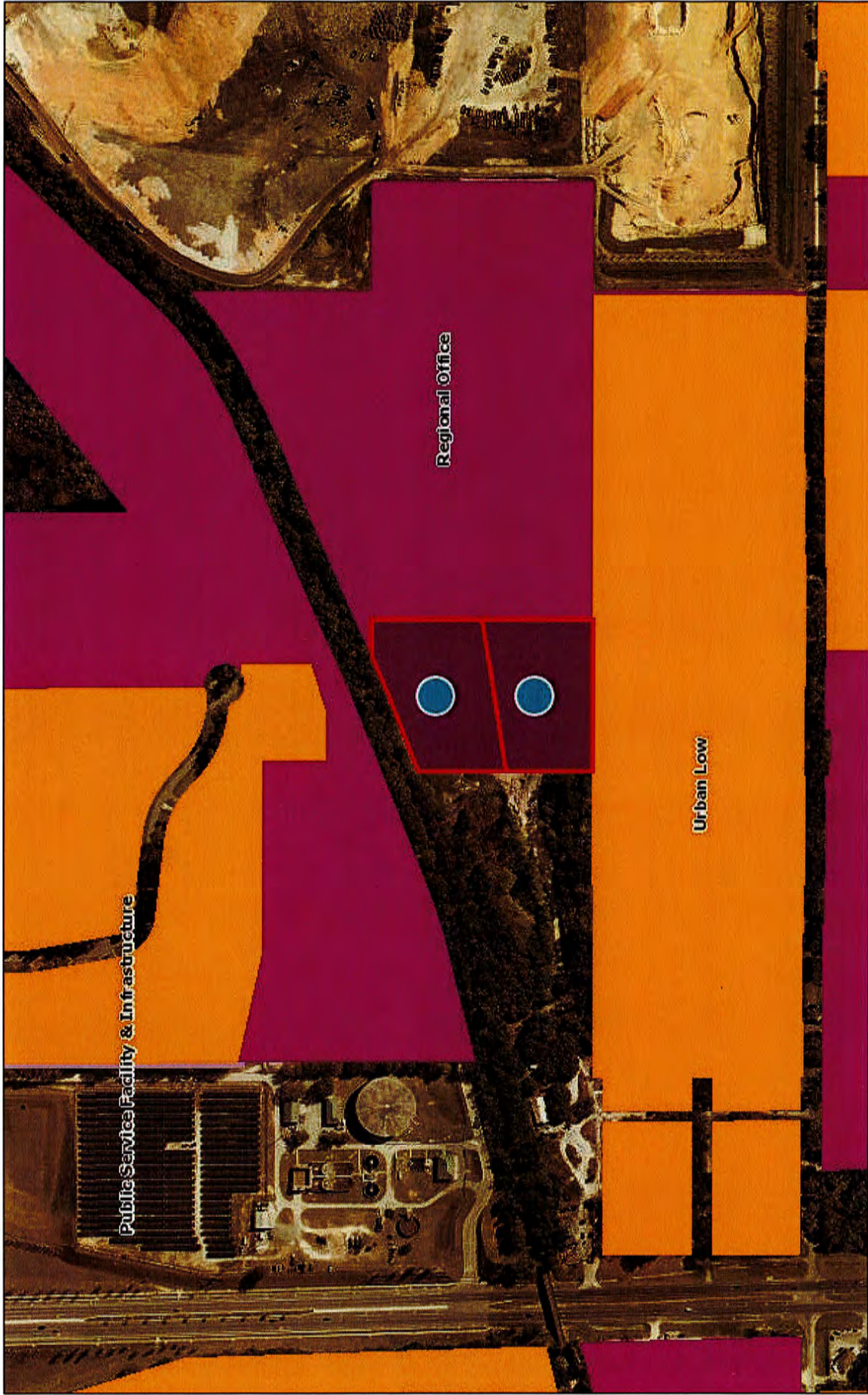
Lake BCC

City of Mount Dora - Zoning



May 7, 2025

Attachment #2 Lake County - Future Land Use



May 7, 2025

pointLayer



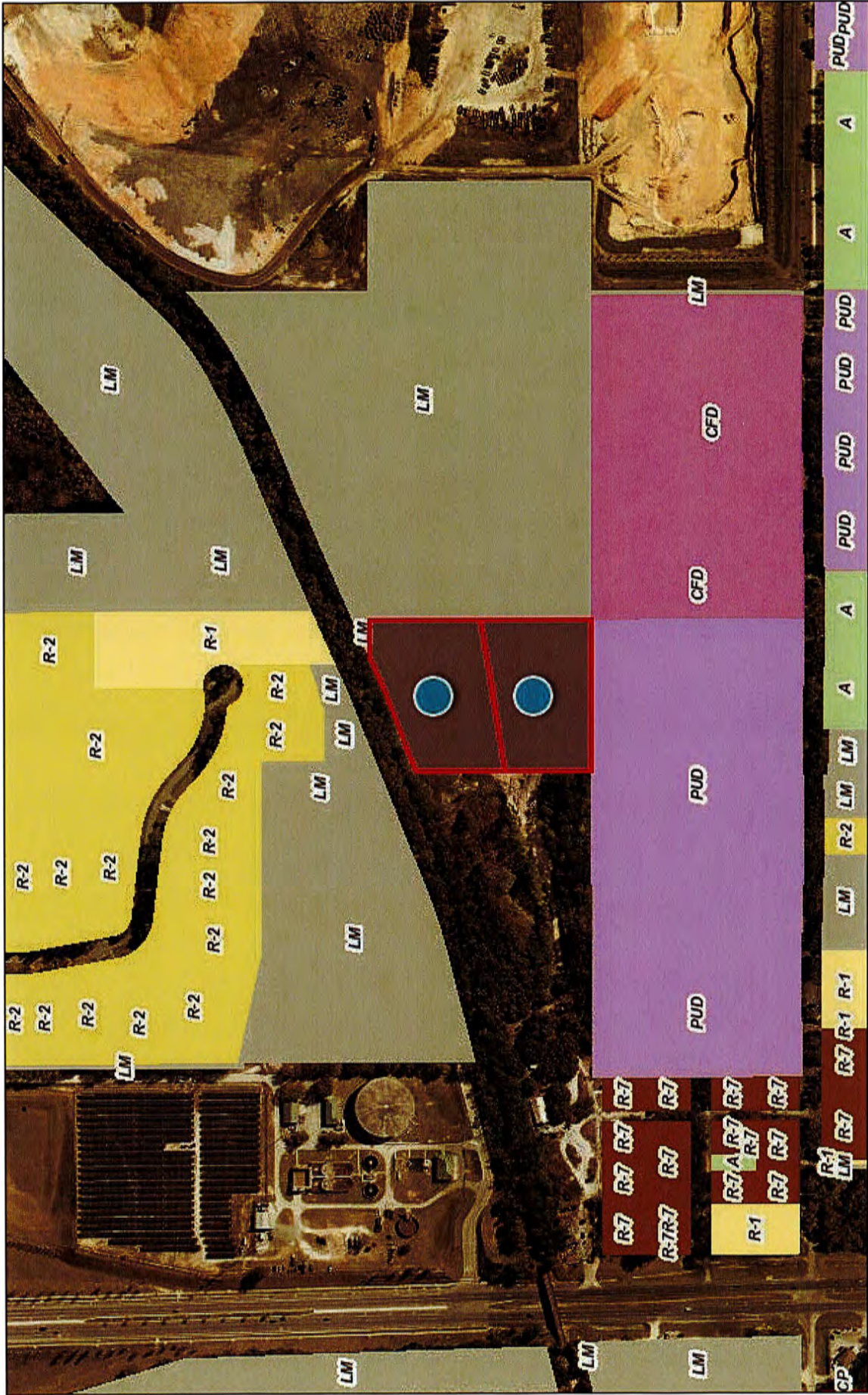
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Attachment #2 Lake County - Zoning



May 7, 2025

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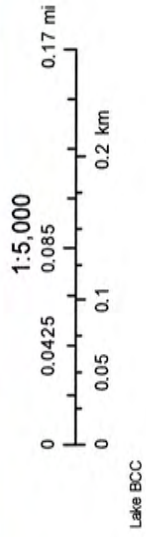


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Override 1



ORDINANCE NO: 2025-15

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Vlado Ivetic, Lindsley Paving Company (Property Owner) is the fee simple owner of those properties generally located on the east side of US Highway 441 and north of Smith Avenue in unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit "A"** (Property); and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the Property Owner has filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora bearing the signature of all owners of the Property; and

WHEREAS, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property will not result in the creation of an enclave, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

WHEREAS, the City has determined that all procedural and notice requirements mandated by Florida Statutes, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws related to the voluntary annexation of property have been followed and satisfied.

NOW, THEREFORE, BE IT ORDAINED 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 the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. VOLUNTARY ANNEXATION. The Property generally located on east side of US Highway 441 at the Orange County line in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described per **Exhibit “B”**;

SECTION 3. EFFECT OF ANNEXATION. On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

SECTION 4. AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES. City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council District Two (2) is hereby amended to include the Property, more particularly described per **Exhibit “B”**

SECTION 5. FILING REQUIREMENTS. In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

SECTION 6. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance and the rezoning on the Property. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 7. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 8. LIMITED CODIFICATION AND SCRIVENER’S ERRORS. The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney may be corrected.

SECTION 9. **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 10. **SEVERABILITY.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 11. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: **August 5, 2025**

SECOND READING: **August 19, 2025**

PASSED AND ADOPTED this 19th day of August 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 legality.

Patrick Brackins, City Attorney

EXHIBIT "A"

Property Sketch and Description

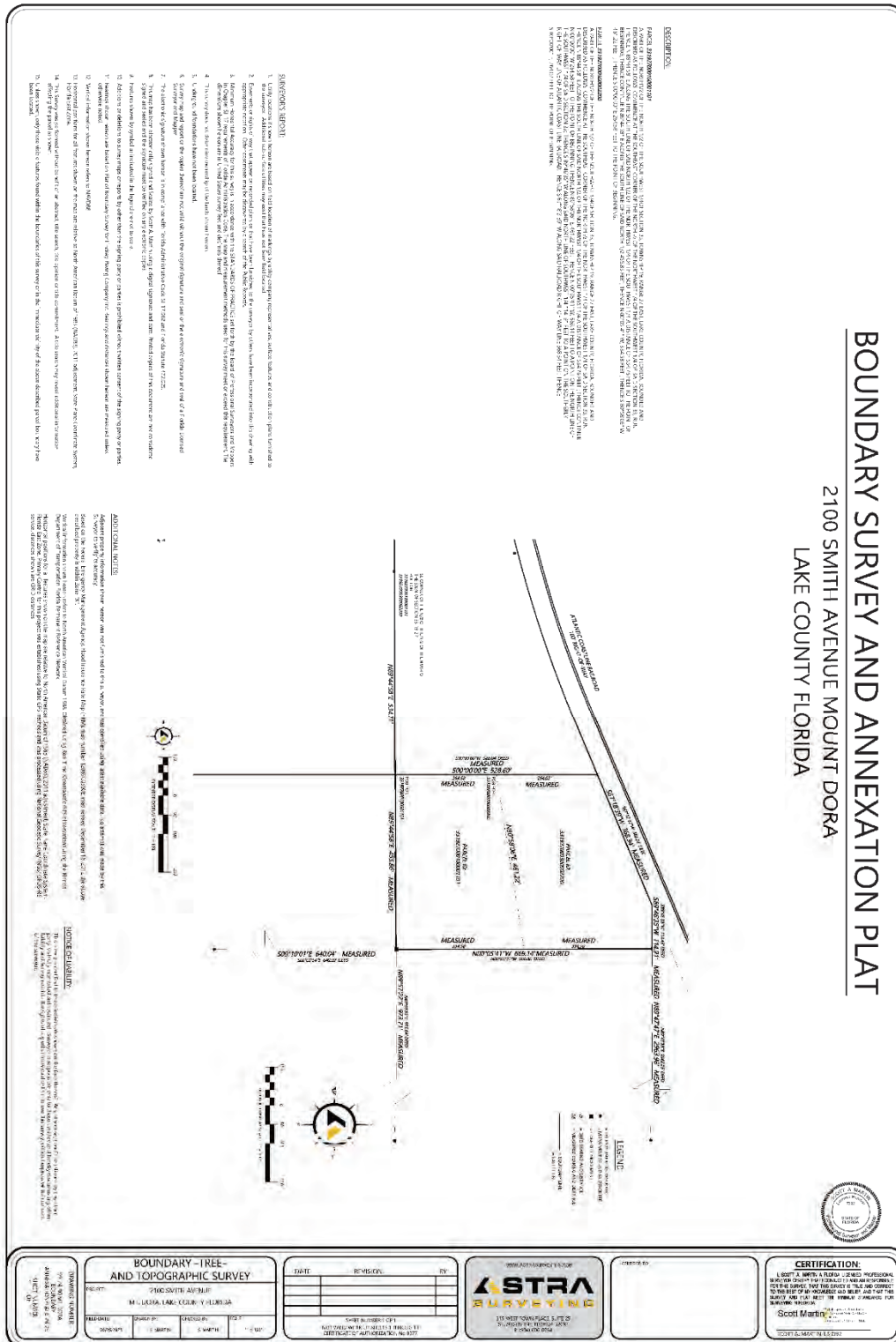


EXHIBIT "B"
Legal Description

PARCEL 331927000100001101

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 455.86 FEET; THENCE N 00°05'41" W, 334.58 FEET ; THENCE S 80°58'06" W 461.22 FEET ; THENCE S 00°00'00" E 264.58 FEET TO THE POINT OF BEGINNING.

PARCEL 331927000300002200

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET ; THENCE CONTINUE N 00°00'00" W 264.58 FEET TO THE POINT OF BEGINNING; THENCE N 80°58'06" E, 461.22 FEET; THENCE N 00°05'41" W, 669.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°46'35" W ALONG SAID NORTH LINE OF SOUTHWEST 1/4 114.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°18'39" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE 368.34 FEET; THENCE S 00°00'00" E, 264.02 FEET TO THE POINT OF BEGINNING.



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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of First Reading of **Ordinance No. 2025-16**, Small-Scale Future Land Use Map Amendment for Lindsley Paving Company, Inc.

Introduction:

This is a request for City Council to Approve the First Reading of Ordinance No. 2025-16 and hold a public hearing for the second reading and adoption.

Call Up Item

Mayor Asks Attorney to Read Ordinance by Title Only

City Manager Background

Applicant Presentation

Testimony by others on behalf of applicant or opposition with a legitimate interest in the matter, who can provide substantial competent evidence.

Rebuttal by Applicant

Discussion

Council Action

Discussion:

As required by Florida Statutes, Section 166.041(4), the completed “Business Impact Estimate” is provided in Attachment #1. This request is associated with a land use action.

Further descriptions and the land use report are contained in Attachment #2 (PZC/LPA Staff Report). The applicant is requesting an amendment to the City’s Future Land Use Map to change the land use on 6.41 acres from County Regional Office to City Industrial. The application was submitted simultaneously with applications to annex the property and assign the property a city zoning district.

This Ordinance shall take effect 31 days after the adoption of the annexation Ordinance, per Florida Statutes.

The events leading to this presentation to City Council are as follows:

- The Development Review Committee (DRC) reviewed the Small-Scale Future Land Use Map Amendment and had no comments or objections to the request.
- The Planning and Zoning Commission (PZC), acting as the Local Planning Agency, at their regularly scheduled meeting held on July 16, 2025, recommended approval of the Small-Scale Future Land Use Map Amendment from Lake County Regional Office to City Industrial.

Budget Impact:

There are no budgetary impacts on the City relative to processing the application to amend the future land use map.

Strategic Impact:

Goal 7: Develop new infrastructure to support sustainable growth management. Objective 7.2: Focus on strategies and infrastructure to improve public health, safety, and welfare within the City.

Recommendation:

City Council to approve the First Reading of Ordinance No. 2025-16 and to hold a public hearing for the second reading and adoption.

Attachment(s):

1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - PZC Agenda Packet
3. Attachment #3 - Proof of Publication
4. Ordinance 2025-16 FLUM_ 2100 Smith

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/23/2025

Approved - 7/23/2025

Approved - 7/23/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2025-16

ORDINANCE TITLE: Amend the land use map for 6.41 acres of property owned by Lindsley Paving Company, Inc. to assign a City land use.

DEPARTMENT: Planning and Zoning

**MEETING DATE: August 5, 2025 (First Reading)
August 19, 2025 (Second Reading and Adoption)**

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: 2025-16

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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;

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

ATTACHMENT #1

- ☐ 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;
- ☐ 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 amends the land use map to assign 6.41 acres a City land use. The property is located within the JPA which supports the City's long-term vision.

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 OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmountdora.com

DATE DUE: July 16, 2025

TO: Planning and Zoning Commission

FROM: Development Review Committee
Ryan Winkler, AICP, Senior Planner

RE: Request for Future Land Use Map Amendment (Small-Scale) from County Regional Office to City Industrial, 6.41 +/- acres (Site Area); generally located east of US Highway 441 and north of Smith Avenue (Location); 2100 Smith Avenue (Site Address); Vlado Ivetic, Lindsley Paving Company (Property Owner, Applicant); Lindsley Paving Company (Project Name)
Project No. FLUM25-02SM

Recommendation:

Staff recommends approval with conditions of the above-referenced request for the Small-Scale Future Land Use Map Amendment and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation.

References/Support:

City of Mount Dora Comprehensive Plan 2045
City of Mount Dora Land Development Code
Chapter 163 Florida Statutes

Background/Information:

The applicant is requesting an amendment to the City's Future Land Use Map. The proposed amendment will change approximately 6.41 acres from County Regional Office to City Industrial. The proposal is for future development of a carwash facility and warehouses. The Applicant indicates the present use for the subject properties are for borrow pit activities.

EXISTING	PROPOSED	SUBJECT	MAXIMUM INTENSITY
FLU	FLUM	SITE AREA	ALLOWED
County Regional Office	City Industrial	6.41 acres	195,453 square feet

Development Summary - Maximums Intensity:

- o From: County Regional Office Maximum Square Footage (FAR 3.0 x 6.41 acres): 837,658 sf
- o To: City Commercial Maximum Square Footage (FAR 0.70 x 6.41 acres): 195,453 sf
- o Change: 642,205 less square footage allowed.

Planning and Zoning Commission Public Hearing Date: July 16, 2025
 Small-Scale FLUM Change – Lindsley Paving Company (2100 Smith Avenue)
 Page 2

Future Land Use Element Policy 4.g(7): Industrial: This category is intended for light manufacturing, warehousing and storage associated with a business or industrial use, wholesaling, distribution, office and other related activities. Educational facilities shall not be allowed in this district. Industrial parks with good internal circulation and attractive appearance from adjacent roads are encouraged. Maximum impervious surface ratio is 0.65. Maximum FAR is 0.70.

Land Use Report:

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Regional Office	LM (Light Industrial)	Vacant
South	County	Urban Low	PUD	Residential (Hillside)
East	County	Regional Office	LM (Light Industrial)	Vacant
West	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home

Request Type: Small-Scale Future Land Use Map Amendment

Existing Use: Vacant Land, Borrow Pit

Proposed Use: Car Wash and Warehouse Facilities

Proposed
Future Land Use: City Industrial (6.41 Acres)

Current
Future Land Use: County Regional Office

Current Zoning: County Light Industrial (LM)

Proposed Zoning: City Workplace One (WP-1)

JPA: Yes, City of Mount Dora and Lake County Joint Planning Agreement

Overlay Zones/Areas: None

Critical State Concern: No

Site Area: 6.41 +/- acres

Housing: The proposed Future Land Use change will not negatively impact the projected housing population of City's Comprehensive Plan. The proposed change does not increase the amount of dwelling units allowed. Proposed non-residential designations..

Traffic:	(Based on the industrial intensity): The proposed development for a carwash will result in 180 daily trips, 10 A.M peak hour and 19 P.M. peak hour trips of additional traffic on the surrounding transportation network. The surrounding roadway network has sufficient capacity to accommodate background growth and project traffic in the future condition.
Wastewater:	<i>Infrastructure Element Policy 1.d: Average Daily Flow:</i> Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise. The proposed change will not negatively impact current capacity and will reduce capacity needs for the site as the current FAR is 3.0 as opposed to the proposed FAR of 0.70.
Potable Water:	The minimum design for water distribution systems shall provide for at least 100 percent of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. Fire flows in commercial, institutional, industrial areas and apartment or multiunit complexes, shall provide a minimum of 1,500 gpm at a 20 psi residual pressure. The proposed change and will not negatively impact capacity.
Reclaim Water:	Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Policy 1.c(1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available at this location.
Solid Waste:	City's standard is 7.1 pounds per capita per day (LOS disposal).
Stormwater:	Protect water resources in Mount Dora. Control of erosion, sedimentation and flooding are mandatory. Limit post-improvement stormwater discharge to pre-improvement rates based on the 25-year, 96-hour storm. Building first floor elevations must be flood-free for the 100-year, 96-hour storm. Comply with Land Development Code Chapter 6.2 drainage standards.
Habitat:	The property is currently presently disturbed lands used for borrow pit activities. According to USDA Soil Survey, the property contains some areas with placid, Myakka, and candler sand soils providing for

excessively wet and drained conditions.

The subject site development does not propose impact to any unique or ecologically significant area of vegetation or Habitat.

Wetlands/

Environmental:

The subject 6.41 acres property is the site of a borrow pit. The subject application proposes to utilize the subject property for stormwater management purposes.

Note: Data analysis support documents on-file with the project application.

Notification:

JPA Notice to Lake County: July 17, 2025

Legal Ad for PZC: July 4, 2025

Notice to Lake County BCC [Ch. 171.044(3) F.S]: July 17, 2025

Ordinance Enactment Legal Ad: August 8, 2025

Non-Legal Ad: August 8, 2025

Public Hearing Schedule:

DRC: June 26, 2025

PZC: July 16, 2025

City Council: August 5, 2025

Attachments:

Vicinity Map

FLUM Area Map

Proposed Future Land Use Map

Exhibit A FLU Map II-2a

Application (on file)

AERIAL MAP

Legend

City Limits

--- In
 --- Out

 Subject Parcels

Lindsley Paving Company LLC / 2100 Smith Avenue

N



0 0.05 0.1 0.2 Miles

Date Printed: 7/10/2025 10:34 AM

Vicinity Map

N



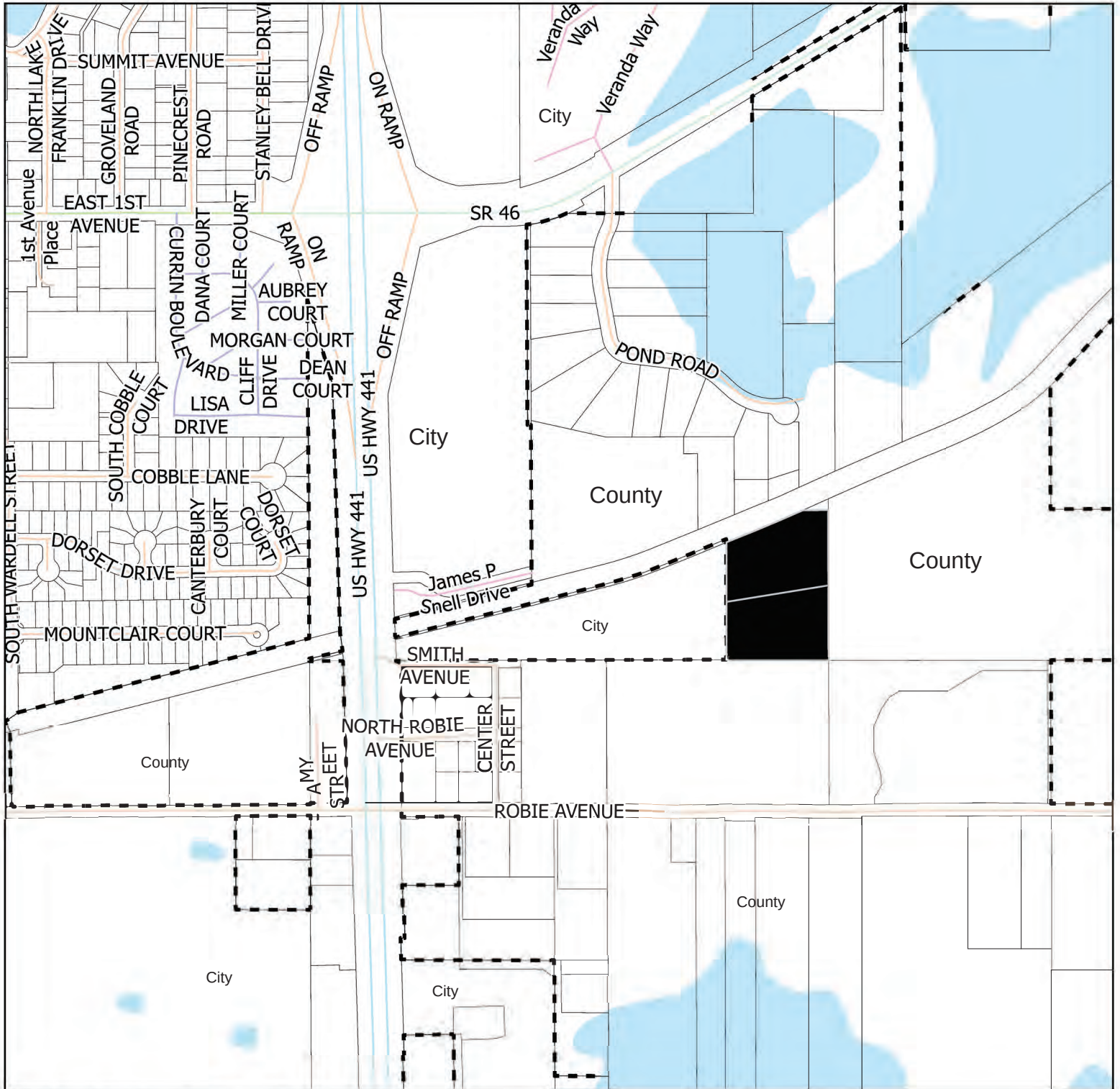
Legend

City Limits

--- In
 --- Out

■ Subject Parcels

Smith Avenue Properties
6.11 +/- Acres



0 0.07 0.15 0.3 Miles

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**CITY OF
 MOUNT
 DORA**

PLANNING AND DEVELOPMENT

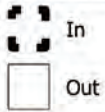
Future Land Use Map Composite City & Lake County

N

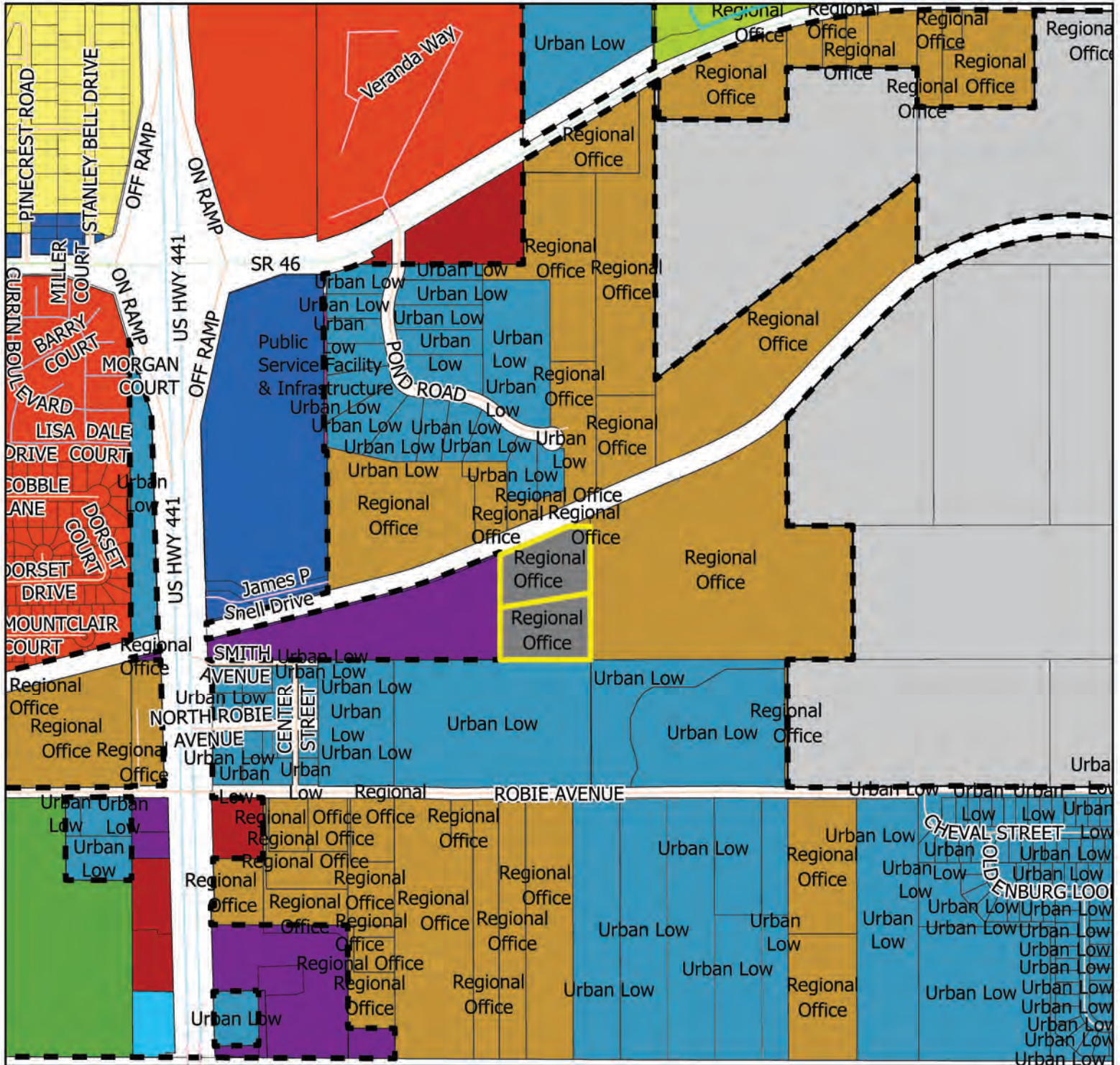


Legend

City Limits



Subject Parcels



0 0.07 0.15 0.3 Miles

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**CITY OF
MOUNT
DORA**
PLANNING AND DEVELOPMENT



**CITY OF
MOUNT
DORA**

**City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112**

E-mail: plandev@cityofmountdora.com

**FUTURE LAND USE MAP AMENDMENT
SMALL-SCALE (10 ACRES OR LESS)
APPLICATION**

Date : May 20, 2025 Project Name: 2100 Smith Avenue

1. Applicant's Name: Vlado Ivetic
Company's Name: Lindsley Paving Company
Address: 1060 Belle Avenue
City, State & Zip: Winter Springs, FL 32708
Phone: 407-402-1796 E-mail: vlado@ivetictrucking.com

2. Owner's Name: Vlado Ivetic
Company's Name: Lindsley Paving Company
Address: 1060 Belle Avenue
City, State & Zip: Winter Springs, FL 32708
Phone: 407-405-1796 E-mail: vlado@ivetictrucking.com

3. The property generally located and list adjacent streets: _____
US Hwy 441, Pond Road & Robie Avenue

4. The address(s) of the property: AK1124719-Pond Road, AK1124808-Robie Avenue

5. Size of property in Acres: 6.41 Square Feet: _____

6. Current Zoning District: County-LM, Light Industrial District

7. Requested Zoning District: WP-1, Workplace
(Separate application required for change in zoning district)

8. Future Land Use Category : County - Regional Office

9. Requested Future Land Use Category: IND, Industrial

10. Present use and structures on the property (list number of residential dwelling units):

Vacant, present use is borrow pit activities.

11. Building Size Existing: N/A Proposed: N/A

12. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg Off	LM / R-1	Borrow Pit
South	County	Urban LOW	LM / PUD	Borrow Pit
East	County	Reg Off	LM	Borrow Pit
West	City	IND	WP-1	Borrow Pit

(districts/categories may be abbreviated)

13. Present use and structures on the property (list number of residential dwelling units):

Vacant, present use is borrow pit activities.

14. Proposed use of property: Stormwater management facility for parcel AK1124727

15. List the specific Comprehensive Plan Policy that allows proposed use: _____

16. State the reason for this request: Annexation

17. Describe changed condition justifying the amendment: Annexation

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: _____

To match existing adjacent west parcel (AK1124727)

19. Describe the extent to which the proposed amendment is compatible with existing land uses: _____

To match existing adjacent west parcel (AK1124727) also owned

by same property owner for future permitting as a single project.

Attachment #2

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: _____
The proposed use of the parcel will be for stormwater mgmt facility w/ no services required.
21. Describe the extent of environmental impacts on the resources of proposed amendment:
Existing use was permitted as a borrow pit. Proposed use will be for a stormwater mgmt facility.
22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: _____
Annexation of parcels to be permitted as a single project w/ adjacent west parcel (AK1124727)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Vlado Ivetic, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.



Signature of Applicant

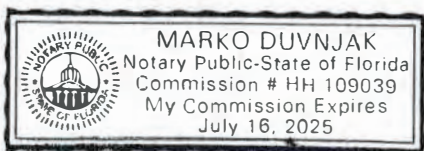
Vlado Ivetic

Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 27th day of May 2025 by Vlado Ivetic who is personally known to me or who has produced _____ as identification and who did _____ or did not _____ take an oath.

SEAL:



Notary Public

Marko Duvnjak

Print or Type Name

BOUNDARY TREE AND TOPOGRAPHIC SURVEY

2100 SMITH AVENUE MOUNT DORA LAKE COUNTY FLORIDA

DESCRIPTION:

PARCEL 1

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 39°43'55" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 534.56 FEET; THENCE N 07°00'00" W, 528.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°17'37" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 156.69 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3150.00 FEET (CHORD BEARING S 71°25'36" W, CHORD DISTANCE 477.11 FEET); THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 477.57 FEET TO THE END OF SAID CURVE; THENCE S 75°45'45" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 803.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE S 01°35'28" E ALONG SAID RIGHT-OF-WAY LINE 100.85 FEET; THENCE N 89°43'56" E, 834.86 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 5 COURSES TO WIT: N 07°00'00" W, 24.08 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.83 FEET; N 85°27'40" E, 296.40 FEET; S 07°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.

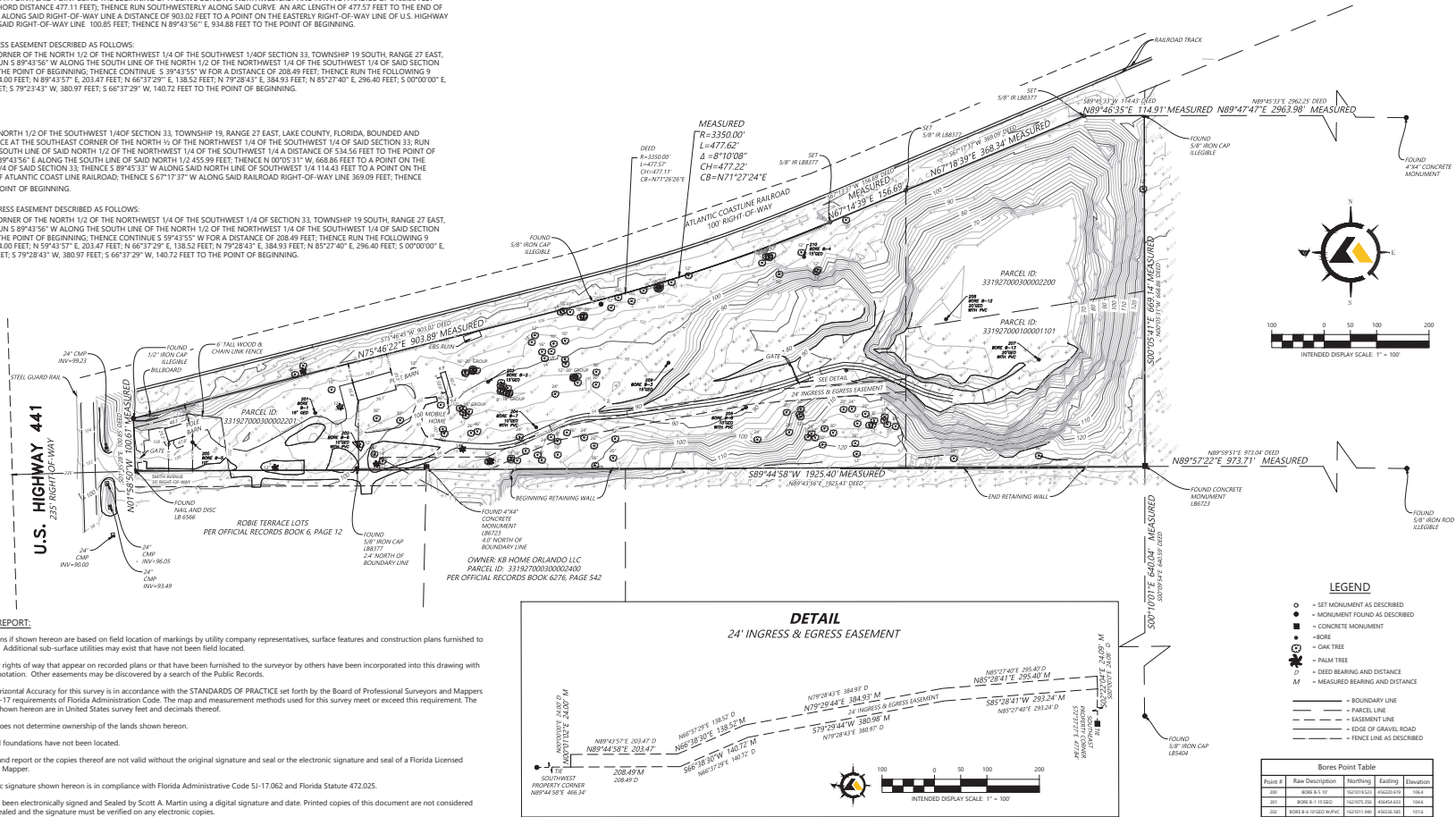
TOGETHER WITH

PARCEL 2

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 534.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 5 COURSES TO WIT: N 07°00'00" W, 24.08 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.83 FEET; N 85°27'40" E, 296.40 FEET; S 07°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.

ALONG WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 5 COURSES TO WIT: N 07°00'00" W, 24.08 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.83 FEET; N 85°27'40" E, 296.40 FEET; S 07°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 51-17 requirements of Florida Administrative Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have been located.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
- The electronic signature shown hereon is in compliance with Florida Administrative Code 51-17.062 and Florida Statute 472.025.
- This map has been electronically signed and Sealed by Scott A. Martin using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown hereon are based on Plat of Boundary Survey for Lindsey Paving Company Inc. Bearings and distances shown hereon are measured unless otherwise noted.
- Vertical information shown hereon refers to NAVD83.
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.

ADDITIONAL NOTES:

The above described parcel contains 711822.84 square feet or 16.34 acres, more or less.

Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

Based on the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), map number 12069C0390E, map revised December 18, 2012 the above described property is within Zone "X".

Vertical information shown hereon refers to North American Vertical Datum 1988. Obtained using Real Time Kinematic GPS observations using the Florida Department of Transportation Florida Permanent Reference Network.

Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Primary Control for this project was established using Static GPS methods and was processed using National Geodetic Survey (NGS) OPUS-RS session, distances shown are GRID distances.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



CERTIFICATION:

I, SCOTT A. MARTIN, A FLORIDA LICENSED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A MEMBER OF THE NATIONAL BOARD OF SURVEYING AND MAPPING, INC. (NBSM).

SCOTT A. MARTIN, LB 13792

CERTIFIED TO:



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LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Whitney Scott
City of Mount Dora
510 N Baker ST
Mount Dora FL 32757-5521

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

07/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/03/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$354.17

Tax Amount: \$0.00

Payment Cost: \$354.17

Order No: 11446978

Customer No: 525201

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



NOTICE OF COMPREHENSIVE PLAN CHANGE FUTURE LAND USE MAP AMENDMENT ORDINANCE NO. 2025-16 CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the Planning and Zoning Commission and the City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-16 for proposed changes to the City of Mount Dora Comprehensive Plan to amend the Future Land Use Map. The title and substance of proposed Ordinance is as follows:

ORDINANCE NO: 2025-16

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045 FROM 'COUNTY REGIONAL OFFICE' TO 'CITY INDUSTRIAL' FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Further, the adoption of Ordinance No. 2025-16 includes a Future Land Use Map Amendment changing certain lands from County Regional Office to City Industrial as depicted on the map of this advertisement below:



The City of Mount Dora Local Planning Agency (Planning and Zoning Commission) will conduct a public hearing to consider this ordinance on **Wednesday, July 16, 2025 at 10:00 a.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The City Council of the City of Mount Dora, Florida will conduct public hearing to consider the adoption of Ordinance No. 2025-16 on **Tuesday, August 5, 2024**. The meeting will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed comprehensive plan amendment.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

For Questions or Comments, please email staff at planning@mountdora.gov.

ORDINANCE NO: 2025-16

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora is committed to planning and managing for future growth and redevelopment of property located within the City limits; and

WHEREAS, the Florida Statutes, Section 163.3167 empowers the City of Mount Dora to adopt and amend the City of Mount Dora Comprehensive Plan 2045; and

WHEREAS, pursuant to Florida Statutes, Section 163.3187, Vlado Ivetic, Lindsley Paving Company (Property Owner) submitted an application to the City requesting a change in Future Land Use designation and amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to that property located on the east side of US Highway 441 and north of Smith Avenue, as depicted in **Exhibit “A”** attached hereto (Property); and

WHEREAS, the proposed Comprehensive Plan Amendment qualifies as small-scale development amendment because the Property is not more than fifty acres in size, the proposed amendment does not involve a text change to the goals, policies and objectives of the City and only proposes a land use change to the City’s Future Land Use Map; and

WHEREAS, the Property is not located within an area of critical state concern; and

WHEREAS, in accordance with applicable law, notice of the proposed Comprehensive Plan amendment was provided to Lake County and to the public by way of publication in a newspaper of general circulation in the City; and

WHEREAS, on February 16, 2022, the City of Mount Dora Planning and Zoning Commission approved the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property; and

WHEREAS, Florida Statutes, Section 163.3187(2) allows the City conduct only one public hearing for Small-Scale Future Land Use Map Amendments; and

WHEREAS, after conducting a public hearing, the City of Mount Dora finds that the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATIONS AND AMENDMENT TO FUTURE LAND USE MAP.

A. The Future Land Use designation of Industrial is hereby assigned to the Property located on the east side of US Highway 441 and north of Smith Avenue, Tax Parcel Identification Number 33-19-27-0003-000-02200 (Alt. Key 1142719) and 33-19-27-0003-000-02202 (Alt. Key 1124808) as depicted and graphically illustrated on **Exhibit “B”** (Future Land Use Map II-2a) with said Property being more particularly described in **Exhibit “C”** (Industrial).

B. The Future Land Use Map II-2a, of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, adopted by City of Mount Dora Ordinance No. 2020-04, on June 16, 2020; and as amended by City of Mount Dora Ordinance No. 2021-21, on November 16, 2021, is hereby further amended to include the Future Land Use assignments set forth herein.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. 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 requested Future Land Use change and amendment to Future Land Use Map II-2a of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, 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. The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 7. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be adopted as of the date hereof; however, shall not become effective until after the adoption of City of Mount Dora Ordinance 2022-04 and pursuant to Florida Statutes, Section 163.3187, which states that the subject small-scale Future Land Use Map amendment shall become effective 31 days after adoption of this Ordinance by the City, unless otherwise challenged within 30 days after said adoption. In the event of a timely challenge, the subject small-scale Future Land Use Map amendment shall become effective once the Florida Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted small-scale Future Land Use Map amendment is in compliance with the Plan or after the adoption of City of Mount Dora Ordinance 2022-04, whichever is later.

SINGLE AND FINAL READING: August 19, 2025

PASSED AND ADOPTED this 19th day of August, 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 legality.

Patrick Brackins, City Attorney

Property Depiction Map

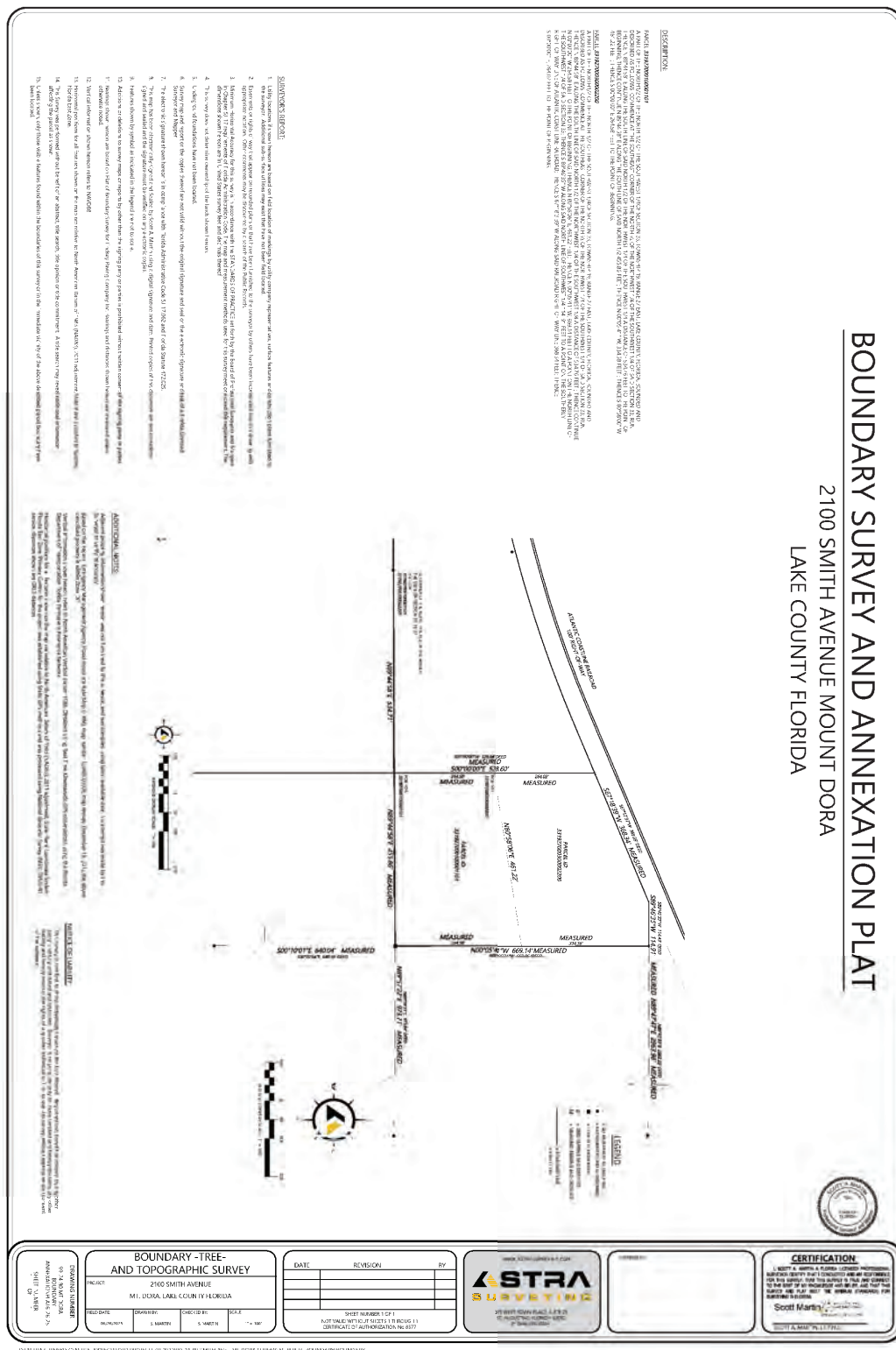


EXHIBIT “B”
Future Land Use Map Amendment
Future Land Use Map II-2a

City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment - Owner Lindsley Paving Company 2100 Smith Avenue

Exhibit "A" B
Ordinance No. 2025-16

LEGEND:

- Mixed Use Traditional (MU-1)
- Mixed Use Downtown (MU-2)
- Employment Center
- Residential Professional/Office
- Low Density Residential (2.5 DU/AC or Less)
- Low/Medium Density Residential (4 DU/AC or Less)
- Medium Density Residential (6 DU/AC or Less)
- High Density Residential (18 DU/AC or Less)
- Industrial
- Commercial
- Office
- Recreation
- Public Lands/Institutions
- Conservation
- Water Bodies/Lakes

Features

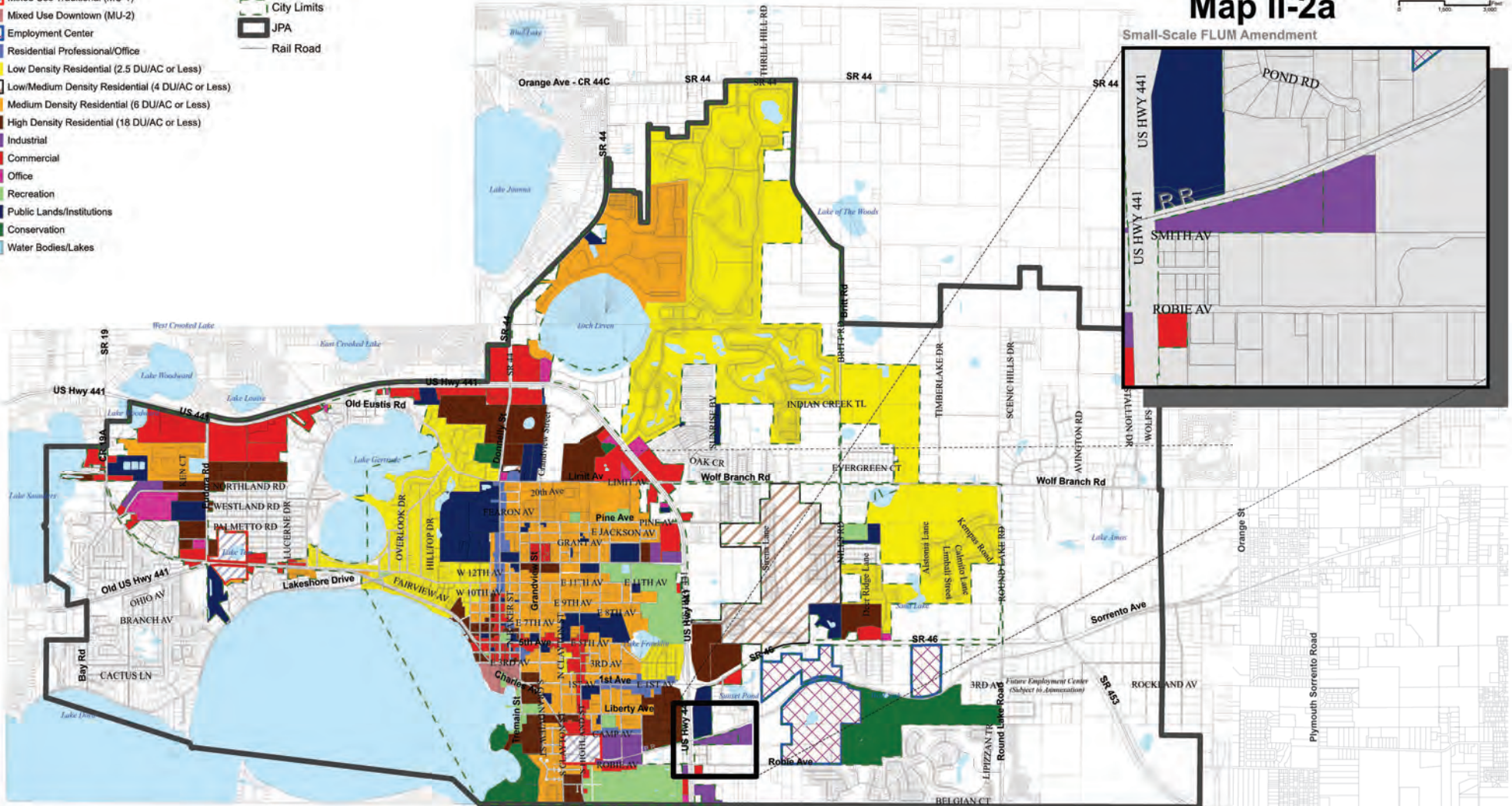
- City Limits
- JPA
- Rail Road

Existing: County Regional Office
Proposed: City Industrial



Map II-2a

Small-Scale FLUM Amendment



Print Date: 7/10/2025

Path: U:\PlanDev Admins\Planning and Development\Master Documents\MAPS\FLUM\FLUM_ 2100 Smith Avenue_ Map Amendment\FLUM_ 2100 Smith Avenue_ Map Amendment.aprx

EXHIBIT "C"
Legal Description

PARCEL 331927000100001101

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 455.86 FEET; THENCE N 00°05'41" W, 334.58 FEET ; THENCE S 80°58'06" W 461.22 FEET ; THENCE S 00°00'00" E 264.58 FEET TO THE POINT OF BEGINNING.

PARCEL 331927000300002200

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET ; THENCE CONTINUE N 00°00'00" W 264.58 FEET TO THE POINT OF BEGINNING; THENCE N 80°58'06" E, 461.22 FEET; THENCE N 00°05'41" W, 669.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°46'35" W ALONG SAID NORTH LINE OF SOUTHWEST 1/4 114.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°18'39" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE 368.34 FEET; THENCE S 00°00'00" E, 264.02 FEET TO THE POINT OF BEGINNING.



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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of the First Reading of **Ordinance No. 2025-17**, Change in Zoning for Lindsley Paving Company, Inc.

Introduction:

This is a request for City Council to approve the first reading of Ordinance No. 2025-17 and to hold a hearing for the second reading and adoption.

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

Discussion:

As required by Florida Statutes, Section 166.041(4), Attachment #1 is the completed “Business Impact Estimate” form. This request is associated with a land use type action.

Rezoning descriptions and details are contained in Attachment #2 (PZC Memo). Legal advertisements for the public hearings are included in Attachment #3. The applicant is requesting an amendment to the City’s zoning map to assign a city zoning district to 6.41 acres located. The Applicant proposes to amend the zoning map to change the parcels from Lake County Light Industrial (LM) to City Workplace One (WP-1).

The events leading to this presentation to the City Council are as follows:

- The Development Review Committee (DRC) reviewed the rezoning application and had no comments or objections to the request.

- The Planning and Zoning Commission (PZC) recommended approval of the application to rezone 6.41 acres from Lake County Light Industrial (LM) to City Workplace One (WP-1) at their regularly scheduled meeting held on July 16, 2025.

Budget Impact:

There are no budgetary impacts on the City associated with processing the rezoning application.

Strategic Impact:

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

Recommendation:

City Council to approve the First Reading of Ordinance No. 2024-18 and hold a public hearing for the second reading and adoption.

Attachment(s):

1. Attachment #1 - Business Impact Estimate
2. Attachment #2 - PZC-LPA Agenda Packet
3. Attachment #3 - Proof of Publication
4. Ordinance 2025-17 - 2100 Smith Ave Rezoning

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/23/2025

Approved - 7/24/2025

Approved - 7/24/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025

ATTACHMENT #1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2025-17

ORDINANCE TITLE: Assign a City zoning district to 6.41 acres of property owned by Lindsley Paving Company, Inc.

DEPARTMENT: Planning and Zoning

**MEETING DATE: August 5, 2025 (First Reading)
August 19, 2025 (Second Reading and Adoption)**

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: 2025-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY LIGHT INDUSTRIAL (LM) TO CITY WORKPLACE ONE (WP-1) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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;

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

ATTACHMENT #1

- ☐ 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;
- ☐ 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 assigns a City zoning district to 6.41 acres owned by Lindsley Paving Company, Inc.

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 OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DATE DUE: July 16, 2025

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: **Request for Change in Zoning** from Light Industrial LM (County) to Workplace One WP-1 (City) for 6.41 Acres; located on the east side of US Highway 441 and north of Smith Avenue (Location); 2100 Smith Avenue (Site Address); Vlado Ivetic, Lindsley Paving Company (Owner, Applicant);
Project No.: Z25-01

Recommendation:

Staff recommends approval of the above-referenced request for change in zoning from County LM to City WP-1 and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment. Approval subject to Traffic Impact Analysis prior to filing of the Site Plan.

Reference/Support:

Section 3.3. LDC

Background:

Existing Use: Vacant Land, Borrow Pit
Proposed Use: Stormwater Management System
Proposed Zoning: City WP-1
Current Zoning: County LM (Light Industrial)
Future Land Use: County Regional Office
Proposed FLU: City Industrial
Overlay Zones/Areas: None
FAR Maximum: 0.70
Site Area: 6.41
JPA: Yes

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Regional Office	LM	Vacant
South	County	Urban Low	PUD	Residential (Hillside)
East	County	Regional Office	LM	Vacant
West	City	Industrial	WP-1	Vacant

The applicant is requesting a change of the zoning district for approximately 6.41 acres located on the east side of US 441 and north of Smith Avenue. The applicant has submitted annexation and future land use amendment applications to run concurrently with the rezoning application. The applicant has indicated the intended use to develop the 6.41 acre site for stormwater management purposes, when the adjoining property to the west comes forward with development application.

This parcel is located adjacent to US Highway 441, identified as a *Principal Arterial (Urban)* roadway (Map III-1 of the Roadway Functional Classification Map – City’s Comprehensive Plan 2045). The requested change has less impacts from the existing County Light Manufacturing zoning district and is compatible with surrounding land use patterns along US Highway 441. Existing uses within this area ranges from City waste water plant, self-storage, fuel and oil facility, retail, used vehicle sales, church, land fill, truck storage, etc. Uses along Robie adjacent to the east consistent of residential and vacant lands. Robie Avenue is under Lake County jurisdiction.

The WP-1 zoning district is established in order to identify and provide those geographic areas within the city that are appropriate for the development and maintenance of a light industrial, office, manufacturing and warehousing environment. The purpose of this district is to provide light, clean industrial development in an attractively design, park-type settings that allow for the manufacturing and/or distribution of previously prepared materials or finished products or parts including the processing, fabrication, assembly, treatment and packaging of such products. Service and commercial activities relating to the character of the district and supporting its activities and employees are permitted as conditional uses, however, this district is not intended to be commercial in character. Areas of the city in which these districts are appropriate re designated as “industrial” on the future land use map of the comprehensive plan (Section 3.4.11 *LDC*).

A review of the criteria in Section 3.3.4 of the Land Development Code reveals the following:

1. The need and justification for the change: The proposed change in zoning is associated with an annexation. Annexation of lands required assignment of both City Future Land Use and zoning designations. The applicant would like the ability to develop the subject site as a stormwater management system to support a future development of the adjoining property to the west for a carwash facility and warehouse facilities. The proposed car wash use is allowed under the C-3 (Highway Commercial) Zoning District, and not within the WP-1 Zoning District. The proposed warehouse facility use would be permitted, and restricted to the permitted uses detailed within Section 3.4.11 *LDC*. The proposed change in zoning is less intense and will have less impacts on City services.
2. The effect of the change, if any, on the particular property and on surrounding property: The proposed City WP-1 should not have a negative effect on this property nor on the surrounding property. The proposed zoning is consistent with the land use pattern and character of the area. Again, as stated in previous criteria, the proposed change in zoning is less intense and will have less impacts on City services.

Planning and Zoning Commission Public Hearing July 16, 2025
Change in Zoning – Lindsley Paving Company
2100 Smith Avenue, Mount Dora
Page 3

3. The relationship of the proposed amendment to the purpose of the City's Comprehensive Plan, with appropriate consideration as to whether the proposed change will further the purpose of this Code and the Plan: Again, the proposed change in zoning is associated with an annexation. The proposed WP-1 zoning will require a small scale Future Land Use Map Amendment from County Regional Office to City Industrial. The proposed change to WP-1 and City Industrial is consistent with the City's Comprehensive Plan.
4. The availability and provision of adequate services and facilities: Services and facilities are currently available to this property. However, at the time of writing this memorandum, Wastewater Treatment Plant #2 (WWTP2) is at or nearing capacity, and capacity is not available for not approved or unpermitted projects.
5. The impact on the natural environment: There are no adverse impacts on the natural environment as a result of this rezoning. Development of the site will require a tree removal and replacement mitigation plan.

Notifications:

JPA Notice to Lake County: July 17, 2025
Legal Notice PZC/CC: July 4, 2025
Notice to Surrounding Owners: July 4, 2025
Non-Legal with Map Ad City Council 1st Reading: July 4, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal with Map Ad City Council Adoption: August 8, 2025

Public Hearing Schedule:

DRC: June 26, 2025
PZC: July 16, 2025 (10:00 am)
City Council 1st Reading: August 5, 2025 (6:00pm)
City Council 2nd Reading/Adoption: August 19, 2025 (6:00pm)

Attachments:

Vicinity Map
Aerial Map
Zoning Area Map
Application (On-file)

AERIAL MAP

Legend

City Limits

--- In
 --- Out

 Subject Parcels

Lindsley Paving Company LLC / 2100 Smith Avenue

N



State of Florida, Maxar, Microsoft

0 0.05 0.1 0.2 Miles

Date Printed: 7/10/2025 10:34 AM



**CITY OF
MOUNT
DORA**
PLANNING AND DEVELOPMENT

Vicinity Map

N



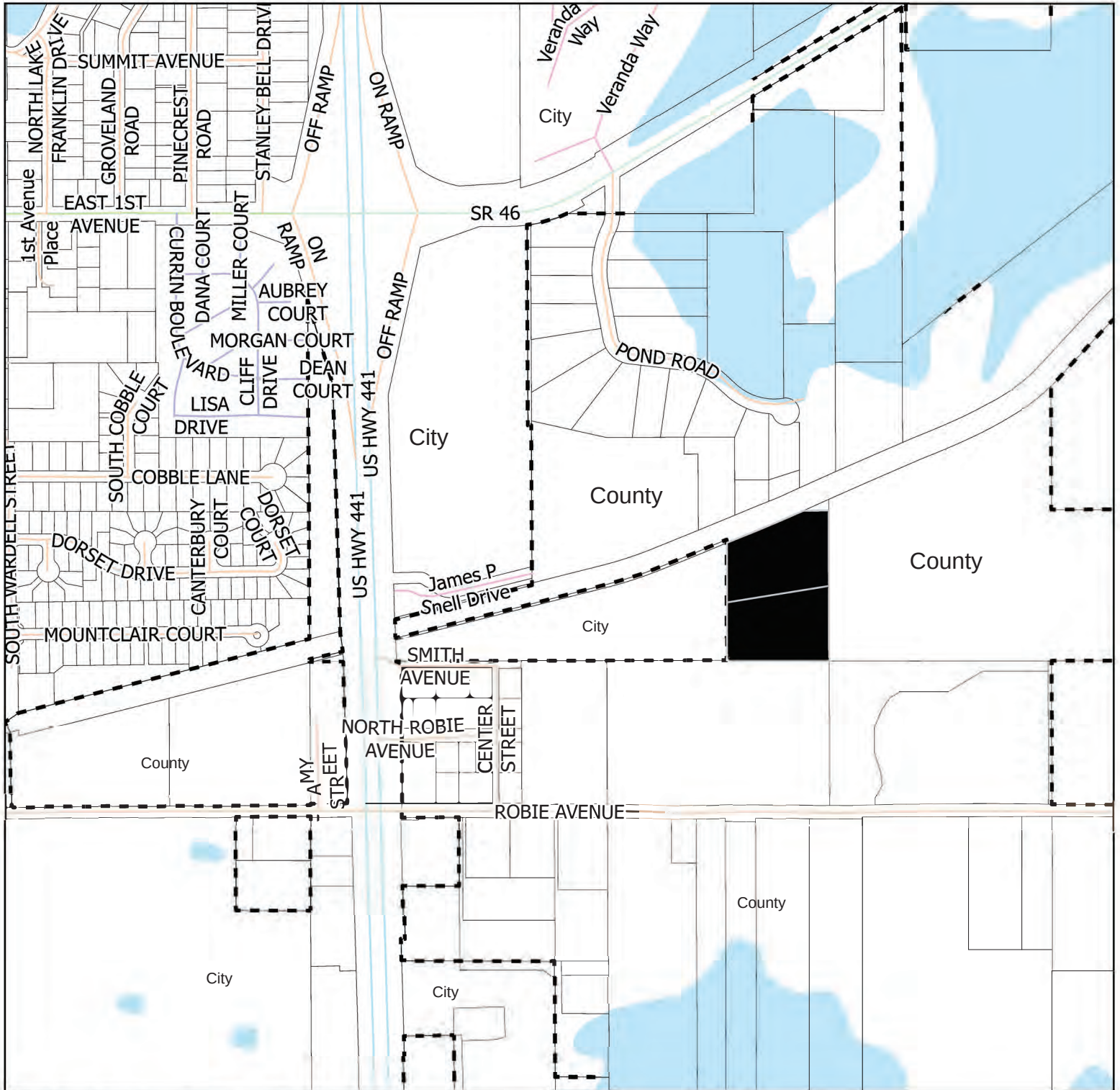
Legend

City Limits

--- In
 --- Out

■ Subject Parcels

Smith Avenue Properties
6.11 +/- Acres



0 0.07 0.15 0.3 Miles

Date Printed: 6/20/2025 4:27 PM



**CITY OF
 MOUNT
 DORA**

PLANNING AND DEVELOPMENT

Zoning Area Map Composite City & Lake County

N



Legend

City Limits



In



Out



Subject Parcels



Date Printed: 7/10/2025 12:32 PM



PLANNING AND DEVELOPMENT



**CITY OF
MOUNT
DORA**

Z25-01

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

REZONING APPLICATION

Date: May 20, 2025

1. Applicant's Name: Vlado Ivetic
 Company's Name: Lindsley Paving Company
 Address: 1060 Belle Avenue
 City, State & Zip: Winter Springs, FL 32708
 Phone: 407-402-1796 E-mail: vlado@ivetictrucking.com

2. Owner's Name: Vlado Ivetic
 Company's Name: Lindsley Paving Company
 Address: 1060 Belle Avenue
 City, State & Zip: Winter Springs, FL 32708
 Phone: 407-402-1796 E-mail: vlado@ivetictrucking.com

3. The property generally located and list adjacent streets: US Hwy 441, Pond Road & Robie Avenue

4. The address(s) of the property: AK1124719-Pond Road, AK1124808-Robie Avenue

5. Size of property in Acres: 6.41 Square Feet: _____

6. Current Zoning District: County - LM, Light Industrial District

7. Requested Zoning District: WP-1 Workplace

8. Future Land Use Category: IND, Industrial

9. Present use and structures on the property (list number of residential dwelling units):
Vacant, present use is borrow pit activities

10. Building Size (Existing): None
11. Proposed use of property: Industrial

12. State the reason for this request, per Section 3.3 of the City's land Development Code (attached additional sheets and support data):

To match existing adjacent west parcel (AK1124727)
within City of Mount Dora jurisdiction for ease of
permitting the parcels within the city as single project.

