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

April 1, 2025. 6:00 p.m.
Mount Dora City Hall
510 North Baker Street, Mount Dora, Florida 32757

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

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
Patrick Brackins, City Attorney Jeanann
Hand, City Clerk

PRESENTATIONS
1. Proclamation Recognizing Earth Day 2025
Mayor Homich read the proclamation into the record.

2. Presentation Mount Dora Friends of the Environment Annual Awards
Marc Vaughn, president of the Mount Dora Friends of the Environment (FOE) and a member of the Tree Advisory Board spoke about the FOE's work with the City and distributed their annual awards. Mr. Vaughn spoke about Earth Day and the FOE event on April 12th. He spoke further about the FOE's work with the City.

3. Proclamation Recognizing Employee Appreciation Month
Mayor Homich read the proclamation into the record. Human Resources Director Alan Cline spoke about the City's employees and about the events the department had planned for Employee Appreciate Month.

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

APPROVAL OF AGENDA
MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION APPROVED BY A

UNANIMOUS VOICE VOTE.

BOARD APPOINTMENTS

MOTION BY COUNCILMEMBER ROLFSON TO APPOINT SUSAN MYERS TO THE LIBRARY ADVISORY BOARD; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH AN UNANIMOUS VOICE VOTE.

APPROVAL OF CONSENT AGENDA

1. Request Approval of Interlocal Agreement Cost Share between Lake County and the City of Mount Dora Odor Control Complaint Source Identification

2. Request Approval of Meeting Minutes

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Request Approval of Interlocal Agreement with Lake County, City of Mount Dora and Northeast CRA Pertaining to the Tax Increment Revenues for the Northeast Expansion Area 2025

CRA Manager Adam Sumner explained that under this agreement, the County and the City will each retain 25% of the Tax Increment Financing (TIF) in boundary, and that the County will retain 100% of the Municipal Service Taxing Unit (MSTU). Staff recommends approval.

Council spoke about proposed CRA legislation, and about Legislative Action Days. The expressed satisfaction that this item was moving forward.

Mr. Brackins explained that the interlocal will be sent to the County next week and presented to the Northeast CRA Board on April 15th.

Council spoke positively about the City's relationship with the County. Staff agreed that it will be strengthened. Council spoke about the processing of TIF payments.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE INTERLOCAL AGREEMENT WITH LAKE COUNTY, CITY OF MOUNT DORA AND NORTHEAST CRA PERTAINING TO THE TAX INCREMENT REVENUES FOR THE NORTHEAST EXPANSION AREA 2025; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Dawson

Crail
Homich
Cataldo
Bryant
Walker
Rolfson
NO None

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

This item had been tabled at the March 18th meeting so that staff could discover pricing for rearrangement of the monitors on the kiosk. Economic Development Director Misty Sommer explained that the subcontract was not able to hold the original pricing due to possible price increases related to tariffs. Just an update. Council agreed that the electronic monitors would not face the street. It's possible the price could remain the same as the amount listed on the original task authorization, but the vendor wished to prepare the City for changes that might occur.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE TASK AUTHORIZATIONS WITH FADEN BUILDERS, INC. FOR THE 5TH AVENUE & DONNELLY STREET INFORMATION KIOSK; COUNCILMEMBER BRYANT SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

PUBLIC HEARINGS-RESOLUTIONS/ORDINANCES

1. Request Approval of First Reading of **Ordinance No. 2025-09**, Ordinance to Adopt the 'Mount Dora Small Bay Mini Warehouse' Planned Unit Development (PUD) Master Plan

Mr. Brackins read Ordinance No. 2025-09 by title only.

ORDINANCE NO: 2025-09

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE PLANNED UNIT DEVELOPMENT ESTABLISHED BY ORDINANCE 2022-14 PERTAINING TO PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF LINCOLN AVENUE AND WEST OF U.S. HIGHWAY 441; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; AMENDING AND REPLACING ORDINANCE 2022-14 FOR THE VEDDER HOLSTERS PLANNED UNIT DEVELOPMENT TERMS AND CONDITIONS; PROVIDING FOR OFFICIAL 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.

Senior Planner Michele Janiszewski spoke about the purpose of the ordinance. Staff recommends approval

Mayor Homich opened public comment. No one spoke. Mayor

Council discussed the requirements of the tree plan, the number of parking spaces, the parking needs of flex space, and the various intended uses of the property, including business incubator.

Austin Guenther of G3 Development spoke about the project.

Council discussed wastewater capacity reservations and the positive impact of this project on the community.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-09 TO ADOPT THE 'MOUNT DORA SMALL BAY MINI WAREHOUSE' PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

2. Request Approval of First Reading of **Ordinance No. 2025-05** to Extend the Approvals of the Waterman Village master PUD Plan to Allow for the Construction of Phase 2

Mr. Brackins read Ordinance No. 2025-05 by title only.

