



City of Mount Dora
510 North Baker Street
Mount Dora, Florida 32757
352-735-7126

Mount Dora City Council
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
September 16, 2025, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

- | | |
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| 1. Proclamation Recognizing Hispanic Heritage Month | 4 |
| 2. Presentation Tremain Street Greenway Landscape Island Maintenance Program | 7 |

PUBLIC COMMENT

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

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| 3. Request approval of the agreement for State Financial Assistance Between Florida Department of Law Enforcement and Mount Dora Police Department (Meridian Archer Mobile Barrier) | 30 |
| 4. Request Approval of Meeting Minutes | 54 |

ACTION ITEMS

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

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| 1. Request Adoption of Resolution No. 2025-22 , Approval of Final Millage Rate | 85 |
| 2. Request Adoption of Resolution No. 2025-23 , Approval of Final Budget | 89 |
| 3. Request Adoption of Resolution No. 2025-33 , Approving the Updated Master Fee Schedule | 94 |
| 4. Request Adoption of Resolution No. 2025-36 , Historic Marker for 930 N. Donnelly Street | 118 |
| 5. Request Adoption of Resolution No. 2025-37 , Historic Marker for 650 N. Donnelly Street | 149 |
| 6. Request Approval of First Reading of Ordinance No. 2025-20 Amending the Land Development Code in Multiple Chapters. | 196 |

DISCUSSION ITEMS

PRIORITY PROJECT UPDATES

CITY MANAGER'S REPORT

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CITY ATTORNEY'S REPORT

COMMUNICATIONS AND REPORTS

1. Councilmember Dennis Dawson
2. Councilmember Marc Crail
3. Councilmember Nate Walker
4. Councilmember Doug Bryant
5. Councilmember Cal Rolfson

6. Vice-mayor John Cataldo
7. Mayor James Homich

UPCOMING MEETING DATES

1. Tuesday, October 7, 2025, 6:00 p.m., Regular Session
2. Tuesday, October 21, 2025, 6:00 p.m., Regular Session
3. Tuesday, November 4, 2025, 6:00 p.m., Regular Session
4. Tuesday, November 18, 2025, 6:00 p.m., Regular Session

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, SUCH PERSON MAY NEED A RECORD OF THESE PROCEEDINGS FOR SUCH PURPOSE, A PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK AT LEAST 48 HOURS PRIOR TO THE PROCEEDINGS. TELEPHONE (352) 735-7126 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Proclamation Recognizing Hispanic Heritage Month

Introduction:

This is an opportunity for the reading of a Proclamation recognizing Hispanic Heritage Month.

Discussion:

National Hispanic Heritage Month is annually celebrated from September 15 to October 15 to recognize the contributions and influence of Hispanic Americans to the history, culture, and achievements of the United States. Hispanic Heritage Month is celebrated in September and October because it coincides with the independence days of several Latin American countries and because of significant victories for the Hispanic community in those months:

Independence days: Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua celebrate their independence on September 15, Mexico on September 16, and Chile on September 18.
Columbus Day: Columbus Day, or Día de la Raza, is celebrated on October 12.

Hispanic Heritage Month began as a week-long celebration in 1968 under President Johnson. President Reagan expanded the celebration to a month in 1988.

The Hispanic population is growing rapidly, and Hispanic Heritage Month provides a way to recognize the importance of these communities.

The theme for this year's observance is "Pioneers of Change: Shaping the Future Together," which celebrates past and present Hispanic trailblazers who drive positive change for a more inclusive future.

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

Mayor Homich read into the record the proclamation recognizing Hispanic Heritage Month.

Attachment(s):

1. Proclamation Recognizing Hispanic Heritage Month

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Vince Sandersfeld, City Manager

Final Approval - 8/28/2025



PROCLAMATION

WHEREAS, National Hispanic Heritage Month is observed from September 15 through October 15 each year, celebrating the histories, cultures, and contributions of American citizens whose ancestors came from Spain, Mexico, the Caribbean, and Central and South America; and

WHEREAS, the celebration begins on September 15, the anniversary of independence for the Latin American countries of Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua, with Mexico celebrating its independence on September 16 and Chile on September 18; and

WHEREAS, Hispanic Americans have enriched the social, cultural, and civic life of communities across our nation through their vibrant traditions, hard work, and strong family values; and

WHEREAS, the City of Mount Dora recognizes the achievements of Hispanic Americans in the arts, sciences, business, education, government, and many other fields that have strengthened the fabric of our community; and

WHEREAS, Hispanic residents and business owners play an important role in Mount Dora's cultural diversity, economic vitality, and community spirit, making invaluable contributions to the quality of life enjoyed by all; and

WHEREAS, the City of Mount Dora joins cities and communities across the nation in honoring the rich heritage and countless contributions of Hispanic Americans to our past, present, and future;

NOW, THEREFORE, I, James L. Homich, Mayor of the City of Mount Dora, Florida, on behalf of the City Council, do hereby proclaim September 15 – October 15, 2025 as Hispanic Heritage Month in the City of Mount Dora and encourage all residents to join in celebrating the history, culture, and achievements of our Hispanic community.

IN WITNESS WHEREOF, I hereunto set my hand and cause the Seal of the City of Mount Dora, Florida, to be affixed this 16th day of September, 2025.

JAMES L. HOMICH, MAYOR



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Presentation 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:

Finalize the Tremain Street Greenway Landscape Island Maintenance Program. This is an opportunity for City Council to provide input on this project.

Attachment(s):

1. Tremain Trail Pilot Update Final

Prepared by: Jennifer Schwarz, Operations Manager

Reviewed by:

Troy Shonk, Parks & Recreation Director

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/8/2025

Approved - 9/8/2025

Final Approval - 9/8/2025



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.



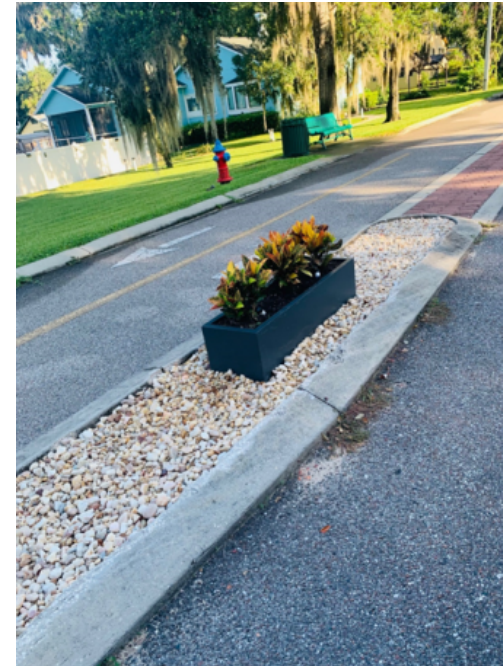
Podocarpus contributes a rich green aesthetic while simultaneously establishing a safety barrier between the roadway and the trail. The growth of these shrubs will further enhance that visual separation.



Design Features



Robellini 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*

Cost of Phase Two: \$53,680

Balance of Account: \$55,845

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*



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of Purchase Order in the Amount of \$611,526 with Ferguson Water Works for Potable and Reclaimed Meters Related to New Development

Introduction:

This is a request for Council to approve a purchase order in the amount of \$611,526 with Ferguson Waterworks.

Discussion:

This purchase order, in the amount of \$611,526, is requested for the procurement of 980 water meters and 860 reclaimed water meters to serve new developments coming into the city. These developments are required to have meters installed in order to obtain a Certificate of Occupancy (C/O). Currently, the lead time for the meters is approximately 90 days from PO being issued.

Budget Impact:

Funding of \$620,000 is available in the following G/L lines:

423-5555-580.04-25 = \$305,763

422-5555-580.04-25 = \$305,763

Strategic Impact:

Strategic Initiative 3: Strengthen and Expand Mound Dora's Infrastructure

Recommendation:

City Council to approve the purchase order in the amount of \$611,526 for potable and reclaimed meters.

Attachment(s):

1. ATTACHMENT #1 - Ferguson Meter Request Quote
2. ATTACHMENT #2 - RSS 25-UT-017 Neptune Meters and Parts

3. ATTACHMENT #3 - Neptune Sole Source

Prepared by: Andrew Marsian, Director of Utilities and Plant Operations

Reviewed by:

Andrew Marsian, Director of Utilities and Plant Operations

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 8/28/2025

Approved - 8/28/2025

Approved - 8/28/2025

Approved - 9/9/2025

Approved - 9/9/2025

Final Approval - 9/9/2025

12:19:35 AUG 18 2025

Page 1 of 2

FEL-ORLANDO WATERWORKS #126

Price Quotation

Phone: 407-859-7473

Fax: 407-859-9561

Bid No: B651227
Bid Date: 08/18/25
Quoted By: JEO

Cust Phone: 352-735-7155
Terms: NET 10TH PROX

Customer: CITY OF MOUNT DORA
ATTN:ACCOUNTS PAYABLE
PUBLIC WORKS
510 N BAKER ST
MOUNT DORA, FL 32757

Ship To: CITY OF MOUNT DORA
UTILITIES WAREHOUSE
401 LIMIT AVE
MOUNT DORA, FL 32757

Cust PO#:

Job Name: 8/18 METER BID

Item	Description	Quantity	Net Price	UM	Total
NED2B31RWG3	5/8X3/4 T10 MTR R900I USG PLAS PIT	980	268.758	EA	263382.84
FMAGTRADESURNEP	NEPTUNE TRADE SURCHARGE FEE	980	0.010	EA	9.80
	LEAD TIME 8/29/25				

NED2F21RWG3S334	1 T10 USG R9I R MTR	860	404.796	EA	348124.56
FMAGTRADESURNEP	NEPTUNE TRADE SURCHARGE FEE	860	0.010	EA	8.60
	LEAD TIME 9/30/25				
Net Total:					\$611525.80
Tax:					\$0.00
Freight:					\$0.00
Total:					\$611525.80

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to

complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=126&on=63832>



Fax: 407-859-9561

12:19:35 AUG 18 2025
Reference No: B651227



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to

complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=126&on=63832>



CITY OF
MOUNT
DORA

Whitney M. Donovan
Purchasing Coordinator
510 N. Baker Street
Mount Dora, FL 32757
Voice: 352-735-7176
Fax: 352-735-1406
E-mail: donovanw@mountdora.gov

To: All Interested Vendors

Re: NOTICE OF INTENT TO AWARD A SINGLE SOURCE PROCUREMENT

Single Source No.: RSS# 25-UT-017

Date Posted: March 25, 2025

Written Response Due By: Monday, April 7, 2025 at 12:00 PM

SUBMIT RESPONSES TO:

Name: Whitney Donovan

Email Address: donovanw@mountdora.gov

Subject Line Identifier: RSS #25-UT-001 Neptune Meters and Parts

Subject: Purchase of Neptune Meters and Parts

The City of Mount Dora intends to award a procurement as a Single Source Procurement in accordance with its Purchasing Policy Manual, Section 3.4-1(G). Any responses received in reference to this Notice will be for the sole purpose of determining whether a competitive procurement is in the best interest of the City. **This is not a solicitation, and there is not a solicitation available.**

A Single Source Procurement is a purchase that is directed to one (1) source because of standardization, warranty, or other factors, which for justifiable reasons, is found to be most advantageous for the City, even though other competitive sources may be available. **A Single Source Procurement is a non-competitive procurement method.**

All are encouraged to notify the Purchasing Coordinator, stating their company/agency name, address, contact name, contact email, and a statement regarding their ability to provide the requested goods or services. All responses must be in writing, via email, to the Purchasing Coordinator specified, by the "Response Due By" date and time listed above. If applicable, Distributors and re-sellers are highly encouraged to include a statement from the manufacturer stating they are authorized to sell or rent the desired commodity.

The determination not to compete this proposed action based on the responses to this Notice is solely within the discretion of the City Manager for purchase amounts of \$100,000.00 or less, and at the discretion of the City of Mount Dora City Council for purchase amounts exceeding \$100,000.00.



CITY OF MOUNT DORA

Whitney M. Donovan
Purchasing Coordinator
510 N. Baker Street
Mount Dora, FL 32757
Voice: 352-735-7176
Fax: 352-735-1406
E-mail: donovanw@mountdora.gov

Procurement details: Neptune meters are solely utilized throughout the city and may require periodic replacement or purchase. Additionally, associated repair parts are occasionally needed.

Estimated Spend or Value: \$20000
Term (Years): Annually
Vendor: Ferguson Waterworks

Brief Description: Neptune meters and repair parts are occasionally required for purchase or replacement citywide.

Justification: Ferguson Waterworks is the sole authorized distributor of Neptune products.

Remainder of page left blank intentionally.



February 27, 2025

Mr. Josh Kramm
City of Mount Dora
900 North Donnelly St.
Mount Dora, Fl. 32757

Mr. Kramm,

Please note that Ferguson Waterworks, Inc., is the sole authorized Neptune Distributor with a resell supply agreement in the State of Florida.

The geographical area of responsibility assigned to them includes all Counties within the State of Florida.

Types: Classes of customers exclusively assigned are: Municipalities, private water companies, contractors, and plumbers.

Hence, our Distributor(s) are required to maintain a sufficient inventory of Neptune Water Metering Products to provide customer field servicing.

Thank you in advance for your cooperation.

Sincerely,

Terry D. Gullett

Terry D. Gullett
Senior Territory Manager
Neptune Technology Group, Inc.



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of the Interagency Agreement Between The Lake County Sheriff's Office and the City of Mount Dora (Mount Dora Police Department) for Criminal Justice Information Exchange and Computer Usage

Introduction:

This is a request for Council to approve the Interagency Agreement Between The Lake County Sheriff's Office and the City of Mount Dora (Mount Dora Police Department) for Criminal Justice Information Exchange and Computer Usage.

Discussion:

The Lake County Sheriff's Office provides police dispatch services to the Mount Dora Police Department. As such, the Lake County Sheriff's Office (LCSO) will search various criminal justice information systems on behalf of the members of the Mount Dora Police Department. The LCSO also provides and allows access to their Records Management System (RMS), resulting in access to criminal justice information by authorized personnel at the Mount Dora Police Department. The Mount Dora Police Department agrees and will ensure they have written policies governing access to criminal justice information and will follow all the provisions established by the Federal Bureau of Investigation Criminal Justice Information Services and the Florida Department of Law Enforcement's Criminal Justice Information Services security requirements.

The Interagency Agreement between the Lake County Sheriff's Office and the Mount Dora Police Department for Criminal Justice Information Exchange and Computer Usage codifies the requirements set forth for the Mount Dora Police Department to follow when accessing criminal justice information.

Budget Impact:

No budgetary impacts. This agreement is an intergovernmental coordination item.

Strategic Impact:

Strategic Initiative 4: Provide High-Quality Services

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

Goal 11: Ensure an exceptional level of Public Safety services.

Recommendation:

City Council approval of the Interagency Agreement between the Lake County Sheriff's Office and the Mount Dora Police Department for Criminal Justice Information Exchange and Computer Usage; and authorization of the City's Police Chief to execute the attached agreement accordingly.

Attachment(s):

1. Interagency Agreement for Information Sharing LCSO & MDPD

Prepared by: Michael Gibson, Chief of Police

Reviewed by:

Michael Gibson, Chief of Police

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 8/26/2025

Approved - 8/27/2025

Approved - 8/27/2025

Approved - 9/9/2025

Approved - 9/9/2025

Final Approval - 9/9/2025

**INTERAGENCY AGREEMENT BETWEEN THE LAKE COUNTY SHERIFF'S OFFICE
AND THE MOUNT DORA POLICE DEPARTMENT FOR CRIMINAL JUSTICE
INFORMATION EXCHANGE AND COMPUTER USEAGE**

WITNESSETH

WHEREAS, The **LAKE COUNTY SHERIFF'S OFFICE** hereafter referred to as SHERIFF, and the **MOUNT DORA POLICE DEPARTMENT**, hereafter referred to as MDPD, are criminal justice agencies, formally recognized by the Federal Bureau of Investigations. (FBI) and the Florida Department of Law Enforcement (FDLE); and

WHEREAS, The SHERIFF maintains a dispatching center for law enforcement 911 calls and services; and

WHEREAS, The SHERIFF maintains electronic databases and applications (System) for the creation and storage of offense reports, hereafter referred to as Criminal Justice Information (CJI); and

WHEREAS, The MDPD wishes to utilize dispatching services provided by SHERIFF;

WHEREAS, The SHERIFF and MDPD wishes to routinely share CJI for the administration of criminal justice;

NOW THEREFORE, The parties agree as follows,

1. The SHERIFF will assist MDPD with the following dispatching functions: dispatching, entering entries, updates, and cancellations within FCIC/NCIC as required by the FDLE User Agreement and the Federal Bureau of Investigations.
2. The SHERIFF will provide MDPD access to CAD, RMS, and JMS systems for query capabilities, information storage, and booking services. Access to these systems will be provided through a FIPS 140-2 certified encrypted path.
3. The SHERIFF and MDPD may also exchange CJI, as needed, via voice and/or physical paper dissemination.
4. Both SHERIFF and MDPD will utilize the records for criminal justice purposes.
5. The SHERIFF and the MDPD agree to abide by all applicable local, state, and federal laws, rules and regulations, with regards to the use of said electronic systems.
6. Both parties agree to abide by all the terms and conditions of the Criminal Justice User Agreement executed between the FDLE and each party, to include but not be limited to the FBI CJIS Security Policy.
7. Both SHERIFF and MDPD agree that they shall make use of the records for authorized criminal justice purposes only.
8. Both parties will disseminate CJI related information obtained from one another only for criminal justice purposes.
9. Both parties agree to maintain any information obtained from one another in a secure place, and will destroy records containing such information in compliance with all applicable federal and state laws.

10. All CJIS data transmitted over any public network segment must be encrypted as required by the FBI CJIS Security Policy.
11. If a city fire department exists currently, or at any time in the future, MDPD will fingerprint their own fire personnel under their ORI and shall maintain the FALCON records and security and privacy awareness training for said personnel pursuant to CJIS requirements.
12. To the extent provided by the laws of Florida, the parties agree to be responsible for the violations, negligent acts or omissions of their agency's personnel arising out of or involving any information contained in, received from, entered into or through the receipt of the records.
13. Both parties must ensure all devices with connectivity to CJI systems and/or data employ virus protection software and such software shall be maintained in accordance with the software vendor's published updates; and will promptly and fully patch Windows and other software present on all such devices, after any necessary testing, upon such patches becoming available.
14. CJI may only be accessed via computers or interface devices owned by the criminal justice agencies or contracted entities. Personally owned devices shall not be authorized to access, process, store, or transmit CJI. Vendors under contract with the hosting agency may be allowed access provided all requirements of the FBI CJIS Security Addendum are complied with and member security training is current as required by the FBI CJIS Security Policy.
15. All policies, procedures and operating instructions contained in the FBI CJIS Security Policy are hereby incorporated into and made a part of this agreement, except to the extent that they are inconsistent herewith or legally superseded by higher authority.
16. Both SHERIFF and MDPD will have a written policy for discipline of personnel who access CJI for purposes that are not authorized, disclose information to unauthorized individuals or in an unauthorized manner, or violate CJIS rules, regulations or operating procedures.
17. The MDPD shall submit instances of violations to the proper point of contact within the SHERIFF for follow-up.
18. The SHERIFF and MDPD have an obligation to report instances of misuse to the FDLE for follow up of applicable investigation and applicable discipline in compliance with the FBI CJIS Security Policy.
19. The SHERIFF reserves the right to deny CJI or related records to any individual based on valid, articulable concerns for the security and integrity of CJIS and related programs/systems information.
20. Either party may terminate this agreement upon thirty (30) days written notice.

This agreement constitutes the entire agreement of the parties and may not be modified as amended without written agreement executed by both parties.

IN WITNESS HEREOF, the parties hereto have caused this agreement to be executed by the proper officers and officials.

LAKE COUNTY SHERIFF'S OFFICE

Peyton C. Grinnell, Sheriff Date

MOUNT DORA POLICE DEPARTMENT

Michael Gibson, Chief Date



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of the Agreement for State Financial Assistance Between Florida Department of Law Enforcement and Mount Dora Police Department (Meridian Archer Mobile Barrier)

Introduction:

This is a request for City Council to approve the agreement for State Financial Assistance between the Florida Department of Law Enforcement and Mount Dora Police Department.

Discussion:

The City of Mount Dora hosts more than forty-five (45) special events annually. Many of the events require road closures and specialized barricades to provide public safety for the pedestrian foot traffic. The City of Mount Dora has selected the Meridian Archer Mobile Barrier system as the preferred barrier to prevent unauthorized vehicle access in areas of high pedestrian traffic.

The Florida Legislature has awarded funding (State Legislation Appropriations) for half of the \$247,180.00 cost, or \$123,590.00 for the purchase of sixteen (16) mobile barriers and the trailers used to store and deploy the barriers.

Budget Impact:

Budget impact \$123,590 (half of the total \$247,180.00 purchase price). Fund distribution to occur after the October 1, 2025 FY25-26 budget (GL 001-5555-580.64-01)

Strategic Impact:

The mobile barriers will provide for an increased level of public safety for pedestrians during special events.

Recommendation:

City Council approval of the Agreement for State Financial Assistance between the Florida Department of Law Enforcement and the Mount Dora Police Department The funding allocation

to occur after October 1, 2025, FY25-26 budget pursuant to the terms and conditions of the agreement.

Attachment(s):

1. Agreement.Meridian Barrier Award from FDLE to MDPD

Prepared by: Michael Gibson, Chief of Police

Reviewed by:

Michael Gibson, Chief of Police

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/2/2025

Approved - 9/2/2025

Approved - 9/3/2025

Approved - 9/9/2025

Approved - 9/9/2025

Final Approval - 9/9/2025

**Agreement for State Financial Assistance Between
Florida Department of Law Enforcement
and
Mount Dora Police Department**

AWARD AGREEMENT

Award Number: PW005
Project Title: City of Mount Dora Public Event Safety Initiative
Project Period: 07/01/2025-06/30/2026
Award Funds: \$123,590.00
FLAIR Vendor ID: 596000380
CSFA Number: TBD

THIS AWARD AGREEMENT (“Agreement”) is made and entered into by and between the Florida Department of Law Enforcement (“Department” or “FDLE”) and Mount Dora Police Department (“Recipient”) and is effective as of the date last signed. The Department and the Recipient are sometimes referred to herein individually as a “Party” and collectively as “the Parties.”

WHEREAS, the Department has the authority pursuant to a single, nonrecurring appropriation in the General Appropriations Act to provide state financial assistance funds (“Award Funds”) to the Recipient; and

WHEREAS, the Recipient represents that it is fully qualified and eligible to receive Award Funds and to perform the tasks identified herein in accordance with the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the foregoing, the parties hereto agree as follows:

In accordance with Line 1177 of the General Appropriations Act for the 2025-2026 State fiscal year, \$123,590.00 in nonrecurring funds from the General Revenue Fund shall be provided to Mount Dora Police Department for the City of Mount Dora Public Event Safety Initiative project, (HF1417) (SF2230), for allowable costs incurred during the project period.

Schedule of Appendices

This award is subject to the terms and conditions outlined in the following sections of the Agreement:

Appendix A – Special Conditions
Appendix B – Deliverables
Appendix C – Approved Budget
Appendix D – Audit Requirements for Awards of State and Federal Financial Assistance
Appendix E – Standard Terms and Conditions

Award Management

This state financial assistance award shall be managed in AmpliFund, FDLE’s electronic grant management system. The Recipient Grant Manager shall be responsible for obtaining a login to AmpliFund by contacting the Lead Recipient for their agency. Contact the Department Grant Manager for assistance if your agency does not have an account with AmpliFund or if the Lead Recipient is unknown.

Scope of Work

Funding provided to the Recipient by Line 1177 of the 2025-2026 General Appropriations Act will be utilized to purchase mobile vehicle barriers for the City of Mount Dora Police Department (MDPD).

This purchase will allow the MDPD to enhance public safety by implementing additional safety measures at public events by deploying barriers to restrict vehicular access or guide pedestrians from potentially dangerous areas.

Specific deliverables are outlined in **Appendix B**. Allowable costs are outlined in **Appendix C**.

Performance Reports

The Recipient shall be responsible for submitting monthly **SFA Member Performance Reports** to the Department on the award record in AmpliFund, attesting to the progress made towards the completion of deliverables (**Appendix B**) during each calendar month of the project period (the "Reporting Period"). These reports are due no later than fifteen (15) days after the end of each reporting period as follows:

#	Reporting Period	Due Date	#	Reporting Period	Due Date
1	7/1/2025 – 7/31/2025	8/15/2025	7	1/1/2026 – 1/31/2026	2/15/2026
2	8/1/2025 – 8/31/2025	9/15/2025	8	2/1/2026 – 2/28/2026	3/15/2026
3	9/1/2025 – 9/30/2025	10/15/2025	9	3/1/2026 – 3/31/2026	4/15/2026
4	10/1/2025 – 10/31/2025	11/15/2025	10	4/1/2026 – 4/30/2026	5/15/2026
5	11/1/2025 – 11/30/2025	12/15/2025	11	5/1/2026 – 5/31/2026	6/15/2026
6	12/1/2025 – 12/31/2025	1/15/2026	12	6/1/2026 – 6/30/2026	7/15/2026

Failure to submit performance reports by the due date may result in a withholding of future payments. Performance information provided by the Recipient will be used by the Department to compile reports for the Florida Legislature. Documentation to support the successful completion of performance must be maintained by Recipient and made available to the Department upon request. Examples of supporting documentation include but are not limited to: timesheets, activity logs, agendas, itineraries, delivery confirmations, public announcements, sign-in rosters, lesson plans, PowerPoint presentations, etc.

If a project is not operational within sixty (60) days of the original start date of the project period, the Recipient must report by letter to the Department the steps taken to initiate the project, the reasons for delay, and the expected start date of project activities. If a project is not operational within ninety (90) days of the original start date of the award period, the Recipient must submit a second letter to the Department explaining the reasons for the delay. Upon receipt of the second letter, the Department shall determine if the reason for delay is justified or shall, at its discretion, require additional project documentation and justifications throughout the award period.

Financial Reports

The Recipient shall be responsible for entering individual **Expenses** on the award record in AmpliFund throughout the project period as costs are incurred. Detailed instructions are available on CJG's website: [Expense Entry, Reporting Period, and Payment Request Guide](#). The description field for each expense must clearly identify: the name of the item or service, the quantity, the unit cost, the method of payment (check, EFT, or credit card), and the dates of service, if applicable. To submit a request for reimbursement in AmpliFund, the Recipient must complete the following three steps in order:

1. Enter Expenses on the award record.
2. Close out a Budget Reporting Period.
3. Submit a Payment Request.

Budget Reporting Periods (and **Payment Requests**** if applicable) are due on a monthly basis no later than thirty (30) days after the end of each reporting period as follows:

#	Reporting Period	Due Date	#	Reporting Period	Due Date
1	7/1/2025 – 7/31/2025	8/30/2025	7	1/1/2026 – 1/31/2026	2/28/2026
2	8/1/2025 – 8/31/2025	9/30/2025	8	2/1/2026 – 2/28/2026	3/30/2026
3	9/1/2025 – 9/30/2025	10/30/2025	9	3/1/2026 – 3/31/2026	4/30/2026
4	10/1/2025 – 10/31/2025	11/30/2025	10	4/1/2026 – 4/30/2026	5/30/2026
5	11/1/2025 – 11/30/2025	12/30/2025	11	5/1/2026 – 5/31/2026	6/30/2026
6	12/1/2025 – 12/31/2025	1/30/2026	12	6/1/2026 – 6/30/2026	7/31/2026

*****If no expenses were incurred during the reporting period, a payment request is not required. However, the Recipient should close out the associated Budget Reporting Period.***

Supporting documentation to substantiate costs charged to the award must be uploaded to AmpliFund and redacted to protect any PII as necessary. A list of the specific supporting documentation required for payment is listed in **Appendix C**. All Payment Requests shall be reviewed and audited to the satisfaction of the Department, and additional supporting documentation may be requested by the Department Grant Manager. Examples of additional supporting documentation include but are not limited to: requisitions, purchase orders, quotes, general ledgers, fee schedules, etc.