13. Is the proposed use permissible in the requested district? Yes

14. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg. Office	LM / R-1	Borrow Pit
South	County	Urban LOW	LM / PUD	Borrow Pit
East	County	Reg. Office	LM	Borrow Pit
West	City	IND	WP-1	Borrow Pit

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, VI adb vetic, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.


Signature of Applicant

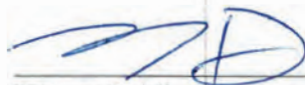
VI adb vetic
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 20th day of May
20 25 by VI adb vetic who is personally known to me or who has
produced _____ as identification and who did _____ or did
not _____ take an oath.

SEAL:




Notary Public

Marko Duvnjak
Print or Type Name

BOUNDARY TREE AND TOPOGRAPHIC SURVEY

2100 SMITH AVENUE MOUNT DORA LAKE COUNTY FLORIDA

DESCRIPTION:

PARCEL 1

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 39°43'55" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 534.56 FEET; THENCE N 07°00'00" W, 528.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°17'37" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 156.69 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3150.00 FEET (CHORD BEARING S 71°25'36" W, CHORD DISTANCE 477.11 FEET); THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 477.57 FEET TO THE END OF SAID CURVE; THENCE S 75°45'45" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 803.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE S 01°35'28" E ALONG SAID RIGHT-OF-WAY LINE, 100.85 FEET; THENCE N 89°43'56" E, 834.86 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 5 COURSES TO WIT: N 07°00'00" W, 24.08 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.83 FEET; N 85°27'40" E, 296.40 FEET; S 07°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.

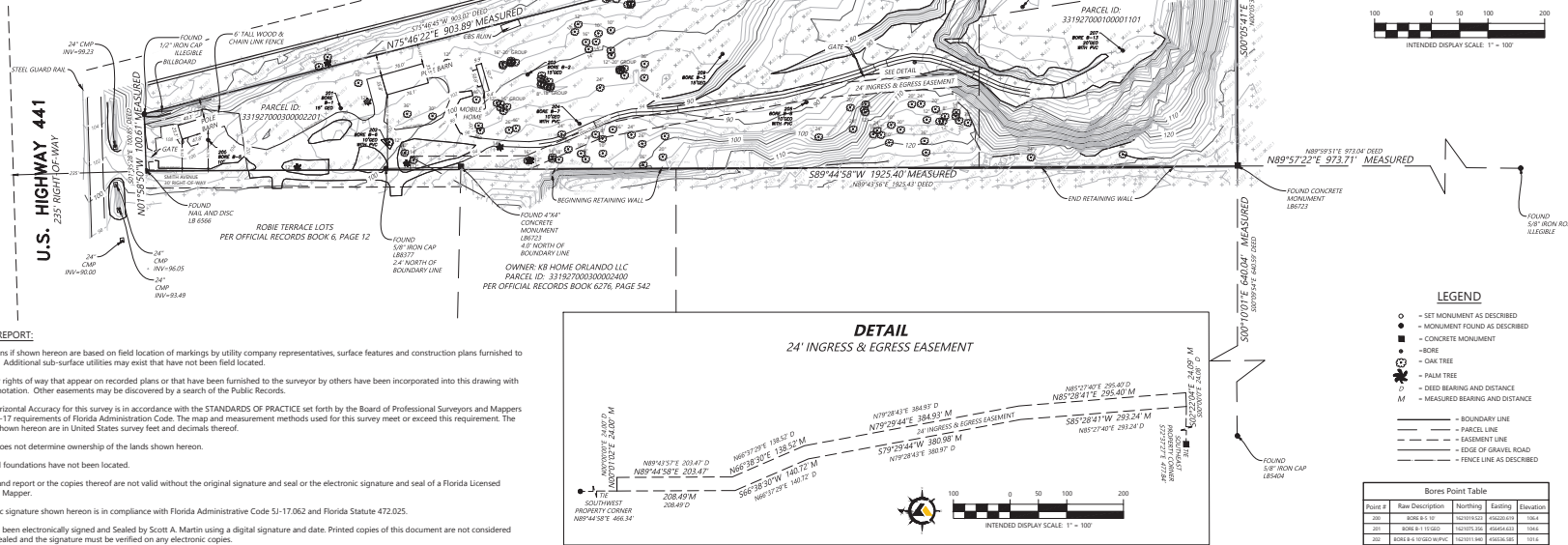
TOGETHER WITH

PARCEL 2

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 534.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 5 COURSES TO WIT: N 07°00'00" W, 24.08 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.83 FEET; N 85°27'40" E, 296.40 FEET; S 07°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.

ALONG WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 5 COURSES TO WIT: N 07°00'00" W, 24.08 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.83 FEET; N 85°27'40" E, 296.40 FEET; S 07°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 51-17 requirements of Florida Administrative Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have been located.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
- The electronic signature shown hereon is in compliance with Florida Administrative Code 51-17.062 and Florida Statute 472.025.
- This map has been electronically signed and Sealed by Scott A. Martin using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown hereon are based on Plat of Boundary Survey for Lindsey Paving Company Inc. Bearings and distances shown hereon are measured unless otherwise noted.
- Vertical information shown hereon refers to NAVD83.
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.

ADDITIONAL NOTES:

The above described parcel contains 711822.84 square feet or 16.34 acres, more or less.

Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

Based on the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), map number 12069C0390E, map revised December 18, 2012 the above described property is within Zone "X".

Vertical information shown hereon refers to North American Vertical Datum 1988. Obtained using Real Time Kinematic GPS observations using the Florida Department of Transportation Florida Permanent Reference Network.

Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Primary Control for this project was established using Static GPS methods and was processed using National Geodetic Survey (NGS) OPUS-RS session, distances shown are GRID distances.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



CERTIFICATION:

I, SCOTT A. MARTIN, A FLORIDA LICENSED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A MEMBER OF THE NATIONAL BOARD OF SURVEYING AND MAPPING, INC. (NBSM).

SCOTT A. MARTIN, LB 13792

CERTIFIED TO:



BY:

REVISION:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

BOUNDARY - TREE - AND TOPOGRAPHIC SURVEY
2100 SMITH AVENUE
MT. DORA, LAKE COUNTY, FLORIDA

DRAWING NUMBER:
99-24-80 MT DORA -
BOUNDARY - TOPO-
GRAPHIC SURVEY
12-23-24
SHEET NUMBER
1 OF 1



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

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AFFIDAVIT OF PUBLICATION

Whitney Scott
City of Mount Dora
510 N Baker ST
Mount Dora FL 32757-5521

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

07/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/03/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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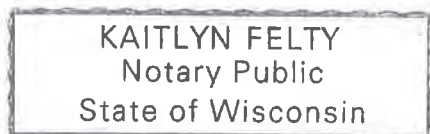
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NOTICE OF ZONING CHANGE

ORDINANCE NO. 2025-17

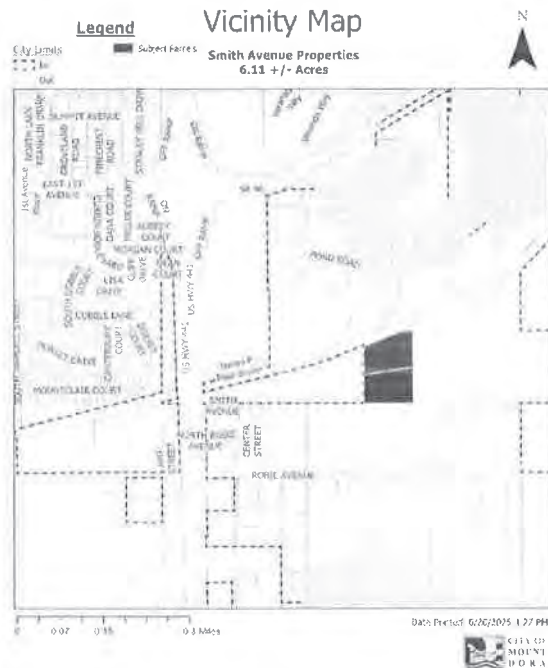
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the Planning and Zoning Commission and the City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-17 for proposed changes to the City of Mount Dora Zoning Map. The title and substance of proposed Ordinance is as follows:

ORDINANCE NO: 2025-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY LIGHT INDUSTRIAL (LM) TO CITY WORKPLACE ONE (WP-1) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Further, the adoption of Ordinance No. 2025-17 includes a Zoning Map Amendment changing certain lands from County Light Industrial to City Workplace One as depicted on the map of this advertisement below:



The City of Mount Dora Local Planning Agency (Planning and Zoning Commission) will conduct a public hearing to consider this ordinance on **Wednesday, July 16, 2025, at 10:00 a.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-17 on **Tuesday, August 5, 2025** and **Tuesday, August 19, 2025**. Both meetings will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed change in zoning.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

For Questions or Comments, please email staff at planning@mountdora.gov.

ORDINANCE NO: 2025-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY LIGHT INDUSTRIAL (LM) TO CITY WORKPLACE ONE (WP-1) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Vlado Ivetic, Lindsley Paving Company (Property Owner) is the fee simple owner of the property submitted an application requesting a zoning district classification change and a Zoning Map amendment for that property located on the east side of US Highway 441 and north of Smith Avenue, as depicted on **Exhibit "A"**, attached hereto (Property); and

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

WHEREAS, pursuant to applicable law, notice has been given to Lake County and to the public by publication in a newspaper of general circulation in the City; and

WHEREAS, on July 16, 2025, the City of Mount Dora Planning and Zoning Commission recommended that the City Council adopt the requested zoning district classification change and Zoning Map Amendment and found same consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Mount Dora held a duly noticed public hearing on the proposed zoning district classification change for the Property to City Workplace One (WP-1) considered the findings and advice of staff and considered the written information, oral comments and supporting data and analysis provided by citizens and all interested parties; and

WHEREAS, the City of Mount Dora finds such zoning district classification change and Zoning Map amendment consistent with the City's Comprehensive Plan and that same serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted as legislative findings and intent of the City of Mount Dora.

SECTION 2. ZONING DISTRICT CLASSIFICATION CHANGE. Pursuant to City of Mount Dora Land Development Code, Chapter III, the Property as more particularly described below is rezoned to the Workplace One (WP-1) zoning classification from its previous designation as County Light Industrial (LM), as legally described per **Exhibit “B”**;

SECTION 3. OFFICIAL ZONING MAP AMENDMENT. The Official City Zoning Map of the City of Mount Dora shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance.

SECTION 4. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the zoning district classification change and Zoning Map amendment related to the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. NON-CODIFICATION AND SCRIVENER’S ERRORS. The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 8. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become effective immediately following such time that its companion Future Land Use Designation and Map amendment ordinance (Ordinance 2025-16) takes effect.

FIRST READING: August 5, 2025

SECOND READING: August 19, 2025

PASSED AND ADOPTED this 19th day of August, 2025

[signatures on following page]

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 legality.

Patrick Brackins, City Attorney

Property Depiction

2100 SMITH AVENUE MOUNT DORA
LAKE COUNTY FLORIDA

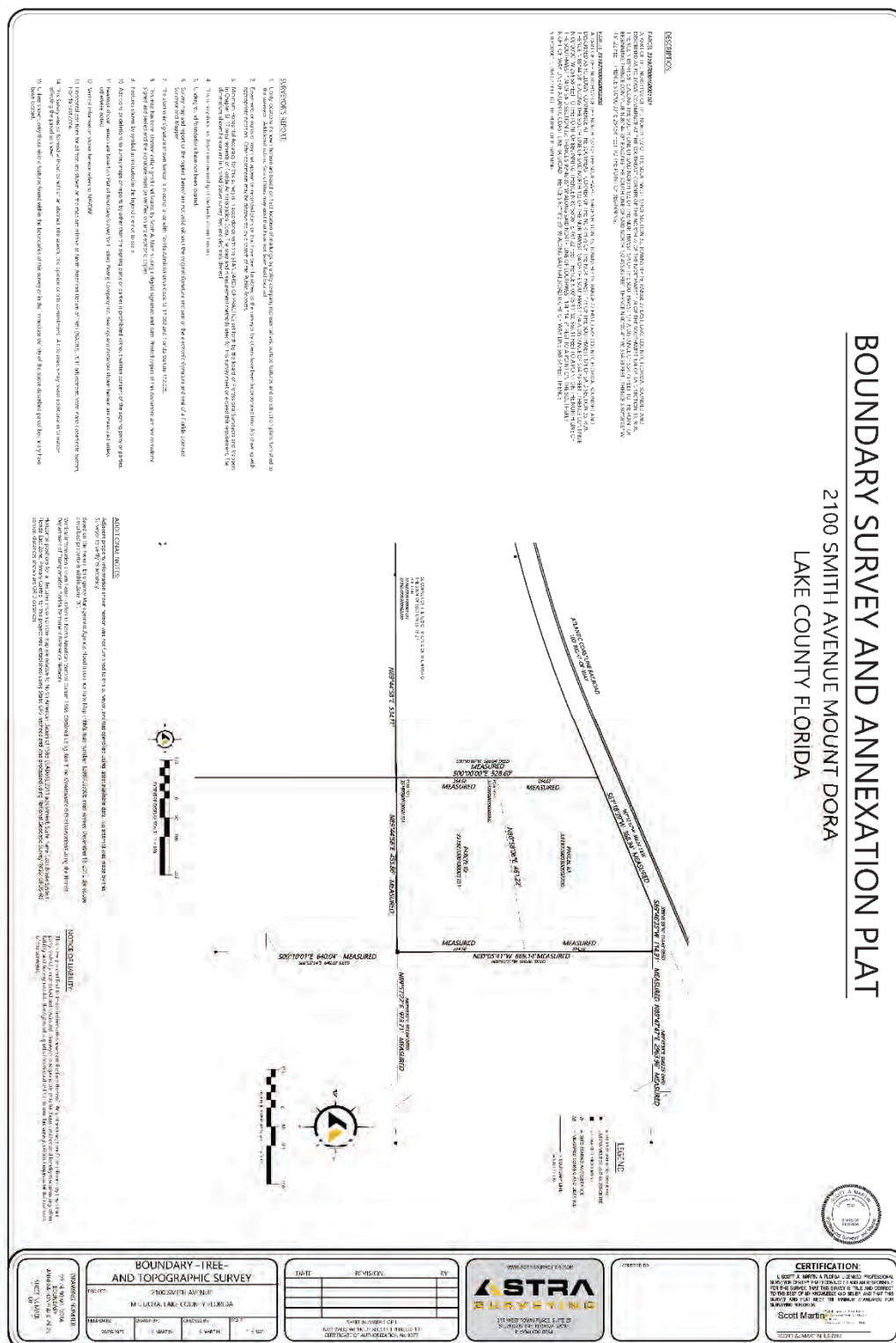


EXHIBIT "B"
Legal Description

PARCEL 331927000100001101

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 455.86 FEET; THENCE N 00°05'41" W, 334.58 FEET ; THENCE S 80°58'06" W 461.22 FEET ; THENCE S 00°00'00" E 264.58 FEET TO THE POINT OF BEGINNING.

PARCEL 331927000300002200

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°44'58" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 534.76 FEET ; THENCE CONTINUE N 00°00'00" W 264.58 FEET TO THE POINT OF BEGINNING; THENCE N 80°58'06" E, 461.22 FEET; THENCE N 00°05'41" W, 669.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°46'35" W ALONG SAID NORTH LINE OF SOUTHWEST 1/4 114.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°18'39" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE 368.34 FEET; THENCE S 00°00'00" E, 264.02 FEET TO THE POINT OF BEGINNING.



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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of First Reading of **Ordinance 2025-11** Amending the Land Development Code Pertaining to Parking Lots Exempt District

Introduction:

This is a request for City Council to approve the first reading of Ordinance No. 2025-11 to amend the Land Development Code (LDC) - Parking Lots Exempt District.

Discussion:

Currently, the City of Mount Dora Land Development Code (LDC) prohibits improved parking lots from being developed or redeveloped unless the parking spots are provided elsewhere within the downtown parking exempt district. The intent of this provision was to ensure the number of parking spaces within the downtown parking exempt district would not be eliminated with redevelopment. This regulation has inadvertently discouraged the development of improved parking lots within the downtown exempt district due to the cost and feasibility of providing parking spaces elsewhere within the downtown exempt district, should the property owner wish to redevelop their site. As such, staff recommends amending the LDC to eliminate this requirement.

The sequence of events leading to presentation to City Council are as follows:

The Planning and Zoning Commission (PZC) at their regularly scheduled meeting held on June 26, 2025, recommended approval of the Amendment to the LDC as contained in the draft ordinance.

Budget Impact:

There are no budget impacts on the City by adopting this ordinance.

Strategic Impact:

Objective 7.3 - Provide parking management strategies and increase parking space inventory in the downtown area.

Recommendation:

Council approve the First Reading of Ordinance No. 2025-11 and hold a hearing for second the reading and adoption.

Attachment(s):

1. Attachment #1 - Business Impact Estimate - Ordinance 2025-11 - Parking LDC Amendment
2. Attachment #2 - Map of Downtown Parking Exempt District
3. Ordinance 2025-11 - LDC Amendment for Parking Lots

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/8/2025

Approved - 7/9/2025

Approved - 7/9/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: 2025-11

ORDINANCE TITLE: LDC Amendment for Parking within the Downtown Parking Exempt District

DEPARTMENT: Community Development

MEETING DATE: August 5, 2025 (First Reading)

August 19, 2025 (Second Reading and Adoption)

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. 2025-11

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE; SPECIFICALLY, THIS ORDINANCE AMENDMENTS CHAPTER VI ENTITLED 'DESIGN STANDARDS;' 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;

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

- ☐ 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;
- ☐ 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 amends the Land Development Code (LDC) to eliminate the requirement that existing, improved parking lots within the parking exempt district may not be redeveloped unless an equal number of parking spaces are provided within the district.

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;

This ordinance will have no direct impact on businesses; the Ordinance is eliminating a regulation pertaining to parking and does not establish additional regulations for businesses.

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

No new charges nor 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 regulatory costs nor fees are associated with this ordinance.

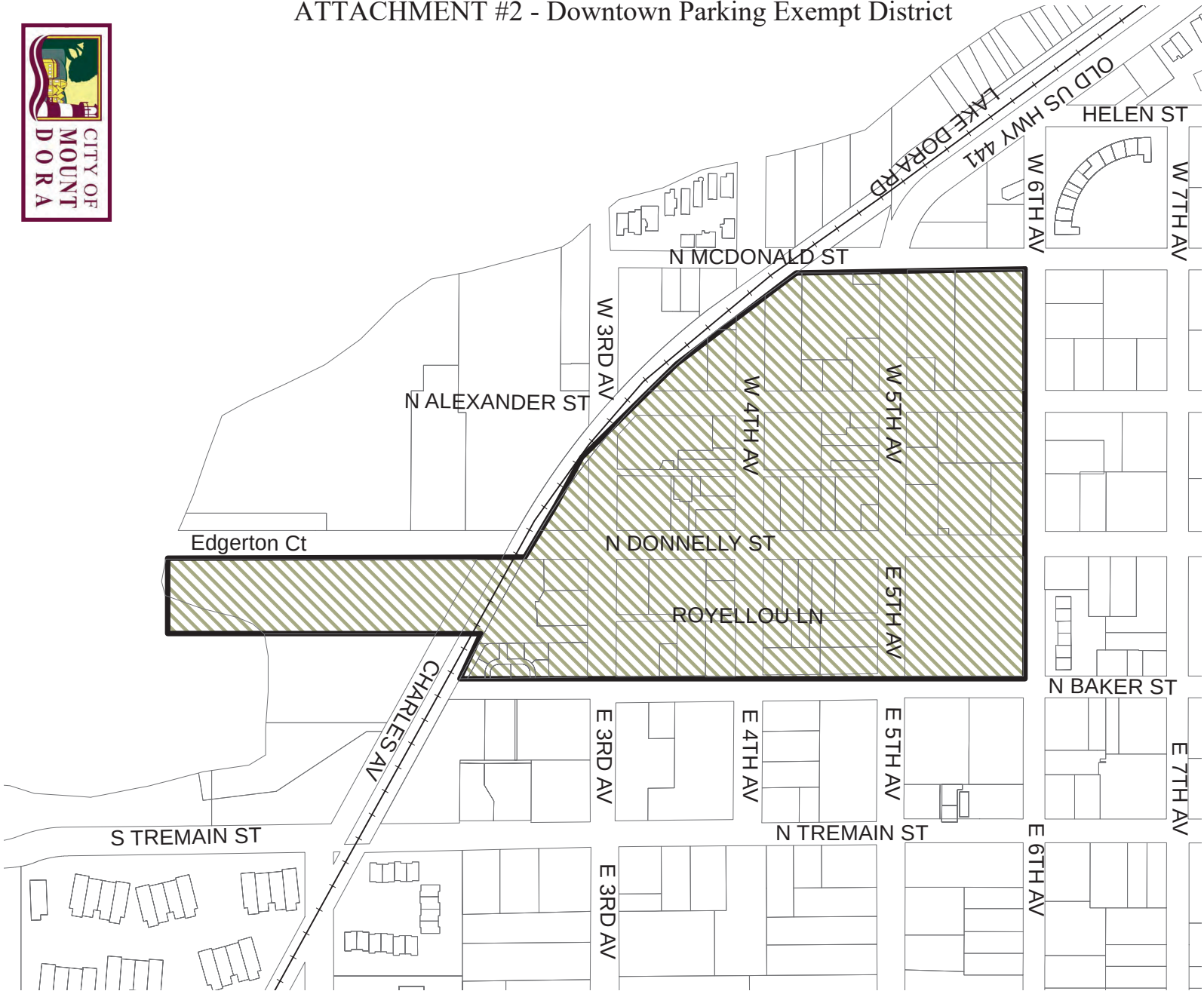
3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

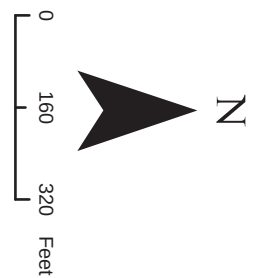
4. Additional information the governing body deems useful (if any):

Not Applicable.

ATTACHMENT #2 - Downtown Parking Exempt District



Legend
 Downtown Exempt District



Downtown Exempt District

ORDINANCE NO: 2025 - 11

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE; SPECIFICALLY, THIS ORDINANCE AMENDMENTS CHAPTER VI ENTITLED 'DESIGN STANDARDS;' 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, Florida Statutes, Chapter 166, confers upon a local government, the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the City of Mount Dora may regulate land use matters and design standards within the City limits through the adoption of Land Development regulations; and

WHEREAS, from time to time the City of Mount Dora provides updates and amendments to its Land Development regulations; and

WHEREAS, the City finds that the amendments to its Land Development Code, as set forth herein, are consistent with all applicable policies of the City of Mount Dora Comprehensive Plan; and

WHEREAS, the City has determined that the amendments to its Land Development Code, as set forth herein, advance a legitimate public purpose and promote and protect the health, safety and welfare of the citizens of the City of Mount Dora.

NOW, THEREFORE, BE IT ORDAINED 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 the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE CHAPTER VI, DESIGN STANDARDS. The City of Mount Dora Land Development Code Chapter VI, Design Standards, is hereby revised and amended as follows:

Note: Underlined words constitute additions to existing text, ~~striketrough~~ constitutes deletions from existing text and asterisks (***) indicate omitted parts which are intended to remain unchanged.

CHAPTER VI. – DESIGN STANDARDS

6.5.3. *Downtown exempt district.* The boundary of the downtown exempt district shall be as follows:

Bounded on the south by the southern right-of-way line of the ACL Railroad, with the addition of the west 172 feet of Block 19, Section 30, Township 19 South, Range 27 East (Evans Park), the north by Sixth Avenue, the east by Baker Street and the west by McDonald Street.

Within this district, all new development and redevelopment shall provide off-street parking in the following manner:

1. Hotels, motels, bed and breakfasts, and health care providers shall be required to provide off-street parking on-site;
- ~~2. Existing, improved parking areas shall not be developed unless an equal number of parking spaces are provided within the district;~~
- ~~3.~~ 2. Development, other than development set forth above ~~in paragraphs 1. and 2.~~, occurring pursuant to a site plan approved prior to January 1, 2001, with no extension of such site plan being allowed, shall not be required to provide parking;
- ~~4.~~ 3. A redevelopment or change in use of a structure will not result in an increased or decreased parking requirement for that structure.

SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS.

The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed prudent.

SECTION 4. CODIFICATION AND SCRIVENER'S ERRORS.

A. The revisions to City of Mount Dora Land Development Code, as set forth in Sections 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 Land Development Code.

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 amendments to the City of Mount Dora Land Development Code, as well as any and all other applicable matters, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

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 8. EFFECTIVE DATE. This Ordinance shall become effective immediately upon enactment by the City of Mount Dora.

PASSED AND ADOPTED this ____ day of _____ 2025.

FIRST READING: _____, 2025

SECOND READING: _____, 2025

James Homich, Mayor
City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

Patrick Brackins, City Attorney



Mount Dora, FL 32757
510 N. Baker St.

352-735-7126

DATE: August 5, 2025

TO: Honorable Mayor and City Council

FROM: Members Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-32**, Approving the Mount Dora Vision Zero Safety Action Plan

Introduction:

This is a request for Council to adopt Resolution 2025-32, adopting the Mount Dora Vision Zero Safety Action Plan.

Discussion:

Vision Zero is a nationwide strategy developed by the Federal Highway Administration (FHWA) to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, and accessible mobility for all. The Mount Dora Vision Zero Safety Action Plan is the result of a FHWA grant supported study. The Mount Dora action plan builds on existing policies and goals in cooperation with partnering agencies to recommend safety countermeasures designed to eliminate crashes that result in fatalities and serious injuries. Projects included in the action plan, if approved by FHWA, will qualify for additional federal funding opportunities for implementation.

Budget Impact:

The Safety Action Plan establishes priorities that will shape budgeting decisions and guide resource allocations for the coming years.

Strategic Impact:

Objective 7.4 - Enhance transportation safety and accessibility by implementing data-driven strategies from the Safe Streets and Roads for All (SS4A) program to create safer, more efficient, and inclusive roadways for all users.

Recommendation:

City Council approve Resolution 2025-32, adopting the Mount Dora Vision Zero Safety Action Plan.

Attachment(s):

1. Attachment #1 2025-07-11 Mount Dora VZSAP FULL
2. Reso No. 2025-32, City of Mount Dora Safety Performance Measures Resolution (002)

Prepared by: Johnny Reynolds, Project Manager

Reviewed by: Johnny Reynolds, Project Manager
GEORGE MAREK, Public Works Director
Matthew Dodson, Budget Officer
Steven Weber, Finance Director
City Attorney, City Attorney
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 7/14/2025

Approved - 7/14/2025

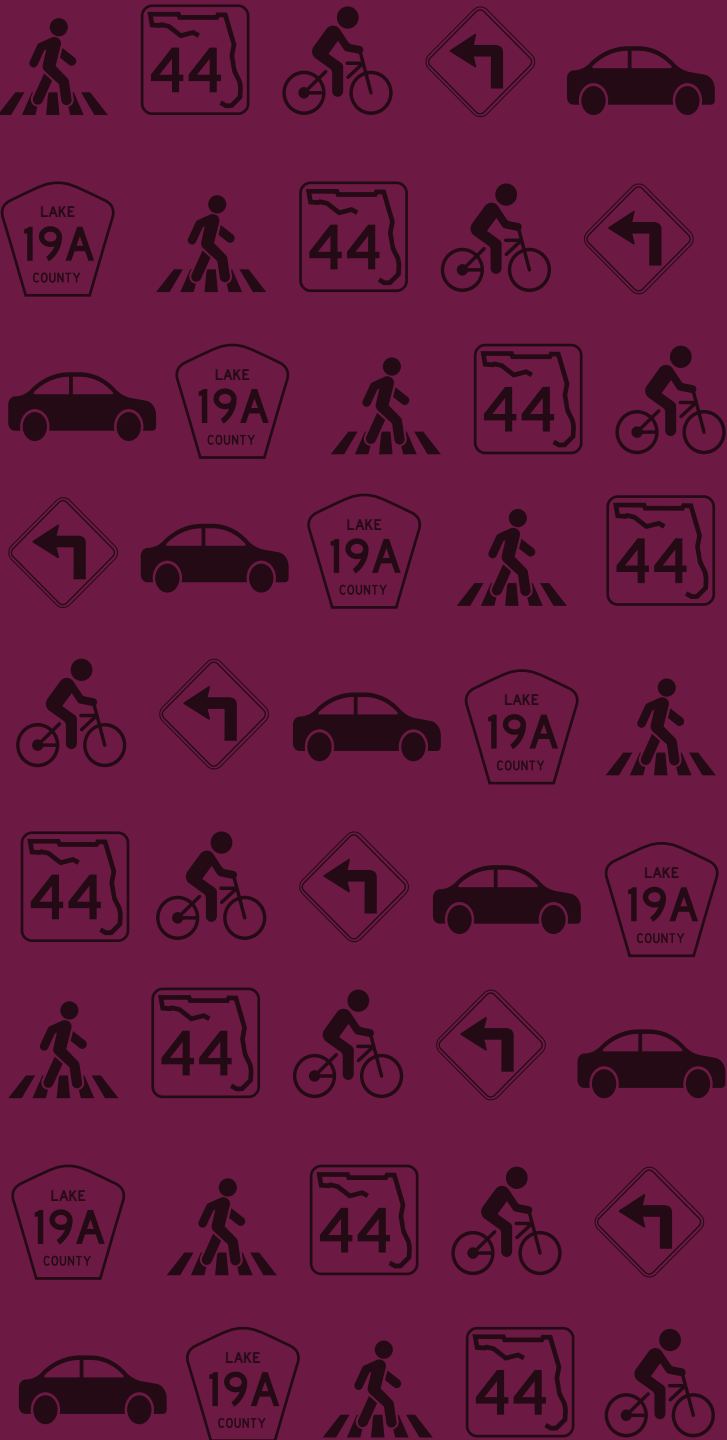
Approved - 7/14/2025

Approved - 7/14/2025

Approved - 7/30/2025

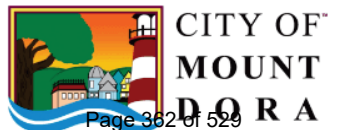
Approved - 7/30/2025

Final Approval -
7/30/2025



MOUNT DORA VISION ZERO SAFETY ACTION PLAN

JULY 2025



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ACKNOWLEDGMENTS

The Mount Dora Vision Zero Safety Action Plan was developed by the City of Mount Dora with the technical support of Halff and ATG. A special thanks goes to the countless community members, staff members, and community leaders for their insight and support during the duration of this Plan. The following individuals are recognized for their substantial contributions towards the creation of the Vision Zero Safety Action Plan.

SAFETY ADVISORY GROUP

Sgt. Elizabeth Krueger, Mount Dora Police
Richard Loewer, Mount Dora Fire Dept.
Mark DeCosta, Mount Dora Public Works
Joe Woodruff, Resident

CITY OF MOUNT DORA

George Marek, PE - Director of Public Works
Johnny Reynolds - Project Manager
Misty Sommer - Director of Economic
Development & Public Information

CONSULTANT TEAM



Gary Phillips, AICP
Andi Vickers, AICP
Emily Barker, AICP
Laura Gonzalez
Dave Muntean, Jr., PE
Steven Miller, PE



Ellen Soll, AICP
Tim Smith, AICP, PMP, ENV SP
Sydney Fiocca, PE, RSP1



INTRODUCTION

This Vision Zero Safety Action Plan (VZSAP) is a roadmap and a call to action to eliminate unnecessary deaths and serious injuries within the City of Mount Dora. The Federal Infrastructure Investment and Jobs Act established the Safe Streets for All (SS4A) program to fund regional, local and Tribal initiatives to prevent roadway fatalities and serious injuries.

The SS4A program provides funding for the Planning, Demonstration and Implementation of safety projects with the goal of zero fatalities using the Safe System Approach. The Safe System Approach has been embraced by the transportation community as an effective way to address and mitigate the risks inherent in our enormous and complex transportation system. It works by building and reinforcing multiple layers of protection to both prevent crashes from happening in the first place and minimize the harm caused to those involved when crashes do occur. It is a holistic and comprehensive approach that provides a guiding framework to make places safer for people. The SS4A program acknowledges that there are many factors that contribute to safe mobility including roadway design, speeds, enforcement, behaviors, technology, and policies and sets clear goals to achieve the shared goal of zero fatalities and severe injuries.

This VZSAP builds on the work of the Florida Department of Transportation's Target Zero initiative and is intended to work cohesively with the SS4A Plan being developed by Lake County.

Leadership Commitment and Goal Setting

A Mount Dora City Council Resolution was adopted on August 5, 2025, setting the goal of zero traffic fatalities and serious injuries by 2035 by implementing prioritized actions over a ten-year period. The vision zero goal is supported by objectives and includes performance measures for both the number and rate of vehicular and non-vehicular fatalities and serious injuries.



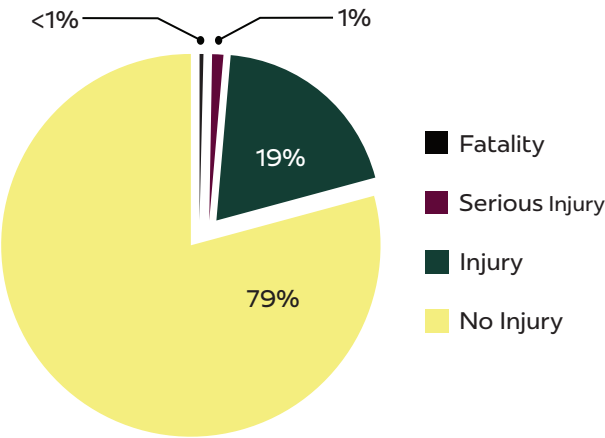
SAFETY ANALYSIS

To evaluate Mount Dora's current conditions, a safety analysis reviewed crashes reported from 11/06/2019 to 11/05/2024. This analysis examines crash types, severity, and other key factors to identify patterns and insights. During this five-year period, there was a total of 3,210 crashes reported within the city limits of Mount Dora that included 10 fatalities and 42 serious injuries, as depicted in the figures below.

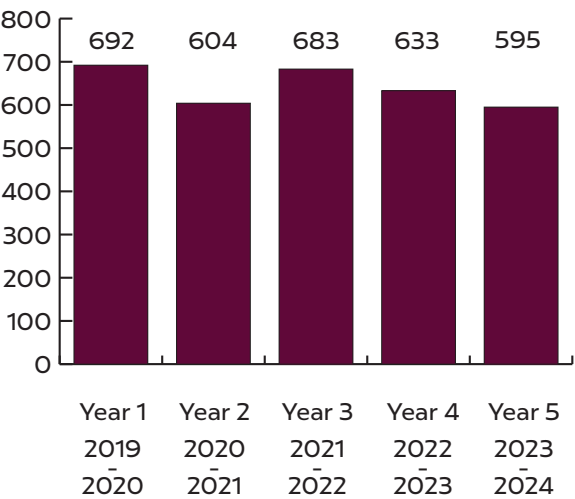
Crash Rate

All Crashes	Population	Annual Crash Rate (Per 100,00 People)	Annual Fatality Rate (Per 100,00 People)
3,210	15,830	4,055.59	12.64

Crashes by Severity



Crashes by Year



High Injury Network

As part of the crash analysis, a High Injury Network (HIN) was developed to identify high-risk intersections and roadway segments. Because intersection and segment crashes differ fundamentally, crashes were first categorized accordingly. To address inconsistencies in how reporting officers classify crashes at intersections, a radius was applied for more accurate classification — 50 feet in urban areas and 250 feet in rural areas, with manual adjustments for higher speeds or unique conditions. This method determined that approximately 58 percent of crashes occur at intersections.

Following this, segment crashes were attributed to roadways and intersection crashes to intersections. Each roadway segment and intersection were then analyzed for total crashes, including serious injury and fatal crashes. More severe crashes were weighted using FHWA's person-injury unit costs. The HIN includes 38 segments and 55 intersections.

ENGAGEMENT AND COLLABORATION

Robust community engagement and collaboration was a key component throughout the development of this VZSAP.

Study Advisory Group

A Study Advisory Group (SAG) was formed to provide additional insight and guidance for the development of the Plan. SAG members included City Police, City Fire and Rescue, City Planning and Public Works, and a citizen, who all expressed an interest and commitment to roadway safety in Mount Dora. Three (3) SAG meetings were conducted during study milestones to gain local insight into safety concerns in the community and receive comments on draft deliverables.

Community Survey

An online survey was available to the public to gather community input regarding the perception of safety along Mount Dora roadways. The survey consisted of 10 questions that included the following topics:

- » Demographics
- » Perception of safety
- » Desired improvements

The input received from 439 respondents during this effort is an important source of information for identifying community concerns and potential improvements for high crash areas.

Of all survey respondents,

56%

were older adults aged 65+

37%

would like to walk or bike to destinations more often, but speeding cars make them feel unsafe.

49%

would like to see increased enforcement of existing traffic laws to reduce crashes.

Top three most concerning crash factors:

1. Distracted driving (70%)



2. Speeding (65%)



3. Drivers running stop signs/lights (60%)



Top three unsafe intersections:

1. US 441 & N. Donnelly St.*
2. 5th Ave. & Donnelly St.
3. Eudora & Old 441 / 19A

**This intersection was mentioned over 200 times in the community survey, indicating significant public interest towards improvements.*

Survey question: Which roadway makes you feel the most unsafe? Why?

“ Baker Street and 5th Avenue is too dark and there is not enough visibility for drivers coming up the hill to see pedestrians at the crosswalk. ”

“ The intersection of Donnelly Street and Lincoln Avenue. I have almost been hit by cars running the light near the police station. ”

“ US 441 and Donnelly Street due to the number of people making U-turns from the Publix shopping area. ”

“ More roads need to be free of debris or have an actual bike lane for cyclists. ”

“ People are constantly running stop signs at 8th Avenue & Highland Street, especially in the evenings. ”

Community Meetings

Two community meetings were conducted during the VZSAP development, one on April 2, 2025, and one on June 25, 2025, at the W. T. Bland Public Library. City staff and other members of the project team provided an overview of the goals of a safety action plan and engaged with attendees in open conversations regarding roadway safety concerns and potential improvements. Approximately 50 citizens attended the two meetings and were invited to review boards displaying historical crash data and provide comments on the high injury network, intersection and segment potential safety countermeasures and participate in an interactive questionnaire.

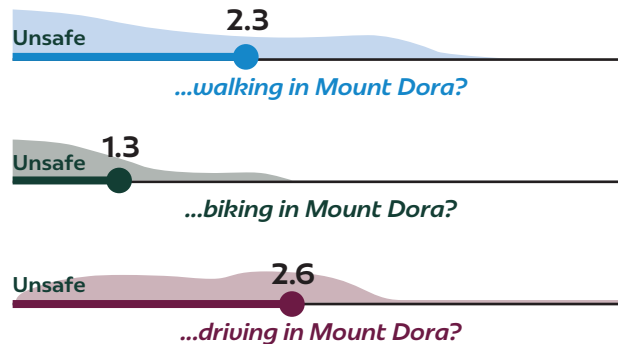
Question: How would you describe roadway safety in Mount Dora today?

Attendees were asked to provide up to three words to describe roadway safety. Responses to this question were generated into the word cloud below.

rough frightening
Unsafe fast **Dangerous**
 busy **Hazardous** risky
 horrible white knuckle
deteriorating Scary
 not pedestrian friendly
 getting worse uncomfortable

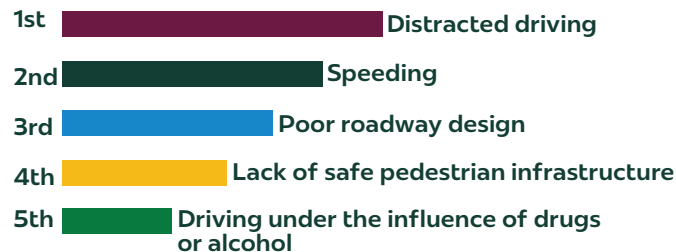
Question: How safe do you feel while...

Attendees were asked to score their perception of safety while walking, biking, or driving in Mount Dora on a scale of 1 to 5, with 5 being the most safe. The average of all responses is below.



Question 3: Which of the following safety issues do you think is most concerning in Mount Dora?

Attendees were asked to rank the following safety issues based on the level of concern.



Residents reviewing High Injury Network at Community Meeting #1.



Community Meeting #1 attendees participating in an interactive polling activity.



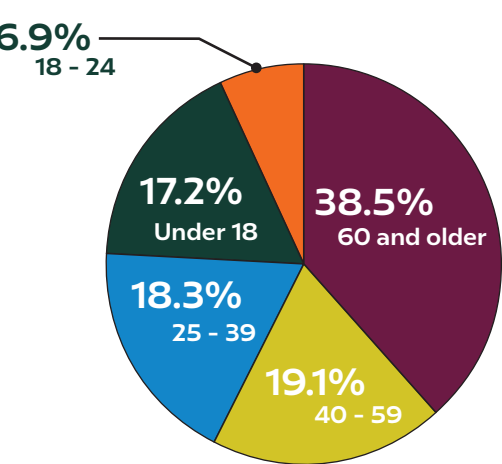
Community Meeting #2 attendees reviewing proposed projects for high need intersections and corridors.

EQUITY CONSIDERATIONS

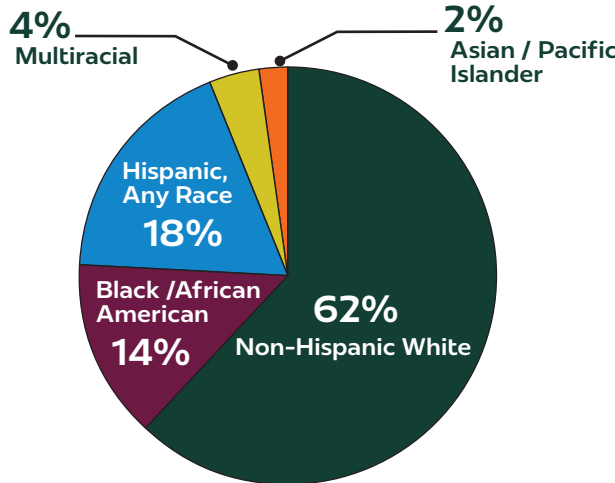
The analysis performed by using the available Census data identified the following key findings:

- » Mount Dora is home to more than 16,000. The city is a popular tourist destination with many historic buildings. It is known for its variety of antique and specialty shops, its large canopy oak trees, and numerous special events throughout the year.
- » About 40 percent of Mount Dora’s population is at least 60 years old. About two thirds of the city’s population is White, while Black/African American people and Hispanic people of all races collectively comprise about one third of the population.
- » The median household income in Mount Dora is about \$70,000 a year. The poverty rate in the city is 15.7 percent, which is higher than that of the state of Florida. The poverty rate is not even amongst or proportionate to racial and ethnic communities in the city. Although Black/African American communities make up the smallest racial minority with a significant presence in the city, the reported poverty rate is the highest for this demographic, with a similar phenomenon occurring for Hispanic communities in Mount Dora.
- » Mount Dora residents have access to community resources provided at the local and county level. Some of these services include public transportation, housing assistance, and neighborhood revitalization efforts.

Population by Age



Population by Race and Ethnicity



Household Income

Category	Income
Florida Median Household Income	\$73,311
Mount Dora Median Household Income	\$69,931
Income	%
Less than \$10,000	8.8%
\$10,000 - \$14,999	3.5%
\$15,000 - \$24,999	4.8%
\$25,000 - \$34,999	4.2%
\$35,000 - \$49,999	13.2%
\$50,000 - \$74,999	20.0%
\$75,000 - \$99,999	10.8%
\$100,000 - \$149,999	20.1%
\$150,000 - \$199,999	9.3%
\$200,000 or more	5.2%

POLICY AND PROCESS CHANGES

A list of nationally recognized policies and programs that promote transportation safety and are recommended for consideration include:

Complete Streets

Complete Streets are streets that are accessible to everyone: pedestrians, bicyclists, motorists and transit users of all ages and abilities. Complete Streets Policies promote safety by prioritizing all road users, not just drivers.

Safe Routes to School

Safe Routes to Schools is a program that promotes and encourages walking and bicycling to school. The programs are often a partnership between the City, school district, and parent groups. A number of schools in the Lake-Sumter MPO have Safe Routes to School Programs and are typically funded by the Florida Department of Transportation.



Rendering depicting a Complete Street.
Source: Strong Towns

Slow Streets

Slow Streets are safe, comfortable, low-vehicle-traffic routes that prioritize active transportation. These streets are shared by non-motorized uses and are thoughtfully designed and implemented on residential streets to provide a safe, comfortable alternative to driving. They are open to all forms of transportation but encourage traveling at a safe speed (typically under 15 mph) to allow people of all ages and abilities to safely use the roadway.

Parking Policy

Through addressing parking requirements in the city code, communities can proactively encourage developers to build and dedicate space for people, rather than cars. The off-street parking standard for new developments and redevelopments can be configured to make access safer for people approaching on foot or bicycle. This can be done by placing parking behind or beside rather than in front. Shared parking can also be utilized so that each individual establishment does not need to designate parking.



Slow Streets create safe places for low speed modes of travel, such as walking or biking.
Source: San Francisco Municipal Transportation Agency

STRATEGY AND PROJECT SELECTIONS

The study team identified sixteen (16) critical intersections and segments contained within the High Injury Network to conduct detailed field reviews and identify potential countermeasures to address safety problems. The locations were selected based on the HIN Rate, roadway functional classification, ownership (FDOT, County, City) and community input. A detailed list of countermeasures was prepared for each location such as lighting, speed limit, signage, pavement markings, geometric design, pedestrian accessibility, traffic signal operations and access management. The sixteen locations were then prioritized based on eight specific criteria and are listed below.

Priority Project Locations

Priority Rank	Road 1	Road 2	Location Type
1	US 441	SR 44 / N. Donnelly St.	Intersection
2	US 441	Country Club Dr.	Intersection
3	Old US 441	Greenway Dr.	Intersection
4	N. Donnelly St.	5th Ave.	Intersection
5	CR 19A	Progress Blvd. to Eudora Rd.	Segment
6	SR 44	US 441 to Waterman Ave.	Segment
7	N. Donnelly St.	US 441 to Waycross Ave.	Segment
8	Downtown Area	W. 3rd Ave. to W. 5th Ave. and N. McDonald St. to N. Baker St.	Segment
9	Grant Ave.	Clayton St. to Wardell St.	Segment
10	Clayton St.	E. 5th Ave.	Intersection
11	Old US 441	Eudora Rd. to Gorden Ln.	Segment
12	Eudora Dr.	Tri-Cities Plaza / Walmart Access	Intersection
13	N. Donnelly St.	Limit Ave.	Intersection
14	SR 46	Veranda Way to Round Lake Rd.	Segment
15	S. Highland St.	E. 1st Ave. to E. Crane Ave.	Segment
16	N. Alexander St .	11th Ave.	Intersection

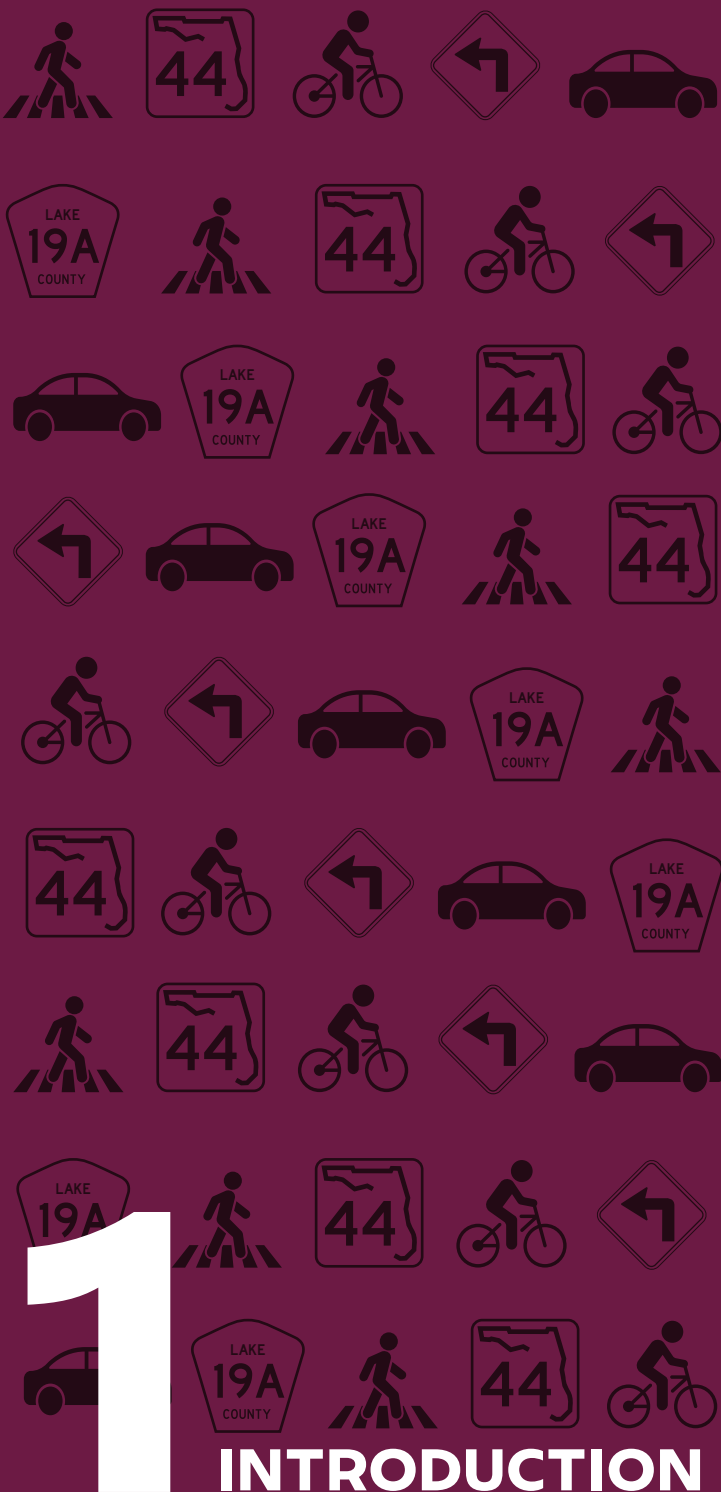
PROGRESS AND TRANSPARENCY

The City has created a webpage related to this VZSAP and will update this Plan annually to report progress on countermeasures and outcomes. The Study Advisory Group will meet as necessary, but at least annually to update this Plan and discuss potential projects and progress. The City of Mount Dora will publicly report on progress toward implementing the projects and strategies recommended in this VZSAP in an effort to keep the public informed and engaged in the process. Data related to the reduction of fatalities and serious injuries to date should be reported annually over the next 10 years to determine whether Mount Dora is meeting its goal. Detailed reporting will help provide transparency and accountability on investment as progress moves forward.

Annual reporting can be performed through online data dashboards or report cards that show historic crash data as a benchmark, as well as data for the past year, to show trends in crash types and severity. Annual reporting should begin 60 days after December 31, 2025. An example report card is shown in the figure below.

Example Report Card

Mount Dora Vision Zero Safety Action Plan			
Annual Report Card			
Reporting Year: 2025			
Safety Performance Measure	2024 Figures (Benchmark)	Reporting Year Figures	% Change
Number of Fatalities	2		
Rate of Fatalities per 100 million VMT	1.85		
Number of Serious Injuries	3		
Rate of Serious Injuries per 100 million VMT	2.78		
Number of Non-Motorized Fatalities and Serious Injuries	0		



WHAT IS SS4A?

The Safe Streets and Roads for All (SS4A) grant program was established by the Infrastructure Investment and Jobs Act (IIJA) to provide \$5 billion in appropriated funds from 2022 to 2026. Through the SS4A program, communities are given funds to create comprehensive safety action plans, often referred to as an “Action Plan,” that are aimed at preventing roadway fatalities and serious injuries for all roadway users. Safety Action Plans utilize robust data analyses to characterize roadway safety problems and strengthen a community’s approach to safety through projects and strategies that address the most significant safety risks.

Why Vision Zero?

Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, and accessible mobility for all. Each year, there are nearly 42,000 traffic-related deaths on American roadways.

These serious injuries and deaths are often referred to as “accidents,” however, many are preventable with proper planning, design, construction, and implementation. A comprehensive approach, including more enhanced facilities, enforcement, and education, is required to achieve the goal of zero roadway deaths.

The Mount Dora Vision Zero Safety Action Plan (VZSAP) builds on existing policies and goals set by partnering agencies to recommend safety countermeasures to reduce crashes that result in fatalities and serious injuries.



Golf cart and horse drawn carriage warning signage.



Bicyclists crossing Donnelly Avenue.

INTRODUCTION

Safe System Approach

The Safe System Approach is the United States Department of Transportation's (USDOT's) guiding paradigm to addressing roadway safety. The Safe System Approach was founded on the belief that humans make mistakes and that human bodies have limited ability to tolerate crash impacts. The Safe System Approach incorporates the following principles to set the tone for understanding safety on the road:

- » **Death and Serious Injuries are Unacceptable:** While no crashes are desirable, the Safe System Approach prioritizes crashes that result in serious injury or fatalities.
- » **Humans Make Mistakes:** This tenet accepts that human error is inevitable and instead redirects that focus toward designing and operating transportation systems that anticipate mistakes, reduce crashes and minimize severity.
- » **Humans are Vulnerable:** People have limits for tolerating crash forces before death or serious injuries occur; therefore, it is critical to design and operate a transportation system that accommodates human vulnerabilities.
- » **Responsibility is Shared:** All stakeholders (road users, vehicle manufacturers, etc.) play a critical role in thoughtful decision-making to reduce serious injuries and fatalities within transportation networks.
- » **Safety is Proactive:** Proactive tools should be used to identify and mitigate risks in the transportation system, rather than waiting for crashes to occur and reacting afterwards.
- » **Redundancy is Crucial:** Reducing risks requires that all parts of the transportation system are strengthened, so that if one part fails, the other parts still protect people.



WHY PLAN NOW?

The 2024 *Dangerous by Design* report published by Smart Growth America and the National Complete Streets Coalition highlights an ongoing problem for community members who walk, bike, or roll on our roadways. According to federal crash data from 2022, there has been a 75 percent increase in pedestrian deaths since 2010. This underscores the vulnerability of non-motorized road users and the importance of safe infrastructure for pedestrians.

The report ranks Florida as the second-most deadly for non-motorized roadway users, with over 3,700 pedestrian fatalities between 2018 and 2022. Out of 101 metropolitan areas, the Orlando-Kissimmee-Sanford metro is ranked 18th overall, with 437 pedestrian fatalities between 2018 and 2022. It is imperative for communities across Florida to improve roadway infrastructure for road users of all ages and abilities.

According to the report, older adults between the ages of 50 and 64 are most likely to be struck and killed while walking, biking, or rolling on streets across the United States. When mobility for older individuals is reduced, whether because of the lack of safe infrastructure for walking, the higher risk to their lives, or they decide to stop driving, their social isolation and disconnection increases, which leads to negative health outcomes. This is especially concerning for the City of Mount Dora, as a large percentage of the population is over the age of 55. Creating a road system that is safe for road users of all ages and abilities is at the forefront of the VZSAP.

PLANNING PROCESS

The Mount Dora VZSAP was an eight-month process that included robust data collection, public engagement, and site analyses to create an actionable plan for improving roadway safety for all members of the community. Map 1: *Planning Area* illustrates the area evaluated in the VZSAP, limited to Mount Dora city limits. The planning process was organized into the following tasks:



Seek and Identify: This task included the collection of historic crash data, city demographic information, and previous plans. This task served as the “kick-off” point for the planning process and allowed the project team to gain a deeper understanding of the community’s needs.



Analyze: This task investigated crash statistics and trends in Mount Dora over a five year period. The Analyze task included a full network screening of roadways with high concentrations of fatal and serious injury crashes as well as overall crashes.

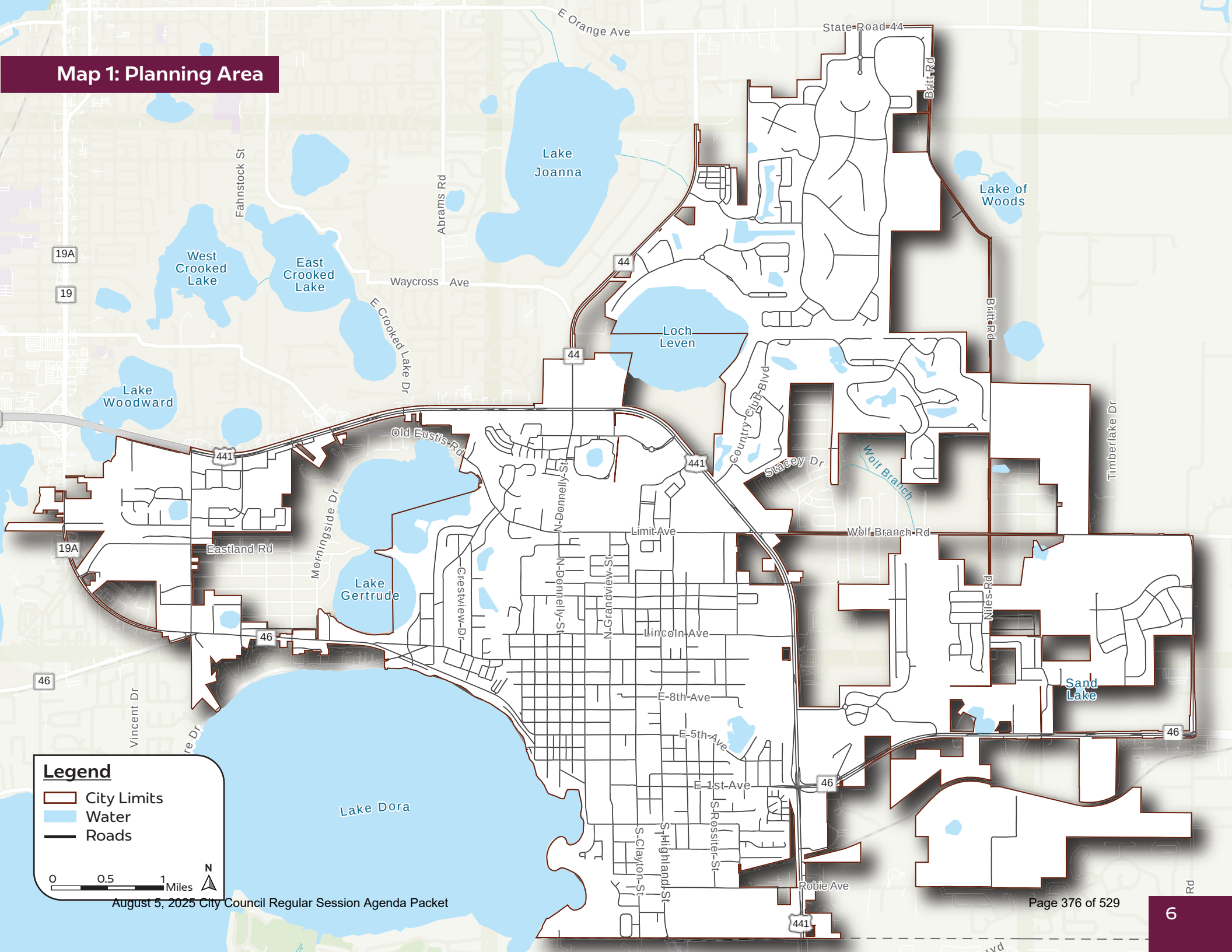


Find Solutions: This task combined the data gathered in the Seek and Identify and Analyze tasks to create actionable solutions for roadway safety in Mount Dora.



Engage: This task aimed to reach diverse groups of residents and other community members to identify common safety concerns or issues in Mount Dora. Public and advisory group engagement occurred throughout the planning process to ensure community needs were accounted for.

Map 1: Planning Area



Legend

- City Limits
- Water
- Roads

0 0.5 1 Miles



COMMUNITY DEMOGRAPHICS

The following section provides a brief summary of various aspects of the demographics of Mount Dora in order to build a demographic profile and better understand the community the VZSAP will serve. The demographics overview of Mount Dora is informed by city-level data coming from the U.S. Census Bureau gathered from the 2020 Census and 2023 American Community Survey (ACS), as well as census tract-level data from the Council on Environmental Quality Environmental Justice screening tool.

Population, Race, and Age

Use of the transportation system is directly linked to the population of an area. According to data published by Pew Research Center, people who are lower income, African American, Hispanic, or over the age of 50 are more likely to rely on public transit, pedestrian, or bicycle infrastructure on a regular basis.

Mount Dora has a total population estimated at 16,341 according to the 2020 Census. The age demographics of the population are broken down in Figure 1: *Population by Age*. The largest age demographic cohort in the city is persons aged 60 and over, composing 38.5 percent of the population. This might suggest that many residents have chosen Mount Dora as a place to retire. This also reinforces the importance of safe and convenient street infrastructure, as persons aged 60 years and older make up a demographic that exhibits increased dependency on modes of transportation outside of personal vehicles.

Data from the 2020 Decennial Census was analyzed in order to provide an analysis of the racial and ethnic makeup of the population of Mount Dora. The population of Mount Dora is predominantly White, with about 62 percent of the population identifying as non-Hispanic White. Non-Hispanic Black/African American people make up about 14 percent of the population, and Hispanic people of all races account for about 18 percent. Other races and biracial/multiracial people accounted for about 4 percent of the population. Figure 2: *Population by Race and Ethnicity* charts the relative population broken down into the city's racial and ethnic communities.

Figure 1: Population by Age

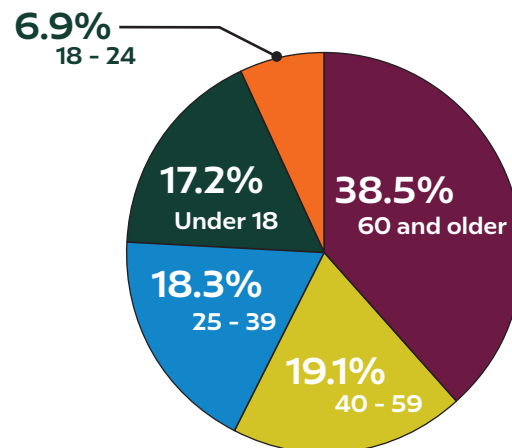
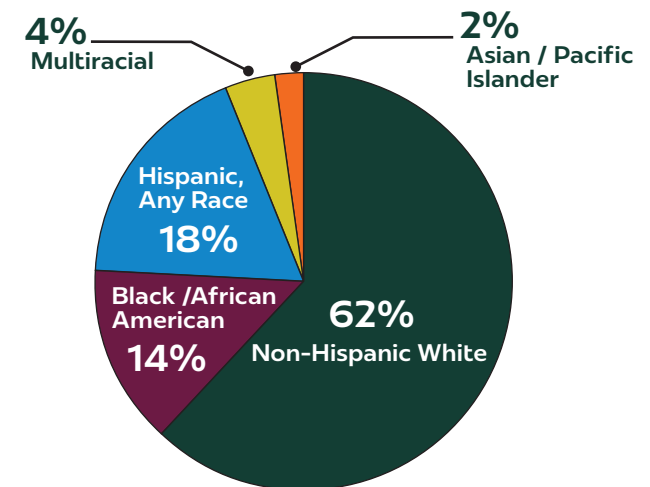


Figure 2: Population by Race and Ethnicity



Source(s): US Census Bureau Decennial Census;
American Community Survey 5-Year Estimates
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Household Vehicle Access, Language, and Income

According to the ACS, in 2023 there were 7,129 occupied housing units within the city limits. Within these households, more than 90 percent of the residents reported having access to at least one vehicle. Approximately 40.9 percent had access to one vehicle, while 40.4 percent had access to two vehicles, 10.4 percent had access to three or more vehicles, and 8.2 percent of Mount Dora residents reported having no access to a vehicle.

