



**CITY OF
MOUNT
DORA**

**Parks and Recreation
900 N. Donnelly St.
Mount Dora, FL 32757
352-735-7183
Fax: 352-735-3681**

E-mail: parcsandrec@cityofmoundora.com

**PARKS AND RECREATION
ADVISORY BOARD MEETING
City Hall Board Room, 510 N. Baker Street, Mount Dora, FL 32757
September 15, 2025 at 5:30 PM**

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
 - A. May 27, 2025 Meeting Minutes
 - B. July 24, 2025 Meeting Minutes
- IV. Public Comment
- V. Presentations
 - A. Tremain Street Greenway Landscape Island Maintenance Program
- VI. Action Items
- VII. Resolutions
- VIII. Ordinances
- IX. Discussion Items
 - A. Parks & Recreation Master Plan - 5 Year Plan Update
- X. City Staff
 - A. FY 25-26 Budget Update
 - B. Project Update
 - C. Parks and Recreation Update
 - D. Cultural and Special Events Update
- XI. Communications and Reports

- A. Board Member Karla Rainer
- B. Board Member Bailey Stack
- C. Board Member Derrick Campbell
- D. Board Member Patrick Murray
- E. Chair Mark Woerner
- F. Board Member William Larkin
- G. Board Member Jack Whittaker

XII. Future Meeting Dates

- A. Monday, November 17, 2025, 5:30 p.m

XIII. Adjournment

NOTICE: Please note that, for purposes of Section 286.011, Florida Statutes, two or more members of the City Council may be present at this meeting, and this meeting may be considered a City Council meeting.

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

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at clerk@cityofmounddora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

If you have any comments or question regarding the contents of this agenda packet, please call Jennifer Schwarz at (352) 735-7183 ext. 1605.



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**Leisure Services
900 N. Donnelly St.
Mount Dora, FL 32757
352-735-7183
Fax: 352-735-3681
E-mail: parksandrec@cityofmoundora.com**

DATE: September 15, 2025

TO: Parks and Recreation Advisory Board Members

FROM: Troy Shonk, Director of Parks and Recreation

SUBJECT: May 27, 2025 Meeting Minutes

Introduction:

Discussion:

Budget Impact:

Strategic Impact:

Recommendation

Attachment(s):

1. 5.27.25 PRAB Minutes

Prepared by: Jennifer Schwarz, Operations Manager
Reviewed by: Troy Shonk, Parks & Recreation Director

Final Approval - 9/9/2025

**CITY OF
MOUNT DORA, FLORIDA
PARKS & RECREATION
ADVISORY BOARD
MINUTES**



**May 27, 2025
City Hall
510 N. Baker St.
Mount Dora, FL 32757**

CALL TO ORDER

Having been duly advertised as required by law, Chairperson Mark Woerner called to order the May 27, 2025, regular meeting of the Parks & Recreation Advisory Board at 5:30 P.M. in the City Hall Council Chambers.

ROLL CALL

Members Present:

Mark Woerner, Chairperson
Karla Rainer, Vice-Chairperson
William Larkin
Dereck Campbell
Patrick Murray
Bailey Stack

Also Present:

Troy Shonk, Parks & Recreation Director
Jennifer Schwarz, Parks & Recreation Deputy Director
Christopher Carson, Cultural & Special Events Manager
Gretchen Gomez, Parks & Recreation Admin Coordinator

Members Not Present:

Jack Whittaker

APPROVAL OF MINUTES

A. March 17, 2025 Meeting Minutes

MOTION TO APPROVE MINUTES BY BOARD MEMBER MURRAY; BOARD MEMBER LARKIN SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES *Chairperson Woerner
Vice-Chairperson Rainer
Board Member Larkin
Board Member Murray
Board Member Stack*

NO *None*

PUBLIC COMMENT

PRESENTATIONS

ACTION ITEMS

A. Donnelly Park Site Concept

Mr. Shonk informed the board about different site plans regarding changes to be made to Donnelly Park in the future. Ms. Carrie Read from LandDesign presented the different site plans to the board more thoroughly. While Ms. Read presented the site plans. Mr. Derrick

Campbell arrived at 5:43PM. Discussion within the board members, Mr. Shonk, Mr. Carson, and Ms. Read further ensued regarding trees, engineering, special events, ADA accessibility, and other aesthetical/erosion matters.

MOTION TO APPROVE CONCEPT 2 BY BOARD MEMBER LARKIN; BOARD MEMBER CAMPBELL SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

*YES Chairperson Woerner
Vice-Chairperson Rainer
Board Member Larkin
Board Member Murray
Board Member Stack
Board Member Campbell*

NO None

RESOLUTIONS

ORDINANCES

DISCUSSION ITEMS

A. Strategic Plan – City Council Approved

- City Council Approved the Strategic Plan which includes items within the Parks & Recreation Department. Those items being but not limited to Donnelly Park, Waterfront Masterplan, 4th Ave Docks, pursuing the Trails Masterplan, Rails to Trails Masterplan, obtaining greenspace, and Athletic Complex.
- Mr. Stack asked if there was a way to have a resident rate for ticketed Special Events. Mr. Carson informed him that the City Attorney has said no. Mr. Woerner inquired about the possibility of having the City Attorney come into a board meeting to discuss this further.

CITY STAFF

A. Parks & Recreation Update

- Mr. Shonk discussed budget season coming and capital improvement plans. About 7 of those plans were submitted and the Department is waiting for them to get approved or denied.
- Applications for grants have been submitted.
- Due to summer rolling in, Recreation is very busy with Camps, Sports, and Aquatics.

B. Cultural and Special Events Update

- Mr. Carson discussed having a Saint Patrick's Day event for next year and the Comedy Night Series taking place at the Mount Dora Community Building this summer.
- Mr. Carson spoke about the Corn Festival that happened on Memorial Day weekend, also the Memorial Service that took place at Pine Forest Cemetery for our veterans. Ms. Rainer asked Mr. Carson if he noticed a difference with advertising from iHeart Radio.
- Mr. Carson brought up the Juneteenth Event that will be happening on June 21st and Freedom on the Waterfront on July 3rd.

COMMUNICATIONS AND REPORTS

A. Chairperson Mark Woerner

B. Vice-Chairperson Karla Rainer

- Ms. Rainer spoke about Picnic Areas in Mount Dora. However, with the plans that were discussed earlier in the meeting, she felt her question was answered.

C. Board Member Bailey Stack

- Mr. Stack would like to learn about the acquisition of land that Parks & Recreation is trying to push for. He asked if there was any data to show all the land that Mount Dora has owned and was sold in the last 10-15 years.

D. Board Member Derrick Campbell

E. Board Member Patrick Murray

F. Board Member William Larkin

- Mr. Larkin asked if Mount Dora purchased a property on Highland. Mr. Shonk informed him that he has inquired about it. Mr. Larkin also asked for an update on Rails to Trails.

G. Board Member Jack Whittaker

FUTURE MEETING DATES

A. Monday, July 21, 2025, 5:30 p.m.

B. Monday, September 15, 2025, 5:30 p.m.

C. Monday, November 17, 2025, 5:30 p.m.

ADJOURNMENT

MOTION BY VICE-CHAIRPERSON RAINER TO ADJOURN; BOARD MEMBER STACK SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 6:42 P.M.

MARK WOERNER, CHAIRPERSON
City of Mount Dora

GRETCHEN GOMEZ, ADMIN COORDINATOR
City of Mount Dora



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**Leisure Services
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Fax: 352-735-3681**

E-mail: parksandrec@cityofmoundora.com

DATE: September 15, 2025

TO: Parks and Recreation Advisory Board Members

FROM: Troy Shonk, Director of Parks and Recreation

SUBJECT: July 24, 2025 Meeting Minutes

Introduction:

Discussion:

Budget Impact:

Strategic Impact:

Recommendation

Attachment(s):

1. 7.24.25 PRAB Minutes

Prepared by: Jennifer Schwarz, Operations Manager
Reviewed by: Troy Shonk, Parks & Recreation Director

Final Approval - 9/9/2025

**CITY OF
MOUNT DORA, FLORIDA
PARKS & RECREATION
ADVISORY BOARD
MINUTES**



**July 24, 2025
City Hall
510 N. Baker St.
Mount Dora, FL 32757**

CALL TO ORDER

Having been duly advertised as required by law, Chairperson Mark Woerner called to order the July 24, 2025, regular meeting of the Parks & Recreation Advisory Board at 5:30 P.M. in the City Hall Council Chambers.

ROLL CALL

Members Present:

Mark Woerner, Chairperson
Karla Rainer, Vice-Chairperson
William Larkin
Patrick Murray
Jack Whittaker

Also Present:

Troy Shonk, Parks & Recreation Director
Jennifer Schwarz, Parks & Recreation Deputy Director
Christopher Carson, Cultural & Special Events Manager
Gretchen Gomez, Parks & Recreation Admin Coordinator

Members Not Present:

Bailey Stack
Derrick Campbell

APPROVAL OF MINUTES

PUBLIC COMMENT

PRESENTATIONS

ACTION ITEMS

RESOLUTIONS

ORDINANCES

DISCUSSION ITEMS

A. Donnelly Park

- Mr. Shonk read a formal letter regarding the Donnelly Park Site Concept.
- Mr. Woerner asked Mr. Shonk what is the schedule beyond just the concept and the design phase and how long would that be? Mr. Shonk informed Mr. Woerner that there will be various stakeholder meetings which would include the public, Historic board, and Planning & Zoning board. After that, this will be presented to Council for further approval.

- Mr. Whittaker asked Mr. Shonk what do the impact fees look like and has the Parks & Recreation team identified grants or is the team waiting for the next round of grants to release? Mr. Shonk said that they would submit an application to the FRDAP grant of \$200,000 and with regards to Park Impact Fees, they have a little over \$5 Million.
- Mr. Woerner asked for Public Comment:
 - Dan Keys had some concerns, such as: some of the elements of the plan interfering or severely damaging the root system of some of the larger trees and the site plan not taking into consideration the slope that exist.
 - Josh Hemingway mentioned a letter received from Board Member Bailey Stack. He expressed how glad he was to hear Mr. Shonk mentioning residents being involved in the plan moving forward. Mr. Hemingway expressed that initially he was surprised that this was being voted on with no community involvement.
 - Laurie Tillett had numerous concerns such as the veterans memorial being a functional space, adding a historic roof over the deck as long as the Historic Board approved it, any additional money to be spent on a bandshell at Elizabeth Evans Park, to leave the greenspace alone.
 - Charlie Sanz read a letter she wrote regarding the resident's tax-payer dollars. Ms. Sanz also stated that a plan like this would bring much more maintenance which means more tax-payer dollars. Ms. Sanz also stated that the new plan would change the central park spirit and although she understands this is a conceptual design, usually a conceptual turns into stone. She asked to revise the plan drastically.
 - Frank Kirwin agreed with Ms. Sarer to some extent. Mr. Kirwin thinks that the plan as proposed tries to overuse the park and could become a congested area. He also stated that although grants are wonderful, they do not pay down the line.
- Mr. Woerner asked Mr. Shonk what is the next plan of action. Mr. Shonk will talk to LandDesign after the meeting and bring public comment notes to them. He stated that the public meeting has to be next and should take place at the Donnelly Park Building. After that, Mr. Shonk will bring any notes and concepts back to the board. Mr. Woerner suggested having several meaningful public meetings.
- Mr. Larkin suggested creating basic plans to get an idea of what the City wants.
- Several residents stated that they would like better communication of these action/discussion items.

B. Parks & Recreation Master Plan – 5 Year Plan Update

- Mr. Shonk asked for the board to read through the 5 Year Plan Update due to edits being made.
- Mr. Woerner asked Mr. Shonk what would be the final product of this masterplan. He suggested looking through the inventory, data collection, specific improvements to Parks and Facilities, and looking to see if new things need to be added that haven't been there before.