The final Payment Request shall be submitted to the Department no later than **July 31, 2026**. Any payment due under the terms of this agreement may be withheld until all required reports have been received, and necessary adjustments have been approved by the Department. Final reconciliation and closeout of the award must be completed by both parties within forty-five (45) days of the end of the grant period.

Failure to comply with the terms and conditions of the Agreement may result in financial consequences, including but not limited to: disallowances of payment, forfeiture of funds, and/or termination of the Agreement.

Payments

The State of Florida's performance and obligation to pay under this agreement is contingent upon an appropriation by the Legislature, availability of funds, and subject to any modification in accordance with Chapter 216, Florida Statutes, or the Florida Constitution. The Department will administer and disburse funds under this agreement in accordance with sections 215.97, 215.971, 215.981 and 215.985, F.S. The Department's determination of acceptable expenditures shall be conclusive.

This is a cost-reimbursement agreement. Award funds will be distributed to the Recipient in conjunction with the receipt and review of a Payment Request and all required supporting documentation. Payment Requests must be submitted in AmpliFund by the Recipient Grant Manager, Recipient CFO, or other authorized representative. By submitting a payment request, the Recipient certifies that all costs claimed for reimbursement have been incurred in accordance with the terms and conditions of the Agreement.

Payments will be disbursed in the form of paper check or warrant in accordance with section 215.422, F.S. Recipients may elect to receive direct deposit (EFT) payments by mailing a Direct Deposit Authorization Form to the Department of Financial Services (DFS). This form may be obtained on the DFS website at <https://www.myfloridacfo.com/division/aa/vendors>. Questions about enrolling in direct deposit shall be addressed to the Direct Deposit Section of the Division of Accounting and Auditing at (850) 413-5517 or DirectDeposit@MyFloridaCFO.com.

Recipients may review their payment history by searching the "Vendor Payment History" website maintained by DFS at <https://fs.fldfs.com/dispub2/cvnhphst.htm>. Instructions for searching this website may be found at: <https://www.myfloridacfo.com/division/aa/training/vendors-providers> under "Job Aids".

Cash Advances

If cost-reimbursement would result in financial hardship for the Recipient, a cash advance for the immediate payment of an invoice or immediate procurement of equipment/supplies may be requested. Contact the Department Grant Manager for more information if an advancement of funds is necessary.

Limitations: Cash advance requests shall be limited to no more than 25% of the total award amount unless the need for additional funding is clearly justified on the request form. Multiple cash advances are allowed; however, the Department shall not issue more than one advance at a time. Cash advances must be utilized for the approved purpose within thirty (30) days of receipt of the funds via check/warrant or EFT. The Recipient shall obtain proof of payment and reconcile the advance with the Department within forty-five (45) days of receipt of the funds via check/warrant or EFT. Any amount of funds not utilized for the intended purpose must be refunded to the Department prior to the receipt of additional funding.

Amendments

The Department may amend or modify the Agreement at any time, provided the modifications are within the original scope and purpose of the project. Written notice of all such changes will be provided to the Recipient. The Recipient may request modifications to the Agreement by submitting a request in writing to the Department Grant Manager. The request shall include a detailed description of any change to project tasks, activities, outcomes, deliverables, services, and/or costs. Costs incurred prior to obtaining written pre-approval from the Department Grant Manager are incurred at the risk of the costs being determined as ineligible for reimbursement.

This award is not eligible for an extension, per Florida law. All funds must be obligated prior to the project end date.

Award Contacts

Changes to the following points of contact and/or chief officials below must be submitted to FDLE Bureau of Criminal Justice Grants in writing.

Recipient Grant Manager

Name: Jim Deleu
Title: Deputy Police Chief
Address: 1300 N. Donnelly Street
 Mount Dora, FL 32757
Phone: (352)735-7194
Email: deleuj@mountdora.gov

Recipient Chief Official

Name: James Homich
Title: Mayor
Address: 510 N. Baker Street
 Mount Dora, FL 32757
Phone: (352)383-3031
Email: homichj@cityofmountdora.com

Recipient Chief Financial Officer

Name: Steve Weber
Title: Finance Director
Address: 510 N. Baker Street
 Mount Dora, FL 32757
Phone: (352)735-7118
Email: webers@cityofmountdora.com

Florida Department of Law Enforcement (FDLE) Grant Manager

Name: Angela Ferrara
Title: Government Analyst II
Address: P.O. Box 1489
 Tallahassee, FL 32302-1489
Phone: 850-617-1253
Email: angelafergara@fdle.state.fl.us

Award Signatures

In witness thereof, the duly authorized representatives of both Parties sign this Agreement to affirm and warrant they understand the terms and conditions set forth in the Agreement, including all of the attached Appendices, as of the month, day, and year set out below.

Modifications to this page, including strikeovers or whiteout, are not permitted.

**Florida Department of Law Enforcement
Bureau of Criminal Justice Grants**

Signature: _____

Typed Name and Title: Cody Menacof, Bureau Chief

Date: _____

**Recipient
Mount Dora Police Department**

Signature: _____

Typed Name and Title: James Homich, Mayor

Date: _____

***** If using a designee, sign the Chief Official Designee section below*****

Recipient Chief Official Designee (if applicable)

Signature: _____

Typed Name and Title: _____

Date: _____

Additional Recipient Signatures (if applicable)

Signature: _____

Typed Name and Title: _____

Date: _____

Signature: _____

Typed Name and Title: _____

Date: _____

Appendix A – Special Conditions

Award Number: PW005
Recipient: Mount Dora Police Department
Project Title: City of Mount Dora Public Event Safety Initiative
Project Period: 07/01/2025-06/30/2026

This Agreement is subject to the Special Conditions set forth below, in addition to the Standard Terms and Conditions outlined in **Appendix E**.

Condition No.	Condition Language

Appendix B – Deliverables

Award Number: PW005
Recipient: Mount Dora Police Department
Project Title: City of Mount Dora Public Event Safety Initiative
Project Period: 07/01/2025-06/30/2026

The total amount paid for these deliverables will not exceed the total amount of the award.

Deliverable 1	The Recipient will use funds to purchase mobile vehicle barriers.
Minimum Performance Criteria:	The procurement and receipt of at least one allowable item specified in the approved budget. Documentation includes an attestation of items received through the submission of the payment request.
Financial Consequences:	Failure to meet minimum performance criteria will result in the disallowance of costs.
Deliverable Price:	Total payments for this deliverable will be approximately \$123,590.00

Appendix C – Approved Budget

Award Number: PW005
Recipient: Mount Dora Police Department
Project Title: City of Mount Dora Public Event Safety Initiative
Project Period: 07/01/2025-06/30/2026

Budget Category	Total
A. Personnel	\$0.00
B. Fringe Benefits	\$0.00
C. Travel	\$0.00
D. Equipment	\$123,590.00
E. Supplies	\$0.00
F. Consultants/Contracts	\$0.00
H. Other Costs	\$0.00
TOTAL	\$123,590.00

Standard Budget Terms

- (a) All expenditures of state financial assistance must be allowable in accordance with the approved budget, reasonably priced based on current market review, and necessary for the operations and success of the project. The Department's determination of allowability shall be conclusive.
- (b) The Department shall disallow payment of any costs with an uncleared "Withholding of Funds" condition (**Appendix A**). Payment shall be withheld until the requirements of the condition have been met and the condition has been cleared with an amendment.
- (c) This is a cost-reimbursement award. Proof of payment is required for all expenditures. Acceptable forms of proof of payment include: copies of processed checks, front and back; credit card statements showing a charge has posted to the account; or bank statements showing funds have been withdrawn from an account.
- (d) Invoices for goods must include, for each item: a name/description, number of units, and cost per unit. Invoices for services must contain the dates of service, description of services, number of units, and cost per unit.
- (e) Sensitive or personally identifying information (PII) such as home addresses and social security numbers must be redacted from supporting documentation.
- (f) All quantities, rates, and costs listed below are estimates based on the information available at the time of application or amendment.

D. Equipment

Equipment items listed below may include additional individually priced, operationally necessary accessories, components, and/or peripherals and may be categorized as a "kit", "bundle", "system", etc. Funds may be used to pay for shipping, freight, and/or installation costs.

\$123,590.00 is allocated to purchase mobile vehicle barriers and accessories to enhance public safety in the City of Mount Dora.

The following documentation shall be provided to the Department with each payment request to substantiate costs charged to the grant: itemized invoices or receipts and proof of payment. Copies of procurement documentation such as requisitions, quotes, and purchase orders may not be required for payment but must be maintained and provided to the Department upon request.

Appendix D – Audit Requirements for Awards of State and Federal Financial Assistance

The administration of resources awarded by the Department of Law Enforcement (“Department”) to the Recipient may be subject to audits and/or monitoring by the Department, as described in this section.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and section 215.97, Florida Statutes (F.S.), as revised (see AUDITS below), monitoring procedures may include, but not be limited to, on-site visits by Department staff, limited scope audits as defined by 2 CFR §200.425, or other procedures. By entering into this agreement, the Recipient agrees to comply and cooperate with any monitoring procedures or processes deemed appropriate by the Department. In the event the Department determines that a limited scope audit of the Recipient is appropriate, the Recipient agrees to comply with any additional instructions provided by Department staff to the Recipient regarding such audit. The Recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

PART I: FEDERALLY FUNDED

This part is applicable if the Recipient is a state or local government or a nonprofit organization as defined in 2 CFR §200.90, §200.64, and §200.70.

1. A recipient that expends \$750,000 or more in federal awards in its fiscal year must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. **EXHIBIT 1** to this form lists the federal resources awarded through the Department by this agreement. In determining the federal awards expended in its fiscal year, the Recipient shall consider all sources of federal awards, including federal resources received from the Department. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR §200.502-503. An audit of the Recipient conducted by the Auditor General in accordance with the provisions of 2 CFR §200.514 will meet the requirements of this Part.
2. For the audit requirements addressed in Part I, paragraph 1, the Recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR §200.508-512.
3. A recipient that expends less than \$750,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. If the Recipient expends less than \$750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other than federal entities).

PART II: STATE FUNDED

1. In the event that the Recipient expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such Recipient (for fiscal years ending June 30, 2017, and thereafter), the Recipient must have a state single or project-specific audit for such fiscal year in accordance with section 215.97, F.S., Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. **EXHIBIT 1** to this form lists the state financial assistance awarded through the Department by this agreement. In determining the state financial assistance expended in its fiscal year, the Recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for federal program matching requirements.
2. For the audit requirements addressed in Part II, paragraph 1, the Recipient shall ensure that the audit complies with the requirements of section 215.97(8), F.S. This includes submission of a financial reporting package as defined by section 215.97(2), F.S., and Chapters 10.550 (local

governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

3. If the Recipient expends less than \$750,000 in state financial assistance in its fiscal year (for fiscal years ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of section 215.97, F.S., is not required. If the Recipient expends less than \$750,000 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of section 215.97, F.S., the cost of the audit must be paid from the nonstate entity's resources (i.e., the cost of such an audit must be paid from the Recipient's resources obtained from other than state entities).

PART III: OTHER AUDIT REQUIREMENTS

(NOTE: This part would be used to specify any additional audit requirements imposed by the Department that are solely a matter of Department policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), Florida Statutes, the Department may conduct or arrange for audits of state financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the Department must arrange for funding the full cost of such additional audits.)

N/A

PART IV: REPORT SUBMISSION

1. Copies of reporting packages for audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and required by Part I of this form shall be submitted, when required by 2 CFR §200.512, by or on behalf of the Recipient directly to the Federal Audit Clearinghouse (FAC) as provided in 2 CFR §200.36 and §200.512. The FAC's website (<https://www.fac.gov/>) provides a data entry system and required forms for submitting the single audit reporting package. Updates to the location of the FAC and data entry system may be found at the OMB website.
2. Copies of financial reporting packages required by Part II of this form shall be submitted by or on behalf of the Recipient directly to each of the following:
 - a. The Department at the following email address:
Electronic copy:
OCJGSFA@fdle.state.fl.us
 - b. The Auditor General's Office at each of the following addresses:

Electronic copy: The Auditor General's website (https://flauditor.gov/) provides instructions for filing an electronic copy of a financial reporting package.	and	Paper (hard copy): Auditor General Local Government Audits/342 Claude Pepper Building, Room 401 111 West Madison Street Tallahassee, Florida 32399-1450
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3. Documentation required by Part III of this form, if applicable, shall be submitted by or on behalf of the Recipient directly to the Department at OCJGSFA@fdle.state.fl.us.
4. Any reports, management letters, or other information required to be submitted to the Department pursuant to this agreement shall be submitted timely in accordance with 2 CFR §200.512, section 215.97, F.S., and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.
5. Recipients, when submitting financial reporting packages to the Department for audits done in accordance with 2 CFR 200, Subpart F - Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the recipient in correspondence accompanying the reporting package.

PART V: RECORD RETENTION

The Recipient shall retain sufficient records demonstrating its compliance with the terms of the award(s) and this agreement for a period of five (5) from the date the audit report is issued, and shall allow the Department, or its designee, the CFO, or Auditor General access to such records upon request. The Recipient shall ensure that audit working papers are made available to the Department, or its designee, the CFO, or Auditor General upon request for a period of five (5) years from the date the audit report is issued, unless extended in writing by the Department.

EXHIBIT 1

FEDERAL RESOURCES: N/A

STATE RESOURCES

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:

- 1. **Matching Resources for Federal Programs: N/A**
- 2. **Subject to section 215.97, F.S:**
 - A. **State Project:**

State Awarding Agency	State of Florida, Department of Law Enforcement
State Project Title	City of Mount Dora Public Event Safety Initiative
CSFA Number	TBD
Award Number	PW005
Award Amount	\$123,590.00
- 3. **Compliance Requirements Applicable to State Resources Awarded Pursuant to this Agreement are as Follows:**
 - A. **State Project:** The compliance requirements for Award PW005 are outlined in the award agreement.

Appendix E – Standard Terms and Conditions

The following terms and conditions will be binding upon the execution of this Agreement between the Department and the Recipient. In the event that any of the information provided in this Appendix changes after the execution of this Agreement, the Department shall provide written notice of such changes to the Recipient. A formal amendment to the Agreement is not required.

SECTION I : GOVERNING LAWS OF THE STATE OF FLORIDA

This Agreement is entered into in the State of Florida, and shall be construed, performed, and enforced in all respects in accordance with the laws, rules, and regulations of the State. Each Party shall perform its obligations in accordance with the terms and conditions of this Agreement.

- A. Lobbying Prohibited:** The Recipient shall comply with the provisions of sections 11.062 and 216.347, F.S., which prohibit the expenditure of state funds for the purpose of lobbying the Legislature, judicial branch, or a state agency. No funds or other resources received in connection with this agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.
- B. Independent Contractor:** In performing its obligations under this agreement, the Recipient shall at all times act in the capacity of an independent contractor and not as an officer, employee, or agent of the State of Florida. Nothing in this Agreement may be understood to constitute a partnership or joint venture between the Parties. Neither the Recipient nor any of its agents, employees, subcontractors, or assignees shall represent to others that it is an agent of or has the authority to bind the Department by virtue of this agreement, unless specifically authorized in writing to do so.
- C. Limitations on Advertising:** The Department is prohibited from endorsing the project of any recipient of state financial assistance. The Recipient shall not publicly disseminate any information or documentation that implies the project described in this Agreement is endorsed by the Department, or that contains the name, logos, or emblems of the Department.
- D. Sponsorship:** If the Recipient is a nongovernmental organization (a nonprofit or for-profit) that sponsors a program that is financed wholly or in part by State funds, including funds obtained through this Agreement, it shall, in publicizing, advertising, or describing the sponsorship of the program, state: "Sponsored by (Recipient's name) and the State of Florida." If the sponsorship reference is in written material, the words "State of Florida" shall appear in the same size letters or type as the name of the Recipient. The Department's name, logos, or emblems shall not be utilized.
- E. Travel Costs:** The maximum amount of reimbursement for travel costs shall not exceed the rates established in the State of Florida Travel Guidelines, section 112.061, F.S.
- F. Civil Rights:** The Recipient agrees to comply with the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 et seq.) and shall not discriminate against any individual employed in the performance of this Agreement due to race, religion, color, sex, physical handicap unrelated to such a person's ability to engage in this work, national origin, ancestry, age, or marital status. These requirements shall apply to all contractors, subrecipients, or others with whom the Recipient arranges to provide services or benefits to clients or employees in connection with the award program and related activities.
- G. E-Verify:** The Recipient agrees to comply with section 448.095(5), F.S., requiring the Recipient and all third-party entities it enters into agreements with to register with and use the E-Verify system. The Recipient may not enter into a contract with any third-party entity without verifying compliance with this requirement, or without obtaining an affidavit from the third-party entity stating they do not employ, contract with, or subcontract with unauthorized aliens. If the Recipient or the Department has a good faith belief that a third-party entity is in violation of section 448.09(1), F.S., the Recipient must terminate their contract with the third-party entity. Third-party entities may file a cause of action with a circuit or

county court to challenge a termination no later than 20 calendar days after the date on which the contract was terminated.

- H. Background Check:** Whenever a background screening for employment or a background security check is required by law for employment, unless otherwise provided by law, the provisions of chapter 435, F.S., shall apply. All employees in positions designated by law as positions of trust or responsibility shall be required to undergo security background investigations as a condition of employment and continued employment. For the purposes of this subsection, security background investigations shall include, but not be limited to: employment history checks, fingerprinting for all purposes and checks in this subsection, statewide criminal and juvenile record checks through the Florida Department of Law Enforcement, and federal criminal record checks through the Federal Bureau of Investigation, and may include local criminal record checks through local law enforcement agencies.
- I. Non-Disclosure Agreements:** Recipients may not require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits, restricts or purports to prohibit or restrict, the reporting of waste, fraud, or abuse in accordance with law to an investigative or law enforcement representative of a state or federal department or agency authorized to receive such information. The Recipient certifies that if it is informed or notified that any subrecipient or vendor has been requiring their employees to execute agreements or statements that prohibit the reporting of fraud, waste, or abuse that it will immediately cease all further obligations of award funds to the entity and will immediately notify the Department. The Recipient will not resume obligations until expressly authorized to do so by the Department.
- J. Disputes and Appeals:** Unless otherwise stated in this Agreement, disputes concerning performance under the Agreement will be decided by the Department, who shall reduce the decision to writing and serve a copy to the Recipient. In the event a Party is dissatisfied with the dispute resolution decision, jurisdiction for any dispute arising under the terms of the Agreement will be in State courts, and the venue will be the Second Judicial Circuit, in and for Leon County. Except as otherwise provided by law, the Parties agree to be responsible for their own attorney fees incurred in connection with disputes arising under the terms of this Agreement.
- K. Insurance:** The Recipient shall provide and maintain at all times during this Agreement adequate general liability insurance coverage of such types and with such terms and limits as may be reasonably associated with this Agreement, as required by law, and as otherwise necessary and prudent for the Recipient's performance of work under this Agreement. The limits of coverage shall not be interpreted as limiting the Recipient's liability and obligations under this Agreement. All insurance policies shall be through insurers licensed and authorized to write policies in the State of Florida, and such policies shall cover all employees engaged in any work performed under this Agreement. Documentation to support compliance with this provision shall be provided to the Department upon request. Failure to maintain adequate insurance coverage may, at the Department's sole discretion, result in termination of the Agreement.
- L. Intellectual Property Rights:** Where activities supported by this Agreement result in the creation of intellectual property rights, the Recipient shall notify the Department, and the Department will determine whether the Recipient will be required to grant the Department a perpetual, irrevocable, royalty-free, nonexclusive license to use, and to authorize others to use for State government purposes, any resulting patented, copyrighted, or trademarked work products developed under this Agreement. The Department will also determine whether the Recipient will be required to pay all or a portion of any royalties resulting from such patents, copyrights, or trademarks.
- M. Prohibited Vendor Lists:** The Recipient may not enter into an agreement with any organization named on a prohibited vendor list, pursuant to sections 287.133 – 287.137, F.S. In addition, if the Recipient is found to be included on any of these lists, the Department may unilaterally terminate this Agreement. These lists are maintained by the Department of Management Services on their website: https://www.dms.myflorida.com/business_operations/state_purchasing/state_agency_resources/vendor_registration_and_vendor_lists

1. The "Convicted Vendor List", pursuant to section 287.133, F.S.
2. The "Discriminatory Vendor List", pursuant to section 287.134, F.S.
3. The "Forced Labor Vendor List", pursuant to section 287.1346, F.S.
4. The "Scrutinized List of Prohibited Companies", pursuant to section 287.135, F.S.
5. The "Suspended Vendor List", pursuant to section 287.1351, F.S.
6. The "Antitrust Violator Vendor List", pursuant to section 287.137, F.S.

SECTION II: FUNDING AND PAYMENT CONSIDERATIONS

A. Funding Requirements: Pursuant to section 215.971(1), F.S.:

1. The Recipient may only expend funding under this Agreement for allowable costs resulting from obligations incurred during the project period.
2. The Recipient shall refund to the Department any balance of unobligated funds that were advanced or paid to the Recipient.
3. The Recipient shall refund to the Department all funds received in excess of the amount to which the Recipient or its subrecipients are entitled under the terms and conditions of this Agreement.

B. Compensation: This is a cost-reimbursement agreement. This Agreement shall not exceed the award amount, and payment shall only be issued by the Department after acceptance of the Recipient's performance as set forth by the terms and conditions of this Agreement. The State of Florida's obligation to pay under this agreement is contingent upon an appropriation by the Legislature.

C. Payment Process: Subject to the terms and conditions established in this Agreement, the Department agrees to pay the Recipient in accordance with section 215.422, F.S.

D. EFT Payments: Electronic Funds Transfer (EFT) payments are preferred by the State. While enrollment is not required, the Recipient may choose to enroll by submitting an authorization form to the Department of Financial Services. Copies of the authorization form and a sample blank enrollment letter may be obtained at: <https://www.myfloridacfo.com/division/aa/vendors>. Once enrolled, payments under this Agreement will be made by EFT. Questions about the enrollment process should be directed to the EFT section of the Department of Financial Services at (850) 413-5517.

E. Financial Management: The Recipient agrees to maintain all financial records and documents (including electronic files) in accordance with generally accepted accounting procedures and practices. The Recipient must be able to record and report on the receipt, obligation, and expenditure of grant funds for each award, project, and/or subrecipient. The Recipient must provide copies of their general ledgers and schedule of accounts to the Department upon request for monitoring purposes.

F. Expenditures: All expenditures must be in compliance with the laws, rules, and regulations applicable to the expenditure of State funds, including, but not limited to, the Reference Guide for State Expenditures maintained by the Department of Financial Services.

G. Taxes: The Department is exempt from the payment of State sales and use tax and Federal Excise Tax. Unless otherwise provided by law, the Recipient, however, shall not be exempted from paying State sales and use tax to the appropriate governmental agencies, nor shall the Recipient be exempted from paying its suppliers for any taxes on materials used to fulfill its contractual obligations under this Agreement. The Recipient shall be responsible and liable for the payment of all its FICA/Social Security and other taxes resulting from this agreement.

H. Invoices: Invoices submitted to the Department as supporting documentation for payment must fulfill all of the requirements for invoices outlined in the Reference Guide for State Expenditures. These requirements are summarized in Appendix C of this Agreement.

- I. Advance Payments:** While this is primarily a cost-reimbursement agreement, the Recipient may be eligible to receive an advancement of funds (a cash advance) for immediate payables. The Recipient shall provide written justification for imminent need of funding to the Department Grant Manager, accompanied by the invoice(s) to be paid. The Recipient will be notified of the Department's decision to approve or deny the request in writing. If approved, advanced funds must be utilized to pay the approved invoice(s) within thirty (30) days of receipt of the funds via check/warrant or EFT. The cash advance must be reconciled with the Department within forty-five (45) days of receipt of the funds. The Department may choose, at its sole discretion, to withhold all payments owed to the Recipient until an outstanding cash advance has been reconciled.
- J. Final Payment Request:** If the Recipient fails to submit the final payment request to the Department by the deadline specified in the Scope of Work, or within 45 days of the end date of the Agreement, the Department may, at its sole discretion, consider the Recipient to have forfeited any and all rights to payment under this Agreement.

SECTION III: RETURN OR RECOUPMENT OF FUNDS

- A. Refunds:** If the Recipient or its independent auditor discovers that an overpayment has been made, the Recipient shall contact the Department within seven (7) calendar days after the date of discovery. In the event that the Department first discovers an overpayment has been made, the Department will notify the Recipient in writing. The Department will provide a Refund Request Form to the Recipient to be completed and mailed to the Department with the refund check. Refunds must be submitted to the Department within thirty (30) calendar days after the date of discovery. Checks shall be made payable to the "Department of Law Enforcement" and shall be mailed with a copy of the Refund Request Form to:

*FDLE – Cash Receipts
Post Office Box 1489
Tallahassee, FL 32302-1489*

Should repayment not be made in a timely manner, the Department shall be entitled to charge interest at the lawful rate of interest on the outstanding balance beginning forty (40) calendar days after the date of notification or discovery. If an overpayment is discovered while the Agreement is still active, the Department may choose to recoup the overpayment from monies owed to the Recipient under this Agreement.

- B. Recoupment of Funds:** If the Recipient's noncompliance with any provision of this Agreement results in additional costs or monetary loss to the Department or the State, the Department may recoup the costs or losses from monies owed to the Recipient under this Agreement. In the event that the discovery of additional costs or losses arises when no monies are available under this Agreement, the Recipient shall repay such costs or losses to the Department in full within thirty (30) days from the date of discovery or notification, unless the Department agrees, in writing, to an alternative timeframe.

SECTION IV: DUTY OF DISCLOSURE OF LEGAL PROCEEDINGS AND INSTANCES OF FRAUD

- A. Legal Proceedings:** Prior to the execution of this Agreement, the Recipient shall disclose in writing all prior or on-going civil or criminal litigation, investigations, arbitration, or administrative proceedings (collectively "Proceedings") involving this Agreement, including any Proceedings that involve subrecipients or contractors performing work under this Agreement. Thereafter, the Recipient has a continuing duty to promptly disclose all Proceedings upon occurrence.
- B. Duty of Disclosure:** This duty of disclosure applies to each officer and director of the Recipient, as well as to each officer and director of subrecipients or contractors performing work under this Agreement, for any Proceeding that relates to an officer's or director's business or financial activities. Details of settlements that are prevented from disclosure by the terms of the settlement must be annotated as such. If the existence of such Proceeding causes the Department concern about Recipient's ability or willingness to perform work under the Agreement, then upon the Department's request, the Recipient shall provide to the Department Grant Manager all reasonable assurances that: (a) the Recipient will be

able to perform work under the Agreement in accordance with its terms and conditions; and (b) the Recipient and/or its employees, agents, subrecipients, or contractors have not and will not engage in conduct which is similar in nature to the conduct alleged in such Proceeding while performing work under this Agreement.

- C. Notification of Instances of Fraud:** Upon discovery, the Recipient shall report all known or suspected instances of operational fraud, criminal activities, or mismanagement of award funds committed by the Recipient, or an agent, contractor, or employee of the Recipient, to the Department Grant Manager in writing within 24 chronological hours.

SECTION V: MANDATORY DISCLOSURE REQUIREMENTS

- A. Conflict of Interest:** This Agreement is subject to chapter 112, F.S. . The Recipient shall disclose the name of any officer, director, employee, or other agent who is also an employee of the State. The Recipient shall also disclose the name of any State employee who owns, directly or indirectly, more than a five percent (5%) interest in the Recipient or its affiliates.
- B. Foreign Gifts and Contracts:** The Recipient shall comply with any applicable disclosure requirements in section 286.101, F.S.. Pursuant to section 286.101(7), F.S., "In addition to any fine assessed under section 286.101(7)(a), a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

SECTION VI: PUBLIC RECORDS REQUIREMENTS

Recipients who fail to provide Public Records to the Department within a reasonable amount of time may be subject to penalties under section 119.10, F.S.