ORDINANCE NO: 2025-05

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE PLANNED UNIT DEVELOPMENT ESTBALISHED BY ORDINANCE 2018- 08 PERTAINING TO PROPERTY GENERALLY LOCATED SOUTH OF U.S. HIGHWAY 441 AND EAST OF DONNELLY STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; AMENDING AND REPLACING ORDINANCE 2018-08 FOR THE WATERMAN VILLAGE PLANNED UNIT DEVELOPMENT TERMS AND CONDITIONS; PROVIDING FOR OFFICIAL 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.

Ms. Janiszewski presented background information on the item. Staff recommended approval.

Council and staff discussed the Planning and Zoning Commission recommendations for the property, which included changes to planned plantings in the landscape buffer. The changes would not logistically work with the current plan, but plantings would not be out of character with the rest of the development. By law, developers have a right to the code that exists at the time of their application. The current proposal and ordinance concur with the current landscaping code.

Council and staff discussed the flexibility of Planned Unit Developments (PUDs). They discussed extensions for the Master Plan and code requirements under different conditions were that to happen. The developer objects to additional buffer space because it changes the building plan and footprint. The developer is amenable to extra plantings to remedy the situation if Council requests this. Council and the developer discussed accommodating the Planning Commission's recommendations as closely as possible without altering the footprint. Council discussed the recommendations of the Planning Commission not being mandates.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-05, INCORPORATING THE PLANNING AND ZONING RECOMMENDATION IF FEASIBLE, AND ADDING A SUBSECTION F TO SECTION 2 OF THE ORDINANCE "IF FEASIBLE, AT THE FINAL SITE PLAN APPROVAL PROCESS, THE APPLICANT SHALL CONSULT WITH THE CITY ON THE APPROPRIATENESS OF ADDITIONAL PLANTINGS; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Homich
Cataldo
Bryant
Rolfson
Dawson
Crail
Walker
NO None

3. Request Final Reading and Adoption of **Ordinance No. 2025-06** Amending the Mount Dora Code of Ordinances General Provisions to add the Definition of "In Absentia"

Mr. Brackins read Ordinance No. 2025-06 by title only.

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA AMENDING CHAPTER 1, GENERAL PROVISIONS, SECTION 1-2, DEFINITIONS AND RULES OF CONSTRUCTION, OF THE MOUNT DORA CODE OF ORDINANCES, TO PROVIDE A DEFINITION OF THE TERM "IN ABSENTIA"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS;

PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld informed Council there had been no changes since the first reading.

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

MOTION BY COUNCILMEMBER WALKER TO ADOPT ORDINANCE NO. 2025-06, AMENDING THE MOUNT DORA CODE OF ORDINANCES GENERAL PROVISIONS TO ADD THE DEFINITION OF 'IN ABSENTIA;" VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

4. Request Adoption of **Resolution No. 2025-07**, Establishing 308 E. 5th Avenue as a Historic Site and for it to be included on the Mount Dora Local Register of Historic Places

Mr. Brackins read Resolution 2025-07 by title only.

RESOLUTION NO. 2025 - 07

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO 308 E 5TH A VENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR HISTORIC SITE DESIGNATION; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVEACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.

Ms. Janiszewski spoke about the history of the site.

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

Council discussed the anticipated completion date, which the City hopes to be at the end of the month. Council commented favorably on the staff report included with the item, which provided detailed background information about the site. It was noted that the structure historically had a white exterior. The painted structure will be grandfathered in

MOTION BY COUNCILMEMBER CRAIL TO ADOPT RESOLUTION 2025-07,

ESTABLISHING 308 E. 5TH AVENUE AS A HISTORIC SITE AND INCLUDING IT ON THE MOUNT DORA LOCAL REGISTER OF HISTORIC PLACES; MAYOR HOMICH SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

5. Request Adoption of **Resolution No. 2025-09**, Updating FY2025–2030 Strategic Plan

Mr. Brackins read Resolution No. 2025-09 by title only.

RESOLUTION NO. 2025-09
A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, ADOPTING THE MOUNT DORA STRATEGIC PLAN UPDATE (FISCAL YEARS 2025-2030); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld provided information on the item. Staff worked together to provide a vision plan to strengthen the City to continue its success.

Councilmember Crail spoke about the importance of park access to District 4, mentioning there is not a park in walking distance for residents of that district. Spoke about the importance of parks. Mayor Homich shared his views and agreed with Councilmember Crail about being proactive in establishing green spaces and parks. Council and staff discussed park definitions in relation to size and purpose. They discussed budgeting for parks and partnering with the County. They discussed current park locations and places where parks or park renovations are needed. Council and staff discussed revisions to the portion of the proposed strategic plan that mentions parks. They referenced the Parks and Recreation Master Plan. Mr. Shonk told Council the Parks and Recreation plan would be updated in the near future. Council and staff discussed revising this element.