In Mount Dora, 87.7 percent of the population over the age of 18 spoke English exclusively, making it the dominant language in the community. The second most spoken language was Spanish, which is spoken by 12 percent of adults in Mount Dora. Of the Spanish speakers, about half reported speaking English “very well,” and the other half reported speaking less than “very well.” About 1.5 percent of the population reported speaking other Indo-European and Asian languages. Overall, the city’s population predominantly speaks English, with a notable Spanish-speaking community and some other languages spoken.

The median household income in Mount Dora, at \$69,931, was lower than the median household income in the state of Florida by roughly \$3,000. The income categories occupied by the highest percentages of the total households were \$100,000 - \$149,999 with 20.1 percent and \$50,000 to \$74,999 with 20 percent. Figure 3: *Household Income* breaks down household income by percentage of households within each category.

Figure 3: Household Income

Category	Income
Florida Median Household Income	\$73,311
Mount Dora Median Household Income	\$69,931
Income	%
Less than \$10,000	8.8%
\$10,000 - \$14,999	3.5%
\$15,000 - \$24,999	4.8%
\$25,000 - \$34,999	4.2%
\$35,000 - \$49,999	13.2%
\$50,000 - \$74,999	20.0%
\$75,000 - \$99,999	10.8%
\$100,000 - \$149,999	20.1%
\$150,000 - \$199,999	9.3%
\$200,000 or more	5.2%

The poverty rate in Mount Dora is slightly higher than that of the state of Florida, at 15.7 percent and 12.3 percent, respectively. When poverty rates are broken down by race and ethnicity, it becomes apparent that poverty is not proportional to the population of each group. The lowest poverty rate is experienced by those who identified themselves as White and non-Hispanic, while the highest poverty rate is experienced by those who identified themselves as Black/African American. There is a disparity of roughly 10 percentage points between the city’s non-Hispanic White population, Hispanic population, and Black/African American population. Figure 4: *Poverty Rate* displays the poverty rates of the aforementioned demographic groups.

Figure 4: Poverty Rate

Demographic	Poverty Rate
Overall Population	15.7%
White (Non-Hispanic)	10.3%
Black/African American	33.7%
Hispanic/Latinx (Any Race)	23.1%

Source(s): US Census Bureau Decennial Census; American Community Survey 5-Year Estimates

POLICY AND PROCESS REVIEW

A review of existing safety-related policies, plans, and guidelines currently held by the City of Mount Dora and Lake County was prepared as part of the VZSAP. The review was conducted to measure the level to which the community is already addressing safety through their policies and programs.

City Policies

Golf Cart Policy

The City of Mount Dora encourages multimodal transportation, and golf cart usage is common in the city and other surrounding cities in Central Florida. The City Council adopted an ordinance allowing the operation of golf carts on certain public streets. Per Ordinance No. 2024-12 of the City of Mount Dora Code of Ordinances, golf carts are considered motor vehicles and are:

- » Are permitted on city streets where the speed limit does not exceed 30 MPH; however, golf carts themselves must be driven at speeds between 20 and 25 MPH
- » Not allowed on bicycle paths or sidewalks
- » Required to be registered with the City
- » Required to be insured
- » Required to pass safety inspection
- » Drivers must be 18 and possess a valid driver's license

Traffic Calming Policy

Traffic Calming is a set of design interventions that are implemented to slow or divert traffic on a roadway. Reducing vehicle speeds and conflict points has been proven to reduce the severity and frequency of crashes, making transportation facilities safer. This can be done by the physical or visual narrowing of the streetscape in order to slow speeds. Traffic Calming strategies are often quick and inexpensive to install and can be implemented on new and existing roadways.

The City of Mount Dora adopted the chapter addressing Traffic Calming with the 2018 Florida Greenbook and accepted the 2020 Traffic Calming Strategies report developed in a previous planning study. Together, these guides are considered the best practices for Traffic Calming for use on City streets. Per Resolution No. 2023-52, The City of Mount Dora allows the public to inform City staff of their concerns and propose Traffic Calming measures for evaluation and implementation.

Regional and Long Range Plans

Planning Horizon 2030

The Lake County Office of Planning & Zoning oversees current and long-range planning, review and permitting of land development and environmental monitoring under the guidance of Planning Horizon 2030, County's Comprehensive Plan.

The Transportation Systems goal within Planning Horizon 2030 includes objectives of transportation planning with future land use, public transit services and funding future mass transit, along with policies. Policies have been developed for Level of Service, Functional Classification Systems, concurrency requirements for proposed developments, transportation system and demand management and Capital Improvements. These policies seek to address safety by taking all users into consideration when designing facilities, making all modes visible, reducing conflicts between users, providing safe access for all users, considering future growth, and protecting current developments.

2035 Long Range Transportation Plan

The Lake-Sumter MPO developed the 2035 Long Range Transportation Plan (LRTP) to improve transportation in Lake County and Sumter County. The LRTP is federally required by the FAST Act (Fixing Americas Surface Transportation Act) to address short- and long-term multimodal transportation needs in the two counties. This plan is required to be updated every five years and covers a 20-year planning horizon.

The LRTP also incorporates the policies and goals of Moving Ahead for Progress in the 21st Century (MAP-21). One goal of the LRTP is to Promote Safety and Security, under which five safety performance targets were established:

1. Number of Fatalities
2. Rate of Fatalities
3. Number of Serious Injuries
4. Rate of Serious Injuries
5. Number of non-motorized fatalities and non-motorized serious injuries

Two projects in the LRTP near Mount Dora include intersection modifications at Old 441/CR-19A & Eudora Road and roadway widening from two to four lanes along SR-44 from US-441 to East Orange Avenue. Both of these projects are on the Final Roadway Needs Projects.

Statewide Plans

Florida Strategic Highway Safety Plan

The Florida Strategic Highway Safety Plan (FHSP) was developed in 2016 with the goal of reducing fatalities and all serious injuries on all public roads. This was developed in coordination with all 27 MPOs in Florida. The FHSP guides FDOT and the MPOs in creating a framework for eliminating fatalities and serious injuries for implementation activities.

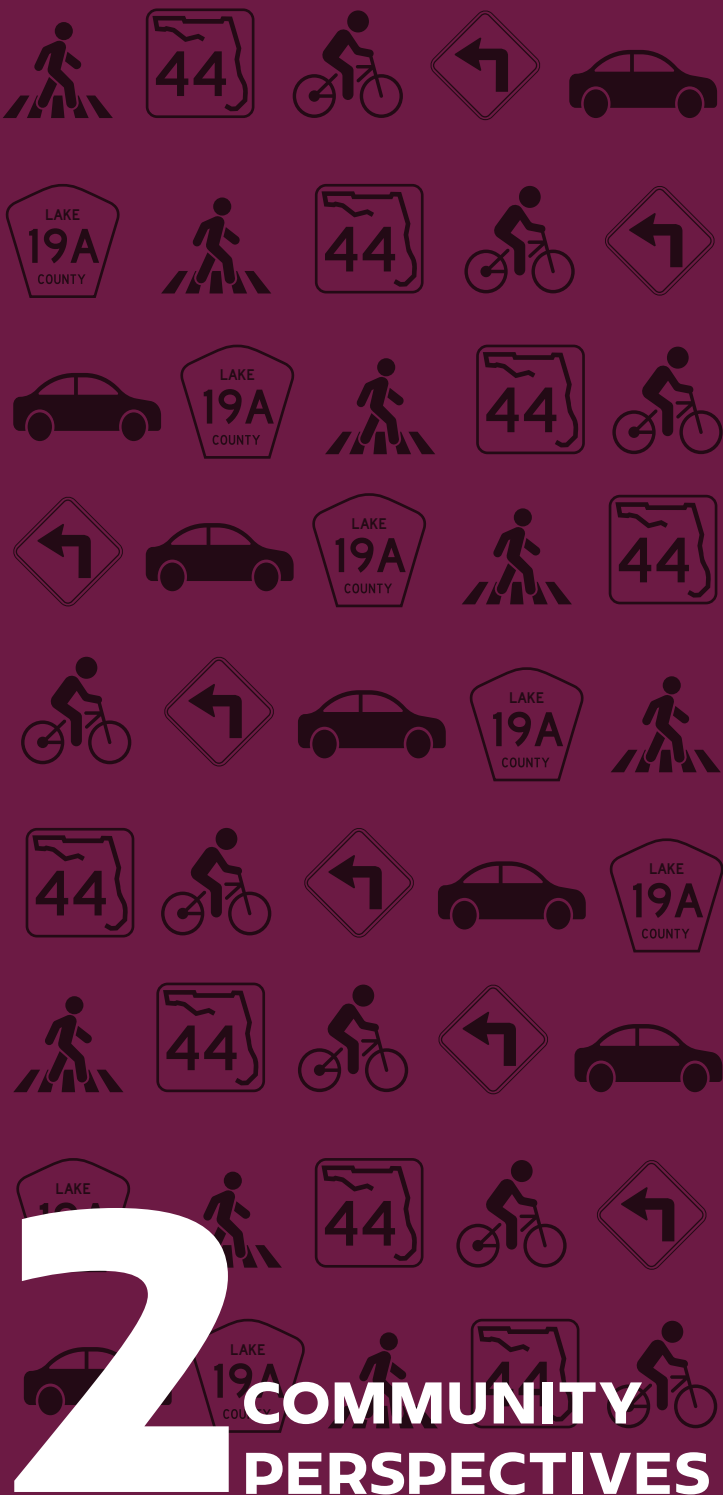
Florida Highway Safety Improvement Plan

The Florida Highway Safety Improvement Program (HSIP) reviews safety issues around the state and identifies locations for potential improvements. These potential design improvements rely on proven engineering solutions to eliminate crashes, such as pedestrian safety intersection lighting, rumble strips to prevent lane departures, detecting pedestrians on movable bridges, target speeds, leading pedestrian intervals, channelizing curb devices, and the new Florida Rail Safety Coalitions.

Florida Greenbook

The Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, also called the Florida Greenbook, provides the design criteria and construction specifications for public streets, roads, highways, bridges, sidewalks, curbs, crosswalks, bicycle facilities, underpasses and overpasses used by the public for vehicle and pedestrian travel. This manual applies to all projects not on the state and national highway system and is intended for use by local agencies.

This manual influences safety because it establishes criteria for building and maintaining infrastructure that reduces the likelihood of crashes and makes roadways more forgiving to human mistakes, especially if vehicles leave the road. Planning for future development is also included in the manual to coordinate with the roadway system, so that access is appropriate to the future land use and is context-based.



COMMUNITY PERSPECTIVES

August 5, 2025 City Council Regular Session Agenda Packet

ENGAGEMENT OVERVIEW

Robust public engagement, designed to include a wide range of individuals representative of the community, is central to any planning process. As part of the SS4A grant program, Safety Action Plans must incorporate engagement and collaboration between public and private stakeholders, including residents, community groups, and public agencies, that allows for community representation and feedback. The VZSAP encouraged community involvement through online and in-person engagement in the form of open houses, advisory group meetings, and a community survey. Results of each engagement approach are summarized on the following pages.

Safety Advisory Group

The Safety Advisory Group (SAG) was established to provide additional insight and guidance during development of the Plan. Composed of residents and representatives of local organizations committed to roadway safety, SAG members played an active role in shaping the direction of the VZSAP. They offered input on day-to-day roadway conditions in Mount Dora and helped inform discussions and decisions around the Plan's priorities. A common theme was the need for greater attentiveness from all road users, more visible enforcement, and infrastructure improvements to enhance safety for both drivers and pedestrians. This input is essential for identifying issues that may not be immediately apparent and for strengthening the overall impact of the VZSAP.

The first SAG meeting was held virtually on February 19, 2025. The purpose of this meeting was to introduce the SS4A planning process to the advisory group and gain local insight to safety concerns in the community.

The second SAG meeting was held on May 28, 2025. The purpose of this meeting was to provide an update to the planning process and present the priority intersections and roadway segments.

A third SAG meeting was held in late July to present the final report and city resolution. The SAG will continue to meet in the future to provide input on the roadway safety in Mount Dora.



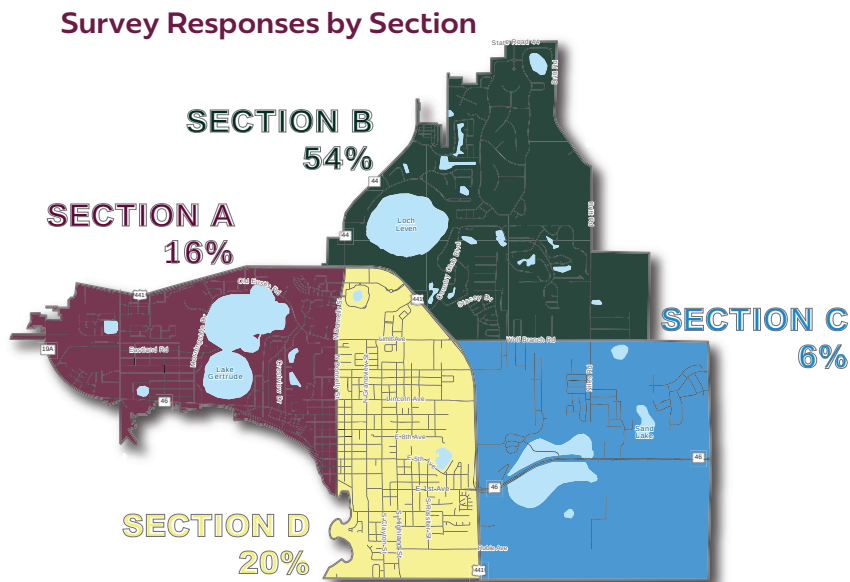
Residents attending Community Meeting #1

Community Survey

An online survey was available to the public to gather community input regarding the perception of safety along Mount Dora roadways. The survey consisted of 10 questions that included the following topics:

- Demographics
- Perception of Safety
- Desired Improvements

The input received from 439 respondents during this effort serves as a crucial guiding source of information for identifying community concerns and potential improvements for high crash areas. The infographic below shows where respondents reside within the City of Mount Dora, including what percentage came from each section.



4% of survey respondents live outside the Mount Dora city limits.

August 5, 2025 City Council Regular Session Agenda Packet

Of all survey respondents,

56%

were older adults aged 65+

37%

would like to walk or bike to destinations more often, but speeding cars make them feel unsafe.

49%

would like to see increased enforcement of existing traffic laws to reduce crashes.

Top three most concerning crash factors:

1. Distracted driving (70%)



2. Speeding (65%)



3. Drivers running stop signs/lights (60%)



Top three unsafe intersections:

1. US 441 & N. Donnelly St.*
2. 5th Ave. & Donnelly St.
3. Eudora & Old 441 / 19A

**This intersection was mentioned over 200 times in the community survey, indicating significant public interest towards improvements.*

Survey question: Which roadway makes you feel the most unsafe? Why?

"Baker Street and 5th Avenue is too dark and there is not enough visibility for drivers coming up the hill to see pedestrians at the crosswalk."

"The intersection of Donnelly Street and Lincoln Avenue. I have almost been hit by cars running the light near the police station."

"US 441 and Donnelly Street due to the number of people making U-turns from the Publix shopping area."

"More roads need to be free of debris or have an actual bike lane for cyclists."

"People are constantly running stop signs at 8th Avenue & Highland Street, especially in the evenings."

Community Meetings

Meeting #1 - April 2025

The first opportunity for community members to learn about the SS4A planning process was held April 2, 2025, at the W.T. Bland Public Library. At the meeting, City staff and other members of the project team provided an overview of the goals of a safety action plan and engaged with attendees in open conversations regarding roadway safety concerns and potential improvements. Attendees were invited to review boards displaying historical crash data within the city limits, provide comments on print out maps of the city, and participate in an interactive questionnaire. Results of these activities are summarized below. Map comments are illustrated in Map 2: *Interactive Map Feedback* on the following page.

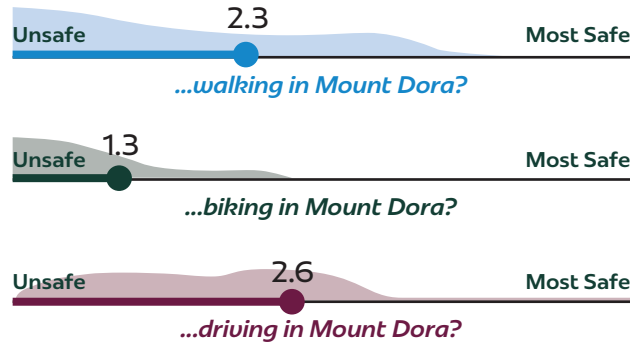
Question 1: How would you describe roadway safety in Mount Dora today?

Attendees were asked to provide up to three words to describe roadway safety. Responses to this question were generated into the word cloud below.



Question 2: How safe do you feel while...

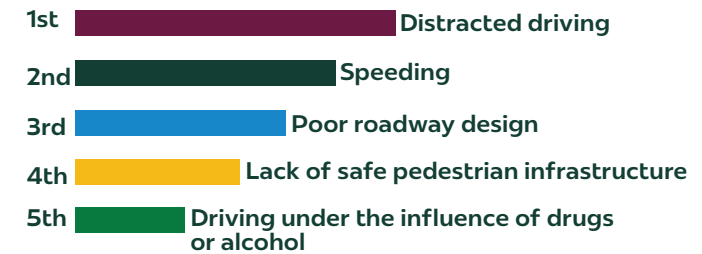
Attendees were asked to score their perception of safety while walking, biking, or driving in Mount Dora on a scale of 1 to 5, with 5 being the most safe. The average of all responses is below.



Community Meeting #1 attendees participating in an interactive polling activity.

Question 3: Which of the following safety issues do you think is most concerning in Mount Dora?

Attendees were asked to rank the following safety issues based on the level of concern.



Question 4: What specific areas or issues do you believe should be addressed in this plan?

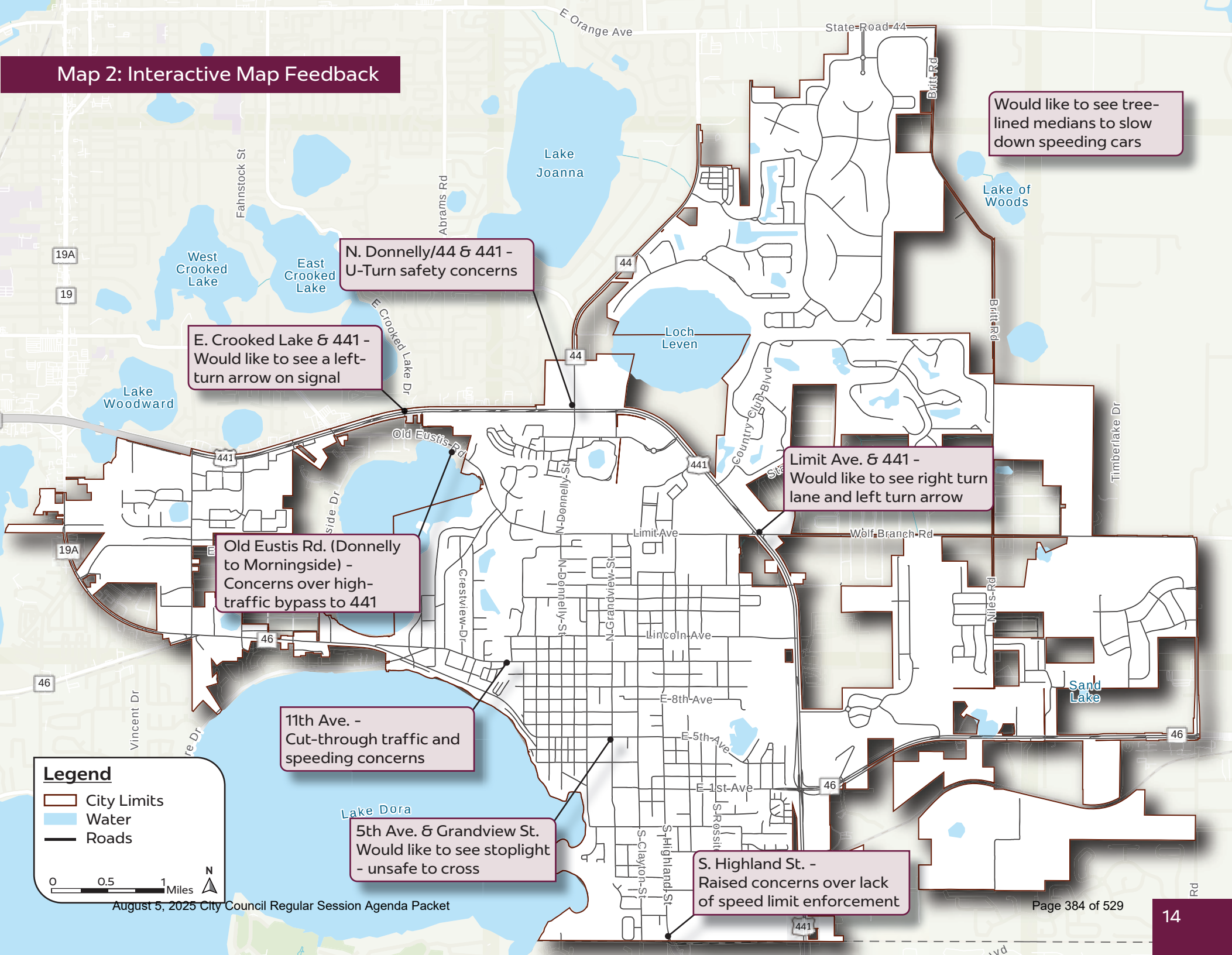
Attendees were asked to provide intersections, corridors, or general thoughts regarding safety in Mount Dora. A total of 27 responses were submitted; sample quotes from these responses are listed below.

"Local streets need better lighting, sidewalk repairs, and speed bumps. Traffic from downtown events causes an influx in congestion."

"It's getting harder and harder to safely exit the Loch Leven mall onto 441. The intersection really needs a stop light and/or traffic study."

"Old Eustis Road from Donnelly to Morningside needs bike & pedestrian infrastructure added to both sides."

Map 2: Interactive Map Feedback

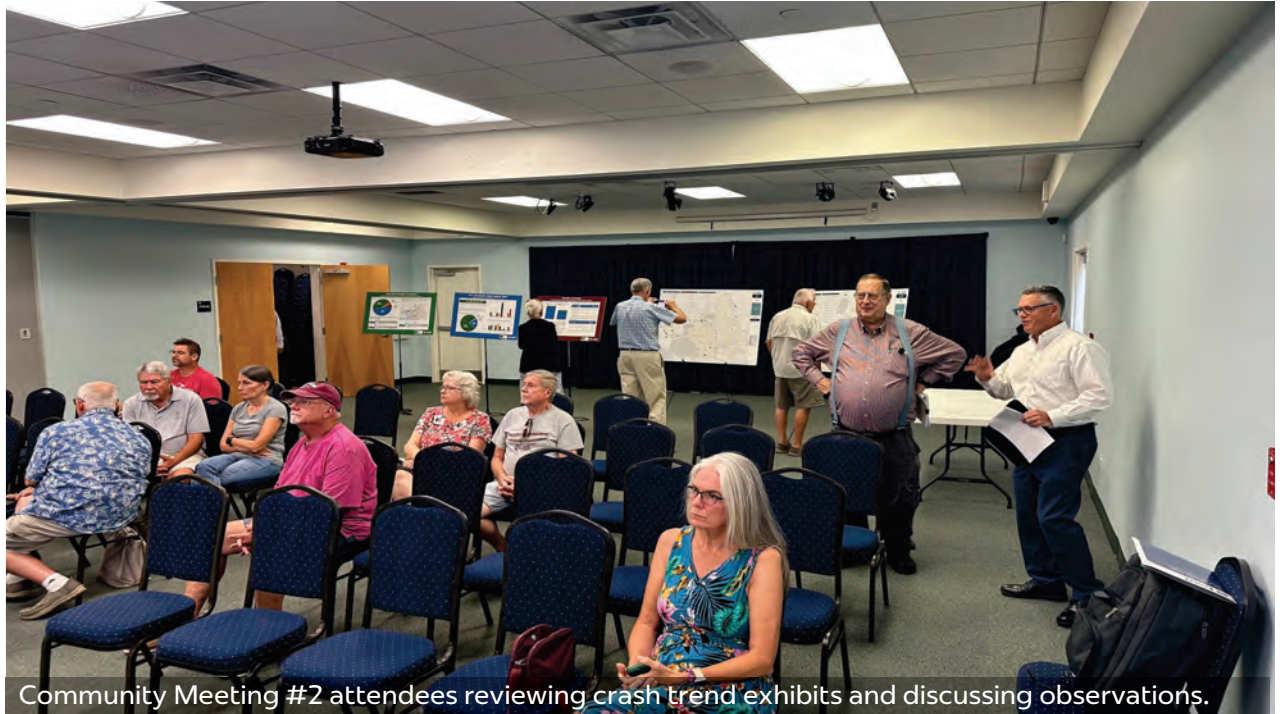


Meeting #2 - June 2025

The second opportunity for community members to participate in the SS4A planning process was June 25, 2025 at the W.T. Bland Public Library. At the meeting, city staff and other members of the project team presented an overview of the goals for the VZSAP, an analysis of key crash trends across the city, and reviewed potential strategies and countermeasures for high crash intersections and corridors.

The presentation introduced a High Injury Network (HIN)—to be discussed in greater detail in Chapter 3—which identified the roadway segments and intersections with the highest crash risk. Community members in attendance expressed support for the highest-ranked locations represented on the HIN. In response, the City of Mount Dora committed to meeting with Lake County and FDOT District 5 to review all 16 priority locations identified on the HIN and explore short-term strategies to mitigate current risks.

There were few major questions or concerns regarding the progress of the VZSAP and community members broadly agreed that the analysis aligns with their personal observations and experiences while navigating the city. Attendees also expressed eagerness to see projects move into construction as soon as possible.



Community Meeting #2 attendees reviewing crash trend exhibits and discussing observations.

Attendees were provided with comment cards to share thoughts regarding the presentation or any considerations not addressed. Predominantly, the community members identified unsafe use of U-turns and the need for regular maintenance of local streets and sidewalks. Issues included broken or uneven sidewalk surfaces, overgrown bushes and grass, and low-hanging branches or debris obstructing pedestrian paths. These recurring comments are quoted below.

“...drivers at ABC Liquor wanting to turn left quickly turn into oncoming lane in order to utilize a U-turn cut in the median to enter Southbound 441. ”

“ City taxpayers deserve a safe place to walk ... I need to walk and walk the city almost daily. I've been disappointed to see the lack of care. ”

The project team traffic engineer indicated that **County Road 19A** presents the **highest crash risk**, with six fatalities, multiple serious injuries, and the need for significant geometric improvements.



1. US 441 at SR 44/ N. Donnelly Street

The intersection of US 441 and SR 44, Donnelly Street is a four-lane, signalized intersection. All approaches have exclusive left and right turn lanes, with the NB, SB, and EB approaches featuring dual left turn lanes. The intersection has an Annual Average Daily Traffic (AADT) of:

- 48,000 (2024) on US 441
- 28,800 on SR 44
- 8,700 on N. Donnelly Street

Identified Safety Problems
This intersection experienced a high number of crashes over a five-year period, with 311 total collisions reported. Right-of-way crashes were the most common type (158), followed by crashes with signal timing, driver expectancy, or congestion-related conflicts. Two serious injury crashes occurred (one involving a rollover and one involving a single-vehicle crash). No fatalities were reported. The range of crash types and varying signal timing (20-40 seconds) suggest a need for improved control, lane guidance, and signal timing. Additionally, 27% of crashes occurred during non-daylight conditions (i.e., dawn, dusk, or dark).

Potential Countermeasures

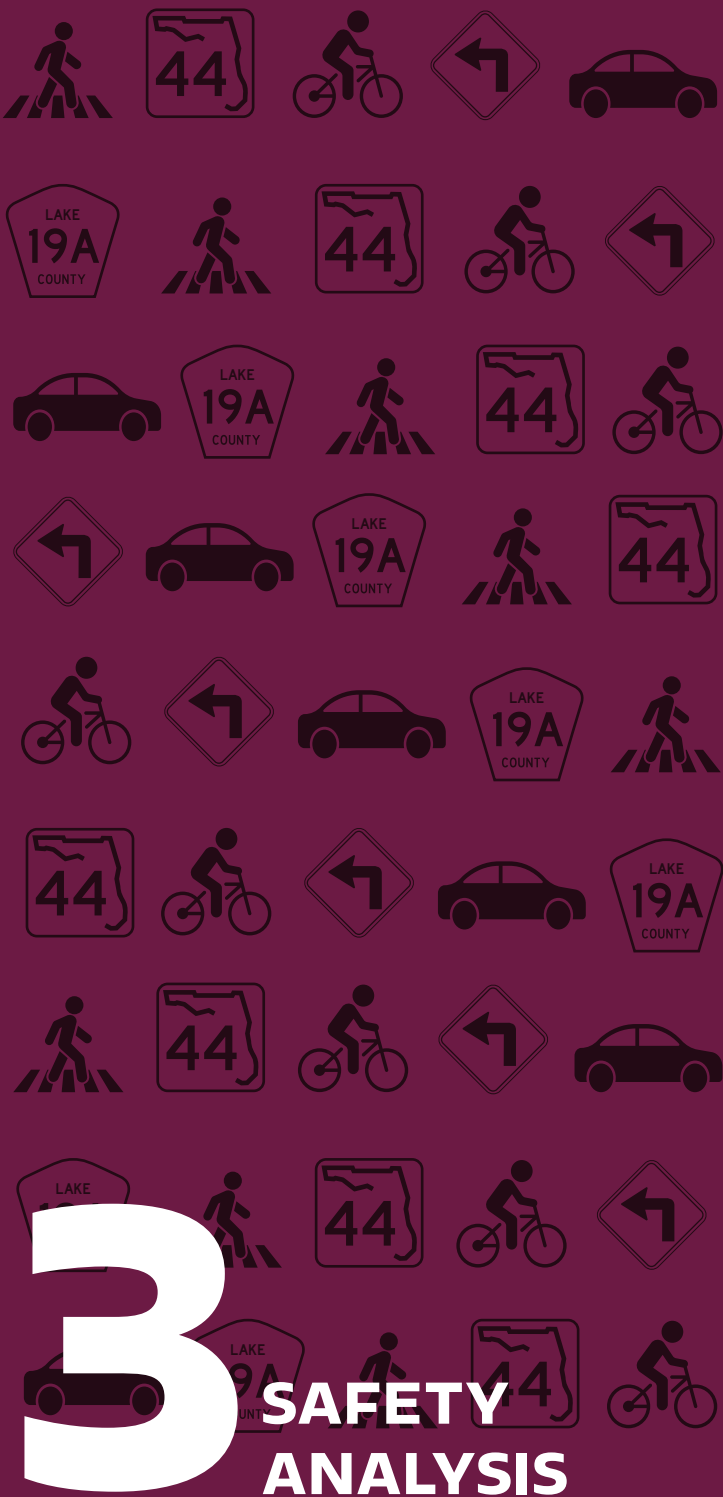
Based on a review of crash data, community feedback, and a technical review, the following potential countermeasures were identified as having the potential to reduce the number of collisions at the intersection of US 441 and SR 44, Donnelly Street.

1. Signal Timing
 - a. Signal timing optimization to improve driver expectancy and reduce congestion-related conflicts.
2. Signal Control
 - a. Review the current signal timing and control to ensure it is appropriate for the intersection.
 - b. Review the current signal timing and control to ensure it is appropriate for the intersection.
3. Signal Phasing
 - a. Review the current signal timing and control to ensure it is appropriate for the intersection.
4. Signal Timing
 - a. Review the current signal timing and control to ensure it is appropriate for the intersection.



Community Meeting #2 attendees reviewing proposed projects for high need intersections and corridors.

August 5, 2025 City of Mount Dora



3 SAFETY ANALYSIS

SAFETY IN MOUNT DORA TODAY

Analyzing crash data and trends for an area can play a key role in helping decision makers understand the nature, causes, and injury outcomes of crashes to better inform their decisions regarding infrastructure safety improvements. Crash data can provide much needed context for the design of strategies and interventions for the area that can reduce crashes and their severity. Local, regional, and state governments can use crash data to:

- » **Prioritize funding for identified safety improvements**
- » **Enforce existing laws to ensure driver/vehicle compliance**
- » **Identify high crash locations and make engineering and construction improvements to roadways**
- » **Work with local and state stakeholders to implement safety improvements identified in the VZSAP**



Residents reviewing High Injury Network at Community Meeting #1

Crash data for the VZSAP was retrieved from the FDOT Signal 4 Analytics system. While crash record data is a valuable source of information for analyzing crashes, crash records do not account for near misses that may occur on a daily basis or not reported. A near-miss can be a factor in a person's perception of safety along a roadway. Information presented on the subsequent pages was used to inform project recommendations.

CITY WIDE CRASH ANALYSIS

For the purpose of this study, crash data from November 6, 2019 to November 5, 2024 was thoroughly reviewed to refine crash locations and extract additional details from report forms. During this five-year period, there were 3,210 crashes on all roadways within the city limits of Mount Dora. Figure 5: *Crash Rate* shows the number of crashes as a proportion of the city’s population, based on estimates from the 2020 Census and the 2023 American Community Survey.

The graphs below provide a breakdown of the 3,210 total crashes. As shown by Figure 6: *Crashes by Year*, the number of crashes peaked between 2019 and 2020, increased during 2021 and generally declined in the following years. Figure 7: *Crashes by Severity* depicts the level of injury due to a crash, ranging from No Injury to Fatal. The majority of crashes resulted in No Injury and Injury, while Serious Injury and Fatal represents the smallest share.

Figure 5: Crash Rate

All Crashes	Population	Annual Crash Rate (Per 100,00 People)	Annual Fatality Rate (Per 100,00 People)
3,210	15,830	4,055.59	12.64

Figure 6: Crashes by Year

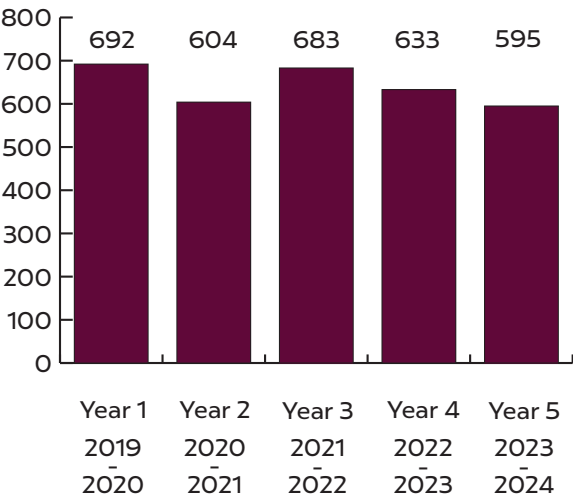
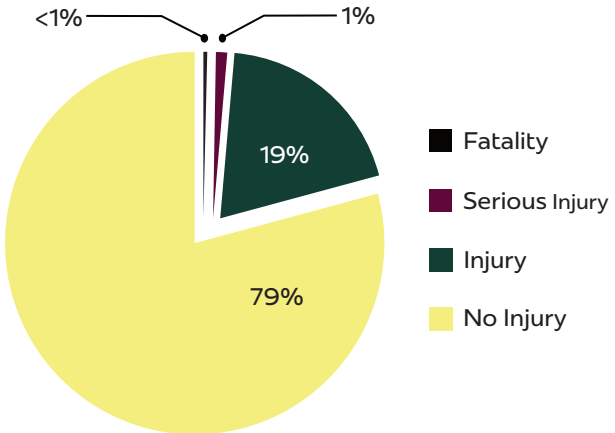


Figure 7: Crashes by Severity



Temporal Highlights

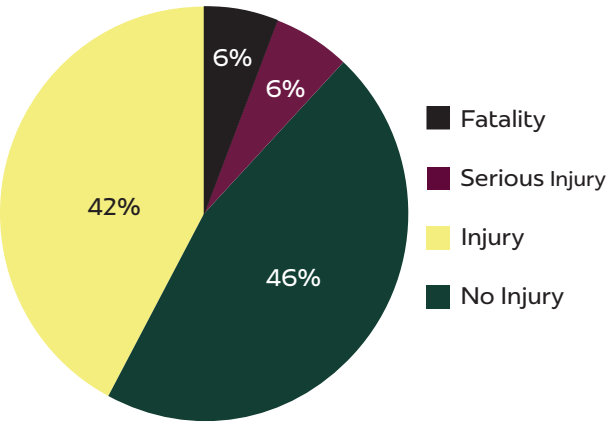
- » Only 8.85% of crashes occur at night, but they account for 30.77% of fatal and serious injuries—making **nighttime crashes 3.48 times more likely** to be severe than those at any time of day. **41.68%** of all crashes happen in the **afternoon**, but result in just 25% of severe injuries.
- » Dark, unlit conditions cause only 5% of crashes, but account for **15% of severe injuries** and **50% of fatalities**, making them disproportionately more dangerous.
- » October through December has the most **overall** crashes; August and October have the most **severe** crashes.
- » Fridays have more **frequent** crashes, while Mondays, Tuesdays, Thursdays, and Saturdays see the most **severe injuries**.

NON-MOTORIZED CRASHES

Data reporting includes several metrics for tracking crashes involving non-motorists, such as people walking or cycling. However, there are 60 non-motorized crashes with no specified type. The following analysis includes only the 82 crashes specified as either bicycle- or pedestrian-involved.

Although there were 53 crashes with the crash-type of Bicycle/Pedestrian, this may be an undercount. Reported data also includes separate Pedestrian and Bicyclist Counts, which may better capture crashes involving cyclists or pedestrians, regardless of the crash-type classification. Using all metrics, the data identifies 82 such crashes, representing 2.55% of all crashes. Figure 8: *Bicycle/Pedestrian Crashes by Severity* illustrates level of injury: five resulted in fatal injuries, and five in serious injuries. Compared to Figure 7: *Crashes by Severity*, bicycle and pedestrian crashes are significantly more severe—about 4.7 times more likely to cause serious injury and 19.7 times more likely to be fatal.

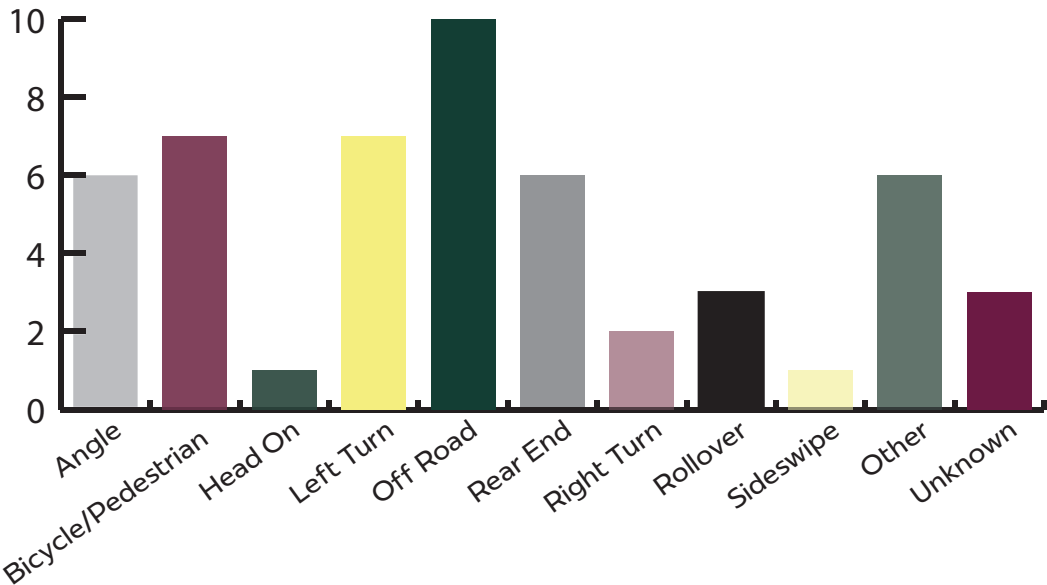
Figure 8: Bicycle/Pedestrian Crashes by Severity



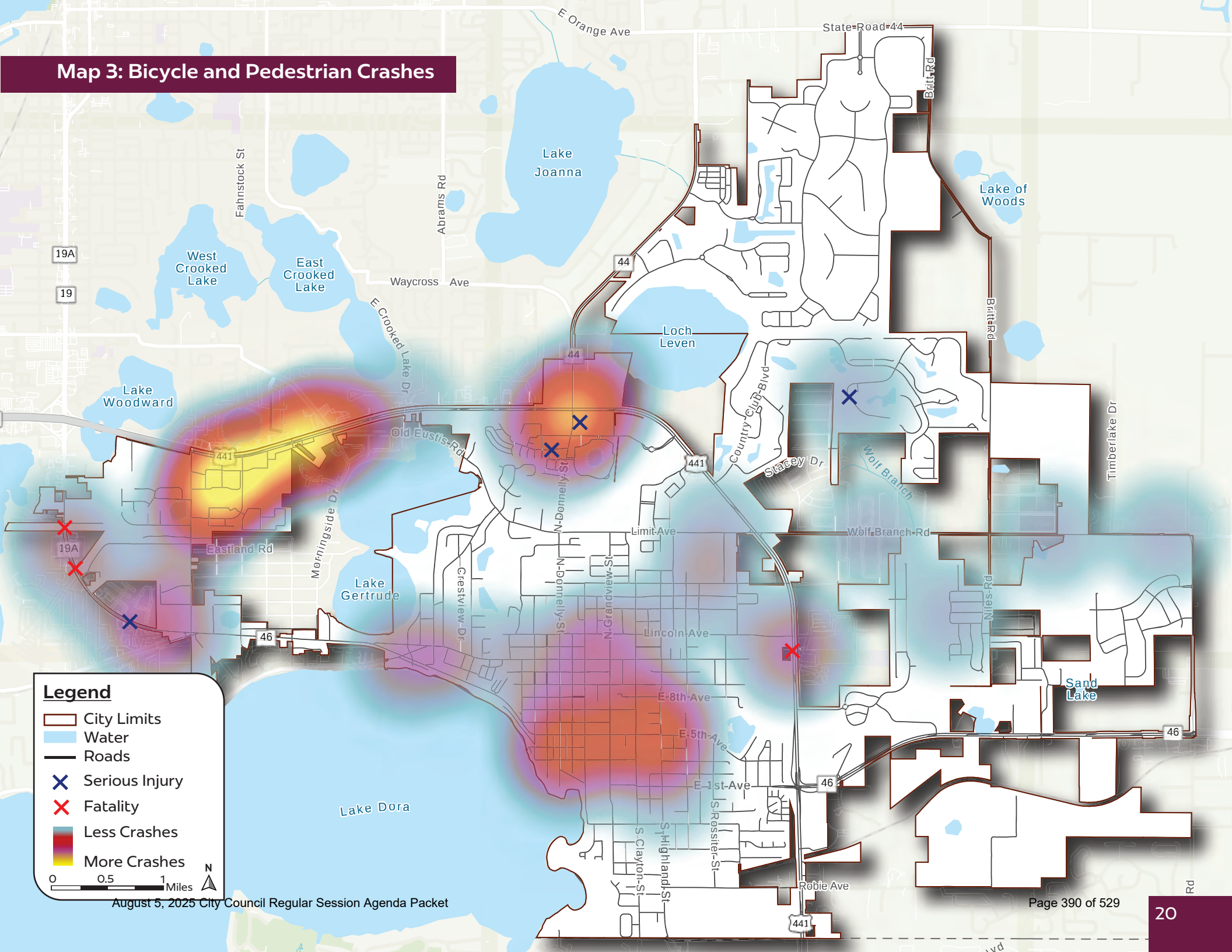
Out of 3,210 reported crashes, 97 were either missing crash type data or listed as 'unknown'. Figure 9: *Fatal and Serious Injury Crashes by Crash Type* depicts the 52 fatal or serious injury crashes. About 19 percent occurred off-road, comprising of only 7 percent of total crashes. Bicycle and pedestrian crashes were disproportionately likely to result in severe outcomes. While rear-end crashes made up 35 percent of all crashes, they accounted for only 12 percent of fatal or serious injury crashes.

Map 3: *Bicycle and Pedestrian Crashes* presents a heatmap of the 82 bicycle- and pedestrian-involved crashes to identify potential patterns or high-risk areas. The highest concentration appears along US Hwy 441, near Walmart and the Tri-Cities Shopping Plaza. Another cluster is near Donnelly Park and the downtown shopping strips on N Donnelly St. A third hotspot is at the intersection of US Hwy 441 and N Donnelly St.

Figure 9: Fatal and Serious Injury Crashes by Crash Type



Map 3: Bicycle and Pedestrian Crashes



Legend

- City Limits
- Water
- Roads
- X Serious Injury
- X Fatality
- Less Crashes
- More Crashes

0 0.5 1 Miles



SYSTEMIC SAFETY ANALYSIS

Examining crash data through roadway features helps identify safety trends across the full roadway network. This systemic analysis highlights total and fatal/serious injury crashes across all travel modes, categorized by key roadway attributes. The figures below present data based on street classification and speed limits at crash locations.

Street Classification

Figure 10: All Crashes and Fatal/Serious Injury Crashes by Street Class shows that

nearly half of all crashes occurred on major roadways, despite the category making up only 13 percent of the mileage of Mount Dora's roadway network. Although higher speeds and wider roads on major streets often contribute to more crashes, which may also explain their disproportionate share of fatal and serious injury crashes.

Local roads make up 79 percent of the mileage of the roadway network, but only 26 percent of all crashes. The 9 percent of crashes categorized as "Other" were mostly occurring in parking lots or locations for which no roadway data was available.

Posted Speed

Figure 11: All Crashes and Fatal/Serious Injury Crashes by Posted Speed shows that

although roads with speed limits of 30 mph and lower make up the largest group of crashes, they are much less likely to result in a fatality or severe injury compared to higher speed limits. Crashes on roads above 30 mph had a disproportionate amount of fatal/serious injury crashes compared to their percentage of all crashes.

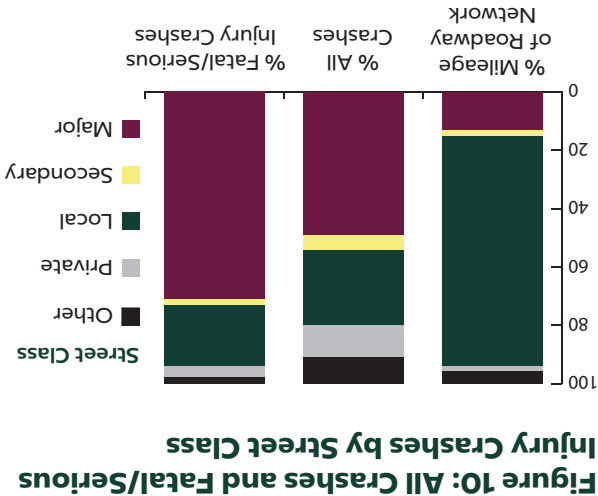
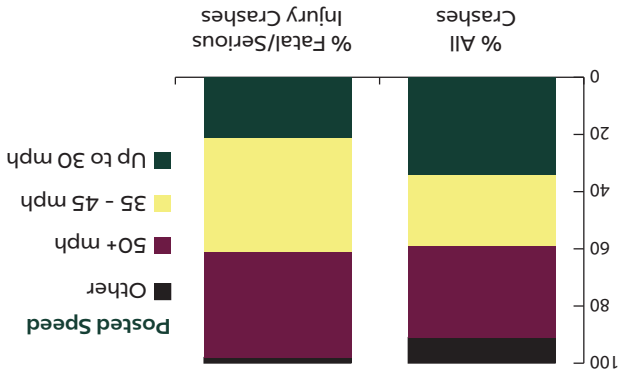
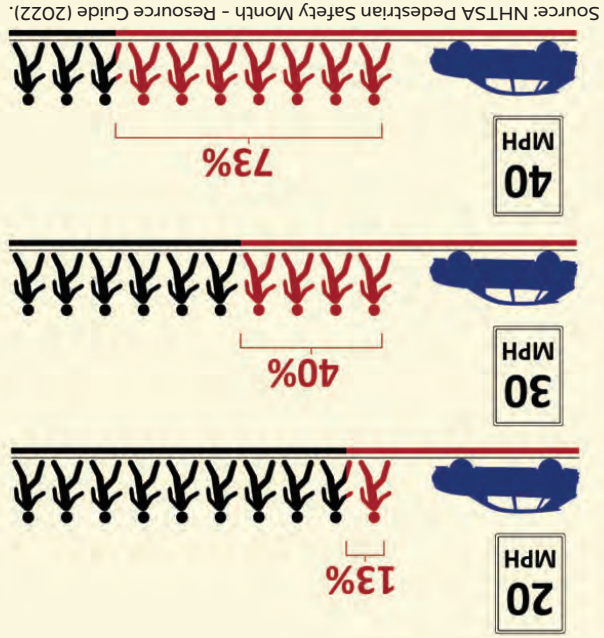


Figure 11: All Crashes and Fatal/Serious Injury Crashes by Posted Speed



Pedestrian Chance of Fatality or Serious Injury if Struck by a Vehicle



The graphic above shows the importance of speed in pedestrian crashes regarding risk of fatality or serious injury. As speeds increase, driver range of vision, reaction time, and ability to break in time decrease significantly. A study by Walk San Francisco highlighted how reducing speed by 1 MPH can reduce the likelihood of injury in collisions by 2-7%, demonstrating the impact of marginal changes in speed.

Source: NHTSA Pedestrian Safety Month - Resource Guide (2022).

OTHER FACTORS AFFECTING SAFETY

Emphasis Areas

As part of the Florida Strategic Highway Safety Plan, the Florida Department of Transportation (FDOT) has identified 11 Emphasis Areas with the goal of reducing roadway fatalities on Florida highways. The highlighted Emphasis Areas below were identified through analysis of crash record data, vehicle miles traveled, and demographics. Unit-level crash data retrieved from the FDOT Signal 4 Analytics system was evaluated against the 11 Emphasis Areas to identify statistics and trends for all individuals involved in crashes within Florida's 27 Metropolitan Planning Organizations between 2015 and 2019.



Age

Out of the 3,210 reported crashes, **1,006 (31.34%) involved an aging driver** and **525 (16.36%) involved a teenage driver**. Together, these two age groups accounted for **nearly half** of all crashes.



Impaired Driving

Around 2.34% of all crashes (75 total) were reported to have involved drugs or alcohol. About 10.14% of reported alcohol-related crashes and 17.02% of reported drug-related crashes resulted in a fatality or serious injury. **An alcohol-related crash is 6.3 times more likely to be fatal or severe. A drug-related crash is 10.5 times more likely to be fatal or severe.**



Distracted Driving

Distracted driving was reported as a factor in **1,639 crashes, or around 51.06% of all crashes**. This highlights how reducing distractions behind the wheel could have a major impact on improving road safety.

HIGH INJURY NETWORK

The High Injury Network was developed to identify high-risk intersections and roadway segments. Because intersection and segment crashes differ fundamentally, crashes were first categorized accordingly. To address inconsistencies in how reporting officers classify crashes at intersections, a radius was applied for more accurate classification—50 feet in urban areas and 250 feet in rural areas, with manual adjustments for higher speeds or unique conditions. This method determined that approximately 58 percent of crashes occurred at intersections. Each roadway segment and intersection were then analyzed for total crashes, including serious injury and fatal crashes. A total of 93 locations were identified as high-risk intersections and roadway segments. Figure 12: *High Injury Network – Segments* and Figure 13: *High Injury Network – Intersections* show the top ten road segments and intersections with the highest HIN values in Mount Dora. Map 4: *High Injury Network* illustrates segments and intersections with the highest concentrations of fatalities and serious injuries.

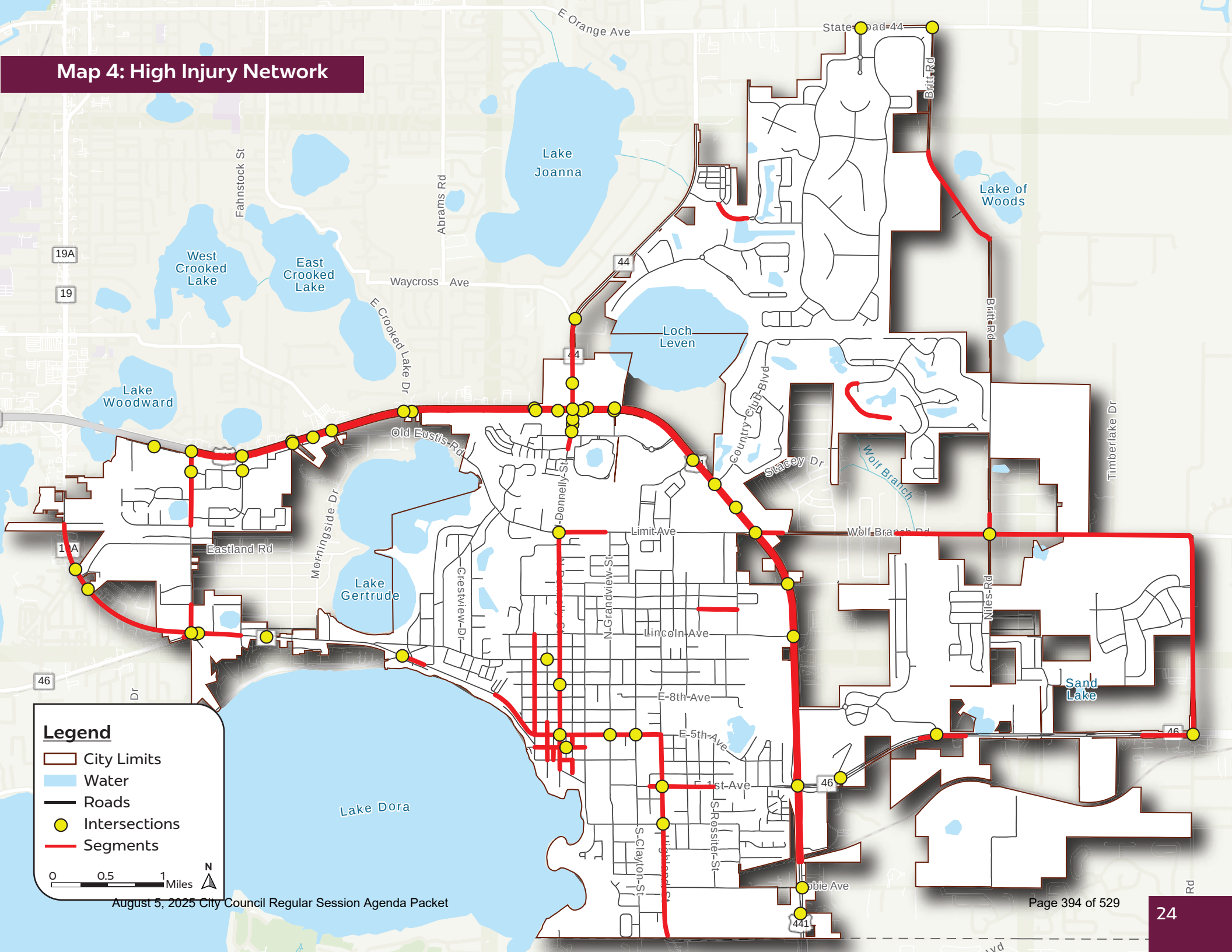
Figure 12: High Injury Network – Segments

# (Ranked by HIN Rate)	Roadway	From	To
1	Hwy 19	Progress Blvd	Eudora Rd
2	S Highland St	E 1st Ave	Crane Ave
3	Old US Hwy 441	Eudora Rd	Gorden Ln
4	SR 44	Waycross Ave	Hwy 441
5	SR 46 (EB)	Sabastian St	SR 46
6	Donnelly St	US Hwy 441	Waterman Ave
7	Wolf Branch Rd	US Hwy 441	Wolf Branch Rd
8	Meadenhall Blvd	S curve	Roundabout
9	N Alexander St	W 6th Ave	W 3rd Ave
10	SR 46	Suneagle Dr	Round Lake Rd

Figure 13: High Injury Network – Intersections

# (Ranked by HIN Rate)	Intersection
1	US Hwy 441 & E 1st Ave
2	US Hwy 441 & SR 44
3	Hwy 19 & Dodson Cutoff
4	Hwy 19 & Azalea Dr
5	SR 46 & Sabastian St
6	SR 46 & Greenway Dr
7	US Hwy 441 & Limit Ave
8	US Hwy 441 & Eudora Rd
9	US Hwy 441 & Lincoln Ave
10	US Hwy 441 & Spring Harbor Blvd

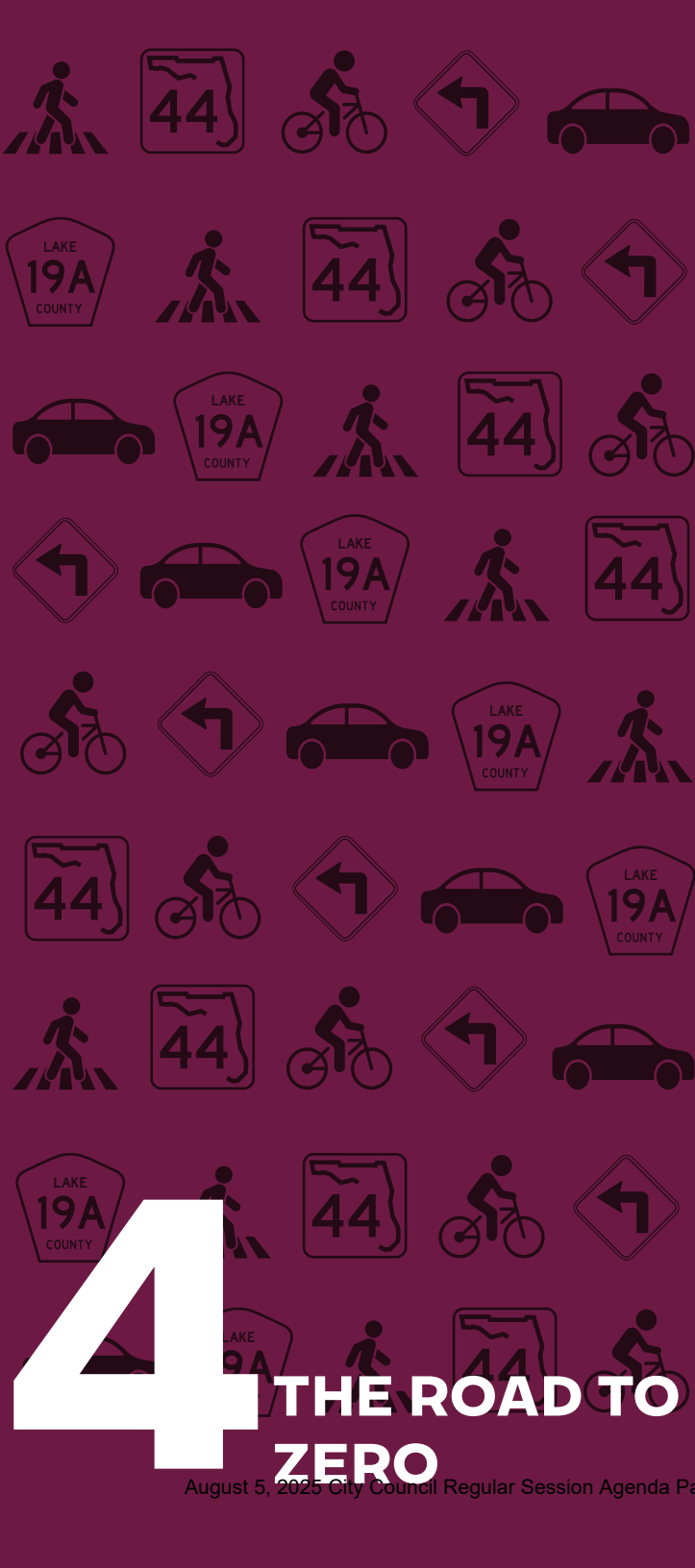
Map 4: High Injury Network



Legend

- City Limits
- Water
- Roads
- Intersections
- Segments

0 0.5 1 Miles N



OUR COMMITMENT TO ZERO

The purpose of the VZSAP is to create a document that can be used as a resource for not only Mount Dora staff, but also partner organizations to ensure projects that are implemented address critical safety needs identified through the safety analysis. This chapter outlines policy and project recommendations to create an actionable plan for implementation.

Mount Dora VZSAP Goal:

The City of Mount Dora aims to **eliminate all traffic fatalities and serious injuries by 2035** by implementing prioritized actions over the next 10 years.

Performance Measures

The VZSAP is a policy document and requires regular updates and monitoring to evaluate the efficacy and ensure Mount Dora is on track to achieve zero roadway fatalities and serious injuries by 2035. As part of the SS4A grant program, City of Mount Dora will monitor the following performance measures on no less than an annual basis and make adjustments to the VZSAP as needed to reach zero. The purpose of monitoring is to understand how effective the measures are at reducing crashes. Every five years, the City should update their Safety Action Plan to reevaluate crash data and performance measures to ensure safety for all road users. Performance measures created for the 2025 VZSAP are outlined in Figure 14: *Safety Performance Measures*.

Figure 14: Safety Performance Measures

Performance Measures
Number of fatal and serious injury crashes on all roadways
Number of fatal and serious injuries by transportation mode (motorized, non-motorized, golf carts, etc.)
Number of transportation safety projects completed annually
Number of traffic control installations eliminated via traffic calming implementation
Rate of fatalities per 100 million Vehicle Miles Traveled (VMT)
Rate of serious injuries per 100 million VMT

THE ROAD TO
ZERO

PROJECT PRIORITIZATION

Project locations identified through the safety analysis, public outreach, and safety advisory feedback were assigned a prioritization score based on the eight scoring criteria shown in Figure 15: *Prioritization Criteria*. The results of this exercise allows the City of Mount Dora to identify projects that have the greatest need or impact for safety improvements for all roadway users. The following pages summarize the top 16 project locations and potential countermeasures to improve safety.