- A. Public Records Law:** The Recipient must allow public access to all documents, papers, letters, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the Recipient in conjunction with the Agreement ("Public Records"), unless the Public Records are exempt from public access pursuant to chapter 119, F.S., section 24(a) of Article I of the Florida Constitution, or other applicable state or federal law ("Public Records Law"). For the purposes of this Agreement, the Recipient is responsible for becoming familiar with Florida's Public Records Law. The Recipient must provide copies of all requested documentation to the Department within ten (10) business days of the date of the request. The Department may unilaterally terminate the Agreement if the Recipient refuses to allow public access to Public Records as required by Public Records Law.
- B. Public Records Requests:** All requests to inspect or copy Public Records relating to the Agreement must be made directly to the Department. Notwithstanding any provisions to the contrary, disclosure of any records made or received by the State in conjunction with the Agreement is governed by Public Records Law.
- C. Exemption from Public Records:** If the Recipient has a reasonable, legal basis to assert that any portion of any records submitted to the Department is confidential, proprietary, trade secret, or otherwise not subject to disclosure ("Confidential" or "Trade Secret") under Public Records Law or other legal authority, the Recipient must simultaneously provide the Department with a separate redacted copy of the records the Recipient claims as Confidential or Trade Secret and briefly describe in writing the grounds for claiming exemption from the Public Records Law, including the specific statutory citation for such exemption. Only the portions of the records that the Recipient claims are Confidential or Trade Secret shall be redacted. If the Recipient fails to submit a redacted copy of records it claims are Confidential or Trade Secret, such action may constitute a waiver of any claim of confidentiality.
- D. Requests for Redacted Records:** If the Department receives a Public Records request for records that include those marked as "Confidential" or "Trade Secret", the Department will provide the Recipient-

redacted copies to the requester. If a requester asserts a right to the portions of records claimed as Confidential or Trade Secret, the Department will notify the Recipient that such an assertion has been made. It is the Recipient's responsibility to assert that the portions of records in question are exempt from disclosure under Public Records Law or other legal authority. If the Department becomes subject to a demand for discovery or disclosure of the portions of records the Recipient claims as Confidential or Trade Secret in a legal proceeding, the Department will give the Recipient prompt notice of the demand, when possible, prior to releasing the portions of records the Recipient claims as Confidential or Trade Secret (unless disclosure is otherwise prohibited by applicable law). The Recipient shall be responsible for defending its determination that the redacted portions of its records are Confidential or Trade Secret. No right or remedy for damages against the Department arises from any disclosure made by the Department based on the Recipient's failure to promptly, legally protect its claim of exemption and commence such protective actions within ten (10) days of receipt of such notice from the Department. If the Recipient claims that the records are Trade Secret pursuant to section 624.4213, F.S., and if all the requirements of section 624.4213(1), F.S., are met, the Department will respond to the Public Records Request in accordance with the provisions specified in that statute.

- E. Records Transfer:** If the Recipient's record retention requirements terminate prior to the requirements stated herein, the Recipient may meet the Department's record retention requirements for this Agreement by transferring its records to the Department at that time, and by destroying duplicate records in accordance with section 501.171, F.S., and if applicable, section 119.0701, F.S. The Recipient shall adhere to established information destruction standards such as those established by the National Institute of Standards and Technology Special Publication 800-88, "Guidelines for Media Sanitization" (2014). See:
<https://nvlpubs.nist.gov/nistpubs/SpecialPublications/NIST.SP.800-88r1.pdf>

IF THE RECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, F.S., TO THE RECIPIENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT PUBLIC RECORDS AT:

Telephone: (850) 410-7676
Email: publicrecords@fdle.state.fl.us
Mailing Address: Florida Department of Law Enforcement,
 Public Records Section
 P.O. Box 1489
 Tallahassee, FL 32302-1489

SECTION VII: NONEXPENDABLE PROPERTY

For the purposes of this section, "property" means equipment, fixtures, and other tangible personal property of a nonconsumable and nonexpendable nature.

- A. Compliance:** The requirements of this section apply to property owned by governmental units as defined by section 274.01, F.S., and not to for-profit or nonprofit organizations. However, these organizations are encouraged to establish and administer a property management system to protect, preserve, use, maintain, and dispose of any property furnished to it by the Department or purchased pursuant to this agreement.
- B. Property Supervision and Control:** Pursuant to section 273.03, F.S., the Recipient is the custodian of all nonexpendable property, and shall be primarily responsible for the supervision, control, and disposition of the property in his or her custody (but may delegate its use and immediate control to a person under his or her supervision and may require custody receipts).
- C. Maintenance of Property:** The Recipient shall be responsible for the correct use of all nonexpendable property obtained using funds provided by this Agreement, and for the implementation of adequate maintenance procedures to keep the nonexpendable property in good operating condition.

- D. Property Records:** All nonexpendable property purchased under this Agreement shall be listed on the property records of the Recipient. The Recipient shall inventory annually and maintain accounting records for all nonexpendable property purchased. The records shall include, at a minimum, the following information: property tag identification number, description of the item(s), physical location, name, make or manufacturer, year, and/or model, manufacturer's serial number(s), dates of acquisition, and the current condition of the item.

SECTION VIII: PURCHASE OF, OR IMPROVEMENTS TO, REAL PROPERTY

- A. Security Interest:** In accordance with section 287.05805, F.S., if funding provided under this Agreement is used for the purchase of or improvements to real property, the Recipient shall grant the Department a security interest in the property in the amount of the funding provided by this Agreement for the purchase of improvements to the real property for five (5) years from the date of purchase or the completion of improvements or as further required by law.
- B. Expiration of Security Interest:** Upon the expiration date of the Agreement, the Recipient shall be authorized to retain ownership of the improvements to real property set forth in this Agreement in accordance with the following: (a) the Recipient is not sold, merged, or acquired; (b) the real property subject to the improvements is owned by the Recipient; and (c) the real property subject to the improvements is used for the purposes provided in this Agreement. If within five years of expiration of this Agreement, the Recipient is unable to satisfy these requirements, the Recipient shall notify the Department in writing of the circumstances that will result in the deficiency upon learning of it, but no later than thirty (30) calendar days prior to the deficiency occurring. In such event, the Department shall have the right, within its sole discretion, to demand reimbursement of part or all of the funding provided to the Recipient under this Agreement.

SECTION IX: SUBAWARDS, CONTRACTS, AND ASSIGNMENTS

- A. Allowability:** Unless otherwise specified in this Agreement or through prior written approval of the Department, the Recipient may not: (a) Subgrant any of the funds provided to the Recipient by the Department under this Agreement; (b) contract its duties or responsibilities under this Agreement out to a third party; or (c) assign any of the Recipient's rights or responsibilities herein, unless specifically permitted by law to do so.
- B. Recipient Responsibilities:** The Recipient agrees to be responsible for all work performed and all expenses incurred in fulfilling the obligations of this Agreement. If the Department approves the Recipient's request to subgrant, contract, or assign any or all of the work to be performed under this Agreement, it is understood by the Recipient that all such arrangements shall be evidenced by a written contract containing all provisions necessary to ensure the vendor's compliance with applicable state and federal laws. The Recipient agrees that all subrecipients performing work under this award shall be properly trained individuals who meet or exceed any specified training qualifications. The Recipient further agrees that the Department shall not be liable to the vendor for all expenses and liabilities incurred under the contract and that the Recipient shall be solely liable to the vendor for all expenses and liabilities incurred under the contract. The Recipient, at its expense, will defend the Department against such claims.
- C. Subrecipient Responsibilities:** Subrecipients of state financial assistance are obligated to comply with the requirements outlined in this Agreement for monitoring, auditing, records retention, and financial reporting outlined in the attached Appendix to this Agreement. The Recipient shall include the aforementioned requirements in all approved subrecipient contracts and assignments.
- D. Subrecipient Agreements:** Pursuant to section 215.971, F.S., agreements with subrecipients performing work under this award shall include, or be amended to include:
- A scope of work that clearly establishes the tasks/activities the subrecipient will perform.
 - Specific deliverables related to the tasks/activities outlined in the scope of work.
 - The minimum level of performance required for each deliverable and the criteria that will be used to determine successful performance. This may include: documentation supporting delivery of an

- item such as receipts or paid invoices, documentation supporting the successful completion of an activity such as a dated, itemized invoice, activity logs, timesheets, or participant sign-in sheets.
- d) The financial consequences that will apply if the minimum level of service is not attained.
 - e) The financial consequences that will apply if the subrecipient fails to perform in accordance with the contract.
- E. Required Documentation:** The Recipient shall provide to the Department copies of all subcontracts executed with entities performing work under this award and a completed Form DFS-A2-NS (Recipient/Subrecipient vs. Vendor Determination form) with each subcontract. This form is required by the Florida Department of Financial Services and determines (1) the applicability of the Florida Single Audit Act and (2) whether the subcontractor is a vendor or a subrecipient.
- F. Certificate of Subaward:** When a subrecipient relationship is determined to exist, the Recipient must ensure the subrecipient is aware of, and agrees to follow, all audit, monitoring, and compliance requirements for the use of state funds referenced in Form DFS-A2-CL ("Audit Requirements for Awards of State and Federal Financial Assistance"). To assist with this requirement, the Department created a "Certificate of Subaward" to be completed by the Recipient and signed by the subrecipient. A copy of this form must be provided to the Department and maintained on file by all parties.
- G. Invoice Requirements:** Invoices submitted by a subcontractor must clearly identify the: the dates of service (the invoice period); a description of the specific deliverables provided during the invoice period; the quantity provided; and the payment amount specified in the contract for the completion of the deliverables provided.
- H. Timely Payment of Subcontractors:** If the Recipient receives advanced funding to pay an invoice for a subrecipient or contractor, the Recipient agrees to make payments to pay the invoice within seven (7) working days of receipt of the advance via check/warrant or EFT, unless otherwise stated in the agreement between the Recipient and the subrecipient or contractor. The Recipient's failure to pay its subrecipients or contractors within seven (7) working days will result in a statutory penalty charged against the Recipient and paid to the subrecipient or contractor in the amount of one-half of one (1) percent of the amount due per day from the expiration date of the period allowed herein for payment. Such statutory penalty shall be in addition to actual payments owed and shall not exceed fifteen (15) percent of the outstanding balance due, pursuant to section 287.0585, F.S.

SECTION X: INDEMNIFICATION

- A. Limitations of Liability:** The Recipient shall be fully liable for the actions of its agents, employees, partners, subrecipients, or contractors and shall fully indemnify, defend, and hold harmless the State and the Department, and their officers, agents, and employees, from suits, actions, damages, and costs of every name and description, arising from or relating to personal injury and damage to real or personal tangible property alleged to be caused in whole or in part by the Recipient, its agents, employees, partners, subrecipients, or contractors provided, however, that the Recipient shall not indemnify for that portion of any loss or damages proximately caused by the negligent act or omission of the State or the Department.

Further, the Recipient shall fully indemnify, defend, and hold harmless the State and the Department from any suits, actions, damages, and costs of every name and description, including attorneys' fees, arising from or relating to violation or infringement of a trademark, copyright, patent, trade secret, or intellectual property right provided, however, that the foregoing obligation shall not apply to the Department's misuse or modification of the Recipient's products or the Department's operation or use of the Recipient's products in a manner not contemplated by the Agreement. If any product is the subject of an infringement suit, or in the Recipient's opinion is likely to become the subject of such a suit, the Recipient may at its sole expense procure for the Department the right to continue using the product or to modify it to become non-infringing. If the Recipient is not reasonably able to modify or otherwise secure the Department the right to continue using the product, the Recipient shall remove the product and refund the Department the amounts paid in excess of a reasonable rental for past use. The Department will not be liable for any royalties.

The Recipient's obligations under the preceding two paragraphs with respect to any legal action are contingent upon the State or the Department giving the Recipient: (a) written notice of any action or threatened action; (b) the opportunity to take over and settle or defend any such action at the Recipient's sole expense; and (c) assistance in defending the action at the Recipient's sole expense.

The Recipient shall not be liable for any cost, expense, or compromise incurred or made by the State or the Department in any legal action without the Recipient's prior written consent, which shall not be unreasonably withheld.

- B. Sovereign Immunity:** Nothing in this Agreement shall be construed to affect in any way the Recipient rights, privileges, and immunities under the doctrine of "sovereign immunity" and as set forth in section 768.28, Florida Statute.

SECTION XI: NONPROFIT RECIPIENTS

- A. Allocations for Remuneration Form:** Pursuant to §216.1366(3), and Executive Order 22-44, nonprofit Recipients are required to provide documentation indicating the amount of state financial assistance allocated for remuneration to any member of the board of directors or an executive officer of the Recipient's organization. This requirement is met by submitting a "Non-Profit State Fund Allocations for Remuneration" form to the Department. A copy of this form must be posted to the Recipient's website, if the Recipient maintains a website. For the purposes of this section, "remuneration" means all compensation earned by or awarded to personnel, whether paid or accrued, regardless of contingency, including bonuses, accrued paid time off, severance payments, incentive payments, contributions to a retirement plan or in-kind payments, reimbursements, or allowances for moving expenses, vehicles and other transportation, telephone services, medical services, housing, and meals.
- B. Compensation Paid Using State Funds Form:** If the Recipient indicates funding has been allocated for remuneration to any member of the board of directors or an executive officer of the Recipient's organization, a "Non-Profit Total Compensation Paid Using State Funds" form must be submitted to the Department with each payment request for each individual receiving compensation. A copy of this form (or forms) must be posted to the Recipient's website, if the Recipient maintains a website.
- C. IRS Form 990:** Pursuant to Executive Order 22-44, nonprofit recipients who receive 50% or more of their annual funding from the state must submit a copy of their IRS Form 990 to the Department at the time it is filed. Any subsequent changes or corrections that are made to Form 990 during the project period must be submitted to the Department within thirty (30) days of the change or correction.

SECTION XII: TERMINATION AND FORCE MAJEURE

- A. Corrective Action:** The Department will notify the Recipient in writing if corrective action is required for noncompliance, nonperformance, or unacceptable performance of work under this Agreement. Failure to implement or improve performance of work in accordance with the corrective action plan may result in termination of the Agreement.
- B. Termination for Cause:** The Department may, at its sole discretion and upon providing written notice to the Recipient, terminate the Agreement if the Recipient fails to a) satisfactorily complete the deliverables within the project period of the Agreement; b) maintain adequate progress, thus endangering performance of the Agreement; c) honor any term of the Agreement; or d) above by any statutory, regulatory, or licensing requirement of the Agreement.
- C. Termination Due to Lack of Funds:** If funding for this Agreement is withdrawn or redirected by the Legislature, the Department shall provide written notice to the Recipient at the earliest possible time. The lack of funds shall not constitute a default by the Department or the State.
- D. Termination for Convenience:** The Department may terminate this Agreement, in whole or in part, by providing written notice to the Recipient that it is in the Department's or the State's best interest to

do so. The Recipient shall not provide any deliverable pursuant to Appendix B after it receives the Department's notice of termination, except as the Department otherwise specifically instructs the Recipient in writing. The Recipient will not be entitled to recover any cancellation charges or lost profits.

- E. Recipient's Responsibilities upon Termination:** If the Department issues a notice of termination to the Recipient, except as otherwise specified by the Department in that notice, the Recipient shall: (a) Stop work under this Agreement on the date and to the extent specified in the notice; (b) complete performance of such part of the work the Department does not terminate, if any; (c) take such action as may be necessary, or as the Department may specify, to protect and preserve any property which is in the possession of the Recipient and in which the Department has or may acquire an interest; and (d) transfer, assign, and make available to the Department all property and materials belonging to the Department upon the effective date of termination of this Agreement. No extra compensation will be paid to the Recipient for its services in connection with such transfer or assignment.
- F. Severability:** If any provision of this Agreement, in whole or in part, is held to be void or unenforceable by a court of competent jurisdiction, that provision will be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable, and all other provisions remain in full force and effect.
- G. Survival:** Any right or obligation of the Parties in this Agreement which, by its express terms or nature and context, is intended to survive termination or expiration of this Agreement, will survive any such termination or expiration.
- H. Force Majeure:** Neither Party shall be liable to the other for any delay or failure to perform under this Agreement if such delay or failure is neither the fault nor caused by the negligence of the Party or its employees or agents and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond the Party's control, or for any of the foregoing that affects subrecipients, contractors, or suppliers if no alternate source of supply is available. However, in the event a delay arises from the foregoing causes, the Party shall take all reasonable measures to mitigate any and all resulting damages, costs, delays, or disruptions to the Party's performance requirements under this Agreement.
- I. Notice of Delay from Force Majeure:** In the case of any delay the Recipient believes is excusable under subsection H, the Recipient shall notify the Department in writing of the delay or potential delay and the cause of the delay either: (a) within ten (10) calendar days after the cause that creates or will create the delay first arose, if the Recipient could reasonably foresee that a delay could occur as a result; or (b) within five (5) calendar days after the date the Recipient first had reason to believe that a delay could result, if the delay is not reasonably foreseeable. **THE FOREGOING SHALL CONSTITUTE THE RECIPIENT'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY.** Providing notice in strict accordance with this subsection is a condition precedent to such remedy. The Department, in its sole discretion, will determine if the delay is excusable under this Section and will notify the Recipient of its decision in writing. No claim for damages, other than for an extension of time, shall be asserted against the Department. The Recipient will not be entitled to an increase in the Agreement price or payment of any kind from the Department for any reason. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this subsection, after the causes have ceased to exist, the Recipient shall resume performance, unless the Department determines, in its sole discretion, that the delay will significantly impair the ability of the Recipient to timely complete its obligations under this Agreement, in which case the Department may terminate the Agreement in whole or in part. If the delay is excusable under this section, the delay will not result in any additional charge or cost under the Agreement to either Party.



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of Meeting Minutes

Introduction:

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

Discussion:

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

Budget Impact:

This item has no budget impact.

Strategic Impact:

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

Recommendation:

City Council to approve Meeting Minutes.

Attachment(s):

1. 08.05.2025.City Council Regular Session Minutes_DRAFT.edited

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Vince Sandersfeld, City Manager

Final Approval - 9/8/2025



CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL MINUTES
August 5, 2025
City Hall 510 N. Baker St.
Mount Dora, FL 3275

CALL TO ORDER

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

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

ROLL CALL

Members Present

James Homich, Mayor
John Cataldo, Vice-mayor
Cal Rolfson, District 2
Dennis Dawson, District 3
Marc Crail, District 4
Nate Walker, District 5
Doug Bryant, At-large

Also Present

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

PRESENTATIONS

Senator Keith Truenow and Representative Nan Cobb presented a check to the City for grant funding to purchase meridian barriers, which play a vital role in enhancing safety during the numerous events our city hosts throughout the year. Their support helps ensure the well-being of our residents, visitors, and businesses by creating a more secure environment for all.

PUBLIC COMMENT

Mayor Homich opened public comment.

Chuck Deffes, 326 East Seventh Avenue, spoke about his dissatisfaction with the condition of a sidewalk on Alexander and 11th.

The Mayor suggested spray-painting hazardous areas with noticeable markings.

Mayor Homich closed public comment.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA AND THE CONSENT AGENDA; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

CONSENT AGENDA

1. Request Approval of Meeting Minutes

ACTION ITEMS

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

City Urban Forester Mark Miller informed the Council that the City Manager approved and executed the tree canopy grant on July 16, 2025, as authorized under the City's purchasing policy. The total grant award is \$50,000, with a required local match of \$12,500. All work must be completed within one year. The funding will be used for tree pruning services on City-owned right-of-way trees located along five key corridors, including North Donnelly Street, East Pine Avenue, Lincoln Avenue, East 11th Avenue, and the portion of East Fifth Avenue that is within the City limits. This grant will help reduce hazards to the public and support a safer urban canopy for the community.

The Council and staff discussed a City tree listing, the use of the tree bank fund to help fund the project, the responsibility for trimming trees that impede sidewalk traffic, the already adopted ordinance regarding the stewardship of trees, and the type of pruning that will be done under this grant.

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

MOTION BY COUNCILMEMBER WALKER TO RATIFY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TREE CANOPY RESILIENCY GRANT AGREEMENT; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

2. Request Approval to Apply for the Florida Recreational Development Assistance Program Grant (FRDAP)

Parks and Recreation Director Troy Shonk told Council that this grant is a 100% matching grant. Organizations may apply for up to \$200,000.00 in funds, and it is possible to have two projects awarded simultaneously. The Florida Department of Environmental Protection (FDEP) provides funds through the Florida Recreational Development Assistance Program's competitive grants for the acquisition or development of outdoor recreational facilities.

The Parks and Recreation Department is seeking funding opportunities for the Donnelly Project through this grant, specifically considering beautification, upgraded amenities, stormwater management, and erosion control solutions. The department also intends to apply for a second grant for the Lincoln Park baseball/softball fields. If awarded, City Council will have the opportunity to review and determine whether to accept the grants, along with evaluating the scope, budget, and merits

of any proposed improvements to Donnelly Park or Lincoln fields. The Council retains full authority to decide whether to proceed with any matching expenditure or final project implementation.

Council and staff discussed the flexibility and portability of grant funds.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CITY'S APPLICATION FOR THE FLORIDA RECREATIONAL DEVELOPMENT ASSISTANCE PROGRAM GRANT; COUNCILMEMBER BRYANT SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

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

Community Development Director Adam Sumner spoke about the item.

This code enforcement case originated in September 2022 and remained out of compliance until May 8, 2024. The total accrued lien stands at \$100,250. The violation involved occupying an unsafe structure due to structural deterioration of the stairwells and second-floor walkways. The building was deemed dangerous, and "Do Not Occupy" orders were posted. The majority of the complex consists of rental units. The property managers missed many deadlines. Two inspections conducted in 2024 confirmed the property's compliance. Staff cost total was \$1,822.00.

Council and staff discussed the period of time passing between compliance and addressing the lien. Discussion continued on matters including the number of owner-occupied units in the complex, the property manager's unresponsiveness, and the responsibility of property owners to maintain the proper addresses on record with the City. The City contacted the property managers through all required methods.

Property representative Kandi Hardesty, 1400 Eudora Road, spoke about the personal obstacles that prohibited her from receiving and responding to the notices from the City.

The Council, staff, and those with interests in property ownership and management discussed the proper handling of documents related to this matter. Council believed there should be some penalty.

They discussed proper notice with Mr. Brackins. They agreed that staff cost needs to be paid, and further considered decisions regarding the responsibility for assessment of fines,

Property owners were present to answer questions.

The Council and staff discussed assessment amounts and the process for reducing them.

Steve Noyes, 2318 Lake Griffin Road, Lady Lake, Florida, owns several units at this property. He spoke about his experience in attempting to find a resolution for this matter.

Staff and Council learned that the majority of units are income-producing.

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

The Council considered methods for determining a fair amount for the fines. They emphasized the importance of passing rental inspections and noted that the condo association is responsible for the property's maintenance and upkeep. The Council agreed that the property owners had failed to fulfill their responsibilities. Mr. Brackins explained the amount of time necessary to notify members for payment. Council expressed concern that tenants were paying for apartments that didn't meet City codes. They recognized that while compliance was achieved, health and safety were compromised.

MOTION BY COUNCILMEMBER ROLFSON TO REDUCE THE ASSESSED FINE BY THE MAGISTRATE TO \$50,000.00 AND THAT THE SUBJECT BE REQUIRED TO PAY THE ADDITIONAL \$1,822.00 COST ASSESSED BY THE CITY AND THAT THEY BE GRANTED 90 DAYS WITHIN WHICH TO PAY THE FINE, BUT ONLY 30 DAYS WITHIN WHICH TO REIMBURSE THE CITY FOR THE COST TO THE CITY AND IF NOT PAYED AS APPROVED THAT THE FINE AND COST REVERT TO THE ORIGINAL AMOUNT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

<i>YES</i>	<i>Homich</i>
	<i>Crail</i>
	<i>Dawson</i>
	<i>Walker</i>
	<i>Bryant</i>
	<i>Rolfson</i>
	<i>Cataldo</i>
<i>NO</i>	<i>None</i>

Mayor Homich adjourned the meeting for a recess at 7:46 p.m.

Mayor Homich called the meeting back to order at 7:59 p.m.

4. Veterans' Memorial

The Mayor presented the idea of adding specific additional military conflicts to the Veterans' Memorial on the corner of Fifth Avenue and Baker Street. The City would confirm whether Somalia was a declared conflict. The Council was in favor of receiving input from the American Legion to determine what should be added to the memorial. They expressed a consensus that they would like the City Manager to research this matter further.

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

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

Mr. Brackins read Ordinance No. 2025-12 by title only.

ORDINANCE NO: 2025-12

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

Deputy Planning Director Michele Janiszewski told Council an error in the property description would be corrected to say “GENERALLY LOCATED ON THE EAST SIDE OF 441...”

Ms. Janiszewski informed Council that the site is located in the City’s Joint Planning Area (JPA) and is eligible for annexation. KB Home petitioned the City for annexation of this parcel. The site borders the City limits on the north side of the property. This item is for annexation only.

The Future Land Use Map (FLUM) and rezoning will be processed under separate ordinances. Once annexed, the property's future land use will be reassigned from County Urban Low to City Low/Medium Density, and the zoning will be reassigned from County PUD to City PUD.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-12, ANNEXATION KB HOME ORLANDO, LLC FOR THE HILLSIDE DEVELOPMENT (19.96 ACRES); COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES	<i>Walker</i>
	<i>Homich</i>
	<i>Dawson</i>
	<i>Bryant</i>
	<i>Rolfson</i>
	<i>Crail</i>
	<i>Cataldo</i>
NO	<i>None</i>

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

Mr. Brackins read Ordinance No. 2025-13 by title only.

ORDINANCE NO: 2025-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE

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

Ms. Janiszewski informed the Council that this item is related to the prior item and amends the FLUM for the parcel to be annexed.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-13, SMALL-SCALE FUTURE LAND USE MAP AMENDMENT KB HOME ORLANDO, LLC FOR THE HILLSIDE DEVELOPMENT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

<i>YES</i>	<i>Walker</i>
	<i>Bryant</i>
	<i>Dawson</i>
	<i>Rolfson</i>
	<i>Cataldo</i>
	<i>Crail</i>
	<i>Homich</i>
<i>NO</i>	<i>None</i>

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

Mr. Brackins read Ordinance 2025-14 by title only.

ORDINANCE NO: 2025-14

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

Because this vote involved a zoning change, Ms. Janiszewski was sworn in, as this was a quasi-judicial hearing.

KB Home is requesting a change in zoning from County Planned Unit Development (PUD) to City PUD. The City PUD will carry forward the development standards established in the County PUD.

The Council and staff discussed the maximum building height and tree requirements.

Steve White, representing KB Home, informed the Council that the maximum building height would be approximately 27 feet. Ms. Janiszewski informed the Council that trees would be placed in accordance with County code; redevelopment tree placement would follow City code.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-14, CHANGE IN ZONING KB HOME ORLANDO, LLC FOR THE HILLSIDE DEVELOPMENT; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

<i>YES</i>	<i>Homich</i>
	<i>Rolfson</i>
	<i>Walker</i>
	<i>Cataldo</i>
	<i>Bryant</i>
	<i>Dawson</i>
	<i>Crail</i>
<i>NO</i>	<i>None</i>

4. Request Approval of First Reading of Ordinance No. 2025-15, Annexation Lindsley Paving Company, Inc. (6.41 Acres)

Mr. Brackins read Ordinance 2025-15 by title only.

ORDINANCE NO: 2025-15

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

The applicant submitted applications to amend the land use map and zoning map to assign the property a City land use and zoning district in conjunction with the annexation. Upon annexation, the property's Future Land Use will be changed from County Regional Office to City Industrial. The zoning will be assigned from County Light Industrial (LM) to City Workplace One (WP-1).

Council and staff discussed the use of this land for stormwater management. No development applications have been received yet. The applicant is taking this step to attain the entitlements at this time.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-15, ANNEXATION LINDSLEY PAVING COMPANY, INC. (6.41 ACRES); COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

<i>YES</i>	<i>Homich</i>
	<i>Walker</i>
	<i>Crail</i>
	<i>Rolfson</i>
	<i>Bryant</i>
	<i>Dawson</i>
	<i>Cataldo</i>
<i>NO</i>	<i>None</i>

5. Request Approval of First Reading of Ordinance No. 2025-16, Small-Scale Future Land Use Map Amendment for Lindsley Paving Company, Inc.