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

Council and staff discussed acquiring green space. Councilmember Walker remarked that stormwater should be included in this plan revision. Council and staff discussed the Public Safety element and considered the mention of program opportunities for the public.

Councilmember Bryant requested language to be added to Objective 4.4 regarding corridors and major gateways. Better parking management should also be in the new document. Council agreed public health and safe streets should also be included.

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

Council commented favorably on the materials the City presented for this item.

MOTION BY COUNCILMEMBER ROLFSON TO TABLE THIS ITEM UNTIL A REVISED PLAN IS PRESENTED AT THE APRIL 15, 2025 MEETING; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

6. Request Adoption of **Resolution No. 2025-11**, Adding Friday, December 26, 2025 and Friday, January 2, 2026 to the City's Observed Holiday Schedule

Mr. Brackins read Resolution No. 2025-11 by title only.

RESOLUTION NO. 2025-11

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO DECEMBER 26, 2025 AND JANUARY 2, 2026 AS OFFICIAL PAID HOLIDAYS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF DECEMBER 26, 2025 AND JANUARY 2, 2026 AS OFFICIAL PAID HOLIDAYS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING AS SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld explained that the upcoming Christmas and New Year's Day fall on Thursdays, which leaves a gap in the holiday weekend with Friday (12/26/25 and 1/2/2026) being normal work days. The City requests to add these two holidays.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2025-11, ADDING FRIDAY, DECEMBER 26, 2025 AND FRIDAY, JANUARY 2, 2026 TO THE CITY'S OBSERVED HOLIDAY SCHEDULE; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

7. Request Approval of **Resolution No. 2025-12**, Donating Fire Department Surplus
8. Mr. Brackins read Resolution No. 2025-12 by title only.

RESOLUTION NO. 2025-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA APPROVING THE DISPOSAL OF SURPLUS ASSETS WITH NO COMMERCIAL VALUE VIA DONATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR AUTHORITY TO THE MAYOR TO EXECUTE; PROVIDING FOR A SAVINGS PROVISION; AND PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Fire Chief Joseph Hightower spoke about the item. The resolution gives the Fire Department permission to donate Personal Protective Equipment, Self-Contained Breathing Apparatus and bottles, and Fire Hose Appliances to Lake Technical College Fire Program. All of the items are deemed non-serviceable to the Mount Dora Fire Department, but can be used in a training environment for students of the Fire Program. This is equipment that is no longer serviceable to the Fire Department and has no commercial value associated with the items.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT ORDINANCE NO. 2025-12, DONATING FIRE DEPARTMENT SURPLUS, COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

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

<u>PRIORITY PROJECT UPDATES</u>

1. Odor Issues

Andrew Marsian told Council that Kimley-Horn (KMH) finished odor control plan and it has been submitted to FDEP. The City doesn't anticipate any comments or concerns. KMH made it evident that the City exceeded everything that was on the report and has met all other aspects of the consent order, will is expected to be lifted.

Mr. Sandersfeld report that the odor study is completing the first phase. There will be meetings with the county and stakeholders as more information becomes available.

The report will guide what the City's next steps will be. A code compliance case cannot be opened without the data. The City encouraged the community to continue to use the Smell My City app.

2. Parking Downtown Improvements
Staff is working on what was discussed at the last meeting. Adam Sumner is creating a draft scope for solicitation for the move toward paid parking. The work at the United Methodist Church parking lot will begin soon.

CITY MANAGER'S REPORT

Mr. Sandersfeld spoke about an email from the County Manager related to the JPA the county is working on with several cities. All mayors are invited to participate in the planning and a meeting will take place in June. The City is near completion of a draft JPA for Council's consideration.

CITY ATTORNEY'S REPORT

No report.

COMMUNICATIONS AND REPORTS

Councilmember Crail spoke about the Fire Department accreditation and the support the City demonstrated. He spoke about the CRA expansion agreement. He mentioned the power of cooperation.

Councilmember Walker congratulated Chief Hightower and thanked the elected officials who went to Tallahassee. He expressed gratitude for employees.

Councilmember Bryant mentioned the closing of One Flight Up.

Councilmember Rolfson spoke about Legislative Action Days, and commended the mayor for speaking on HB 943. He congratulated employees in honor of Employee Appreciation Month.

Councilmember Dawson spoke about Legislative Action Days and also commended the mayor. In Tallahassee, Councilmember Dawson met with Senator Truenow and Representative Cobb and said they were productive meetings. He thanked George Marek and Mark DeCosta for stormwater workshop.

Vice-mayor Cataldo spoke about cut-through traffic.

Mayor Homich spoke about the League of Mayors events in Tallahassee, the future of CRAs, and the Public Works Facility grand opening.

ADJOURNMENT

MOTION BY COUNCILMEMBER WALKER TO ADJOURN; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 8:22 p.m.

JEANANN HAND, CITY CLERK
City of Mount Dora

JAMES HOMICH, MAYOR
City of Mount Dora