Figure 15: Prioritization Criteria

Criteria	Measure	0	5	10
High Injury Network	High Injury Network Rate at the project location	Intersection rate ≤ 15 Segment rate ≤ 25	Intersection rate 16-50 Segment rate 26-100	Intersection rate 51-225 Segment rate 101-550
Crash Severity	Total number of fatal and serious injuries at the project location over a 5-year period	No fatal or serious injury crashes	1 fatality OR 1 serious injury crash	2 or more fatal crashes OR 3 or more fatal and serious injury crashes
Ease of Implementation	Project is cost effective, short timeline, and/or requires minimal coordination	Project is NOT a "quick win"	Project meets 1 or 2 "quick win" criteria	Project meets ALL "quick win" criteria
Multimodal	Project is located where transit, micromobility, or active modes (bike, pedestrian) facilities currently exist, are planned, or are needed	Project is located where these facilities are not needed and are not planned/existing	Project is located where these facilities are planned or already exist	Project is located where these facilities are needed
Vulnerable Users	Project is located where vulnerable road users have been historically at risk	No history of crashes involving vulnerable road users	At least one crash involving a vulnerable road user	Notable history of crashes involving vulnerable road users
Existing Plans	Project is in an existing plan or policy document	Project is NOT in an existing plan or policy document	Project is in an existing plan or policy document	Project is in two or more existing plans or policy documents
Public Input	Project was derived from or seconded by public input	Project was not derived from public input	Project derived from public input	Project derived from public input AND identified as priority by the Study Advisory Group
Community Accessibility	Project is within a buffer zone of community destinations (parks, schools, religious institutions, libraries, and recreational centers)	Project is NOT within a mile of community destination(s)	Project is within a mile of community destination(s)	Project is within a quarter-mile of community destination(s)
Maximum Possible Score:		0	45	90

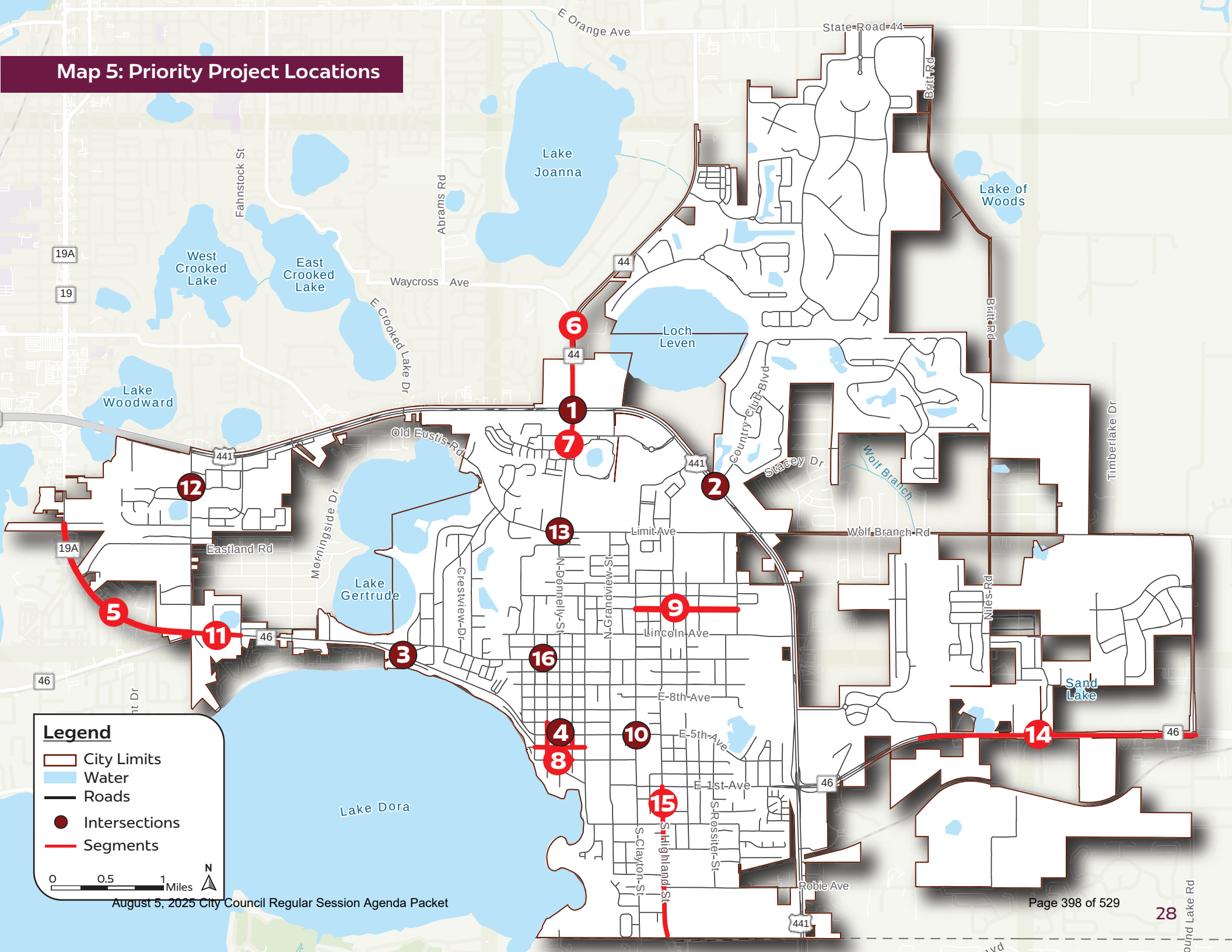
PRIORITY LOCATIONS

To achieve the goal of zero fatalities and serious injuries by 2035, the City of Mount Dora has created a prioritized list of safety improvements for locations with high concentrations of fatal and serious injury crashes. Figure 16: *Priority Projects* identifies the top 16 intersections and corridor segments in order of priority. Map 5: *Priority Project Locations* illustrates the top 16 locations for safety improvements in Mount Dora. The following pages outline site-specific recommendations for the intersections and roadway segments that have the highest need for infrastructure improvements based on the safety data analysis and detailed field reviews.

Figure 16: Priority Projects

Priority Rank	Road 1	Road 2	Location Type
1	US 441	SR 44 / N. Donnelly St.	Intersection
2	US 441	Country Club Dr.	Intersection
3	Old US 441	Greenway Dr.	Intersection
4	N. Donnelly St.	5th Ave.	Intersection
5	CR 19A	Progress Blvd. to Eudora Rd.	Segment
6	SR 44	US 441 to Waterman Ave.	Segment
7	N. Donnelly St.	US 441 to Waycross Ave.	Segment
8	Downtown Area	W. 3rd Ave. to W. 5th Ave. and N. McDonald St. to N. Baker St.	Segment
9	Grant Ave.	Clayton St. to Wardell St.	Segment
10	Clayton St.	E. 5th Ave.	Intersection
11	Old US 441	Eudora Rd. to Gorden Ln.	Segment
12	Eudora Dr.	Tri-Cities Plaza / Walmart Access	Intersection
13	N. Donnelly St.	Limit Ave.	Intersection
14	SR 46	Veranda Way to Round Lake Rd.	Segment
15	S. Highland St.	E. 1st Ave. to E. Crane Ave.	Segment
16	N. Alexander St .	11th Ave.	Intersection

Map 5: Priority Project Locations



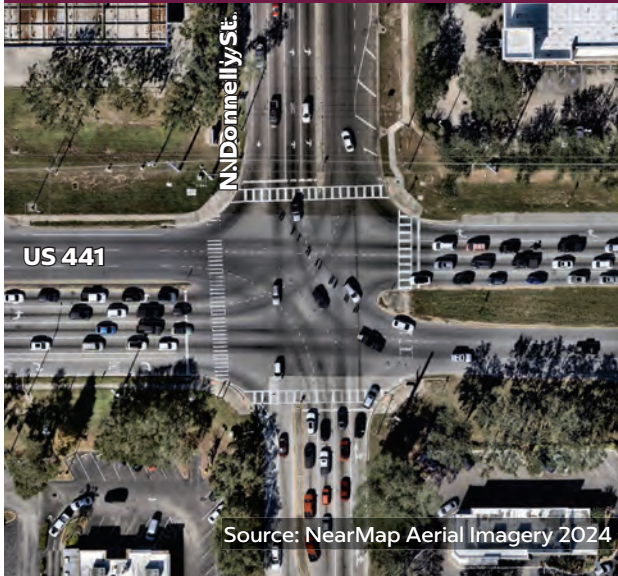
Legend

- City Limits
- Water
- Roads
- Intersections
- Segments

0 0.5 1 Miles



1. US 441 at SR 44 / N. Donnelly Street



The intersection of US 441 and SR 44/N. Donnelly Street is a four-leg, signalized intersection. All approaches have exclusive left and right turn lanes, with the northbound, southbound, and eastbound approaches featuring dual left turn lanes. The intersection has an Annual Average Daily Traffic (AADT) of 48,000 (2024) on US 441, 28,500 on SR 44, and 8,700 on N. Donnelly Street.

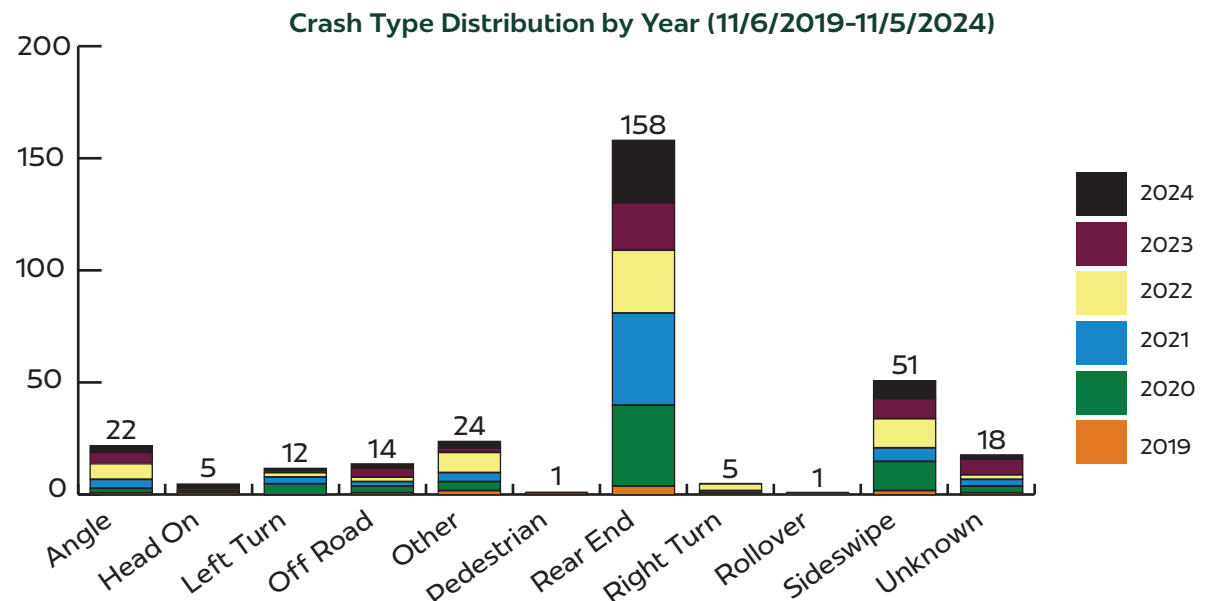
Identified Safety Problems

The intersection of US 441 and SR 44/N. Donnelly Street experienced a high number of crashes over a five-year period, with 311 total collisions reported. Rear-end crashes were the most common type (158), suggesting possible issues with signal timing, driver expectancy, or congestion-related conflicts. Two serious injury crashes were reported (one involving a rollover and one involving a backing movement). No fatalities occurred. The wide range of crash types and varying speed limits (35–50 mph) suggest a need for improved control, lane guidance, and speed consistency. Additionally, 22 percent of crashes occurred during non-daylight conditions (e.g., dawn, dusk, or dark).

Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes at the intersection of US 441 and SR 44/N. Donnelly Street:

- » **Lighting:** Install intersection lighting to improve nighttime visibility, as no lighting currently exists.
- » **Speed Limit:** Reduce the posted speed limit on US 441 from 50 MPH to 45 MPH to lower overall approach speeds. Reduce posted speed limit on SR 44 from 45 MPH to 35 MPH to enhance safety and reduce crash severity.
- » **Signal Phasing:** Modify left-turn phasing on US 441 from a leading to a lagging left-turn signal to mitigate high-speed angle crashes involving left-turning vehicles.



2. US 441 at Country Club Boulevard



The intersection of US 441 and Country Club Boulevard is a four-leg, signalized intersection. The northbound and southbound approaches feature a combination of exclusive and shared turn lanes, while the westbound and eastbound approaches include multiple through lanes and dedicated turn lanes to accommodate higher traffic volumes. The intersection has an AADT of 48,000 (2024) on US 441.

Identified Safety Problems

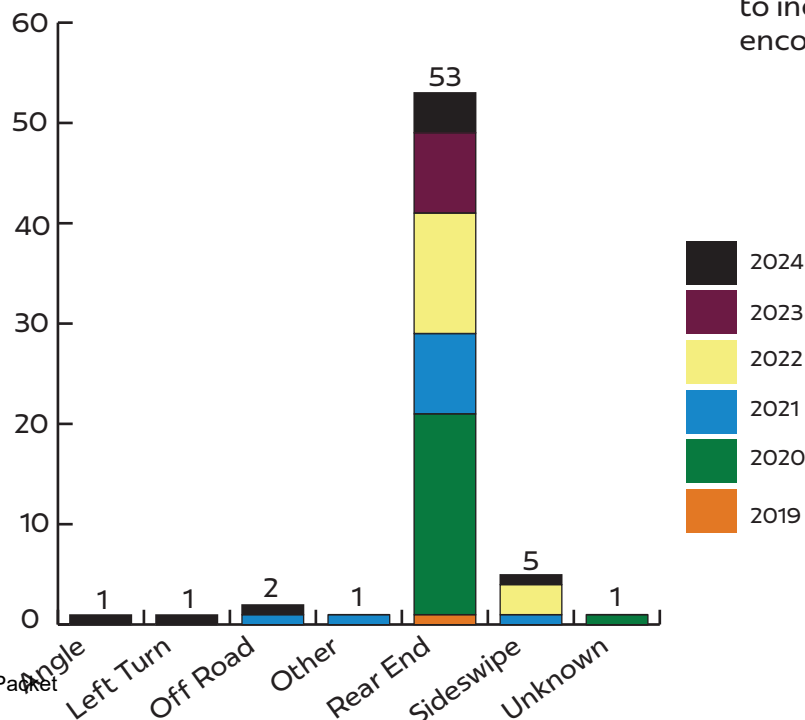
The intersection of US 441 and Country Club Boulevard experienced a moderate number of crashes over a five-year period, with 64 total collisions reported. Rear-end crashes were by far the most common type (53), indicating potential concerns with driver expectancy and stopping distance. One serious injury crash was reported, involving a rear-end collision. No fatalities occurred. The limited variety of crash types and the significant difference in posted speed limits (30–55 mph) suggest a need for improved speed transition, signal visibility, and advance warning on the high-speed approach.

Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes at the intersection of US 441 and Country Club Boulevard:

- » **Intersection Signage:** Install advance warning signs or signals in the southbound direction, potentially incorporating flashing beacons to alert drivers to the upcoming intersection. Re-evaluate the placement of the existing advance warning sign, which is currently positioned too close to the intersection. Consider relocation and/or upgrading with flashing features to improve effectiveness.
- » **Pavement Markings:** Install rumble strips in the southbound approach to increase driver awareness and encourage speed reduction.

Crash Type Distribution by Year (11/6/2019-11/5/2024)



3. Old US 441 at Greenway Drive

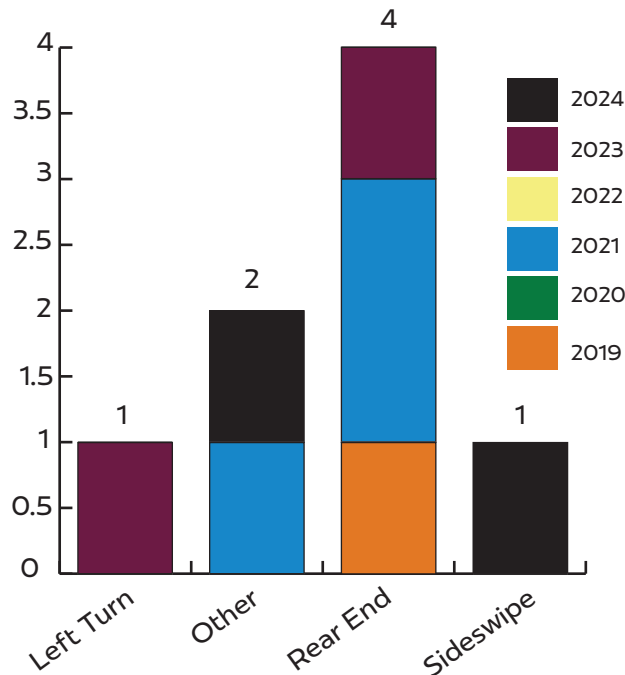


The intersection of Old US 441 and Greenway Drive is a three-leg, unsignalized intersection. The westbound and eastbound approaches on Greenway Drive feature a two-way left-turn lane, while the southbound approach on Old US 441 consists of one lane in each direction. The intersection has an AADT of 12,000 (2024) on Old US 441

Identified Safety Problems

The intersection of Old US 441 and Greenway Drive experienced a low number of crashes over a five-year period, with 8 total collisions reported. Rear-end crashes were the most frequent (4), suggesting reduced driver readiness and insufficient distance for safe stopping. One fatal crash and one injury crash were reported, both involving a rear-end collision. While crash frequency is low, the presence of a fatal crash and the mix of crash types suggest potential issues with visibility, driver behavior, and intersection geometry.

Crash Type Distribution by Year
(11/6/2019-11/5/2024)



Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes at the intersection of Old US 441 and Greenway Drive:

- » **Pavement Markings:** Restripe pavement markings on CR 19A, particularly on the east side of Greenway Drive, to improve lane definition and traffic guidance.
- » **Intersection Signage:** Reduce the posted speed limit on US 441 from 50 MPH to 45 MPH to lower overall approach speeds. Reduce posted speed limit on SR 44 from 45 MPH to 35 MPH to enhance safety and reduce crash severity.
- » **Geometry Design:** Reduce the curb radius at the northwest corner to slow turning speeds and enhance pedestrian safety.

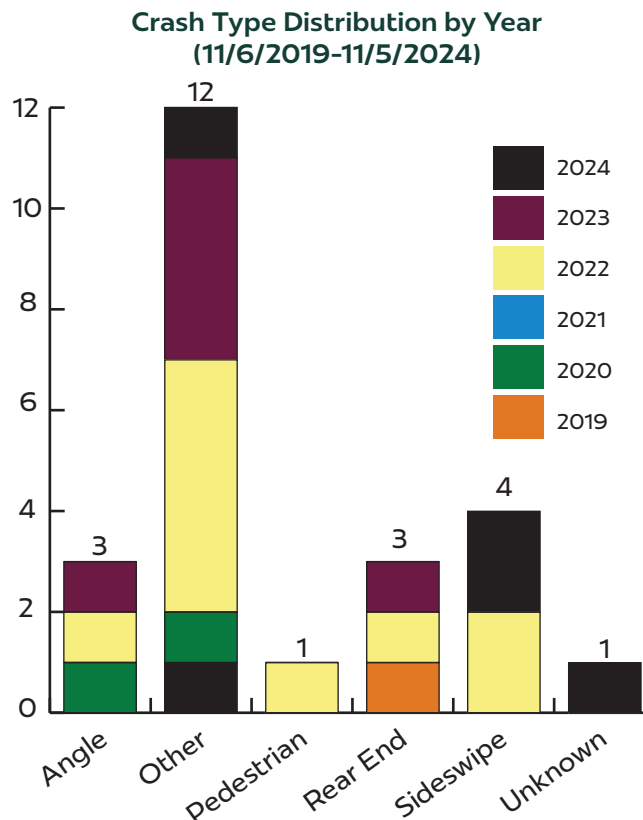
4. N. Donnelly Street at E. 5th Avenue



The intersection of N. Donnelly Street and E. 5th Avenue is a four-leg, signalized intersection. Each approach has a single shared lane in each direction, apart from the westbound approach, which includes an exclusive right turn lane in addition to the shared lane. The intersection has an AADT of 8,700 (2024) on N. Donnelly Street and 10,800 on E. 5th Avenue.

Identified Safety Problems

The intersection of N. Donnelly Street and E. 5th Avenue experienced a low number of crashes over a five-year period, with 24 total collisions reported. Crash types were varied, with no single type dominating, though sideswipe and rear-end crashes were among the more frequent. No fatalities occurred, and two crashes resulted in injury. The diversity of crash types and the presence of a pedestrian-related incident suggest potential issues with visibility, driver awareness, and pedestrian safety, indicating a need for improved signage, lane clarity, and crossing enhancements.



Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes at the intersection of N. Donnelly Street and E. 5th Avenue:

- » **Pavement Markings:** Refresh crosswalks and stop bar markings to enhance visibility and improve pedestrian safety. Modify the northwest corner turn radius by removing one parking space and delineating the area with pavement markings to improve vehicle maneuverability.
- » **Intersection Signage:** Reposition the downtown destinations sign on the southwest corner, which is currently facing the wrong direction and may mislead drivers.
- » **Pedestrian Accessibility:** Correct the pedestrian ramp at the northeast corner, addressing the large surface bump and installing a compliant ADA ramp.
- » **Traffic Signal Operations:** Convert the eastbound protected lead left-turn signal to a lagging left-turn phase to improve traffic operations and reduce vehicle delay. Restrict eastbound left turns to enhance intersection efficiency and reduce conflicts.

5. CR 19A from Progress Boulevard to Eudora Road



The segment of CR 19A from Progress Boulevard to Eudora Road is 0.9 miles long. The segment is two lanes with several exclusive right and left turn lanes throughout the corridor. The segment has an AADT of 9,000 (2024).

Identified Safety Problems

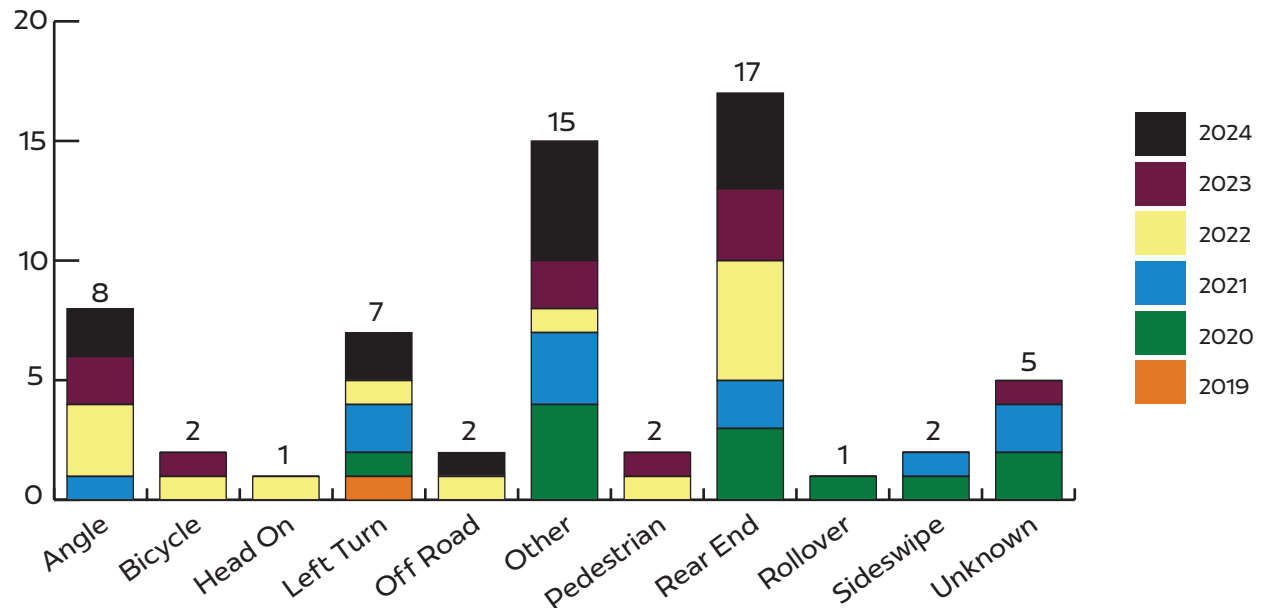
Over a five-year period, 62 crashes occurred along CR 19A between Progress Boulevard and Eudora Road. Rear-end collisions were most common, suggesting issues with congestion or driver attentiveness. Notably, the segment saw six fatalities, three serious injuries, and 14 other injury crashes. The high crash severity highlights the need for safety improvements such as speed management, better multimodal access, and enhanced visibility.

Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes along the segment CR 19A from Progress Boulevard to Eudora Road:

- » **Speed Limit:** Reduce the speed limit from 45 mph to a range of 35–40 mph to improve safety and reduce potential crash severity in this area.
- » **Lighting:** Add lighting to enhance visibility, particularly for nighttime driving and pedestrian safety.
- » **Pedestrian and Bicycle Accessibility:** Construct sidewalks to provide safe pedestrian access along the corridor. Add dedicated bike lanes to accommodate cyclists and improve multimodal connectivity.
- » **Access Management:** Install a median before and after the Big Dog Saloon, and possibly other locations, to provide pedestrian refuge and improve traffic control.

Crash Type Distribution by Year (11/6/2019-11/5/2024)



6. SR 44 from US 441 to Waycross Avenue



The segment of SR 44 from US 441 to Waycross Avenue is 0.45 miles long. The segment is four lanes near US 441 and merges to two lanes heading northbound to Waycross Avenue, with several exclusive right and left turn lanes throughout the corridor. The segment has an AADT of 28,500 (2024).

Identified Safety Problems

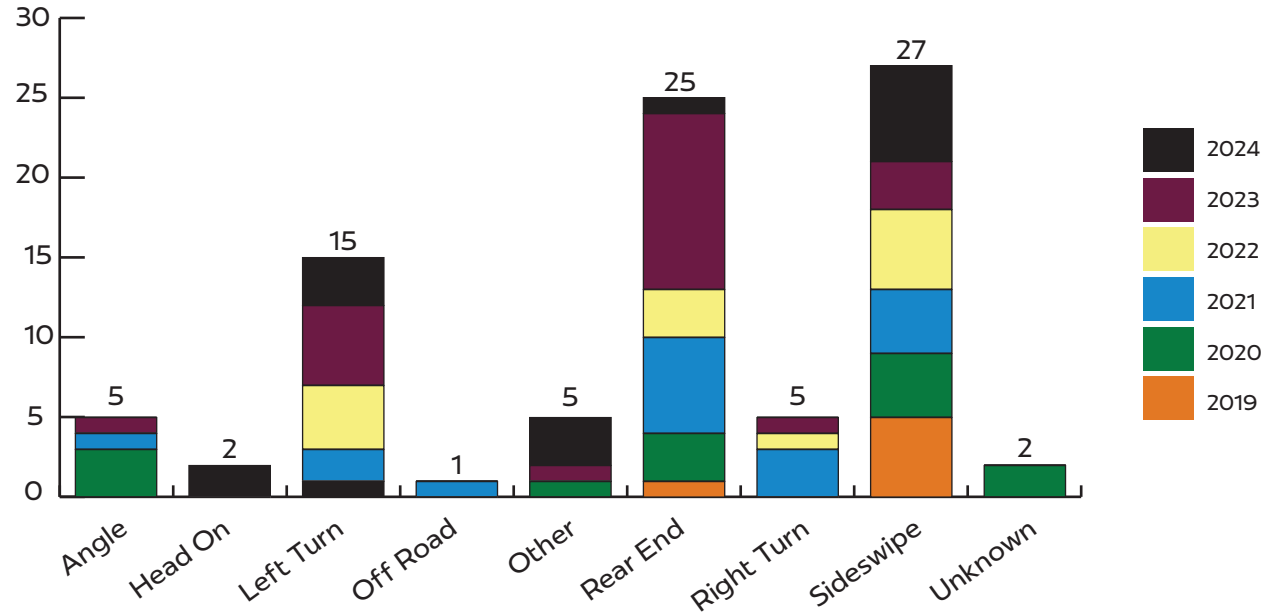
The segment of SR 44 from US 441 to Waycross Avenue experienced a high number of crashes over a five-year period, with 87 total collisions reported. Sideswipe and rear-end crashes were the most common, indicating potential issues with lane discipline, congestion, and driver attentiveness. No fatalities occurred, but 17 crashes resulted in injury.

Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes along the segment of SR 44 from US 441 to Waycross Avenue:

- » **Speed Limit:** Evaluate the southbound speed limit approaching the north Lowe's driveway and consider reducing it to 35 mph to improve safety in this speed transition area.
- » **Lighting:** Include lighting at the new Waycross intersection, as it is currently not part of the design and may be necessary for nighttime visibility and safety.
- » **Pavement Drainage:** Address rutting on the southwest corner of SR 44 and Waycross Avenue, which may indicate drainage or structural pavement issues needing repair.
- » **Geometric Design:** Reduce travel lane widths to 11 feet on SR 44 and provide offset left-turn lanes at the Loch Leven Lane intersection to improve sight distance and driver visibility.

Crash Type Distribution by Year (11/6/2019-11/5/2024)



7. N. Donnelly Street from US 441 to Waterman Avenue

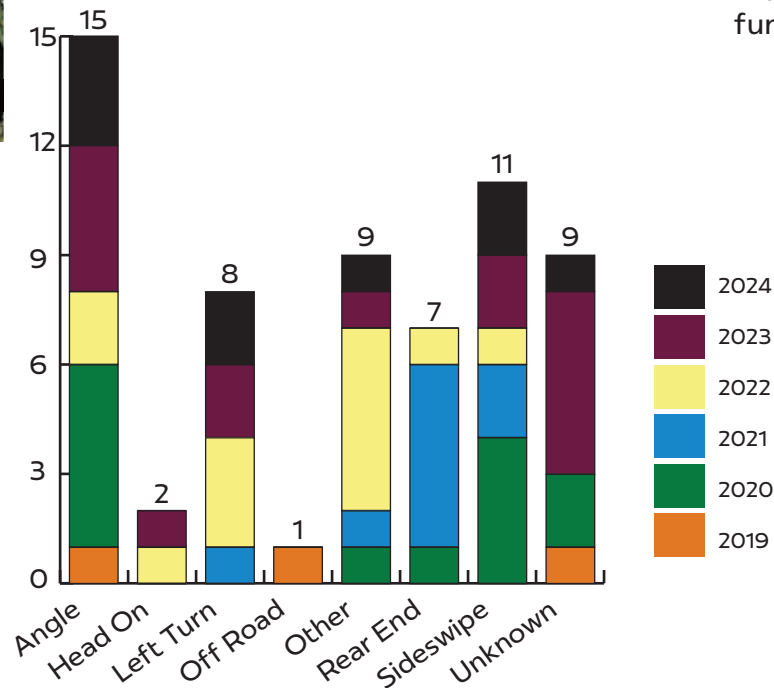


The segment of N. Donnelly Street from US 441 to Waterman Avenue is 0.2 miles long. The segment is two lanes with a two-way left-turn lane and a southbound exclusive right turn lane throughout the corridor. The segment has an AADT of 8,700 (2024).

Identified Safety Problems

The segment of N. Donnelly Street from US 441 to Waterman Avenue experienced a moderate number of crashes over a five-year period, with 62 total collisions reported. Angle crashes were the most common, suggesting frequent turning or crossing conflicts. No fatalities occurred, though six injury crashes were recorded. The crash history indicates a need for improved intersection control, clearer lane guidance, and enhanced driver awareness along the corridor.

Crash Type Distribution by Year
(11/6/2019-11/5/2024)



Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes along the segment N. Donnelly Street from US 441 to Waterman Avenue:

- » **Intersection Signage:** Reposition the stop sign at the north Walgreens driveway closer to N. Donnelly Street, which is currently located 18–19 feet from the stop line, to improve visibility.
- » **Pavement Markings:** Repair the heavily damaged right turn lane into the north Walgreens driveway to restore proper function and reduce wear on vehicles.

8. Downtown Area W. 3rd Ave to W. 5th Ave and N. McDonald St to N. Baker St

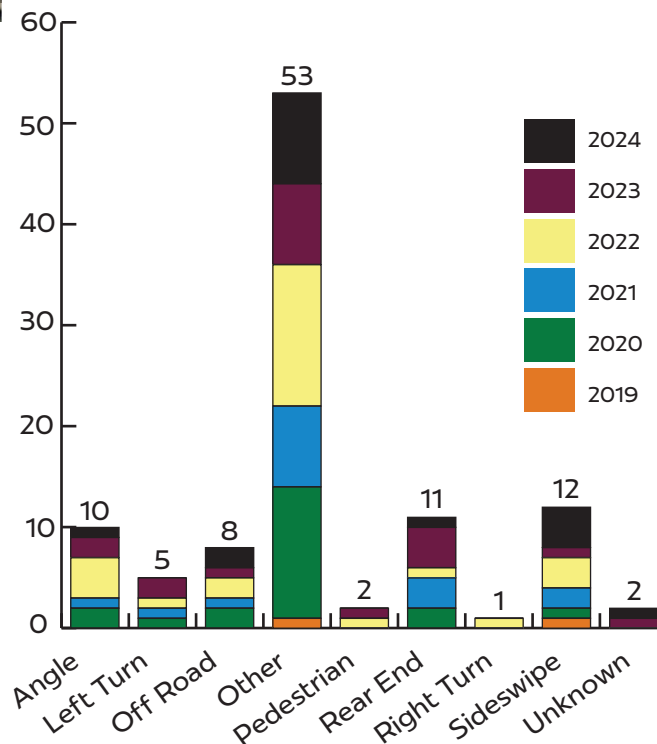


The downtown area of 3rd Avenue to 5th Avenue and McDonald Street to Baker Street is two lanes throughout the area with left and right turn lanes provided at key intersections.

Identified Safety Problems

The downtown area of 3rd Avenue to 5th Avenue and McDonald Street to Baker Street experienced a high number of crashes over a five-year period, with 104 total collisions reported. Rear-end and sideswipe crashes were among the more frequent, suggesting issues with driver attentiveness and lane discipline. No fatalities occurred, though one serious injury and seven other injury crashes were reported. The overall crash volume and presence of injury-related incidents indicate a need for improved lane guidance, traffic control, and pedestrian safety measures.

Crash Type Distribution by Year
(11/6/2019-11/5/2024)



Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes at the intersection of US 441 and Country Club Boulevard:

- » **Pavement Markings:** Restripe pavement markings, where needed, to enhance lane definition and improve traffic flow.
- » **Pedestrian Accessibility:** Install missing pedestrian ramps and ramp landings, and repair damaged pedestrian ramps to improve accessibility and comply with ADA standards. Fix uneven sidewalk to curb transition along 5th Avenue near McDonald Street and Baker Street.
- » **Intersection Signage:** Adjust stop sign mounting height to meet current MUTCD standards and enhance visibility.
- » **Traffic Calming:** Consider streetscaping and traffic calming measures to create a sense of place, improve aesthetic appeal, and enhance both traffic and parking safety.

9. Grant Avenue from Clayton Street to Wardell Street



The segment of Grant Avenue from Clayton Street to Wardell Street is 0.5 miles long. The segment is two lanes throughout the corridor.

Identified Safety Problems

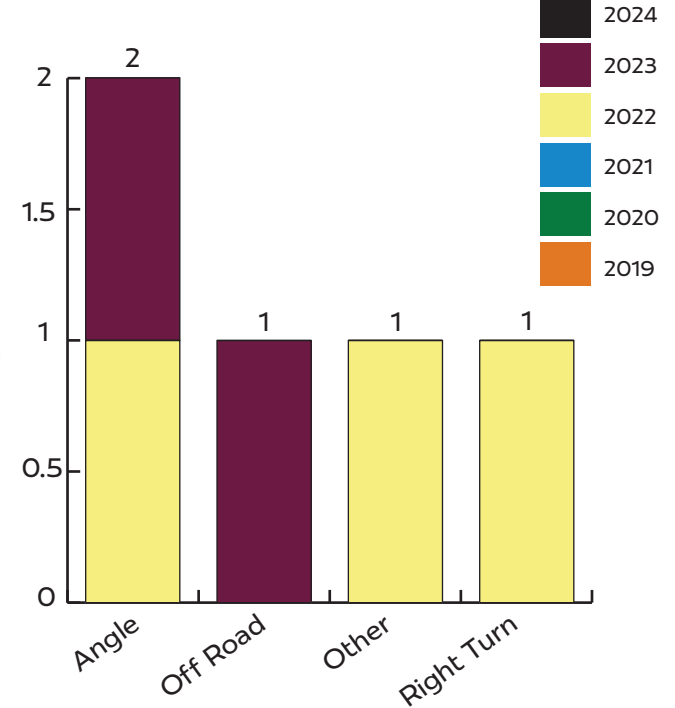
The segment of Grant Avenue from Clayton Street to Wardell Street experienced a low number of crashes over a five-year period, with five total collisions reported. No fatalities occurred, though one serious injury (excessive speeding in school zone) and two other injury crashes were recorded. While overall crash frequency is low, the presence of severe outcomes suggests a need for targeted safety improvements to reduce the potential for high-impact incidents.

Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes along Grant Avenue from Clayton Street to Wardell Street:

- » **Pavement Markings:** Restriping of all pavement markings on Grant Avenue and at intersections to enhance lane definition and improve traffic flow.
- » **Pedestrian Accessibility:** Install missing pedestrian ramps and ramp landings to improve accessibility and comply with ADA standards. Repair damaged pedestrian ramps, including fixing broken concrete and addressing surface bumps, to ensure smooth and safe passage for all pedestrians.
- » **Intersection Signage:** Mount stop signs at the proper height to ensure visibility and compliance.
- » **Traffic Calming:** Consider streetscaping and traffic calming measures to create a sense of place, improve aesthetic appeal, and enhance both traffic and parking safety.

Crash Type Distribution by Year
(11/6/2019-11/5/2024)



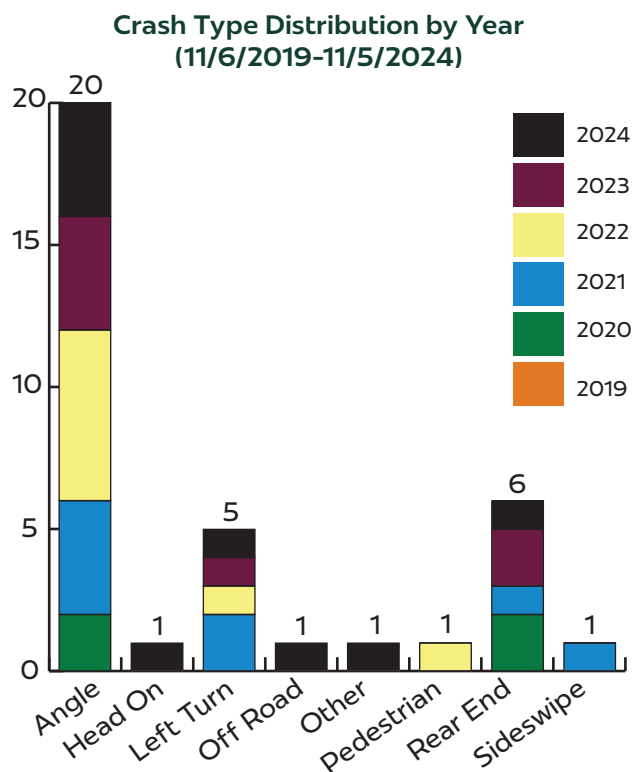
10. Clayton Street at E. 5th Avenue



The intersection of Clayton Street and E. 5th Avenue is a four-leg, unsignalized intersection. Each approach has a single shared lane in each direction. The intersection has an AADT of 10,800 (2024) on E. 5th Avenue.

Identified Safety Problems

The intersection of Clayton Street and E. 5th Avenue experienced a moderate number of crashes over a five-year period, with 36 total collisions reported. Angle crashes were the most frequent (20), followed by left-turn crashes (five), indicating a high frequency of turning conflicts. No fatalities occurred, but 14 injury crashes were recorded. The variety of crash types suggests a need for improved traffic control, clearer lane guidance, and enhanced pedestrian safety.

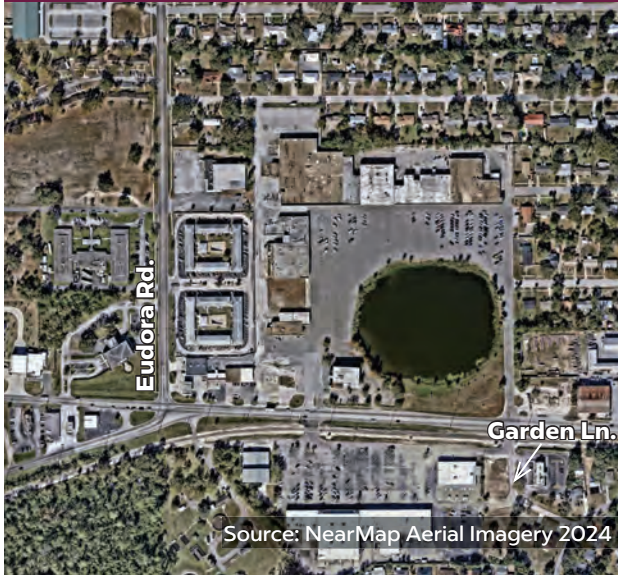


Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes at the intersection of Clayton Street and E. 5th Avenue:

- » **Pavement Markings:** Restripe all pavement markings to clearly define travel lanes and control points. Evaluate the need for additional signage or a flashing beacon based on traffic volumes and crash history; conduct a signal warrant analysis if needed.
- » **Pedestrian Accessibility:** Install yellow ADA-compliant sidewalk landing ramps at corners to improve accessibility. Correct the surface bump at the northwest corner ramp to ensure smooth and safe pedestrian access.
- » **Intersection Signage:** Mount stop signs at the proper height to ensure visibility and compliance.
- » **Geometric Design:** Increase curb radii at all corners, as current dimensions are too tight and show signs of vehicular damage and curb overruns. Improve sight distance on the northbound approach by trimming or removing bushes and overgrown trees on the southwest corner that currently obstruct visibility. Restrict northbound left turns to reduce intersection conflicts.

11. Old US 441 from Eudora Road to Gorden Lane

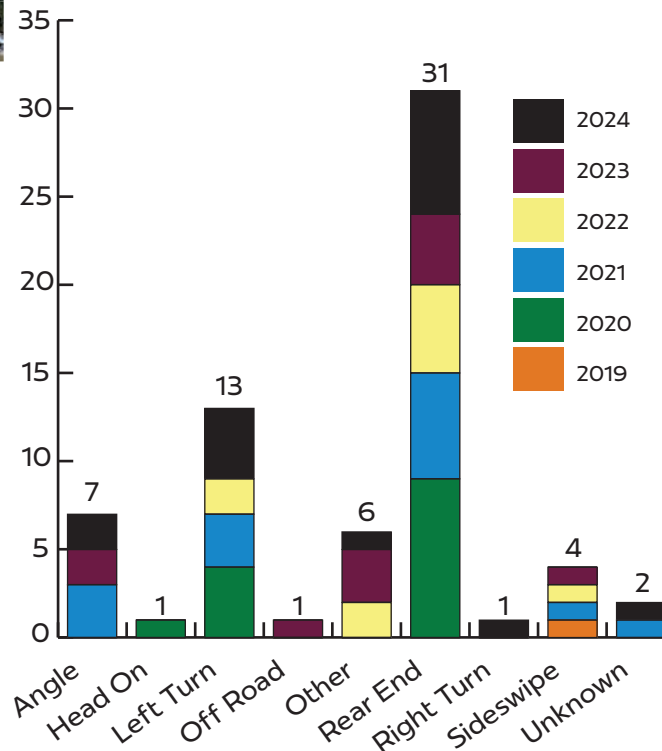


The segment of Old US 441 from Eudora Road to Gorden Lane is 0.25 miles long. The segment is two lanes with both exclusive and continuous two-way left turn lanes. The segment has an AADT of 9,000 (2024).

Identified Safety Problems

The segment of Old US 441 from Eudora Road to Gorden Lane experienced a moderate number of crashes over a five-year period, with 66 total collisions reported. Rear-end crashes were the most common (47 percent), indicating potential concerns with congestion and driver attentiveness. No fatalities occurred, though one serious injury and 18 other injury crashes were recorded. The crash history suggests a need for improved traffic operations, better lane guidance, and enhanced safety measures.

Crash Type Distribution by Year
(11/6/2019-11/5/2024)



Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes along Old US 441 from Eudora Road to Gorden Lane:

- » **Speed Limit:** Reduce the speed limit from 45 mph to a range of 35–40 mph to improve safety and reduce potential crash severity in this area.
- » **Lighting:** Extend lighting coverage starting from the parking lot signal, continuing westward to improve nighttime visibility for both drivers and pedestrians.
- » **Pedestrian and Bicycle Accessibility:** Construct sidewalks to provide safe pedestrian access along the corridor. Add dedicated bike lanes to accommodate cyclists and improve multimodal connectivity.
- » **Traffic Operations:** Update the Mount Dora Plaza intersection, adding stop bars and refreshing pavement markings to improve visibility and traffic flow.

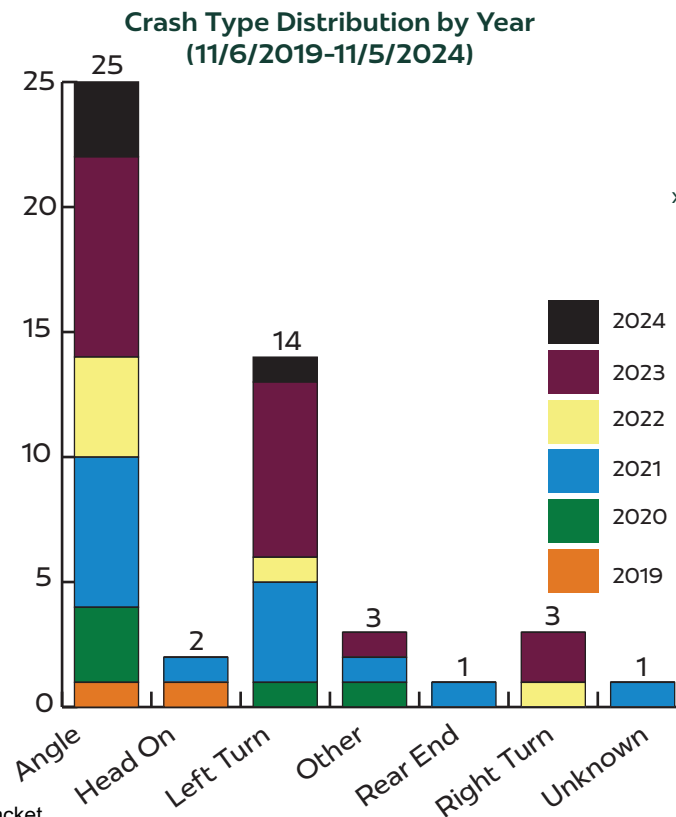
12. Eudora Drive at Tri-Cities Plaza/Walmart Access



The intersection of Eudora Drive and the Tri-Cities Plaza/Walmart Access is a four-leg, unsignalized intersection. The northbound and southbound approaches have exclusive left and right turn lanes, while the eastbound approach features a shared through-left lane and an exclusive right turn lane. The intersection has an AADT of 7,100 (2024) on Eudora Drive.

Identified Safety Problems

The intersection of Eudora Drive and the Tri-Cities Plaza/Walmart Access experienced a moderate number of crashes over a five-year period, with 49 total collisions reported. Angle and left-turn crashes made up the majority, indicating frequent turning conflicts likely related to access into and out of the shopping plaza. No fatalities occurred, though one serious injury and six other injury crashes were reported. The prevalence of side-impact crashes and the mix of access movements suggest a need for improved access management, clearer lane guidance, and enhanced visibility for turning drivers.



Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes at the intersection of Eudora Drive and the Tri-Cities Plaza/Walmart Access:

- » **Pavement Markings:** Restripe pavement markings, including stop bars and double yellow centerlines on side streets, to improve clarity and delineation of travel lanes.
- » **Intersection Signage:** Adjust stop sign mounting height to meet current MUTCD standards and enhance visibility. Relocate the westbound stop sign, which is currently placed too close to the roadway, to allow for better reaction time and compliance. Replace missing northbound Junction US 441 sign on its post.
- » **Geometric Design:** Restrict left turns out of the shopping center by installing pork chop islands and raised triangular medians to reduce conflict points and improve traffic flow. Address sight distance issues on the westbound approach by trimming or removing tall shrubs obstructing the view to the south.

13. N. Donnelly Street at Limit Avenue



The intersection of N. Donnelly Street and Limit Avenue is a four-leg, signalized intersection. The northbound and southbound approaches have exclusive left turn lanes. The intersection has an AADT of 8,700 (2024) on N. Donnelly Street and 3,500 on Limit Avenue.

Identified Safety Problems

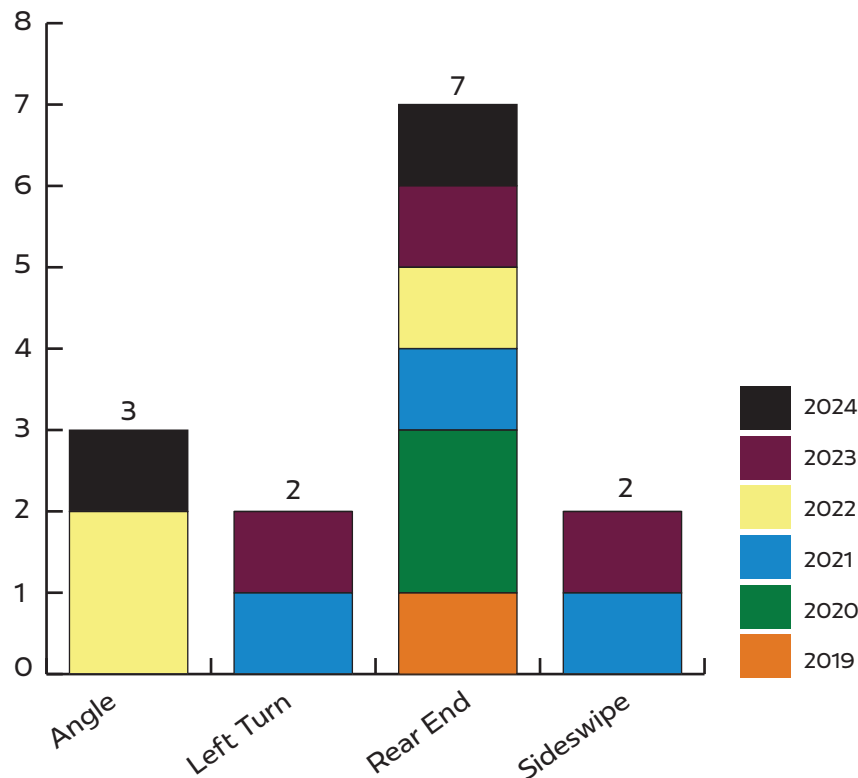
The intersection of N. Donnelly Street and Limit Avenue experienced a low number of crashes over a five-year period, with 14 total collisions reported. Rear-end crashes were the most frequent, followed by angle and left-turn crashes, indicating potential concerns with driver attentiveness, vehicle spacing, and turning movements. No fatalities occurred, though one serious injury and three other injury crashes were reported. The pattern of rear-end and turning-related crashes suggests a need for improved traffic control, continued driver awareness, and enhanced intersection visibility.

Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes at the intersection of N. Donnelly Street and Limit Avenue:

- » **Pavement Markings:** Restripe intersection pavement markings to improve lane clarity and enhance driver guidance.

Crash Type Distribution by Year (11/6/2019-11/5/2024)



14. SR 46 from Veranda Way to Round Lake Road



The segment of SR 46 from Veranda Way to Round Lake Road is 1.8 miles long. The segment is six lanes with several exclusive right and left turn lanes throughout the corridor. The segment has an AADT of 24,000 (2024).

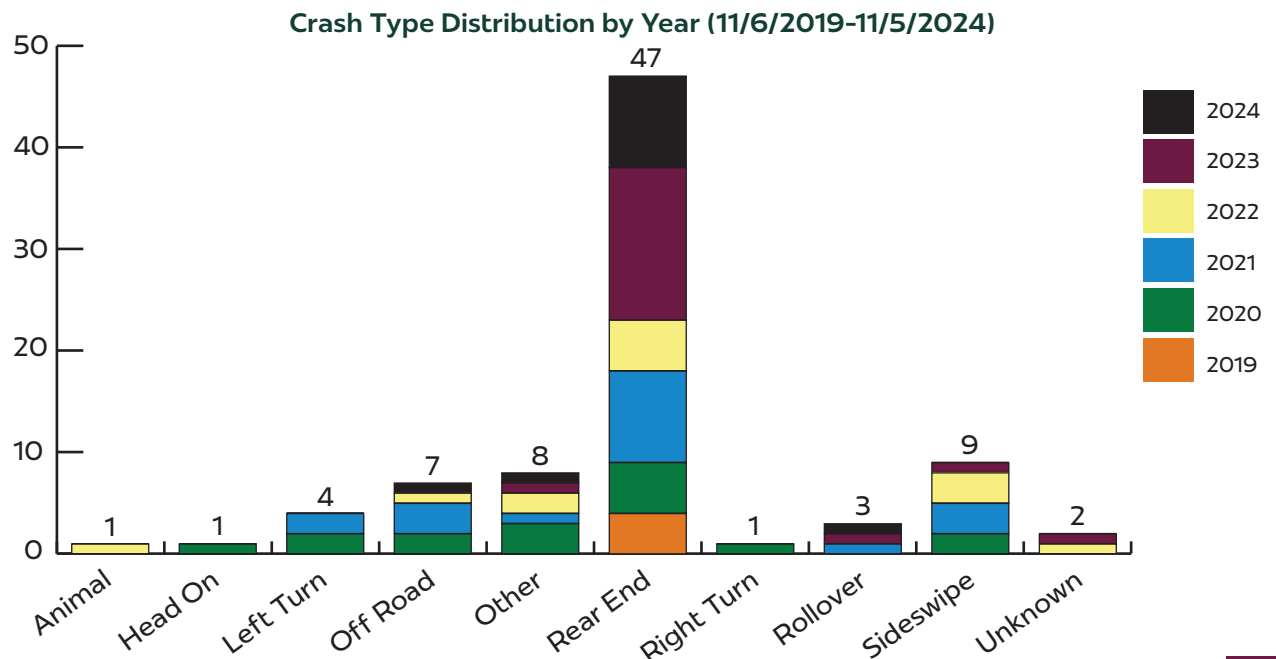
Identified Safety Problems

The segment of SR 46 from Veranda Way to Round Lake Road experienced a high number of crashes over a five-year period, with 83 total collisions reported. Rear-end crashes were the most common, reflecting potential issues with congestion and driver attentiveness. One fatality, three serious injuries, and 27 other injury crashes were reported. Additionally, 23% of crashes occurred during non-daylight conditions (e.g., dawn, dusk, or dark).

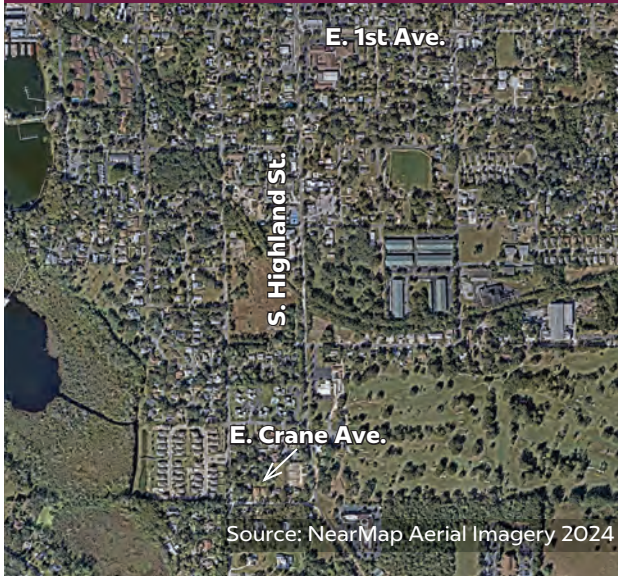
Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes along the segment of SR 46 from Veranda Way to Round Lake Road:

- » **Intersection Signage:** Install heavy vehicle advance warning signage to alert drivers to turning truck movements entering and exiting the Mount Dora Disposal and Fill site. Enhance advance intersection warning signage on eastbound SR 46 approaching Round Lake Road, particularly with flashing beacons, to increase driver awareness. During the field review, 20-vehicle queues were observed on eastbound SR 46 approaching Round Lake Road.
- » **Geometric Design:** Extend the eastbound left-turn lane on SR 46 at Sabastian Street, which currently measures 225 feet, to meet the required 100 feet of storage and 350 feet of deceleration. Evaluate the need for an exclusive westbound right-turn lane at Sabastian Street based on turning volumes and development projections. Provide an eastbound right-turn lane at the entrance to Mount Dora Disposal and Fill and extend the existing 340-foot westbound left turn lane, to safely facilitate heavy vehicles. Improve U-turn accommodations east of the Mount Dora Disposal and Fill driveway access, where the existing 370-foot U-turn lane should be extended to meet minimum criteria for storage and deceleration. Install intersection lighting at SR 46 and Round Lake Road, as no lighting currently exists.



15. S. Highland Street from E. 1st Avenue to E. Crane Avenue



The segment of S. Highland Street from E. 1st Avenue to E. Crane Avenue is 0.75 miles long. The segment is two lanes throughout the corridor. The segment has an AADT of 6,100 (2024).

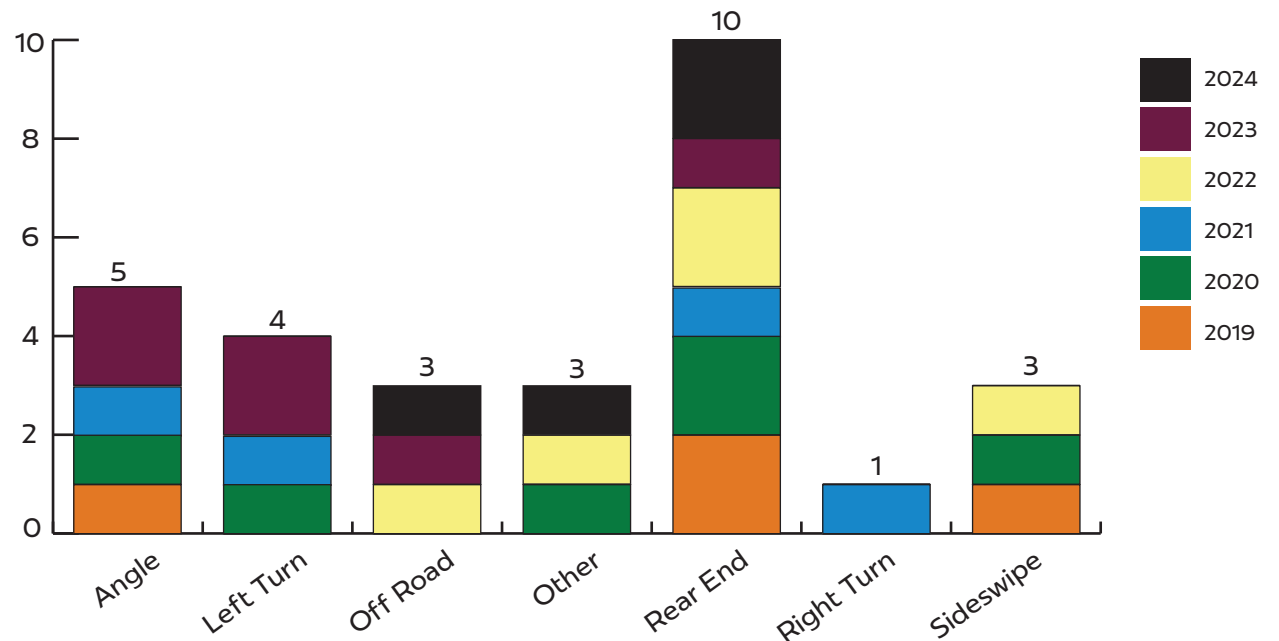
Identified Safety Problems

The segment of S. Highland Street from E. 1st Avenue to E. Crane Avenue experienced a relatively low number of crashes over a five-year period, with 29 total collisions reported. Rear-end crashes were the most common, suggesting possible issues with driver attentiveness or following distance. One fatality and nine injury crashes were recorded. The fatality involved an off-road crash due to excessive speed while other notable crashes were a result of driver error.

Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, there were no potential countermeasures identified as having the potential to reduce crashes along the segment of S. Highland Street from E. 1st Avenue to E. Crane Avenue.

Crash Type Distribution by Year (11/6/2019-11/5/2024)



16. N. Alexander Street at 11th Avenue



The intersection of N. Alexander Street and 11th Avenue is a four-leg, unsignalized intersection. Each approach has a single shared lane in each direction.

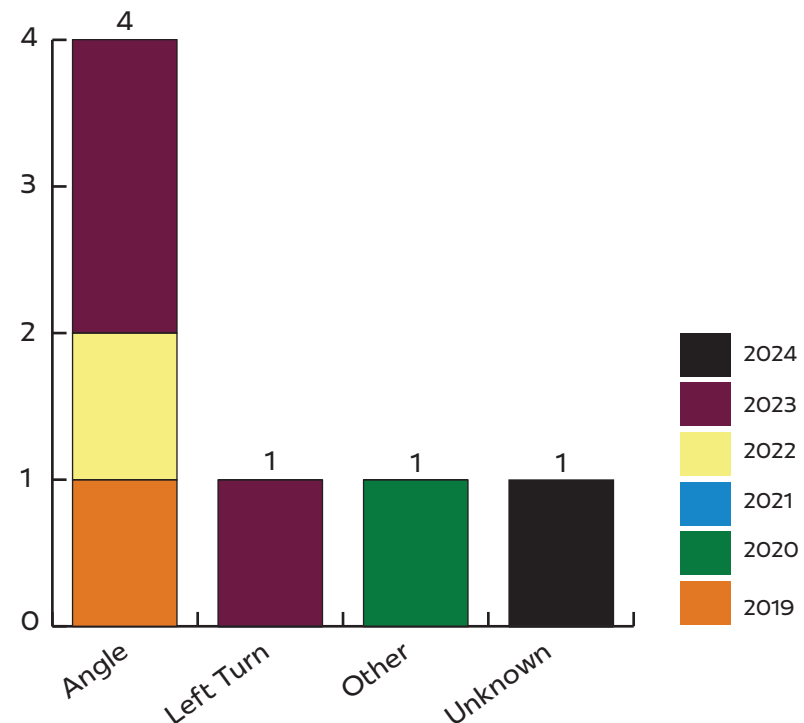
Identified Safety Problems

The intersection of N. Alexander Street and 11th Avenue experienced a low number of crashes over a five-year period, with seven total collisions reported. Angle crashes were the most common, suggesting turning conflicts at the intersection. No fatalities occurred, though one serious injury and one other injury were reported.

Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, there were no potential countermeasures identified as having the potential to reduce crashes at the intersection of N. Alexander Street and 11th Avenue.

Crash Type Distribution by Year (11/6/2019-11/5/2024)



PROGRESS AND TRANSPARENCY

The VZSAP is not intended to be a static document. The City is committed to these initiatives to pursue the long-term goal of zero roadway fatalities and serious injuries by the year 2035. Several high level objectives are outlined below to make this plan actionable, implementable, and current.

Advocacy

As part of the implementation of this plan, the advisory group will continue to meet to:

- » Meet to discuss the VZSAP initiatives
- » Advocate for recommendations, projects, strategies
- » Pursue safety as a theme in all projects
- » Promote awareness of the plan and safety measures
- » Determine which countermeasures are working best for the community
- » Update the plan as needed
- » Identify needs for new projects
- » Address needs identified by the public

Data Maintenance

The City should collaborate with area agencies to maintain and update crash data annually as a means to track the reduction in serious injuries and fatalities accessible by the public and other entities. FHWA has established five safety performance measures for the SS4A program:

- » Number of fatalities
- » Number of serious injuries
- » Rate of fatalities per 100 million VMT
- » Rate of serious injuries per 100 million VMT
- » Non-motorized fatalities and serious injuries

Plan Implementation

Specific performance measures detailed in this VZSAP for identified emphasis areas should also be reported for progress. In addition to a publicly available data tracker, an annual report shows the progress being made and the reduction in crashes. This would include implementation efforts, ongoing projects, and related programs.

- » Make sure the strategies in this plan are being considered and used by partner agencies. Update other agencies on a regular basis
- » Make sure these projects are being prioritized using safety related metrics. Encourage other entities to collaborate and pursue these projects
- » Consider grant funds to pursue projects in the High Injury Network

Transparency and Reporting

The City of Mount Dora will publicly report on progress toward implementing the projects and strategies recommended in this VZSAP in an effort to keep the public informed and engaged in the process. Data related to the reduction of fatalities and serious injuries to date should be reported annually over the next 10 years to determine whether Mount Dora is meeting its goal. Detailed reporting will help provide transparency and accountability on investment as progress moves forward.

Annual reporting can be performed through online data dashboards or report cards that show historic crash data as a benchmark, as well as data for the past year, to show trends in crash types and severity. Annual reporting should begin 60 days after December 31, 2025. An example report card is shown in Figure 17: *Example Report Card* below.

Figure 17: Example Report Card

Mount Dora Vision Zero Safety Action Plan			
Annual Report Card			
Reporting Year: 2025			
Safety Performance Measure	2024 Figures (Benchmark)	Reporting Year Figures	% Change
Number of Fatalities	2		
Rate of Fatalities per 100 million VMT	1.85		
Number of Serious Injuries	3		
Rate of Serious Injuries per 100 million VMT	2.78		
Number of Non-Motorized Fatalities and Serious Injuries	0		

IMPLEMENTATION PLAN

The success of the VZSAP will be measured through the implementation of the recommendations outlined for priority locations identified in this chapter.

The implementation table on the following pages provides the list of recommendations for each intersection and segment. The table showcases the recommendations together in a digestible format and highlights the timeframe, existing planned efforts, lead and partnering agencies, and estimated cost ranges.

Implementation Timeframes

Project recommendations are divided into three categories for a potential implementation timeframe:

Short-term: Action should be taken within the next one to three years - completion may extend across a longer time frame.

Mid-term: Action should be taken within the next three to five years.

Long-term: Actions may take between five and 10 years to be initiated or implemented.