Mr. Brackins read Ordinance No. 2025-16 by title only.

ORDINANCE NO: 2025-16

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

The applicant requested an amendment to the City's Future Land Use Map to change the land use from County Regional Office to City Industrial. The application was submitted simultaneously with applications to annex the property and assign the property a city zoning district. The Planning and Zoning Commission recommended approval of the amendment.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-16, SMALL-SCALE FUTURE LAND USE MAP AMENDMENT FOR LINDSLEY PAVING COMPANY, INC.; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

6. Request Approval of the First Reading of Ordinance No. 2025-17, Change in Zoning for Lindsley Paving Company, Inc.

Mr. Brackins read Ordinance 2025-17 by title only.

ORDINANCE NO: 2025-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY LIGHT INDUSTRIAL (LM) TO CITY WORKPLACE ONE (WP-1) FOR PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 441 AND NORTH OF SMITH AVENUE, COMPRISING 6.11 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NONCODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Because this vote involved a zoning change, Ms. Janiszewski was sworn in, as this was a quasi-judicial hearing.

The applicant requested a change of the zoning and has submitted annexation and future land use amendment applications to run concurrently with the rezoning application. The applicant intends to use the site for stormwater management purposes when the adjoining property to the west submits a development application.

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

MOTION BY COUNCILMEMBER CRAIL TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-17, CHANGE IN ZONING FOR LINDSLEY PAVING COMPANY, INC.; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

7. Request Approval of First Reading of Ordinance 2025-11 Amending the Land Development Code Pertaining to Parking Lots Exempt District

Mr. Brackins read Ordinance 2025-11 by title only.

ORDINANCE NO: 2025 - 11

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE; SPECIFICALLY, THIS ORDINANCE AMENDS CHAPTER VI ENTITLED 'DESIGN STANDARDS;' PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Janiszewski informed the Council that the City's Land Development Code (LDC) prohibits the development or redevelopment of improved parking lots unless the parking spaces are provided elsewhere within the downtown parking exempt district. This regulation has inadvertently discouraged the development of enhanced parking lots within the downtown exempt district due to the cost and feasibility of providing parking spaces elsewhere within the downtown exempt district, if a property owner wishes to redevelop their site. Staff recommendation is an amendment to the LDC to eliminate this requirement. The Planning and Zoning Commission recommended approval of the amendment.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE 2025-11, AMENDING THE LAND DEVELOPMENT CODE PERTAINING TO PARKING LOTS EXEMPT DISTRICT; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES *Crail*
 Dawson
 Bryant
 Rolfson
 Cataldo
 Homich
 Walker

NO ***None***

8. Request Adoption of Resolution No. 2025-32, Approving the Mount Dora Vision Zero Safety Action Plan

Mr. Brackins read Resolution 2025-32 by title only.

RESOLUTION NO. 2025-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA, ADOPTING THE MOUNT DORA VISION ZERO SAFETY ACTION PLAN; SETTING A LONG-TERM SAFETY GOAL OF ZERO TRAFFIC FATALITIES AND SERIOUS INJURIES WITHIN THE CITY BY 2035; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Gary Phillips of Halff Associates spoke about the Vision Zero nationwide strategy developed by the Federal Highway Administration (FHWA) to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, and accessible mobility for all. The Mount Dora Vision Zero Safety Action Plan is the result of a grant-supported study by the FHWA. The Mount Dora action plan builds on existing policies and goals in cooperation with partnering agencies to recommend safety countermeasures designed to eliminate crashes that result in fatalities and serious injuries. Projects included in the action plan, if approved by FHWA, will qualify for additional federal funding opportunities for implementation.

Mr. Phillips presented slides delivering information derived from feedback gathered at public meetings. The slides are attached to the minutes as Exhibit A. The request is to adopt the report by adopting the resolution.

The Council and Mr. Philips discussed the project timeline and its correlation with a County roundabout project. Council spoke in support of the initiative. Ownership of roads affects grant application and may require coordination with the County. All roads in the plan are located within the City and will affect its residents.

Mayor Homich opened public comment.

Bill Dietz, 2205 Dogwood Circle, spoke in favor of adoption.

Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION 2025-32, APPROVING THE MOUNT DORA VISION ZERO SAFETY ACTION PLAN; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES ***Dawson***
 Homich

Cataldo
Walker
Rolfson
Crail
Bryant
NO *None*

PRIORITY PROJECT UPDATES

No reports

CITY MANAGER'S REPORT

1. Edward Byrne Memorial Justice Assistance Grant (JAG)

Mr. Sandersfeld spoke about the grant awarded to the Police Department. The funding will be used to purchase customized computers that allow for large data imaging and analysis related to child sex abuse investigations.

He mentioned a legislation delegation appropriation request letter he received and an upcoming meeting related to appropriation requests.

He announced that the school zone camera program would begin on August 13. and ticketing.

CITY ATTORNEY'S REPORT

Mr. Brackins directed the Council's attention to the codification report required annually, as per the City Charter.

His presentation on Charter duties would take place at an upcoming meeting.

Mr. Brackins provided an update on the City's petition to the Florida Department of Environmental Protection related to the landfill expansion permit.

COMMUNICATIONS AND REPORTS

Councilmember Dennis Dawson mentioned the upcoming Florida League of Cities Conference.

Councilmember Crail spoke about Lake County's upcoming vote on the Britt Road repair. He mentioned the increased cost for the repair and the affected traffic patterns. He encouraged contacting the commissioners before the vote.

Councilmember Nate Walker thanked Senator Truenow and Representative Cobb.

Mayor Homich spoke about the Council Code of Ethics and its mention of retreats.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 8:59 p.m.

JAMES HOMICH, MAYOR
City of Mount Dora

JEANANN HAND, CITY CLERK



Mount Dora SS4A Vision Zero Safety Action Plan

City Council Presentation

August 5, 2025, 6:00 PM



CITY OF
MOUNT
DORA

[AGENDA]

- SS4A Safety Action Plan Overview
- Safety in Mount Dora Today
- Community Engagement
- High Injury Network/Strategies and Countermeasures
- Next Steps

SS4A Safety Action Plan



PROJECT OVERVIEW

SS4A Grant

The Infrastructure Investment and Jobs Act (IIJA) established the Safe Streets and Roads for All (SS4A) program to fund regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries.

The SS4A program supports the U.S. Department of Transportation's (USDOT) National Roadway Safety Strategy and the goal of zero roadway deaths.



SS4A Program

SS4A gives us the opportunity to move out of our transportation siloes and to engage a diversity of stakeholders in the work of investing in safe, sustainable, equitable, and accessible mobility options.

Comprehensive Safety Action Plan

The Safety Action Plan is the foundation of the SS4A Program identifying the most significant roadway safety concerns in a community.

Implementation Grant Eligible Activities

Provide funds to implement projects and strategies identified in Safety Action Plans.

- Low-Cost Safety Treatments
- Network Risk Reduction
- Complete Streets
- Pedestrian Safety Improvements
- Education Initiatives
- Safety Technologies and Strategies
- Bike Network Improvements
- Speed Reduction
- Safe Routes to Schools and Transit
- Intersection Improvements
- Roadway Departure Reduction
- Safety Strategies Identified in Other Plan

What is a Safety Action Plan (SAP)?

The SS4A grant program supports the development of Safety Action Plans through the Planning & Demonstration Grant. SAPs use data analysis to identify and characterize roadway safety problems in a community with the goal to develop a holistic, well-defined strategy to prevent roadway fatalities and serious injuries.



Deaths and serious injuries are unacceptable



Humans make mistakes



Humans are vulnerable



Responsibility is shared



Safety is proactive



Redundancy is crucial



While traffic crashes may seem to be an unavoidable fact of life, they represent preventable tragedies that can be reduced or eliminated through innovative design, strategic policies, and committed local leadership.

Safety in Mount Dora



CRASH ANALYSIS

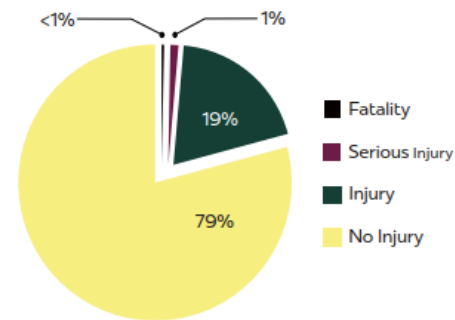
Safety Analysis

To evaluate Mount Dora's current conditions, a safety analysis reviewed crashes reported from 11/06/2019 to 11/05/2024. This analysis examined crash types, severity, and other key factors to identify patterns and insights. During this five-year period, there was a total of 3,210 crashes, 10 fatalities and 42 serious injuries.

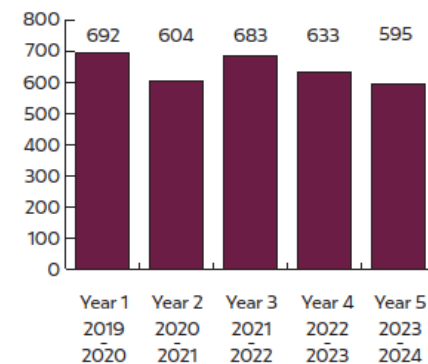
Crash Rate

All Crashes	Population	Annual Crash Rate (Per 100,00 People)	Annual Fatality Rate (Per 100,00 People)
3,210	15,830	4,055.59	12.64

Crashes by Severity



Crashes by Year



High Injury Network

As part of the crash analysis, a High Injury Network (HIN) was developed to identify high-risk intersections and roadway segments. Because intersection and segment crashes differ fundamentally, crashes were first categorized accordingly. To address inconsistencies in how reporting officers classify crashes at intersections, a radius was applied for more accurate classification — 50 feet in urban areas and 250 feet in rural areas, with manual adjustments for higher speeds or unique conditions. This method determined that approximately 58 percent of crashes occur at intersections.

Following this, segment crashes were attributed to roadways and intersection crashes to intersections. Each roadway segment and intersection were then analyzed for total crashes, including serious injury and fatal crashes. More severe crashes were weighted using FHWA's person-injury unit costs. The HIN includes 38 segments and 55 intersections.

| Safety Results

- Older drivers/teenagers account for nearly half of all crashes
- Distracted driving is reported in over 50% of all crashes
- Impaired Driving accounts for 10-15% of fatalities
- Intersections are the greatest potential for conflicts
- 65% of non-motorized fatalities occur outside marked crosswalk/bike lane
- Crashes on roads above 30mph have disproportionate number of fatalities/serious injuries
- Majority of fatalities and serious injuries occur on major arterials

Other Factors:

- Lack of Ped/Bike Infrastructure
- Geometric Constraints

Community Engagement



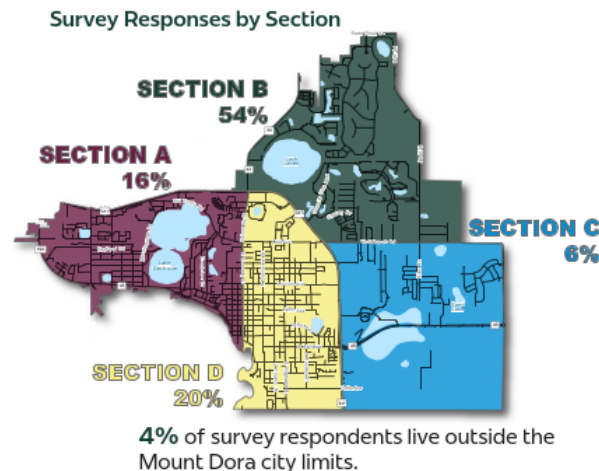
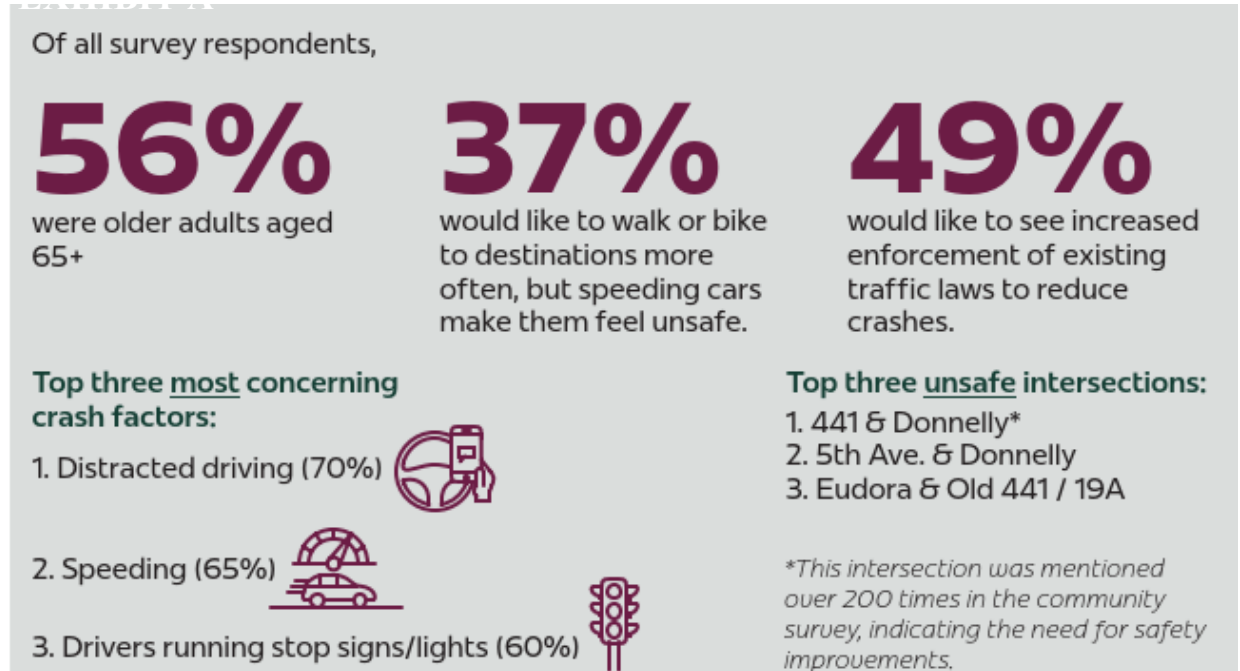
CITY-WIDE SURVEY COMMUNITY MEETINGS

Community Survey

An online survey was available to the public to gather community input regarding the perception of safety along Mount Dora roadways. The survey consisted of 10 questions that included the following topics:

- Perception of safety
- Desired improvements

The input received from 439 respondents during this effort is an important source of information for identifying community concerns and potential improvements for high crash areas.



Survey question: Which roadway makes you feel the most unsafe? Why?

"Baker and 5th Avenue is too dark and there is not enough visibility for drivers coming up the hill to see pedestrians at the crosswalk."

"The intersection of Donnelly and Lincoln. I have almost been hit by cars running the light near the police station."

"441 and Donnelly due to the number of people making U-turns from the Publix shopping area."

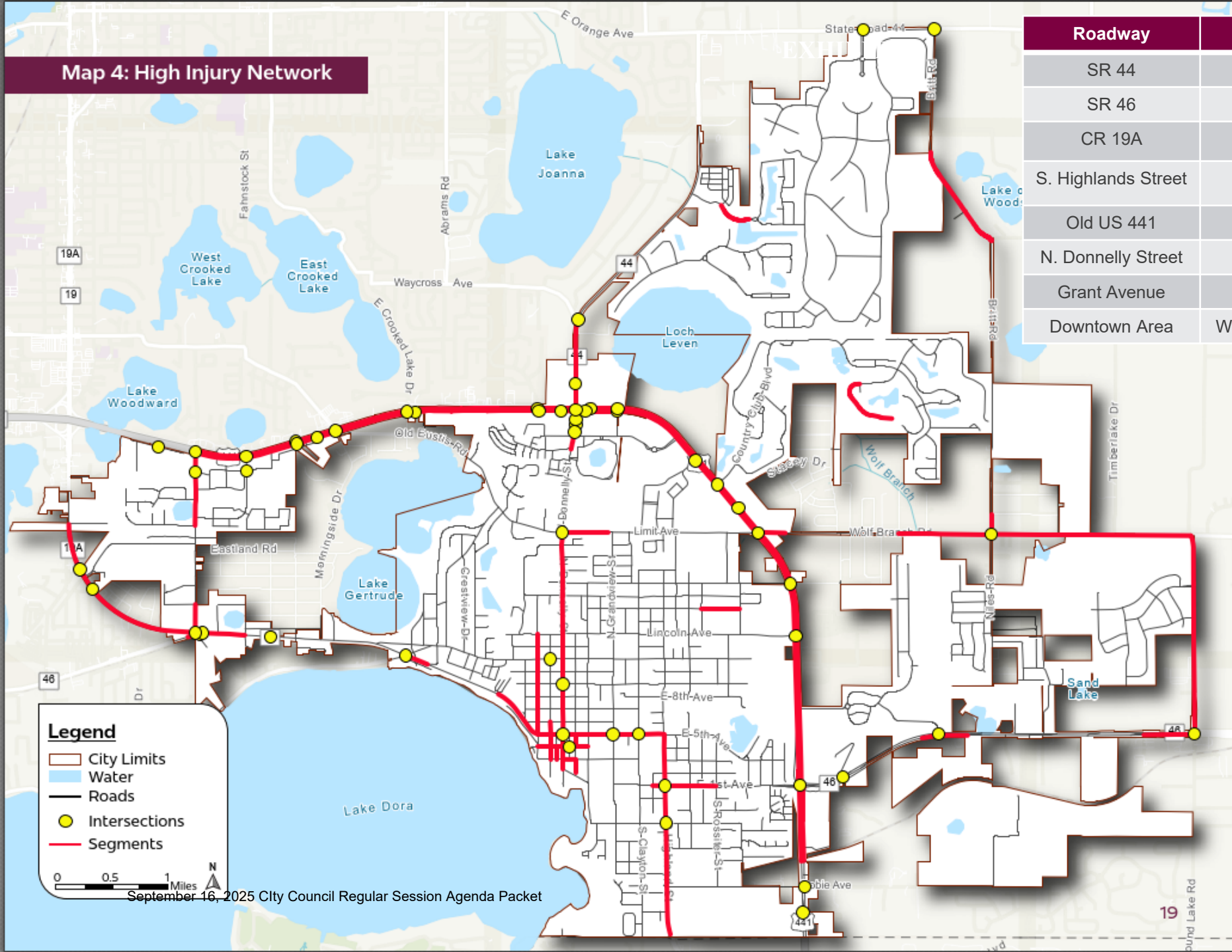
"More roads need to be free of debris or have an actual bike lane for cyclists."

"People are constantly running stop signs at 8th & Highland, especially in the evenings."

High Injury Network and Potential Strategies and Countermeasures



Map 4: High Injury Network



Roadway	From	To
SR 44	US 441	Waycross Avenue
SR 46	Veranda Way	Round lake Road
CR 19A	Progress Boulevard	Eudora Road
S. Highlands Street	E 1 st Avenue	E. Crane Avenue
Old US 441	Eudora Road	Gorden Lane
N. Donnelly Street	US 441	Waterman Avenue
Grant Avenue	Clayton Street	Wardell Street
Downtown Area	W 3 rd Ave. to W 5 th Ave.	McDonald St. to N. Baker St.

Intersections
US 441 @ SR 44/N. Donnelly Street
US 441 @Country Club Boulevard
Old US 441 @Greenway Drive
Eudora Drive @ Tr-Cities Plaza/Walmart
N. Donnelly Street @ E. 5 th Avenue
N. Alexander Street @ 11 th Avenue
N. Donnelly Street @ Limit Avenue
Clayton Street @ E. 5 th Avenue

- Legend**
- City Limits
 - Water
 - Roads
 - Intersections
 - Segments

1. US 441 at SR 44/ N. Donnelly Street

The intersection of US 441 and SR 44/N. Donnelly Street is a four-leg, signalized intersection. All approaches have exclusive left and right turn lanes, with the NB, SB, and EB approaches featuring dual left turn lanes. The intersection has an Annual Average Daily Traffic (AADT) of:

- 48,000 (2024) on US 441
- 28,500 on SR 44
- 8,700 on N. Donnelly Street

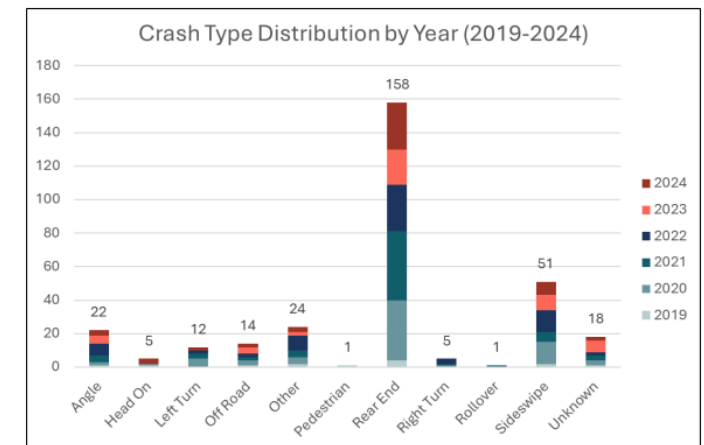
Identified Safety Problems

The intersection experienced a high number of crashes over a five-year period, with 311 total collisions reported. Rear-end crashes were the most common type (158), suggesting issues with signal timing, driver expectancy, or congestion-related conflicts. Two serious injury crashes occurred (one involving a rollover and one involving a backing movement). No fatalities were reported. The range of crash types and varying speed limits (35–50 mph) suggest a need for improved control, lane guidance, and speed consistency. Additionally, 22% of crashes occurred during non-daylight conditions (e.g., dawn, dusk, or dark).

Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes at the intersection of US 441 and SR 44/N. Donnelly Street:

1. Lighting
 - a. Install intersection lighting to improve nighttime visibility, as no lighting currently exists.
2. Speed Limit
 - a. Reduce the posted speed limit on US 441 from 50 mph to 45 mph to lower overall approach speeds.
 - b. Reduce the posted speed limit on SR 44 from 45 mph to 35 mph to enhance safety and reduce crash severity.
3. Signal Phasing
 - a. Modify left-turn phasing on US 441 from a leading to a lagging left-turn signal to mitigate high-speed angle crashes involving left-turning vehicles.



11. CR 19A from Progress Boulevard to Eudora Road

The segment of CR 19A from Progress Boulevard to Eudora Road is 0.9 miles long. The segment is 2 lanes with several exclusive right and left turn lanes throughout the corridor. The segment has an Annual AADT of 9,000 (2024).

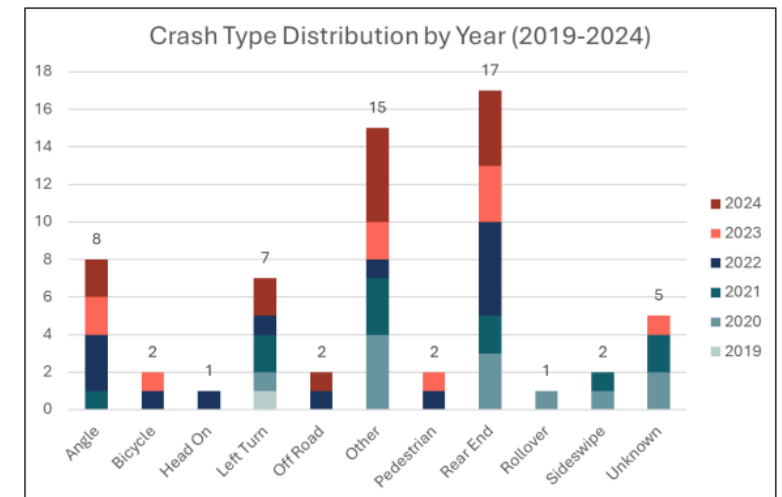
Identified Safety Problems

The segment of CR 19A from Progress Boulevard to Eudora Road experienced a moderate number of crashes over a five-year period, with 62 total collisions reported. Rear-end crashes were the most common, reflecting potential concerns with congestion or driver attentiveness. Notably, six fatalities were reported, along with three serious injuries and 14 other injury crashes. The severity of crashes along this segment, particularly the high number of fatal and serious injury incidents, indicates a need for significant safety improvements, including speed management, multimodal accommodations, and enhanced visibility.

Potential Countermeasures

Based on a review of crash data, contributing factors, and a field review, the following countermeasures were identified as having the potential to reduce crashes along the segment CR 19A from Progress Boulevard to Eudora Road:

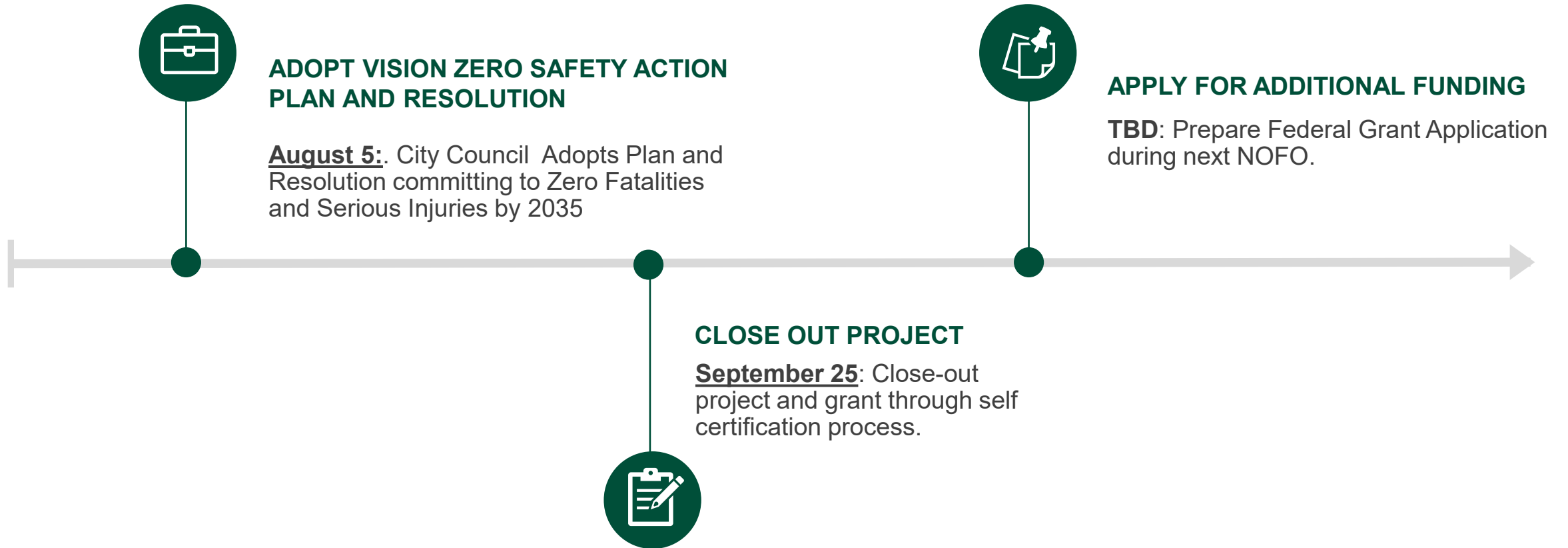
1. Speed Limit
 - a. Reduce the speed limit from 45 mph to a range of 35–40 mph to improve safety and reduce potential crash severity in this area.
2. Lighting
 - a. Add lighting to enhance visibility, particularly for nighttime driving and pedestrian safety.
3. Pedestrian and Bicycle Accessibility
 - a. Construct sidewalks to provide safe pedestrian access along the corridor.
 - b. Add dedicated bike lanes to accommodate cyclists and improve multimodal connectivity.
4. Access Management
 - a. Install a median before and after the Big Dog Saloon, and possibly other locations, to provide pedestrian refuge and improve traffic control.



Next Steps



| Next Steps



An aerial photograph of a coastal town, likely in Florida, featuring a mix of residential buildings, lush green trees, and a body of water on the left. A large, bright yellow rectangular border frames the central portion of the image. Overlaid on this border in large, white, sans-serif font is the text "Thank You".

Thank You



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-22**, Approving the Final Millage Rate

Introduction:

This is a request for the City Council to approve Resolution No. 2025-22, Final Millage Rate for the Fiscal Year 2025-2026 Budget.