CITY STAFF

A. FY 25-26 Budget Update

- Mr. Shonk discussed the budget meetings that the department has had with council, what has been approved, the positions to be added onto the department, capital improvement plans, MLK Center roofing, and other items.

B. Project Update

- Mr. Shonk informed the board that money for the Donnelly Park Project is already in the budget and would not touch tax-payer dollars.

C. Parks and Recreation Update

- Recreation programs have been a success. Camps has been running smoothly and the Mount Dora Middle School partnership has been great and helpful.
- Aquatics and Wellness has different swim lessons running. There is an AAU Swim Team that is going great. Mount Dora Community Trust has helped fund the Aquatics and Wellness Division.
- Improvements have been made to some parks. Particularly beautification at some of the Donnelly Signs.
- The department has started a Tremain Trail pilot program for beautification purposes.

D. Cultural and Special Events Update

- Corn Festival will no longer taking place and will be replaced with a Fall Festival.
- The Last Call Mount Dora Event will raise school supplies and bring them to Mount Dora public schools.
- The Comedy Night Series taking place at the Mount Dora Community Building has been a great success.
- Pitmaster and Pourers is coming up on September 13th.

COMMUNICATIONS AND REPORTS

A. Chairperson Mark Woerner

B. Vice-Chairperson Karla Rainer

C. Board Member Bailey Stack

D. Board Member Derrick Campbell

E. Board Member Patrick Murray

- Mr. Murray expressed his gratitude towards the department and recreational programs.

F. Board Member William Larkin

- Mr. Larkin expressed his gratitude towards the swim lessons.

G. Board Member Jack Whittaker

- Mr. Whittaker asked what the plan is for next year's Freedom on the Waterfront due to it being the 250th year. He informed Mr. Carson what other cities and counties plan on doing.

FUTURE MEETING DATES

A. Monday, September 15, 2025, 5:30 p.m.

B. Monday, November 17, 2025, 5:30 p.m.

ADJOURNMENT

MOTION BY BOARD MEMBER LARKIN TO ADJOURN; BOARD MEMBER WHITTAKER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 6:37 P.M.

MARK WOERNER, CHAIRPERSON
City of Mount Dora

GRETCHEN GOMEZ, ADMIN COORDINATOR
City of Mount Dora



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

DATE: September 15, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Tremain Street Greenway Landscape Island Maintenance Program

Introduction:

This is an opportunity for staff to provide an update to City Council on the Tremain Street Greenway Landscaping Island Maintenance Program.

Discussion:

The Parks and Recreation Department has initiated a pilot program spanning two blocks to enhance the Tremain Street Greenway trail. City staff, contractors, and stakeholders have all participated in this initiative. This project aligns with the recently adopted strategic plan. The current landscape islands lack a dedicated irrigation system, and plantings have become a maintenance burden. The objective was to introduce landscaping to beautify the area while also creating a barrier between the trail and the roadway. Irrigation systems, planters, landscaping, and decorative rocks have been incorporated, significantly improving the area's aesthetics. The irrigation will also play a crucial role in ensuring the long-term success of the plantings.

The Tremain Greenway landscape project will extend from Fifth Avenue to Lincoln Avenue.

Budget Impact:

Funding is available for the landscape improvements with a remaining balance of \$55,845. The remaining landscape island improvement cost ("Phase 2"): \$53,680

Note: The initial "pilot" landscaping improvements cost (Completed): \$17,115 (PO #25-01694)

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.

Objective 4.4 - Add plantings and irrigation system at the Mount Dora gateways and major corridors and arrange for maintenance and watering of the new planting and ground covering.

Recommendation:

Presentation of the Tremain Street Greenway Landscape Island Maintenance Program.

Attachment(s):

1. Tremain Trail Pilot Update Final

Prepared by: Jennifer Schwarz, Operations Manager

Reviewed by:

Troy Shonk, Parks & Recreation Director

Final Approval - 9/9/2025



CITY OF
MOUNT
DORA

Someplace Special.

Tremain Street Greenway

Landscape Island Maintenance Program

Presentation City Council Meeting September 16, 2025



Current Issues of the Trail



- The existing width and configuration of the islands are limited with poor soil conditions.
- No dedicated (automatic) irrigation system.
- No landscape netting causes ongoing weeding and high maintenance requirements
- Images above shows example of the planting during the growing season
- In some cases vehicles drive over the plantings at intersections.

Tremain Street Greenway (Pilot Program)



NEW - Beautification of the trail on Tremain Street. The pilot project covers a two-block section of Tremain Street, stretching from 7th Avenue to 9th Avenue.



Tremain Street Greenway

Objective of the Maintenance Program:

- HISTORY: The “Tremain Street Greenway” project was a conversion of existing roadway from Lincoln Avenue to 5th Street as a bicycle and pedestrian trail in 2010. Connects to the “Lincoln Street Trail.”
- Enhance the existing landscape by introducing color while ensuring it remains easy to maintain.
- Incorporate irrigation to improve the success rate of the plantings and lessen the need for staff to manually water the 8 block area.
- Install landscape netting to minimize weed growth throughout the 8 block area.



Tremain Street Greenway

What we have learned:

- New plantings are optimal for enhancing the visual appeal of the median, making it appear more abundant.
- Perennials require less upkeep while simultaneously enhancing the overall beauty.
- Strategic landscaping selections can create a separation between the pathway and the road. At present, vehicular traffic poses a challenge for the entire trail region.



Design Features



Utilized three varieties of Crotons to provide a vibrant and robust appearance for the planters. Employed two different shades of planters to enhance the color scheme.



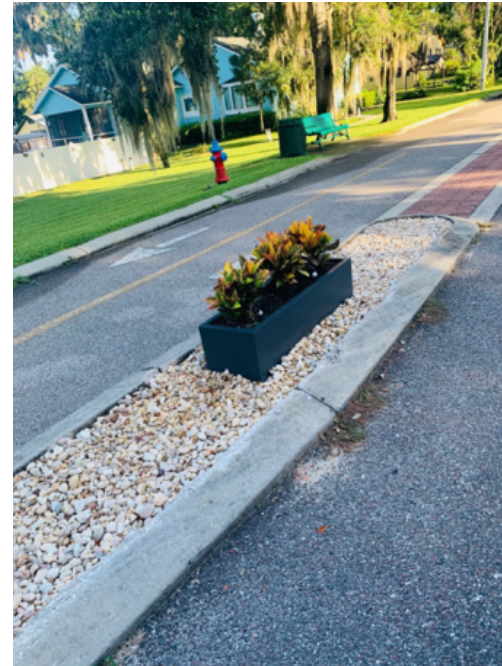
Podocarpus contributes a rich green aesthetic while simultaneously establishing a safety barrier between the roadway and the trail. The growth of these shrubs will further enhance that visual separation.



Design Features



Robelinni Palms were introduced to enhance the separation between the roadway and the trail. Additionally, they are positioned at the end point of medians, ensuring a safe distance from the turning radius of each intersection.



In areas with restricted space, planters were incorporated for aesthetic purposes, and they were sufficiently recessed to accommodate the turning radius of vehicles.



Tremain Street Greenway



The diverse arrangements of the plantings and planters have significantly enhanced the aesthetic appeal, while simultaneously establishing a safety barrier and decreasing the need for maintenance.



Comparison of Cost and Labor

Current Cost and Labor

- *Maintenance and Hand Water*- 5-6 hours per week
- *Water*- Cost of staff, water, and using gator/watering tank
- *Plant Replacement*- Low
- *Misc.*- Wear and tear on Gator and watering tank
- *Estimated Annual Cost*- \$10,000

New Cost and Labor

- *Maintenance*- 2-3 hours per week
- *Water*- Cost of Irrigation
- *Plant Replacement*- Low
- *Misc.*- Irrigation repairs
- *Estimated Annual Cost*- \$6,500

Cost of Phase Two: \$53,680

Balance of Account: \$55,845



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E-mail: parksandrec@cityofmountdora.com

DATE: September 15, 2025

TO: Parks and Recreation Advisory Board Members

FROM: Troy Shonk, Director of Parks and Recreation

SUBJECT: Parks & Recreation Master Plan - 5 Year Plan Update

Introduction:

This is an opportunity to review and update the Parks and Recreation Master Plan

Discussion:

The Parks and Recreation Master Plan was adopted on February 19th, 2019. It is a road map for the future of the City's parks and trails system. The plan includes a vision and master plan for the next 20 years and a capital improvements program for recommended projects, facilities, and improvements. The Parks and Recreation Advisory Board voted unanimously to adopt the recommendations by the GAI Community Solutions Group. The Plan includes an existing condition analysis report, a development plan and program for each existing park and recreation facility, opportunities for park system expansion, and a capital investment plan for the park system.

The Parks and Recreation Department and Parks and Recreation Advisory Board have spent the past six years accomplishing projects identified in the master plan. City Staff and Board Members have expressed interest in making updates to the plan. Staff recommend realigning priorities based on the current needs for the department to provide programming, operate special events, and include needed amenities for our parks. Staff have updated the accomplishments in document form for review. Lead staff have also listed projects, renovations, and upgrades that are priorities to accomplish over the next five years. This board prioritized those projects and the information was submitted to City Council during the budget process. The board also needs to update the goals, objectives, and other items we wish to become a priority of this master plan. Let's discuss what we hope to accomplish in future meetings so we can amend and accept the updated recommendations.

City Council has adopted the attached strategic plan that will guide the City for the next five

years. PRAB can utilize those strategic initiatives, goals, and objectives to update their own master plan.

Budget Impact:

Strategic Impact:

Objective 2.3. Develop a parks and recreation system guided by the principles of the Parks and Recreation Master Plan

2.3.1. Enhance connectivity and accessibility

2.3.2. Increase engagement and collaboration with residents

2.3.3. Support Special Events and dedicated open space

2.3.4. Invest in an equitable Parks system

2.3.5. Advertise recreational activities for all ages and abilities

Recommendation Discuss the goals, objectives, and necessary updates to guide the master plan for the next 5-10 years.

Attachment(s):

1. P&R Master Plan Update
2. Master Plan Accomplishments
3. Strategic Plan 2025-2030-Final

Prepared by: Jennifer Schwarz, Operations Manager

Reviewed by: Troy Shonk, Parks & Recreation Director

Final Approval - 9/12/2025



2 | Discovery

2.1 Existing Conditions

The “Discovery” phase of the Mount Dora Parks and Recreation Master Plan began with a review of all existing conditions related to the facilities and amenities provided by the Parks and Recreation system. This review includes demographics and level of service metrics, documentation review of existing plans/studies and agencies, and a detailed inventory and evaluation of existing facilities and conditions. Through the gathering of this information, the team could analyze the inventory of facilities currently in existence and what existing resources and agencies affect their performance.

2.1.2 Documentation Review

A review of previous plans/studies, metrics, and agencies was conducted to identify key considerations that may impact the development of the Master Plan. The following are summaries of each of the documents reviewed.

Table 2.2

	Mount Dora	Eustis	Tavares	Leesburg
LOS Standard Acreage Requirements (per 1,000 POP)				
Community Parks	2 ac	2 ac		5 ac
Neighborhood Parks	2 ac	1 ac		2 ac
Overall Parks	2 ac		1.7 ac	6 ac
Park Acreage Provided (per 1,000 POP)				
Current	16.98 ac			
Projected				
2020	16.03 ac			
2025	14.55 ac			
2030	13.41 ac			
2035	12.42 ac			
2040	11.67 ac			

Source: Mount Dora, Eustis, Tavares, and Leesburg Comprehensive Development Plans; GAI Consultants

2.1.2.1 Level of Service ("LOS") Summary

The City of Mount Dora has 36 existing Parks and Recreation facilities, mostly concentrated around the historic City west of US-441. In addition to having a large number of facilities, Mount Dora also owns a large amount of park acreage at approximately 275 acres of land. General level of service, when measured traditionally in terms of acres per a specified amount of population, suggests that the City has sufficient park acreage to serve its current residents, especially when compared to its neighboring cities. However, this calculation does not account for the quality of park acres and how well these serve the population.