Implementation Costs

Estimated cost ranges for the implementation of potential safety countermeasures were developed using knowledge of costs for past projects and engineering judgment. Because additional traffic study and analysis is required for all recommendations, costs were arranged in the following ranges:

\$: Less than \$250,000

\$\$: \$250,000 to \$500,000

\$\$\$: More than \$500,000

Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
US 441	SR 44/N Donnelly St	Intersection	Lighting: Install intersection lighting to improve nighttime visibility; no lighting currently exists	Short	No	FDOT	City/County	\$
			Speed Limit: Reduce the posted speed limit on US 441 from 50 MPH to 45 MPH to lower overall approach speeds					
			Speed Limit: Reduce the posted speed on SR 44 from 45 MPH to 35 MPH to enhance safety and reduce crash severity					
			Signal Phasing: Modify left-turn phasing on US 441 from a leading to a lagging left-turn signal					
US 441	Country Club Blvd	Intersection	Signage: Install advance warning signs or signals in the southbound direction	Short	Yes	FDOT	City/County	\$
			Signage: Reevaluate the placement of the existing advance warning sign, which is currently positioned too close to the intersection. Consider relocating and/or upgrading it with flashing features to improve effectiveness					
			Pavement Markings: Install rumble strips in the southbound approach to increase driver awareness and encourage speed reduction					

Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
Old US 441	Greenway Dr	Intersection	Pavement Markings: Restripe pavement markings on Old US 441, particularly on the east side of Greenway Drive, to improve lane definition and traffic guidance	Short	No	FDOT	City/County	\$\$
			Signage: Relocate the stop bar and stop sign on Greenway Drive closer to CR 19A to improve visibility and driver compliance					
			Geometric Design: Reduce the curb radius at the northwest corner to slow turning speeds and enhance pedestrian safety					

Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
Eudora Dr	Tri-Cities/ Walmart Access	Intersection	Pavement Markings: Restripe pavement markings, including stop bars and double yellow centerlines on side streets, to improve clarity and delineation of travel lanes	Short	No	City	County	\$\$
			Signage: Adjust stop sign mounting height to meet current MUTCD standards and enhance visibility					
			Signage: Relocate the westbound stop sign, which is currently placed too close to the roadway, to allow for better reaction time and compliance					
			Signage: Replace missing northbound Junction US 441 sign on its post					
			Geometric Design: Restrict left turns out of the shopping center by installing pork chop islands and raised triangular medians to reduce conflict points and improve traffic flow					
			Geometric Design: Address sight distance issues on the westbound approach by trimming or removing tall shrubs obstructing the view to the south					

Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
N Donnelly St	E 5th Ave	Intersection	Pavement Markings: Refresh crosswalks and stop bar markings to enhance visibility and improve pedestrian safety	Short	No	City	County	\$
			Pavement Markings: Modify the northwest corner turn radius by removing one parking space and delineating the area with pavement markings to improve vehicle maneuverability.					
			Signage: Reposition the downtown destinations sign on the southwest corner, which is currently facing the wrong direction and may mislead drivers.					
			Pedestrian Accessibility: Correct the pedestrian ramp at the northeast corner, addressing the large surface bump and installing a compliant ADA ramp.					
			Geometric Design: Restrict left turns out of the shopping center by installing pork chop islands and raised triangular medians to reduce conflict points and improve traffic flow.					
			Geometric Design: Address sight distance issues on the westbound approach by trimming or removing tall shrubs obstructing the view to the south.					

Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
N Alexander St	11th Ave	Intersection	No Potential Countermeasures Identified	N/A	No	City	County	N/A
N Donnelly St	Limit Ave	Intersection	Pavement Markings: Restripe intersection pavement markings to improve lane clarity and enhance driver guidance	Short	No	City	County	\$
Clayton St	E 5th Ave	Intersection	Pavement Markings: Restripe all pavement markings to clearly define travel lanes and control points.	Short	No	County	City	\$\$
			Pavement Markings: Evaluate the need for additional signage or a flashing beacon based on traffic volumes and crash history; conduct a signal warrant analysis if needed					
			Pedestrian Accessibility: Install yellow ADA-compliant sidewalk landing ramps at corners to improve accessibility.					
			Pedestrian Accessibility: Correct the surface bump at the northwest corner ramp to ensure smooth and safe pedestrian access					
			Signage: Mount stop signs at the proper height to ensure visibility and compliance.					
			Geometric Design: Increase curb radii at all corners, as current dimensions are too tight and show signs of vehicular damage and curb overruns.					

Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
Clayton St	E 5th Ave	Intersection	Geometric Design: Improve sight distance on the northbound approach by trimming or removing bushes and overgrown trees on the southwest corner that currently obstruct visibility.	Short	No	County	City	\$\$
			Geometric Design: Restrict NB left turns to reduce intersection conflicts.					
SR 44	US 441 to Waycross Ave	Segment	Speed Limit: Evaluate the southbound speed limit approaching the north Lowe's driveway and consider reducing it to 35 mph to improve safety in this speed transition area.	Mid	Yes	FDOT	City/County	\$\$\$
			Lighting: Include lighting at the new Waycross intersection, as it is currently not part of the design and may be necessary for nighttime visibility and safety.					
			Pavement and Drainage: Address rutting on the southwest corner of SR 44 and Waycross Avenue, which may indicate drainage or structural pavement issues needing repair.					
			Geometric Design: Reduce travel lane widths to 11 feet on SR 44 and provide offset left-turn lanes at the Loch Leven Lane intersection to improve sight distance and driver visibility					

Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
SR 46	Veranda Way to Round Lake Rd	Segment	Signage: Install heavy vehicle advance warning signage to alert drivers to turning truck movements entering and exiting the Mount Dora Disposal and Fill site.	Long	No	FDOT	City/County	\$\$\$
			Signage: Enhance advance intersection warning signage on eastbound SR 46 approaching Round Lake Road, particularly with flashing beacons, to increase driver awareness.					
			Geometric Design: Extend the eastbound left-turn lane on SR 46 at Sabastian Street, which currently measures 225 feet, to meet the required 100 feet of storage and 350 feet of deceleration.					
			Geometric Design: Evaluate the need for an exclusive westbound right-turn lane at Sabastian Street based on turning volumes and development projections.					
			Geometric Design: Provide an eastbound right-turn lane at the entrance to Mount Dora Disposal and Fill and extend the existing 340-foot westbound left turn lane, to safely facilitate heavy vehicles.					

Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
SR 46	Veranda Way to Round Lake Rd	Segment	Geometric Design: Improve U-turn accommodations east of the Mount Dora Disposal and Fill driveway access, where the existing 370-foot U-turn lane should be extended to meet minimum criteria for storage and deceleration.	Long	No	FDOT	City/County	\$\$\$
			Geometric Design: Install intersection lighting at SR 46 and Round Lake Road, as no lighting currently exists.					
CR 19A	Progress Blvd to Eudora Rd	Segment	Speed Limit: Reduce the speed limit from 45 mph to a range of 35–40 mph to improve safety and reduce potential crash severity in this area.	Long	No	County	City	\$\$\$
			Lighting: Add lighting to enhance visibility, particularly for nighttime driving and pedestrian safety.					
			Pedestrian and Bicycle Accessibility: Construct sidewalks to provide safe pedestrian access along the corridor.					
			Pedestrian and Bicycle Accessibility: Add dedicated bike lanes to accommodate cyclists and improve multimodal connectivity.					
			Access Management: Install a median before and after the Big Dog Saloon, and possibly other locations, to provide pedestrian refuge and improve traffic control.					

Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
S. Highland St	E 1st Ave to Crane Ave	Segment	No Potential Countermeasures Identified	N/A	NO	City	County	N/A
Old US 441	Eudora Rd to Gorden Ln	Segment	Speed Limit: Reduce the speed limit from 45 mph to a range of 35–40 mph to improve safety and reduce potential crash severity in this area	Mid	No	County	City	\$\$
			Lighting: Extend lighting coverage starting from the “Parking Lot” signal, continuing westward to improve nighttime visibility for both drivers and pedestrians.					
			Pedestrian and Bicycle Accessibility: Construct sidewalks to provide safe pedestrian access along the corridor.					
			Pedestrian and Bicycle Accessibility: Add dedicated bike lanes to accommodate cyclists and improve multimodal connectivity					
			Traffic Operations: Update the Mount Dora Plaza intersection, adding stop bars and refreshing pavement markings to improve visibility and traffic flow.					

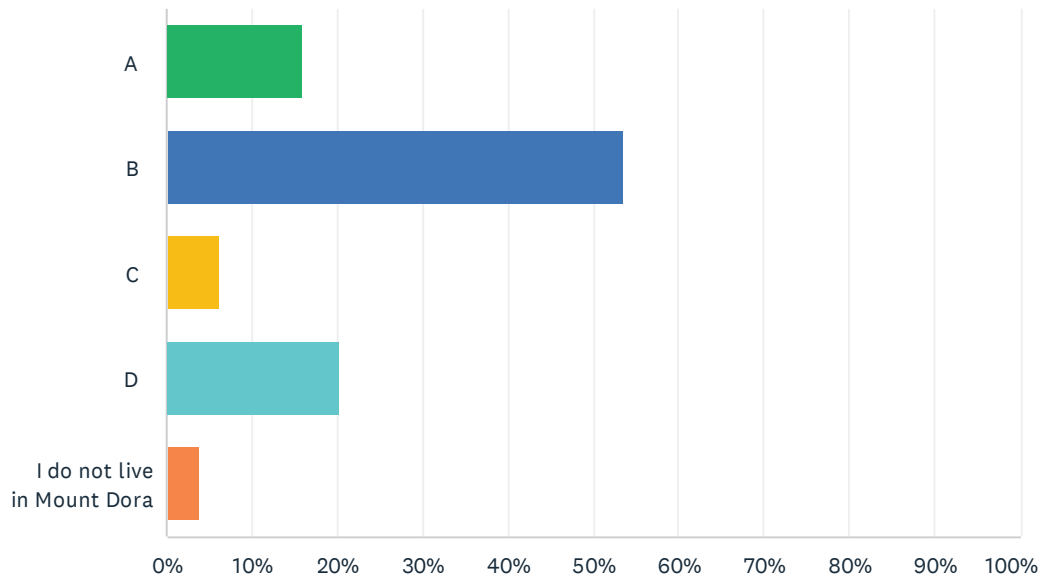
Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
N Donnelly St	US 441 to Waterman Ave	Segment	Signage: Reposition the stop sign at the north Walgreens driveway closer to N. Donnelly Street, which is currently located 18–19 feet from the stop line, to improve visibility.	Short	No	City	County	\$
			Pavement Maintenance: Repair the heavily damaged right turn lane into the north Walgreens driveway to restore proper function and reduce wear on vehicles.					
Grant Ave	Clayton St to Wardell St	Segment	Pavement Markings: Restriping of all pavement markings on Grant Avenue and at intersections to enhance lane definition and improve traffic flow.	Mid	No	County	City	\$\$
			Pedestrian Accessibility: Install missing pedestrian ramps and ramp landings to improve accessibility and comply with ADA standards.					
			Pedestrian Accessibility: Repair damaged pedestrian ramps, including fixing broken concrete and addressing surface bumps, to ensure smooth and safe passage for all pedestrians.					
			Signage: Mount stop signs at the proper height to ensure visibility and compliance.					
			Traffic Calming: Consider streetscaping and traffic calming measures to create a sense of place, improve aesthetic appeal, and enhance both traffic and parking safety.					

Road 1	Road 2	Location Type	Potential Countermeasures	Timeframe	Planned Improvements	Lead Agency	Partner Agency	Cost
Downtown Area	W 3rd Ave to W 5th Ave and N McDonald St to N Baker St	Segment/ Grid	Pavement Markings: Restripe pavement markings, where needed, to enhance lane definition and improve traffic flow.	Mid	No	City	County	\$\$
			Pedestrian Accessibility: Install missing pedestrian ramps and ramp landings to improve accessibility and comply with ADA standards.					
			Pedestrian Accessibility: Repair damaged pedestrian ramps, including fixing broken concrete and addressing surface bumps, to ensure smooth and safe passage for all pedestrians.					
			Signage: Mount stop signs at the proper height to ensure visibility and compliance					
			Traffic Calming: Consider streetscaping and traffic calming measures to create a sense of place, improve aesthetic appeal, and enhance both traffic and parking safety.					

APPENDIX A: COMMUNITY ENGAGEMENT RESULTS

Q1 Using the map above, which area of Mount Dora do you live in?

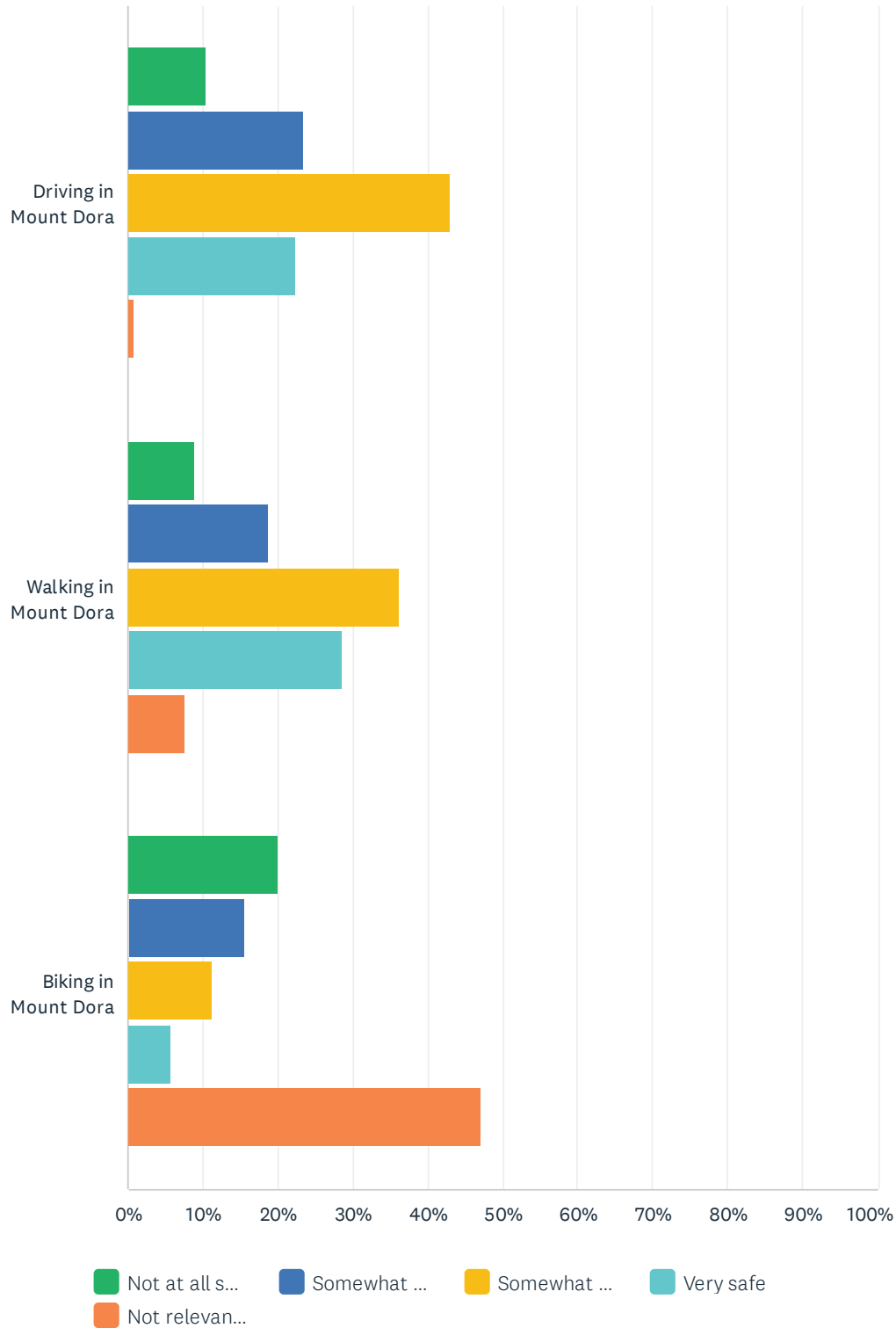
Answered: 435 Skipped: 1



ANSWER CHOICES	RESPONSES	
A	16.09%	70
B	53.56%	233
C	6.21%	27
D	20.23%	88
I do not live in Mount Dora	3.91%	17
TOTAL		435

Q2 How safe do you feel while:

Answered: 436 Skipped: 0

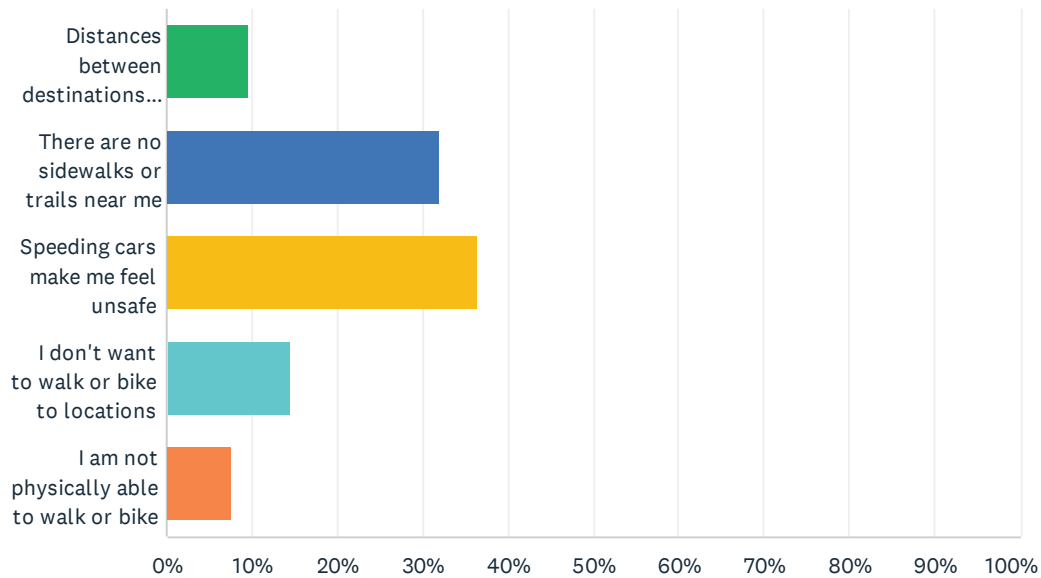


Mount Dora Vision Zero Safety Action Plan Survey

	NOT AT ALL SAFE	SOMEWHAT UNSAFE	SOMEWHAT SAFE	VERY SAFE	NOT RELEVANT TO ME	TOTAL
Driving in Mount Dora	10.34% 45	23.45% 102	42.99% 187	22.30% 97	0.92% 4	435
Walking in Mount Dora	8.99% 39	18.66% 81	36.18% 157	28.57% 124	7.60% 33	434
Biking in Mount Dora	20.00% 86	15.58% 67	11.40% 49	5.81% 25	47.21% 203	430

Q3 I would like to walk or bike to locations more often but don't because....

Answered: 389 Skipped: 47



ANSWER CHOICES	RESPONSES	
Distances between destinations are too far	9.51%	37
There are no sidewalks or trails near me	31.88%	124
Speeding cars make me feel unsafe	36.50%	142
I don't want to walk or bike to locations	14.40%	56
I am not physically able to walk or bike	7.71%	30
TOTAL		389

#	OTHER (PLEASE SPECIFY)	DATE
1	Sidewalks are not consistently maintained, placed or available	4/12/2025 8:46 AM
2	the heat in the summer time	4/5/2025 1:03 PM
3	sadly, it's safer to walk in the street than on our horrible sidewalks	4/5/2025 10:44 AM
4	Electric bikes on sidewalks	4/4/2025 3:48 PM
5	There very few locations in DT to lick up our bikes.	4/3/2025 12:44 PM
6	the sidewalks are not consistent on the streets and are uneven in places	4/3/2025 9:03 AM
7	Shared bike lanes are on busy streets	4/2/2025 10:01 PM
8	I choose to live car-free; and would like to see more footpaths, in some areas, away from vehicles.	4/2/2025 6:12 PM
9	People run the stop sign near me	4/2/2025 12:46 PM
10	Old Eustis Rd is extremely dangerous to walk or bike on!	4/2/2025 9:32 AM

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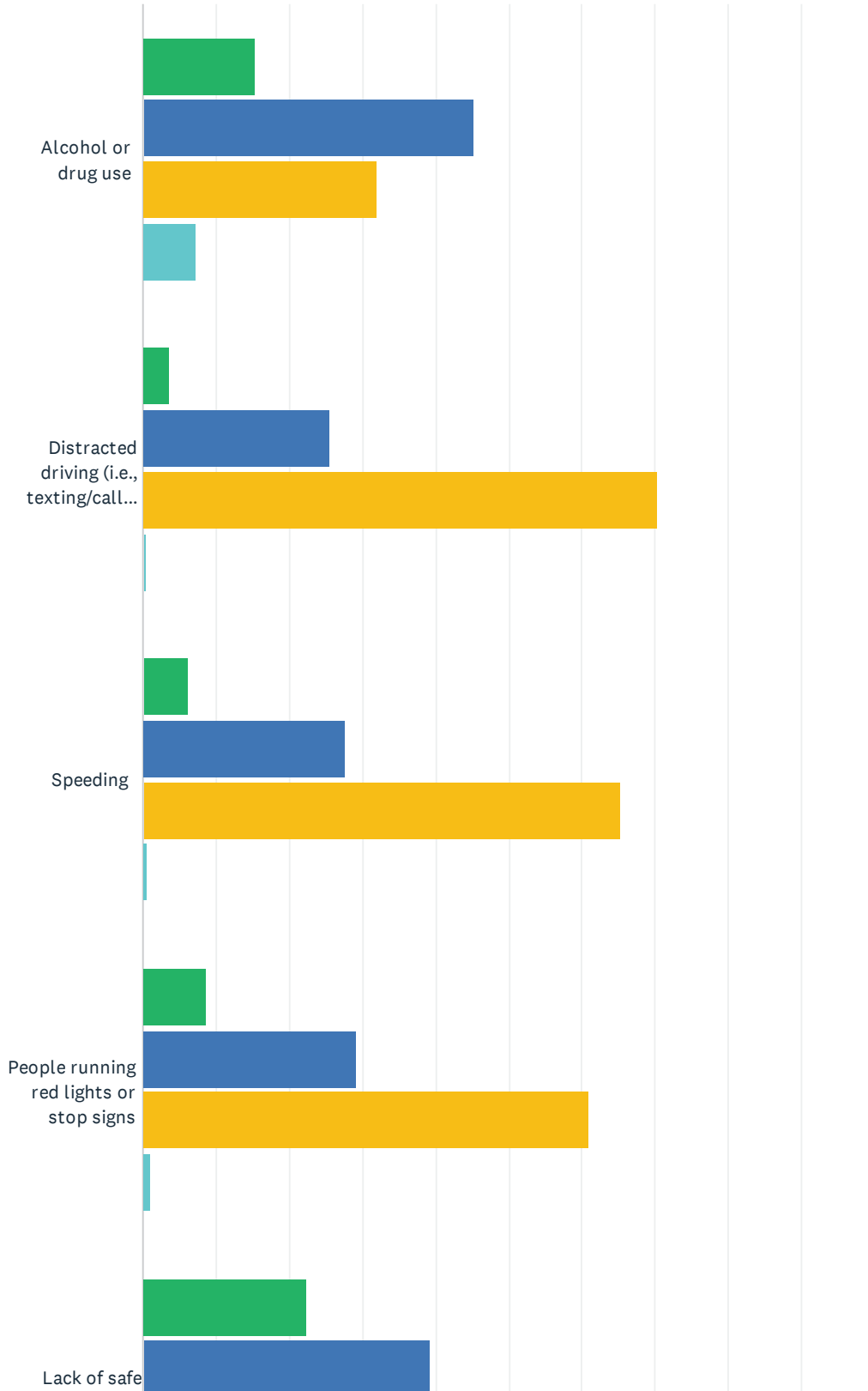
11	Both distance and unsafe drivers	3/30/2025 2:48 PM
12	Parking is so difficult it's hard to justify going downtown even as someone who loves supporting local businesses.	3/20/2025 9:46 AM
13	no bike and not close to places to walk	3/19/2025 9:02 AM
14	The road and intersection at 13th and Donnelly is extremely busy and people seem to be racing to "make the light" and I've personally been almost hit crossing 13th with my dog. Maybe a camera and school zone speed limits should be enforced.	3/18/2025 11:19 AM
15	Speeding not stopping at stop signs	3/17/2025 7:31 PM
16	Sidewalks are in disrepair	3/17/2025 6:15 PM
17	Sidewalks need to be repaired and pressure washed	3/17/2025 4:04 PM
18	Cars speeding	3/17/2025 2:03 PM
19	N/A	3/17/2025 10:31 AM
20	Lack of bike trails. Drivers don't pay attention to bikes. Too many close calls already	3/17/2025 9:34 AM
21	walkway from CCMD over 441	3/17/2025 8:24 AM
22	Only within the confines of the county club	3/17/2025 7:42 AM
23	We need a side walk from the country club to Publix's plaza	3/17/2025 6:43 AM
24	Poor condition of sidewalks	3/17/2025 5:18 AM
25	Drivers do not pay attention to pedestrian crosswalks	3/17/2025 4:26 AM
26	There is also nowhere to lock a bike up when you get to your destination	3/16/2025 10:01 PM
27	Cars drive too fast	3/16/2025 8:18 PM
28	I live in MDCC and walk within MDCC everyday on sidewalks; other locations are too far and too dangerous due to traffic and no sidewalks.	3/16/2025 8:08 PM
29	Would like to use a golf cart	3/16/2025 7:23 PM
30	441 is just ridiculous.	3/16/2025 6:54 PM
31	I live in the CCMD very good walking and biking	3/16/2025 5:53 PM
32	NA	3/16/2025 5:53 PM
33	There is more than one answer for this. No safe way for me to bike from my house to downtown. Traffic, no safe way to cross 441, no sidewalk to bike or walk along 441 to get across to go downtown	3/16/2025 5:31 PM
34	I walk alot and feel safe	3/16/2025 5:07 PM
35	Not a problem	3/16/2025 5:01 PM
36	There should be bike lanes or even golf cart paths around downtown Mount Dora. And there should be a proper path from 441 to down town for walking & biking.	3/16/2025 4:45 PM
37	Sidewalks in CCMD are often uneven and slippery	3/16/2025 4:26 PM
38	Some biking is good if the roads are quiet. Otherwise, biking on roads isn't appealing.	3/16/2025 4:16 PM
39	Traffic and bad drivers	3/16/2025 4:16 PM
40	No trails or safe ways to get from CCMD Tro downtown Mount Dora.	3/16/2025 4:10 PM
41	And no trails	3/16/2025 3:58 PM
42	Some sidewalks are broken and uneven or there is no sidewalk.	3/16/2025 3:45 PM
43	You have destroyed Wolf Branch Road	3/16/2025 3:34 PM
44	No issue	3/16/2025 3:25 PM

Mount Dora Vision Zero Safety Action Plan Survey

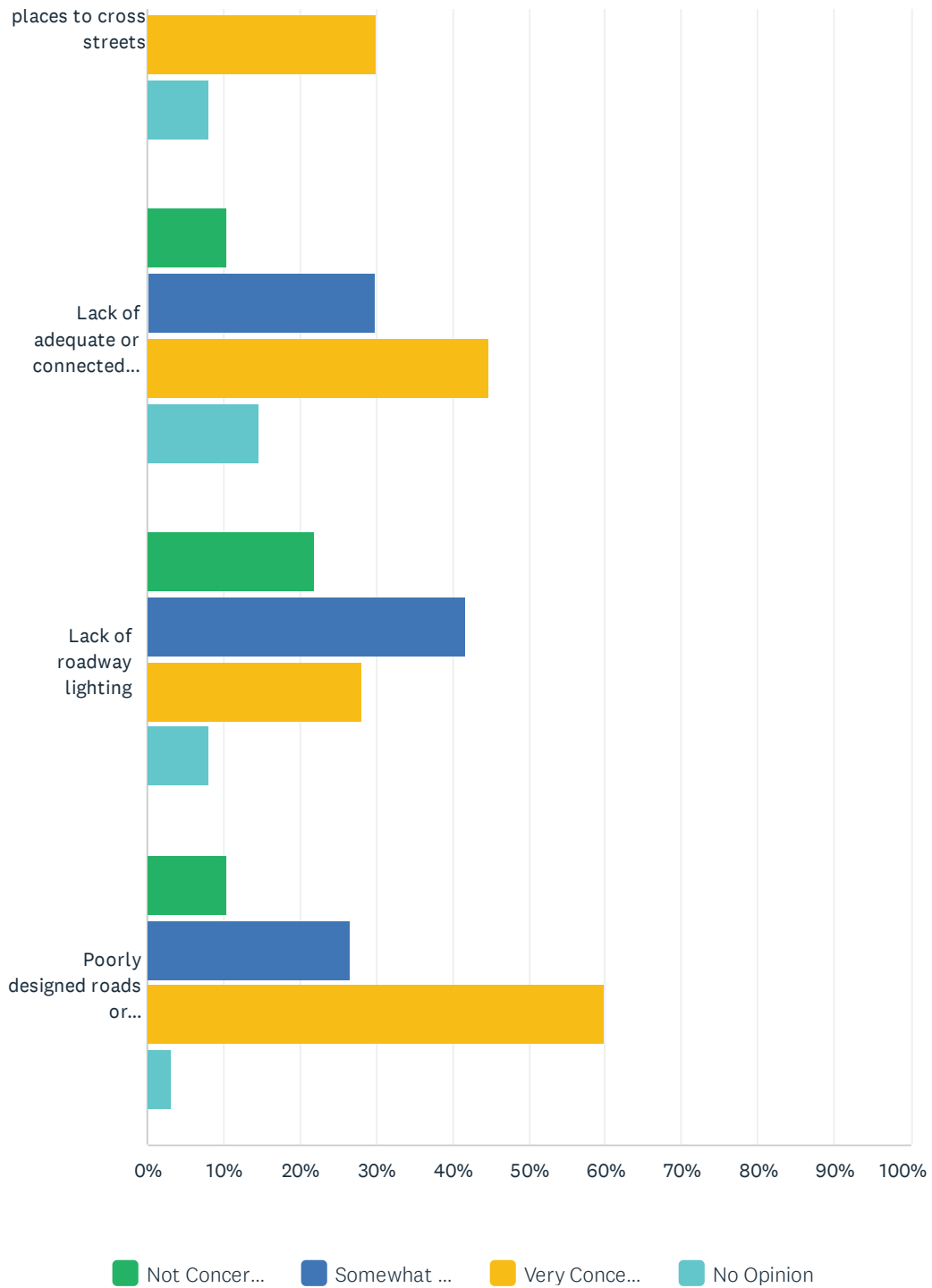
45	441 needs help. Too much traffic at high speeds.	3/16/2025 3:19 PM
46	like most people I prefer to drive but can always complain about the walkability of the city to justify my driving	3/14/2025 11:07 PM
47	I'd rather bike on a sidewalk rather than the road going into Mount Dora.	3/14/2025 10:18 PM
48	Too much traffic to safely bike.	3/14/2025 4:21 PM
49	Sidewalks on Alexander Street are in horrible condition and dangerous.	3/14/2025 3:10 PM
50	Shrubs extend over the sidewalks on Donnelly, and the sidewalks are raised/broken making it impossible to go downtown in an electric wheelchair.	3/14/2025 3:09 PM
51	drivers do not obey traffic laws for pedestrians or other drivers	3/14/2025 1:43 PM
52	Sidewalks are uneven and dangerous	3/14/2025 1:40 PM
53	Inconsistent crossing rules that confuse bikers, walkers, and drivers and makes biking and walking dangerous. Some crosswalks require cars to stop to allow pedestrians cross, others have cross walk signals, and others require walkers to stop and not cross until clear. The later option and cross walk traffic lights are the way it should be.	3/14/2025 1:40 PM
54	441 is very unsafe	3/14/2025 12:55 PM
55	Pine Crest area has no sidewalks and speeding cars.	3/14/2025 12:20 PM
56	i feel unsafe walking through the jackson ave. / lincoln ave areas; Also, people always blow through stop signs especially on grandview	3/14/2025 10:46 AM
57	I don't have a problem with that	3/14/2025 10:31 AM
58	We do walk in Mount Dora downtown areas.	3/14/2025 10:15 AM
59	I walk, but I'm very observant of cars and only cross at crosswalks	3/14/2025 10:06 AM
60	I walk where I want	3/14/2025 9:37 AM
61	Not relevant I walk 5 miles/day	3/14/2025 9:17 AM
62	Overcrowded roads and maniac drivers!	3/14/2025 9:11 AM
63	I walk daily on the walking paths.	3/14/2025 9:09 AM
64	Pot holes in roads in the Country Club of Mount Dora	3/14/2025 9:09 AM
65	lack of wide enough or any shoulders for road biking.	3/14/2025 9:05 AM
66	No one walks or rides a bike unless they're in a neighborhood. Stop building sidewalks and crosswalks on major roads/highways, it clogs the roadway	3/14/2025 8:36 AM
67	Need golf cart crossings available to get to downtown from area B	3/14/2025 8:30 AM
68	There are too many speeding vehicles in the area, little to no bike trails/bike lanes. Bike lane on 46 going into Mount Dora and out of town is constantly littered with debris.	3/14/2025 8:26 AM
69	Sidewalks are often uneven or broken and have posed a risk to walk or bike.	3/14/2025 8:20 AM
70	Old Eustis Road has speeding cars, mostly in the morning with heavier traffic. I've reported this numerous times and we now have a flashing speed limit sign. The speeding happens all day, basically. I walk most mornings and it's very dangerous.	3/14/2025 8:15 AM
71	The sidewalks are not continuous (missing certain streets or sections)	3/14/2025 8:11 AM
72	It be nice to have a Publix (they have small pocket stores.at the SW corner of 5th and Highland. Many people would walk to the grocery, instead of crossing 441.	3/14/2025 6:43 AM
73	A sidewalk / pathway on 44 from Sr 44 to Donnelly would be fabulous. Allow folks from neighboring communities to walk or bike to Publix, and connect to the downtown festivals would be something to get excited about!	3/13/2025 9:01 PM

Q4 How concerned are you about the following factors causing traffic crashes in Mount Dora?

Answered: 436 Skipped: 0



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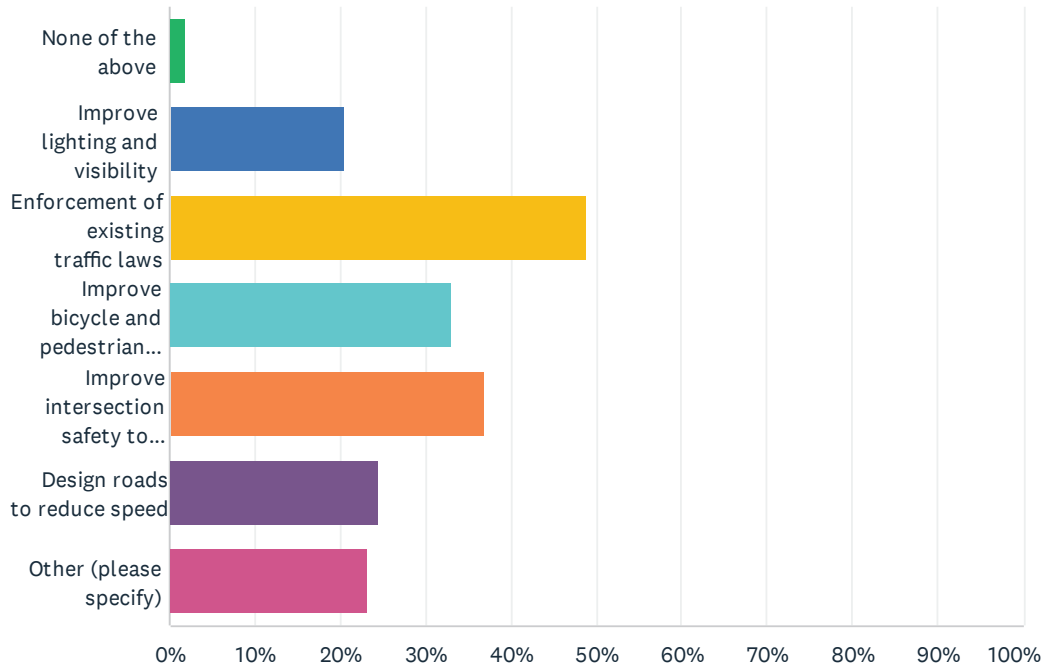


Mount Dora Vision Zero Safety Action Plan Survey

	NOT CONCERNED	SOMEWHAT CONCERNED	VERY CONCERNED	NO OPINION	TOTAL
Alcohol or drug use	15.33% 65	45.28% 192	32.08% 136	7.31% 31	424
Distracted driving (i.e., texting/calling while driving)	3.69% 16	25.58% 111	70.28% 305	0.46% 2	434
Speeding	6.25% 27	27.78% 120	65.28% 282	0.69% 3	432
People running red lights or stop signs	8.80% 38	29.17% 126	60.88% 263	1.16% 5	432
Lack of safe places to cross streets	22.43% 96	39.25% 168	30.14% 129	8.18% 35	428
Lack of adequate or connected sidewalk and/or bicycle networks	10.51% 45	29.91% 128	44.86% 192	14.72% 63	428
Lack of roadway lighting	21.99% 93	41.84% 177	28.13% 119	8.04% 34	423
Poorly designed roads or intersections	10.39% 45	26.56% 115	59.82% 259	3.23% 14	433

Q5 When improving roadway safety in Mount Dora, which two changes are most needed?

Answered: 432 Skipped: 4



ANSWER CHOICES	RESPONSES	
None of the above	1.85%	8
Improve lighting and visibility	20.37%	88
Enforcement of existing traffic laws	48.84%	211
Improve bicycle and pedestrian safety on busy roads	33.10%	143
Improve intersection safety to protect vulnerable users	36.81%	159
Design roads to reduce speed	24.54%	106
Other (please specify)	23.15%	100
Total Respondents: 432		

#	OTHER (PLEASE SPECIFY)	DATE
1	PARKING, it's VERY dangerous crossing the street because parked cars obscure walkers	4/5/2025 10:44 AM
2	The Downtown speed limit seems too high. As busy as Mount Dora is a 20 mph in the DT shopping area should be enacted and strictly enforced.	4/3/2025 12:44 PM
3	Left Arrow light needed when turning left from Eudora onto W old US hwy 441. Incoming traffic is dangerously and there's no arrow in the traffic light for drivers leaving Eudira rd	4/3/2025 5:22 AM
4	Especially the corner by the post office that has 5 road entries with a light and yield sign.	4/2/2025 10:01 PM
5	Address traffic growth and speeding and loud vehicles	4/2/2025 6:12 PM

Mount Dora Vision Zero Safety Action Plan Survey

6	Speeding	4/2/2025 4:55 PM
7	Make the roads wider for the increased amount of traffic	4/2/2025 11:50 AM
8	Please enforce the speeding limit/ Way excessive drivers	4/2/2025 10:10 AM
9	Hwy 441 & Limit Ave! It needs new traffic signal with left turn lane and stop light to allow left turns! Very congested there & dangerous.ight with left turn arrow.	4/2/2025 9:32 AM
10	Quit Building,The Roads Can not handle the increase in traffic.	3/22/2025 3:59 PM
11	Widen certain roads and quit building and adding vehicles to our already clogged roads	3/21/2025 6:16 AM
12	Traffic lights better coordination.	3/20/2025 10:10 AM
13	Widen 441 by new development	3/19/2025 9:02 AM
14	With the addition of all the new housing developments coming, the roads are extremely full of traffic and cannot accommodate the number of cars out there. Traffic lights only allow for minimal cars to get through which causes road rage. Getting out of Loch Leven Publix is unbearable and dangerous as u-turns must be made to get out of the parking lot and get to your destination.	3/18/2025 4:16 PM
15	Speeding/Running solid red traffic lights	3/18/2025 10:56 AM
16	Design roads for better traffic flow	3/17/2025 9:08 PM
17	More roads to support growth or slow growth	3/17/2025 7:56 PM
18	Golf carts on roads are and will continue to make roafs unsafe . Headon colludions will increase	3/17/2025 6:15 PM
19	eliminate U-Turns especially coming out of Loch Leven Plaza	3/17/2025 4:02 PM
20	There should be a frontage road between MDCC and the Lock Leven shopping area	3/17/2025 3:48 PM
21	Overcrowded intersections , poor layout of roads, trim bushes below eye height. Starbucks traffic by Chipotle is a definite traffic hazard. Leaving the Chipotle to get onto 441 and go to downtown Mt. Dora or go to the Country of Mt. Dora. Bushes all over town at intersections block visibility.	3/17/2025 1:20 PM
22	More traffic lights in and out of Publix shopping center	3/17/2025 12:30 PM
23	More parking areas in the downtown section of Mt. Dora.	3/17/2025 10:54 AM
24	Exit from Loch Leven shopping center onto 441	3/17/2025 9:35 AM
25	Improve road conditions	3/17/2025 9:29 AM
26	Re-Paint faded road striping with reflective markers many areas between Apopka thru Mt Dora lines disappear in heavy rains.	3/17/2025 9:24 AM
27	Too many U-turns allowed. Too many U-turns forced because there is no other option. IE: Go south from Loch Leven Publix	3/17/2025 8:43 AM
28	Use of too many traffic lights to control traffic. Poor planning of commercial areas.	3/17/2025 7:59 AM
29	No more building! Too much traffic.	3/17/2025 6:13 AM
30	Change 441 from 4 to 6 lanes - 19 to 46 intersection	3/17/2025 5:43 AM
31	Improve sidewalk	3/17/2025 5:18 AM
32	The intersections have too many U-turns.	3/17/2025 3:37 AM
33	Roads that can handle all the traffic from the numerous new developments	3/16/2025 10:40 PM
34	All of the factors above are important. The roads are not adequate for the amount of traffic that is now in Mount Dora. Especially on 441. It is also impossible to go the direction you want to out of any of the parking lots. This requires you to cross all lanes of traffic to do a U-turn. Not enough access and egress with lights, especially from the Publix Parking lot.	3/16/2025 10:01 PM
35	Improve functionality and accessibility of all roadways, traffic lights, stops, walkways, paths,	3/16/2025 9:49 PM

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etc. With new construction, the current roadway configuration on 441 is completely inefficient and outdated, causing frustration and delays for drivers. Specifically the 441 & Donnelly intersection. There needs to be a generalized revamp on mapping out the roads to make traffic more efficient to fit the growing population and economy in our area.

36	More lanes on 441. Traffic sensing stoplights.	3/16/2025 8:23 PM
37	need more lanes to reduce traffic and accommodate all the new construction	3/16/2025 8:08 PM
38	Widen roads to accommodate explosive expansion	3/16/2025 7:31 PM
39	Repair pot holes in city streets no!441	3/16/2025 7:20 PM
40	Too much traffic, need more lanes in areas	3/16/2025 6:56 PM
41	Regular traffic stops for people driving while impaired.	3/16/2025 6:40 PM
42	Widen 441 and redo the Loch Leven Publix exchange. Has been the most dangerous intersection area for years.	3/16/2025 6:19 PM
43	Add additional lanes prior to or concurant with the impacts of development. Implement traffic concurrency instead of opting out like Mt Dora did years ago!	3/16/2025 5:49 PM
44	Add light to allow left turn onto 441 from Publix at Lock Leven	3/16/2025 5:39 PM
45	The whole Publix intersection is a nightmare and is getting worse with the steadily increasing traffic. It is a dangerous mix of seniors going slow and people passing thru Mount Dora as commuters going well over the posted speed. But overall, there is too much traffic for the current city capacity.	3/16/2025 4:45 PM
46	Safer intersections. More traffic signals	3/16/2025 4:43 PM
47	DO SOMETHING ABOUT DONNELLY AND 441 A TOTAL MESS!!!!	3/16/2025 4:16 PM
48	Lessen passing in no-passing zones, and somehow lessen fast weaving in and out of lanes.	3/16/2025 4:16 PM
49	All of the above	3/16/2025 4:16 PM
50	Do something about exiting and entering Loch Leven Publix shopping Center.	3/16/2025 4:10 PM
51	Improve intersections and synchronize lights	3/16/2025 4:02 PM
52	The intersection of 441 and Donnelly is a nightmare	3/16/2025 4:02 PM
53	441 and Donnelly rd. Publix Plaza traffic flow is terrible, this needs to be changed so you can safely exit this area without having to make a u turn.	3/16/2025 4:01 PM
54	There are not enough lanes on 441 and other heavy traffic roads.r	3/16/2025 4:00 PM
55	Speed limits on 441 need lowering	3/16/2025 3:56 PM
56	Redesign of major intersections	3/16/2025 3:42 PM
57	Quit adding more business to an already failing road system that can't be fixed in time due to Mt Dora terrible building codes, you should quit wasting time and tax dollars on idiotic things like "the smell" way to go your officially becoming part of the Apopka Slums.	3/16/2025 3:34 PM
58	Finish the 3 lanes each way on 441	3/16/2025 3:33 PM
59	Change traffic flow at Loch Leven shopping center!	3/16/2025 3:33 PM
60	Have exits to shopping centers that make sense! Have to cross 3 lanes and make a u turn to go home from Publis! Ridiculous	3/16/2025 3:26 PM
61	Have a safe way to leave loch levin mall on Donnelly and hy 441	3/16/2025 3:26 PM
62	Need redesign at Donnelly and 441 intersection. Especially for Lowes traffic.	3/16/2025 3:19 PM
63	Quit having festivals every 3-4 weeks and shutting down major roads through town. There are too many people living in the area now and it becomes impossible to get to work, doctors and appointments.	3/16/2025 11:28 AM
64	Not allow people to park on the right of way and on sidewalks causing me to walk out on the	3/16/2025 8:38 AM

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road near Gilbert Park.

65	The infrastructure in this town is too small for the amount of people that are attracted to this area on weekends. The city continues to allow new businesses, playground improvements and festivals to promote our city, but forget about where people are going to park for these new things. It's a nightmare for residents who live in the downtown area. It's like we don't matter, it's all about tourists and attracting them. The city continues to take our taxes and we get zero benefit. Money is spent on new buildings for the city, for example: new city building on Limit, new building/renovation on Fifth and Tremain. Residents are now understanding that the city has money for what benefits everyone else and citizens/ tax payers get forgotten.	3/15/2025 5:34 PM
66	Design roads to have a constant speed -- stop signs only make it unpleasant to drive with frequent stops. Put in traffic circles and eliminate stop signs/stop lights	3/14/2025 11:07 PM
67	More separate trails from roads. Safer intersections designs for cyclists and pedestrians. Especially along 441 wider sidewalks/trails is a no brainer.	3/14/2025 10:24 PM
68	Roads can't handle the number of vehicles- there are areas with no sidewalks and it's very unsafe for pedestrians	3/14/2025 9:37 PM
69	Need stoplight at Starbucks at Loch Leven on 441. Need stoplight at Lowe's on 44. Two very dangerous areas to get in and out of.	3/14/2025 8:11 PM
70	Landscaping not blocking the view at intersections	3/14/2025 6:54 PM
71	infrastructure that can accompany the exponentially rising population	3/14/2025 6:38 PM
72	Increase speed limits in town,redesign stop lights at Loch Leven to improve exits.Create new traffic pattern to address congestion.	3/14/2025 6:27 PM
73	Add boat trailer parking to manage weekend traffic & parking near boat ramp.	3/14/2025 4:21 PM
74	Repair sidewalks. Put traffic lights on poles at corners of intersection. Impossibility to see lights hung on wires in middle of intersection.	3/14/2025 3:10 PM
75	A crosswalk light is needed at the intersection of Donnelly and 20th Ave in front of the library. The sidewalks to downtown need to be repaired and shrubs trimmed back so people in wheelchairs can go downtown safely.	3/14/2025 3:09 PM
76	Design roads to improve traffic flow and safety. Reduce need for U -turns. Address backup traffic areas. Enforce use of sidewalks and designated bike lanes.	3/14/2025 1:40 PM
77	More traffic lights at dangerous intersections	3/14/2025 1:25 PM
78	The dump trucks and 18 wheelers don't stop at red lights. Gonna kill someone very soon.	3/14/2025 12:55 PM
79	The inability to turn left out of many plazas. Too many u turns	3/14/2025 10:09 AM
80	Make intersections 90 degrees ie: 11th Ave & Old 441	3/14/2025 10:06 AM
81	Stop building new communities without first fixing and improving roads	3/14/2025 9:52 AM
82	Stop allowing City of Mount Dora employees to speed in their vehicles.	3/14/2025 9:28 AM
83	Corner of Donnelly and 441 is so dangerous. So many people have to make U turns to go the direction they want to so it makes the whole roadway so unsafe.	3/14/2025 9:27 AM
84	Road widening where construction is on 441 in Mt Dora the traffic is absolutely horrendous	3/14/2025 9:16 AM
85	Stop building!!!	3/14/2025 9:11 AM
86	Brighter flashing signs pedestrian crossings	3/14/2025 9:09 AM
87	Road widening 44B	3/14/2025 8:52 AM
88	Widen roads and redesign light patterns	3/14/2025 8:45 AM
89	Install quality pedestrian crosswalk signals! Not cheap solar lights.	3/14/2025 8:39 AM
90	Widen the roads! Stop adding traffic lights and stop reducing the speed limits, both of which contribute to congestion and angry drivers	3/14/2025 8:36 AM
91	Have mandatory truck loading-unloading deliveries have to park in those areas Only! Big	3/14/2025 8:35 AM

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	trucks blocking Donnelly & side streets is ridiculous	
92	Improving road quality on donnelly from 441 to 5th.	3/14/2025 8:31 AM
93	More lanes for through traffic along 441	3/14/2025 8:30 AM
94	The traffic flow downtown is a nightmare in large part due to the number of pedestrians who do not utilize the designated crosswalks.	3/14/2025 8:23 AM
95	Add sidewalks on hilltop, Normandy and areas around lake Gertrude	3/14/2025 8:10 AM
96	Stop the building. Traffic is crazy already	3/14/2025 7:43 AM
97	Too many signs! It's distracting. Signs, flashing lights, pavement markings, speed bumps, traffic calming curbs, traffic lights, crossing flags. Too much!	3/14/2025 6:43 AM
98	Traffic law enforcement	3/14/2025 5:55 AM
99	Slow development	3/14/2025 5:09 AM
100	Sidewalk repairs and more sidewalks.	3/11/2025 1:57 PM

Q6 Which roadway makes you feel the most unsafe? Why?

Answered: 385 Skipped: 51

#	RESPONSES	DATE
1	441	4/17/2025 8:24 AM
2	Hwy. 441	4/15/2025 6:31 PM
3	Hwy 441. There are not enough signals. No safeway to cross the hwy to downtown on a bike or golf cart	4/12/2025 11:06 AM
4	N/A	4/12/2025 8:46 AM
5	How can city officials handle safety decisions when question 9 on this survey shows they believe a lie about gender?	4/9/2025 10:17 AM
6	441 drivers are crazy with crossing several lanes, not using turn signals, and frequent need for u-turns to navigate all the businesses along the road. There should be more right turn lanes into those businesses to prevent drivers from rear-ending others, since many drivers do not leave a safe distance between vehicles.	4/6/2025 5:43 PM
7	Donnelly (speeding). We walk on Donnelly often and feel there are people speeding in the morning with commuters and at the end of the day.	4/5/2025 1:03 PM
8	5th	4/5/2025 10:44 AM
9	Donnelly near 441 intersection in all directions	4/4/2025 9:35 PM
10	Donnelly and 5th Ave. Too many trucks and people driving recklessly.	4/4/2025 3:48 PM
11	There are two. Clayton and 5th. And the 19 and old 441 intersection. A roundabout would make it safer and quicker.	4/3/2025 12:44 PM
12	Hate all the speed bumps. Has to be a better way. How about cameras	4/3/2025 12:17 PM
13	W old highway 441 and Eudora road crossings	4/3/2025 5:22 AM
14	The one b/t Lowes and CVS. Hard to navigate back to 441	4/2/2025 10:01 PM
15	Walking or biking Old Eustis Rd., from Donnelly toward outlets onto 441. I would like northbound walking/biking on Donnelly, toward 441, to have pathways on both sides of the road, if the terrain will allow for it.	4/2/2025 6:12 PM
16	E 1st Ave is primarily a residential road but also the main thoroughfare through Mount Dora. With a 35 mph speed limit cars tend to drive much faster. Up to 50 mph with damage to mailboxes and hedges. Even the Baptist church must hire police to act as crossing guards for church services every Sunday. It is very unsafe!	4/2/2025 4:55 PM
17	441 between limit and donelly	4/2/2025 4:35 PM
18	In town, Fifth Avenue - traffic is incessant. Adjacent to town, 441 is becoming awful and SR44 is a nightmare.	4/2/2025 2:07 PM
19	441	4/2/2025 12:46 PM
20	Hwy 441. speeding/distracted drivers.	4/2/2025 12:45 PM
21	441 and 44	4/2/2025 11:50 AM
22	Charles and Donnelly Streets	4/2/2025 10:10 AM
23	Old Eustis Rd. Road is very narrow with high traffic volume. Needs widening and sidewalks!	4/2/2025 9:32 AM
24	All of 441	4/1/2025 10:08 AM
25	5th street from 441, Donnelly from 441, and Old 441 coming in/out of Old town is treated like a	3/30/2025 2:48 PM

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	race track	
26	5th Ave from Mcdonald to Highland. 25 mph yet cars fly both east and west. Have never seen police presence to control this.	3/25/2025 2:45 PM
27	All the roads in Florida.Speeding,Congestion	3/22/2025 3:59 PM
28	Probably 44 by Publix and lowes. There are sooooo many accidents and/or near accidents from people turning in, crossing over, uturning, or impatient passers.	3/21/2025 9:28 PM
29	441. Too busy	3/21/2025 9:21 AM
30	44 B	3/21/2025 6:16 AM
31	Old Eustis Road. I'm ran off the road weekly by speeding &/or texting drivers!	3/20/2025 5:19 PM
32	Wolf Branch from round lake road into Mount Dora including Limit Ave to N. Donnelly St.	3/20/2025 1:28 PM
33	Intersection of Donnelly and 441. Argh! Also the nightmare of exiting Loch Leven shopping complex at the ABC Wine Store onto 441, a block south of Donnelly.	3/20/2025 10:10 AM
34	Baker and 5th Avenue intersection, it's too dark and there is not enough visibility for drivers coming up the hill to see pedestrians at the crossing because parking blocks the view even when it's sunny. Also the crossing on 5th behind City Hall, it's very difficult to see the people walking when there is a lot of traffic during rush hour. The lights on the pedestrian crossing signs are not bright enough and hard to see.	3/20/2025 9:46 AM
35	Wolf Branch. Because people speed and don't pay attention when on the road.	3/20/2025 9:45 AM
36	46 HWY. Despite the speed limit being 45, there are countless number of people that to 60+ on that road.	3/20/2025 9:36 AM
37	441 All the traffic	3/20/2025 9:12 AM
38	441 too muck trafic	3/20/2025 4:50 AM
39	441 from Donnelly to Eudora	3/19/2025 9:04 PM
40	441	3/19/2025 9:51 AM
41	Old Eustis Road and Morningside Drive	3/19/2025 9:50 AM
42	441 Too much traffic for road width	3/19/2025 9:02 AM
43	441	3/18/2025 7:06 PM
44	Light at 441 & Donnelly. Impossible to leave Publix safely.	3/18/2025 7:02 PM
45	441. People don't pay attention to existing laws and common sense.	3/18/2025 6:31 PM
46	441	3/18/2025 4:16 PM
47	441 Congestion and long lights	3/18/2025 2:03 PM
48	441	3/18/2025 1:44 PM
49	13th ave because of highly congested traffic especially during school hours.	3/18/2025 11:19 AM
50	441 - speeding & traffic overload	3/18/2025 11:02 AM
51	Intersection of Donnley & Lincoln. Right in front of police station!!! I have almost been hit by cars running the light. Going way over the speed limit. I have to be extra cautious walking my dog across the street. The high rate of speed between MacDonald & Donnley is bonkers. Fast & Furious to get through the light.	3/18/2025 10:56 AM
52	46& 441 intersections because it's extremely difficult to exit Loch Leven shopping center	3/17/2025 9:08 PM
53	441 - speeders and poorly designed roadways	3/17/2025 8:33 PM
54	441 and Britt road	3/17/2025 7:56 PM
55	44	3/17/2025 7:36 PM
56	Limit Ave. Northeast Grandview I	3/17/2025 7:31 PM

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57	Route 441 Speed	3/17/2025 6:36 PM
58	441 and country club blvd golf carts and bike riders are a hazard on 2 lane curvy streets. Tragedy waiting to happen	3/17/2025 6:15 PM
59	Crestview, there are no sidewalks	3/17/2025 5:27 PM
60	441, over populated area	3/17/2025 4:21 PM
61	441 traffic congestion	3/17/2025 4:04 PM
62	441. Density, number of trucks, rude drivers, running red lights, speeding, constant lane changing, no directionals being used.	3/17/2025 4:02 PM
63	Highway #441, high traffic, especially from SR46 to Donnelley St.,	3/17/2025 3:48 PM
64	Limit and Donnelly avenues	3/17/2025 2:03 PM
65	Route 441 - too busy, high speed limits	3/17/2025 1:54 PM
66	Hwy 441	3/17/2025 1:31 PM
67	Intersections involving 441. Very poor layout. Do we have a civil engineer look over these projects?	3/17/2025 1:20 PM
68	Hwy 441	3/17/2025 12:48 PM
69	US441 The area from Limit to Donnelly (44B) is a traffic nightmare and will only get worse with the new residential influx. The forced U-turns from the Loch Leven shopping center is a nightmare as well	3/17/2025 12:23 PM
70	441 & 44 in Loch leven area	3/17/2025 11:48 AM
71	US 441 & SR 44 -- Very heavy Traffic	3/17/2025 11:31 AM
72	Rt441 . This road through the town is terrible . The intersection with Donnelly St. is especially Bad	3/17/2025 10:54 AM
73	441 Speeding and awful intersections	3/17/2025 10:40 AM
74	Donnelly St	3/17/2025 10:17 AM
75	see question 5	3/17/2025 9:35 AM
76	Grandview out by Limit. Stretch through the community there, no one ever heeds the stop signs. It's a drag strip. Same goes for Summer Rose. For some reason, playground there doesn't have speed bumps while all others in town do.	3/17/2025 9:34 AM
77	Donnelly	3/17/2025 9:29 AM
78	441 N in terrible shape uneven asphalt pulls on vehicle and painted markings almost invisible while driving in heavy rains.	3/17/2025 9:24 AM
79	By publics and Lowels. 44 and 441 no lights. It's accidents over and over	3/17/2025 8:59 AM
80	441	3/17/2025 8:45 AM
81	441 between Wolf Branch and intersection with Old 441 in Tavares. Too much traffic at too high a speed. Traffic lights that are not synced (no excuse for this).	3/17/2025 8:43 AM
82	Loch Leven Shopping Center area	3/17/2025 8:26 AM
83	441	3/17/2025 8:24 AM
84	441	3/17/2025 8:16 AM
85	US 441 from SR 46 North to Donnelly because it has not been widened as planned back in 2020 and it currently is not in the 5 yr FDOT work program to be widened. There is heavy traffic congestion now and will worsen when the two Groves developments are completed. The widening should have been done before the Groves projects were approved in order to accommodate the additional traffic.	3/17/2025 8:12 AM
86	441 Speed	3/17/2025 8:12 AM

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87	441...way too much traffic	3/17/2025 8:05 AM
88	441	3/17/2025 8:03 AM
89	441 and 44B the public shopping center. Impossible to get out of during rush hour traffic in morning and evening.	3/17/2025 7:59 AM
90	Rt 441, Rt 429	3/17/2025 7:58 AM
91	Exiting Loch Leven shopping center on to 441 is hazardous at best. Certain times of the day, it's practically impossible. Limit and 441 is very difficult to turn left off Limit!	3/17/2025 7:47 AM
92	Many. Improper lighting.	3/17/2025 7:42 AM
93	Country Club Blvd. And U.S. 441. The time between light changes causes drivers to break traffic laws.	3/17/2025 7:14 AM
94	441 & 46 Sections of roads not lite - the new construction will make it worse to drive. It is not easy to get out of Publix plaza.	3/17/2025 7:07 AM
95	Hiway 441. Congestion, speed.	3/17/2025 6:45 AM
96	44B	3/17/2025 6:43 AM
97	Hwy 441. too much traffic	3/17/2025 6:34 AM
98	Donnelly and. 441	3/17/2025 6:32 AM
99	441. Too much traffic.	3/17/2025 6:13 AM
100	441	3/17/2025 5:53 AM
101	Limit	3/17/2025 5:49 AM
102	441 not enough lanes for all the vehicles	3/17/2025 5:43 AM
103	Ty 441. Too much traffic...	3/17/2025 5:28 AM
104	Donnelly and 441 intersections	3/17/2025 5:18 AM
105	Donnelly & intersects between 5th - 3rd	3/17/2025 5:15 AM
106	441	3/17/2025 4:50 AM
107	Hwy 441 is a speedway, the traffic light at CCMD gets blown thru all the time. Leaving Publix and making a u-turn back to 441	3/17/2025 4:26 AM
108	HWY 441 has too many cars and not enough traffic lights. The intersection at 441 and Donnelly is the most unsafe. And the landscaping on 441 is so unsightly, I could go on about it.	3/17/2025 3:37 AM
109	us hwy 441. speeders, unsafe lane changes, impatient drivers, too many exits from stores and business into traffic. example US hwy 441 at donnely where public and mcdonalds are. intersection is a nightmare.	3/17/2025 2:38 AM
110	441...so many cars, more coming with new homes & businesses, speed.	3/17/2025 12:00 AM
111	441 - road does not handle the volume of traffic.	3/16/2025 10:40 PM
112	441. I feel most unsafe because people are whipping around doing U-turns and crossing all lanes of traffic in order to get where they need to go. It's also very crowded and the traffic jams cost frustration in road rage.	3/16/2025 10:01 PM
113	441	3/16/2025 9:49 PM
114	hwy 441, speeding	3/16/2025 9:24 PM
115	441-to much traffic	3/16/2025 9:18 PM
116	441 between Rennigers and Donnelly. Two lanes each way is insufficient for the amount of traffic. Inability to exit shopping plazas safely.	3/16/2025 8:48 PM
117	The most unsafe area for my travels is exiting the Publix at Loch Leven. This is very poorly designed and can be dangerous to get on 441 or to make a U turn on 44. This area will soon be	3/16/2025 8:35 PM

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even more congested and unsafe.