Discussion:

The Florida Statutes, including Section 200.065, the City Council shall adopt a final millage rate prior to the adoption of a final budget and shall otherwise comply with the controlling provisions of the law.

The Lake County Property Appraiser has certified the gross taxable value of property for operating purposes within the City of Mount Dora as \$2,168,798,290 and has certified a rolledback rate of \$6.0523 per \$1,000 of taxable value for the City of Mount Dora. The City Council of the City of Mount Dora, Florida, deems it necessary to levy and does hereby levy a final tax of \$6.3000 mills upon all real and personal property within the City for operational purposes. The operating levy of \$6.3000 mill represents a 4.09% increase from the rolled-back rate of \$6.0523 per \$1,000 of taxable value.

Budget Impact:

This establishes the Final Millage for Fiscal Year 2025-2026, which will be budgeted at an estimated \$12,980,258 (net of statutory discount) in ad valorem proceeds to the General Fund. The operating levy of \$6.3000 mill represents a 4.09% increase from the rolled-back rate of \$6.0523 per \$1,000 of taxable value.

Strategic Impact:

Strategic Initiative 1: Promote Economic Development

Strategic Initiative 2: Beautify Mount Dora

Strategic Initiative 3: Strengthen and Expand Mount Dora's Infrastructure

Strategic Initiative 4: Provide High-Quality Services

Strategic Initiative 5: Invest in Fiscal and Human Resources

Objective 13.2: Maximize the use of restricted funds to their full legal and strategic capacity.

In accordance with the Mount Dora Code of Ordinances, Charter Article V:

Section 23(e): The City Manager is responsible for preparing, submitting, and administering the annual budget.

Section 23(g): The City Manager shall advise the City Council on the financial condition and future needs of the City.

Recommendation:

City Council to approve Resolution No. 2025-22 Final Millage Rate.

Attachment(s):

1. Resolution 2025-22 Final Millage Rate

Prepared by: Matthew Dodson, Budget Officer

Reviewed by:

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/10/2025

Approved - 9/10/2025

Approved - 9/10/2025

Approved - 9/10/2025

Final Approval - 9/10/2025

RESOLUTION NO. 2025-22

**A RESOLUTION OF THE CITY OF MOUNT DORA,
FLORIDA PROVIDING FOR THE ADOPTION OF THE
FINAL MILLAGE RATE FOR FISCAL YEAR 2025-26;
PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT;
PROVIDING FOR LEVY OF AD VALOREM TAXES AND
PERCENTAGE INCREASE; PROVIDING FOR
IMPLEMENTATION OF ADMINISTRATIVE ACTIONS;
PROVIDING A SAVINGS CLAUSE; PROVIDING FOR
SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, after conducting a public hearing on Tuesday, July 15, 2025, the City of Mount Dora adopted Resolution No.: 2025-16, certifying the proposed millage rate for Fiscal Year 2025-26 as required by Florida Statutes, Section 200.065; and

WHEREAS, the Lake County Property Appraiser has delivered notice of the City of Mount Dora's proposed property tax to each taxpayer for which the City of Mount Dora, Florida is the taxing authority; and

WHEREAS, after conducting a public hearing on Tuesday, September 3, 2025, the City of Mount Dora adopted Resolution No. 2025-21, establishing the tentative millage rate for Fiscal Year 2025-26 as required by Florida Statutes, Section 200.065; and

WHEREAS, following a review of the tentative budget as submitted, the City of Mount Dora has determined that a millage rate of 6.300 mills is necessary to produce sufficient revenue to fund the Fiscal Year 2025-26 budget.

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

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Levy of Ad Valorem Taxes and Percentage Increase. The City of Mount Dora, Florida, hereby adopts the final millage rate specified and hereby states the percent, if any, by which the final millage rate exceeds the rolled back millage rate, as follows:

Taxing Entity	Tentative Millage Rate	Rolled Back Millage Rate	Percentage Increase Over/ (Under) the Rolled Back Rate
General Fund	6.3000 Mills	6.0523 Mills	4.09%

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

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the adoption of the final millage rate for Fiscal Year 2025-26, which is the subject of this Resolution, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

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

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 16th day of September, 2025.

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

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

Patrick Brackins, City Attorney



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-23**, Approving the Final Budget

Introduction:

This is a request for the City Council to approve Resolution No. 2025-23, Final Budget for Fiscal Year 2025-2026.

Discussion:

The City Council of the City of Mount Dora has complied with all requirements and procedures of Florida law in processing this resolution. The City Council pursuant to the Charter of the City of Mount Dora and Chapter 166, Florida Statutes, does hereby adopt Tentative General Fund, Enterprise Funds and all other related Fund Budgets and Capital Improvement Programs (CIPs) - attached to the Resolution as Exhibit "A," and which may later be amended by the City Council.

Florida Statutes, including Section 200.065, provide that the City Council shall adopt a Tentative Millage Rate prior to the adoption of a Tentative Budget and shall otherwise comply with the controlling provisions of Florida law.

Budget Impact:

Resolution No. 2025-23 establishes the Budget for Fiscal Year 2025-2026 for the General Fund, Special Revenue Funds, Debt Service, Capital Improvement Funds, Enterprise Funds and other Internal Services Funds.

Strategic Impact:

Strategic Initiative 1: Promote Economic Development
Strategic Initiative 2: Beautify Mount Dora
Strategic Initiative 3: Strengthen and Expand Mount Dora's Infrastructure
Strategic Initiative 4: Provide High-Quality Services
Strategic Initiative 5: Invest in Fiscal and Human Resources

Recommendation:

City Council to approve Resolution No. 2025-23 Final Budget for Fiscal Year 2025-2026.

Attachment(s):

1. Resolution 2025-23 Final Budget

Prepared by: Matthew Dodson, Budget Officer

Reviewed by:

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/10/2025

Approved - 9/10/2025

Approved - 9/10/2025

Approved - 9/10/2025

Final Approval - 9/10/2025

RESOLUTION NO. 2025-23

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF THE FINAL BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Mount Dora recommended a proposed annual budget for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026; and

WHEREAS, the City of Mount Dora held budget work sessions on June 9, 2025, July 7, 2025, July 21, 2025 and August 25, 2025, for the purpose of reviewing and, where appropriate, revising the proposed Fiscal Year 2025-26 budget; and

WHEREAS, Florida Statutes, Section 200.065, commonly known as the Truth in Millage or TRIM Bill, requires that the City hold a public hearing to consider adoption of the final millage rate and final budget for Fiscal Year 2025-2026; and

WHEREAS, on September 3, 2025, after having first adopted a resolution establishing a tentative millage rate for Fiscal Year 2025-2026, the City of Mount Dora held a public hearing and considered adoption of its tentative budget for Fiscal Year 2025-25; and

WHEREAS, on September 16, 2025, after having first adopted Resolution No.: 2025-22, establishing the final millage rate for Fiscal Year 2025-2026, the City of Mount Dora held a public hearing to consider adoption of its final budget for Fiscal Year 2025-2026; and

WHEREAS, during the course of said public hearing, all persons desiring to voice objection or make comments on the final budget for Fiscal Year 2025-2026 were given an opportunity to do so.

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

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Approval of the Final Budget for Fiscal Year 2025-2026. Pursuant to the

City of Mount Dora Charter and Florida Statutes, Chapters 166 and 200, the City of Mount Dora hereby adopts the various tentative budgets as set forth in **Exhibit “A”** attached hereto.

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

SECTION 4. Savings Provision. All prior actions of the City of Mount Dora pertaining to the adoption of the final budget for Fiscal Year 2025-2026, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

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

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 16th day of September, 2025.

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

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

Patrick Brackins, City Attorney

Exhibit “A”
Final Budget for Fiscal Year 2025-2026

Exhibit "A"

FINAL PROPOSED BUDGET FISCAL YEAR 2025-2026

FUND	Tentative Proposed Reso. 2025-21	Change from Tentative	Encumbrances	Approved Project Funding	Final Proposed Reso. 2025-33	Variance
001 - General Fund	\$ 34,082,515		\$ 496,910	\$1,417,623	\$ 35,997,048	\$ 1,914,533
111 - Discretionary Sales Tax	\$ 2,120,200		\$ 366,850	\$3,829,329	\$ 6,316,379	\$ 4,196,179
117 - Community Redevelopment Agency	\$ 3,125,820				\$ 3,125,820	\$ -
118 - Northeast Community Redevelopment Agency	\$ 12,145,504				\$ 12,145,504	\$ -
123 - Building Department	\$ 2,039,220				\$ 2,039,220	\$ -
124 - Police Impact Fee	\$ 163,000				\$ 163,000	\$ -
125 - Fire Impact Fee	\$ 116,000				\$ 116,000	\$ -
126 - Library Impact Fee	\$ 360,500			\$ 195,001	\$ 555,501	\$ 195,001
127 - Parks Impact Fee	\$ 540,000		\$ 168,264	\$ 504,026	\$ 1,212,290	\$ 672,290
131 - Fire Assessment Fee	\$ 6,133,652		\$ 758,792	\$1,975,815	\$ 8,868,259	\$ 2,734,607
150 - Cemetery	\$ 89,645		\$ 20,080		\$ 109,725	\$ 20,080
200 - Debt Service	\$ 1,246,163				\$ 1,246,163	\$ -
310 - Capital Construction	\$ 16,308,500		\$ 1,348,164	\$7,549,100	\$ 25,205,764	\$ 8,897,264
410 - Electric	\$ 12,987,660		\$ 565,983	\$3,103,025	\$ 16,656,668	\$ 3,669,008
415 - Electric Construction	\$ 867,500		\$ 139,626	\$3,040,668	\$ 4,047,794	\$ 3,180,294
421 - Water / Wastewater Utility	\$ 18,135,710		\$ 1,218,903	\$2,132,698	\$ 21,487,311	\$ 3,351,601
422 - Wastewater Impact Fee	\$ 4,000,000		\$ 9,575,682	\$1,162,204	\$ 14,737,886	\$ 10,737,886
423 - Water Impact Fee	\$ 1,910,000		\$ 30,865		\$ 1,940,865	\$ 30,865
425 - Water / Wastewater Construction	\$ 6,839,250		\$ 10,344,452	\$3,232,545	\$ 20,416,247	\$ 13,576,997
430 - Sanitation Utility	\$ 3,507,506				\$ 3,507,506	\$ -
440 - Stormwater Utility	\$ 2,807,751		\$ 521,378	\$1,885,681	\$ 5,214,810	\$ 2,407,059
445 - Stormwater Construction	\$ 1,206,700		\$ 433,648	\$1,885,681	\$ 3,526,029	\$ 2,319,329
500 - Public Work Warehouse	\$ 1,415,714		\$ 18,374		\$ 1,434,088	\$ 18,374
501 - Vehicle Replacement	\$ 482,200				\$ 482,200	\$ -
510 - Self Insured Health	\$ 6,004,116				\$ 6,004,116	\$ -
515 - Property & Casualty & Workers Compensation	\$ 1,171,503				\$ 1,171,503	\$ -
Total City Wide Budget	<u>139,806,329</u>	<u>-</u>	<u>26,007,971</u>	<u>31,913,396</u>	<u>\$ 197,727,696</u>	<u>57,921,367</u>



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-33**, Approving the Updated Master Fee Schedule

Introduction:

This is a request for City Council to approve Resolution No. 2025-33, Master Fee Schedule Updates.

Discussion:

Resolution No. 2025-33 includes Exhibit "A" which lists the existing fees and all updates. City fees are actual pass-through costs for various City services, programs, development applications, permits, library services, etc.

The City uses a "Master Fee" Schedule to establish fees for a variety of services. The current Master Fee Schedule was last adopted by Resolution 2025-02 on January 7, 2025. The Master Fee Schedule now requires updating to ensure all fees accurately capture the cost of providing any specific service provided.

Budget Impact:

This fee schedule will set the rates by which certain City revenues are generated to cover the operational costs required to provide those services and/or programs.

Strategic Impact:

This action memorializes the various ordinances and resolutions establishing (and/or amending) the various fees. Service and program fees are consistent with the fiscal strategic goals of the City.

Strategic Initiative 1: Promote Economic Development

Strategic Initiative 2: Beautify Mount Dora

Strategic Initiative 3: Strengthen and Expand Mount Dora's Infrastructure

Strategic Initiative 4: Provide High-Quality Services

Strategic Initiative 5: Invest in Fiscal and Human Resources

Recommendation:

City Council approval of Resolution No. 2025-33, Updated Master Fee Schedule.

Attachment(s):

1. Resolution 2025-33 Master Fee Schedule
2. Exhibit Strikethrough Resolution 2025-33 MFS

Prepared by: Matthew Dodson, Budget Officer

Reviewed by:

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/8/2025

Approved - 9/8/2025

Approved - 9/10/2025

Approved - 9/10/2025

Final Approval - 9/10/2025

RESOLUTION NO. 2025-33

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE MASTER FEE SCHEDULE FOR THE CITY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR REPEAL OF PRIOR FEE RESOLUTION; PROVIDING FOR APPROVAL OF MASTER FEE SCHEDULE; PROVIDING THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City's budget and financial policies require that to the extent possible and reasonable, City services should be supported by fees and charges in order to provide maximum flexibility in the use of general City taxes to provide for a broader public benefit; and

WHEREAS, the City of Mount Dora has enacted various codes and ordinances which provide for the creation and maintenance of a multitude of City programs and/or services, the nature of which require funding, at least in part, by user fees; and

WHEREAS, the City processes various land development, building and inspection permits, licenses, site plans, maps and administrative changes, the nature of which require funding, at least in part, by user fees; and

WHEREAS, the provisions of controlling Florida law provide authorization for a municipality to levy reasonable fees and charges commensurate with the cost of the activities, functions and programs which are funded by the City; and

WHEREAS, the City adopted its current Master Fee Schedule on January 7, 2025, under Resolution No. 2025-02; and

WHEREAS, it is fiscally prudent and appropriate for the City, from time-to-time, to establish the reasonable fees and charges for administering the various programs and services provided by the City; and

WHEREAS, the City has determined that all of the fees set forth hereafter are equitable and necessary for the program, service of function supported by the same; and

WHEREAS, the City finds that all conditions precedent and notices required by Florida law which are necessary to accomplish the actions taken herein have been appropriately implemented.

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

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Repeal of Prior Fee Schedule Resolution. City of Mount Dora Resolution No. 2023-58 is hereby repealed in its entirety.

SECTION 3. Adoption of Master Fee Schedule.

A. The schedule of all City collected fees attached hereto as **Exhibit “A”** is hereby approved and adopted for implementation (“Fee Schedule”).

B. The City of Mount Dora and the departments thereof shall be exempt from the payment of any applicable fees established by the Fee Schedule adopted hereunder, excluding building permit fees, impact fees and/or any other applicable fees as required by Florida law.

SECTION 4. Implementation of Administrative Actions. The City Manager is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. Savings Clause. All prior actions of the City of Mount Dora pertaining to the adoption of the Fee Schedules for fees collected by the City, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 6. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 9. Effective Date. This Resolution shall take effect on October 1, 2025.

[signatures on following page]

PASSED AND ADOPTED this _____ day of _____ 2025.

James Homich, Mayor

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only.

Patrick Brackins, City Attorney

Exhibit “A”
Master Fee Schedule

Exhibit "A"

CITY OF MOUNT DORA CITY FEE SCHEDULE

Utility Rates

Miscellaneous	CURRENT	Reso 2025-02	% change
Account Setup Fee - Residential & Non-Residential Accounts	\$30.00	\$30.00	0%
Hydrant & Temporary Meter Account Setup Fee (Water)	\$75.00	\$75.00	0%
Credit for signing up for Auto Draft & Ebill - New & Existing Accounts	-\$25.00	-\$25.00	0%
Late fee Penalty (3 Days past due)			
The 3% late fee will be added to accounts on the day after the due date plus 3 days from the invoice.			
Staff may waive late fee penalty charge once in a twelve month period if requested by the customer.	3%	3%	0%
Reconnection Charge (Business Hours) added to account when payment is not received by 5:00pm thr day before the cutoff date.	\$45.00	\$45.00	0%
Reconnection Charge (After Hours till 9 p.m.)	\$110.00	\$110.00	0%
Reconnection Charge (After Hours between 9 p.m. & 6 a.m.)	\$250.00	\$250.00	0%
Lock and Pull Meters	\$38.00	\$38.00	0%
Accounts that are not paid 5 to 7 business days after it has been turned off for non-payment, the City will either lock or pull those meters and an additional \$30.00 service fee will be charged to the account. All past due fees and service fees will need to be paid in full before service is restored. This fee is non-waivable and applies to each meter.			
Water Meter Tampering (Unauthorized access to meters or systems) + cost			
1st Offense	\$75.00	\$75.00	0%
2nd Offense	\$150.00	\$150.00	0%
3rd and subsequent tampering	\$250.00	\$250.00	0%
Electric Meter Tampering (Unauthorized access to meters or systems) + cost	\$250.00	\$250.00	0%
Lien File Fees	\$20.00	\$20.00	0%
Lien Research Fee - Standard three (3) business days	\$30.00	\$30.00	0%
Lien Research Fee - Expedited one (1) business day	\$50.00	\$50.00	0%
Meter test charge 5/8" & 3/4" - if determined NOT defective	\$20.00	\$20.00	0%
Meter test charge 1" - 1&1/2" - if determined NOT defective	\$25.00	\$25.00	0%
Meter test charge 2" and larger - if determined NOT defective	Cost of test	Cost of test	
Regular Backflow Monitor and Test	\$4.17	\$4.17	0%
Fire Backflow Monitor and Test	\$12.50	\$12.50	0%
Manual Read - monthly required charge for all temporary Hydrant meters	\$6.50	\$6.50	0%
Disconnection Charge - if required by Ordinance not related to a delinquent account	\$30.00	\$30.00	0%
Garage Sale Permits	\$5.00	\$5.00	0%
Garage Sale Permits - Online	Free	Free	
Storage Fee - related to any item abandoned, found and/or located on City right-of-way or easement and stored	\$10.00	\$10.00	0%
by the City (doesn't not include forfeiture / impoundment fees) per day			
Digital Meter Opt-Out - non-refundable enrollment fee	\$95.00	\$95.00	0%
Digital Meter Opt-Out - monthly manual meter reading fee	\$13.00	\$13.00	0%
The Digital Meter Opt-Out was supported by the Public Service Commission under Docket No. 20180088-EI			

CITY OF MOUNT DORA CITY FEE SCHEDULE

Utility Rates

Deposits
1. RESIDENTAL UTILITY DEPOSITS ARE BASED ON CREDIT SCORE AS VERIFIED BY APPROVED PROVIDER: IF CREDIT IS ACCEPTABLE - NO DEPOSIT REQUIRED
2. MULTI FAMILY & NON-RESIDENTIAL UTILITY DEPOSITS ARE BASED ON AN AMOUNT EQUAL TO TWICE THE ESTIMATED AVERAGE MONTHLY BILL
ROUNDED UP TO THE NEAREST FIFTY DOLLAR INCREMENT FOR ALL REQUIRED UTILITIES.
3. ALL DEPOSITS ARE HELD IN A NON INTEREST BEARING ACCOUNT - THEREFORE NO INTEREST PAID ON ANY DEPOSITS HELD
4. RESIDENTIAL DEPOSITS MAY BE REFUNDED IF NO DELINQUENCY WITHIN A 24 MONTH PERIOD
5. IN THE EVENT THE UTILITY SERVICE IS DISCONNECTED 2 OR MORE TIMES FOR NON-PAYMENT OR HAS RECEIVED 2 OR MORE RETURNED CHECKS WITHIN
A 12 MONTH PERIOD, OR INSUFFICIENT UTILITY CREDIT SCORE, THE CITY WILL REQUIRE A DEPOSIT(S) AS OUTLINED BELOW.

Water	CURRENT	Reso 2025-02	% change
Residential	\$40.00	\$40.00	0%
Temporary Hydrant Meter	\$1,500.00	\$1,500.00	0%
Wastewater			
Residential	\$75.00	\$75.00	0%
Irrigation			
Residential	\$60.00	\$60.00	0%
Reclaimed Water			
Residential	\$60.00	\$60.00	0%
Sanitation			
Residential	\$25.00	\$25.00	0%
Electric			
Residential	\$240.00	\$240.00	0%
Temporary Electric Meter	\$250.00	\$250.00	0%

CITY OF MOUNT DORA CITY FEE SCHEDULE
Utility Rates

UTILITY PAYMENT PLANS			
At the discretion of the City a payment plan may be established for accounts that are currently disconnected or have a past due balance greater than three hundred dollars (\$300.00). The monthly payment plan shall be for a period equal to the number of months in arrears but at no time longer than six months and will be in addition to the normal monthly utility bill. There will be no waiver/reduction of the accrued late fees and delinquency charges and an additional administration fee of \$30.00 will be charged for setting up and administering the payment plan. Upon establishment of the payment plan, agreement by the customer and receipt of the first payment then service can be restored. If a customer fails to complete the payment plan in full, the City shall be entitled to take all legal action permissible, including but not limited to, delivering the underlying utility lien to the county court for enforcement and/or forwarding this matter to a collection agency to secure payment.			
No more than one payment plan per rolling 12 month period.			
WATER METERS INSTALLATION	CURRENT	Reso 2025-02	% change
¾ inch	\$414.40	\$414.40	0%
1 inch	\$466.20	\$466.20	0%
1 ½ inch	\$802.90	\$802.90	0%
2 inch	\$906.50	\$906.50	0%
4 inch	Cost + 10%	Cost + 10%	0%
6 inch	Cost + 10%	Cost + 10%	0%
Upgrades	Cost + 10%	Cost + 10%	0%
UTILITY RATES - ALL RATE CLASSES - INSIDE CITY			
Water	CURRENT	Reso 2025-02	% change
Availability Per Unit (not metered) - monthly	\$12.77	\$12.77	0.00%
Availability Per Unit (metered) - monthly	\$8.93	\$8.93	0.00%
0 to 8,977 (per gallon) of Consumption	\$0.0024499	\$0.0024499	0.00%
8,977 - 17,953 (per gallon) of Consumption	\$0.0048997	\$0.0048997	0.00%
17,953 - 26,930 (per gallon) of Consumption	\$0.0073496	\$0.0073496	0.00%
26,930 and up (per gallon) of Consumption	\$0.0097995	\$0.0097995	0.00%
Sewer	CURRENT	Reso 2025-02	% change
Availability Per Unit (not metered) - monthly	\$39.07	\$39.07	0.00%
Availability Per Unit (metered) - monthly	\$27.37	\$27.37	0.00%
All Consumption per gallon	\$0.0090861	\$0.0090861	0.00%
- Residential Caps at 8,977 if no other meter			
- Commercial has no caps on consumption			
Irrigation	CURRENT	Reso 2025-02	% change
Availability Per Unit (not metered) - monthly	\$12.77	\$12.77	0.00%
0 to 17,953 (per gallon) of Consumption	\$0.0048997	\$0.0048997	0.00%
17,953 - 26,930 (per gallon) of Consumption	\$0.0073496	\$0.0073496	0.00%
26,930 and Up (per gallon) of Consumption	\$0.0097995	\$0.0097995	0.00%
Reclaimed Water	CURRENT	Reso 2025-02	% change
Availability Per Unit (not metered) - monthly	\$12.77	\$12.77	0.00%
0 to 17,953 (per gallon) of Consumption	\$0.0007214	\$0.0007214	0.00%
17,953 - 26,930 (per gallon) of Consumption	\$0.0010752	\$0.0010752	0.00%
26,930 and Up (per gallon) of Consumption	\$0.0014291	\$0.0014291	0.00%

CITY OF MOUNT DORA CITY FEE SCHEDULE
Utility Rates

Stormwater		CURRENT	Reso 2025-02	\$ change
Stormwater fee - monthly		\$18.90	\$18.90	\$ -
UTILITY RATES - ALL RATE CLASSES - OUTSIDE CITY				
Water		CURRENT	Reso 2025-02	% change
Availability Per Unit (not metered) - monthly		\$15.96	\$15.96	0.00%
Availability Per Unit (metered) - monthly		\$11.17	\$11.17	0.00%
0 to 8,977 (per gallon) of Consumption		\$0.0030673	\$0.0030673	0.00%
8,977 - 17,953 (per gallon) of Consumption		\$0.0061227	\$0.0061227	0.00%
17,953 - 26,930 (per gallon) of Consumption		\$0.0091900	\$0.0091900	0.00%
26,930 and up (per gallon) of Consumption		\$0.0122453	\$0.0122453	0.00%
Sewer		CURRENT	Reso 2025-02	% change
Availability Per Unit (not metered) - monthly		\$48.84	\$48.84	0.00%
Availability Per Unit (metered) - monthly		\$34.21	\$34.21	0.00%
All Consumption per gallon		\$0.0113576	\$0.0113576	0.00%
- Residential Caps at 8,977 if no other meter				
- Commercial has no caps on consumption				
Irrigation		CURRENT	Reso 2025-02	% change
Availability Per Unit (not metered) - monthly		\$15.96	\$15.96	0.00%
0 to 17,953 (per gallon) of Consumption		\$0.0061247	\$0.0061247	0.00%
17,953 - 26,930 (per gallon) of Consumption		\$0.0091870	\$0.0091870	0.00%
26,930 and Up (per gallon) of Consumption		\$0.0122494	\$0.0122494	0.00%
Reclaimed Water		CURRENT	Reso 2025-02	% change
Availability Per Unit (not metered) - monthly		\$15.96	\$15.96	0.00%
0 to 17,953 (per gallon) of Consumption		\$0.0009017	\$0.0009017	0.00%
17,953 - 26,930 (per gallon) of Consumption		\$0.0013440	\$0.0013440	0.00%
26,930 and Up (per gallon) of Consumption		\$0.0017864	\$0.0017864	0.00%

SERVICE	DESCRIPTION	NEW	CURRENT	NET	NET %
RESIDENTIAL FEES					
Sanitation	SA-CANS RS/GN/MF	\$ 25.02	\$ 25.02	\$ -	0%
COMMERCIAL FEES					
1 Toter x1/wk(Cans)	SA-TOTER 1X1	\$ 33.85	\$ 33.85	\$ -	0%
1 Toter x2/wk	SA-TOTER 1X2	\$ 65.40	\$ 65.40	\$ -	0%
1 Toter x3/wk	SA-TOTER 1X3	\$ 96.97	\$ 96.97	\$ -	0%
2 Toter x1/wk	SA-TOTER 2X1	\$ 66.70	\$ 66.70	\$ -	0%
2 Toter x2/wk	SA-TOTER 2X2	\$ 129.79	\$ 129.79	\$ -	0%
2 Toter x5/wk	SA-TOTER 2X5	\$ 319.01	\$ 319.01	\$ -	0%
3 Toter x1/wk	SA-TOTER 3X1	\$ 99.51	\$ 99.51	\$ -	0%
3 Toter x2/wk	SA-TOTER 3X2	\$ 194.11	\$ 194.11	\$ -	0%
4 Toter x1/wk	SA-TOTER 4X1	\$ 133.77	\$ 133.77	\$ -	0%
7 Toter x1/wk	SA-TOTER 7X1	\$ 232.22	\$ 232.22	\$ -	0%
Shared dumpster 8 yard x1/wk	SA-SH2	\$ 79.54	\$ 79.54	\$ -	0%
Shared dumpster	SA-RTSU	\$ 132.23	\$ 132.23	\$ -	0%
Shared dumpster 4 yard x2/wk	SA-SH3	\$ 134.08	\$ 134.08	\$ -	0%
Shared dumpster 8 yard x2/wk	SA-SH1	\$ 158.29	\$ 158.29	\$ -	0%
Shared dumpster	SA-REST	\$ 383.25	\$ 383.25	\$ -	0%
Dumpster 2 yard x1/wk	SA- D 2X1	\$ 136.18	\$ 136.18	\$ -	0%
Dumpster 2 yard x2/wk	SA- D 2X2	\$ 267.73	\$ 267.73	\$ -	0%
Dumpster 2 yard x3/wk	SA- D 2X3	\$ 395.36	\$ 395.36	\$ -	0%
Dumpster 2 yard x4/wk	SA- D 2X4	\$ 495.35	\$ 495.35	\$ -	0%
Dumpster 2 yard x5/wk	SA- D 2X5	\$ 609.20	\$ 609.20	\$ -	0%
Dumpster 2 yard x6/wk	SA- D 2X6	\$ 707.27	\$ 707.27	\$ -	0%
Dumpster 3 yard x1/wk	SA- D 3X1	\$ 203.86	\$ 203.86	\$ -	0%
Dumpster 3 yard x2/wk	SA - D 3X2	\$ 407.19	\$ 407.19	\$ -	0%
Dumpster 3 yard x3/wk	SA - D 3X3	\$ 610.45	\$ 610.45	\$ -	0%
Dumpster 3 yard x4/wk	SA - D 3X4	\$ 813.68	\$ 813.68	\$ -	0%
Dumpster 3 yard x5/wk	SA - D 3X5	\$ 1,016.48	\$ 1,016.48	\$ -	0%
Dumpster 3 yard x6/wk	SA - D 3X6	\$ 1,220.28	\$ 1,220.28	\$ -	0%
Dumpster 4 yard x1/wk	SA - D 4X1	\$ 263.73	\$ 263.73	\$ -	0%
Dumpster 4 yard x2/wk	SA - D 4X2	\$ 519.05	\$ 519.05	\$ -	0%
Dumpster 4 yard x3/wk	SA - D 4X3	\$ 766.41	\$ 766.41	\$ -	0%
Dumpster 4 yard x4/wk	SA - D 4X4	\$ 990.19	\$ 990.19	\$ -	0%
Dumpster 4 yard x5/wk	SA - D 4X5	\$ 1,198.19	\$ 1,198.19	\$ -	0%
Dumpster 4 yard x6/wk	SA - D 4X6	\$ 1,390.34	\$ 1,390.34	\$ -	0%