Table 2.2 describes the existing LOS in the Recreation and Open Space element of the City's Comprehensive Plan, current and projected LOS provided, and the standards of nearby cities. According to these projections, the existing LOS will continue to be met for decades without any additional park land necessary. Facilities in Mount Dora, however, are currently geographically concentrated within the historic City while growth continues east of US-441. While the projections indicate that the existing LOS standard within Mount Dora will continue to be met, this park land is not geographically distributed to truly provide service for all residents of Mount Dora into the future. As such, it is imperative that the City of Mount Dora look at LOS not only as far as the ratio of acreage per residents, but also as the geographic coverage of this service.

2.1.2 Documentation Review

A review of previous plans/studies, metrics, and agencies was conducted to identify key considerations that may impact the development of the Master Plan. The following are summaries of each of the documents reviewed.

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2.1.2.9 Budget Summary

The City of Mount Dora's Leisure Services Department consists of five divisions, they are:



The budget for Leisure Services includes the following categories:

- Facility Care Services
- Library
- Recreation
- Parks
- City Pool
- Community Building
- Simpson Farmhouse
- Historical Museum
- Special Events
- Cemetery

A summary of these budget items is provided in Table 2.6.

While this budget forms the direct budget for the Leisure Services Department, additional funding also impacts the operation and maintenance of Parks and Recreation facilities. Building Maintenance forms part of the Public Works budget, but a large part of their budget supports Parks and Recreation facilities. Funding opportunities also exist in special revenue funds including: discretionary sales tax, CRA and Northeast CRA, and impact fees.

As the City continues to grow, particularly with new communities east of US-441, it is expected that the operational budget will need to increase to provide proper maintenance and support new/expanded parks, programs and services.

Table 2.7

Park Name	Type	Size (acres)
4th Avenue Docks	Passive	0.31
Blair Park	Passive	0.04
Cauley Lott Park	Multi-Use	2.54
Chautauqua Park	Passive	0.17
Community Building	Facility	1.26
Donnelly Park	Multi-Use	1.72
Elizabeth Evans Park	Passive	0.95
Forest Park (Trail)	Passive	16.94
Forres Playground	Playground	1.92
Frank Brown Sports Complex	Active	12.11
Gilbert Park	Multi-Use	4.37
Grantham Pointe (Lighthouse)	Passive	0.53
Heim Field	Active	3.94
Lake Franklin Park	Passive	0.22
Lake Gertrude Way	Passive	2.61
Lillie Park	Playground	1.05
Lion's Memorial Park*	Land	0.38
Lincoln Avenue Community Park & Pool	Multi-Use	37.42
Martin Luther King Center	Facility	0.21
Mount Dora Golf Club (Tennis Courts)	Active	85.10
Mount Dora Dog Park	Passive	3.18
Mount Dora Lawn Bowling Club	Active	1.76
Mount Dora Mountain Bike Trails	Active	33.96
Nature Park	Passive	10.76
Palm Island Park	Passive	12.78
Pinecrest Park	Passive	0.17
Ruthie Watson Park	Passive	0.18
Serenity Park	Passive	0.22
Simpson Cove (Boat Launch)	Passive	2.46
Simpson Farm House	Facility	4.22
Stein Park	Passive	0.60
Summerview Park (Future)*	Active	11.04
Sunset Park	Passive	0.21
Sylvan Park	Passive	0.59
W.T. Bland Public Library	Facility	4.58
Waite Property*	Land	15.37

*Not included in LOS as it does not provide public access

2.1.3 Park Summaries

To determine a baseline understanding of the Mount Dora Parks and Recreation System beyond that of a basic Level of Service, the CSG project team visited each park and conducted a field assessment while collecting a GIS park inventory. City staff accompanied the project team at some of the parks in order to provide specific insight into the history, use, and unique circumstances of certain facilities. Items such as buildings, docks, playgrounds, pavilions, and sports fields/courts were added to the GIS inventory database along with qualitative and quantitative information, photographs, and a rating of condition based on field assessment. Items were individually rated as either Functionally Obsolete, Below Expectations, Meets Expectations, or Exceeds Expectations.

Field inventory and assessment of the existing Parks and Recreation System facilities provided the project team with the baseline knowledge required to proceed with public engagement and, ultimately, development of the Master Plan's Guiding Principles and Recommendations.

The following parks were not included in the park inventory:

- Lion's Memorial Park – no park features, inaccessible, vacant city parcel
- Summerview Park – not yet constructed
- Waite Property – no park features, vacant wetland

The following park inventory and assessment summaries were developed after careful review of field notes, collected GIS data, and City staff's insight; summaries were further refined after obtaining valuable insight and knowledge from participants of the project's various public engagement exercises.

3.2 Guiding Principles & General Master Plan Recommendations

The following Guiding Principles and park and facility-specific recommendations were developed through the inventory and public input process discussed in Chapter 2. The individual perspectives gathered through this process provided trends in the needs of the Parks and Recreation System and the desired direction for the system moving forward. These general trends form the Guiding Principles of the Master Plan which guide the recommendations and implementation plan.

Connectivity & Accessibility

Provide a Parks and Recreation System accessible and connected to all residents of Mount Dora.

General Recommendations:

- Improve connectivity through infrastructure investments enhancing the pedestrian network and bike trail system
- Partner with developers in undeveloped areas of the city to ensure that the adopted LOS standards for the City are met and walkable LOS is maintained through additional park facilities and appropriate connectivity infrastructure (e.g. multi-use trails, sidewalks, bike lanes, etc.) is provided
- Improve pedestrian safety by providing crosswalks and sidewalk connections into park facilities
- Provide connections to regional bike trail(s)
- Partner with schools within the City to provide access to amenities thus filling gaps in existing LOS coverage



Invest in an Equitable System

Balance maintenance and improvement of existing facilities with the future growth of the City and the Parks & Recreation department.

General Recommendations

- Adopt a LOS standard in the Comprehensive Plan that requires a publicly accessible park within a 10-minute walk of all residences within the City
- Adopt Typical Park Equity Standards (community park, neighborhood park, & pocket park) for all Mount Dora parks to ensure an equitable LOS for all Mount Dora residents
- Modernize existing equipment and facilities to bring existing parks up to the Typical Park Equity Standards
- Implement individual park recommendations to better serve existing communities
- Ensure each future park facility is built to Typical Park Equity Standards
- Establish a regular schedule of site assessments, to include equipment and facility maintenance
- Improve and promote natural surveillance through design (i.e., CPTED* measures). This would include clearing overgrown landscaping and shoreline vegetation



*Crime Prevention Through Environmental Design

- Install consistent signage at all parks for territorial reinforcement, consistent rules and regulations, and park maintenance contact information
- Incorporate a Florida-friendly plant palette for sustainability and lower maintenance with special exceptions granted for theming on a case-by-case basis.

All Ages & Abilities

A Parks and Recreation System for everyone, providing inclusive and diverse programming, facilities, and experiences.

General Recommendations

- Provide ADA accessibility within all parks and reasonable modifications within amenities to grant equal opportunity to all users
- Provide inclusive and diverse programming catered to all existing and future residents of Mount Dora
- Encourage health and wellness for residents through active recreation opportunities
- Provide a multi-generational center to accommodate all Mount Dora residents



Support Special Events and Dedicated Open Space

Utilize Parks and Recreation resources to support, facilitate, and improve Mount Dora special events.

General Recommendations

- Maintain and improve accommodations for special events hosted in park facilities
- Provide a shuttle from parks to events on event days to reduce parking pressures on the downtown and provide alternate options to Mount Dora residents and visitors
- Incorporate permanent or temporary public art within recreational facilities and other public sites



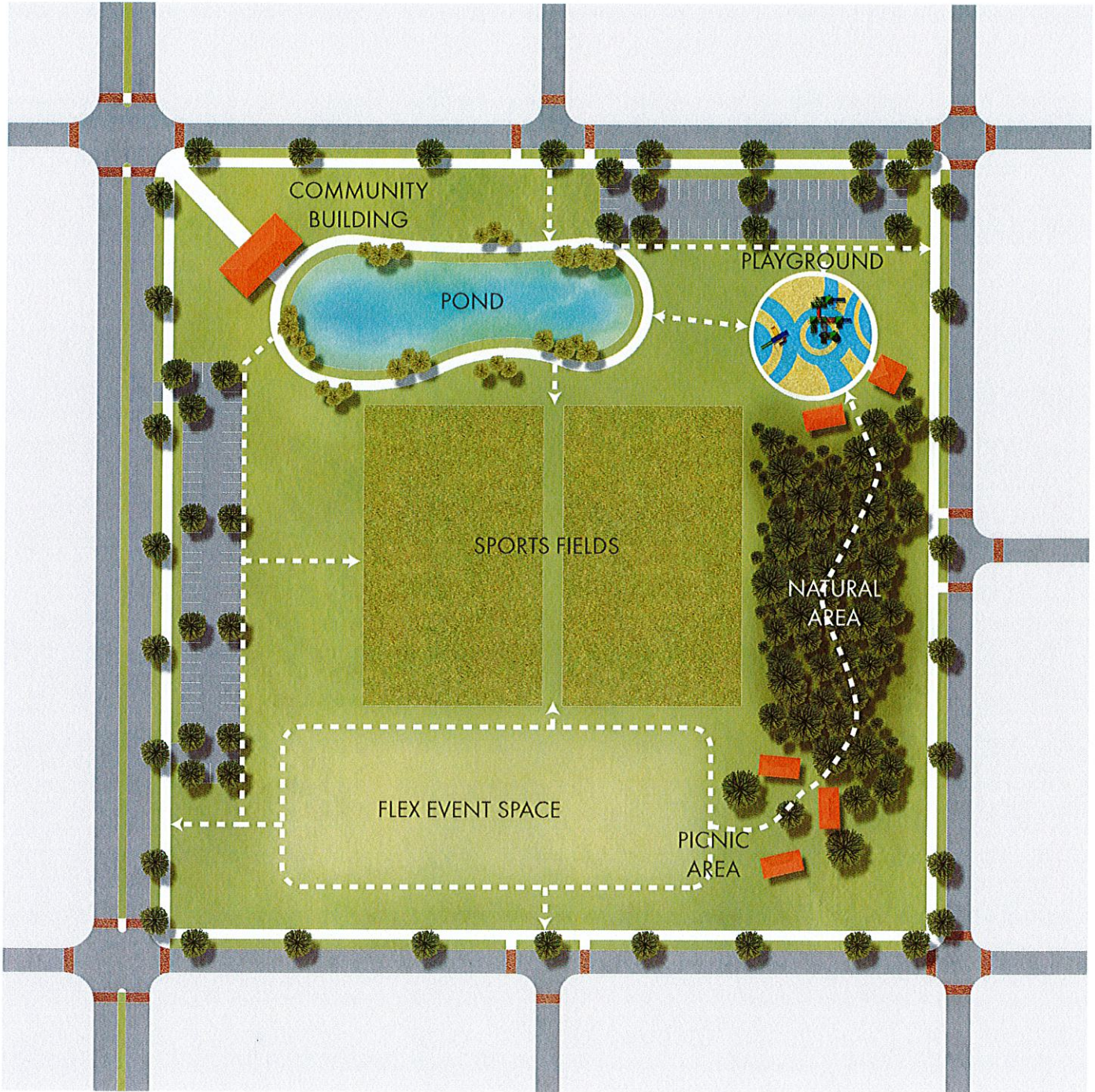
Engagement & Collaboration

Integrate the Leisure Services Department and the residents of Mount Dora through communication, information, and marketing efforts.