118	441 and Donnley. Unnecessary U turns. There needs to be a better way to go south from Publix	3/16/2025 8:35 PM
119	441 Speeding and aggressive drivers	3/16/2025 8:29 PM
120	441	3/16/2025 8:23 PM
121	441	3/16/2025 8:18 PM
122	US441	3/16/2025 8:08 PM
123	441.,44	3/16/2025 7:55 PM
124	US 441	3/16/2025 7:40 PM
125	Rrq	3/16/2025 7:37 PM
126	Intersection of Donnely and 441	3/16/2025 7:31 PM
127	The ones that are backed up because of inadequate roads to handle the explosive increase of housing.	3/16/2025 7:31 PM
128	US hwy 441. It has the most traffic with higher speeds	3/16/2025 7:30 PM
129	441. Reckless drivers and tailgating	3/16/2025 7:23 PM
130	Hey 441 because many drivers exceed speed limit	3/16/2025 7:21 PM
131	441	3/16/2025 7:20 PM
132	441	3/16/2025 7:18 PM
133	441, too much traffic	3/16/2025 7:10 PM
134	Leaving Loch Levin shopping center. Cannot easily traverse east. Cannot safely U-turn on 44 at Lowe's to head south.	3/16/2025 7:08 PM
135	441 The amount of traffic.	3/16/2025 6:59 PM
136	441, too much traffic & speeders	3/16/2025 6:56 PM
137	441. No narrow, no busy, signals not long d Pugh then too long at certain intersections, cars getting into 441 cutting cars off, speeding, not good lighting, difficult to see on coming cars from left hand turn lanes.	3/16/2025 6:54 PM
138	441 traffic heavy and speeders	3/16/2025 6:53 PM
139	441 - people regularly run red lights on this road.	3/16/2025 6:40 PM
140	441 and Donnelly	3/16/2025 6:26 PM
141	441	3/16/2025 6:25 PM
142	441 with all connecting intersections in Mt Dora thru Leesburg.	3/16/2025 6:19 PM
143	441	3/16/2025 6:02 PM
144	441. When driving north on 441 from the country club, the road changes from two lanes to three lanes and it is difficult to stay in the right lane since they don't lineup	3/16/2025 6:00 PM
145	Donnelly and 441. Loch Leven shopping center	3/16/2025 5:53 PM
146	441 and Donnelly	3/16/2025 5:53 PM
147	441	3/16/2025 5:52 PM
148	US441 - SR46-44A!!!! Where are the additional lanes needed today? More and more developments on the way and no additional capacity added to our road network. It baffles me to think this is somehow ok!	3/16/2025 5:49 PM
149	441, a lot of traffic and only 2 lanes. Cars back up on 441 from Limit to Donnelly	3/16/2025 5:39 PM
150	441speed	3/16/2025 5:32 PM

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151	441. People speed, don't observe stop light changes, running red lights, no sidewalk or path to safely walk or bike across or along 441	3/16/2025 5:31 PM
152	441	3/16/2025 5:29 PM
153	441. Inconsistent light patterns. Aggressive drivers.	3/16/2025 5:21 PM
154	US 441 Very little traffic enforcement. Cars often dart between lanes to get ahead of other cars. Worst place I have ever driven in 50 years.	3/16/2025 5:15 PM
155	441	3/16/2025 5:07 PM
156	441 at CVS	3/16/2025 5:07 PM
157	441 the amount of cars and trucks of all sides	3/16/2025 5:05 PM
158	None	3/16/2025 5:01 PM
159	441....the speeders are ridiculous. Weaving in and out of traffic & going way too fast. Please....we need more police presence!	3/16/2025 4:59 PM
160	441	3/16/2025 4:57 PM
161	441 Drivers are always running through lights once they turn red. People do not understand turning left Into the Country Club when the light is red!! They do it all the time.	3/16/2025 4:51 PM
162	441	3/16/2025 4:48 PM
163	441 441 Publix all entry/exits (Donnelly), Waycross & 44, Downtown streets are too narrow with cars parked on road - we need a taller parking garage	3/16/2025 4:45 PM
164	Rt 441. It's like a racetrack speed wise and too much traffic	3/16/2025 4:43 PM
165	441-traffic control signals are outdated, causing congestion. Some turn lanes do not stay green long enough, thus red light unners.	3/16/2025 4:28 PM
166	44 leaving Lowe's heading to 441. Cars speed on 44 south just prior reaching 441	3/16/2025 4:26 PM
167	All lights on 441	3/16/2025 4:24 PM
168	The intersection of Limit and 441. Drivers not yielding the right of way. And the turn onto Limit from the North should be longer. And the intersection of 441 and Donnelly. It is very unsafe when trying to leave the Publix center and enter 441, then get across to access the turn lane to make a u turn to head to The Country Club of Mount Dora. There is also a traffic jam by the Starbucks with drivers leaving space for people to enter Starbuck which leads to a long line of traffic when leaving the Loch Leven Publix	3/16/2025 4:23 PM
169	Highway 441	3/16/2025 4:21 PM
170	Hwy 441 & Donnelly. Terrible ingress & egress at Publix plaza	3/16/2025 4:19 PM
171	441. Speeding cars	3/16/2025 4:17 PM
172	441 need more lanes between LIMIT and DONNELLY	3/16/2025 4:16 PM
173	Country club blvd. Too many speeders	3/16/2025 4:16 PM
174	441 near Donnelly intersection; Because when you are trying to get out of Publix's parking lot, and then make a U turn at Donnelly, (to go back to Country Club of Mt Dora), the traffic on 441 is increasingly heavy. One has to get a break, then go across 3 lanes to the left turn lane, (which is often full anyway), and then make a U turn at Donnelly. There needs to be a light at this exit from Publix so one can immediately go left onto 441. The only other way is to exit Publix onto 44B, and then make a U turn at the rear of Lowe's. 44B is very heavy as well, and a U turn is very difficult.	3/16/2025 4:16 PM
175	441 Especially between Country Club Mt Dora and Loch Leven Publix and intersection to Donnelly from 441	3/16/2025 4:16 PM
176	HWY 441 people speed and run red lights. Traffic patterns around loch Leven Landing are awful	3/16/2025 4:14 PM
177	Hwy 441 - Due to congestion, speed limit, construction vehicles, dust storms, vehicles trying	3/16/2025 4:12 PM

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to beat the Yellow & Red signals! Reduce the 441 speed limit with City Limits to a maximum of 45 MPH. 441 from Donnelly to Wolfbranch should have been 6 lanes(3N & 3S) as originally planned! Another possible option is re-timing the signals at 441 & Donnelly to reduce the backups on 441!

178	441	3/16/2025 4:10 PM
179	441	3/16/2025 4:09 PM
180	441 north from the Country Club to Walmart. Way too much traffic; need additional lanes especially during rush hours.	3/16/2025 4:08 PM
181	441 and Donnelly	3/16/2025 4:04 PM
182	441 because people pull out without looking and too many u turns	3/16/2025 4:02 PM
183	441 because of speeding and congestion	3/16/2025 4:02 PM
184	Route 441. Amount of traffic and speeding drivers changing lanes trying to pass everyone.	3/16/2025 4:01 PM
185	441	3/16/2025 4:00 PM
186	441/donnelly intersection too much traffic	3/16/2025 3:58 PM
187	441	3/16/2025 3:58 PM
188	US441. Speed limits too high.	3/16/2025 3:56 PM
189	441 from Wolf Branch Road to Donnelly.	3/16/2025 3:52 PM
190	441 heavy traffic	3/16/2025 3:50 PM
191	Limit needs sidewalks on at least one side the entire way. Since there is so much overdevelopment there are also a lot of people walking on the side of the road at night and not even wearing reflectors. Very dangerous	3/16/2025 3:45 PM
192	44B	3/16/2025 3:45 PM
193	441 too many cars and most of them seem to be texting or on their phones.	3/16/2025 3:43 PM
194	441 between Limit & Donnelly	3/16/2025 3:42 PM
195	441 Due to traffic	3/16/2025 3:42 PM
196	441	3/16/2025 3:41 PM
197	441 between Lincoln and Donnelly	3/16/2025 3:38 PM
198	441 Speeding cars distracted drivers-texting, using phones	3/16/2025 3:36 PM
199	441. Too crowded and speeding	3/16/2025 3:35 PM
200	441, because of the amount of traffic and risky intersections involving U-turns.	3/16/2025 3:34 PM
201	Wolf Branch, with the collapse and poor management of Britt, you've completely destroyed any integrity you may have had. Traffic is a disaster Wolf branch, to 441, to 44, and 46. But we prioritize adding more housing and businesses when you can't even finish your 441 projects. Complete Jokes.	3/16/2025 3:34 PM
202	441 amount of traffic and VERY busy intersections	3/16/2025 3:33 PM
203	441	3/16/2025 3:33 PM
204	441	3/16/2025 3:31 PM
205	441	3/16/2025 3:29 PM
206	Route 441 & 46 due to speeding and reckless driving	3/16/2025 3:27 PM
207	441	3/16/2025 3:26 PM
208	Light inter sections People running red lights	3/16/2025 3:25 PM
209	Donnelly	3/16/2025 3:23 PM

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210	Hwy. 441 and SR.44(44B)	3/16/2025 3:23 PM
211	441. Increasing traffic volume, speeders.	3/16/2025 3:23 PM
212	441, It is to congested	3/16/2025 3:20 PM
213	441 and Donnelly. Too much traffic. Can't turn east out of Publix. Can't turn east anywhere around 441 and Donnelly.	3/16/2025 3:19 PM
214	Donnelly and 441	3/16/2025 3:18 PM
215	Having to make a u-turn when leaving Loch Leven Publix Plaza to return home to CCMD	3/16/2025 3:12 PM
216	Donnelly r3	3/16/2025 2:17 PM
217	Donnelly and Fifth, especially the traffic jam coming into town from 19 overlooking Lake Dora.	3/16/2025 11:28 AM
218	All..they aren't safe in so many ways	3/16/2025 10:24 AM
219	S Grandview near Gilbert Park. When busy, cars and boat trailers park on the right of way. Often parking in the wrong direction and over the sidewalk. The police has been called and at times do nothing but drive by. People come down the hill fast and with a slight curve don't see the cars backing out or people walking on the street until the last minute which causes a lot of near misses. It's only a matter of time before someone is seriously hurt or killed. I have email city council and have called the police about this but nothing has changed.	3/16/2025 8:38 AM
220	Orange Blossom Trail Speeding Drivers don't use signal when turning Reckless drivers	3/15/2025 9:43 PM
221	Grandview and Liberty	3/15/2025 5:34 PM
222	441	3/15/2025 5:28 PM
223	Wolf Branch Road Super dark at night and that area is growing	3/15/2025 3:57 PM
224	441. Too many people run the red lights. Too many speeders. Not well patrolled.	3/15/2025 1:37 PM
225	Clayton and Highland. Speed of traffic and sidewalk layout.	3/15/2025 12:21 PM
226	441 Speeding U-turns	3/15/2025 12:13 PM
227	Saddler, CR448, Dora Ave, Clayton, highland street	3/15/2025 11:59 AM
228	Donnelly and 441 Horrible load of traffic there	3/15/2025 10:10 AM
229	11th ave. Speeding and running stop signs.	3/15/2025 10:00 AM
230	people on Donnelly Street do not respect the 25 mph speed limit. People treat lakeshore drive like an alternative to 441 and drive it like a race track. I would recommend a 5mph speed reduction on LSD and heavy traffic speed enforcement.	3/15/2025 9:49 AM
231	441 drivers switching lanes the last minute due to lanes suddenly changing to turn only.	3/15/2025 9:45 AM
232	441, because if speeders weaving in and out of traffic just to get to the next light	3/15/2025 8:49 AM
233	5th, the old highway, 441 now shoulders for biking or walking, high speeds.	3/15/2025 8:48 AM
234	Speed on Old 441.	3/15/2025 8:23 AM
235	441, it is a racetrack. People are never off their phones! The worse are people over 55 years old.	3/15/2025 8:12 AM
236	441. Excessive speed and unsafe lane changes.	3/15/2025 6:01 AM
237	411 around Donnelly. Too much traffic not easy to get in and out of Publix	3/15/2025 2:47 AM
238	441	3/15/2025 2:23 AM
239	Donnelly at 441	3/14/2025 11:07 PM
240	Roads with 2 or more lanes.	3/14/2025 10:24 PM
241	Old Eustis for all the bikers that like to ride in the roadway while driving around a road that's narrow and has quite a few curves with trees/bushes blocking your view going around. Old	3/14/2025 10:18 PM

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	441/5th Ave into downtown Mount Dora for the lack of lighting and pedestrian walk way or bike path.	
242	Hwy 441, County Rd 44B - too many cars , people speeding, and we need a light on 44B and the road needs to be able to handle the volume of cars	3/14/2025 9:37 PM
243	All now that all of Orlando comes up here they walk in the middle of the road and run stop signs. As a resident it is unnerving.	3/14/2025 8:42 PM
244	Lakeshore Drive needs speed bumps I've almost been hit many times trying to leave or get home.	3/14/2025 8:31 PM
245	Clayton. The road under the railroad track bridge. Trying to cross highland street at any crossing.	3/14/2025 8:14 PM
246	441	3/14/2025 8:14 PM
247	Hwy 441 in Mount Dora. And 44 and 441. Traffic gets very backed up and people take dangerous chances because they can't get out on the road from Starbucks, Publix, CVS.	3/14/2025 8:11 PM
248	highway 441 because there is very little pathways on the side of the road for bikes and people drive so fast	3/14/2025 6:57 PM
249	Lack of sidewalks	3/14/2025 6:54 PM
250	Stretch of 441 from the highway to by Walmart. THE IMPATIENT DRIVERS, the awful traffic, lights don't alleviate the traffic	3/14/2025 6:48 PM
251	Grand view all the way through the Dora landings complex. People speed through and roll through or ignore all stop signs in that neighborhood to get to limit ave. Lots of kids, families and pets walk there	3/14/2025 6:45 PM
252	donnelly. road needs to be finished and the lack of multiple lanes makes it difficult to get through the light at 441, especially when people are trying to hurry up and run it to catch it	3/14/2025 6:38 PM
253	441....SR 19.	3/14/2025 6:27 PM
254	Morningside Drive have increased tremendously over the last 10 years. Old 441 is very congested headed into town.	3/14/2025 6:12 PM
255	441 and 46	3/14/2025 4:43 PM
256	441	3/14/2025 4:37 PM
257	441	3/14/2025 4:21 PM
258	5th Crossing to the other side can be dangerous, even with the orange flag. It is difficult to see pedestrians due to the parked cars.	3/14/2025 4:06 PM
259	Sr46 because people drive way too fast and there is no turn lane to turn into our community and cars come up on you quick when you have to turn.	3/14/2025 3:42 PM
260	Rt. 441	3/14/2025 3:17 PM
261	Alexander. Need speed bumps and more stop signs to slow traffic.	3/14/2025 3:10 PM
262	Having to turn left onto Donnelly out of the plaza where McDonald's and Walgreens are. It is a highly congested area when the light at 441 is red which makes difficult to turn onto Donnelly.	3/14/2025 3:09 PM
263	441 around town development will also make it worse.	3/14/2025 3:06 PM
264	441	3/14/2025 2:45 PM
265	441 and Donnelly by Publix in Mt.dora has become very dangerous Amy direction going in and trying to get out	3/14/2025 2:39 PM
266	Alexander, 4th ave	3/14/2025 2:14 PM
267	Wolf Branch Rd at night. Too narrow for the amount of traffic and visibility issues with pedestrians.	3/14/2025 2:00 PM
268	5th Ave. traffic backs up for several blocks certain times of the day often blocking intersections. People turning left when the signs say no left turn, etc. people trying to parallel	3/14/2025 1:43 PM

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park often block fifth Avenue. Just generally people disobeying basic traffic, rules and regulations and ignoring stop signs and lights. Also parking in yards and sidewalks, etc.. It makes it very hard to drive through those narrow spaces and especially if it was an emergency vehicle.

269	US 441	3/14/2025 1:40 PM
270	Hwy 441. Poor traffic flow at major intersections and people running red lights (Eudora, Donnelly, Hwy 46, E Crooked Lake Rd, Old 441). Also Eudora and Old 441/19.	3/14/2025 1:40 PM
271	441	3/14/2025 1:38 PM
272	Any where there's a lot of traffic and no lights.	3/14/2025 1:25 PM
273	441	3/14/2025 12:55 PM
274	441.. people speed and tailgate	3/14/2025 12:47 PM
275	Rt 441	3/14/2025 12:27 PM
276	They all feel safe it's the intersections that are the problem.	3/14/2025 12:26 PM
277	Old Eustis. Very narrow, no shoulder to walk on, speeding/cut-through traffic.	3/14/2025 12:20 PM
278	Lakeshore Dr. SPEEDING!	3/14/2025 12:13 PM
279	11th Ave Old 441 heading off of 11th an Donnelly an also McDonald Alexander an Helen	3/14/2025 11:59 AM
280	Limit Avenue! A lot of traffic cutting through from Donnelly to 441, most well over the speed limit. Currently there are no stop signs or speed bumps to slow traffic down.	3/14/2025 11:59 AM
281	Hwy 441. There is no traffic enforcement from mount dora police	3/14/2025 11:48 AM
282	Limit-441-wolfbranch intersection is SO bad and unsafe!!! From Limit people speed, cut through at fast speeds of the parking lot to bypass the light at the intersection and pedestrian have been very close to getting hit by cars cutting through at fast speeds. Drivers Turing right off wolfbranch onto 441 constantly turn right into the farthest lane cutting people off who are turning left from limit onto 441. Why do people not turn into the proper lane.... More enforcement of people from wolfbranch cutting off left turners from limit would be great, as well as enforcement for speeding on limit and 441	3/14/2025 11:43 AM
283	441. Too many speeders.	3/14/2025 11:32 AM
284	5th street around downtown - pedestrians stepping out between parked cars without looking or traffic is backed up at Donally & Highland and you don't see someone trying to walk across the road until they're already in the middle of the road.	3/14/2025 11:30 AM
285	11th Ave. The speed at which cars travel, no crosswalks and no bike lanes	3/14/2025 11:29 AM
286	CR500/441 intersection. People race across 441 to Old441/CR500	3/14/2025 11:03 AM
287	Sadler Rd. Speeding is out of control and the road is handling traffic in numbers it wasn't meant for.	3/14/2025 11:01 AM
288	Bay road, the road is deteriorating on the sides making it impossible for the two lane road to have passing cars.	3/14/2025 10:59 AM
289	grandview; people drive too fast and do not stop at stop signs	3/14/2025 10:46 AM
290	S. HIGHLAND SPEEDERS	3/14/2025 10:31 AM
291	441. The nonstop flow of traffic, making it difficult to turn on.	3/14/2025 10:30 AM
292	Hey 441	3/14/2025 10:29 AM
293	Heim Rd. Constant speeding	3/14/2025 10:24 AM
294	441, excessive speed and aggressive driving.	3/14/2025 10:18 AM
295	Donnelly. Surface is poor, visibility at some of the intersections is slim, many people don't follow traffic laws about crossing intersections, passing, and speeding.	3/14/2025 10:15 AM
296	441. It is far too busy now.	3/14/2025 10:14 AM

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297	441 excessive speeding.	3/14/2025 10:11 AM
298	441	3/14/2025 10:09 AM
299	10th and Baker. This intersection needs to be a four way stop. Parked cars block clear intersection view at times. Excessive speed (>50 mph) occurs frequently as a quick route to get from one side of town to the other.	3/14/2025 10:02 AM
300	Northland Rd In the Sylvan shores community Almost a mile road, no stop sign - speeding all the time	3/14/2025 10:01 AM
301	Limit ave	3/14/2025 9:57 AM
302	441 Too many vehicles due to over building in the area	3/14/2025 9:52 AM
303	5th Ave	3/14/2025 9:48 AM
304	441, traffic too congested with people running red lights or going much faster then they should be going	3/14/2025 9:45 AM
305	Donnelly Street all through town.	3/14/2025 9:42 AM
306	441 especially exiting Public plaza as no light have to go right & do U turn to exit. Lots of speeding traffic there Mount Dora should close streets to just walking & bikes downtown & add public parking lots Streets are too narrow to accommodate all cars downtown	3/14/2025 9:34 AM
307	441	3/14/2025 9:28 AM
308	441 around Donnelly due to the number of people that need to make U turns to get going in the direction they need to go. There is no way to turn out of the Publix shopping area to head southward. No way to turn northward out of the CF Fitness area either.	3/14/2025 9:27 AM
309	441	3/14/2025 9:27 AM
310	The Right turn only at Baker and 5th. People either go straight or turn left and totally ignore the signs.	3/14/2025 9:25 AM
311	Old Eustis and Donnelly speeding cars	3/14/2025 9:23 AM
312	The insane X at old eustis & morningside. Whatever engineer designed this catastrophe needs to be flogged. Also on donnelly adajacent to walgreens-the city could triple it's revenue from the # of cars making a u-turn next to the NO U-Turn sign. Happens multiple times a day.	3/14/2025 9:17 AM
313	441 and Donnelly	3/14/2025 9:16 AM
314	44, people speed and you cannot get out of side roads/businesses because of the heavy traffic/speeding. Adding a stoplight(s) along 44 between Lowe's and circle k would reduce speed and make it safer/give brakes in traffic, to be able to exit businesses and housing communities	3/14/2025 9:15 AM
315	Limit - people FLY down that road, it's narrow, and the sidewalk is too close to the speeding cars. There's also only a few sections that even have sidewalk.	3/14/2025 9:15 AM
316	441 because of all the speeding and cars weaving in and out of lanes, crossing several lanes at once.	3/14/2025 9:15 AM
317	Highway 441	3/14/2025 9:13 AM
318	441 - almost all of it	3/14/2025 9:11 AM
319	441, old 441 and downtown district.	3/14/2025 9:10 AM
320	Tremaine and 5th/ baker and 5th and any other flashing walkers sign we have. Not bright enough for drivers to notice while driving.	3/14/2025 9:09 AM
321	Country Club Boukevard	3/14/2025 9:09 AM
322	Exiting loch leven Publix parking lot. Needs traffic light when exiting onto 441	3/14/2025 9:07 AM
323	Donnelly	3/14/2025 9:06 AM
324	441 speed, red light runners.	3/14/2025 9:05 AM

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325	Highland St. traffic lights are poorly timed...impatient drivers don't stop for right turns.	3/14/2025 9:04 AM
326	1. Limit Ave due to lack of sidewalks. 2. Lack of connecting sidewalks to existing crosswalks on Pine Ave.	3/14/2025 9:03 AM
327	N GRANDVIEW ST NO SPEED BUMPS NOTHING AND PEOPLE SPEED DPWN THE ROAD AND RUN STOP SIGNS ALL DAY AND NIGHT	3/14/2025 9:03 AM
328	HWY 441	3/14/2025 9:02 AM
329	5th, need to improve delivery process for vendors and pedestrians	3/14/2025 9:00 AM
330	441 to many speeders and red light runners.	3/14/2025 8:58 AM
331	441	3/14/2025 8:56 AM
332	Old US Hwy 441	3/14/2025 8:53 AM
333	441	3/14/2025 8:53 AM
334	44B	3/14/2025 8:52 AM
335	441	3/14/2025 8:49 AM
336	Donnelly. Lots of drivers speed through the area. I've witnessed many cars over the years blowing through stop signs and red lights.	3/14/2025 8:47 AM
337	44b - next to loch leven. cross traffic with road backed up	3/14/2025 8:45 AM
338	Hwy 441 Traffic	3/14/2025 8:45 AM
339	East 1st Ave has consistently impatient speeding commute traffic at regular hours	3/14/2025 8:44 AM
340	441, especially when exiting Publix Loch Leven.	3/14/2025 8:44 AM
341	Walking on Liberty St where there are no sidewalks. And if driving on Liberty crossing Highland eastbound, it is difficult to see traffic heading north on Highland. Particularly if cars are parked in front of Eden Abby.	3/14/2025 8:42 AM
342	441 with the speeders.	3/14/2025 8:42 AM
343	All of 441 in Mount Dora. Someone has almost hit me at least once a week. I live in Stoneybrooke hills which isn't technically Mount Dora, but am driving through Mount Dora everyday.	3/14/2025 8:41 AM
344	441 Speeding and reckless driving	3/14/2025 8:39 AM
345	11th Avenue. Speeding from Alexander to Heim.	3/14/2025 8:38 AM
346	Donnelly and 441	3/14/2025 8:37 AM
347	I feel safe on all the roads in Mt. Dora. What I don't like is all the congestion caused by lowering speed limits, adding traffic lights, and the lack of widening the roadway to keep up with the influx of population.	3/14/2025 8:36 AM
348	Downtown streets are narrow, delivery trucks just stop in the roadway, block side streets and create traffic jams. Parking, we needs more parking.	3/14/2025 8:35 AM
349	N Grandview Street with the new stores and developments being built, and the road connecting with 441. Stop signs do not will slow existing traffic down, there needs to be speed bumps.	3/14/2025 8:34 AM
350	Distracted and needlessly aggressive drivers running lights ,disregarding intersections, lane splitting, tailgating.	3/14/2025 8:32 AM
351	8th Ave by the high school, very busy road with student drivers, bus traffic, after school activity's, and lack of sidewalks once you pass the high school. Students driving sometimes with excessive speed and not obeying traffic laws. People constantly running stop signs at 8th and Highland, especially in the evenings and we never see any police presence when students are arriving or leaving the school which is when it's the busiest time of day.	3/14/2025 8:32 AM
352	441, due to the roadway changing from three lanes, two lanes, then three again. Also, the speed limit should be 55mph the entire length.	3/14/2025 8:31 AM

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353	441. Terrible drivers, speeding running red lights, cutting across lanes for left turns	3/14/2025 8:30 AM
354	Old 441 going out of downtown. Speeding and semi trucks using it to avoid 441	3/14/2025 8:28 AM
355	As a cyclist more of the roads need to be free of debris or have an actual bike lane or shoulder. Wolf Branch for example is one road. With all the building going on the infrastructure is lacking big time.	3/14/2025 8:26 AM
356	441	3/14/2025 8:25 AM
357	The entirety of downtown but in particular East 5th Avenue from N Alexander to N Baker. The amount of people who walk into traffic is very concerning.	3/14/2025 8:23 AM
358	Alexander St - This road is often used as an alternative to N Donnelly St to avoid congestion and stop signs. Driver often speed or run stop signs on Alexander st.	3/14/2025 8:20 AM
359	Hwy 441 - speeding, aggressive driving and running red lights	3/14/2025 8:17 AM
360	441, 46, 44	3/14/2025 8:15 AM
361	Old Eustis Road. See above.	3/14/2025 8:15 AM
362	Old 441	3/14/2025 8:15 AM
363	441 because it's used like a racetrack and people are always running lights and cutting people off.	3/14/2025 8:14 AM
364	441 intersection by Donnelly, can not handle the existing traffic but when the new home. apartments and addition store are complete it will even worse	3/14/2025 8:13 AM
365	All of them!	3/14/2025 8:12 AM
366	Round Lake, needs longer turning lanes and wider roadway to accommodate school traffic.	3/14/2025 8:11 AM
367	Normandy, NO SIDEWALK	3/14/2025 8:10 AM
368	First Street. No sidewalk	3/14/2025 8:10 AM
369	441 Intersection of Eudora Rd and 19	3/14/2025 8:09 AM
370	441 and 44. Too many cars going way too fast	3/14/2025 7:43 AM
371	Crossing 441 to get to Publix. Most old people don't want to have to cross 441 to go to the grocery. Neighborhood grocery needed.	3/14/2025 6:43 AM
372	441	3/14/2025 5:55 AM
373	Trying to leave cf fitness onto 441. Trying to leave lows north on 44a	3/14/2025 5:09 AM
374	441 Drivers are not courteous and think they are the only ones, not paying attention to others on the roadway.	3/14/2025 3:55 AM
375	44 from Circle K to 441	3/14/2025 12:22 AM
376	44 from LochLeven. So much traffic, little room to turn left exiting the neighborhood headed to downtown. So many accidents and no light.	3/13/2025 9:01 PM
377	US441. There is a lot of construction there and the speed is 55mph. It should not be that high now that there are more residences and commercial/shops.	3/13/2025 8:15 PM
378	Currently 11th Avenue Always anything dealing with 441	3/13/2025 7:22 PM
379	441	3/13/2025 6:28 PM
380	441 Traffic , Traffic , too many turns into businesses	3/13/2025 6:26 PM
381	441	3/13/2025 6:25 PM
382	Old 441 and 19a into Eustis/Tavares... 2 lanes, speeding, lack of sidewalks	3/13/2025 5:59 PM
383	441. Too much traffic.	3/13/2025 5:02 PM
384	441 Too much traffic & now will be more with new construction on 441 close to CCMD. Roads can barely handle traffice we currently have.	3/13/2025 4:01 PM

Q7 Which intersection makes you feel the most unsafe?

Answered: 367 Skipped: 69

ANSWER CHOICES	RESPONSES
Street 1	100.00% 367
Street 2	80.65% 296

#	STREET 1	DATE
1	441	4/17/2025 8:24 AM
2	Donnelly and Hwy 441	4/15/2025 6:31 PM
3	Hwy 441	4/12/2025 11:06 AM
4	5th and Clayton	4/12/2025 8:46 AM
5	441	4/6/2025 5:43 PM
6	Donnelly and 441	4/5/2025 1:03 PM
7	Donnelly and 441 all directions	4/4/2025 9:35 PM
8	Donnelly and 9th Street	4/4/2025 3:48 PM
9	Clayton	4/3/2025 12:44 PM
10	Old 441 and eudora	4/3/2025 12:17 PM
11	W old highway 441	4/3/2025 5:22 AM
12	Post office road (old 441?)	4/2/2025 10:01 PM
13	Donnelly St. and Lincoln Ave.	4/2/2025 6:12 PM
14	E 1st Ave	4/2/2025 4:55 PM
15	441/donnelly	4/2/2025 4:35 PM
16	441	4/2/2025 2:07 PM
17	McDonald	4/2/2025 12:46 PM
18	441	4/2/2025 11:50 AM
19	Highland and Fifth	4/2/2025 10:10 AM
20	Hey 441	4/2/2025 9:32 AM
21	441 and Donnley	4/1/2025 10:08 AM
22	Old 441 McDonald (where you have flags to cross)	3/30/2025 2:48 PM
23	5th	3/25/2025 2:45 PM
24	441 and 44	3/22/2025 3:59 PM
25	441	3/21/2025 9:28 PM
26	Donnelly	3/21/2025 9:21 AM
27	Wolf Branch	3/21/2025 8:42 AM
28	441	3/20/2025 5:19 PM
29	441	3/20/2025 1:28 PM

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30	Donnelly and 441	3/20/2025 10:10 AM
31	Baker Street	3/20/2025 9:46 AM
32	N Donnelly St	3/20/2025 9:45 AM
33	Wolf Branch/Limit	3/20/2025 9:36 AM
34	Donnelly	3/20/2025 9:12 AM
35	E Crooked Lake at 441	3/19/2025 9:04 PM
36	441	3/19/2025 9:51 AM
37	US Hwy 441	3/19/2025 9:50 AM
38	441 and Donnally	3/19/2025 9:02 AM
39	441	3/18/2025 6:31 PM
40	HWY 441 and Donnelly	3/18/2025 4:16 PM
41	Wolf Branch and 441	3/18/2025 2:03 PM
42	441	3/18/2025 1:44 PM
43	13th and Alexander	3/18/2025 11:19 AM
44	OBT	3/18/2025 11:02 AM
45	Lincoln	3/18/2025 10:56 AM
46	Donnelly	3/17/2025 8:33 PM
47	Loch Leven	3/17/2025 7:36 PM
48	Lincoln , Jackson, Pine on Northeast Grandview	3/17/2025 7:31 PM
49	441	3/17/2025 6:36 PM
50	441 and Donnelly	3/17/2025 6:15 PM
51	Hilltop	3/17/2025 5:27 PM
52	Donnelly	3/17/2025 4:21 PM
53	441 and 44	3/17/2025 4:04 PM
54	Donnelly and 441	3/17/2025 4:02 PM
55	Donnelly St.	3/17/2025 3:48 PM
56	441 to Limit	3/17/2025 2:03 PM
57	Donnelly & 441	3/17/2025 1:54 PM
58	Hwy 441	3/17/2025 1:31 PM
59	US Rt. 441	3/17/2025 1:20 PM
60	Donnelly and Hwy 441	3/17/2025 12:48 PM
61	US441	3/17/2025 12:23 PM
62	441 & 44	3/17/2025 11:48 AM
63	US441	3/17/2025 11:31 AM
64	Alexander Ave.	3/17/2025 10:54 AM
65	441 exiting Publix	3/17/2025 10:40 AM
66	Intersection of Hwy 441 and Hwy 46 while exiting from Publix and CVS area	3/17/2025 10:31 AM
67	Limit Ave	3/17/2025 10:17 AM

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68	exit from Loch Leven shopping center by ABC store onto 441	3/17/2025 9:35 AM
69	Grandview	3/17/2025 9:34 AM
70	Donnelly	3/17/2025 9:29 AM
71	441 and Donnelly.	3/17/2025 8:59 AM
72	All	3/17/2025 8:45 AM
73	Loch Leven parking lot	3/17/2025 8:43 AM
74	441	3/17/2025 8:36 AM
75	US 441	3/17/2025 8:26 AM
76	441 and Donnelly	3/17/2025 8:17 AM
77	Donnelly	3/17/2025 8:16 AM
78	US 441	3/17/2025 8:12 AM
79	441	3/17/2025 8:12 AM
80	441	3/17/2025 8:05 AM
81	441 and Donnelly	3/17/2025 8:03 AM
82	441 and 44B.	3/17/2025 7:59 AM
83	Limit Ave and Rt 441	3/17/2025 7:58 AM
84	Donnelly	3/17/2025 7:47 AM
85	Several	3/17/2025 7:42 AM
86	Donnelly St. and 441	3/17/2025 7:14 AM
87	Donnelly/441	3/17/2025 6:45 AM
88	My daughter lives in Lock Level I always feel unsafe leaving her house	3/17/2025 6:43 AM
89	Wolf Branch road	3/17/2025 6:34 AM
90	Donnelly	3/17/2025 6:32 AM
91	Donnelly and 441	3/17/2025 6:13 AM
92	441	3/17/2025 5:53 AM
93	441	3/17/2025 5:49 AM
94	Etc 441	3/17/2025 5:28 AM
95	Donnelly	3/17/2025 5:18 AM
96	Donnelly 4th	3/17/2025 5:15 AM
97	donnelly	3/17/2025 4:50 AM
98	441 and Donnelly	3/17/2025 4:26 AM
99	441 and Donnelly	3/17/2025 3:37 AM
100	US hwy 441	3/17/2025 2:38 AM
101	Donnelly	3/17/2025 12:00 AM
102	441	3/16/2025 10:40 PM
103	441	3/16/2025 10:01 PM
104	441	3/16/2025 9:49 PM
105	Donnlley	3/16/2025 9:24 PM

Mount Dora Vision Zero Safety Action Plan Survey

106	Donnelly st	3/16/2025 9:18 PM
107	Donnelly and 441	3/16/2025 8:48 PM
108	441, Donnelly & 44B	3/16/2025 8:48 PM
109	441 and Donnley	3/16/2025 8:35 PM
110	Donnelly at 441	3/16/2025 8:29 PM
111	Public Loch Leven	3/16/2025 8:23 PM
112	441	3/16/2025 8:18 PM
113	US441	3/16/2025 8:08 PM
114	441 and 44	3/16/2025 7:55 PM
115	Donnelly	3/16/2025 7:40 PM
116	Near post office	3/16/2025 7:37 PM
117	Intersection of Donnelly and 441	3/16/2025 7:31 PM
118	441	3/16/2025 7:31 PM
119	US 441	3/16/2025 7:30 PM
120	441 and Lowe's	3/16/2025 7:23 PM
121	441 and Donnelly	3/16/2025 7:21 PM
122	11th intersection	3/16/2025 7:20 PM
123	Donnelly	3/16/2025 7:18 PM
124	441 and Donnelly	3/16/2025 7:10 PM
125	Donnelly	3/16/2025 7:08 PM
126	441 & Donnelly	3/16/2025 6:56 PM
127	Donnelly and 441	3/16/2025 6:54 PM
128	441	3/16/2025 6:40 PM
129	441 and Donnelly	3/16/2025 6:26 PM
130	briston lakes	3/16/2025 6:25 PM
131	441	3/16/2025 6:19 PM
132	5063 Greenbriar Trl	3/16/2025 6:02 PM
133	441	3/16/2025 6:00 PM
134	Donnelly and 441	3/16/2025 5:53 PM
135	441	3/16/2025 5:53 PM
136	441 and Eudora Road	3/16/2025 5:52 PM
137	441@Donnley!	3/16/2025 5:49 PM
138	441	3/16/2025 5:39 PM
139	Donelly	3/16/2025 5:32 PM
140	441 & Donnelly/44	3/16/2025 5:31 PM
141	441 and Donnelly	3/16/2025 5:29 PM
142	441	3/16/2025 5:21 PM
143	Limit and US 441	3/16/2025 5:15 PM

Mount Dora Vision Zero Safety Action Plan Survey

144	441 and Donnelly	3/16/2025 5:07 PM
145	Getting. Out of Publix	3/16/2025 5:07 PM
146	441	3/16/2025 5:05 PM
147	Donnelly & 441	3/16/2025 4:59 PM
148	Donnelly	3/16/2025 4:57 PM
149	441	3/16/2025 4:51 PM
150	441	3/16/2025 4:48 PM
151	441	3/16/2025 4:45 PM
152	Rt 441	3/16/2025 4:43 PM
153	Limit ave	3/16/2025 4:26 PM
154	Highway 441	3/16/2025 4:21 PM
155	Hwy 441	3/16/2025 4:19 PM
156	441 & Donnelly	3/16/2025 4:17 PM
157	Donnelly and 441	3/16/2025 4:16 PM
158	Hwy 441	3/16/2025 4:16 PM
159	441/Donnelly	3/16/2025 4:16 PM
160	Donnelly and 441	3/16/2025 4:16 PM
161	Hwy 441	3/16/2025 4:14 PM
162	441 & Donnelly	3/16/2025 4:12 PM
163	441	3/16/2025 4:10 PM
164	441	3/16/2025 4:09 PM
165	441	3/16/2025 4:08 PM
166	441 / Donnelly	3/16/2025 4:04 PM
167	Donnelly	3/16/2025 4:02 PM
168	441	3/16/2025 4:02 PM
169	Route 441	3/16/2025 4:01 PM
170	441 and Donally	3/16/2025 4:00 PM
171	see above	3/16/2025 3:58 PM
172	Donnelly and 441	3/16/2025 3:58 PM
173	Publix parking lot to 441 near ABC Liquors	3/16/2025 3:56 PM
174	441 and Donnelly	3/16/2025 3:52 PM
175	Donnelly	3/16/2025 3:50 PM
176	441	3/16/2025 3:45 PM
177	44B	3/16/2025 3:45 PM
178	441	3/16/2025 3:43 PM
179	441	3/16/2025 3:42 PM
180	441	3/16/2025 3:42 PM
181	441	3/16/2025 3:41 PM

Mount Dora Vision Zero Safety Action Plan Survey

182	Donnelly	3/16/2025 3:38 PM
183	441 and road by ABC store	3/16/2025 3:36 PM
184	441 and 44	3/16/2025 3:35 PM
185	441 and Donnelly	3/16/2025 3:35 PM
186	441	3/16/2025 3:34 PM
187	Wolf Branch	3/16/2025 3:34 PM
188	441	3/16/2025 3:33 PM
189	441	3/16/2025 3:33 PM
190	Donley and 441	3/16/2025 3:31 PM
191	limit	3/16/2025 3:29 PM
192	Donnelly at 441	3/16/2025 3:29 PM
193	Route 441	3/16/2025 3:27 PM
194	441 and Donnelly	3/16/2025 3:26 PM
195	Hwy 441 by Publix mall loch levin	3/16/2025 3:26 PM
196	441	3/16/2025 3:25 PM
197	Heat 441	3/16/2025 3:23 PM
198	Why. 441	3/16/2025 3:23 PM
199	441 and Donnelly	3/16/2025 3:23 PM
200	19735 US Hwy 441	3/16/2025 3:20 PM
201	441	3/16/2025 3:19 PM
202	Donnelly	3/16/2025 3:18 PM
203	Donnelly	3/16/2025 3:18 PM
204	441/Donnelly	3/16/2025 3:12 PM
205	Alexander and Forth. People do not know how to park. Please don't change this to a one way road.	3/16/2025 11:28 AM
206	All	3/16/2025 10:24 AM
207	441	3/16/2025 9:35 AM
208	S Grandview	3/16/2025 8:38 AM
209	Orange blossom trail	3/15/2025 9:43 PM
210	Liberty	3/15/2025 5:34 PM
211	441/44	3/15/2025 5:28 PM
212	441 and Donnelly	3/15/2025 1:37 PM
213	5th & Baker	3/15/2025 12:21 PM
214	Donnelly	3/15/2025 12:13 PM
215	Saddler	3/15/2025 11:59 AM
216	44-	3/15/2025 10:10 AM
217	11th and McDonald	3/15/2025 10:00 AM
218	5th	3/15/2025 9:49 AM
219	441	3/15/2025 9:45 AM

Mount Dora Vision Zero Safety Action Plan Survey

220	Highland and 441	3/15/2025 8:49 AM
221	5th	3/15/2025 8:48 AM
222	Old 441	3/15/2025 8:23 AM
223	441 by Publix and Lowes.	3/15/2025 8:12 AM
224	441	3/15/2025 6:01 AM
225	Clayton	3/15/2025 5:51 AM
226	441	3/15/2025 2:23 AM
227	Donnelly at 441	3/14/2025 11:07 PM
228	44	3/14/2025 10:24 PM
229	Spring Harbor Blvd	3/14/2025 10:18 PM
230	Way cross and 44B	3/14/2025 9:37 PM
231	Eudora	3/14/2025 9:14 PM
232	Donnelly	3/14/2025 8:42 PM
233	Lakeshore Drive	3/14/2025 8:31 PM
234	Clayton/Shirley	3/14/2025 8:14 PM
235	N Clayton	3/14/2025 8:14 PM
236	441 and 44	3/14/2025 8:11 PM
237	Limit	3/14/2025 6:57 PM
238	441	3/14/2025 6:54 PM
239	N/A	3/14/2025 6:48 PM
240	Grandview	3/14/2025 6:45 PM
241	441	3/14/2025 6:38 PM
242	Donnelly at 5th	3/14/2025 6:27 PM
243	Donnelly	3/14/2025 6:12 PM
244	441	3/14/2025 4:37 PM
245	Donnelly	3/14/2025 4:21 PM
246	Baker St	3/14/2025 4:06 PM
247	Sr46	3/14/2025 3:42 PM
248	Rt. 441	3/14/2025 3:17 PM
249	5th	3/14/2025 3:10 PM
250	Donnelly St	3/14/2025 3:09 PM
251	7th and Donnelly	3/14/2025 3:06 PM
252	5th and Donnelly	3/14/2025 2:45 PM
253	441	3/14/2025 2:39 PM
254	6th ave	3/14/2025 2:14 PM
255	Grandview	3/14/2025 2:00 PM
256	5th ave	3/14/2025 1:43 PM
257	US 441	3/14/2025 1:40 PM

Mount Dora Vision Zero Safety Action Plan Survey

258	Eudora & 441	3/14/2025 1:40 PM
259	Donnelly	3/14/2025 1:38 PM
260	44 and Donnally 441	3/14/2025 12:55 PM
261	441 and donnly	3/14/2025 12:47 PM
262	Rt 441	3/14/2025 12:27 PM
263	The corner of 711 on Eudora Road, That cute little intersection before you reach the light is a mess. Traffic backs up so horribly in the plaza where TJ Maxx and Ross are due to the fact that everyone wants to turn left when it should be a right turn only turning left is so dangerous in that intersection	3/14/2025 12:26 PM
264	Normandy	3/14/2025 12:20 PM
265	Old 441	3/14/2025 12:13 PM
266	Donnelly an 441	3/14/2025 11:59 AM
267	Donnelly	3/14/2025 11:59 AM
268	Hwy 441	3/14/2025 11:48 AM
269	Limit	3/14/2025 11:43 AM
270	Old 441	3/14/2025 11:32 AM
271	5th street	3/14/2025 11:30 AM
272	5th Ave	3/14/2025 11:29 AM
273	Cr500	3/14/2025 11:03 AM
274	Round Lake rd	3/14/2025 11:01 AM
275	clayton/jackson ave because of apparent drug dealing	3/14/2025 10:46 AM
276	S Highland and Crane st	3/14/2025 10:31 AM
277	441	3/14/2025 10:30 AM
278	Donnelly	3/14/2025 10:29 AM
279	Heim Rd	3/14/2025 10:24 AM
280	Any crossing 441	3/14/2025 10:18 AM
281	Donnely	3/14/2025 10:15 AM
282	Eudora	3/14/2025 10:14 AM
283	442	3/14/2025 10:11 AM
284	Publix plaza loch leven 441	3/14/2025 10:09 AM
285	11th Avenue/Heim Rd	3/14/2025 10:06 AM
286	Street bordering park and Municipal Bldg	3/14/2025 10:02 AM
287	Northland rd	3/14/2025 10:01 AM
288	Eudora and Old 441	3/14/2025 9:57 AM
289	Limit	3/14/2025 9:57 AM
290	Donnely	3/14/2025 9:52 AM
291	Highland	3/14/2025 9:48 AM
292	Donnelly and Fifth Ave	3/14/2025 9:42 AM
293	11th	3/14/2025 9:37 AM
294	Way cross Ave & 44	3/14/2025 9:34 AM

Mount Dora Vision Zero Safety Action Plan Survey

295	441	3/14/2025 9:28 AM
296	441 and Donnelly	3/14/2025 9:27 AM
297	Donnelly St	3/14/2025 9:27 AM
298	Baker	3/14/2025 9:25 AM
299	Donnelly and 441	3/14/2025 9:23 AM
300	Donnelly	3/14/2025 9:22 AM
301	Morningside/old eustis	3/14/2025 9:17 AM
302	441	3/14/2025 9:16 AM
303	Waycross Ave	3/14/2025 9:15 AM
304	Donnelly	3/14/2025 9:15 AM
305	441	3/14/2025 9:15 AM
306	441	3/14/2025 9:13 AM
307	Wolf Branch/441	3/14/2025 9:11 AM
308	441	3/14/2025 9:10 AM
309	5th and Tremaine	3/14/2025 9:09 AM
310	441,with dunoly.	3/14/2025 9:08 AM
311	441	3/14/2025 9:07 AM
312	Donnelly	3/14/2025 9:06 AM
313	441/ Donnelly	3/14/2025 9:05 AM
314	Highland	3/14/2025 9:04 AM
315	Limit and Donnelly	3/14/2025 9:03 AM
316	Grandview	3/14/2025 9:03 AM
317	5th	3/14/2025 9:00 AM
318	Donley	3/14/2025 8:58 AM
319	Eudora and 441	3/14/2025 8:56 AM
320	5th Street	3/14/2025 8:53 AM
321	1400 Independence Ln	3/14/2025 8:53 AM
322	441 &44B	3/14/2025 8:52 AM
323	Donnelly	3/14/2025 8:49 AM
324	Donnelly/E 4th	3/14/2025 8:47 AM
325	Waycross	3/14/2025 8:45 AM
326	Donnelly St.	3/14/2025 8:45 AM
327	East 1st Ave & North Highland St	3/14/2025 8:44 AM
328	Eudora	3/14/2025 8:44 AM
329	Highland	3/14/2025 8:42 AM
330	The intersection of Donnelly and 441	3/14/2025 8:42 AM
331	Donnelly	3/14/2025 8:41 AM
332	Donnelly and 441	3/14/2025 8:39 AM

Mount Dora Vision Zero Safety Action Plan Survey

333	11th Avenue	3/14/2025 8:38 AM
334	Getting out of Publix at 441	3/14/2025 8:37 AM
335	Old 441	3/14/2025 8:36 AM
336	Limit Ave / Wolf Branch Rd	3/14/2025 8:34 AM
337	441/Eudora	3/14/2025 8:32 AM
338	Highland	3/14/2025 8:32 AM
339	441	3/14/2025 8:31 AM
340	441	3/14/2025 8:30 AM
341	McDonald and W Fifth	3/14/2025 8:28 AM
342	Donnelly	3/14/2025 8:25 AM
343	441	3/14/2025 8:23 AM
344	W 6th Ave	3/14/2025 8:20 AM
345	Donnelly and 441	3/14/2025 8:17 AM
346	Donnelly	3/14/2025 8:15 AM
347	5th ave	3/14/2025 8:15 AM
348	CR 46	3/14/2025 8:14 AM
349	Donnelly	3/14/2025 8:13 AM
350	441	3/14/2025 8:12 AM
351	Grandview	3/14/2025 8:10 AM
352	Anywhere downtown	3/14/2025 8:10 AM
353	441	3/14/2025 8:09 AM
354	441 and Donnelly/44	3/14/2025 7:43 AM
355	Donnelly/44a	3/14/2025 5:09 AM
356	Limit	3/14/2025 3:55 AM
357	Eudora	3/14/2025 12:22 AM
358	Loch Leven	3/13/2025 9:01 PM
359	441/Old Mount Dora	3/13/2025 8:15 PM
360	Donnelly and 441	3/13/2025 7:22 PM
361	Clayton	3/13/2025 6:28 PM
362	441 & Donnelly	3/13/2025 6:26 PM
363	44A & 441	3/13/2025 6:25 PM
364	Lincoln at 441	3/13/2025 5:59 PM
365	441 and Donnelly	3/13/2025 5:02 PM
366	Donnley	3/13/2025 4:01 PM
367	44 & Waycross	3/11/2025 1:57 PM
#	STREET 2	DATE
1	Donnally	4/17/2025 8:24 AM
2	1st / 46	4/12/2025 11:06 AM

Mount Dora Vision Zero Safety Action Plan Survey

3	Highland and 441	4/12/2025 8:46 AM
4	Donnelly	4/6/2025 5:43 PM
5	Exiting out of Loch Leven shopping center near the ABC liquors.	4/5/2025 1:03 PM
6	Old 441 coming in town	4/4/2025 9:35 PM
7	5th and Grandview	4/4/2025 3:48 PM
8	5th	4/3/2025 12:44 PM
9	5th Ave and rossiter	4/3/2025 12:17 PM
10	Eudora Rd	4/3/2025 5:22 AM
11	One with stopsign beside Eden Abbey as you can't see past their parked cars to turn left safely	4/2/2025 10:01 PM
12	441	4/2/2025 6:12 PM
13	Highland	4/2/2025 4:55 PM
14	441/limit	4/2/2025 4:35 PM
15	Donnelly / US44	4/2/2025 2:07 PM
16	Lake Dora Road	4/2/2025 12:46 PM
17	Donnelly	4/2/2025 11:50 AM
18	Fifth and Grandview	4/2/2025 10:10 AM
19	East Crooked Lake Dr	4/2/2025 9:32 AM
20	Donnley and 5th street	4/1/2025 10:08 AM
21	441 and Donnelly	3/30/2025 2:48 PM
22	Baker	3/25/2025 2:45 PM
23	44	3/21/2025 9:28 PM
24	44-	3/21/2025 9:21 AM
25	Hey 441	3/21/2025 8:42 AM
26	Morningside Drive	3/20/2025 5:19 PM
27	Wolf Branch/Limit Ave	3/20/2025 1:28 PM
28	5th Avenue	3/20/2025 9:46 AM
29	W 13th Ave	3/20/2025 9:45 AM
30	441	3/20/2025 9:36 AM
31	Limit and Donnelly	3/19/2025 9:04 PM
32	Donnelly	3/19/2025 9:51 AM
33	Donnelly Street	3/19/2025 9:50 AM
34	Wolfbranch Road	3/18/2025 6:31 PM
35	HWY 441 and Walmart light	3/18/2025 4:16 PM
36	Donnelly	3/18/2025 1:44 PM
37	13th and donnelley	3/18/2025 11:19 AM
38	Donnelly	3/18/2025 11:02 AM
39	Donnley	3/18/2025 10:56 AM
40	441	3/17/2025 8:33 PM

Mount Dora Vision Zero Safety Action Plan Survey

41	Round Lake	3/17/2025 7:36 PM
42	Donnelly St.	3/17/2025 6:36 PM
43	Crookrd Lake and 441	3/17/2025 6:15 PM
44	11th	3/17/2025 5:27 PM
45	441	3/17/2025 4:21 PM
46	441 by TJ Maxx	3/17/2025 4:02 PM
47	Highway #441	3/17/2025 3:48 PM
48	441 to Donnelly	3/17/2025 2:03 PM
49	Leaving Loch Leven shopping	3/17/2025 1:54 PM
50	Wolf Branch	3/17/2025 1:31 PM
51	Donnolly/46B	3/17/2025 1:20 PM
52	Donnelly (44B)	3/17/2025 12:23 PM
53	SR 44	3/17/2025 11:31 AM
54	Fifth Ave.	3/17/2025 10:54 AM
55	Donnelly	3/17/2025 10:40 AM
56	Donnelly St	3/17/2025 10:17 AM
57	Limit	3/17/2025 9:34 AM
58	Fifth	3/17/2025 9:29 AM
59	Waycross and 44	3/17/2025 8:59 AM
60	All	3/17/2025 8:45 AM
61	441	3/17/2025 8:43 AM
62	Donnelly	3/17/2025 8:36 AM
63	Donnelly Street	3/17/2025 8:26 AM
64	441	3/17/2025 8:16 AM
65	Donnelly/SR 44	3/17/2025 8:12 AM
66	Country Club Blvd.	3/17/2025 8:12 AM
67	Airport Rd	3/17/2025 8:05 AM
68	441 and Limit	3/17/2025 8:03 AM
69	Highland Ave at night	3/17/2025 7:58 AM
70	441	3/17/2025 7:47 AM
71	5th Ave. and Donnelly St.	3/17/2025 7:14 AM
72	Donnelly/5th	3/17/2025 6:45 AM
73	Hwy 441	3/17/2025 6:34 AM
74	441	3/17/2025 6:32 AM
75	Eudora and old 441	3/17/2025 6:13 AM
76	41	3/17/2025 5:53 AM
77	Donnelly	3/17/2025 5:49 AM
78	Donnelly St	3/17/2025 5:28 AM

Mount Dora Vision Zero Safety Action Plan Survey

79	441	3/17/2025 5:18 AM
80	441	3/17/2025 4:50 AM
81	441 and Highland	3/17/2025 3:37 AM
82	donnelly	3/17/2025 2:38 AM
83	441	3/17/2025 12:00 AM
84	Donnelley	3/16/2025 10:40 PM
85	Donelly	3/16/2025 10:01 PM
86	Donnelly	3/16/2025 9:49 PM
87	Hwy 441	3/16/2025 9:24 PM
88	441	3/16/2025 9:18 PM
89	Donelly	3/16/2025 8:18 PM
90	Donnelly Street	3/16/2025 8:08 PM
91	441	3/16/2025 7:40 PM
92	44	3/16/2025 7:31 PM
93	Donnelly/SR44	3/16/2025 7:30 PM
94	441 and Limit	3/16/2025 7:23 PM
95	441	3/16/2025 7:18 PM
96	441	3/16/2025 7:08 PM
97	441 and race track intersection	3/16/2025 6:54 PM
98	SR 44	3/16/2025 6:40 PM
99	Donnelly	3/16/2025 6:19 PM
100	Donnelly	3/16/2025 6:00 PM
101	Donnelly	3/16/2025 5:53 PM
102	Eudora Road and Old 441	3/16/2025 5:52 PM
103	44	3/16/2025 5:39 PM
104	441	3/16/2025 5:32 PM
105	Eudora and Old 19	3/16/2025 5:31 PM
106	44	3/16/2025 5:21 PM
107	Old US 441 and US 441. Stop sign is poorly placed	3/16/2025 5:15 PM
108	donnelly	3/16/2025 5:05 PM
109	David Walker & 441	3/16/2025 4:59 PM
110	441	3/16/2025 4:57 PM
111	Donnelly	3/16/2025 4:51 PM
112	Donelly	3/16/2025 4:48 PM
113	Donnelly	3/16/2025 4:45 PM
114	Tr 44	3/16/2025 4:43 PM
115	441	3/16/2025 4:26 PM
116	Loch Leven Plaza exit by ABC Liquors	3/16/2025 4:21 PM

Mount Dora Vision Zero Safety Action Plan Survey

117	Donnley	3/16/2025 4:19 PM
118	441 & Wolf Branch	3/16/2025 4:17 PM
119	Donnelly	3/16/2025 4:16 PM
120	Limit/441 when one is on Limit, approaching 441, and trying to make a left turn onto 441	3/16/2025 4:16 PM
121	Loch Leven Publix and 441	3/16/2025 4:16 PM
122	Donnelly	3/16/2025 4:14 PM
123	Eudora & Old 441	3/16/2025 4:12 PM
124	Donnelly	3/16/2025 4:10 PM
125	44a	3/16/2025 4:09 PM
126	Donnley	3/16/2025 4:08 PM
127	441	3/16/2025 4:02 PM
128	Donnelly	3/16/2025 4:02 PM
129	Donelly Street	3/16/2025 4:01 PM
130	441 and Limit Ave.	3/16/2025 4:00 PM
131	Limit and 441	3/16/2025 3:58 PM
132	N Donnelly & 441	3/16/2025 3:56 PM
133	441	3/16/2025 3:50 PM
134	Limit	3/16/2025 3:45 PM
135	Walmart	3/16/2025 3:43 PM
136	Donnelly	3/16/2025 3:42 PM
137	Donnelly	3/16/2025 3:41 PM
138	441	3/16/2025 3:38 PM
139	Exiting loch Leven across from Lowe's	3/16/2025 3:36 PM
140	Donnelly St.	3/16/2025 3:34 PM
141	Us 441	3/16/2025 3:34 PM
142	Donnelly	3/16/2025 3:33 PM
143	44B	3/16/2025 3:33 PM
144	441	3/16/2025 3:29 PM
145	Donnelley Street	3/16/2025 3:27 PM
146	Hy 44 leaving loch levin mall by Publix. Scary	3/16/2025 3:26 PM
147	Donnelly , country club blvd light	3/16/2025 3:25 PM
148	Donnelly Rd	3/16/2025 3:23 PM
149	Donnelly St.	3/16/2025 3:23 PM
150	Liberty and Old 441. Should be 4-way stop. Visibility impaired by parked cars at Eden Abbey (not their fault)	3/16/2025 3:23 PM
151	US 441	3/16/2025 3:18 PM
152	Donnelly and Fifth. Too many people and tourists that have no idea how to drive.	3/16/2025 11:28 AM
153	All	3/16/2025 10:24 AM
154	44	3/16/2025 9:35 AM

Mount Dora Vision Zero Safety Action Plan Survey

155	Liberty	3/16/2025 8:38 AM
156	Donnelly	3/15/2025 9:43 PM
157	Grandview	3/15/2025 5:34 PM
158	441 and Eudora	3/15/2025 1:37 PM
159	5th & Tremain	3/15/2025 12:21 PM
160	441	3/15/2025 12:13 PM
161	Dora	3/15/2025 11:59 AM
162	Donnelly	3/15/2025 10:10 AM
163	donnelly	3/15/2025 9:49 AM
164	Donnelly	3/15/2025 9:45 AM
165	Donnelly and 441	3/15/2025 8:49 AM
166	DONNELLY	3/15/2025 8:48 AM
167	Lakeside	3/15/2025 8:23 AM
168	Donnelly	3/15/2025 6:01 AM
169	5th	3/15/2025 5:51 AM
170	44	3/15/2025 2:23 AM
171	Donnelly and 7th -- complete waste to put stop signs there	3/14/2025 11:07 PM
172	441	3/14/2025 10:24 PM
173	Walmart to Target "5 way" Intersection	3/14/2025 10:18 PM
174	441& Donnelly/44B	3/14/2025 9:37 PM
175	19a	3/14/2025 9:14 PM
176	Fifth	3/14/2025 8:42 PM
177	Lucern	3/14/2025 8:31 PM
178	Highland St.	3/14/2025 8:14 PM
179	5th	3/14/2025 8:14 PM
180	441 and Wolf Branch	3/14/2025 8:11 PM
181	highway 441	3/14/2025 6:57 PM
182	Old Hwy 441	3/14/2025 6:54 PM
183	N/A	3/14/2025 6:48 PM
184	Limit	3/14/2025 6:45 PM
185	donnelly	3/14/2025 6:38 PM
186	Donnelly.....Highland	3/14/2025 6:27 PM
187	441	3/14/2025 6:12 PM
188	Donnelly	3/14/2025 4:37 PM
189	Route 441	3/14/2025 4:21 PM
190	5th	3/14/2025 4:06 PM
191	441	3/14/2025 3:42 PM
192	Donnelly	3/14/2025 3:17 PM

Mount Dora Vision Zero Safety Action Plan Survey

193	Alexander	3/14/2025 3:10 PM
194	20th Ave	3/14/2025 3:09 PM
195	Donnelly & 441	3/14/2025 3:06 PM
196	Donnelly and 441	3/14/2025 2:45 PM
197	Donnelly	3/14/2025 2:39 PM
198	Donnelly	3/14/2025 2:14 PM
199	Limit	3/14/2025 2:00 PM
200	Donnelly and Alexander	3/14/2025 1:43 PM
201	Limit	3/14/2025 1:40 PM
202	Donnelly & 441 (plus entrance near ABC liquor & Starbucks and 441)	3/14/2025 1:40 PM
203	441	3/14/2025 1:38 PM
204	Country club and 441	3/14/2025 12:55 PM
205	Donnelly St	3/14/2025 12:27 PM
206	Donnelly Street, That entire area sucks. Also can we please fix the two lane roads by Publix? it is a living hell to get out of and every time I go to pull out I feel like I'm gonna get hit.	3/14/2025 12:26 PM
207	Overlook	3/14/2025 12:20 PM
208	Eudora	3/14/2025 12:13 PM
209	441 an Eudora	3/14/2025 11:59 AM
210	441	3/14/2025 11:59 AM
211	Donnelly st	3/14/2025 11:48 AM
212	441	3/14/2025 11:43 AM
213	Euduro rd	3/14/2025 11:32 AM
214	Donally	3/14/2025 11:30 AM
215	McDonald	3/14/2025 11:29 AM
216	Hwy 441	3/14/2025 11:03 AM
217	Kelly Park	3/14/2025 11:01 AM
218	clayton/lincoln because there's limited visibility and people drive fast on lincoln	3/14/2025 10:46 AM
219	Donnelly	3/14/2025 10:30 AM
220	Hwy442	3/14/2025 10:29 AM
221	W old us 441 hey	3/14/2025 10:24 AM
222	5th	3/14/2025 10:15 AM
223	Old 441	3/14/2025 10:14 AM
224	44	3/14/2025 10:11 AM
225	Publix plaza loch leven 44	3/14/2025 10:09 AM
226	Old 441	3/14/2025 10:06 AM
227	Fifth (because walkers face traffic from cars coming above and below. Walkers are invisible until the last minute seen. Cars do NOT stop if you are in the cross walk.	3/14/2025 10:02 AM
228	Northland rd	3/14/2025 10:01 AM
229	441	3/14/2025 9:57 AM

Mount Dora Vision Zero Safety Action Plan Survey

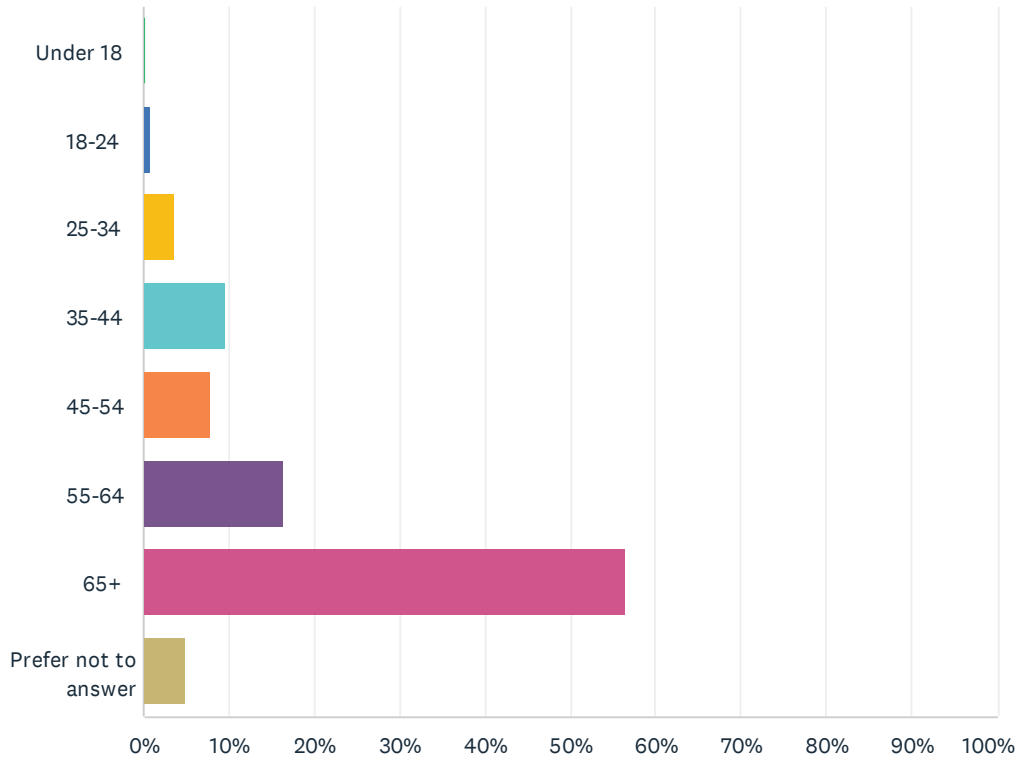
230	441	3/14/2025 9:52 AM
231	1st Ave	3/14/2025 9:48 AM
232	Alexander and Fifth Ave	3/14/2025 9:42 AM
233	Donnelly	3/14/2025 9:37 AM
234	Limit Ave & 441	3/14/2025 9:34 AM
235	Donnelly	3/14/2025 9:28 AM
236	441	3/14/2025 9:27 AM
237	Donnelly	3/14/2025 9:25 AM
238	5th	3/14/2025 9:22 AM
239	Donnelly adjacent to Walgreens-uturns	3/14/2025 9:17 AM
240	Donnelly	3/14/2025 9:16 AM
241	44	3/14/2025 9:15 AM
242	5th	3/14/2025 9:15 AM
243	Donnelly	3/14/2025 9:15 AM
244	Donnelly	3/14/2025 9:13 AM
245	Donnelly Street	3/14/2025 9:10 AM
246	5th and baker	3/14/2025 9:09 AM
247	440, coner of lowes and punlix	3/14/2025 9:08 AM
248	Publix parking lot	3/14/2025 9:07 AM
249	441	3/14/2025 9:06 AM
250	Old 441 at Eudora	3/14/2025 9:05 AM
251	5th	3/14/2025 9:04 AM
252	Grandview at all the intersections due to speeding and lack of stopping at stop signs	3/14/2025 9:03 AM
253	Pine	3/14/2025 9:03 AM
254	Donnelly	3/14/2025 9:00 AM
255	Lincoln and 441	3/14/2025 8:58 AM
256	441 and Donnelly	3/14/2025 8:56 AM
257	McDonald	3/14/2025 8:53 AM
258	441	3/14/2025 8:49 AM
259	Donnelly/11th	3/14/2025 8:47 AM
260	44b	3/14/2025 8:45 AM
261	SR 46	3/14/2025 8:45 AM
262	441 & North Donnelly St	3/14/2025 8:44 AM
263	19 and old 441 (3 roads converge)	3/14/2025 8:44 AM
264	Liberty	3/14/2025 8:42 AM
265	Trying to get out of the Lochleven shopping center to turn on Donnelly	3/14/2025 8:42 AM
266	441	3/14/2025 8:41 AM
267	Helen	3/14/2025 8:38 AM

Mount Dora Vision Zero Safety Action Plan Survey

268	Eudora	3/14/2025 8:36 AM
269	US 441	3/14/2025 8:34 AM
270	Old 441/Eudora	3/14/2025 8:32 AM
271	5th Ave.	3/14/2025 8:32 AM
272	Donnelly	3/14/2025 8:31 AM
273	Donnelly/44	3/14/2025 8:30 AM
274	Dora Way and Old 441	3/14/2025 8:28 AM
275	441	3/14/2025 8:25 AM
276	Eudora Rd	3/14/2025 8:23 AM
277	N Donnelly St	3/14/2025 8:20 AM
278	Limit and 441	3/14/2025 8:17 AM
279	441	3/14/2025 8:15 AM
280	McDonald st	3/14/2025 8:15 AM
281	US 441	3/14/2025 8:14 AM
282	441	3/14/2025 8:13 AM
283	5th street	3/14/2025 8:10 AM
284	Donnelly	3/14/2025 8:09 AM
285	441 and Wolf Branch Road	3/14/2025 7:43 AM
286	441	3/14/2025 5:09 AM
287	441	3/14/2025 3:55 AM
288	old 441	3/14/2025 12:22 AM
289	44	3/13/2025 9:01 PM
290	All of 441	3/13/2025 8:15 PM
291	441 and Limit	3/13/2025 7:22 PM
292	1st	3/13/2025 6:28 PM
293	Eudora at old 441 and 19a	3/13/2025 5:59 PM
294	Eudora and old 441	3/13/2025 5:02 PM
295	441	3/13/2025 4:01 PM
296	44 & Lowes/Publix	3/11/2025 1:57 PM

Q8 What is your age?