DW- shared residential	SA- SHARED RS	\$ 29.37	\$ 29.37	\$ -	0%
DW- shared commercial	SA- SHARED GN	\$ 33.77	\$ 33.77	\$ -	0%
DW- restaurant A (1-49)	SA-RST1	\$ 102.04	\$ 102.04	\$ -	0%
DW- restaurant B (50-99)	SA-RST2	\$ 203.82	\$ 203.82	\$ -	0%
DW- restaurant C (over 100)	SA-RST3	\$ 407.47	\$ 407.47	\$ -	0%
Dumpster 6 yard x1/wk	SA - D 6X1	\$ 383.49	\$ 383.49	\$ -	0%
Dumpster 6 yard x2/wk	SA - D 6X2	\$ 754.55	\$ 754.55	\$ -	0%
Dumpster 6 yard x3/wk	SA - D 6X3	\$ 1,113.88	\$ 1,113.88	\$ -	0%
Dumpster 6 yard x4/wk	SA - D 6X4	\$ 1,461.28	\$ 1,461.28	\$ -	0%
Dumpster 6 yard x5/wk	SA - D 6X5	\$ 1,767.33	\$ 1,767.33	\$ -	0%
Dumpster 6 yard x6/wk	SA - D 6X6	\$ 2,049.67	\$ 2,049.67	\$ -	0%
Dumpster 8 yard x1/wk	SA - D 8X1	\$ 503.22	\$ 503.22	\$ -	0%
Dumpster 8 yard x2/wk	SA - D 8X2	\$ 1,005.89	\$ 1,005.89	\$ -	0%
Dumpster 8 yard x3/wk	SA - D 8X3	\$ 1,484.92	\$ 1,484.92	\$ -	0%
Dumpster 8 yard x4/wk	SA - D 8X4	\$ 1,948.14	\$ 1,948.14	\$ -	0%
Dumpster 8 yard x5/wk	SA - D 8X5	\$ 2,395.41	\$ 2,395.41	\$ -	0%
Dumpster 8 yard x6/wk	SA - D 8X6	\$ 2,821.07	\$ 2,821.07	\$ -	0%
Dumpster 10 yard x1/wk	SA - D 10X1	\$ 627.91	\$ 627.91	\$ -	0%
Dumpster 10 yard x2/wk	SA - D 10X2	\$ 1,255.23	\$ 1,255.23	\$ -	0%
Dumpster 10 yard x3/wk	SA - D 10X3	\$ 1,882.65	\$ 1,882.65	\$ -	0%
Dumpster 10 yard x4/wk	SA - D 10X4	\$ 2,509.95	\$ 2,509.95	\$ -	0%
Dumpster 10 yard x5/wk	SA - D 10X5	\$ 3,137.35	\$ 3,137.35	\$ -	0%
Dumpster 10 yard x6/wk	SA - D 10X6	\$ 3,764.64	\$ 3,764.64	\$ -	0%
Dumpster lock	SA-LOCK	\$ 11.88	\$ 11.88	\$ -	0%
Extra 2 yard pickup	SA-XTRA2PU	\$ 56.38	\$ 56.38	\$ -	0%
Extra 3 yard pickup	SA-XTRA3PU	\$ 74.44	\$ 74.44	\$ -	0%
Extra 4 yard pickup	SA-XTRA4PU	\$ 99.22	\$ 99.22	\$ -	0%
Extra 6 yard pickup	SA-XTRA6PU	\$ 148.79	\$ 148.79	\$ -	0%
Extra 8 yard pickup	SA-XTRA8PU	\$ 198.44	\$ 198.44	\$ -	0%
Extra 10 yard pickup	SA-XTRA10PU	\$ 248.02	\$ 248.02	\$ -	0%
1 Cart x2/wk	SA-CART1X2	\$ 38.03	\$ 38.03	\$ -	0%
2 Carts x2/wk	SA-CART2X2	\$ 76.08	\$ 76.08	\$ -	0%
4 Carts x2/wk	SA-CART4X2	\$ 152.12	\$ 152.12	\$ -	0%
Compactor 3 yard x4/wk	SA-CO 3X4	\$ 1,275.69	\$ 1,275.69	\$ -	0%
Compactor 4 yard x4/wk	SA-CO 4X4	\$ 1,745.40	\$ 1,745.40	\$ -	0%
Compactor 6 yard x2/wk	SA-CO 6X2	\$ 1,300.56	\$ 1,300.56	\$ -	0%
Compactor 6 yard x4/wk	SA-CO 6X4	\$ 2,114.73	\$ 2,114.73	\$ -	0%
4 cubic yard Vertipak or Similar	SA-Vertipak - 4	\$ 100.70	\$ 100.70	\$ -	0%
6 cubic yard Vertipak or Similar	SA-Vertipak - 6	\$ 150.07	\$ 150.07	\$ -	0%
8 cubic yard Vertipak or Similar	SA-Vertipak - 8	\$ 193.49	\$ 193.49	\$ -	0%

CITY OF MOUNT DORA CITY FEE SCHEDULE

Electric Department

ELECTRIC UTILITY RATES		Additional Information	
Miscellaneous Rates	Current	Reso 2025-02	% change
Private Area Light			
Install light on existing Pole	\$ 202.00	\$ 202.00	0.0%
Install light on new wood Pole	\$ 517.00	\$ 517.00	0.0%
Permanent Single Phase	\$ 100.00	\$ 100.00	0.0%
Permanent Three Phase up to 200 amperes	\$ 400.00	\$ 400.00	0.0%
Permanent Three Phase over 200 amperes	\$ 550.00	\$ 550.00	0.0%
Overhead Service Drops	actual cost + 10%	actual cost + 10%	
All Other Overhead Service Drops,	actual cost + 10%	actual cost + 10%	
Underground Service	actual cost + 10%	actual cost + 10%	
Connection Charges			
Reconnection Charge if disconnected at pole + COST	\$ 175.00	\$ 175.00	0.0%
Temporary - Electric Meter	\$ 100.00	\$ 100.00	0.0%
Change over from one type of service to another	Subtract new service connection fee	Subtract new service connection fee	Subtract new service connection fee
Surge Protection one-time Installtion	\$ 40.00	\$ 40.00	0.0%
Surge Protection monthly lease	\$ 7.50	\$ 7.50	0.0%
Pole Attachment lease rate - cable	\$ 14.30	\$ 14.30	0.0%
Pole Attachment lease rate - telecom	\$ 20.58	\$ 20.58	0.0%
Electric Residential	Current	Reso 2025-02	
Customer Charge (per kw hour)	\$ 12.06	\$ 11.80	2.2%
Energy Charge (per kw hour)	\$ 0.054340	\$ 0.053150	2.2%
Power Cost (per kw hour)	\$ 0.051120	\$ 0.044900	12.2%
Gross Receipts Tax (percentage)	2.563%	2.563%	0.0%
General Service - Non Demand	Current	Reso 2025-02	
Single Phase (per month)	\$12.06	\$11.80	2.2%
Three Phase (per month)	\$27.16	\$26.57	2.2%
Energy Charge (per kw hour)	\$0.05434000	\$0.00740000	86.4%
General Service - Demand	Current	Reso 2025-02	
Customer Charge (per month)	\$27.16	\$26.57	2.2%
Demand Charge (per kw hour-mo)	\$6.62	\$6.48	2.1%
Energy Charge (per kw hour)	\$0.007570	\$0.007400	2.2%
Public Street & Highway Lighting Service	Current	Reso 2025-02	
175 Watt Mercury Vapor	\$ 13.08	\$ 12.79	2.2%
100 Watt High Pressure Sodium	\$ 13.62	\$ 13.32	2.2%
150 Watt High Pressure Sodium	\$ 11.30	\$ 11.05	2.2%
Antique Lights - Highland Phase 1 & 2	\$ 13.62	\$ 13.32	2.2%
Antique Lights - Community Development	\$ 14.53	\$ 14.21	2.2%
400 Watt High Pressure Sodium - Palm Island	\$ 22.09	\$ 21.61	2.2%
400 Watt High Pressure Sodium Cobra - Highway	\$ 25.75	\$ 25.19	2.2%
400 Watt MH Shoebox - FBC/BBF	\$ 23.39	\$ 22.88	2.2%
26 Watt FL Acorn	\$ 13.83	\$ 13.53	2.2%
40 Watt FL Acorn	\$ 13.83	\$ 13.53	2.2%
40 Watt LED Acorn - Corncob	\$ 10.62	\$ 10.39	2.2%
55 Watt LED Acorn - Retrofit	\$ 12.39	\$ 12.12	2.2%
66 Watt LED Acorn - Sternberg	\$ 21.38	\$ 20.91	2.2%
110 Watt LED Cobra - Street	\$ 12.47	\$ 12.20	2.2%
80 Watt LED Cobra - Street	\$ 10.40	\$ 10.17	2.2%
Private Area Lighting Service	Current	Reso 2025-02	
100 Watt High Pressure Sodium	\$ 13.27	\$ 12.98	2.2%
57 Watt LED Dusk to Dawn	\$ 11.17	\$ 10.93	2.1%
Power Cost	Current	Reso 2025-02	
Power Cost Charge (per kwh)	\$ 0.0511200	\$ 0.0449000	12.2%
Subscription Solar Adjustment	\$ 0.0045000		
Note: Actual Cost charges are to include a 10% administrative fee.			

CITY OF MOUNT DORA CITY FEE SCHEDULE

Building Fees

***City Impact Fees are subject to change with Council approval.

*Lake County Impact Fees are subject to change with notification from the County.

Additional
Information

Building Services/Permitting		Reso 2025-02	% change
COMMERCIAL & MULTI FAMILY PERMIT FEES	FEE SCHEDULE		
Commercial and Multi-Family New Construction, or Additons	\$150.00 base fee; plus \$8.00 per \$1,000.00 or fraction thereof construction value.	No Change	
Commercial and Multi-Family Alteration, In-ground Pools, or Spas	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value.	No Change	
Commercial and Multi-Family Sub-Contractors	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value.	No Change	
Commercial and Multi-Family Foundation Permit Fee <i>(All Impact Fees shall be paid prior to issuance of foundation permit.)</i>	\$150.00	No Change	
Commercial and Multi-Family stand-alone permits. Permit involving more than one trade shall be grouped as commercial alteration or addition		No Change	
Commercial and Multi-Family stand-alone permits: Mechanical, roofing, electrical, gas plumbing and sign....	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value.	No Change	
Change in Use is considered a commercial alteration and the applicable fees shall apply.		No Change	
RESIDENTIAL (ONE & TWO FAMILY) PERMIT FEES			
One-Two Family Dwellings new construction, or additions <i>(fee includes first plan review, first listed inspections and sub contractor fees)</i>	ICC Value x sqft x 0.008	\$ 0.007	\$0.001
One-Two Family Dwellings Alterations or in ground pools or spas	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value	No Change	
One-Two Family Dwellings Sub-Contractors	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value	No Change	
One-Two Family Dwellings Foundation Permit Fee	\$75.00 <i>(includes sub-contractors listed)</i>	No Change	
**Residential stand-alone permits. Permit involving more than one trade shall be grouped as a One-Two Family Dwellings alteration or addition		No Change	
Plumbing, re-pipe, or upgrade <i>(including water heater replacement)</i>	\$100.00	\$ 50.00	100%
Electrical, new service, or upgrade	\$100.00	\$ 50.00	100%
AC and heating unit replacement or upgrade	\$100.00	\$ 50.00	100%
Fences	\$50.00	\$ 50.00	0%
Stucco	\$100.00	\$ 100.00	0%
Siding	\$100.00	\$ 100.00	0%
Soffit and fascia	\$100.00	\$ 50.00	100%
Re-roofing	\$150.00	\$ 100.00	50%
One-Two Family Dwelling Flagpole over 20 feet in height	\$50.00	\$ 50.00	0%
Private above-ground pool	\$150.00	\$ 100.00	50%
Windows and/or Doors	\$100.00	\$ 50.00	100%
**NOTE: One-Two Family Dwelling Permits are also subject to the following: State of Florida Building Surcharge, Lien Law Fees, and Plan Review Fees		No Change	
DEMOLITION OR MOVING A STRUCTURE PERMIT			
Permits for demolition of building or structures	\$75/per structure	\$ 75.00	0%
Moving a building or structure <i>(Additional permits shall be required for the foundation and reconnecting services to the building or structure.)</i>	\$150/per structure	\$ 150.00	0%
CITY FACILITY PERMITS			
Annual Facility Permit - City Facilities ONLY	\$200.00	NEW	NEW
WORK WITHOUT A PERMIT			
Issuance of permit after construction has commenced	\$150.00 or double amount or permit fee, whichever is greater	\$ 150.00	0%
Release of Stop Work Order	\$250.00	\$ 250.00	0%
UNSAFE STRUCTURES			
Release of Unsafe designation	\$250.00-		
RE-INSPECTION FEES			
Re-Inspection Fee	\$50.00	\$ 50.00	0%
USE OF A PRIVATE PROVIDER			
Use of a Private Provider Inspection Service	Reduction in Permit Fees by 25%	\$ 25.00	
Use of a Private Provider for Plan Review services	Removal of Plan Review Fee	\$ 25.00	
Use of a Private Provider for Plan Review and Inspection services	Reduction in Permit Fees by 25%, plus Removal of Plan Review Fee	\$ 50.00	
OTHER INSPECTIONS			
Inspections during other than normal business hours	\$55.00/hr with a three hour minimum	\$ 55.00	0%
Inspections outside of enforcement of the Florida Building Code, including City Codes or Ordinances	\$55.00/hr	\$ 55.00	0%
COMMERCIAL/MULTI FAMILY PLAN REVIEW			
Construction Plan Review by the Building Official or Fire Official in conjunction with a building permit application	50% of the Building Permit Fee	10%	+.40%
Plan Review Fee for Re-Submittal	50% of the Plan Review Fee	\$ 50.00	
Revision fee for Commercial & Multi-Family Plan Review	\$50.00 plus \$5.00 per page	\$ 50.00	+.4\$/page
Revision Resubmittal to comments (1st resubmittal no charge)	\$50% of revision fee per resubmittal	No change	No change
Commercial and Multi-Family Fire Life Safety Plan Review	\$.05 cents per square foot	\$ 0.05	
RESIDENTIAL PLAN REVIEW			
Construction Plan Review by the Building Official or Fire Official in conjunction with a building permit application	10% of the Building Permit Fee	10%	0%
Plan Review Fee for Re-Submittal	50% of the Plan Review Fee	50%	0%
Revision fee for One & Two Family Dwellings	\$50.00 plus \$1.00 per page	No change	No change
Revision Resubmittal to comments (1st resubmittal no charge)	\$50% of revision fee per resubmittal	No change	No change

CITY OF MOUNT DORA CITY FEE SCHEDULE

Building Fees

***City Impact Fees are subject to change with Council approval.

*Lake County Impact Fees are subject to change with notification from the County.

Additional Information

Change of Model for One & Two Family Dwellings	10% of the permit fee	\$ 10.00	
Flood Plan Review	\$50.00	NEW	
MASTER FILE FEES			
Master filing review and approval for: Single Family Residents/Swimming Pools/Screen Enclosures/Boat Docks/Sheds/Solar Panels/HVAC Tie-Downs/Pre-Engineered Fire Suppression Systems. Master filing is active until code change or plan change.	50 + \$2.00 per page	No change	No change
REJECTION OF PLANS			
Rejection of the design documents based on Florida Building codes three or more times for failure to correct a code violation which was specifically and continuously noted in each rejection per FS 553.80	4X the amount of the plans review fee assessed on the permit	No Change	
Rejection of an inspection based on Florida Building codes three or more times for failure to correct a code violation which was specifically and continuously noted in each rejection per FS 553.80	4X the amount of the re-inspection fee	No Change	
PERMIT SERVICES			
Change of Primary Contractor	\$50.00	\$ 50.00	0%
Change of Subcontractor	\$30.00	\$ 30.00	0%
OTHER PERMIT RELATED FEES			
Temporary or conditional certificate of occupancy	\$110.00	\$ 110.00	0%
Replacement of building permit card	\$5.00	\$ 5.00	0%
Extension of Permit	\$50.00 or 10% of original permit fee whichever is greater.	50% or 10	
PERMIT RENEWALS (ON EXPIRED PERMITS)			
No inspections conducted	100% of Original Fee	100.00	
Slab inspection approved, slab poured	80% of Original Fee	80.00	
Rough all inspections approved	50% of Original Fee	50.00	
Insulation inspection approved	30% of Original Fee	30.00	
Pending final inspection only	10% of Original Fee	10.00	
MISCELLANEOUS			
Local Product Approval (per hour - 1 Hour Minimum)	\$85/hour with 1 hour minimum	85\$	0%
Evaluation of Alternative Material and Methods (When required by the Building Official to be reviewed by a 3rd 1 hour minimum party the expenses, will be paid by applicant.)	\$85/hour with 1 hour minimum	85\$	0%
Flood Determination Letter	\$100.00	\$ 100.00	0%
State of Florida Building Surcharge	2.5% of Permit Fee/Min. Amount \$4.00	3%	-0.5%
Lien Law Fee	\$5.00	\$ 5.00	0%
Rental License & Inspection (also subject to zoning review fee)	\$80.00	\$ 80.00	0%
Rental Re-Inspections	\$50.00	\$ 50.00	0%
Administrative Charge for Processing of Lake County Impact Fees	\$100.00 or 3%, whichever is less		
Notary for business other than Building Deparment business	Free	\$ 5.00	
Lien Search	\$25.00	\$ 25.00	0%
Calculation of Occupant Load - existing buildings	\$100.00	\$ 100.00	0%
Technology Fee per permit (Pass through fee)	\$5.00	\$ 5.00	0%
FIRE INSPECTIONS, PLAN REVIEW AND PERMITTING (NEW CONSTRUCTION AND RENOVATIONS)			
FIRE INSPECTION FEES			
Fire Alarm Inspection	\$75.00 plus \$1.50 per device	75%	0%
Fire Sprinkler Inspection	\$75.00 plus \$1.50 per head	\$ 70.00	0%
*Plus,(if applicable) Standpipe Inspection	\$50.00	\$ 50.00	0%
*Plus,(if applicable) Fire Pump Inspection	\$200.00	\$ 50.00	300%
*Plus, (if applicable) 24 hour air test	\$100.00	\$ 50.00	100%
Underground Fire Inspection	\$100.00	\$ 100.00	0%
Hood Inspection	\$100.00	\$ 150.00	-33%
Fire Suppression System Inspection	\$100.00	\$ 50.00	100%
Commercial and Multi-Family (except one and two family dwellings) Fire Final (Life Safety Inspection) Inspection	\$.01 per square foot or \$50 whichever is greater	No change	No change
Request for building or hydrant flow	\$50.00 for the 1st hydrant and \$25.00 per additional hydrant	\$ 50.00	.\$25 per
The inspection of non-cooking vendors/booths less than 200 square feet vender/booth individual area, that are entirely within a primary building, will be inspected as part of that building. Businesses with cooking facilities will be charged standard fire inspection fee. Additionally, in the event multiple businesses are registered as having the same physical address, the fire inspection fees shall be charged only to the property owner and not to each tenant.			
INITIAL & ANNUAL FIRE INSPECTION FEES (BUSINESS TAX - COMMERCIAL AND MULTI-FAMILY)		NEW	
Up to 2,000 sq ft	\$75.00	NEW	
2,001 to 5,000 sq ft	\$150.00	NEW	
5,001 to 10,000 sq ft	\$200.00	NEW	
10,001 to 20,000 sq ft	\$250.00	NEW	
20,001 to 50,000 sq ft	\$350.00	NEW	
Over 50,000 sq ft	\$500.00	NEW	
Re-inspection fee for second and subsequent re-inspections - no charge for first re-	50% of initial inspection fee	NEW	
FIRE SYSTEMS PERMITS FEES			
Fire alarm, sprinkler, underground, suppression, hood, etc...	\$75.00 base fee; plus \$7.00 per \$1,000 or fraction thereof construction value	No Change	
FIRE SYSTEMS PLAN REVIEW			
Fire alarm, sprinkler, underground, suppression, hood, etc	\$75.00	\$ 75.00	0%

CITY OF MOUNT DORA CITY FEE SCHEDULE

Building Fees

***City Impact Fees are subject to change with Council approval.

*Lake County Impact Fees are subject to change with notification from the County.

Additional
Information

IMPACT FEES							
WATER IMPACT FEES							
PER UNIT	Inside City	Outside City					
Single Family	\$ 1,340.00	\$ 1,675.00				\$ 1,340.00	0%
Duplex (1-2 Bedrooms)	\$ 1,116.22	\$ 1,395.28				\$ 1,116.22	0%
Duplex (3+ Bedrooms)	\$ 1,340.00	\$ 1,675.00				\$ 1,340.00	0%
Multi Family (1-2 Bedrooms)	\$ 1,116.22	\$ 1,395.28				\$ 1,116.22	0%
Multi Family (3+ Bedrooms)	\$ 1,340.00	\$ 1,675.00				\$ 1,340.00	0%
Mobile Home (1-2 Bedroom)	\$ 893.78	\$ 1,117.23				\$ 893.78	0%
Mobile Home (3+ Bedroom)	\$ 1,116.22	\$ 1,395.28				\$ 1,116.22	0%
Multifamily Apartment Assisted Living (per unit)	\$ 893.78	\$ 1,117.23				\$ 893.78	0%
**Note: For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty-five (25) and divide the numerator by 300 GPD/ERU, then multiply by \$1,340.00 (inside City). Connection for buildings outside City Limits will increase impact fees by 25%.							
SEWER IMPACT FEES							
PER UNIT	Inside City	Outside City					
Single Family	\$7,975.00	\$9,968.75				\$ 7,975.00	0%
Duplex (1-2 Bedrooms)	\$6,642.00	\$8,302.50				\$ 6,642.00	0%
Duplex (3+ Bedrooms)	\$7,975.00	\$9,968.75				\$ 7,975.00	0%
Multi Family (1-2 Bedrooms)	\$6,642.00	\$8,302.50				\$ 6,642.00	0%
Multi Family (3+ Bedrooms)	\$7,975.00	\$9,968.75				\$ 7,975.00	0%
Mobile Home (1-2 Bedroom)	\$5,319.00	\$6,648.75				\$ 5,319.00	0%
Mobile Home (3+ Bedroom)	\$6,642.00	\$8,302.50				\$ 6,642.00	0%
Multifamily Apartment Assisted Living (per unit)	\$5,319.00	\$6,648.75				\$ 5,319.00	0%
**Note: For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty-five (25) and divide the numerator by 300 GPD/ERU, then multiply by \$4,215.00 (inside City). Connection for buildings outside City Limits will increase impact fees by 25%.							
RECLAIMED WATER IMPACT FEES							
	Inside City	Outside City					
Single Family (400 GPD) - 0.12 acres	\$500.00	\$625.00				\$ 500.00	0%
Duplex 0.06 acres or less	\$250.00	\$312.50				\$ 250.00	0%
Multifamily Apartment Assisted Living	\$333.50	\$416.88				\$ 333.50	0%
Mobile Home - 0.10 acres or less	\$333.50	\$416.88				\$ 333.50	0%
Commercial - billed at 1ERU per 0.12 acres of greenspace/landscaping area	\$500.00	\$625.00				\$ 500.00	0%
**Note: For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty-five (25) and divide the numerator by 300 GPD/ERU, then multiply by \$4,215.00 (inside City). Connection for buildings outside City Limits will increase impact fees by 25%.							
CITY IMPACT FEES							
Residential	TOTAL	PARKS & RECS	PUBLIC LIBRARY	POLICE	FIRE/EMS		
Single Family	\$5,055.38	\$2,814.64	\$1,498.41	\$298.52	\$443.81	\$ 5,055.38	0%
Multi-Family	\$3,169.14	\$1,412.45	\$751.92	\$776.14	\$228.63	\$ 3,165.15	0%
Non-Residential							
Commercial (per 1000 Sq Feet)	\$1,409.43	\$0.00	\$0.00	\$1,032.87	\$376.56	\$ 1,409.43	0%
Office (per 1000 Sq Feet)	\$421.29	\$0.00	\$0.00	\$71.64	\$349.65	\$ 421.29	0%
Institutional (per 1000 Sq Feet)	\$2,344.47	\$0.00	\$0.00	\$71.64	\$2,272.83	\$ 2,344.47	0%
Industrial (per 1000 Sq Feet)	\$321.51	\$0.00	\$0.00	\$240.81	\$80.70	\$ 321.51	0%
Warehouse (per 1000 Sq Feet)	\$283.62	\$0.00	\$0.00	\$256.72	\$26.90	\$ 283.62	0%
*LAKE COUNTY IMPACT FEES							

Lake County Impact Fees for Transporation (Roads) and School are established by Lake County.
The City's Buiding Division during permitting collects these pass-thourgh fees.