General Recommendations

- Ensure awareness of program and facility offerings particularly through social media and a streamlined City webpage
- Provide public with insight into the implementation of the Parks and Recreation Master Plan
- Provide opportunities for public input and collaboration





Approx. 15 acres
 This graphic represents amenities and spatial relationships. Actual park shapes and configurations will vary.

A park in Mount Dora is considered a **Community Park** if it has these basic amenities. If not, the park is supplying a deficient LOS.

Typical Park Equity Standards

Provide a Parks and Recreation System accessible and connected to all residents of Mount Dora. These standards provide a baseline for what each type of park must include in order to properly meet the Level of Service. A park which does not include all the elements of its park type at a minimum will be considered deficient in LOS.

Community Park (10+ acres)

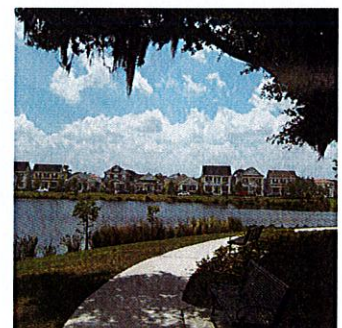
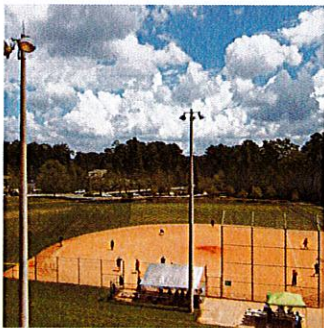
Community Parks encompass large parks drawing users across several neighborhoods and providing community amenities and events. These larger parks are generally primarily active parks with recreational programming that can accommodate events. It is expected that while some users may walk to the site, many will drive to the site.

Elements:

- Sports fields
- Cultural/community centers with recreational programming
- Flex event space with event accommodations
- Parking
- Restroom buildings
- Pavilions
- Destination playground
- Amenitized stormwater pond with walking loop and shade
- Open space, shade, tree canopy

Recommendations:

- Focus spending on key items: civic building, destination playground, etc.
- Provide grand celebrated entry.
- Amenitize stormwater facilities to enhance park experience. Include walking loop and shaded seating areas.
- Position sports lighting away from surrounding residential areas.
- Position playgrounds away from sports courts, near parking but away from streets.





Approx. 3 acres

This graphic represents amenities and spatial relationships. Actual park shapes and configurations will vary.

A park in Mount Dora is considered a **Neighborhood Park** if it has these basic amenities. If not, the park is supplying a deficient LOS.

Neighborhood Park (2+ acres)

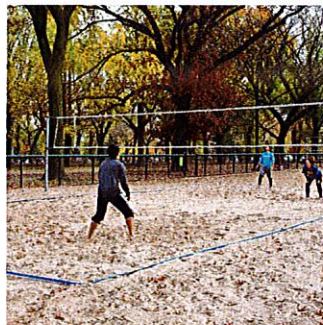
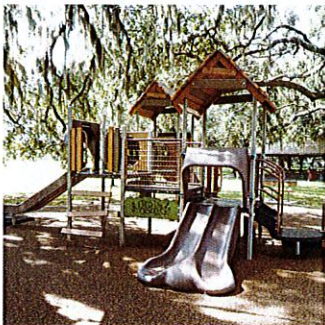
Neighborhood parks are small- to mid-size parks providing service primarily to the neighborhoods surrounding it. These parks have a 50/50 mix of passive and active amenities with little programming. It is expected that users will primarily walk to the park and use it regularly, as part of the fabric of their neighborhood. These parks are required to meet the proposed 10-minute walk LOS standard.

Elements:

- Minimal parking required, on-street as needed for ADA access
- Small playground
- Minor active sports (i.e. basketball, volleyball, etc.)
- Pavilion and picnic tables
- Open space, shade & tree canopy
- Community garden, if desired
- Safe pedestrian connections

Recommendations:

- Engage neighborhood in park process to determine specific amenities desired by residents and avoid over-programming of space.
- Preserve open space within park and maintain some passive use.
- Provide park signage and celebrated entry.
- Position playgrounds away from sports courts, near parking but away from streets.





Approx. 0.75 acres

This graphic represents amenities and spatial relationships. Actual park shapes and configurations will vary.

A park in Mount Dora is considered a **Pocket Park** if it has these basic amenities. Any new pocket parks developed in the City will not be considered for the 10-minute walk LOS or as contributing to equitable park service standards.

Pocket Park (<1 acres)

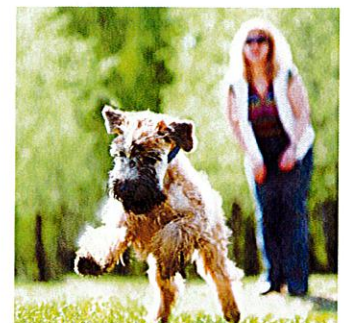
Pocket Parks for primarily passive use currently exist throughout Mount Dora, and are a valid and appropriate amenity for neighborhoods. They are, “urban open spaces on a small-scale and provide a safe and inviting environment for surrounding community members. They also meet a variety of needs and functions, including small event space, play areas for children, spaces for relaxing or meeting friends, taking lunch breaks, etc.” *National Recreation and Park Association, Creating Mini-Parks for Increased Physical Activity, 2014*. The size of these parks preclude them from providing an abundance of amenities, and they are not intended to contribute to the city’s equitable park service standards. Therefore, they are considered a perk for the surrounding area, contributing green space, social nodes and civic urban space for their neighborhood. Each park adds character to their neighborhood with unique amenities such as historical markers, water views, interesting planting areas, and native vegetation. Lake Franklin Park is the only pocket park that provides a large opportunity for walkable level of service expansion. Please refer to the park specific recommendations (page 120) for details. Any new pocket parks developed in the City will not be considered for purposes of the 10-minute walk LOS or as contributing to equitable park service standards.

Elements:

- Small passive park facilities
- Open space with landscaping
- Benches
- Picnic table or play equipment
- Community garden, if desired by surrounding residents and enough space available

Recommendations:

- Focus on accessibility and visibility of park from surrounding uses and roads.
- Provide opportunities for neighborhood engagement such as volunteering opportunities.
- Ensure park is properly buffered from private property and make clear distinction between private property and park property.
- Provide park signage and clear crossings into park.



3.4 Park & Facility-Specific Master Plan Recommendations

4th Avenue Docks

Replace aging docks:

- Dock Replacement
- Design Fees

Improve wayfinding to improve facility awareness:

- Create celebrated entry
- Add ID and directional signage at McDonald St. intersection



Blair Park

Improve access into park:

- Provide pedestrian connectivity – crosswalks on both sides (Oakland Dr. & Sylvan Dr.)

Enhance park offerings:

- Provide companion seating/bench and wheelchair pad
- Maintain plantings to allow natural surveillance
- Improve path to memorial bench to ensure accessibility
- Establish social nook with shaded seating



Cauley Lott & Lillie Parks

Cauley Lott and Lillie Park have the potential to become a great asset to the community and should be considered jointly to optimize their functionality.

Develop a **Site-Specific Master Plan**, including:

- Conceptual plan options with public hearing
- Final master plan
- Cost estimating
- Phasing (if necessary)

The site design and implementation should consider the following:

- Amphitheater enhancements
- Large playground and splash pad
- Improved parking
- Re-construct court sports
- Renovate pavilion and bring up to code
- Interior pedestrian access throughout park
- Integrate park design with stormwater component
- Replace individual picnic shelters
- Create a grand connection across Pine Ave. to Lillie Park
- Additional security enhancements

Chautauqua Park

Improve access into park:

- Provide pedestrian connectivity – crosswalks from surrounding streets/sidewalks

Enhance park offerings:

- Provide companion seating/bench and wheelchair pad
- Provide internal sidewalk/path system
- Maintain plantings to allow natural surveillance
- Improve path to memorial bench to ensure accessibility
- Establish social nook with shaded seating



Community Building

Address CPTED concerns:

- Hire a historic preservation architect to review the CPTED issues related to the building access points, exterior stairwells and ramps, and functionality
- Maintain plantings to allow natural surveillance

Consider site design adjustments to improve load-in/load-out function

Donnelly Park

Improve accessible routes into and throughout park

Develop a **Site-Specific Master Plan**, including:

- Opportunities and constraints
- Conceptual plan options with public hearing
- Final master plan
- Cost estimating

The site design and implementation should consider the following:

- Building and restroom renovation
- Renovation of SW corner – address the CBD/primary tourist access point
- Analyze topographic survey to identify solutions to pedestrian route grading challenges and erosion/runoff issues
- Build upon successful programmatic elements, enhance aesthetics and functionality

Elizabeth Evans Park

Develop a **Site-Specific Master Plan**, including:

- Opportunities and constraints
- Conceptual plan options with public hearing
- Final master plan
- Cost estimating
- Phasing (if necessary)

The site design and implementation should consider the following:

- Develop a new civic pavillion overlooking the lake
- Improve accessibility into and throughout the park
- Provide a safe edge to the lake while maintaining the relationship to nature and views across the water
- Add a restroom building and drinking water supply
- Provide grading and drainage improvements
- Provide general landscape renovation



Forest Park (Trail)

Improve wayfinding into and within facility:

- Provide park ID signage
- Provide internal wayfinding and interpretative signage where appropriate
- Provide trailhead (kiosk, trail map, info)

Improve access into park:

- Provide pedestrian connectivity from adjacent public facilities to existing trail access points (crosswalks & signs)
- Provide parking for drive-to access

Enhance park offerings:

- Establish (1) accessible trail route through the property
- Provide facilities for “nature school” to be programmed out of the library and/or Simpson Farm House

Forres Playground

Improve access into park:

- Improve pedestrian connectivity to nearby City parks (Nature, Bike Trails, Lincoln Ave., Lake Franklin, and Lake Franklin Park)
- Provide pedestrian connection to/from East 8th Ave.

Maintain and enhance existing park:

- Replace drinking fountains with accessible and durable models
- Limb up and clear underbrush of existing trees to the south of the playground
- Provide natural tree shade in playground, around seating areas and restroom building

Frank Brown Sports Complex

Improve connectivity and access into and within park:

- Provide pedestrian connectivity to surrounding land uses – sidewalk connections to middle school, Lincoln Park, and Cauley Lott Park
- Provide pedestrian connectivity throughout the park interior

Improve park functionality:

- Correct CPTED issue at dumpster enclosure/ basketball court SW access point – move basketball access point to the north away from dumpster
- Reinstall canopies on maintenance/concessions building
- Provide restrooms and drinking water supply for daily use

Implement site plan updates/upgrades including:

- Install shade trees in the plaza in lieu of palms and crape myrtles
- Install additional playground equipment
- Move grill out from under picnic pavilion
- Improve access to/through the picnic pavilion and provide (1) accessible picnic table
- Ensure safety of players on fields by protecting from light poles in infield
- Improve grading issues to eliminate erosion where it is occurring
- Improve multi-use field turf conditions
- Expand basketball court surface to the east, create a planted buffer from the parking lot on the west side
- Screen the lift station from view

Gilbert Park

Increase access into park:

- Provide accessible pedestrian connectivity to the park from surrounding public facilities (crosswalks)

Implement CPTED recommendations within park:

- Provide adequate lighting to all areas of the park accessible during evening hours
- Remove screen fences from partially screened electrical equipment at SW corner to avoid ambush points
- Maintain plantings to allow natural surveillance
- Repair damaged portions of post-and-deck playground (bent railings)
- Move electrical panels currently out in the open in the west lawn to more discreet locations

Update park offerings to better serve community:

- Provide comparable accessible seating and picnic opportunity in the west lawn
- Enhance the nature walk on the north side by implementing a true path with adequate lighting and light replacement, necessary safety features and plant maintenance
- Replace playground for small children

Grantham Pointe (Lighthouse)

Address issues on lake edge:

- Correct erosion issues with pre-cast seawall
- Remove nuisance and exotic plant species in littoral zone

Enhance visitor experience:

- Provide educational signage/environmental graphics

Heim Field

Facility is currently under lease with the high school. At this time, there are no recommendations to be made. If the high school terminates the lease, the facility would need to undergo a master planning process to determine the needs of the community and the impact on the service area quality of coverage. The current lease is set to terminate at the end of 2027 with an automatic renewal of additional 10-year terms.