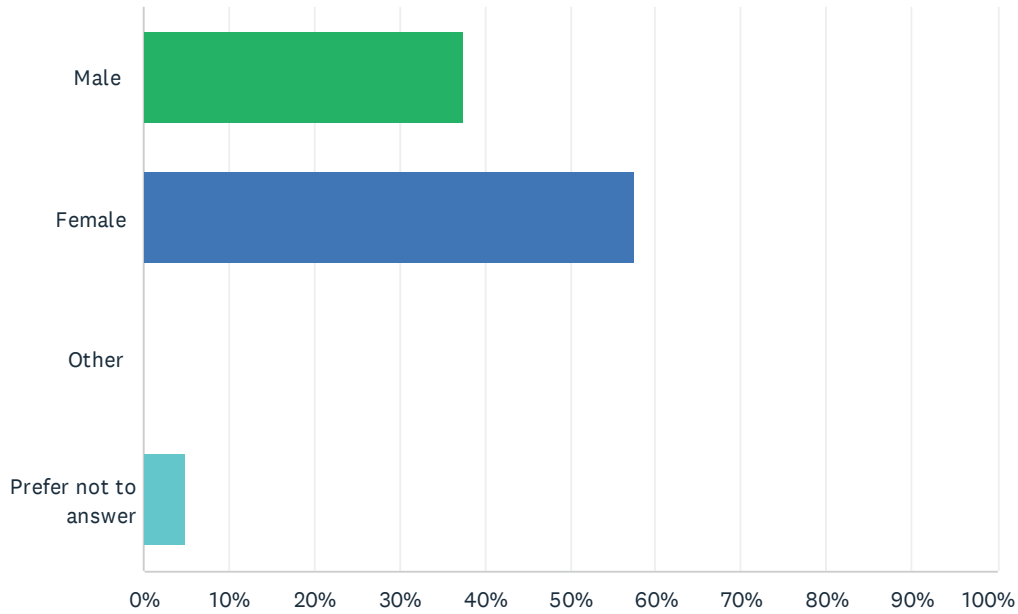
Answered: 435 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under 18	0.23%	1
18-24	0.92%	4
25-34	3.68%	16
35-44	9.66%	42
45-54	7.82%	34
55-64	16.32%	71
65+	56.55%	246
Prefer not to answer	4.83%	21
TOTAL		435

Q9 What is your gender?

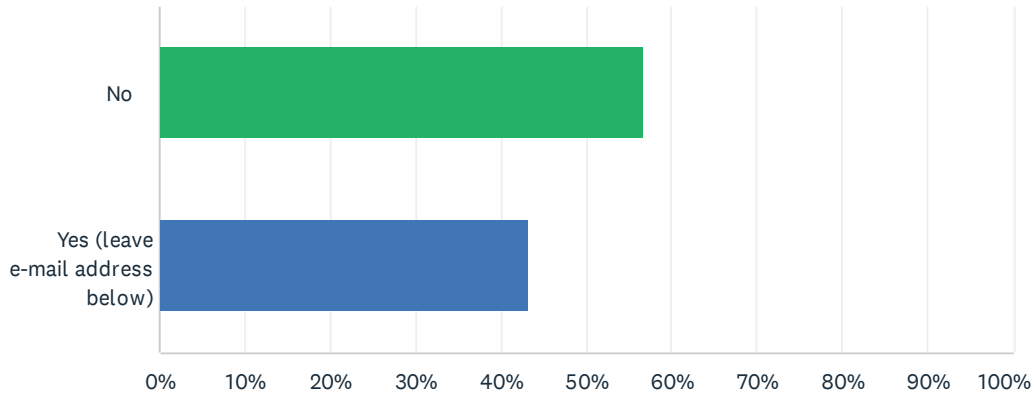
Answered: 432 Skipped: 4



ANSWER CHOICES	RESPONSES	
Male	37.50%	162
Female	57.64%	249
Other	0.00%	0
Prefer not to answer	4.86%	21
TOTAL		432

Q10 Would you like to sign up for a mailing list to receive information on future events related to this study?

Answered: 426 Skipped: 10



ANSWER CHOICES	RESPONSES	
No	56.81%	242
Yes (leave e-mail address below)	43.19%	184
TOTAL		426

#	YES (LEAVE E-MAIL ADDRESS BELOW)	DATE
1	alleyloya@gmail.com	4/12/2025 11:06 AM
2	nstoup@comcast.net	4/6/2025 5:43 PM
3	sandrineflint@gmail.com	4/5/2025 1:03 PM
4	dwharris@gmail.com	4/5/2025 10:44 AM
5	Mhchilds@gmail.com	4/3/2025 12:44 PM
6	Junemarie575@gmail.com	4/3/2025 12:17 PM
7	lizaida.morales.stcyr@gmail.com	4/3/2025 5:22 AM
8	john@crossfirenw.com	4/2/2025 4:55 PM
9	Lluhij@gmail.com	4/2/2025 4:35 PM
10	djcohea@gmail.com	4/2/2025 2:07 PM
11	nancy1@cfl.rr.com	4/2/2025 12:46 PM
12	wbdeese@comcast.net	4/2/2025 9:32 AM
13	hubbs86@yahoo.com	4/1/2025 10:08 AM
14	Suznik10@gmail.com	3/30/2025 2:48 PM
15	Hcutshaw@aol.com	3/25/2025 2:45 PM
16	beckett0318@yahoo.cim	3/21/2025 6:16 AM
17	Fletcherjm84@gmail.com	3/20/2025 1:28 PM

Mount Dora Vision Zero Safety Action Plan Survey

18	colleendemartino@gmail.com	3/20/2025 9:46 AM
19	Pdeese@comcast.net	3/19/2025 9:04 PM
20	lynlee55@aol.com	3/19/2025 9:51 AM
21	nsfdchief1@msn.com	3/19/2025 9:02 AM
22	jescalante1358@gmail.com	3/18/2025 7:06 PM
23	lower1893@gmail.com	3/18/2025 7:02 PM
24	alyedel1@gmail.com	3/18/2025 11:19 AM
25	kenclaire1965@gmail.com	3/17/2025 6:36 PM
26	Mary.em.thomas@gmail.com	3/17/2025 5:27 PM
27	Suething44@gmail.com	3/17/2025 4:21 PM
28	dcampbell33434@yahoo.com	3/17/2025 4:02 PM
29	dusharnc@msn.com	3/17/2025 3:48 PM
30	vnovakmader@gmail.com	3/17/2025 2:03 PM
31	carli3@att.net	3/17/2025 12:48 PM
32	rwjakubiak@gmail.com	3/17/2025 12:23 PM
33	bru1984@verizon.net	3/17/2025 10:54 AM
34	fritz_avis@yahoo.com	3/17/2025 10:31 AM
35	brandon.j.ko@gmail.com	3/17/2025 9:34 AM
36	elisabeths.dahl@gmail.com	3/17/2025 9:29 AM
37	d.umlauf@gmail.com	3/17/2025 8:59 AM
38	bbbogue@yahoo.com	3/17/2025 8:43 AM
39	sdw-lew@comcast.net	3/17/2025 8:26 AM
40	clroeglin@yahoo.com	3/17/2025 8:24 AM
41	bstedman@comcast.net	3/17/2025 8:16 AM
42	kenn1840@gmail.com	3/17/2025 8:12 AM
43	jandcbabs@yahoo.com	3/17/2025 8:12 AM
44	cbarton1@comcast.net	3/17/2025 7:58 AM
45	Bbbogue@yahoo.com	3/17/2025 7:47 AM
46	densiewert@aol.com	3/17/2025 6:45 AM
47	mentwabl@yahoo.com	3/17/2025 6:43 AM
48	eazor44@gmail.com	3/17/2025 6:32 AM
49	Rjandnancy@gmail.com	3/17/2025 6:13 AM
50	ronfunkhouser@hotmail.com	3/17/2025 5:53 AM
51	Mrsmeenge1@aol.com	3/17/2025 5:43 AM
52	Smellyperm@aol.com	3/17/2025 5:15 AM
53	scotlandyarn@att.net	3/17/2025 3:37 AM
54	michaelhennessy@embarqmail.com	3/17/2025 2:38 AM
55	louanngray.23@gmail.com	3/17/2025 12:00 AM

Mount Dora Vision Zero Safety Action Plan Survey

56	Bcculhane@gmail.com	3/16/2025 10:01 PM
57	giannaj327@gmail.com	3/16/2025 9:49 PM
58	Jayferg@gmail.com	3/16/2025 9:18 PM
59	Rlpet@aol. Com	3/16/2025 8:48 PM
60	Lluhij@gmail.com	3/16/2025 8:18 PM
61	pamelahuot@yahoo.com	3/16/2025 7:55 PM
62	lgmline@yahoo.com	3/16/2025 7:40 PM
63	maryfpinckney@gmail.com	3/16/2025 7:31 PM
64	groveskennethw@gmail.com	3/16/2025 7:30 PM
65	Lpeter130@aol.com	3/16/2025 7:20 PM
66	b.joanna@gmail.com	3/16/2025 7:10 PM
67	Rocarter1@outlook.com	3/16/2025 7:08 PM
68	gc1907@aol.com	3/16/2025 6:56 PM
69	csmcconkey@comcast.net	3/16/2025 6:54 PM
70	winship1776@gmail.com	3/16/2025 6:02 PM
71	cathystewartcox@gmail.com	3/16/2025 5:53 PM
72	Gokylego45@gmail.com	3/16/2025 5:49 PM
73	Do not want my email shared	3/16/2025 5:39 PM
74	pgriffith63@yahoo.com	3/16/2025 5:15 PM
75	Jojobbb7@aol.com	3/16/2025 5:10 PM
76	Kmetzrn@yahoo.com	3/16/2025 4:59 PM
77	Drlanyi@live.com	3/16/2025 4:48 PM
78	Knhajas@gmail.com	3/16/2025 4:43 PM
79	rjreid@comcast.net	3/16/2025 4:17 PM
80	fromthecaptain@aol.com	3/16/2025 4:16 PM
81	softgreen@embarqmail.com	3/16/2025 4:16 PM
82	rebeccajcampbell@outlook.com	3/16/2025 4:16 PM
83	jlm5053@aol.com	3/16/2025 4:12 PM
84	gamzie@aol.com	3/16/2025 4:10 PM
85	jimshelley26@gmail.com	3/16/2025 4:09 PM
86	AimHigh@comcast.net	3/16/2025 4:08 PM
87	mwisdo1208@gmail.com	3/16/2025 4:01 PM
88	Thosanders@aol.com	3/16/2025 3:58 PM
89	boomrr71@hotmail.com	3/16/2025 3:58 PM
90	philipedwards@me.com	3/16/2025 3:56 PM
91	dawnwebb19934@gmail.com	3/16/2025 3:52 PM
92	Jennafoley1502@gmail.com	3/16/2025 3:45 PM
93	danorris1954@gmail.com	3/16/2025 3:42 PM

Mount Dora Vision Zero Safety Action Plan Survey

94	hurley.business@gmail.com	3/16/2025 3:42 PM
95	baynehowell@gmail.com	3/16/2025 3:36 PM
96	Pargolf711@gmail.com	3/16/2025 3:35 PM
97	hfborg@msn.com	3/16/2025 3:33 PM
98	austinstan@gmail.com	3/16/2025 3:33 PM
99	markmarkivich@gmail.com	3/16/2025 3:31 PM
100	mjoycosta@gmail.com	3/16/2025 3:29 PM
101	tadparker604@gmail.com	3/16/2025 3:27 PM
102	rcdc1942@ gmail.com	3/16/2025 3:26 PM
103	Gmelgary@gmail.com	3/16/2025 3:26 PM
104	vdavidbaker@gmail.com	3/16/2025 3:23 PM
105	ccmdgolfer@gmail.com	3/16/2025 3:20 PM
106	Cydpenny@yahoo.com	3/16/2025 3:19 PM
107	cowherdlaw@gmail.com	3/16/2025 3:18 PM
108	JDaly214@aol.com	3/16/2025 11:28 AM
109	mehmert8756@gmail.com	3/16/2025 9:35 AM
110	appleby4@gmail.com	3/16/2025 8:38 AM
111	cathillet@me.com	3/15/2025 9:43 PM
112	bamronee@ gmail.com	3/15/2025 5:34 PM
113	pamelahuot@yahoo.com	3/15/2025 5:28 PM
114	Chrisg8018@icloud.com	3/15/2025 1:37 PM
115	Handlykk@gmail.com	3/15/2025 11:59 AM
116	mcmichaelalexander@gmail.com	3/15/2025 9:49 AM
117	fcas8055@gmail.com	3/15/2025 9:45 AM
118	emteejay1@gmail.com	3/15/2025 8:48 AM
119	Bakeva@aol.com	3/15/2025 8:23 AM
120	renba1998@gmail.com	3/14/2025 10:24 PM
121	ncforbes.0319@gmail.com	3/14/2025 8:14 PM
122	mgcrampton@anoddbox.com	3/14/2025 8:11 PM
123	stephaniedavis7146@yahoo.com	3/14/2025 6:57 PM
124	rianlancto@gmail.com	3/14/2025 6:45 PM
125	Lordstoke2@aol.com i	3/14/2025 6:27 PM
126	dorrie.pighetti@gmail.com	3/14/2025 4:21 PM
127	Katsturtle59@gmail.com	3/14/2025 4:06 PM
128	Findcristal@gmail.com	3/14/2025 3:42 PM
129	keyspiratlassie@gmail.com	3/14/2025 3:17 PM
130	Csm@fmcolaw.com	3/14/2025 3:10 PM
131	sherwood6500@gmail.com	3/14/2025 3:09 PM

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132	dlh2554@icloud.com	3/14/2025 3:06 PM
133	SpwhAaa@gmail.com	3/14/2025 2:14 PM
134	carrislinda7@gmail.com	3/14/2025 1:43 PM
135	Cathyhoechst@gmail.com	3/14/2025 1:40 PM
136	Prconrader@mac.com	3/14/2025 1:40 PM
137	Mtf54@icloud.com	3/14/2025 1:38 PM
138	ejsettino@gmail.com	3/14/2025 12:55 PM
139	pbnomis@icloud.com	3/14/2025 12:26 PM
140	Rick426brown@yahoo.com	3/14/2025 12:20 PM
141	dquarasr@yahoo.com	3/14/2025 12:13 PM
142	dennispdawson@gmail.com	3/14/2025 11:29 AM
143	vwittelsbach@gmail.com	3/14/2025 11:03 AM
144	Stini228@gmail.com	3/14/2025 11:01 AM
145	drg5041@gmail.com	3/14/2025 10:46 AM
146	Rubyredspets@yahoo.com	3/14/2025 10:31 AM
147	spear2fish@gmail.com	3/14/2025 10:18 AM
148	Johncutter@mac.com	3/14/2025 10:14 AM
149	Judygirone@aol.com	3/14/2025 10:11 AM
150	cmadyda@embarqmail.com	3/14/2025 9:27 AM
151	kwfrazier@hotmail.com	3/14/2025 9:27 AM
152	sshankatc@gmail.com	3/14/2025 9:17 AM
153	chowbos@gmail.com	3/14/2025 9:13 AM
154	Barb.lange@yahoo.com	3/14/2025 9:10 AM
155	Kewlscott@aol.com	3/14/2025 9:09 AM
156	Rbridges1701@comcast.net	3/14/2025 9:09 AM
157	lbcindy@aol.com	3/14/2025 9:07 AM
158	auntkaren4@gmail.com	3/14/2025 9:05 AM
159	cf530@bellsouth.net	3/14/2025 9:04 AM
160	pkoehler5042@gmail.com	3/14/2025 9:03 AM
161	staples2221@hotmail.com	3/14/2025 8:58 AM
162	Annb56@me.com	3/14/2025 8:53 AM
163	jdkeidel@gmail.com	3/14/2025 8:53 AM
164	sebmooc1956@gmail.com	3/14/2025 8:49 AM
165	brandon@storckindustries.com	3/14/2025 8:44 AM
166	Edwinawilinski @gmail.com	3/14/2025 8:44 AM
167	scubber1954@yahoo.com	3/14/2025 8:42 AM
168	lzzynapopka@icloud.com	3/14/2025 8:37 AM
169	spooky-1@mindspring.com	3/14/2025 8:32 AM

Mount Dora Vision Zero Safety Action Plan Survey

170	Setsettino@gmail.com	3/14/2025 8:30 AM
171	Annbillo@aol.com	3/14/2025 8:28 AM
172	rmdserrano@gmail.com	3/14/2025 8:23 AM
173	Laurasue966@hotmail.com	3/14/2025 8:15 AM
174	donwiley08@comcast.net	3/14/2025 8:15 AM
175	lreimer@comcast.net	3/14/2025 8:13 AM
176	k.blake@creativepowersolutions.us	3/14/2025 8:11 AM
177	kathycard1@gmail.com	3/14/2025 8:09 AM
178	fredfitte@aol. com	3/14/2025 5:55 AM
179	mike.norris.va@gmail.com	3/14/2025 12:22 AM
180	Ptims4171@icloud.com	3/13/2025 9:01 PM
181	andreagiuliana1993@gmail.com	3/13/2025 8:15 PM
182	CatherineBayer888@gmail.com	3/13/2025 6:28 PM
183	Rjandnancy@gmail.com	3/13/2025 5:02 PM
184	sparkedfire@hotmail.com	3/11/2025 1:57 PM



Sign-In

June 25, 2025
Community Open House
Mount Dora Vision Zero Safety Action Plan
City of Mount Dora, FL

Name	Email (Optional)
JEFF PARKIS	
BILL KIERAN	
Daniel Gross	dgross527@gmail.com
Tim Barrett	V8400hp@aol.com
BILL DEESE	WBDEESE@COMCAST.NET
Georgian Smythe	smythefamily@gmail.com
Rich & Nancy HURLEY	hurtrich1987@gmail.com
HELEN & T.C. CUTSHAW	TCUTSHAW123@GMAIL.COM
Cal Rolfson	rolfsonc@cib/m-d.com
JOANNE WELSH	J.WELSH@YAHOO.COM
ERSILIO MARSELLA	ERSILIO MARSELLA@HOTMAIL.CO
JACK GRANT	LIVE GLASS FULL777@GMAIL.COM

MOUNT DORA VISION ZERO SAFETY ACTION PLAN

COMMENT CARD

Have something else in mind? Leave us a comment below!

Routine maintenance is being neglected. This affects pedestrian safety minor - large oaks in cemetery on Donnelly are hanging in pedestrians face + need trimming. The rest is a big deal + needs immediate attention. Both sides of Old Eustis road between Donnelly + the bottom of the hill need a major cutback - There is NO side walk, Bamboo has been dumped and taken off growing into the street at the corner (SW). The path to the library from Forrest needs a big cut back + clearing

MOUNT DORA VISION ZERO SAFETY ACTION PLAN

COMMENT CARD

Have something else in mind? Leave us a comment below!

Side walk maintenance was stopped at 11 st but needs major attention going north. Broken + unlevel surfaces. Over grown with brush, bushes, grass and too much debris. City tax payers deserve a safe place to walk. The NW part of Mt. Dora is being neglected. I need to walk and walk the city almost daily. I've been disappointed to see the lack of care. There is more but no more space

Georgann Smythe 410 Sassafraz LN 305-903-7422

MOUNT DORA VISION ZERO SAFETY ACTION PLAN

COMMENT CARD

Have something else in mind? Leave us a comment below!

MOUNT DORA VISION ZERO SAFETY ACTION PLAN

COMMENT CARD

Have something else in mind? Leave us a comment below!

@ 441 east of 44 intersection --
drivers @ ABC LIQUOR WANTING
TO TURN LEFT (SOUTH) ON 441 --
QUICKLY TURN INTO ONCOMING LANE
IN ORDER TO UTILIZE A U-TURN
CUT IN THE MEDIAN IN ORDER TO
ENTER SOUTHBOUND 441

MOUNT DORA VISION ZERO SAFETY ACTION PLAN

COMMENT CARD

Have something else in mind? Leave us a comment below!

MOUNT DORA VISION ZERO SAFETY ACTION PLAN

COMMENT CARD

Have something else in mind? Leave us a comment below!

MOUNT DORA VISION ZERO SAFETY ACTION PLAN

COMMENT CARD

Have something else in mind? Leave us a comment below!

APPENDIX B: EQUITY CONSIDERATIONS



MEMORANDUM

DATE: February 11, 2025
TO: Halff, Inc.
CC:
FROM: ATG | DCCM
RE: Mount Dora SS4A Vision Zero Safety Action Plan –
Equity Analysis

Introduction

This memorandum examines equity considerations for the City of Mount Dora in preparation of the Safe Streets and Roads for All (SS4A) Vision Zero Safety Action Plan (SAP). It includes a demographic overview of the study area, identifies population and economic characteristics, catalogs community resources, and summarizes climate and economic justice in the area. The SS4A program calls for equity considerations to be a component of action plans, which must be developed using inclusive and representative processes.

The terms equity and equality are commonly confused. Put simply, **equality** can be defined as the *equal* distribution of resources and opportunities, whereas **equity** can be defined as the *fair* distribution of resources and opportunities. While it might seem that having the same resources and opportunities would result in an even playing field for all members of a community, this is not necessarily the case. Actively considering equity when making planning decisions contextualizes equal access to resources and addresses past disadvantages faced by certain groups. In transportation planning, benefits and opportunities resulting from plans should be equitably distributed to ensure that all people, regardless of their background, have equal access to transportation resources, which can have lasting effects on prosperity.

This memorandum will identify underserved communities in the region using data from the US Census Bureau and the Council on Environmental Quality (CEQ) CEJST Justice 40 Screening Tool. The figures and discussion included below will present analyses performed by project staff in order to capture a snapshot of the region's demographics. In doing so, the consideration of equal and equitable access to resources for all members of the community will be facilitated in the development of the SAP.

Equity Analysis

Environmental Justice

The Environmental Justice Movement began in 1982 and works to protect rights of equity and equality. It states that everyone should be provided equal protections to live, work, and play in safe and healthy communities. In addition to the Environmental Justice Movement, several civil rights movements and executive orders have served as catalysts for change regarding equity. Those movements include but are not limited to:

- **The Civil Rights Act of 1964:** This act banned discrimination based on race, sex, religion, or national origin in public accommodations including restaurants and hotels and federal programs.

- **Title IX of the Education Amendments of 1972:** Title IX protects students and others from discrimination based on sex in education programs and other programs that receive federal funding.
- **Executive Order 14008:** Also known as the Justice40 Initiative, this executive order was issued in 2021. It established a goal that 40 percent of benefits from investments such as grants, programs, and initiatives go towards historically disadvantaged, underserved, and marginalized communities.

All transportation projects that receive federal funding are required to comply with Title VI, the National Environmental Policy Act (NEPA), and presidential executive orders. This equity analysis identifies the communities where public involvement plans should be adapted to be inclusive and where transportation investments may need to be directed.

Although the City of Mount Dora has not published any plans that specifically pertain to optimizing equity in the city, the city's comprehensive plan, adopted in 2020, does affirm the city's commitment to equity in various elements, including in economic development and access to parks and green space.

Demographics Overview

The following section will give a brief summary of various aspects of the demographics of the City of Mount Dora in order to build a demographic profile and better understand the community the SAP will serve. The demographics overview of Mount Dora is informed by city-level data coming from the USCB gathered from the 2020 Census and 2023 American Community Survey (ACS), as well as census tract-level data from the CEQ CEJST.

Population

Mount Dora has a total population estimated at 16,341 according to the 2020 Census. The age demographics of the population are broken down in **Table 1**. The largest age demographic cohort in the city is persons aged 60 and over, composing 38.5% of the population. This might suggest that many residents have chosen Mount Dora as a place to retire. This also reinforces the importance of safe and convenient street infrastructure, as persons aged 60 years and older make up a demographic that exhibits increased dependency on modes of transportation outside of personal vehicles.

Table 1: Mount Dora Population by Age

Age Category	Population	Percent of Total
Under 18	2,890	17.2%
18-24	1,159	6.9%
25-39	3,086	18.3%
40-59	3,206	19.1%
60 and over	6,471	38.5%

Source: US Census Bureau, ACS S0101

<https://data.census.gov/table/ACSST5Y2023.S0101?g=160XX00US1247050>

The CEJST identifies communities that are disadvantaged, overburdened, and underserved. Census tracts that are at or above set thresholds of a socioeconomic burden and at least one additional environmental, climate, or other burden are classified as disadvantaged and in need of special consideration for program benefits and impacts. Socioeconomic burdens include the following:

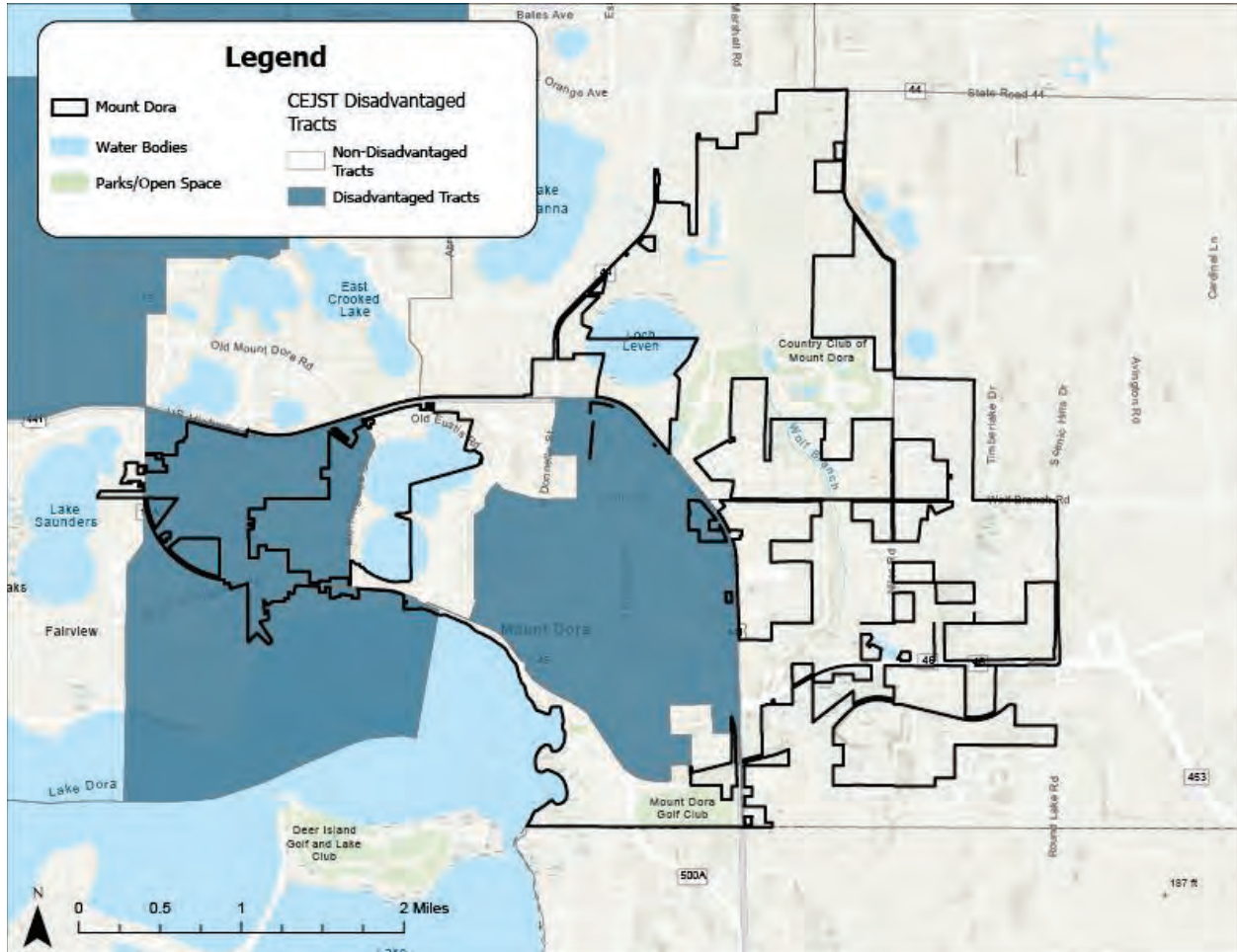
- At or above the 65th percentile for low income, based on the tract's percentage of households where income is at or below 200% of the Federal poverty level.
- For the workforce development burden category: More than 10% of people ages 25 years or older whose high school education is less than a high school diploma.

Additional categories of burdens include:

- **Climate Change:** At or above the 90th percentile for expected agriculture loss rate, expected building loss rate, expected population loss rate, projected flood risk, or projected wildfire risk.
- **Energy:** At or above the 90th percentile for energy cost or weight of PM2.5 (fine inhalable particulate matter) in the air per cubic meter.
- **Health:** At or above the 90th percentile for asthma, diabetes, heart disease, or low life expectancy.
- **Housing:** Experienced historic underinvestment, or at or above the 90th percentile for housing cost, lack of green space, lack of indoor plumbing, or lead paint.
- **Legacy Pollution:** Have at least one abandoned mine land or formerly used defense sites, or at or above the 90th percentile for proximity to hazardous waste facilities, proximity to Superfund sites (National Priorities List (NPL)), or proximity to Risk Management Plan (RMP) facilities.
- **Transportation:** At or above the 90th percentile for diesel particulate matter exposure, transportation barriers, or traffic proximity and volume.
- **Water and Wastewater:** At or above the 90th percentile for underground storage tanks and releases or wastewater discharge.
- **Workforce Development:** At or above the 90th percentile for linguistic isolation, low median income, poverty, or unemployment.

Figure 1: Mount Dora CEJST Disadvantaged Tracts presents disadvantaged tracts identified by the CEJST with the Mount Dora city limits superimposed. The map identifies two census tracts containing Mount Dora communities that are identified as disadvantaged. One encompasses most of the downtown area, and the other encompasses the western extreme of the city.

Figure 1: Mount Dora CEJST Disadvantaged Tracts

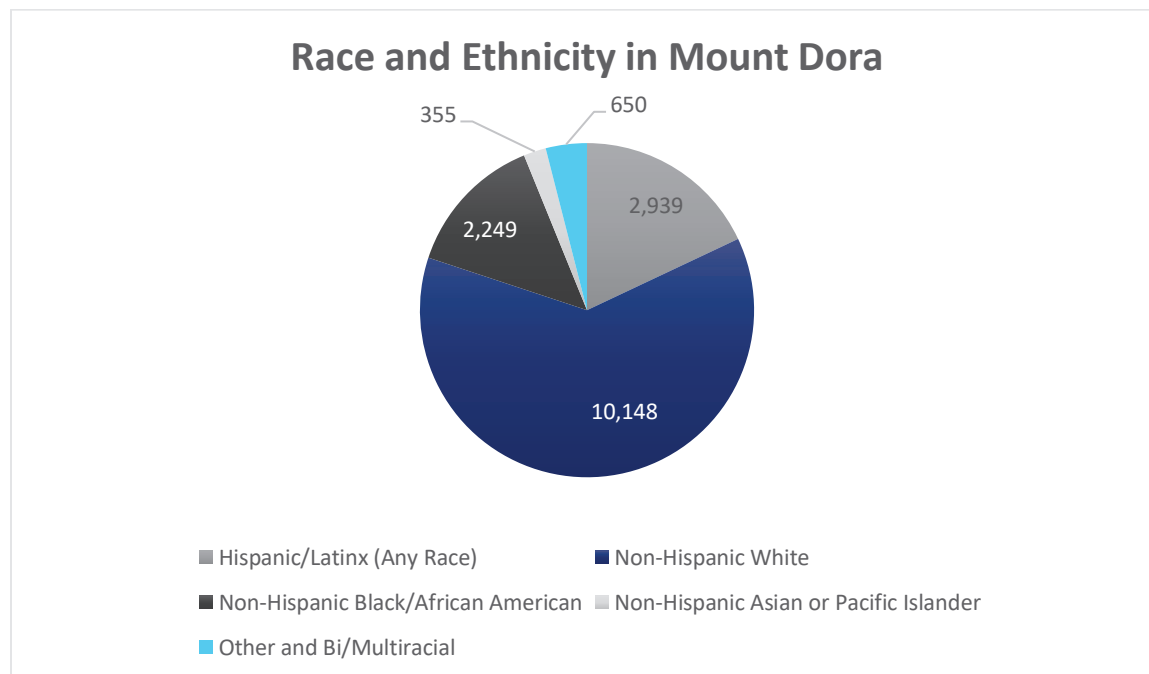


Source: CEQ CEJST

Race and Ethnicity

Data from the 2020 Decennial Census was analyzed in order to provide an analysis of the racial and ethnic makeup of the population of Mount Dora. It is important to note the difference between race and ethnicity, given that the census surveys the two separately. Race is an identifier that is based on physical appearance, including categories such as White, Black, Native American, Middle Eastern/North African, etc. Ethnicity is tied to common cultural characteristics, and includes groups such as Hispanic/Latinxs, African Americans, etc. The two are not always mutually exclusive, which is why the census specifies Hispanic and non-Hispanic people of any race. The population of Mount Dora is predominantly White, with about 62% of the population identifying as non-Hispanic White. Non-Hispanic Black/African American people make up about 14% of the population, and Hispanic people of all races account for about 18%. Other races and biracial/multiracial people accounted for about 4% of the population. **Figure 2** below charts the relative population broken down into the city's racial and ethnic communities.

Figure 2: Mount Dora Population by Race and Ethnicity



Source: US Census Bureau, 2020 Decennial Census P9

<https://data.census.gov/table/DECENNIALDHC2020.P9?g=160XX00US1247050>

Household Income and Poverty

According to the US Census Bureau¹, median household income in Mount Dora, at \$69,931, was lower than the median household income in the state of Florida by roughly \$3,000. The income categories occupied by the highest percentages of the total households were \$100,000 - \$149,999 with 20.1% and \$50,000 to \$74,999 with 20%. **Table 2** breaks down household income by percentage of households within each category.

Table 2: Mount Dora Household Income

Category	Income
Median Household Income (State of Florida)	\$73,311
Median Household Income (Mount Dora)	\$69,931
Less than \$10,000	8.8%
\$10,000 to \$14,999	3.5%
\$15,000 to \$24,999	4.8%
\$25,000 to \$34,999	4.2%
\$35,000 to \$49,999	13.2%
\$50,000 to \$74,999	20.0%
\$75,000 to \$99,999	10.8%
\$100,000 to \$149,999	20.1%
\$150,000 to \$199,999	9.3%
\$200,000 or more	5.2%

Source: US Census Bureau, ACS S1901

<https://data.census.gov/table/ACSST5Y2023.S1901?g=160XX00US1247050>

The federal poverty level (FPL) is a measure of income issued annually by the Department of Health and Human Services. The FPL in 2023, the year of release of the ACS data, was defined as \$14,580 for individuals in one-person households (Note: The FPL is dependent on the size of household, with the figure increasing approximately \$5,000 for every additional member of a family/household).²

¹ US Census Bureau ACS S2504 <https://data.census.gov/table?q=S2504&g=160XX00US1247050>

² US Department of Health and Human Services <https://www.healthcare.gov/glossary/federal-poverty-level-fpl/>

The poverty rate in Mount Dora is slightly higher than that of the State of Florida³, at 15.7% and 12.3%, respectively. When poverty rates are broken down by race and ethnicity, it becomes apparent that poverty is not proportional to the population of each group. The lowest poverty rate is experienced by those who identified themselves as White and non-Hispanic, while the highest poverty rate is experienced by those who identified themselves as Black/African American. There is a disparity of roughly ten percentage points between the city's non-Hispanic White population, Hispanic population, and Black/African American population. **Table 3** displays the poverty rates of the aforementioned demographic groups.

Table 3: Mount Dora Poverty Rate by Race and Ethnicity

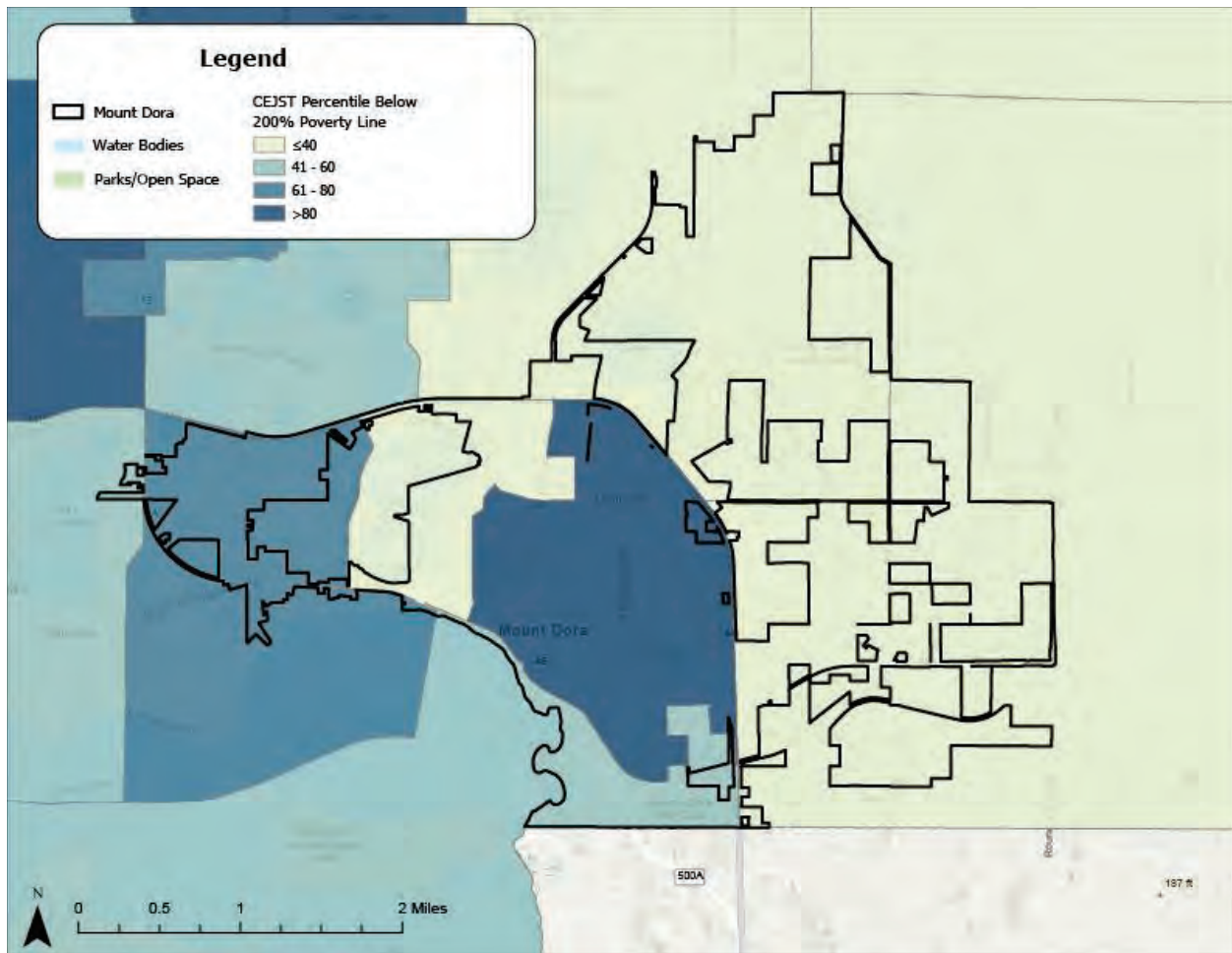
Demographic	Poverty Rate
Overall Population	15.7%
White (Non-Hispanic)	10.3%
Black/African American	33.7%
Hispanic/Latinx (Any Race)	23.1%

Source: US Census Bureau, ACS S1701

<https://data.census.gov/table/ACSST5Y2023.S1701?g=160XX00US1247050>

One factor the CEJST identifies within the census tracts analyzed from the entirety of the United States is the percentage of those individual residents of each tract living below the 200% poverty line. This figure indicates an income less than two times the FPL for a given year. In other words, the data signals the number of residents with an income below \$29,160 annually, twice the FPL of \$14,580. The data is presented as a percentile of all census tracts within the entire United States, meaning that if a tract is in the fiftieth percentile, it has a higher number of individuals at income levels below the 200% poverty line than 50% of US census tracts. **Figure 3** identifies this level of poverty in census tracts containing Mount Dora communities. The same two tracts that were identified as generally disadvantaged, in the center of the city and the western extreme, were identified as having higher percentiles for individuals living below the 200% poverty line. The city's central tract falls above the eightieth percentile, while the western tract falls between the 60th and 80th percentile.

³ US Census Bureau, Quick Facts Florida <https://www.census.gov/quickfacts/fact/table/FL/IPE120223#IPE120223>

Figure 3: Mount Dora Percent Below 200% Poverty Line (Percentile)

Source: CEQ CEJST

Language

In Mount Dora, 87.7% of the population over the age of 18 speaks English exclusively, making it the dominant language in the community.⁴ The second most spoken language is Spanish, which is spoken by 12% of adults in Mount Dora. Of the Spanish speakers, about half reported speaking English “very well,” and the other half reported speaking less than “very well.” About 1.5% of the population reported speaking other Indo-European and Asian languages. Overall, the city’s population predominantly speaks English, with a notable Spanish-speaking community and some other languages spoken.

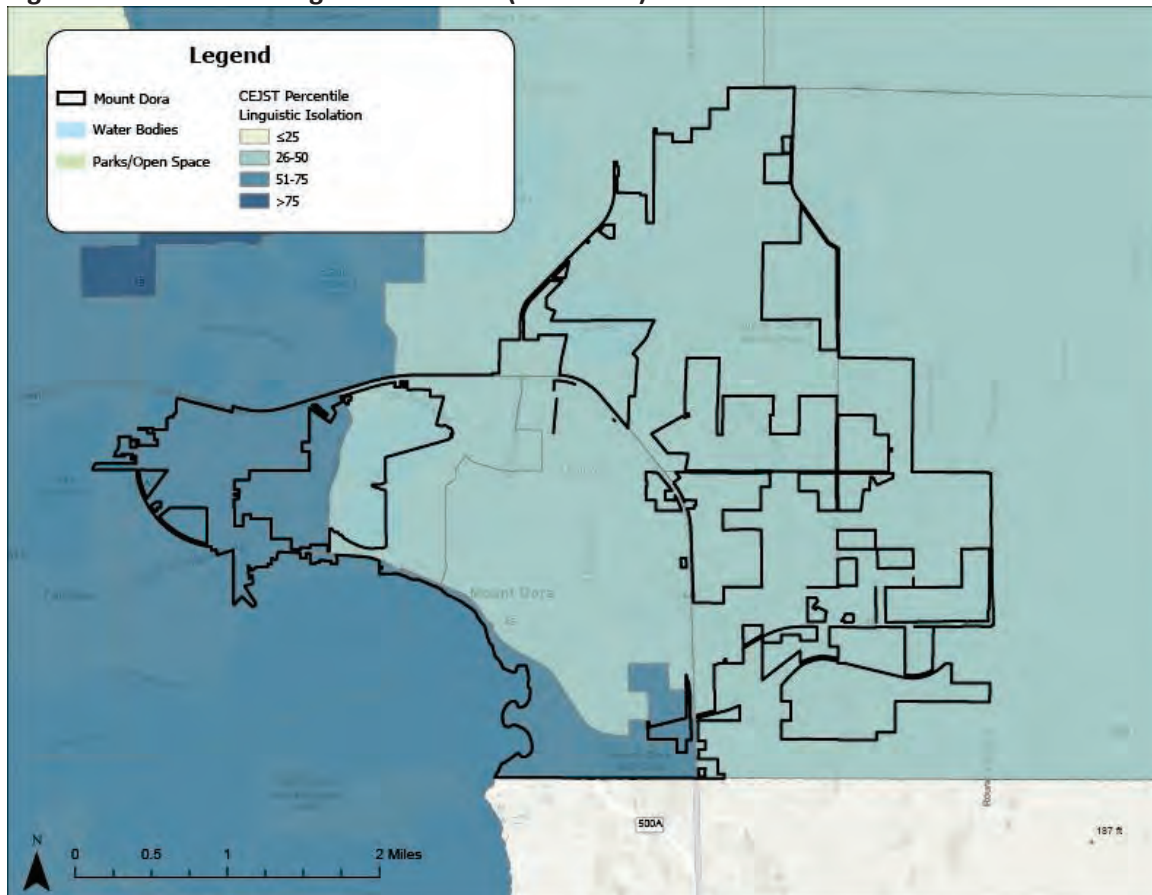
The CJEST also identifies linguistic isolation in census tracts. Linguistic isolation can be defined as occurring in households with limited English proficiency. Linguistic isolation can lead to difficulty accessing health care, employment, or other community resources.

⁴ US Census Bureau, ACS S1601

<https://data.census.gov/table/ACSST5Y2023.S1601?q=Language%20Spoken%20at%20Home&g=160XX00US1247050>

Figure 4 identifies census tracts containing Mount Dora communities by percentile of households experiencing linguistic isolation. Throughout most of Mount Dora, the prominence of linguistically isolated households does not exceed the median percentile for census tracts nationally. However, the tracts containing communities in the western and southern extremes of the city reach the range of between the 50th to the 75th percentile.

Figure 4: Mount Dora Linguistic Isolation (Percentile)



Source: CEQ CEJST

Household Vehicle Access

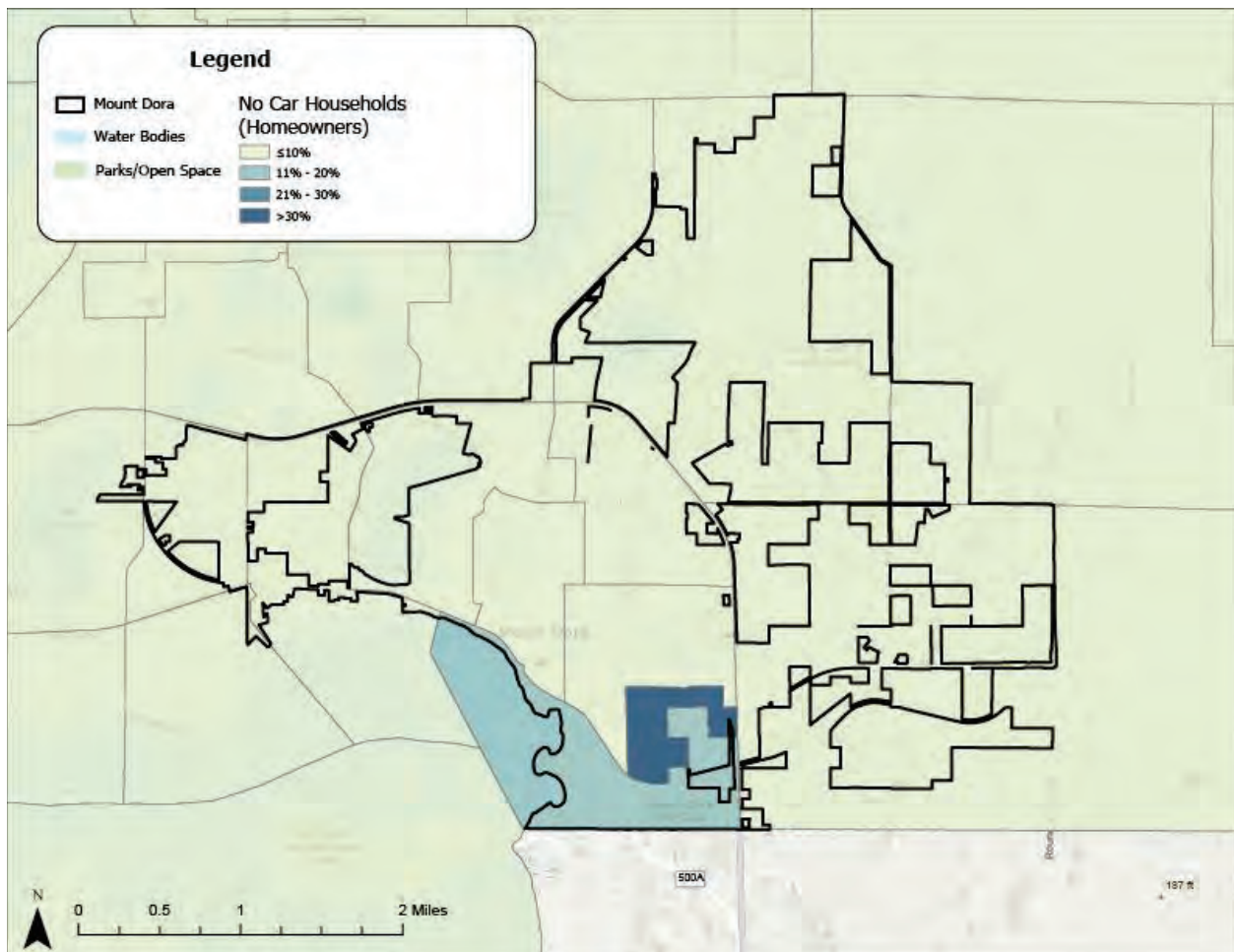
According to the ACS⁵, in 2023 there were 7,129 occupied housing units within the city limits. Within these households, more than 90% of the residents reported having access to at least one vehicle. 40.9% had access to one vehicle, while 40.4% had access to two vehicles. 10.4% had access to three or more vehicles. 8.2% of Mount Dora residents reported having no access to a vehicle.

Figure 5 and **Figure 6** map the percentage of households in the Mount Dora area without access to a vehicle by Census block group. **Figure 5** displays the percentages of owner-occupied households without access to a vehicle, while **Figure 6** displays the same statistics for renter-occupied households. Viewers will observe that for homeowners, the block groups with the highest percentages of households without vehicle access can be found in the south of the city, with rates that fall between 11-20% and over 30% of

⁵ US Census Bureau, ACS S2504 <https://data.census.gov/table?q=car%20ownership&g=160XX00US1247050>

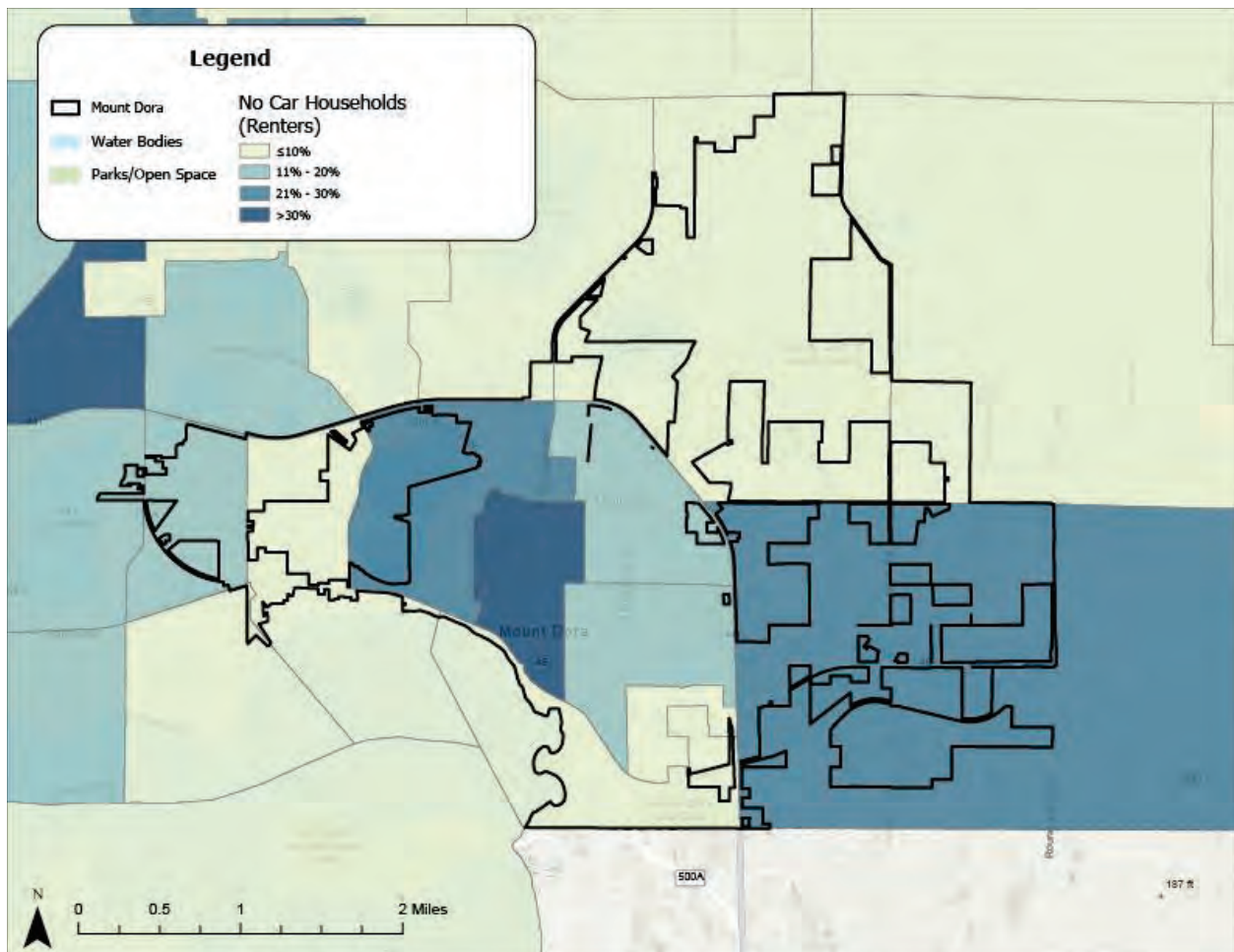
residents. For renters, block groups with similar rates can be found throughout the city, with the center of the city and the far east indicating the highest rates of renters without vehicle access, at over 30%.

Figure 5: No Car Households (Homeowners)



Source: US Census Bureau, ACS B25044

[https://data.census.gov/table/ACSDT5Y2023.B25044?q=B25044:%20Tenure%20by%20Vehicles%20Available&g=050XX00US12069\\$1500000](https://data.census.gov/table/ACSDT5Y2023.B25044?q=B25044:%20Tenure%20by%20Vehicles%20Available&g=050XX00US12069$1500000)

Figure 6: No Car Households (Renters)

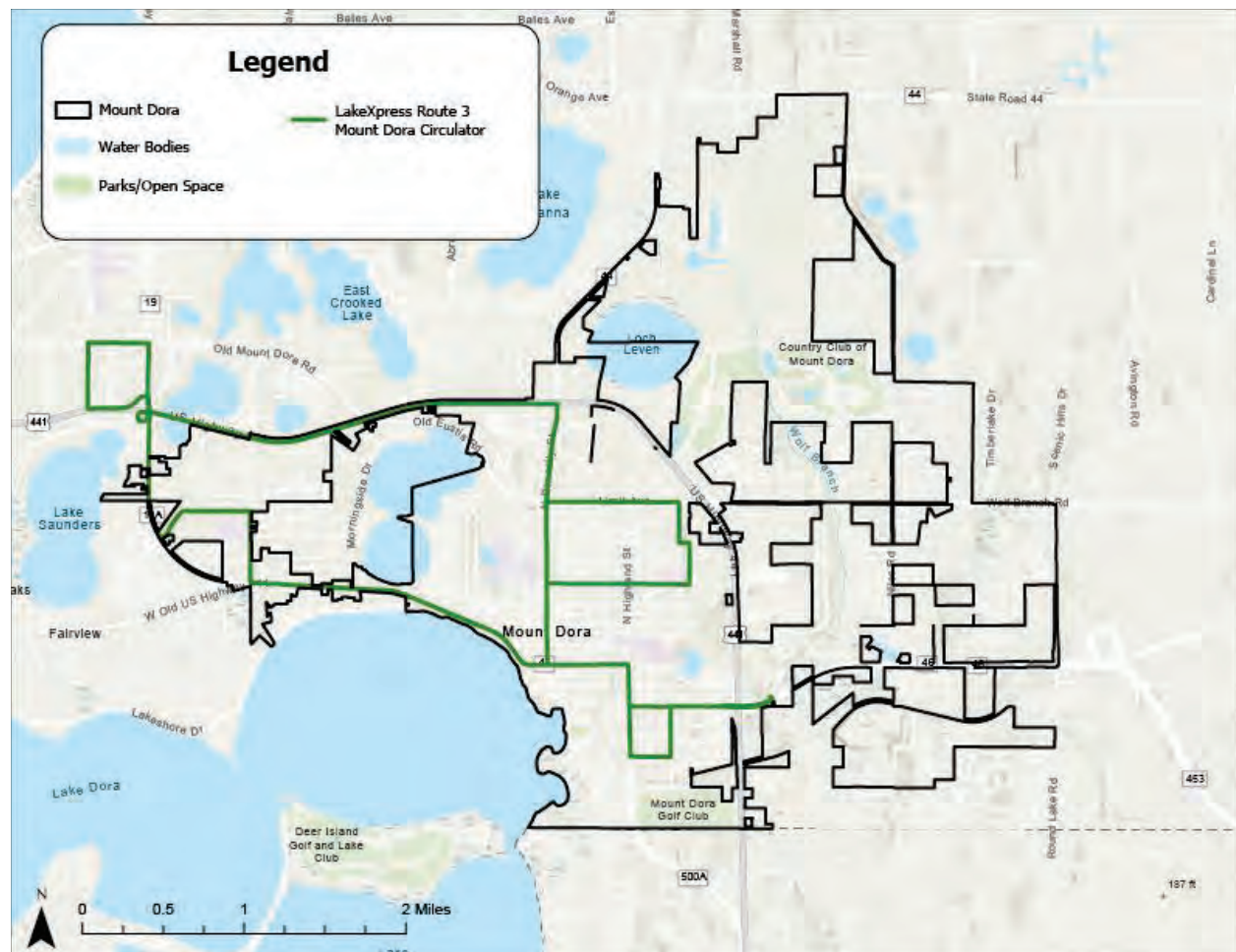
Source: US Census Bureau, ACS B25044

[https://data.census.gov/table/ACSDT5Y2023.B25044?q=B25044:%20Tenure%20by%20Vehicles%20Available&g=050XX00US12069\\$1500000](https://data.census.gov/table/ACSDT5Y2023.B25044?q=B25044:%20Tenure%20by%20Vehicles%20Available&g=050XX00US12069$1500000)

Community Resources

Transit

The City of Mount Dora is provided with transit services by LakeXpress, a regional fixed-route system providing mobility to the community and connectivity with other Lake County communities. Route 3, the [Mount Dora Circulator](#), is a circular route that has 10 stops in various areas of the city, including a Walmart, downtown Mount Dora, and other neighborhoods within the city. The route operates on an hourly basis on weekdays from 6:30 AM to 7:30 PM. LakeXpress Route 3 is mapped below in **Figure 7**. When compared to **Figure 5**Figure 6, the route does well to service most areas of Mount Dora where there are higher percentages of no-vehicle households, but gaps could exist in the eastern part of the city, as well as in the far south.

Figure 7: LakeXpress Route 3 Mount Dora Circulator

Mount Dora is also known locally and amongst tourists for its walkable downtown area, featuring cobblestone roads, a historic district, and various parks. Within the downtown area, the City of Mount Dora operates a service called Freebee that provides free, on-demand shuttle service to facilitate the movement of tourists and residents. The service operates via smartphone app and is available from Friday through Sunday from 9:00 AM to 10:00 PM.

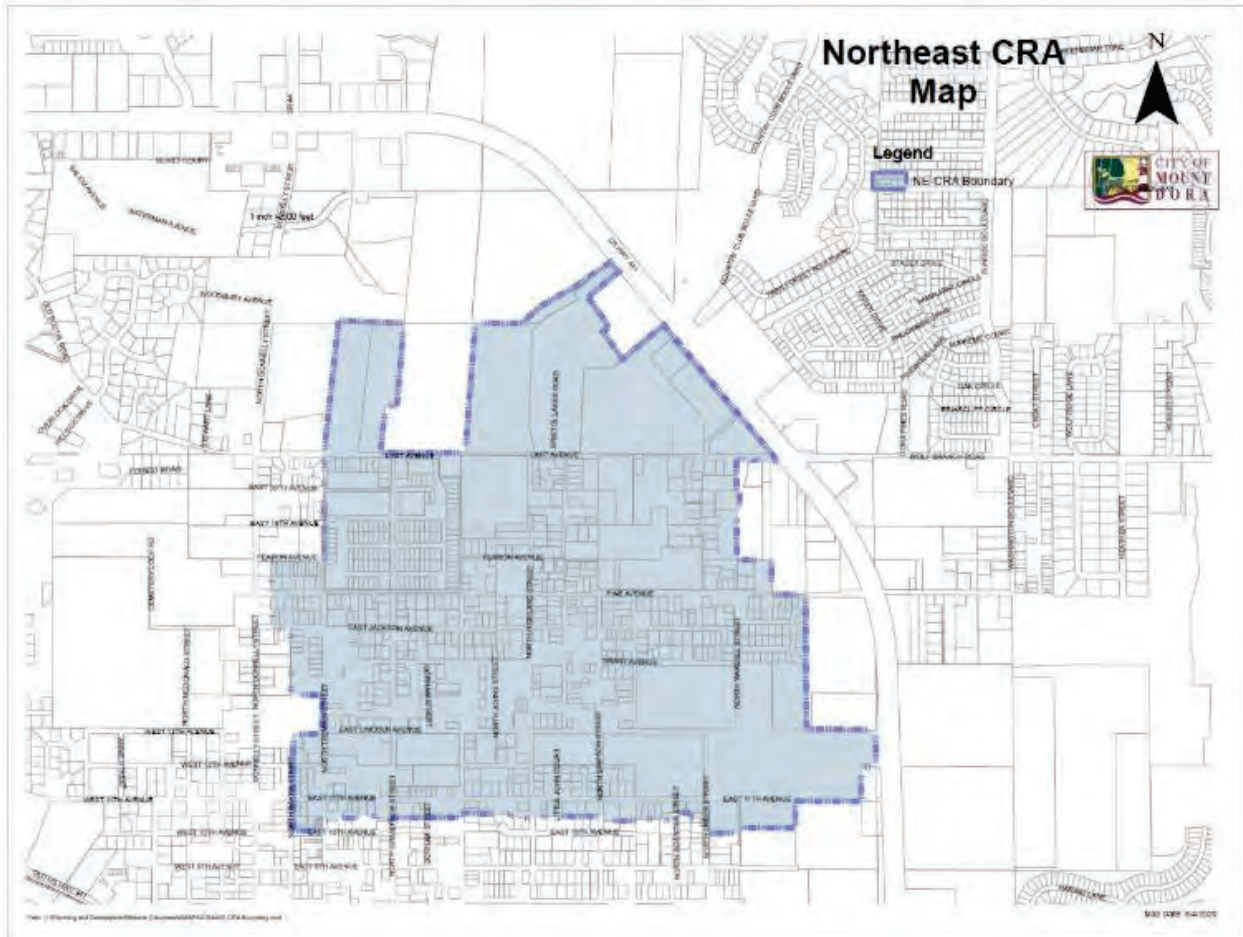
Neighborhood Level Redevelopment Initiatives

Mount Dora created a public agency in 1989 at the request of neighborhood residents interested in revitalizing the northeastern area of the city. The Northeast Community Redevelopment Agency (CRA) is a public agency charged with undertaking redevelopment functions in the Northeast Community Redevelopment District.⁶ The Northeast CRA seeks to make improvements to public grounds and infrastructure, such as parking, road rights of way, and parks. These improvements are intended to encourage investment into private properties in the area and to increase business activity. The staff of the city Planning and Development Department works collaboratively with the agency. The Northeast CRA has completed projects including parks and a pedestrian- and bike-friendly pathway connecting

⁶ City of Mount Dora <https://ci.mount-dora.fl.us/294/Northeast-CRA>

local schools, parks, and local destinations. The boundaries of the Northeast CRA district can be seen in **Figure 8** below.