CITY OF MOUNT DORA CITY FEE SCHEDULE
Planning & Development Department

		Additional Information	
Development Applications		Reso 2025-02	% change
Annexation (Voluntary) Petition*:			
One single-family residence	\$500.00	\$500.00	0%
All Others	\$2,000.00	\$2,000.00	0%
*The City has an Annexation Incentive program that allows for these fees to be waived..			
As-Built Drawings:			
Projects 9.99 acres in land area or less	\$200.00	\$200.00	0%
Projects 10.00 to 99.99 acres in land area	\$500.00	\$500.00	0%
Projects greater than 100.00 acres in land area	\$750.00	\$750.00	0%
Appeals (All Decisions)	\$200.00	\$200.00	0%
Comprehensive Plan:			
Text Amendment	\$4,000.00	\$4,000.00	0%
Future Land Use Large-Scale Map Amendment	\$4,000.00	\$4,000.00	0%
Future Land Use Small-Scale Map Amendment	\$2,500.00	\$2,500.00	0%
Concurrency Reviews	\$500.00	\$500.00	0%
Conditional Use Permit	\$1,000.00	\$1,000.00	0%
Development Agreements (Includes Amendments)	\$500.00	\$500.00	0%
Development Plan (Final)	\$2,000.00	\$2,000.00	0%
Duplex Division	\$500.00	\$500.00	0%
Minor Subdivisions	\$1,500.00	\$1,500.00	0%
Mural Permit	\$100.00	\$100.00	0%
Outdoor Amplified Sound Permit	\$100.00	\$100.00	0%
Plan and Plats:			
Preliminary Plat (Land Subdivision)	\$2,500.00	\$2,500.00	0%
Final Plat	\$1,500.00	\$1,500.00	0%
Final Construction Plan	\$2,500.00	\$2,500.00	0%
Replat	\$1,500.00	\$1,500.00	0%
Plan and Plat For Utilities (Outside City); Plus Pass-Through Fees listed herein	\$1,000.00	\$1,000.00	
Planned Unit Development (PUD):			
Preliminary PUD	\$2,500.00	\$2,500.00	0%
Final PUD	\$3,500.00	\$3,500.00	0%
PUD Amendment	\$3,000.00	\$3,000.00	0%
Rezoning to Mixed Use (MU-1 and MU-2 Zoning)	\$3,000.00	\$3,000.00	0%
Rezoning All Classifications (Not PUD)	\$3,000.00	\$3,000.00	0%
Site Plans:			
Site Plan Multi Family, Commercial, Office or Non-Residential	\$2,500.00	\$2,500.00	0%
Minor Site Plan	\$1,500.00	\$1,500.00	0%
Site Development Permit (In City)	2.5% of Total Construction Value	No Change	
Site Development Permit for Outside City Utility Services	2.5% of for Total Utility Construction Value Only	No Change	
Variance			
Non-Residential	\$1,000.00	\$1,000.00	0%
Existing single-family dwelling unit	\$250.00	\$250.00	0%
Vacate rights-of-way, alleyways, easements, or plats	\$1,500.00	\$1,500.00	0%
Pass Through fees shall be collected for any and all of the development applications	Section 2.7.4 of the City's Land Development Code	No Change	
More than two reviews by the development review committee staff for any development applications, PUD master plan, rezoning, and land use shall be considered a new application and, therefore, require an original application fee per each subsequent submittal.	Original Planning and Development Fee	No Change	
*Resubmittal Fee: If substantial revisions are required as determined by the development review staff, all planning, zoning, and development applications shall be submitted within 60 days from the development review comment report at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city reviews.	Original Planning and Development Fee	No Change	

CITY OF MOUNT DORA CITY FEE SCHEDULE Planning & Development Department		Additional Information	
Zoning			
Addressing			
City Initiated	Free	Free	0%
Addressing Assignments - 0-99	Free	Free	0%
Addressing Assignments - 100 or greater numbers	\$1.00 per address number, maximum fee of \$500.00	\$1.00 per address number, maximum fee of \$500.00	0%
Business Tax Reciepts			
Home Based	See Chapter 40 of the City Code of Ordinances	See Chapter 40 of the City Code of Ordinances	0%
Zoning Review (Home Based Businesses Only)	\$25.00	\$25.00	0%
Commercial	See Chapter 40 of the City Code of Ordinances	See Chapter 40 of the City Code of Ordinances	0%
Dog-Friendly Dining Permit	\$100.00	\$100.00	0%
Electric Carriage Permit (Semi-Annually)	\$100.00	\$100.00	0%
Horse-Drawn Vehicle Inspection and Permit (Annual)	\$100.00	\$100.00	0%
Outdoor Amplified Sound Permit	\$100.00	\$100.00	0%
Sandwich Board Permit	\$75.00	\$75.00	0%
Sidewalks Café	\$100.00	\$100.00	0%
Zoning Permit	\$75.00	\$75.00	0%
Zoning Verification or determinations letter	\$75.00	\$75.00	0%
Zoning Review (All Building Permits which require Zoning approval)			
Residential	\$75.00	\$75.00	0%
Accessory Structure	\$50.00	\$50.00	0%
Commercial	\$100.00	\$100.00	0%
Zoning Inspection			
Zoning Inspection (All Building Permits which require Zoning approval)	Free	Free	0%
Zoning Re-Inspection	\$50.00	\$50.00	0%
Landscape Inspection (includes new home)	Free	Free	0%
Landscape Re-Inspection	\$50.00	\$50.00	0%
Public Notice Fees			
Advertisements	At Cost	At Cost	0%
Mailings to abutting property owners	At Cost	At Cost	0%
*Resubmital Fee: If substantial revisions are required as determined by the development review staff, all planning, zoning, and development applications shall be submitted within 60 days from the development review comment report at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city reviews.	Original Planning and Development Fee	No Change	
Historic			
Minor Historic Certificate of Appropriateness (includes extensions)	\$100.00	\$100.00	0%
Major Historic Certificate of Appropriateness	\$150.00	\$150.00	0%
Historic Marker or Plaque	Actual Production Cost	Actual Production Cost	
Historic Review for permitting	\$25.00	\$25.00	0%
Other Services			
Notary seal for non-city business	Free	Free	0%
Pass Through Fees			
Pass Through-Fees: The City is hereby authorized to assess and collect fees, cost, and expenses relating to the review, inspection, appeal, regulation and defense of development activities pursuant to this Section.The Complete Pass Through Fees regulations are as contained in Section 2.7.4 of the City's Land Development Code.		No Change	

CITY OF MOUNT DORA CITY FEE SCHEDULE

Fire Department Fees

FIRE DEPARTMENT FEES		Additional Information	
FIRE DEPARTMENT FEES		Reso 2025-02	% change
FIRE DEPARTMENT FEES			
Authorized Burn	\$125.00	\$125.00	0%
Firework/Pyrotechnic Display - includes inspection	\$300.00	\$300.00	0%
Sparkler Sales	\$75.00	\$75.00	0%
Fire Watch - Fire Personnel	Actual Cost + 10% administrative fee	Actual Cost + 10% administrative fee	0%
Fire watch - Equipment	\$100.00 per vehicles, per day	\$100.00 per vehicles, per day	0%
Tent with occupancy load over 30 persons or those used for assembly	\$25.00	\$25.00	0%
Food Truck Inspection	\$30.00 for 6 months	\$30.00 for 6 months	0%
Routine Fire inspections up to 2,000 sq ft	\$50.00	\$50.00	0%
Routine Fire inspections from 2,001 sq ft to 4,000 sq ft	\$125.00	\$125.00	0%
Routine Fire inspections from 4,001 sq ft to 7,500 sq ft	\$150.00	\$150.00	0%
Routine Fire inspections from 7,501 sq ft to 15,000 sq ft	\$200.00	\$200.00	0%
Routine Fire inspections over 15,001 sq ft	\$250.00	\$250.00	0%
Re-inspections (1st Reinspection is included)	\$50.00	\$50.00	0%

CITY OF MOUNT DORA CITY FEE SCHEDULE

Library Services

Library Fees		Additional Information	
	Current Fees	Reso 2025-02	% change
Library Services	US Dollars		
Library Membership Fee (outside Lake County)			
Annual	\$40.00	\$40.00	0%
Six Months	\$20.00	\$20.00	0%
Library Card Replacement Fee			
One Time	Free	Free	0%
Additional Replacements	\$2.00	\$2.00	0%
Overdue Fines			
Books/CDs/DVDs/DADs (Per Day)	\$0.10	\$0.10	0%
Computer Games/Cake Pans/Ukuleles (Per Day)	\$1.00	\$1.00	0%
Processing Fee for Materials Not Returned	\$5.00	\$5.00	100%
Max. on the \$.10 fine item is \$2.90 (After 29 Days, the Full Replacement Cost of the Item is Charged)	\$2.90	\$2.90	0%
Replacement Cost for Missing/Damaged Parts			
DVD Artwork	\$5.00	\$5.00	0%
Plastic Browser Sleeve	\$3.00	\$3.00	0%
Facility and Equipment Use Fees			
Mount Dora Nonprofit Civic/Educational/Intellectual Organization	Free	Free	0%
Non-Local Nonprofit Civic/Educational/Intellectual Organization	\$40.00	\$40.00	0%
Individuals/Homeowners Associations	\$15.00 per hour (min. 2 hours)	\$15.00 per hour (min. 2 hours)	0%
Business and Commercial Meetings, Seminars, Etc.	\$75.00	\$75.00	0%
Printing & Copying			
Per Page from Public Computer B&W	\$0.10	\$0.10	0%
Per Page from Public Computer Color	\$0.30	\$0.30	0%
Per Page from Public Computer Legal Size	\$0.30	\$0.30	0%
Per Page from Photocopier	\$0.15	\$0.15	0%
Faxing Per Page - Outgoing Only	\$1.00	\$1.00	0%
Food for Fines (each item donated must equal a dollar)	\$1.00	\$1.00	0%
Equipment Purchases			
USB Drives	\$3.00	\$3.00	0%
Headphones	\$1.00	\$1.00	0%
The Fees for the Library are per an Interlocal Agreement with Lake County.			

CITY OF MOUNT DORA CITY FEE SCHEDULE
Parks & Recreation Department

Additional Information

Definitions:
Resident: Incorporated Mount Dora residents may rent facilities for social and private functions. This includes weddings, banquets, birthday celebrations, anniversary parties, retirement parties, recognition parties, and meetings. Additional fees for personnel may apply. Proof of residence (e.g., driver’s license, utility bill, property tax statement) is required.

Non-Resident: Any user that resides outside of Mount Dora proper. The purpose of the rental is for private functions that include parties, ceremonies, and meeting space. Additional fees for personnel may apply.

Commercial: Any user with the intent of charging ticketed fees or promoting enterprise for monetary gain.
Different fees may be established by executed contract.

Cemetery	Resident	Non-Resident	Commercial	Reso 2025-02
Burial Space	\$ 1,200.00	\$ 1,800.00	N/A	No Change
Niche Space	\$ 800.00	\$ 1,200.00	N/A	No Change
Niche Engraving	Cost + 10%	Cost + 10%	N/A	No Change
Additional Internment Right (Additional Cremation Burial Right, up to 4)	\$ 200.00	\$ 400.00	N/A	No Change
Administration Fee (Transfer of Ownership, Grave Marking, Cremation Opening/Closing	\$ 200.00	\$ 200.00	N/A	No Change
After Hours Administration Fee (Cremation Opening/Closing on Evenings/Weekends)	\$ 300.00	\$ 300.00	N/A	No Change
Miscellaneous Fees		Current		
Memorial Bench & Plaque (Standard) - Includes all cost to install plus a 10% administrative fee		Cost + 10%		No Change
Processing Fee (Non-Refundable)		\$ 20.00		No Change
Facility Rentals	Resident	Non-Resident	Commercial	
Facility Rental Deposits (Refundable less \$5 non-refundable administrative fee)	\$ 100.00	\$ 100.00	\$ 100.00	No Change
Donnelly Park (Building, & Deck) per hour				
Hourly Rate	\$ 40.00	\$ 60.00	\$ 80.00	No Change
Daily Rate	\$ 400.00	\$ 600.00	\$ 800.00	No Change
Community Building (Lobby Only - Upper Level)				
Hourly Rate	\$ 40.00	\$ 60.00	\$ 80.00	No Change
Daily Rate	\$ 400.00	\$ 600.00	\$ 800.00	No Change
Community Building (Green Room Only - Lower Level)				
Hourly Rate	\$ 30.00	\$ 50.00	\$ 70.00	No Change
Daily Rate	\$ 300.00	\$ 500.00	\$ 700.00	No Change
Community Building (Entire Building) (Includes AV & Janitorial Staff)				
Hourly Rate	\$ 155.00	\$ 155.00	\$ 155.00	No Change
Daily Rate	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	No Change
The City reserves the right to reschedule any reservation to accommodate a Community Building production or special event that serves the entire				
Martin Luther King Jr. Center (per Hour)				
Hourly Rate	\$ 40.00	\$ 60.00	\$ 80.00	No Change
Daily Rate	\$ 400.00	\$ 600.00	\$ 800.00	No Change
Gilbert Park Pavilion 1 (Large 30x30) (per Hour)				
Hourly Rate	\$ 20.00	\$ 30.00	\$ 40.00	No Change
Daily Rate	\$ 200.00	\$ 300.00	\$ 400.00	No Change
Gilbert Park Pavilion 2 (Large 24x24)(per Hour)				
Hourly Rate	\$ 10.00	\$ 20.00	\$ 30.00	No Change
Daily Rate	\$ 100.00	\$ 200.00	\$ 300.00	No Change
Palm Island Pavilion (per Hour)				
Hourly Rate	\$ 10.00	\$ 20.00	\$ 30.00	No Change
Daily Rate	\$ 100.00	\$ 200.00	\$ 300.00	No Change

CITY OF MOUNT DORA CITY FEE SCHEDULE
Parks & Recreation Department

				Additional Information
Forres Park Pavilion (small, no seating) (per Hour)				
Hourly Rate	\$ 10.00	\$ 20.00	\$ 30.00	No Change
Daily Rate	\$ 100.00	\$ 200.00	\$ 300.00	No Change
Summerview Park Pavilion (per Hour)				
Hourly Rate	\$ 10.00	\$ 20.00	\$ 30.00	NEW
Daily Rate	\$ 100.00	\$ 200.00	\$ 300.00	NEW
The City reserves the right to reschedule any reservation to accommodate a production or special event that serves the entire community. The City of Mount Dora reserves the right to deny or cancel any events/rentals in any City-owned facility or Park.				Added new verbiage
Facility Rentals cont'd.	Resident / Non-Profit	Non-Resident	Commercial	
Evans Park Pad (per Hour)				
Hourly Rate	\$ 30.00	\$ 40.00	\$ 50.00	No Change
Daily Rate	\$ 300.00	\$ 400.00	\$ 500.00	No Change
Sunset Park Pad (per Hour)				
Hourly Rate	\$ 20.00	\$ 30.00	\$ 40.00	No Change
Daily Rate	\$ 200.00	\$ 300.00	\$ 400.00	No Change
Cauley Lott Park Pavilion (per Hour)				
Hourly Rate	\$ 20.00	\$ 30.00	\$ 40.00	No Change
Daily Rate	\$ 200.00	\$ 300.00	\$ 400.00	No Change
Frank Brown Sports Complex Pavilion1 (by softball) (per Hour)				
Hourly Rate	\$ 10.00	\$ 20.00	\$ 30.00	No Change
Daily Rate	\$ 100.00	\$ 200.00	\$ 300.00	No Change
Frank Brown Sports Complex Pavilion 2 (by multipurpose) (per Hour)				
Hourly Rate	\$ 10.00	\$ 20.00	\$ 30.00	NEW
Daily Rate	\$ 100.00	\$ 200.00	\$ 300.00	NEW
Frank Brown Sports Complex Athletic Fields (Softball & Multipurpose)				
Field Rental (Each) per Hour	\$ 20.00	\$ 30.00	\$ 40.00	No Change
Field Rental (Each) per Day	\$ 200.00	\$ 300.00	\$ 400.00	No Change
Baseball/Softball Dragging & Lining (per hour) (2 hr min)	\$ 25.00	\$ 25.00	\$ 25.00	No Change
Multipurpose Lining (per hour) (2 hr min)	\$ 40.00	\$ 40.00	\$ 40.00	No Change
Lighting per Hour	\$ 40.00	\$ 40.00	\$ 40.00	No Change
Lincoln City Sports Complex Athletic Fields (Softball & Baseball)				
Field Rental (Each) per Hour	\$ 20.00	\$ 30.00	\$ 40.00	No Change
Field Rental (Each Per Day	\$ 200.00	\$ 300.00	\$ 400.00	No Change
Baseball/Softball Dragging & Lining (per hour) (2 hr min)	\$ 25.00	\$ 25.00	\$ 25.00	No Change
Lighting per Hour	\$ 40.00	\$ 40.00	\$ 40.00	No Change
Outdoor Courts per Hour (basketball, tennis, pickleball, racquetball)				
Hourly Rate	\$ 10.00	\$ 20.00	\$ 30.00	No Change
Daily Rate	\$ 100.00	\$ 200.00	\$ 300.00	No Change
Lighting per Hour	\$ 40.00	\$ 40.00	\$ 40.00	NEW
Lincoln Avenue Pool				
Swimming Pool per Hour	\$ 25.00	\$ 50.00	\$ 100.00	No Change
Lifeguards - 2 Guard Minimum per Hour	\$ 25.00	\$ 25.00	\$ 25.00	No Change
All rentals require a 2 hour minimum. Rental fees for community outreach events may be waived per the discretion of the Parks&Recreation Director with approval of the City Manager.				
Recreation Programming			Current	
Late Fee			\$ 10.00	No Change
Recreation Program Registration			\$10-\$99	No Change

CITY OF MOUNT DORA CITY FEE SCHEDULE
Parks & Recreation Department

				Additional Information
Clubs, Camps & Sports			Current	
Senior Club			Free	No Change
Archery			\$ 40.00	No Change
Softball & Kickball (per Team)			\$ 300.00	No Change
Softball & Kickball (per Player)			\$ 25.00	No Change
Youth Soccer (each)			\$ 80.00	No Change
Youth Soccer (Pee Wee)			\$ 70.00	No Change
Youth Flag Football			\$ 85.00	No Change
Youth Basketball (each)			\$ 80.00	No Change
Camps (per week) (non-specialty)			\$ 135.00	No Change
Specialty Camps (per week)			\$140-\$250	No Change
Camp Snack Fee (per week)			\$ 15.00	No Change
T-Shirt Fee			\$ 25.00	No Change
Swim Team (per month)			\$ 50.00	No Change
Water Camp			\$ 55.00	NEW
Classes			Current	
Group Swim Lessons (8 lessons)			\$ 55.00	50
Private Swim Lessons (5 lessons)			\$ 150.00	No Change
Semi Private Swim Lessons (2 swimmers) (5 lessons)			\$ 75.00	No Change
Lap Swim per visit			\$ 3.00	No Change
Open Swim per visit			\$ 3.00	No Change
Lifeguard Certification			\$ 300.00	250
Lifeguard Recertification			\$ 175.00	No Change
Water Safety Instructor Certification			\$ 325.00	No Change
Fitness Class (per visit)			\$ 4.00	No Change
CPR/First Aid Training			\$ 75.00	No Change
Homeschool PE			\$ 30.00	NEW
Masters Swim			\$ 50.00	NEW
Passes			Current	
Monthly Group Fitness Pass (Aquatic & Land)			\$ 25.00	24
Annual Aquatic & Fitness Pass			\$ 225.00	No Change
Monthly Family Aquatic Pass (Family up to 5)			\$ 50.00	No Change
Special Event			Current	
Special Event Application fee is comprised of the following: administrative processing, use of traffic and pedestrian control devices (signage & barricades), use of public right of way and associated parks within the event footprint.				
Significant Event (150,000 + Attendance)			\$ 650.00	No Change
Large Event (50,000 + Attendance)			\$ 425.00	No Change
Medium Event (25,000+ Attendance)			\$ 300.00	No Change
Small Event (5,000+ Attendance)			\$ 125.00	No Change
Community Event (500+ Attendance)			\$ 75.00	No Change
Vendor Fees			\$50-\$400	No Change
Recreation programs excluding specialty camps & private lessons offer 25% and 50% discount scholarships approved by application, a 50% discount for City employees, and a \$5 sibling discount. Additional fees may be discounted or waived per the discretion of the Parks&Recreation Director with approval of the City Manager.				altered verbiage

CITY OF MOUNT DORA CITY FEE SCHEDULE

ADDITIONAL FEES / COSTS

		Additional Information	
Photo Copies		Reso 2025-02	% change
One Side Letter or Legal (per page)	\$0.15	\$0.15	0%
Two Sided Letter or Legal (per page)	\$0.20	\$0.20	0%
11 x 17" Paper (per page)	\$0.25	\$0.25	0%
Over 11 x 17" Plan Sheet (per page)	Actual Cost	Actual Cost	0%
Certified Copies (per page)	\$1.00	\$1.00	0%
CD/DVD	\$3.00	\$3.00	0%
Fingerprint Card	\$10.00	\$10.00	0%
Electronic Fingerprint Card	\$74.50	\$74.50	0%
Standard Colored GIS Maps			
18" x 24" (Per Sheet)	\$2.50	\$2.50	0%
24" x 36" (Per Sheet)	\$4.50	\$4.50	0%
36" x 48" (Per Sheet)	\$7.50	\$7.50	0%
Custom Large Maps	.75 Per Sq Ft + \$1.50 per Sheet	.75 Per Sq Ft + \$1.50 per Sheet	0%
Over 11 x 17" Plan Sheet	Actual Cost	Actual Cost	0%
Reports and Code Copies			
Land Development Code	Actual Cost	Actual Cost	0%
Comprehensive Code	Actual Cost	Actual Cost	0%
City of Mount Dora Historic Design Guidelines	Actual Cost	Actual Cost	0%
Other fees			
Electric Carriage inspections			

PERSONNEL

All charges to any firm, company or individual requiring outside services are to cover the total salary and benefits of the assigned personnel with an administrative fee included. All charges will be based on the actual salary and benefit burden of the positions requested / required plus a 10% administration fee. For special events, permitted by the city the rates charged include the assigned staff vehicles.

EQUIPMENT COST

Any City owned vehicles, specialty equipment used for emergency events, call-outs and code enforcement actions or any other activities shall be charged based on the most current FEMA Schedule of Equipment Rates along with a ten percent (10%) administration fee and a thirty percent (30%) mobilization/demobilization fee.

All request by a firm, company or individual for City personnel or equipment shall pay a 50% deposit of the total cost prior to services provided. Remaining balance must be paid within seven days after completion of personnel and equipment being provided. In no case shall additional personnel or equipment be provided if there is an outstanding balance with the City.

FEE REDUCTIONS / MODIFICATIONS

The City Manager or his/her designee may reduce any miscellaneous fee if part of an interlocal agreement, memorandum of understanding between units of government or other agency, individual or company that the City Council has an agreement. However, said reduction shall not be less than the costs and expenses incurred by the city plus a 10% administrative fee. Only the City Council may reduce said fees below the cost and expenses incurred by the City. This City Manager may not reduce fees related to utility rates.

The City Manager may increase any fee necessary in order to recoup all costs and expenses incurred by the City plus a 10% adminsitrativfe listed within the Fee Schedule. The City Manager may create any new program fees necessary related to Leisure Services programs and implement as part of any future Fee Schedule.



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-36**, Approving the Historic Marker for 930 N. Donnelly Street

Introduction:

This is a request for City Council to approve Resolution No. 2025-36, Historical Marker located at 930 N. Donnelly Street.

Discussion:

This request is for a Historic Marker pursuant to the provisions of Section 3.6 of the City's Land Development Code for inclusion on the Local Register of Historical Places. The Historic Preservation Board, at their regularly scheduled meeting held on March 26, 2025, approved the Historic Marker for "The Coleman House" based on Historical and Cultural Significance for the building located at 930 N. Donnelly Street.

The agenda packet presented to the Historic Preservation Board on March 26, 2025, is included as Attachment 1. The agenda packet includes the staff report, photos, Site Inventory Forms from 1987 and 2008, supplemental research, and the application.

Budget Impact:

There is no budget impact to the City; the production of the marker is the responsibility of the applicant.

Strategic Impact:

Maintain and highlight historic properties within the City, supporting Economic Development.

Recommendation:

City Council approve Resolution No. 2025-36 and include the property on the Local Register of Historical Places.

Attachment(s):

1. Attachment #1 - HPB Agenda Packet 930 N. Donnelly
2. Certificate of Historic Significance
3. Resolution No. 2025-36 Historic Designation - 930 N Donnelly

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/4/2025

Approved - 9/4/2025

Approved - 9/4/2025

Approved - 9/10/2025

Approved - 9/10/2025

Final Approval - 9/10/2025



**CITY OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

DATE: March 26, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Historic Site & Marker Request; 930 N Donnelly Street (Location); 'Coleman House' (Proposed Name); Betty N Manry, Trustee (Owner); Property Owner (Nominator).**

Property Information:

Address:	930 N Donnelly	Current Use:	Retail
Zoning District:	C-2	Land Use:	Commercial

Structure Information:

Date of Construction:	1925	Style:	Frame Vernacular
Siding:	Wood; Novelty Siding	Stories:	Once
Roof Type:	Gable	Chimneys:	One; Brick
Roof Material:	Asphalt Shingles	Porch:	One, Enclosed

Background on Architectural Style:

The subject structure was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late 19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys

Vernacular buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. These were ordinary homes for ordinary people. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Often ornamentation was applied at a later date, reflecting an owner's new prosperity. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

ATTACHMENT #1

Tab 1 – Historic Marker Nomination
930 N Donnelly Street – The Coleman House
March 26, 2025

During the first three decades of the 20th century, the Bungalow became the most common style of residential architecture in the United States. The earliest American Bungalows appeared in the 1890s, but the style's popularity expanded after the turn of the century when plans began to appear in such publications as Bungalow Magazine and The Craftsman. Bungalows came in various shapes and forms, but small size, simplicity, and economy generally characterized the style.

Florida Bungalows appeared in several forms. The more elaborate of them were one-and-one-half stories in height and highly detailed. They included the side-gabled type and the Belvedere or Airplane Bungalow. Sears Roebuck and other companies provided pre-cut Bungalows which could be assembled on site. The most common Bungalow, a one-story type, featured a gable main roof above a gable porch roof. During the 1920s developers used the Bungalow as tract housing in neighborhoods throughout the state.

Background on Building:

The site files show the structure as being constructed in the frame vernacular / bungalow style. The site survey states that “the bungalow style home has been altered by the enclosure of the porch, but it still contributes to the character of the historical area because some of its bungalow features, such as the bracketed gable roof and novelty siding, are still evident.” The site survey stated the area of significance is ‘early community development.’

The 2008 site survey states that the structure contributes to the historic district.

The 1987 Site File form states:

This house was built in 1925 for Harold and Edith Coleman. They owned a bakery at 149 W 5th Avenue. Mrs. Coleman continued to operate the bakery after Mr. Coleman's death. The Colemans were remembered for cooking for the Lion's Club and Kiwanis Club at the Community Building.

Lake County Public Records show that J. P. Donnelly sold the property to William A. Umlauf in 1927. William A. Umlauf and Clara A. Umlauf sold the property to husband and wife Harold L. and Edith S. Coleman in 1929. Mr. Coleman was originally from South Carolina and a World War I veteran.

A Mount Dora City Directory for 1926-1927 listed the couple as operating a bakery at 149 W 5th Avenue and residing at 930 N Donnelly Ave. The 1930s census listed the Colemans and a nephew as residing in 930 N Donnelly. In 1936 the Colemans divorced and Edith continued to operate the bakery. An article in the Orlando Sentinel in August of 1937 stated that “Mrs. Edith Coleman, proprietress of the Coleman's Bakery is having the entire interior repainted, and redecorated.” The 1950 census shows Edith S. Coleman as residing at 930 N Donnelly as Head of the Household; she sold the property later that year.

Harold Coleman married Catherine Stewart Gormly of Eustis in the summer of 1936. The 1950 census shows them as residing in Melbourne where he worked as a baker and his wife worked as a clerk at a bakery. His obituary stated that he operated Coleman's Bakery on New Haven Avenue in Melbourne from 1937 until he retired in 1964.

ATTACHMENT #1

Tab 1 – Historic Marker Nomination
930 N Donnelly Street – The Coleman House
March 26, 2025

Originally constructed as a residence, the structure continued to be used as such but was converted into a business and has been utilized for numerous non-residential uses including an antique store (1982), art school (1992), barber shop (2000), consignment shop (2000), video store (2019), and, most recently, a pet supply store.

Nomination:

Pursuant to Land Development Code (LDC) Section 3.6.3 (2) (a) (1), nominations for historic site status may be initiated by the Historic Preservation Board, City Council, or the Property Owner. On February 14, 2025, the Property Owner submitted an application to nominate the subject property to be included on the Local Register of Historical Places.

Designation Criteria:

The application is for a structure to be designated as a Historic Site pursuant to the provisions of Section 3.6 of the City's *Land Development Code* for inclusion in the City's Historic Site and Marker Program. Pursuant to Land Development Code Section 3.6.3.c, to qualify as a historic site, said property must fulfill one or more of the criteria set forth in the paragraphs below:

1. A building, structure, site or preservation review area will be deemed to have **historical or cultural significance** if it meets the following criteria:
 - a. Is associated in a significant way with the life or activities of a major person important in city, state or national history (i.e., the homestead of a local founding family), or
 - b. Is the site of a historic event with significant effect upon the city, state or nation, or
 - c. Is associated in a significant way with a major historic event whether cultural, economic, social, military, or political, or
 - d. Exemplifies the historical, political, cultural, economic or social trends of the community in history, or
 - e. Is associated in a significant way with a past or continuing institution which has contributed substantially to the life of the city.
2. A building, structure, site or preservation review area is deemed to **have architectural or aesthetic significance** if it fulfills one or more of the following criteria:
 - a. Portrays the environment in an era of history characterized by one or more distinctive architectural styles, or
 - b. Embodies those distinguishing characteristics of an architectural style, period or method of construction, or
 - c. Is a historic or outstanding work of a prominent architect, designer, landscape architect, or builder, or
 - d. Contains elements of design, detail, material, or craftsmanship of outstanding quality or which represented, in its time, a significant innovation or adaptation to the Central Florida environment.