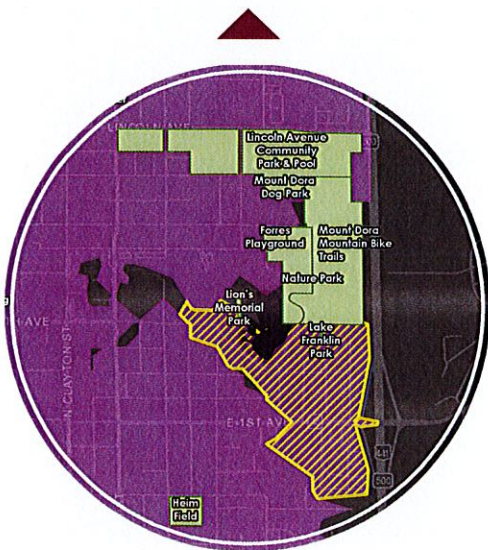
Lake Franklin Park

Integrate park into Lincoln Ave. parks system:

- Provide pedestrian connectivity to neighborhood and Mountain Bike Trails Park
- Add a small parking area to establish a trailhead/ access point to the Mountain Bike Trails, Nature Park and facilities to the north

Add park offerings to provide use for community:

- Maintain plantings to allow natural surveillance
- Provide internal sidewalk connectivity and seating area



The yellow dashed area depicts the opportunity to expand walkable level of service for the unserved neighborhoods to the south by activating Lake Franklin Park as a trail head and pedestrian connection to the parks at the north.

Lake Gertrude Way

Improvements to Lake Gertrude Way will be addressed by Public Works. There are no further recommendations.

Lawn Bowling Club

Facility is currently under lease with the Mount Dora Lawn Bowling Club. At this time, there are no recommendations to be made.

Lincoln Ave Community Park & Pool

Develop a **Site Specific Master Plan** including:

- Opportunities and constraints
- Conceptual plan options with public hearing
- Final master plan
- Cost estimating
- Phasing (if necessary)

The site design and implementation should consider the following:

- Optimize use of space for event days and improve daily use options
- Clearly program space
- Improve accessibility into and throughout the park, and to adjacent city parks and community facilities
- Relocate public works holding yard and make use of the space at east end of property, or use this space as the expansion of the public works facility at the west end
- Continue multi-use path and make additional connections to surrounding facilities (e.g., parks, IceHouse Theater, middle school)
- Establish programmatic connection to the IceHouse Theater
- Altering Unser St. and 11th Ave. to clearly read as in-park drives, as opposed to public streets
- Utilize full space for public use
- Integrate all adjacent public facilities for vehicular (parking lots and driveways) and pedestrian use (multi-use trail, sidewalks, restroom buildings)
- Address drainage and grading issues
- Address ADA accessibility

The Site Specific Master Plan is currently recommended for implementation in the short-term. Should this item be pushed to the mid-term, the City should implement small-scale improvements to the diamond fields in the short-term.



Lions Memorial Park

Facility is inaccessible through rights-of-way. No improvements recommended.

Martin Luther King Jr. Center

Provide accessible pedestrian connectivity to the building from parking lot:

- Add safe crossings from parking to property
- Provide adequate lighting
- Maintain plantings to allow natural surveillance

Increase facility functionality:

- Plumbing upgrades
- Pave the alley at north side of building



Mount Dora Dog Park

Provide ADA accessible opportunities for users of park:

- Provide accessible parking and pedestrian connectivity from parking lot to park
- Provide accessible pedestrian connectivity to pavilion within park and accessible seating opportunities

Update/upgrade park offerings:

- Ensure complete enclosure of small dog areas (loose gates, gaps under fences, etc.)
- Consolidate and organize signage into one sign per area
- Update and upgrade pavilions, provide appropriate seating
- Create celebrated entry
- Integrate with Lincoln Park and other adjacent public facilities via Lincoln Park Master Plan
- Add electric to plan

Mount Dora Golf Club (Tennis Courts)

Develop a **Site-Specific Master Plan**, including:

- Opportunities and constraints
- Conceptual plan options with public hearing
- Final master plan
- Cost estimating

The site design and implementation should consider the following:

- Determine site programming
- Address parking needs
- Provide accessible pedestrian connections to surrounding areas and within park
- Provide active recreation opportunity per community input

Mount Dora Mountain Bike Trails

Increase access into park:

- Improve pedestrian connectivity to nearby City parks (Nature, Forres, Lincoln Ave., Lake Franklin, and Lake Franklin Park)
- Provide accessible pedestrian connections into park – add sidewalk down 11th Ave. to connect to residential
- Integrate with Lincoln Park and other adjacent public facilities via Lincoln Park Master Plan

Upgrade park offerings:

- Create celebrated entry
- Upgrade bike wash station

Provide ADA accessible opportunities for park enjoyment:

- Provide accessible parking
- Establish (1) accessible trail route through the property

Nature Park

Increase access into park:

- Improve pedestrian connectivity to nearby City parks (Mt. Bike Trails, Forres, Lincoln Ave., Lake Franklin, and Lake Franklin Park)
- Provide accessible pedestrian connections into park
- Expand upon existing access to provide more opportunity to enjoy nature – path from Mt. Bike Trails and disc golf course that starts at Forres Playground
- Integrate with other adjacent public facilities

Enhance park offerings:

- In areas of the park without golf course, encourage growth of native grasses and wildflowers, maintain an 8'-10' wide mown path for ease of access
- Incorporate interpretative/environmental and historical signage of the property's attributes

Increase public awareness of park:

- Create celebrated entry
- Promote the use and access to the property

Palm Island Park

Increase access into park:

- Provide accessible pedestrian connectivity to the park from surrounding facilities – crosswalk to Gilbert Park

Update park amenities to ADA accessibility standards:

- Provide accessible pedestrian access to/around picnic shelters and grills
- Replace the picnic table on the open concrete pad with an accessible table

Provide wayfinding throughout park:

- Create celebrated entry
- Provide wayfinding into parking lot and within park

Address hazards within park:

- Address hazards mostly behind Boy Scout building
- Repair broken equipment
- Provide wildlife warning signage at boardwalk exit-to-path points near lake edge

Enhance boardwalk experience:

- Add seating along boardwalk
- Incorporate interpretive/environmental and educational signage

Engage Boy Scout building and make functional:

- Renovate Boy Scout Building to be functional
- Provide updated plantings at Boy Scout building
- Establish Kayak/Canoe launch

Pinecrest Park

Increase access to park:

- Provide pedestrian connectivity – crosswalks from surrounding streets
- Address steep slope to ensure accessibility and usability of the park

Enhance park offerings to make park functional:

- Maintain plantings to allow natural surveillance
- Establish social nook with shaded seating

Ruthie Watson Park

- Provide ADA accessible furnishings
- Ensure lighting is adequate to overcome high hedge along the south and west sides

Serenity Park

- Provide additional shade trees
- Confirm accessibility of sidewalk slopes

Simpson Cove (Boat Launch)

Improve the implied connections to the lakefront series of parks – speed table on Tremaine at park connection

Develop a **Site-Specific Master Plan**, including:

- Opportunities and Constraints
- Final master plan
- Cost estimating

The site design and implementation should consider the following:

- Improve circulation and parking in boat ramp area
- Improve accessible pedestrian connections throughout site
- Accommodate special events and daily use
- Provide wayfinding from surrounding areas

Simpson Farm House

Complete building restoration:

- Restore second floor

Optimize outdoor space for programming use:

- Reconfigure/resurface parking layout and formalize with curbs
- Complete landscaping around parking lot
- Enhance or renovate program and plantings around the house in concert with programming of community events
- Provide companion seating/bench and wheelchair pad





Stein Park

Develop a **Site-Specific Master Plan**, including:

- Opportunities and constraints
- Conceptual plan options with public hearing
- Final master plan
- Cost estimating
- Phasing (if necessary)

The site design and implementation should consider the following:

- Provide accessible interior pedestrian sidewalk and walking loop
- Provide accessible shaded seating
- Provide gathering space with picnic tables
- Provide drinking fountain and trash receptacles
- Provide open space
- Include educational signage regarding historic Chautauqua Assembly Hotel
- Provide pedestrian connectivity – crosswalks at all intersections

Summerview Park (Future)

Currently in development.

Sunset Park

- Maintain plantings to allow natural surveillance
- Add arts programming to enhance space
- Add directional signage leading to 4th Ave. Docks

Sylvan Park

Increase park awareness and access:

- Provide park ID signage
- Provide pedestrian connectivity – crosswalks crossing Oakland Dr.

Manage existing vegetation to improve park views:

- Open views to Lake Gertrude
- Maintain planting to allow natural surveillance

Enhance park offerings to increase park use:

- Provide accessible shaded seating
- Provide gathering space with picnic tables
- Provide drinking fountain and trash receptacles
- Provide open space
- Provide accessible interior pedestrian sidewalk connecting Oakland Dr. sidewalk to Lake Gertrude promenade to the west
- Consider a neighborhood playground

W.T. Bland Public Library

Increase ADA accessibility to the "Under the Oaks" picnic area:

- Provide accessible connections to the picnic area
- Provide accessible picnic tables

Engage adjacent facilities to optimize their use:

- Provide pedestrian connections to Forest Park

NOTE: City expects Impact Fees to begin accruing in 5 years.

Waite Property

Manage existing natural resources and improve human-nature interaction:

- Remove nuisance and exotic plant species
- Limb up and trim vegetation bordering Lake Gertrude Way to allow natural surveillance
- Add interpretative signage adjacent to Lake Gertrude Way



New Projects

Collaborate on EAR Development

- During EAR process, the City should develop Comprehensive Plan policies to implement relevant portions of this Master Plan including LOS and Typical Park Equity Standards

Trails Master Plan & Implementation

- Develop Trails Master Plan to improve connectivity and accessibility to facilities

New Park Land Acquisition

- Strategically acquire land to fill LOS gaps as Mount Dora continues to grow

School Partnerships

- Work with Triangle Elementary to open facilities for public use to fill existing LOS gap and provide service to areas in the JPA to be annexed into the city in the future
- Coordinate with school board in the development of future schools to identify potential LOS coverage opportunities

Art Master Plan

- Develop Art Master Plan to approach opportunities for public art within the City

Improve Marketing

- Develop marketing to increase awareness of existing facilities and foster communication between the community and the Parks & Recreation Department

Update Master Plan

- This Master Plan should be updated at mid- and long-term marks to re-evaluate conditions at the time and strategize appropriately

Lake Dora Waterfront

- The Lake Dora Waterfront stretches from Palm Island Park to the 4th Avenue Docks containing public and private parcels. It includes many parks with different names: Gilbert Park, Grantham Point, Simpson Cove, and Elizabeth Evans Park. This can cause confusion for users. A summary of the 2011 Envision Mount Dora process as it relates to the Lake Dora Lakefront Element is included on page 15. The core principles from the vision need to be revisited and implemented for this area that is an important hub for leisure, events, culture, and tourism in the City. These principles need to be quantified and a fresh view to update the plan needs to involve the City and private stakeholders in the area.

New Community Center

- Build new community center for all residents of the community

Miscellaneous Design Services

- Provide for additional design services which may occur in the future

Update Security Camera System

- Update camera system in conjunction with CPTED strategies for crime prevention

3.6 Short-term Project Prioritization

To aid in the implementation of capital improvements in the short-term, the relevant Master Plan recommendations have been prioritized following an approach developed with consideration of both analytical and practical elements. The resulting prioritization schedule balances the potential impact of improvements with project costs to assist the City in efficiently addressing existing issues related to park quality, safety, and equity.

