



**CITY OF MOUNT DORA, FLORIDA
CRA BOARD MINUTES**

June 17, 2025

**City Hall 510 North Baker Street
Mount Dora, Florida 32757**

CALL TO ORDER

Having been duly advertised as required by law, at 6:12 p.m., Chairperson James Homich called to order the regular session of the Mount Dora City Council in the City Hall council chamber.

ROLL CALL

Members Present

James Homich, Chairperson
John Cataldo, Vice-chair
Cal Rolfson, District 2
Dennis Dawson, District 3
Nate Walker, District 5
Doug Bryant, At-large

Members Not Present

Marc Crail, District 4

Also Present

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

PUBLIC COMMENT

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

ACTION ITEMS

1. Commercial Visual Improvement Program (CVIP) Grant Agreement for 440 North Donnelly Street

Community Development Director Adam Sumner explained that the CRA Board previously approved the Commercial Visual Improvement Program (CVIP) under Resolution No. 2018-37.

The current application, submitted by E 5th Ave 100 LLC, requests a grant covering 50% of the cost to replace the canopy at 440 N. Donnelly Street, the former location of One Flight Up restaurant. The total project cost is \$9,912.24, with the proposed grant award totaling \$4,956.12.

The program requires a “significant visual improvement” to the property. The previous canopy was in disrepair. The applicant was encouraged to consider additional upgrades to meet the program’s intent, but was unable to identify any further improvements at this time.

Some Board members expressed concern that canopy replacement alone may not meet the intended threshold of “significant visual improvement.”

Chairperson Homich opened public comment.

Suzanne Scheck, 308 North Tremain Street, spoke in opposition to the grant award.

Public comment was then closed.

Board members and staff discussed the program's eligibility criteria. To qualify, recipients must be commercial property owners and pay property taxes, as required by state law.

The City Attorney confirmed there were no legal objections to the program or the application.

It was noted that recipients receive a certificate to display, identifying them as CVIP grant recipients.

Chairperson Homich disclosed that he had previously represented the former tenants in a legal matter involving the landlord of this property. The case is no longer active.

Applicant Tristan Weld of CFL Property Group was present.

MOTION BY MR. ROLFSON TO APPROVE THE CVIP GRANT FOR 440 NORTH DONNELLY STREET; MR. DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 5-1 ROLL CALL VOTE.

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

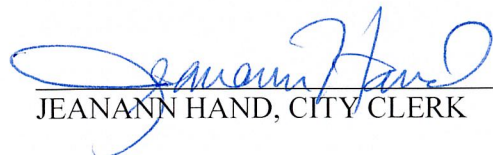
OTHER BUSINESS

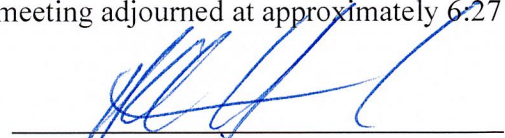
The ineligibility of the Mount Dora Center for the Arts (MDCA) to receive this grant was discussed. MDCA is non-profit.

ADJOURNMENT

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

There being no further business for discussion, the meeting adjourned at approximately 6:27 p.m.


JEANANN HAND, CITY CLERK


JAMES HOMICH, CHAIRPERSON
CRA BOARD