Figure 8: Northeast Community Redevelopment Agency District Boundary



Source: City of Mount Dora <https://ci.mount-dora.fl.us/301/District-Boundary-Map>

Housing/Shelter

The Northeast CRA incentivizes non-profit agencies by offering assistance for the construction of affordable, single-family, owner-occupied homes located within the Northeast Community Redevelopment District.⁷ Applications and more information are solicited through the city Planning and Development Department.

Mount Dora residents experiencing housing difficulties can access Lake County services, resources and opportunities. Services offered include rental assistance, home ownership assistance, and home repair assistance. Lake County also participates in neighborhood revitalization, community development, and infrastructure improvement projects designed to assist with housing and quality of life.⁸

⁷ City of Mount Dora <https://ci.mount-dora.fl.us/296/Development-Incentives>

⁸ Lake County, FL <https://www.lakecountyfl.gov/housing>

Key Findings

The analyses performed by project staff using the available data identified the following key findings:

- Mount Dora is home to more than 16,000. The city is a popular tourist destination with many historic buildings. It is known for its variety of antique and specialty shops, its large canopy oak trees, and numerous special events throughout the year.
- About 40% of Mount Dora's population is at least 60 years old. About two thirds of the city's population is White, while Black/African American people and Hispanic people of all races collectively comprise about one third of the population.
- The median household income in Mount Dora is about \$70,000 a year. The poverty rate in the city is 15.7%, which is higher than that of the State of Florida. The poverty rate is not even amongst or proportionate to racial and ethnic communities in the city. Although Black/African American communities make up the smallest racial minority with a significant presence in the city, the reported poverty rate is the highest for this demographic, with a similar phenomenon occurring for Hispanic communities in Mount Dora.
- Mount Dora residents have access to community resources provided at the local and county level. Some of these services include public transportation, housing assistance, and neighborhood revitalization efforts.

APPENDIX C: SAFETY ANALYSIS



MEMORANDUM

DATE: March 18, 2025
TO: Johnny Reynolds - Project Manager
FM: Ellen Soll, AICP – Senior Project Manager
RE: City of Mount Dora Vision Zero Safety Action Plan
Crash Analysis

Introduction/Background

To evaluate Mount Dora’s current conditions, a safety analysis reviewed crashes reported from 11/06/2019 to 11/05/2024. This analysis examines crash types, severity, and other key factors to identify patterns and insights. This memo also details the methodology for developing the High Injury Network and analyzes the top segments and intersections to inform future projects.

City Level Crash Analysis

There was a total of 3,210 crashes reported within the city limits of Mount Dora between the dates of 11/6/2019 to 11/5/2024.

Crash Rate

Table 1 depicts the number of crashes as the proportion of the population. The American Community Survey estimated Mount Dora’s population at 15,830 people.

Table 1: Crash Rate

All Crashes	Population	Annual Crash Rate (Per 100,000 People)	Annual Fatality Rate (Per 100,000 People)
3,210	15,830	4,055.59	12.64

Source: FDOT Crash Data. U.S. Census Bureau. American Community Survey (ACS), Table B01003, 2021.

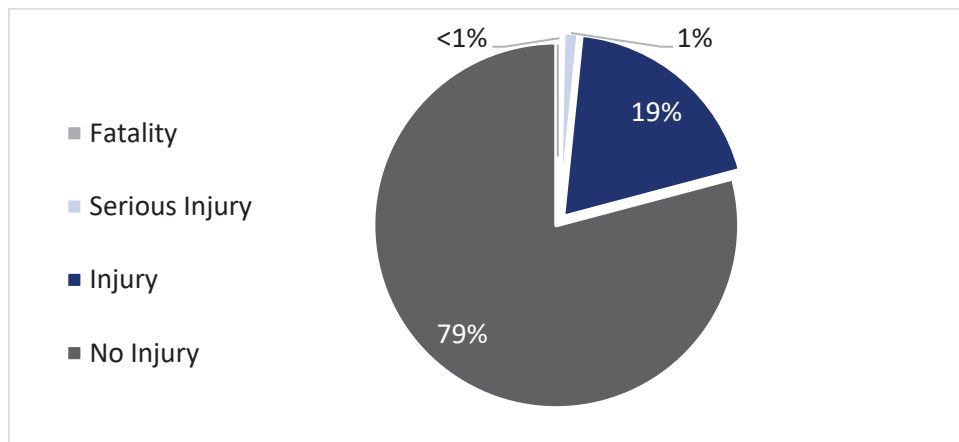
Crash Severity

Table 2 and Figure 1 depict reported crashes by severity.

Table 2: Crash Severity

Fatal	Serious Injury	Injury	No Injury	Total
10	42	618	2,540	3,210

Source: FDOT Crash Data.

Figure 1: All Crashes by Severity

Source: FDOT Crash Data.

Crashes by Year

Table 3 shows the fatal, serious, and total crashes by year.

Table 3: Fatal, Serious Injury, and Total Crashes by Year

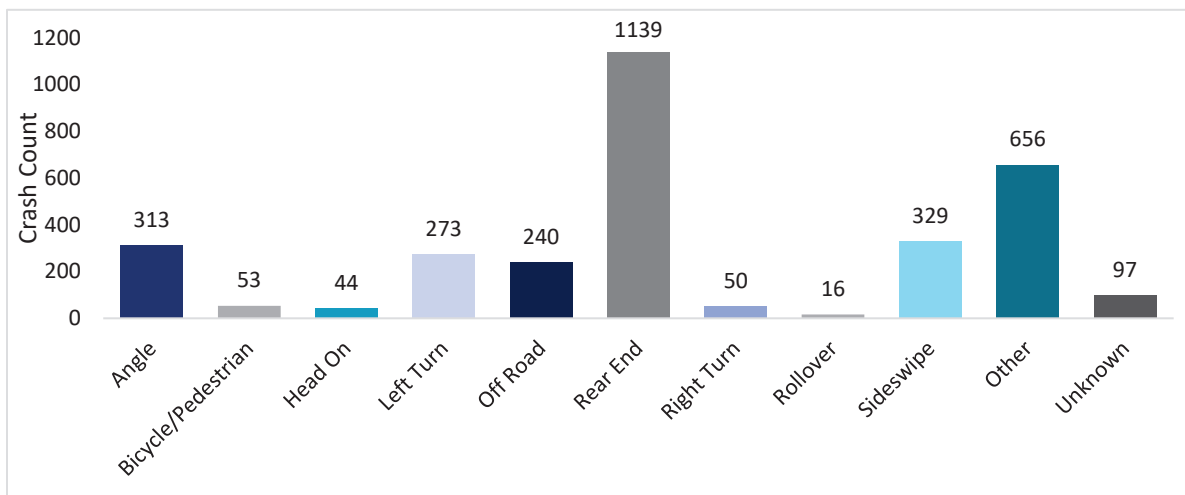
	1 st Year 11/06/2019- 11/05/2020	2 nd Year 11/06/2020- 11/05/2021	3 rd Year 11/06/2021- 11/05/2022	4 th Year 11/06/2022- 11/05/2023	5 th Year 11/06/2023- 11/05/2024	Total
Fatal Crashes	1	3	2	2	2	10
Serious Injury Crashes	8	11	11	8	4	42
Total Crashes	692	604	683	633	595	3,210

Source: FDOT Crash Data.

Crashes by Crash Type

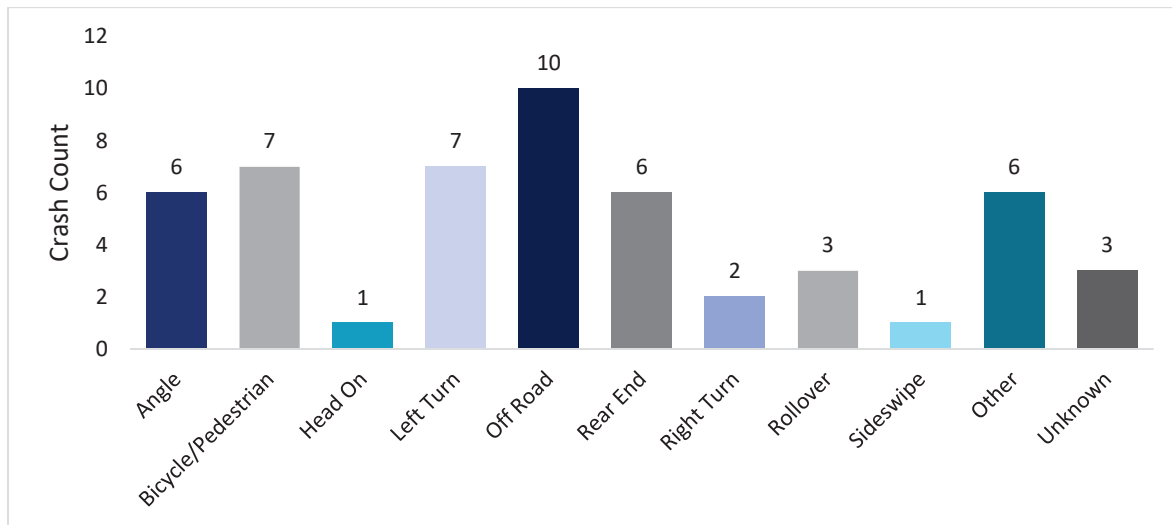
Figure 2 shows crashes by crash type. Figure 3 shows only fatal or serious injury crashes by crash type. Out of the 3,210 crashes reported, 97 crashes either did not have the crash type included in the report or was reported as 'unknown'. Among the 52 fatal or serious injury crashes reported, around 19% were reported as off-road crashes. In comparison, off-road crashes accounted for only around 7% of all reported crashes. Bicycle and pedestrian crashes were also disproportionately likely to result in fatalities or severe injuries. Although rear-end crashes accounted for 35% of total crashes, they only made up around 12% of fatal or serious injury crashes.

Figure 2: All Crashes by Crash Type



Source: FDOT Crash Data.

Figure 3: Fatal and Serious Injury Crashes by Crash Type



Source: FDOT Crash Data.

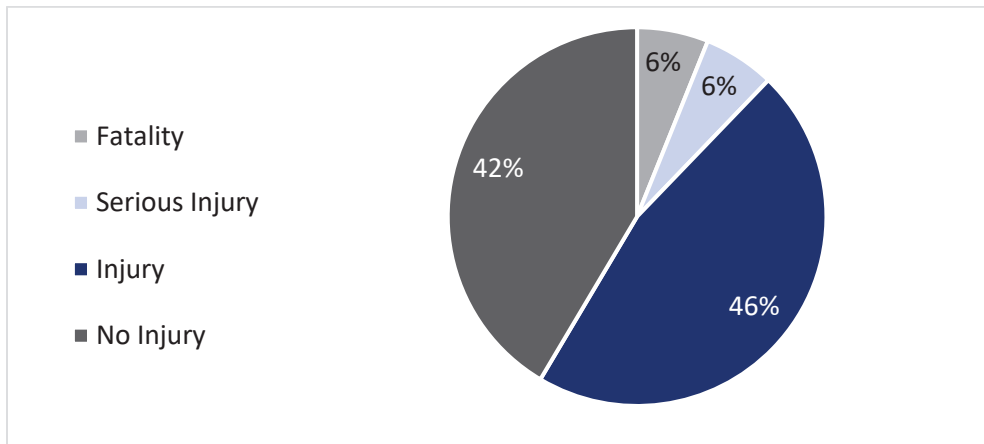
Non-Motorized Crashes

Data reporting includes several metrics for tracking crashes involving non-motorists, such as people walking or cycling. However, there are 60 non-motorized crashes with no specified type. The following analysis includes only the 82 crashes specified as either bicycle- or pedestrian-involved.

Bicycle and Pedestrian Crashes

Although there were 53 crashes with the crash-type of Bicycle/Pedestrian, this may be an undercount. Reported data also includes separate Pedestrian and Bicyclist Counts, which may better capture crashes involving cyclists or pedestrians, regardless of the crash-type classification. Using all metrics, the data identifies 82 such crashes, representing 2.55% of all crashes. Figure 4 illustrates their severity: five resulted in fatal injuries, and five in serious injuries. Compared to Figure 1: All Crashes by Severity, bicycle and pedestrian crashes are significantly more severe—about 4.7 times more likely to cause serious injury and 19.7 times more likely to be fatal.

Figure 4: Bicycle/Pedestrian Crashes by Severity

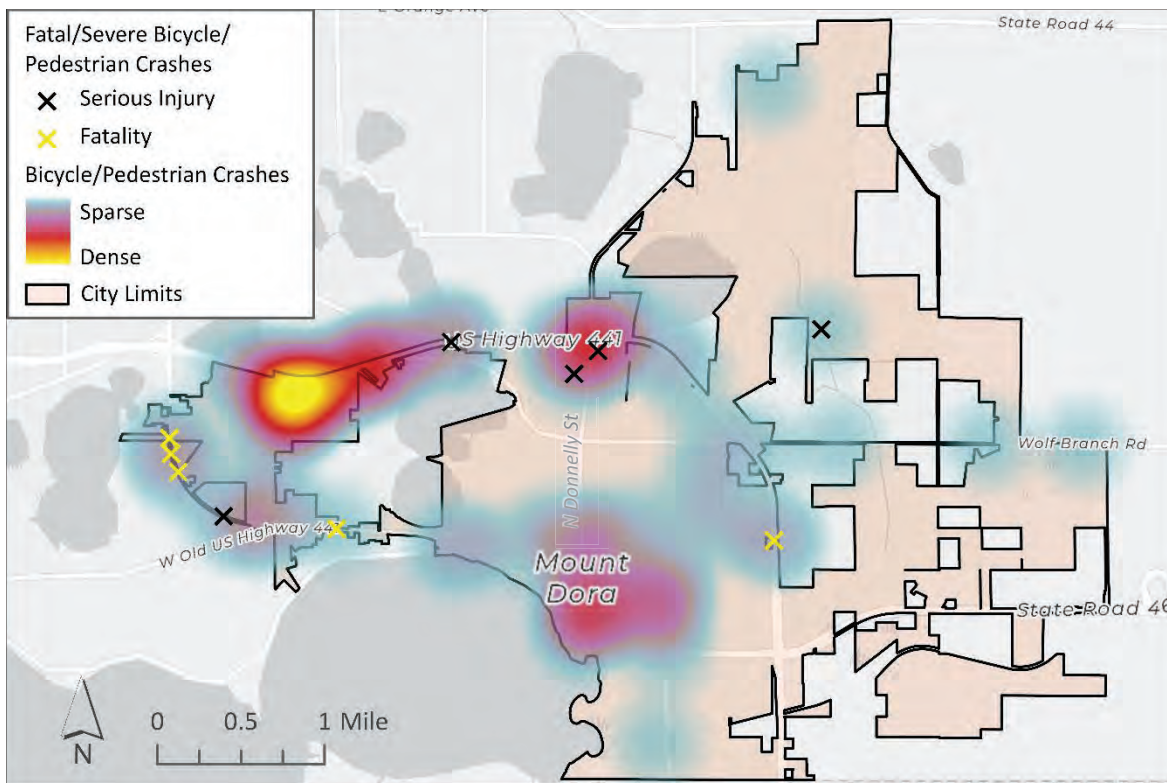


Source: FDOT Crash Data.

Bicycle/Pedestrian Hot Spots

Figure 5 presents a heatmap of the 82 bicycle- and pedestrian-involved crashes to identify potential patterns or high-risk areas. The highest concentration appears along US Hwy 441, near Walmart and the Tri-Cities Shopping Plaza. Another cluster is near Donnelly Park and the downtown shopping strips on N Donnelly St. A third hotspot is at the intersection of US Hwy 441 and N Donnelly St, near the strip malls.

Figure 5: Crash Heatmap: Bicycle and Pedestrian Involved

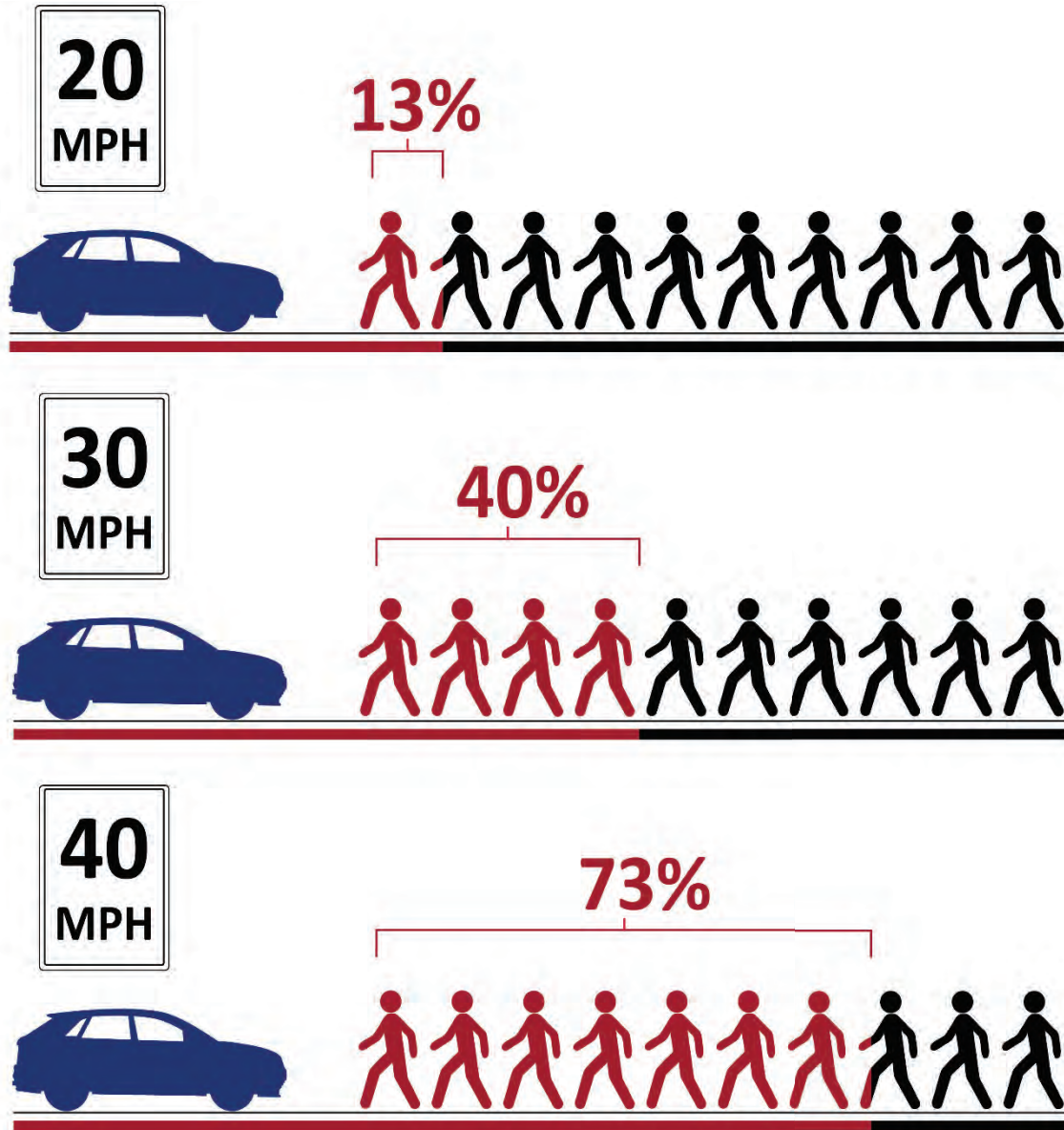


Source: FDOT Crash Data. Lake County GIS – City Limits.

Why Speed Matters

Higher speeds are particularly dangerous to vulnerable road users such as pedestrians. The graphic below shows the importance of speed in pedestrian crashes. Further detail about speed and reported crash severity in Mount Dora can be found in Table 5.

Figure 6: Pedestrian Chance of Fatality or Serious Injury if Struck by a Vehicle



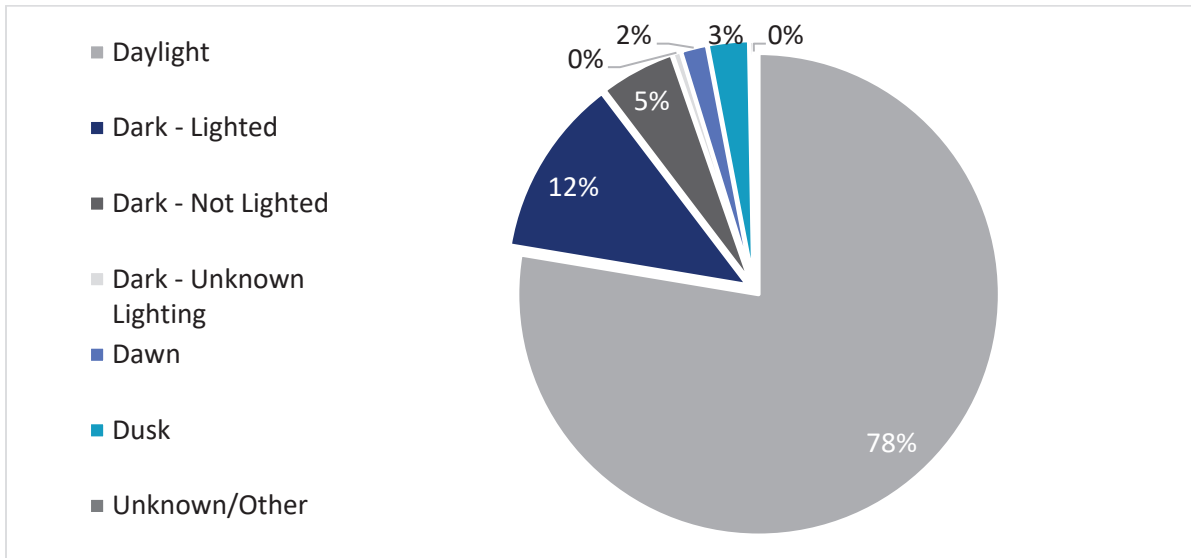
Source: NHTSA Pedestrian Safety Month – Resource Guide (2022).

Environmental Circumstances

Lighting Condition

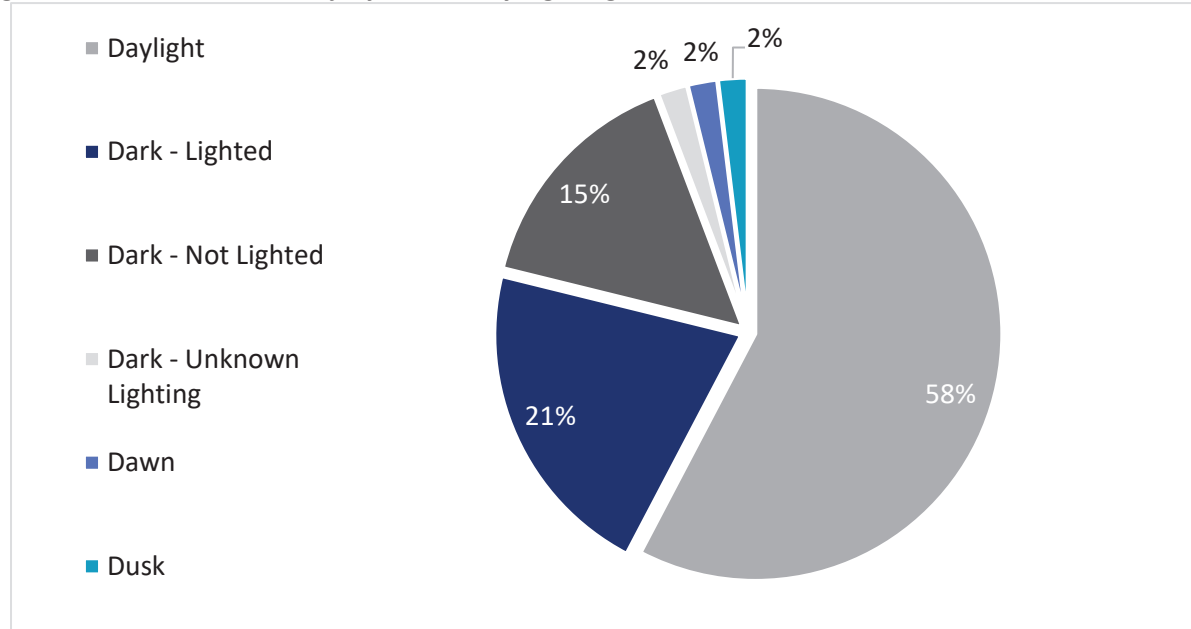
Figures 7 and 8 show the percentages of all crashes and fatal/serious injury crashes by the reported lighting condition, respectively. Table 4 shows all crashes and fatal/serious injury crashes by the reported lighting condition. While dark, unlit conditions account for just 5% of total crashes, they represent 15% of fatal and serious injury crashes and 50% of fatalities. This highlights a significantly higher fatality risk in dark conditions, making them disproportionately more dangerous.

Figure 7: All Crashes by Lighting Condition



Source: FDOT Crash Data.

Figure 8: Fatal and Serious Injury Crashes by Lighting Condition



Source: FDOT Crash Data.

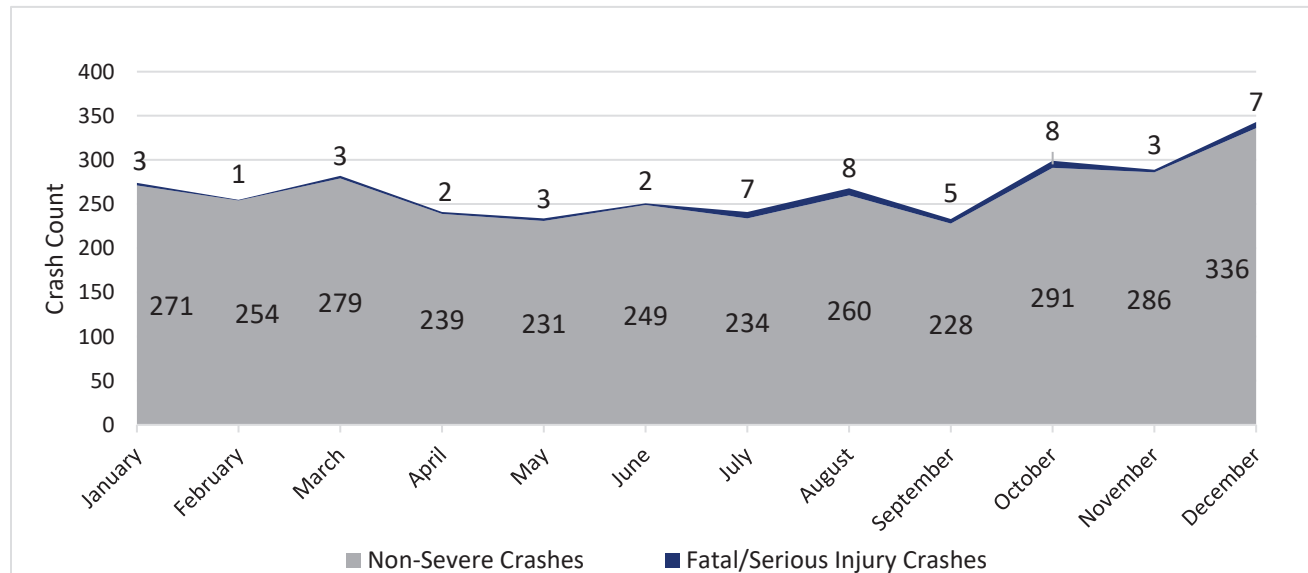
Table 4: All Crashes and Fatal and Serious Injury Crashes by Lighting Condition

Lighting Condition	All Crashes		Fatal/Serious Injury Crashes	
Daylight	2,492	77.63%	30	57.69%
Dark - Lighted	386	12.02%	11	21.15%
Dark – Not Lighted	161	5.02%	8	15.38%
Dark – Unknown Lighting	18	0.56%	1	1.92%
Dawn	56	1.74%	1	1.92%
Dusk	88	2.74%	1	1.92%
Unknown/Other	9	0.28%	0	0.00%
Total	3,210	100.00%	52	100%

Source: FDOT Crash Data.

Temporal Patterns**Month**

Figure 9 shows all crashes and fatal/serious injury crashes by month. This shows that while October through December has the most overall crashes, August and October have the most severe crashes.

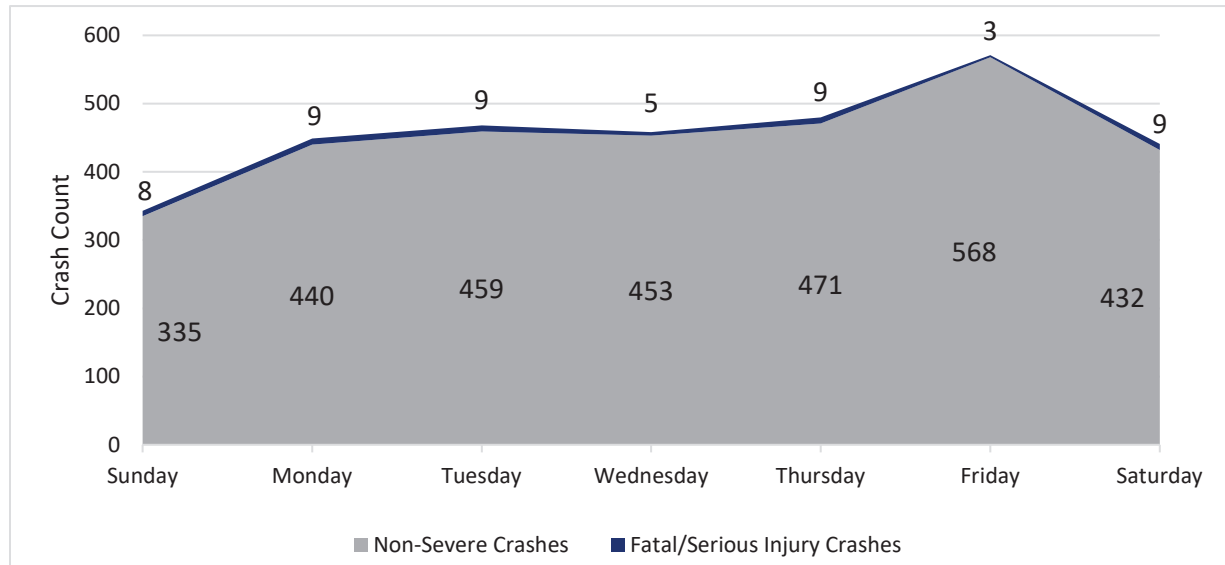
Figure 9: All Crashes and Fatal/Serious Injury Crashes by Month

Source: FDOT Crash Data.

Day of the Week

Figure 10 presents all crashes and fatal/serious injury crashes by day of the week. While crashes occur most frequently on Fridays, they are the least likely to result in fatal or serious injuries. Conversely, Monday, Tuesday, Thursday, and Saturday have the highest likelihood of fatal or serious injury crashes.

Figure 10: All Crashes and Fatal/Serious Injury Crashes by Day of the Week

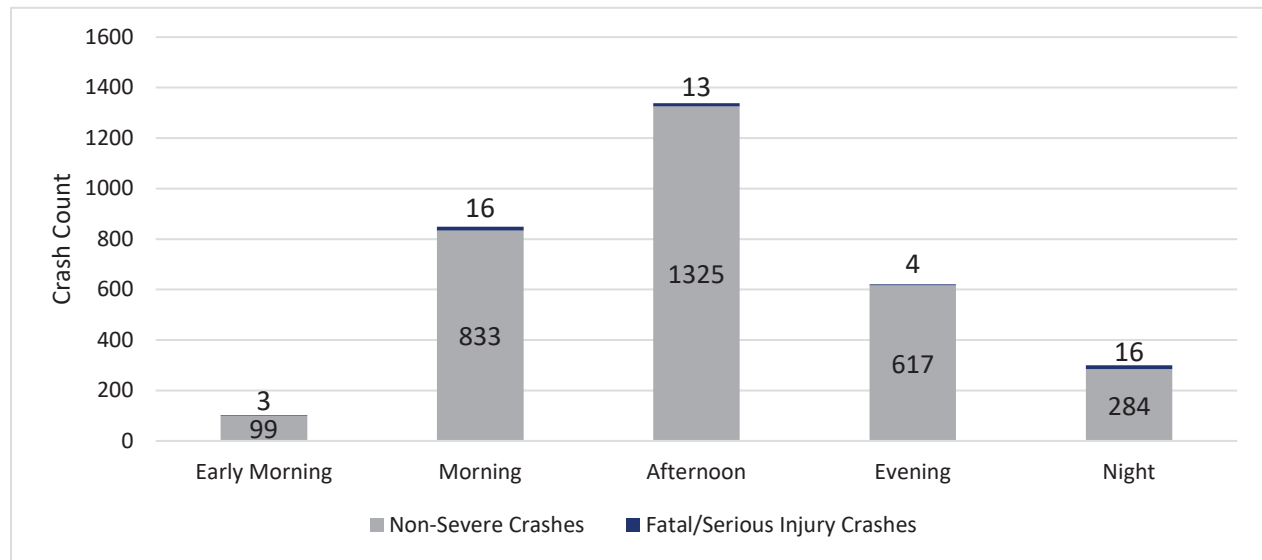


Source: FDOT Crash Data.

Time of Day

Figure 11 shows all crashes and fatal/serious injury crashes by time of day. The time of day is categorized by the following: Early Morning (12 AM – 5:59 AM), Morning (6 AM – 11:59 AM), Afternoon (12 PM – 4:59 PM), Evening (5 PM – 7:59 PM), and Night (8 PM – 11:59 PM).

Although 41.68% of all crashes occur in the afternoon, they account for only 25% of fatal and serious injury crashes. In contrast, nighttime crashes make up just 8.85% of all crashes but 30.77% of fatal and serious injury crashes. This means a crash at night is approximately 3.48 times more likely to result in a fatal or serious injury than one occurring at any time of day.

Figure 11: All Crashes and Fatal/Serious Injury Crashes by Time of Day

Source: FDOT Crash Data.

Other Factors

Age

Out of the 3,210 reported crashes, 1,006 (31.34%) involved an aging driver. According to the U.S. Census Bureau, 33.2% of the population in 2021 was age 65 years and over.¹ Teenage drivers were involved in 525 crashes, accounting for 16.36% of all crashes. Together, these two age groups accounted for nearly half of all crashes.

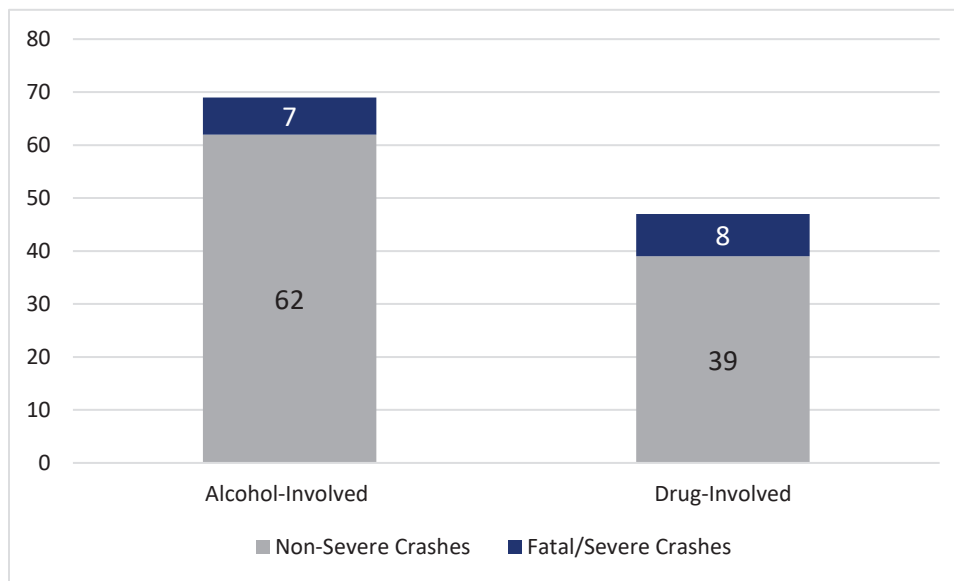
Out of the 52 fatal or serious injury crashes, 13 (25%) involved an aging driver, meaning an aging driver is 20% less likely to be involved in a fatal/serious injury crash. Only three fatal or serious injury crashes (5.77%) involved a teenage driver, meaning a teenage driver is 65% less likely to be involved in a fatal/serious injury crash compared to the total population of drivers. No fatal crashes involved an aging driver; however, one fatal crash did involve a teenage driver.

Alcohol and Drugs

Around 2.34% of all crashes (75 total) were reported to have involved drugs or alcohol. Most were alcohol-related, while 10 involved drugs only, and 8 involved both.

As seen in Figure 12, about 10.14% of reported alcohol-related crashes and 17.02% of reported drug-related crashes resulted in a fatality or serious injury. An alcohol-related crash is 6.3 times more likely to be fatal or severe, and a drug-related crash is 10.5 times more likely.

¹ American Community Survey (ACS), Table S0101, 2021

Figure 12: Alcohol/Drug Involved Crashes by Severity

Source: FDOT Crash Data.

Distracted Driving

Distracted driving was reported as a factor in 1,639 crashes, or around 51.06% of all crashes. This highlights how reducing distractions behind the wheel could have a major impact on improving road safety.

Systemic Safety Analysis

Examining crash data through roadway features helps identify safety trends across the full roadway network. This systemic analysis highlights total and fatal/serious injury crashes across all travel modes, categorized by key roadway attributes. The tables below present data based on street classification and speed limits at crash locations.

Street Classification

Table 5 shows that nearly half of all crashes occurred on major roadways, despite the category making up only 13% of the mileage of the full roadway network. Although higher traffic volumes may play a role, the greater speeds and wider roads on major streets often contribute to more crashes, which may also explain their disproportionate share of fatal and serious injury crashes.

Crashes on local roads made up 26% of all crashes, although local roads make up 79% of the mileage of the roadway network. The 9% of crashes categorized as “Other” were mostly occurring in parking lots or locations for which no roadway data was available.

Table 5: All Crashes and Fatal/Serious Injury Crashes by Street Class

Street Class	% Mileage of Roadway Network	All Crashes		Fatal/Serious Injury Crashes	
Major	13%	1570	49%	37	71%
Secondary	2%	169	5%	1	2%
Local	79%	846	26%	11	21%
Private	2%	339	11%	2	4%
Other	4%	286	9%	1	2%
Total	100%	3210	100%	52	100%

Source: FDOT Crash Data.

Posted Speed

Table 6 shows that although roads with speed limits of 30 mph and lower make up the largest group of crashes, they are much less likely to result in a fatality or severe injury compared to higher speed limits. Crashes on roads above 30 mph all had a disproportionate amount of fatal/serious injury crashes compared to their total percentage.

Table 6: All Crashes and Fatal/Serious Injury Crashes by Posted Speed

Posted Speed	All Crashes		Fatal/Serious Injury Crashes	
Up to 30 mph	1096	34%	11	21%
35 - 45 mph	795	25%	21	40%
50+ mph	1033	32%	19	37%
Other	286	9%	1	2%
Total	3210	100%	52	100%

Source: FDOT Crash Data.

High Injury Network

The High Injury Network (HIN) was developed to identify high-risk intersections and roadway segments. Because intersection and segment crashes differ fundamentally, crashes were first categorized accordingly. To address inconsistencies in how reporting officers classify crashes at intersections, a radius was applied for more accurate classification—50 feet in urban areas and 250 feet in rural areas, with manual adjustments for higher speeds or unique conditions. This method determined that approximately 58% of crashes occurred at intersections.

Following this, ‘segment’ crashes were attributed to roadways and ‘intersection’ crashes to intersections. Each roadway segment and intersection were then analyzed for total crashes, including serious injury and fatal crashes. More severe crashes were weighted using FHWA’s person-injury unit costs.² The weights applied to HIN segments and intersections are shown in Table 7.

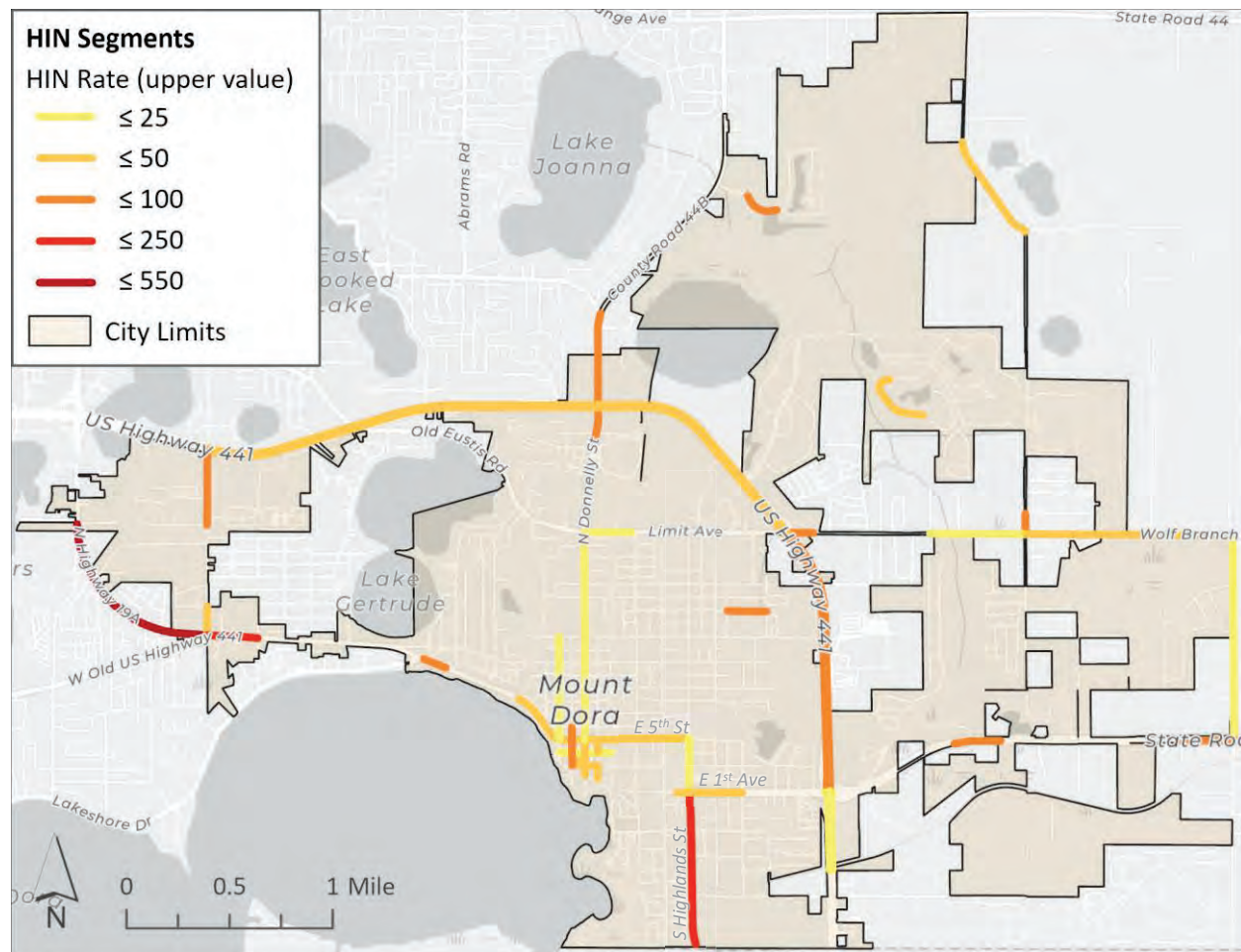
² [Crash Costs for Highway Safety Analysis](#), pg 63. Federal Highway Administration.

Table 7: Person-Injury Unit Cost and Weight

Severity	Economic Crash Unit Costs	Weight
Fatality	\$1,565,406	150
Serious Injury	\$118,172	11.3
All other crashes	\$10,817	1

Segments

Segment results were normalized by dividing segment weights by their length to establish the HIN Rate for analysis. The system was analyzed to ensure all fatal crashes and the majority of serious injury crashes were included. Segments with a HIN Rate of 18.3 or higher were selected, as this threshold captures all fatal crashes and at least 85% of serious injury crashes. Manual adjustments were then made to improve connectivity and smooth the network. The results of the HIN segments are shown in Figure 13 and Table 8.

Figure 13: High Injury Network – Segments

Source: FDOT Crash Data. Lake County GIS – City Limits.

Table 8: High Injury Network – Segments

# (Ranked by HIN Rate)	Roadway	From	To
1	Hwy 19	Progress Blvd	Eudora Rd
2	S Highland St	E 1 st Ave	Crane Ave
3	Old US Hwy 441	Eudora Rd	Gorden Ln
4	SR 44	Waycross Ave	Hwy 441
5	SR 46 (EB)	Sabastian St	SR 46
6	Donnelly St	US Hwy 441	Waterman Ave
7	Wolf Branch Rd	US Hwy 441	Wolf Branch Rd
8	Meadenhall Blvd	S curve	Roundabout
9	N Alexander St	W 6 th Ave	W 3 rd Ave
10	SR 46	Suneagle Dr	Round Lake Rd
11	US Hwy 441	Limit Ave	E 1 st Ave
12	Grant Ave	N Rhodes St	N Wardell St
13	Eudora Rd	US Hwy 441	Mary Ln
14	Old US Hwy 441	Lakeshore Dr	Dora Way
15	Britt Rd	Evergreen Ct	Wolf Branch Rd
16	5 th Ave	W Old US Hwy 441	N Highland St
17	US Hwy 441	N Donnelly St	Limit Ave
18	US Hwy 441	Eudora Rd	Old Mount Dora Rd
19	Britt Rd	Horse Ranch Rd	~ Future Farm Dr

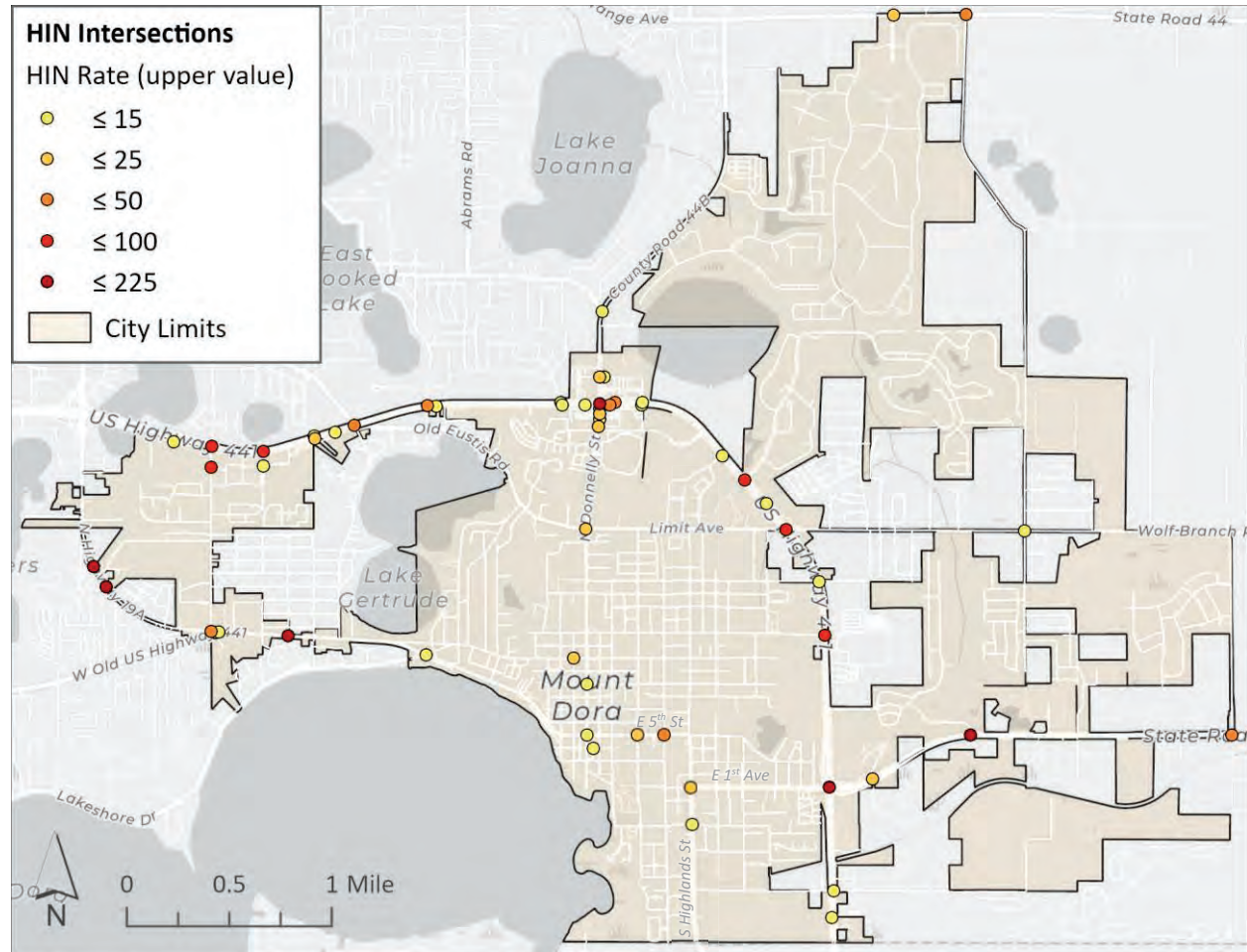
# (Ranked by HIN Rate)	Roadway	From	To
20	US Hwy 441	Old Mount Dora Rd	N Donnelly St
21	N Baker St	E 5 th Ave	E 4 th Ave
22	Eudora Rd	Brown Ave	Hwy 19
23	Greenbriar Trl	Coachshire Way	Court
24	Dora Drawdy Way	W 4 th Ave	W 3 rd Ave
25	E 3 rd Ave	N Donnelly St	N Baker St
26	E 1 st Ave	N John St	N Rossiter St
27	N Baker St	E 3 rd St	(south to end)
28	N Donnelly St	W 5 th Ave	Charles Ave
29	Wolf Branch Rd	Britt Rd	Scenic Hills Dr
30	Limit Ave	N Donnelly St	N Grandview St
31	Wolf Branch Rd	Robert D Rd	Britt Rd
32	SR 46	Hwy 19	(gas station)
33	N Donnelly St	Limit Ave	E 5 th Ave
34	E 4 th Ave	McDonald St	N Tremain St
35	Round Lake Rd	Wolf Branch Rd	SR 46
36	US Hwy 441	E 1 st Ave	Smith Ave
37	N Highland St	E 5 th Ave	E 1 st Ave
38	McDonald St	Lincoln Ave	E 5 th Ave

Source: FDOT Crash Data.

Intersections

The resulting weighted rate for intersections was further analyzed and a similar process followed to ensure fatal and serious injury crashes were included. To do so, all intersections with a HIN Rate greater than or equal to 8 were selected. The results of the HIN intersections are shown in Figure 14 and Table 9.

Figure 14: High Injury Network – Intersections



Source: FDOT Crash Data. Lake County GIS – City Limits.

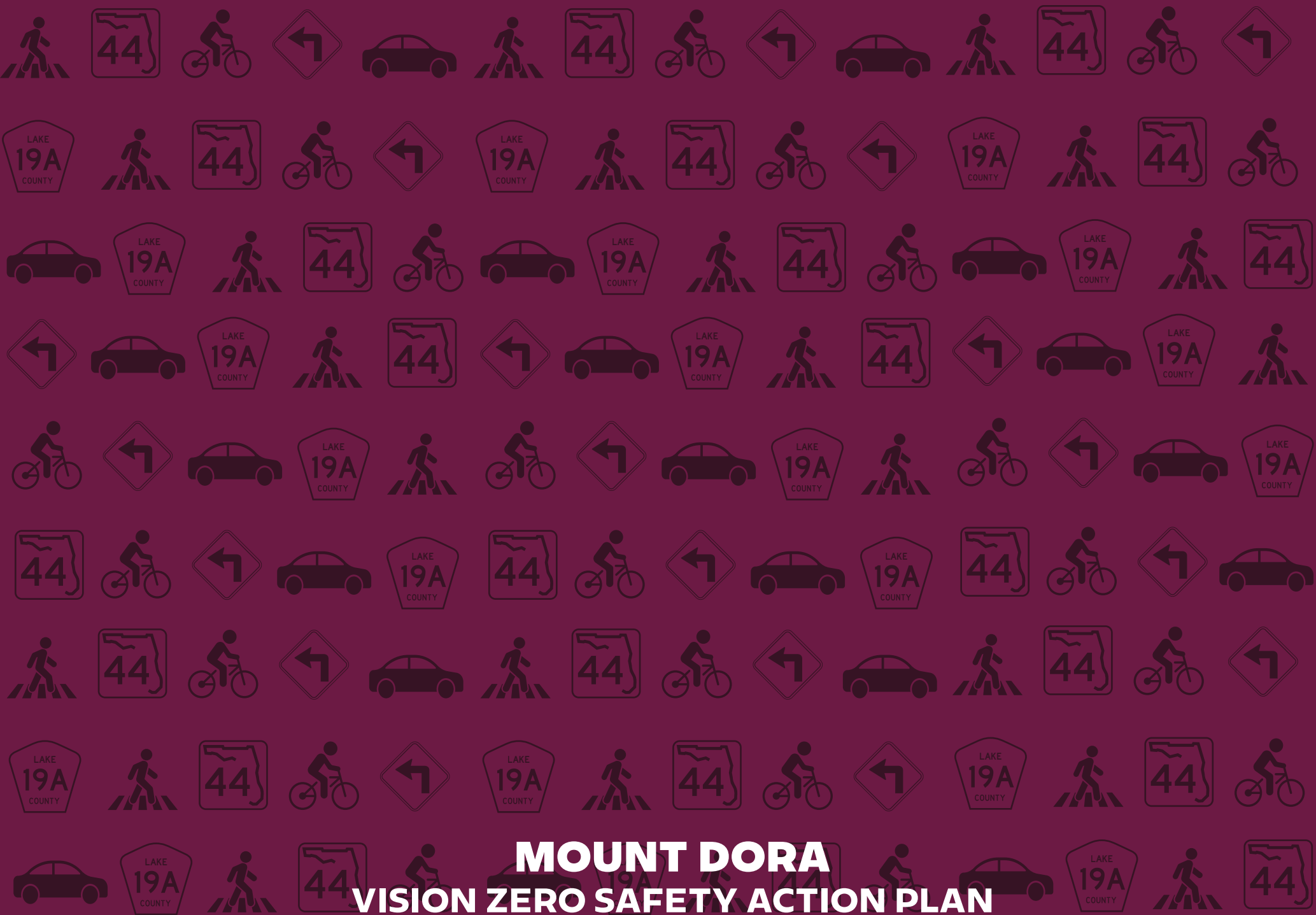
Table 9: High Injury Network – Intersections

# (Ranked by HIN Rate)	Intersection
1	US Hwy 441 & E 1 st Ave
2	US Hwy 441 & FL-44
3	Hwy 19 & Dodson Cutoff
4	Hwy 19 & Azalea Dr
5	SR 46 & Sabastian St
6	SR 46 & Greenway Dr
7	US Hwy 441 & Limit Ave
8	US Hwy 441 & Eudora Rd
9	US Hwy 441 & Lincoln Ave
10	US Hwy 441 & Spring Harbor Blvd
11	US Hwy 441 & Country Club Blvd
12	Eudora Dr & Private Dr (Tri-Cities Shopping Mall entrance)
13	US Hwy 441 & Crooked Lake Dr
14	US Hwy 441 & Old Mount Dora Rd
15	FL-44 & Britt Rd
16	Eudora Rd & SR 46
17	US Hwy & Private Dr (Sandy Ridge Xing)
18	SR 46 & N Clayton St

# (Ranked by HIN Rate)	Intersection
19	SR 46 & Round Lake Rd
20	US Hwy 441 & Private Dr (Publix, CVS)
21	FL-44 & Private Dr (Bank of America)
22	US Hwy 441 & Private Dr (Valvoline)
23	N Donnelly St & Private Dr (Walgreens exit)
24	Limit Ave & N Donnelly St
25	SR 46 & Veranda Way
26	FL-44 & Lakes of Mount Dora Blvd
27	S Highlands St & E 1 st Ave
28	N Alexander St & W 11 th Ave
29	SR 46 & N Grandview St
30	N Donnelly St & Private Dr (McDonalds)
31	US Hwy 441 & Private Dr (Premier Medical)
32	FL-44 & Waycross Ave
33	St Highlands St & Liberty Ave
34	N Donnelly St & Private Dr (Mount Dora Market Place)
35	US Hwy 441 & Private Dr (Loch Leven Landing)
36	US Hwy 441 & Pine Ave
37	US Hwy 441 & Citrus Terrace
38	E 4 th Ave & Royellou Ln

# (Ranked by HIN Rate)	Intersection
39	US Hwy 441 & Private Dr (Harris Oil)
40	W 5 th St & N Donnelly St
41	W 9 th Ave & N Donnelly St
42	US Hwy 441 & Private Drive (Advent Health Medical Plaza)
43	SR 46 & Lakeshore Dr
44	US Hwy 441 & Robie Ave
45	Wolf Branch Rd & Niles Rd
46	Gordon Ln & Gordon Ln
47	US Hwy 441 & Private Dr (Wise Chiropractic)
48	Spring Harbor Blvd & Frontage
49	US Hwy 441 & Private Dr (Budget Lodge)
50	US Hwy 441 & Bristol Lakes Rd
51	US Hwy 441 & Private Dr (Tri-Cities Shopping Plaza)
52	SR 46 & Gordon Ln
53	US Hwy 441 & Gables Dr
54	US Hwy 441 & Private Dr (United Southern Bank)
55	US Hwy 441 & Private Dr (Fitness CF, strip mall)

Source: FDOT Crash Data.



MOUNT DORA VISION ZERO SAFETY ACTION PLAN

RESOLUTION NO. 2025-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA, ADOPTING THE MOUNT DORA VISION ZERO SAFETY ACTION PLAN; SETTING A LONG-TERM SAFETY GOAL OF ZERO TRAFFIC FATALITIES AND SERIOUS INJURIES WITHIN THE CITY BY 2035; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the United States Department of Transportation has established the Safe Streets and Roads for All ("SS4A") grant program to support regional and local efforts to prevent roadway deaths and serious injuries; and

WHEREAS, Vision Zero is a strategy that aims to eliminate all traffic fatalities and serious injuries while improving safe, equitable, and sustainable mobility for all people; and

WHEREAS, the City of Mount Dora is committed to improving transportation safety for all users, including those who live, work, and travel within the community; and

WHEREAS, the City retained a qualified firm to assist in the development of a Vision Zero Safety Action Plan (the "Action Plan") in accordance with the SS4A program guidelines; and

WHEREAS, as part of the development of the Action Plan, the firm conducted a comprehensive safety analysis and determined that between 2019 and 2024, the City experienced a total of 3,210 crashes, 10 of which resulted in fatalities and 42 of which resulted in serious injuries; and

WHEREAS, these crashes have affected families, neighborhoods, and the broader community, highlighting the need for action to improve roadway safety; and

WHEREAS, the City has collaborated with qualified experts, community stakeholders, and the public to develop a data-driven and equity-focused Action Plan that identifies strategies, policies, and projects aimed at improving roadway safety and eliminating traffic-related fatalities and serious injuries; and

WHEREAS, the City seeks to adopt the Action Plan to guide its ongoing roadway safety efforts and demonstrate its long-term commitment to a safer and more equitable transportation system.

NOW, THEREFORE, be it resolved by the City Council of the City of Mount Dora, Florida:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Vision Zero Safety Goal. The City of Mount Dora hereby sets a long-term safety goal of zero traffic fatalities and serious injuries within the City to be achieved by 2035. The City shall use the crash data summarized in the figure below as a benchmark for measuring future progress toward this goal.

The City of Mount Dora Crash Data from 11/06/2019 to 11/05/2024

	1st Year 11/06/2019 - 11/05/2020	2nd Year 11/06/2020 - 11/05/2021	3rd Year 11/06/2021 - 11/05/2022	4th Year 11/06/2022 - 11/05/2023	5th Year 11/06/2023 - 11/05/2024	Total	2035 Goal
Fatal Crashes	1	3	2	2	2	10	0
Serious Injury Crashes	8	11	11	8	4	42	0

Data source: FDOT Signal4 Analytics system

SECTION 3. Plan Adoption. The City of Mount Dora hereby adopts the Vision Zero Safety Action Plan, dated July 2025, which is attached hereto as **Exhibit A** and incorporated herein by this reference. The Action Plan shall serve as a guide for the City in identifying risk factors, engaging community partners, implementing effective countermeasures, and establishing future performance benchmarks.

SECTION 4. Implementing Administrative Action. The City Manager is hereby authorized and directed to take such action as may be deemed necessary and appropriate to implement the provisions of this Resolution. The City Manager may, in his discretion, delegate the powers of implementation as set forth herein to such City employees as deemed effectual and prudent.

SECTION 5. Savings Clause. All prior actions of the City of Mount Dora pertaining to the Safe Streets and Roads for All grant program and the City’s Vision Zero goal, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 6. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. Conflicts. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8. Severability. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any remaining 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 ____ day of _____, 2025.

James Homich, Mayor

ATTEST:

Jeanann Hand, City Clerk

**For the use and reliance of City of Mount
Dora only. Approved as to form.**

Patrick Brackins, City Attorney



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

DATE: August 5, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Edward Byrne Memorial Justice Assistance Grant (JAG)

Introduction:

This is an informational item regarding recent grant activity involving the Edward Byrne Memorial Justice Assistance Grant (JAG) distribution to the City of Mount Dora.

Discussion:

The City of Mount Dora, in coordination with other law enforcement agencies in Lake County, has approved the allocation of federal funding through the Edward Byrne Memorial Justice Assistance Grant (JAG) – Countywide Program. This grant is administered by the Florida Department of Law Enforcement (FDLE) and requires approval by a majority (51% or more) of participating agencies in the County.

For Federal Fiscal Year 2024, the total JAG allocation for Lake County is \$90,524, of which Mount Dora will receive **\$5,488**. These funds will be used to purchase police equipment to support local law enforcement operations. The JAG program provides recurring federal funding to assist with various law enforcement needs across the county. Examples include equipment upgrades, uniform enhancements, and specialized tools—all aimed at enhancing public safety.

The 2024 funding is going to be used to purchase a fully customized computer and related hardware. These customized computers allow for large data imaging and analysis related to child sex abuse investigations. The computer will be assigned and used by the Mount Dora investigator who is assigned to the Central Florida Internet Crimes Against Children Task Force.

Budget Impact:

Addition of \$5,488 in Police Department funding through federal grant assistance. This funding supplements the Police Department's budget without impacting the City's General Fund.

Strategic Impact:

Strategic Initiative 4: Provide High-Quality Services

Goal 11: Ensure an exceptional level of Public Safety services

Strategic Initiative 5: Invest in Fiscal

Goal 13: Identify and seek alternative funding sources

Objective 13.1 Pursue federal, state and local grants to fund City projects and studies.

Recommendation:

This item is for informational purposes only and is provided to ensure transparency regarding recent grant activity.

Attachment(s):

1. Edward Byrne Memorial Justice Assistance Grant (JAG)

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

Michael Gibson, Chief of Police

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/23/2025

Approved - 7/24/2025

Approved - 7/24/2025

Approved - 7/30/2025

Approved - 7/30/2025

Final Approval - 7/30/2025



CITY OF MOUNT DORA

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Mount Dora, FL 32757

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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

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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.cityofmoundora.com

July 21, 2025

Mr. Cody Menacof
Bureau Chief Office of Criminal Justice Grants
Florida Department of Law Enforcement
P.O. Box 1489
Tallahassee, FL 32302-1489

RE: Approval of grant allocation amounts by a majority (51%) of applicant agencies

Dear Mr. Menacof,

In compliance with State of Florida Rule 11D-9, Florida Administrative Code, the City of Mount Dora approves the distribution of \$90,524 of Federal Fiscal Year 2024 Edward Byrne Memorial Justice Assistance Grant (JAG-Countywide) funds for the following projects within Lake County:

Name of Organization	Project	Amount Awarded
Town of Astatula	Police Equipment	\$3,840
City of Clermont	Police Equipment	\$8,309
City of Eustis	Police Equipment	\$5,000
City of Fruitland Park	Police Equipment	\$3,772
City of Groveland	Police Equipment	\$4,243
Town of Howey in the Hills	Police Equipment	\$5,674
Town of Lady Lake	Less Lethal Weapons	\$4,115
Lake County Board of County Commissioners	Police Equipment	\$29,603
City of Leesburg	Police Equipment	\$10,270
City of Mascotte	Uniform Enhancement Items	\$3,834
City of Mount Dora	Police Equipment	\$5,488
City of Tavares	Printers for Units	\$3,416
City of Umatilla	Police Equipment	\$2,960
	TOTAL	\$90,524

Sincerely,

Vince Sandersfeld
City Manager
City of Mount Dora