Park-Specific Recommendations

Recommended short-term improvements to each individual park property and/or facility have been prioritized based on consideration of multiple factors:

- Current Park Score
- Potential to achieve park equity standards (i.e. improve an existing poorly-served area or extend service to an unserved area)
- Relevant planned expenditures in the City's approved budget and/or CIP
- Project Cost

0-2 Years – \$1,770,000

- Lake Franklin Park
- Lillie Park
- Mount Dora Golf Club
- Stein Park
- Lincoln Avenue Community Park & Pool
- Cauley Lott Park

2-3 Years – \$1,445,500

- Forest Park (Trail)
- Simpson Farm House
- Sunset Park
- Sylvan Park
- Ruthie Watson Park
- Serenity Park
- Waite Property
- Palm Island Park
- Gilbert Park
- Chautauqua Park
- Donnelly Park
- Elizabeth Evans Park
- W.T. Bland Public Library
- Simpson Cove (Boat Launch)

3-4 Years – \$1,300,500

- Martin Luther King Center
- Community Building
- Mount Dora Mountain Bike Trails
- Grantham Point (Lighthouse)
- Mount Dora Dog Park
- Pinecrest Park
- Blair Park
- 4th Avenue City Docks
- Forres Playground
- Nature Park

New Projects

Short-term Master Plan recommendations that are not tied to a specific Leisure Services Department park or facility have been prioritized in a similar fashion, however since many of these projects are not directly related to existing parks or facilities, a current Park Score was not factored.

0-2 Years – \$650,000

- Misc. Design Services
- Trails Master Plan
- New Park Land Acquisition*
- Update Security Camera System

2-3 Years – \$33,333

- Improve Marketing
- Art Master Plan

3-4 Years – \$15,100,000

- New Community Center – construction
- Lake Dora Waterfront

*Active acquisition in deficient areas

Project	Details	Finish Date	Grant	Notes
<i>Gilbert Park Phase 1</i>	Demolition and reconstruction of the 5-12 year age group playground	Spring 2019	No	During the Master Plan inventory phase this playground was deemed at the end of life and needed replaced immediately. New 5-12 year age group playground installed.
<i>Lincoln Pool Phase 1</i>	Resurfacing of the pool and replacement of all pool equipment	Winter 2020	Yes	Replacement of all equipment to include pumps, filters, tanks etc.
<i>Cauley Lott Renovation</i>	Complete demolition and reconstruction of Cauley Lott	Feb-23	Yes	2 basketball courts (1 covered), large pavilion, amphitheater and playground.
<i>Lincoln Pool Phase 2</i>	Renovation of building and added amenities	Spring 2023	Yes	Complete renovation of the locker rooms, new pavilion, and new splash pad.
<i>Kayak Launch & Wash Station</i>	New kayak launch with wash station	Aug-23	Yes	Also replaced 2 outdated pavilions. Partnered with Rent.Fun to add a 4 station kayak rental accessible by mobile app.
<i>Flow Trail and Pump Track</i>	Additions to the Mountain Bike trails	2023 & ongoing	No	Agreement with SOBRA to maintain and pay for updates and renovations at no cost to the City.
<i>Summerview Pickleball</i>	Six new pickleball courts	Spring 2024	No	Part of the overall Summerview Park upgrade.
<i>Summerview Playground</i>	Addition of a 2-5 age group and 5-12 age group playground	Spring 2024	No	Part of the overall Summerview Park upgrade.
<i>Park Restrooms</i>	Renovation of Sunset and Gilbert Park restrooms	Summer 2024	No	Updates to the interior and exterior of both restrooms.
<i>Donnelly Phase 1</i>	Donnelly tiered stairs wall and ADA ramp addition	Summer 2024	Yes	Installation of a tiered wall for landscape beautification and to protect the stairs from the erosion issues that were happening. Also, added an ADA access ramp that was much needed for that side of the park.
<i>Frank Brown</i>	Renovation of the park and field updates	Winter 2024	Yes	Resurfaced the 3 field and added irrigation. Replaced one pavilion. Added 1 additional pavilion 2 shade structures, and 2 water fountains. Purchase bleachers and tables.
<i>Gilbert Park Phase 2</i>	Demolition and reconstruction of the 2-5 year age group playground	Nov-24	Yes	Replacment of the back portion of the playground that remained after phase 1. This inlcudes many ADA elements as well as elements for all age groups.
<i>Summerview Basketball</i>	Addition of an outdoor basketball court	Winter 2024	No	Part of the overall Summerview Park upgrade.
<i>Donnelly Phase 2</i>	Three new pickleball courts and hardscape updates	Feb-25	Yes	Turned the 1 tennis court in to 3 new pickleball courts. Added hardscaping and created an inviting environment conducive to a central park atmosphere and open spacing for special events.
<i>Lincoln Park Renovations</i>	New restroom and surfacing of the 11th Ave. tennis parking lot.	Current	No	Adding a new restroom centrally located off of the bike trail. Surfacing of the 11th Ave. tennis courts (permeable surface).
<i>Resource and Recreation Center</i>	New facility for community use	Current	Yes	Basketball courts, computer lab, meeting space, 3 reservable banquet rooms (or 1 combined large room) with commercial kitchen, outdoor courtyard, office space, and child watch area.
<i>Donnelly Phase 3 (Future)</i>	Renovation of the remainder of the park	Ongoing	Yes	Currently in the engineering and design phase. Storm water and erosion issues will be addressed. Beautification and hardscaping of the remainder of the park to provide a Central Park atmosphere and set the park up for special events. To include stage area and updates to the building.
<i>Landcaster Park</i>	Donation of Lancaster Park	TBD	No	Future 2 acre park donated by the developer of Lancaster addition.



CITY OF
MOUNT
DORA

STRATEGIC PLAN



2025-2030



MountDora.gov

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MEET CITY COUNCIL



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



CITY MANAGER MESSAGE



Dear Mount Dora Community,

It is with great enthusiasm that I share the City of Mount Dora’s Strategic Plan Update for FY2025–2030, a forward-thinking roadmap designed to guide our community toward a vibrant and sustainable future. Rooted in our rich history and small-town charm, this plan reflects our collective vision to enhance Mount Dora’s unique character while embracing opportunities for growth and innovation.

Our vision is clear: to cultivate a diverse, thriving, and sustainable community—one that celebrates a vibrant downtown, an inviting and accessible lakefront, and a deep respect for our historic and natural resources. This strategic plan, developed with input from City leadership, staff, and community stakeholders, establishes a framework to ensure Mount Dora continues to be a premier destination for both residents and visitors alike.

The plan is structured around five key Strategic Initiatives, each designed to support our long-term goals:

- Promote Economic Development – Position Mount Dora for a strong, diverse, and sustainable economy while preserving our small-town charm.
- Beautify Mount Dora – Enhance the city’s aesthetic appeal through landscaping, public art, and well-maintained streetscapes.
- Maintain and Improve Infrastructure – Invest in modern and reliable infrastructure to support our growing community.
- Provide High-Quality Services – Deliver exceptional municipal services that promote a vibrant, safe, and healthy environment.
- Invest in Fiscal and Human Resources – Ensure financial sustainability and attract top talent to serve our city.

This plan is more than just a document—it is a dynamic blueprint for action. With well-defined goals, including redevelopment opportunities, enhanced mobility, strategic business attraction, public safety enhancements, and expanded green spaces, we are committed to making measurable progress.

As we move forward, we will continue to engage with our community, implement best practices, and leverage partnerships to bring this vision to life. Together, we will ensure that Mount Dora remains a welcoming, vibrant, and prosperous place to live, work, and visit for years to come.

We look forward to working alongside you to bring this vision to reality.

Sincerely,

Vince Sandersfeld

City Manager

VISION AND MISSION

Vision

Create a diverse, vibrant, and sustainable community featuring a thriving business community in conjunction with a more accessible and inviting lakefront, while respecting its historic character and small-town charm, and serving as a unique regional and local destination for both residents and visitors.

Mission

Mount Dora provides a full range of high-quality municipal services to all stakeholders in a safe, clean, attractive environment while safeguarding our historical and natural resources and building a strong sense of community.



STRATEGIC INITIATIVE 1:

Promote Economic Development

Promote Economic Development to position Mount Dora as a City with a diverse, vibrant, sustainable economy.

Goal 1

Promote strategic corridors for development and redevelopment: Golden Triangle District, Grandview Business District, Highland Street District, Downtown/Waterfront District, and the Wolf Branch Innovation District with special focus on high-wage job creation.

- **Objective 1.1** - Create marketing materials promoting development for each district by the end of FY 2024-2025.
- **Objective 1.2** - Each year promote areas for development/redevelopment by engaging with stakeholders, collaborating with Economic Development organizations, and where possible promoting Public-Private Partnerships (PPP).
- **Objective 1.3** - Complete *Revitalization Action Plan* for these districts to focus where feasible industry-specific recruitment.
- **Objective 1.4** - Enhance or streamline business/permitting process improvements for customer applications, inspections, and pass-through fees.

Goal 2

Enhance alternative mobility transportation modes to include trail networks.

- **Objective 2.1** - Promote golf carts, pedestrian, and bike access throughout the City with focus on safety.
 1. Donnelly Boardwalk Project to be completed by end of FY2025-2026.
 2. On an annual basis complete sidewalk repair by targeting different areas of the City.
 3. Develop and implement a mobility transportation plan to provide ideas to improve alternative modes and improvements throughout the City.
- **Objective 2.2** - Research grants to help with trail and bike corridors.
- **Objective 2.3** - Update the *Trails Master Plan* to the today's trail strategy with Lake County ensuring new trailheads and amenities are defined.
- **Objective 2.4** - Updates, when required, to the City Comprehensive Plan and E.A.R-Based Amendments.



**Goal
3**

Promote tourism.

- **Objective 3.1** - Each year create a campaign with a minimum \$40,000 budget targeting day-trippers to Mount Dora (subject to funding/budget).
- **Objective 3.2** -Develop premier festivals that drive tourism by partnering with event sponsors to deliver cost-effective City services while safeguarding the public.
- **Objective 3.3** - Seek grants or other appropriations for the construction of the *4th Avenue docks*; and complete the 4th Avenue Docks Feasibility Study to determine the proper dock design and/or alternatives.



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.

- **Objective 4.1** - Promote an Urban forest in Mount Dora by planting at a minimum of 50 trees per year through end of 2030 using the *Right Tree, Right Place* program.
- **Objective 4.2** - Update the Land Development Code to require appropriate tree planting methods within an urban environment by the end of FY2025-2026.
- **Objective 4.3** - Work with outside organizations to gather volunteers to care for newly planted trees, landscape beds, and flowers.
- **Objective 4.4** - Add plantings and irrigation system at the Mount Dora gateways and major corridors and arrange for maintenance and watering of the new planting and ground covering.

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.
- **Objective 5.2** - Provide staff training to improve the standard of care for Mount Dora’s green space.
- **Objective 5.3** - Underground electric lines along Donnelly Street in order to plant trees along the roadway to develop a tree canopy.
- **Objective 5.4** - Perform a streetscape project to match the existing completed streets in the downtown District. The project will be executed in two phases: (1) Engineering and Design, and (2) Construction. The project schedule will be contingent upon the availability of CRA funds.
- **Objective 5.5** - Pursue grants and other funding opportunities to develop the Lake Dora Waterfront Master Plan.
- **Objective 5.6** - Continue improvements and enhancements to, and, where feasible, acquire additional lands for the athletic complex with programs, leagues, and other amenities.

- **Objective 5.7** - Acquire land by developer donation or City direct purchase as green space becomes available. Special focus will be on communities lacking appropriate parks for their communities and locations where trails and trailhead amenities may be provided in the future. The intent is to develop Neighborhood and Community Parks that draw users across many neighborhoods and provide community amenities pursuant to the Parks and Recreation Master Plan.
- **Objective 5.8** - Acquire new and enhance existing public green space and open spaces.



**Goal
6**

Enhance public green and open spaces.

- **Objective 6.1** -Identify potential locations for park spaces in the Wolf Branch Innovation District (WBID) and the Golden Triangle District as development occurs.

STRATEGIC INITIATIVE 3:

Strengthen and Expand Mount Dora's Infrastructure

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

Goal 7

Develop new infrastructure to support sustainable growth management

- **Objective 7.1** - Expand infrastructure to meet the needs of a growing community.
 1. Complete the Wastewater Treatment Plant #2 expansion.
 2. Construct ground storage tank to store additional potable water.
 3. Expand Electric Substation by adding an additional circuit with breaker and underground cable to feed the Groves South area the end of FY2025-2026.
- **Objective 7.2** - Focus on strategies and infrastructure to improve public health, safety, and welfare within the City.
- **Objective 7.3** - Provide parking management strategies and increase parking space inventory in the downtown area.
- **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.
 1. Implement Traffic Calming Measures: Introduce speed reductions, pedestrian crossings, roundabouts, and protected bike lanes in high-risk corridors.
 2. Enhance Public Engagement and Equity: Ensure that safety improvements benefit all communities, particularly the underserved areas, by involving residents in planning and decision-making.
 3. Leverage Federal and Local Funding: Secure SS4A grants and match them with local funds to implement infrastructure and policy improvements.
 4. Monitor and Evaluate Progress: Track safety metrics, conduct before-and-after studies, and adjust strategies based on effectiveness.



Goal 8

Ensure that utility and public works infrastructure is properly maintained to meet established safety and minimum level of maintenance standards.

- **Objective 8.1** – Institute a *Pavement Management Program* including repair, resurfacing, and replacement based on priorities.
- **Objective 8.2** – Repair broken or ADA-hazard sidewalks targeting different areas of the City each year.
- **Objective 8.3** – Strengthen in-house skills to perform miscellaneous concrete repair work on such things as curbs and gutters, sidewalks, and storm inlet tops.
- **Objective 8.4** – Ensure the City network is protected by securing digital storage, controlling access, and preventing unauthorized data processing.
 1. Upgrade to Microsoft 365 by the end of FY2026–2027.
- **Objective 8.5** – Implement Water and Wastewater maintenance programs to reduce operating cost and ensure good, reliable service.
 1. Rehabilitation & Upgrade of Wastewater Treatment Plant 1.
 2. Add new pump room and associated electrical controls to allow for taking a pump off line.
 3. Upgrade various mains and lift stations to extend the life of the wastewater system.
- **Objective 8.6** – Perform NPDES permit required inspections, monitoring, and repairs on schedule of the Stormwater System.

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.
- **Objective 9.2** – Ensure a safe, functional, and comfortable environment while extending the life of the buildings and their systems.
 1. Renovation of Fire Station 34 using the remaining bond funds.

STRATEGIC INITIATIVE 4:

Provide High-Quality Services

Provide high-quality City services that sustain a vibrant, safe, and healthy community.

Goal 10

Ensure safe and reliable electric and water supply and protect the environment and public through proper wastewater and stormwater management.

- **Objective 10.1** - Install *Advanced Metering Infrastructure* system to enhance reliability, and provide real-time data to the electric customer by end of FY 2026-2027.
- **Objective 10.2** - Pursue a citywide GIS map and database to enhance reliability and efficiency in various task.
- **Objective 10.3** - Convert at a minimum one radial water line per year to a loop system in order to provide water redundancy and resiliency.
- **Objective 10.4** - Effectively manage stormwater runoff while protecting the environment and minimizing flooding.

Goal 11

Ensure an exceptional level of Public Safety services.

- **Objective 11.1** - Provide an environment within the Police and Fire Departments that encourages long careers, retention and advancements. This includes proper training and development.
- **Objective 11.2** - Promote community engagement by offering classes to educate the public about police practices.
- **Objective 11.3** - Promote the safety of the community by ensuring: annual fire inspections, short term rental inspections, and swimming pool safety based on applicable building codes for the State of Florida.
- **Objective 11.4** - Review and evaluate the fire protection capabilities opportunities to obtain enhanced Insurance Services Office (ISO) fire rating (Public Protection Classification)



Provide high-quality programs to benefit all age groups: Parks and Recreation; the Northeast Resource and Recreation Center; and the Library

- **Objective 12.1** - Develop premier festivals that cultivate community spirit by partnering with event sponsors to deliver cost-effective City services while safeguarding the public.
- **Objective 12.2** - Assess summer, educational, and after-school care programs to make changes as needed to ensure quality, safety, and the fulfillment of the needs of the community.
- **Objective 12.3** - Ensure program opportunities are provided to all demographics of the community and ensure low-cost programs.
- **Objective 12.4** - Strive to achieve the library’s mission of “lifelong learning and access to information” through innovative programming.
 1. *Farmhouse Expansion for community meeting space*
 2. *Creation of Nature Lab Learning Space as part of the Children’s Library*
 3. *Forest Preserve Restoration*

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.
- **Objective 13.2** – Use restricted funds to fullest ability.
- **Objective 13.3** – Refine and streamline the donation process for receiving donations.

Goal 14

Retain and attract highly-qualified talent and provide succession planning.

- **Objective 14.1** – Develop and implement a robust recruitment strategy to attract diverse, highly qualified talent to the City workforce.
 1. Implement HR technologies (ADP Implementation) to streamline hiring, onboarding, performance reviews, and payroll processes
- **Objective 14.2** – Introduce innovative retention strategies to reduce turnover and ensure continuity of critical roles.
 1. Regularly assess employee engagement through surveys and feedback mechanisms, and act on results to improve workplace culture.
 2. Continuously review and adjust compensation packages to ensure they remain competitive with the public and private sectors.
 3. Create a clear, transparent structure for promotions and salary increases to enhance job satisfaction.



- **Objective 14.3** – Create a comprehensive training and professional development program to build skills and foster career advancement within the City workforce.
 1. Implement mentorship and leadership development programs to support employees’ growth.
 2. Enhance PD personnel development through advanced training programs. The department will implement leadership training for supervisors through partnerships with leading organizations.
 3. Officers will also be encouraged to pursue higher education, with assistance provided for enrollment in college programs and support navigating coursework.
 4. Re-assign the employee pay-grade structure as a City Administration function.
 5. Review and update City Employee Policy and Procedure Guide FY24-25.

- **Objective 14.4** – Establish a strong succession planning framework to identify and prepare high-potential employees for leadership roles, ensuring smooth transitions and minimizing talent gaps.
 1. *Foster a pipeline of internal talent to meet the future leadership needs of the City.*



Provide accounting services supported by advanced IT systems to streamline and enhance financial reporting.

- **Objective 15.1** – Establish an updated in-house or cloud-based financial system to streamline City operations, financial management, and reporting.
 1. Software (BS&A) upgrade to a cloud system.

- **Objective 15.2** – Provide efficiencies and additional revenue by improving financial processes.
 1. Improve the FEMA reimbursement process.
 2. Improve year-end close out of Purchase Orders.
 3. Update allocations for utility billing.
 4. Review all City master fee schedule, impact fees, as needed.

CONCLUSION

The City of Mount Dora's 2025 Strategic Plan focuses on growth, infrastructure, public safety, and community development to enhance the city's future. Key initiatives include expanding business districts, attracting new industries, and improving mobility plans to support economic growth. Infrastructure improvements such as fiber connectivity expansion, water system enhancements, and public space restoration will ensure long-term sustainability. Public safety remains a priority with plans to strengthen emergency preparedness, upgrade fire and police facilities, and improve response times. The city is also investing in its workforce by modernizing HR systems, enhancing employee training, and implementing cloud-based operations for efficiency. Additionally, community growth initiatives include developing affordable housing and expanding recreational facilities. Mount Dora is committed to smart growth, innovation, and preserving its charm while creating a safe, sustainable, and thriving future for all residents.



UPDATED 2019-2024 PROJECT LIST & PROPOSED FUTURE PROJECTS

Economic Development

Completed



- Parks & Recreation Master Plan
- Wi-Fi/Bandwidth/Fiber Connection in Downtown CRA
- Wi-Fi/Bandwidth/Fiber Connection in Wolf Branch Innovation District
- Economic Development Consultant for Wolf Branch Innovation District
- Impact Fee Review by Consultant
- Construct Parks & Recreation General Purpose Building

Ongoing



- Plan & Develop Trail the Wekiva Trail
- Update JPA Contract with County

Carried Forward



- Evaluation of Special Events
- Master Mobility Plan as part of EAR/Comp Plan
- Review/Revise Impact Fees to include potential Mobility Fee

Future



- Develop Waterfront Master Plan for Parks and Recreation (special events).
- Feasibility and Construction of the 4th Avenue Docks
- Revitalization Action Plans for Golden Triangle, Grandview Commercial District, Downtown Lake Front, and Highland Street Corridor
- Explore Public-Private Partnerships (PPPs) opportunities for Grandview Commercial District (incubator type businesses) and Highland Street Corridor
- Industry-Specific Recruitment for WBID: Partner with regional economic development councils to attract technology, healthcare, or clean energy companies that align with Mount Dora's economic vision.
- Tourism Enhancement Initiatives: Develop marketing campaigns to boost tourism, focusing on Mount Dora's charm, such as historical sites, festivals and outdoor activities.
- Update Trails Master Plan.

UPDATED 2019-2024 PROJECT LIST & PROPOSED FUTURE PROJECTS

Infrastructure



Completed

- Construct Public Works Facility
- Stormwater Improvements in Northeast CRA
- Apopka Reclaim Interconnect
- FDOT/County/City water/wastewater piping
- Dogwood Mountain Restoration
- Renovate Public Safety Building
- Utility Master Plan to include Wolf Branch Innovation District
- Sewer and reclaimed water system outside the interior City limits
- Stormwater Master Plan



Ongoing

- Parking improvements in Downtown CRA
- Explore additional properties for future City use
- Water and Wastewater Infrastructure Master Plan
- Support roadway improvements such as US 441 and SR 44
- Stormwater Improvements in Northeast CRA
- Downtown Parking Improvements



Future

- Establish a robust data center or cloud-based system to centralize city operations and provide redundancy.
- Advance the expansion of fiber optic connections to city facilities and finalize the fiber optic ring to enhance system resiliency.
- Simpson Farmhouse Expansion – add meeting room capacity to the library’s already double and triple-booked spaces and provide connectivity with a landscaped sidewalk to Forest Preserve from N. Donnelly.
- Nature Lab – create a learning space inside the Children’s Library where young learners can explore the natural world with child-friendly materials and observation equipment.
- Forest Preserve Restoration Plan – long-term segmented approach to restoring Forest Preserve over the course of the next two decades.
- Completion of Donnelly Park phases as a completed “Central Park” location.
- Internal engineering study to improve Electric Utility system protection coordination

UPDATED 2019-2024 PROJECT LIST & PROPOSED FUTURE PROJECTS

Infrastructure Cont...



Future

- Install communications infrastructure and deploy AMI meters to the electric service territory
- Provide a Customer Portal for Electric Utility service and consumption information
- Each year convert a portion of overhead power lines serving commercial areas to underground
- Wastewater Treatment Plant #1 Rehabilitation
- Water Treatment Plant #2 Capacity Upgrades
- Rehabilitation of Collections System Lift Stations
- Looping and Redundancy of Potable Water Mains
- Collections System Pipe Lining
- Renovation of Station Fire 34 (Donnelly Street Station) to include Administrative/Training/EOC addition
- Procure equipment that enhances public safety and ensures the department maintains state-of-the-art resources for our officers. This includes a commitment to providing the best tools and technology, ensuring officers are equipped to effectively perform their duties to the highest standards. By prioritizing cutting-edge equipment, the department aims to support operational efficiency, officer safety, and community well-being.
- Donnelly Street Boardwalk
- Donnelly Street Repaving (Phases I & II)
- St. Andrews Country Club of Mount Dora Resurfacing and Repair
- Liberty Avenue Stormwater Phase II
- John Street Roadway Improvements
- Park Forest Boulevard Repairs
- Sidewalk Repair Program
- Pavement Management and Resurfacing Program

UPDATED 2019-2024 PROJECT LIST & PROPOSED FUTURE PROJECTS

Fiscal Resources // Human Resources



Completed

- Lincoln Avenue Pool Resurfacing
- Expansion of Library Parking Lot
- Internship Programs (Library and Northeast CRA)
- Joint Internship Program with College
- Evaluate Mount Dora Golf Association Contract
- Purchase property for future Parks & Recreation General Purpose Building
- Install cloud-based fiscal asset system for vehicles, mobile equipment and facilities
- Install bar-coding system within the warehouse/inventory structure
- Establish Allocation Method for all Enterprise Funds and Special Revenue Funds
- Improve Budget & CIP Process
- Prepare Sale of Future Bonds



Ongoing

- Lease/Purchase Property for Downtown Parking



Carried Forward

- Hire Key Personnel: Finance Director



Future

- Prioritize installing a cloud-based Enterprise Resource Planning (ERP) system to streamline city operations, financial management, and reporting.
- Implement advanced GIS (Geographic Information System) tools to aid in urban planning and resource allocation.
- BS&A Migration to the Cloud
- ADP Implementation
- Improve Process for FEMA Reimbursement
- Improve Process for year-end close out of Purchase Orders

UPDATED 2019-2024 PROJECT LIST & PROPOSED FUTURE PROJECTS

Fiscal Resources // Human Resources

Cont...



Future

- Work with BS&A to develop reports needed for year-end commitments
- Convert to BS&A Payments Module potentially replacing other third party systems
- Update Allocation for Utility Billing
- Develop and implement a robust recruitment strategy to attract diverse, highly qualified talent for the city workforce.
- Introduce innovative retention strategies to reduce turnover and ensure continuity of critical roles.
- Create a comprehensive training and professional development program to build skills and foster career advancement within the city workforce.
- Implement mentorship and leadership development programs to support employees' growth.
- Continuously review and adjust compensation packages to ensure they remain competitive with the public and private sectors.
- Create a clear, transparent structure for promotions and salary increases to enhance job satisfaction.
- Implement HR technologies to streamline hiring, onboarding, performance reviews, and payroll processes, improving efficiency and employee experience.
- Establish a strong succession planning framework to identify and prepare high-potential employees for leadership roles, ensuring smooth transitions and minimizing talent gaps.
- Foster a pipeline of internal talent to meet the future leadership needs of the city.
- Enhance PD personnel development through advanced training programs. The department will implement leadership training for supervisors through partnerships with leading organizations, including Valencia College's Public Safety Leadership Development Course, Southern Police Institute's Command Officer Development Course and the FBI National Academy. Officers will also be encouraged to pursue higher education, with assistance provided for enrollment in college programs and support navigating coursework.

UPDATED 2019-2024 PROJECT LIST & PROPOSED FUTURE PROJECTS

Growth Management



Completed

- Wi-Fi Plan for Downtown/Highland Corridor
- Downtown CRA Parking Lot Options Evaluation
- Expand Highland Tennis Courts
- Facilities/Building Master Plan
- Request the State Legislature to Designate the Golden Triangle area as a CRA
- City Hall Renovations & Parking Lot
- Trail Lighting/Mobility
- Valet Parking



Ongoing

- Multi-modal Transportation



Carried Forward

- Comp Plan and EAR 2026/27



Future

- Update the next 3-5 years of the Parks and Recreation Master Plan
- Acquire new land for athletic fields
- Develop parks North of 441
- Affordable Housing Development: Partner with developers to create affordable and mixed-income housing options, ensuring housing availability for diverse income levels.

UPDATED 2019-2024 PROJECT LIST & PROPOSED FUTURE PROJECTS

Public Safety

Completed



- Acquire National Accreditation for Fire Department
- Purchase property for Fire Stations

Ongoing



- Install Cameras in Parks and Facilities as needed
- Improve response times for Fire Department
- Pedestrian Safety at US 441 and other major intersections

Future



- Develop Police Department Strategic Plan
- Enhance community relations and effectively reduce crime through collaborative community efforts.
- Maintain accreditation to ensure the department upholds the highest standards in law enforcement. This includes meeting rigorous benchmarks for policies, procedures, and practices, conducting regular reviews to ensure compliance with accreditation standards, and participating in assessments by Florida Police Accreditation Coalition. Maintaining accreditation reinforces public trust, enhances accountability, and demonstrates the department's commitment to excellence and professionalism.
- Improve emergency preparedness and response to natural disasters, large-scale events, and other emergencies. Key initiatives include conducting annual multi-agency disaster drills, emergency response protocols, and training officers in FEMA's National Incident Management System.
- Use AI and machine learning for predictive policing and fire risk analysis.
- Regularly test an IT disaster recovery plan to ensure resilience in the event of a natural disaster or cyberattack.
- Replace Engine Apparatus 341
- Design/Construct Training Facility (Burn Building)
- Safe Streets & Roads for All Action Plan

UPDATED 2019-2024 PROJECT LIST & PROPOSED FUTURE PROJECTS

Potential Long-Term Project Considerations



- Expand the "Smart City initiatives" scope by incorporating data analytics, IoT sensors, and AI for real-time monitoring and decision-making in public services.
- Expand public access to Wi-Fi in underserved areas beyond the historic downtown district and the Wolf Branch Innovation District.
- Based on population growth): Fire Station 36 Design/Build at SR 46/Wolf Branch Innovation District
- 10-Year Plan (based on population growth): Build a new Police Department to accommodate growth, improve operational efficiency, and enhance community engagement. The new facility will include community spaces for interaction, state-of-the-art security features, and ensure functionality for modern policing operations.
- Purchase (1) Engine Apparatus for Station 36
- Enhance partnerships with local universities and job training programs to build a pipeline of future talent.
- Regularly assess employee engagement through surveys and feedback mechanisms, and act on results to improve workplace culture.
- Expand benefits offerings (e.g., wellness programs, retirement planning) to improve employee satisfaction and work-life balance.
- Introduce data-driven decision-making to track employee performance, engagement, and productivity to identify areas for improvement.
- By 2030, complete study on expanding the library so that it once again attains the Florida Library Association's collection size ranking of "exemplary."



**CITY OF
MOUNT
DORA**



Phone Number
352-735-7100



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Address
**510 N. Baker Street
Mount Dora, FL 32757**



City Council Approval
**Resolution NO. 2025-09
April 1, 2025**





CITY OF MOUNT DORA

Leisure Services
900 N. Donnelly St.
Mount Dora, FL 32757
352-735-7183
Fax: 352-735-3681

E-mail: parksandrec@cityofmountdora.com

DATE: September 15, 2025

TO: Parks and Recreation Advisory Board Members

FROM: Troy Shonk, Director of Parks and Recreation

SUBJECT: FY 25-26 Budget Update

Introduction:

This is an opportunity for City staff to update the board on the 2025-26 budget process.

Discussion:

The Parks and Recreation Department is collaborating with the finance team to prepare the budget for the 2025-26 fiscal year. Our department is prioritizing alternative funding sources to mitigate the financial burden on the general fund and our community. The initial meeting with the City Council was June 9th to commence the budgetary process. We have proposed Capital Improvement projects based on the discussions from our most recent PRAB meeting. These projects along with capital outlays were presented to City Council. Additionally, we have drafted a preliminary budget that closely aligns with the current fiscal year. We have also submitted requests for the recruitment of personnel to manage the Resource and Recreation Center. These items will be discussed at future City Council dates.

Request of Personnel

- Recreation, building maintenance, and facility care staff to operate the Resource and Recreation Center
- Building Maintenance PT Pressure Washer

Capital Outlays

- Parks Electric Scoreboard \$10,000
- Parks Pressure Washing Equipment \$10,000

Capital Improvement Plans

- Parks NEW Aquatic Safety Upgrades \$64,000 out of the general fund.
- Parks NEW Martin Luther King Center Roof \$22,000 out of the discretionary fund.
- Parks NEW Sidewalks & Parking Lots - Parks \$40,000 out of the discretionary fund.

- Rollover of the Donnelly Project budget from the 2024-25 budget year to the 2025-26 budget year. Already funded.

Budget Impact:

Strategic Impact:

Identify and seek alternative funding sources.

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

Objective 13.2 - Use restricted funds to fullest ability.

Recommendation

Attachment(s):

Prepared by: Jennifer Schwarz, Operations Manager
Reviewed by: Troy Shonk, Parks & Recreation Director

Final Approval - 9/9/2025



**CITY OF
MOUNT
D O R A**

**Leisure Services
900 N. Donnelly St.
Mount Dora, FL 32757
352-735-7183
Fax: 352-735-3681
E-mail: parksandrec@cityofmounddora.com**

DATE: September 15, 2025

TO: Parks and Recreation Advisory Board Members

FROM: Troy Shonk, Director of Parks and Recreation

SUBJECT: Project Update

Introduction:

Discussion:

Annex Building
Lincoln Restroom and Tennis Parking Lot
Mountain Bike Trail Signage and Trail Markers

Budget Impact:

Strategic Impact:

Recommendation

Attachment(s):

1. Presentation

Prepared by: Jennifer Schwarz, Operations Manager
Reviewed by: Troy Shonk, Parks & Recreation Director

Final Approval - 9/9/2025

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.



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

- **Objective 4.1** - Promote an Urban forest in Mount Dora by planting at a minimum of 50 trees per year through end of 2030 using the *Right Tree, Right Place* program.
- **Objective 4.2** - Update the Land Development Code to require appropriate tree planting methods within an urban environment by the end of FY2025-2026.
- **Objective 4.3** - Work with outside organizations to gather volunteers to care for newly planted trees, landscape beds, and flowers.
- **Objective 4.4** - Add plantings and irrigation system at the Mount Dora gateways and major corridors and arrange for maintenance and watering of the new planting and ground covering.



CITY HALL

Beautification





DONNELLY PARK

Beautification





SIMPSON COVE

Art Walk





WELCOME SIGNS

On Donnelly Street





TREMAIN TRAIL

Beautification



Conceptual Design





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E-mail: parksandrec@cityofmoundora.com

DATE: September 15, 2025

TO: Parks and Recreation Advisory Board Members

FROM: Troy Shonk, Director of Parks and Recreation

SUBJECT: Parks and Recreation Update

Introduction:

Staff update on Parks & Recreation items.

Discussion:

- Athletics- Soccer and Kickball
- Before Care

Budget Impact:

Strategic Impact:

Recommendation

Attachment(s):

Prepared by: Jennifer Schwarz, Operations Manager
Reviewed by: Troy Shonk, Parks & Recreation Director

Final Approval - 9/9/2025



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E-mail: parksandrec@cityofmoundora.com

DATE: September 15, 2025

TO: Parks and Recreation Advisory Board Members

FROM: Troy Shonk, Director of Parks and Recreation

SUBJECT: Cultural and Special Events Update

Introduction:

This is an opportunity for staff to provide an update on recent special events and what is upcoming.

Discussion:

Updates on recent events and upcoming events that include:

- * Real Comedy Summer Series concludes on August 23
- * Last Call Mount Dora on July 26
- * Pitmasters and Pourers on September 13

Budget Impact:

Strategic Impact:

Recommendation

Attachment(s):

Prepared by: Jennifer Schwarz, Operations Manager
Reviewed by: carsonc carsonc, Special Events Manager
Troy Shonk, Parks & Recreation Director

Approved - 9/12/2025
Final Approval - 9/12/2025