ATTACHMENT #1

Tab 1 – Historic Marker Nomination
930 N Donnelly Street – The Coleman House
March 26, 2025

Findings of Fact:

Staff reviewed the application and determined:

1. Land Development Code Section 3.6.3.c, to qualify as a historic site, said property must have both historical or cultural significance and have architectural or aesthetic significance; and
2. The building has historical and cultural significance because
 - a. It housed the Coleman family who owned a bakery in the downtown;
 - b. Harold L. Coleman served on the Mount Dora Chamber Board of Directors and Advisory Committee; and
 - c. The structure exemplifies the trend of residential houses being converted to non-residential uses throughout the downtown; and
3. The building has architectural or aesthetic significance because it embodies distinguishing characteristics of the frame vernacular / bungalow style with its bracketed gable roof and novelty siding.

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Update:

The application was presented to the Historic Preservation Board on February 26, 2025. The Board asked for additional information to supplement the application to ensure the site meets the designation criteria. Specifically, the Board requested additional information to demonstrate the site's historical and cultural significance.

Staff contacted the Applicant and they did not have any additional information to provide.

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and **Approve** the application, as presented; or
2. Reject Staff's Findings of Fact and **Deny** the application because the application does not meet the criteria of LDC Section 3.6.3.c, to qualify as a historic site.

Attachments:

Photos
1989 Site Survey
2008 Site Survey
Supplemental Research
Application



ATTACHMENT #1

CITY OF MOUNT DORA

Site Photos



Site Inventory Form

Site No. _____

Site Name The Coleman House Survey Date 8709
Address of Site 930 Donnelly St., Mt. Dora Fl. 32757
Instruction for locating _____

Location Mt. Dora Sub. Subdivision Name 31 Block No. 00008 Lot No.

County Lake
District name if applicable _____
Owner of Site: Name Perett, J.C.
Address 2233 Overlook Dr., Mt. Dora Fl. 32757

Type of Ownership private Recording Date 8711
Recorder: Name & Title Barr, Melanie (Historical Preservation Consultant)
Address P.O. Box 17, Gainesville Fl. 32602

Condition of Site: (Check One)	Integrity of Site: (Check One or More)	Original Use <u>private residence</u>
☐ Excellent	☒ Altered	Present Use <u>private residence</u>
☐ Good	☐ Unaltered	Dates <u>+1925</u>
☒ Fair	☒ Original Use	Cultural Phase <u>American</u>
☐ Deteriorated	☐ Restored/Date	Period <u>20th Century</u>
	☐ Moved/Date	

NR Classification Category building Date Listed on NR _____
Effects to Site:
(Check One or More)
☒ Zoning ☐ Transportation ☐ Borrowing
☐ Development ☐ Fill ☐ Other (See Remarks Below)
☐ Deterioration ☐ Dredge

Areas of Significance: Early Community Development

Significance:

This house was built in 1925 for Harold and Edith Coleman. They owned a bakery at 149 W. 5th Ave. Mrs. Coleman continued to operate the bakery after Mr. Coleman's death. The Colemans were remembered for cooking for the Lion's Club and Kiwanis Club at the Community Building.

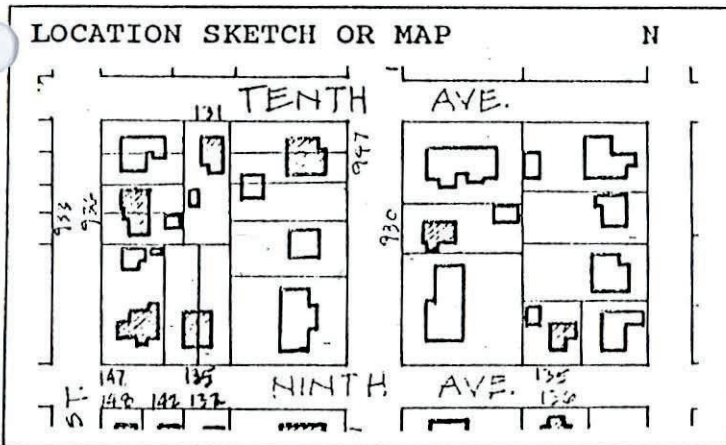
The bungalow style home has been altered by the enclosure of the porch, but it still contributes to the character of the historical area because some of its bungalow features, such as the bracketed gable roof and novelty siding, are still evident.

CD 26; PS 11-13

ATTACHMENT #1

Architect _____
 Builder _____
 Style and/or Period bungalow
 Plan Type irregular:irregular
 Exterior Fabric(s) wood:novelty siding
 Structural System(s) wood frame: balloon
 Porches W/ 1 story porch, enclosed
 Orientation W
 Foundation continous: brick
 Roof Type gable
 Secondary Roof Structure(s) _____
 Roof Surfacing asphalt shingles
 Window Type DHS, 3/1 wood # DHS, 5/1 wood
 Ornament Exterior _____
 Chimney brick with corbelled caps
 Chimney Location ridge
 No. of Chimneys 1 No. of Stories 1
 No. of Dormers _____ Outbuildings garage
 Surroundings _____
 Map Reference (incl. scale & date) USGS Eustis 7.5 Min 1966 (PR1980)
 Latitude and Longitude _____

Site Size (approx. acreage of property) LT1



Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number A 17,18
 Please attach Photographic Print





ATTACHMENT #1 HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00332
Recorder # 111
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 930 N Donnelly St Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>930</u>	<u>North</u>	<u>Donnelly</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) Mount Dora In Current City Limits? YES
County Lake Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> EUSTIS;1980
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ;27E ;30;UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Continuous
Other Foundation Types _____
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s) _____
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) >> Gable
Other Roof Type(s) _____
Roof Material(s) >> _____
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

ATTACHMENT #1 HISTORICAL STRUCTURE FORM

8LA00332

DESCRIPTION (continued)

Window Descriptions 5/1, 3/1, 4/4

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTLY this category

Residential: _____

Institutional: _____

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1925

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>> _____

Structure Use History

Use _____

Year Use Started _____

Year Use Ended _____

>> _____

Office; 1925;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____

>> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

NO

Potential Contributor to NR District? YES

YES

Area(s) of historical significance _____

>> _____

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource retains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.

ATTACHMENT #1 HISTORICAL STRUCTURE FORM

81A00332

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles
Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL
Recorder Affiliation Bland & Associates, Inc Other Affiliation _____
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS
Electronic Form Used: S110

Form Type Code: NORM
Form Quality Ranking: NEW
Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT
Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____
Computer Entry Date: 5/24/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

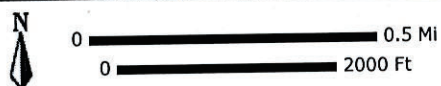
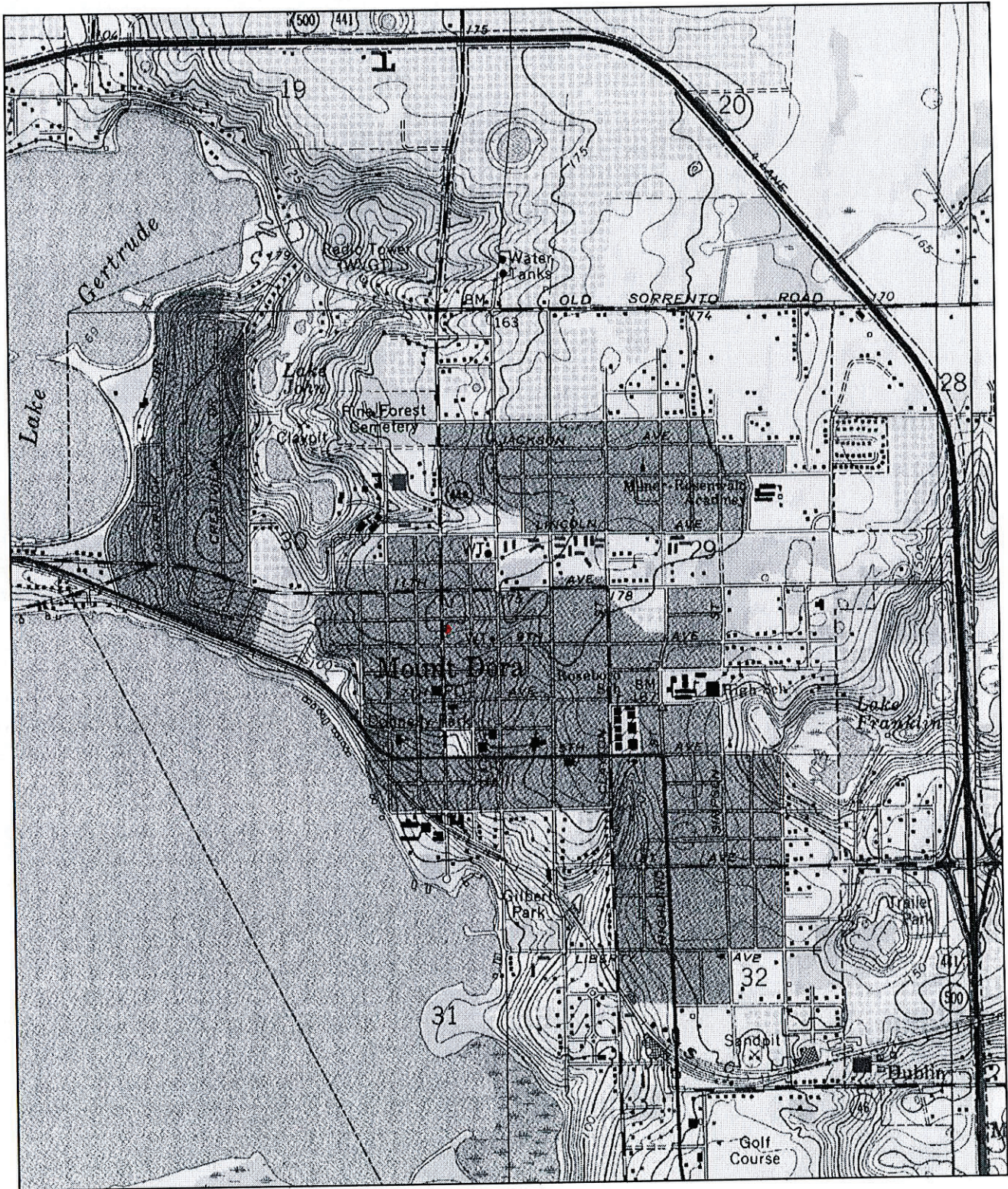
LA00332-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;30;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Office;1925;
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

ATTACHMENT #1

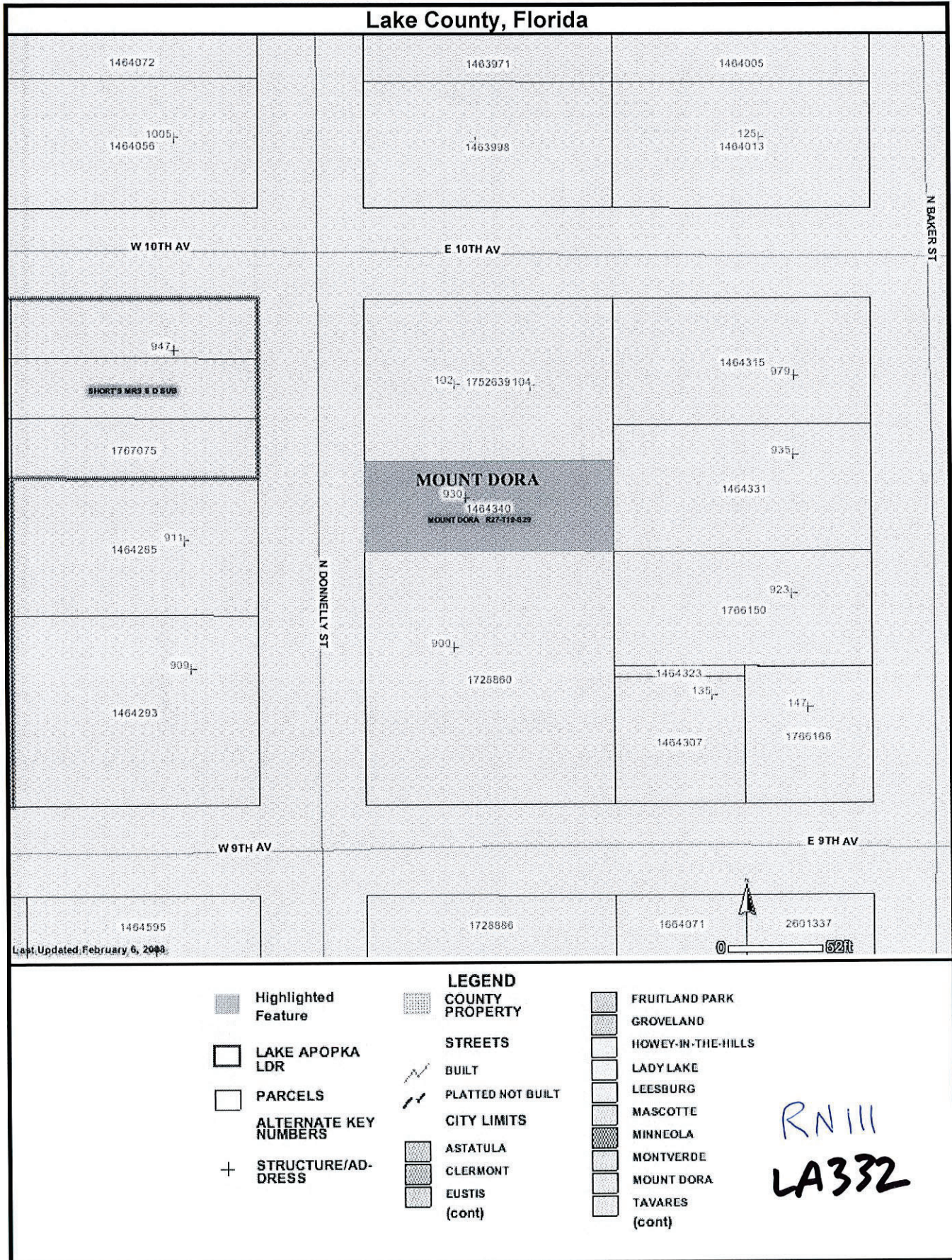
111



Map provided by MyTopo.com

LA332

ATTACHMENT #1



ATTACHMENT #1



111
LA
332

ATTACHMENT #1

Supplemental Research

ORLANDO MORNING SENTINEL, ORLANDO, FLORIDA, THURSDAY, AUGUST 6, 1931

LAUNCH PLAN TO ADVERTISE MT. DORA

(Special to The Sentinel)

MOUNT DORA, Aug. 5—The Mount Dora CofC., has ordered 1,000 thirteen-week subscriptions to the Mount Dora Topic to be mailed to a selected list of 1,000 people who already know the city through having ordered fruit from the packing plant here, Eugene L. Downs, publisher of the Topic stated today.

Each of the 13 issues of the Topic will carry a special message from the Mount Dora chamber. The first mailing will be Aug. 13.

Members of the board of directors and the advisory committee that decided upon this form of pre-season publicity were Chas. Edgerton, Carl S. Graves, Harold L. Coleman, S. S. Sadler and Geo. C. Keller, directors; James Simpson, A. J. Waltz and Wm. Mryant, members of the advisory committee.

The list of 1,000 is being selected by James Simpson, Mr. Downs stated.

The Topic agreed to furnish the 13,000 copies for less than cost, as a matter of public spirit and realizing, as the management stated, that the benefits to Mount Dora will more than compensate the paper in every way.

FRANK L. BOWRON

REAL ESTATE AND INSURANCE
UMATILLA, FLORIDA

MOUNT DORA CITY DIRECTORY (1926-27)

253

COFFIN GEO W (Arelia Crane; Pick-Up Grocery), r815
McDonald av, Phone 56

*Colbert Cyrus (Alice) gro ws Grand View av (East Town)
h es Grand View av

Coleman Harold L (Edith) baker 149 W 5th av h930 N
Donnelly av

Collins Robt H (Bertha) clk h ss Eustis rd 3 mi

Collins Thos J (Lucile) clk C G Loveless Cash Gro r R H
Collins

COLSON LEMUEL (Ada), Dentist Office Hours 9 to 12 a
m, 1:30 to 5 p m 139 W 5th av, Over Post Office, Phone
69, h901 E 5th av

Conley Burdett r536 McDonald

Conn Alice Mrs h544 S Highland av

Conrad Willard C (Myra E) supt Mt Dora Pub Co h1107
Liberty

Converse E Alden bldg contr r146 S Clayton

Converse Vesta Mrs h146 S Clayton

Cook Harold student r408 Tremain

PEOPLES HARDWARE & FURNITURE STORE

Builders Hardware and Sporting Goods

PHONE 43

UMATILLA, FLORIDA

Cook Lewis I (Evaleen) h342 E 5th av

Cook Walter M (Orrie) h408 Tremain

Conley Jas G Assoc T H Cooley r Grand View ter

MILLER-ADAMS MO
CHRYSLER and OLDSMOBILE

ORLANDO MORNING SENTINEL, ORLANDO, FLORIDA, FRIDAY, AUGUST 27, 1931.

REDECORATES PLANT

Special to Orlando Morning Sentinel

MOUNT DORA, Aug. 26 — Mrs. Edith Coleman, proprietress of the Coleman's Bakery is having the entire interior repainted, and redecorated. The work is being done by Frank Cornish.

TAMPA SUNDAY TRIBUNE, SUNDAY, JULY 5, 1936

Eustis

EUSIS, July 4.—(Special.)—Mrs. J. C. Gormly of Macon, has announced the marriage of her daughter, Catherine Stewart Gormly of Eustis, to Harold L. Coleman, also of Eustis.

The ceremony took place Sunday afternoon at the parsonage of the First Methodist church, the Rev. W. R. Gray officiating.

The bride and groom attendants were Miss Ruth Berry and Miller Wells of Mount Dora. The bride wore a becoming dress of white crepe with a shoulder corsage of roses.

Mr. and Mrs. Coleman will make their home in Eustis where Mr. Coleman is in business.

Miss Madge Barnes was hostess Wednesday evening at a buffet supper honoring her guests Miss Edna Lee, and Miss Ray Raymond, of Daytona. The guests were Miss Mary Elizabeth Lum, Virginia Mulholland, Miss Lee, Miss Raymond, and Dwight Bray, Harry Thomas, Stanley Tyre and Johnnie McGough.

Mrs. A. D. Winney entertained the members of the Woman's Christian Temperance union Friday afternoon at her home on Lemon avenue.

Maxine Adler, entertained a group of her school friends Monday night at a marshmallow and wiener roast.

MR. HAROLD L. COLEMAN, 75, of 817½ East New Haven Ave., Melbourne, died Friday at the Brevard Hospital. He came to South Brevard in 1937 from Daytona Beach.

He owned and operated Coleman's Bakery on New Haven Avenue in Melbourne from 1937 until his retirement in 1964. He was a member of the First United Methodist Church of Melbourne.

Survivors: widow, Mrs. Catherine G. Coleman, Melbourne; son, James H. Coleman, Indian Harbour Beach;

THE COCOA TRIBUNE

THURSDAY, DECEMBER 11, 1941

New Bakery Opens Display Here Friday

The Coleman's Pastry Shop will open a display at the Better Foods Store here Friday to be in charge of Harold Coleman. The bakery offers a free loaf of bread to every visitor who brings a copy of their advertisement which appears in today's Tribune to their shop on Friday, December 12th, as a get acquainted offer in this community.

ATTACHMENT #1

State FloridaCounty LakeIncorporated place Mount DoraDEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FIFTEENTH CENSUS OF THE UNITED STATES: 1930
POPULATION SCHEDULE

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ATTACHMENT #1

6. INFORMATIONAL FLAG OR TOWNSHIP		Type		Type		FORM P1		U. S. DEPARTMENT OF COMMERCE BUREAU OF THE CENSUS		7. CENSUS BY	
M1 204A		Line No.		Line No.		1950 CENSUS OF POPULATION AND HOUSING				(Draw Index)	
4. E. D. NUMBER		Line No.		Line No.							
3-3											
FOR HEAD OF HOUSEHOLD		NAME		RELATIONSHIP		RACE		SEX		AGE	
What is the name of the head of this household?		What are the names of all other persons who live here?		Enter relationship of person to head of the household, as head, wife, daughter, etc.		White (W), Negro (N), American Indian (AI), Japanese (J), Chinese (C), Filipino (F), Other race (O), or mixed blood (M).		Male (M), Female (F).		How old was he or she on the last birthday?	
Last name first		Last name first		Last name first		Last name first		Last name first		Last name first	
1		2		3		4		5		6	
1	815	110	No	No	BRANE, D. FLETCHER	HEAD	W	M	43	MAK	NEW YORK
					GLADYS I	WIFE	W	F	47	MAK	MINNESOTA
					G. IRENE	DAUGHTER	W	F	23	NEV	FLORIDA
					McGEE, EDWARD S	HEAD	W	M	85	W	CONNECTICUT
					PORTER, J. ROSS	LODGER	W	M	76	MAK	WISCONSIN
					PORTER, J. ROSS	LODGER	W	F	72	MAK	INDIANA
					OCCUPIED BY NON-RESIDENTS						
					ONE AT HOME	SEE SHEET					
					KRAMER, ELIZABETH	HEAD	W	F	60	W	PENNSYLVANIA
					TRACY, M. R.	SON	W	M	32	NEV	PENNSYLVANIA
					BETTY B.	DAUGHTER	W	F	26	NEV	PENNSYLVANIA
					BLAIR, C. CURTIS	BROTHER	W	M	64	MAK	PENNSYLVANIA
					LEHREN, REVER F	HEAD	W	M	62	MAK	LATVIA
					DANA E	WIFE	W	F	62	MAK	MISSOURI
					PRATT, WILLIAM J	HEAD	W	M	53	MAK	DELAWARE
					ALVA A	WIFE	W	F	44	MAK	DELAWARE
					SNOW, MARTHA W	HEAD	W	F	68	NEV	MASSACHUSETTS
					BRIDLEY, MAY S	HEAD	W	F	67	W	NEW YORK
					OCCUPIED BY NON-RESIDENTS						
					WILLIAMSON, ROSS J	HEAD	W	M	67	MAK	ALABAMA
					RUTH M	WIFE	W	F	58	MAK	WISCONSIN
					HUTCHINSON, JAMES R	GRAND-SON	W	M	14	NEV	FLORIDA
					BOOMER, ABRAM YR	HEAD	W	M	58	MAK	MASSACHUSETTS
					GLADYS A	WIFE	W	F	54	MAK	MASSACHUSETTS
					ONE AT HOME	SEE SHEET					
					BOEMAN, EDITH S	HEAD	W	F	63	W	MISSISSIPPI

6. INFORMATIONAL FLAG OR TOWNSHIP		Type		Type		FORM P1		U. S. DEPARTMENT OF COMMERCE BUREAU OF THE CENSUS		7. CENSUS BY	
M1 204A		Line No.		Line No.		1950 CENSUS OF POPULATION AND HOUSING				(Draw Index)	
4. E. D. NUMBER		Line No.		Line No.							
5-13											
FOR HEAD OF HOUSEHOLD		NAME		RELATIONSHIP		RACE		SEX		AGE	
What is the name of the head of this household?		What are the names of all other persons who live here?		Enter relationship of person to head of the household, as head, wife, daughter, etc.		White (W), Negro (N), American Indian (AI), Japanese (J), Chinese (C), Filipino (F), Other race (O), or mixed blood (M).		Male (M), Female (F).		How old was he or she on the last birthday?	
Last name first		Last name first		Last name first		Last name first		Last name first		Last name first	
1		2		3		4		5		6	
1	815	110	No	No	SMITH, CHARLES D.	HEAD	W	M	60	MAK	Alabama
					ANN	WIFE	W	F	40	MAK	Virginia
					RHODES LACO	HEAD	W	M	31	MAK	W. Virginia
					RHODES MAXINEE	WIFE	W	F	31	MAK	W. Dakota
					KAREN T	DAUGHTER	W	F	3	MAK	W. Virginia
					RHODES BLACKLEY R	HEAD	W	M	24	MAK	W. Virginia
					AUDREY P	WIFE	W	F	24	MAK	W. Virginia
					STICKLAND SANG	HEAD	W	M	48	MAK	Georgia
					FRANCES R	WIFE	W	F	40	MAK	Louisiana
					WILLIAM WILKINS	HEAD	W	M	59	MAK	Georgia
					PEARL J	WIFE	W	F	58	MAK	Georgia
					COLEMAN HAROLD	HEAD	W	M	54	MAK	W. Carolina
					CATHERINE G	WIFE	W	F	41	MAK	Georgia
					JAMES H	SON	W	M	12	MAK	Fla.
					WILLIS GEORGE W	HEAD	W	M	34	MAK	Alabama
					ARTIE C	WIFE	W	F	34	MAK	Alabama



The Gaslight Antiques
specializing in English furniture
FEATURING A CHOICE
SELECTION OF COLLECTIBLES
930 N. DONNELLY ST., MT. DORA 383-2931

Hours:
Sat. 10-5
Sun. 1-6

4-H

THE TAMPA TRIBUNE-TIMES, Sunday, July 17, 1977

Mt. Dora Almost Too Good To Be True

Last Sunday the Antique Sleuth's dream vacation for collectors began with a three-day exploration of historic old St. Augustine.

Our second holiday stop awaits just 1½-hours drive south of the ancient port.

Motoring through shady, serene Mt. Dora, first-time visitors must surely suspect the town was originally designed as a movie set for a Hollywood film portraying the antique fan's paradise.

This friendly village, nestling along the curving, placid edge of Lake Dora, houses over a dozen high-quality antique shops clustered within a two-block radius.

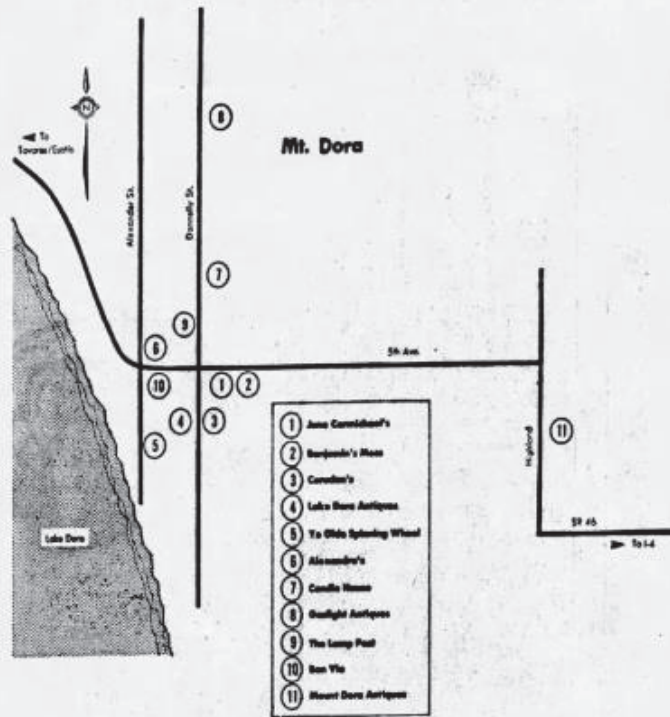
UNCURSED WITH spoilsport parking meters and blessed with courteous constables who howdy to strangers, Mt. Dora is tailor-made for a cheerful, easy browse-stroll.

C. Aubrey White presides as the unofficial mayor of the antique dealers, and fortunate visitors who meet the distinguished patriarch may be rewarded with valuable advice concerning the latest treasures and the best buys in Mt. Dora.

To begin our holiday promenade, enter June Carmichael's at 132 5th Ave. and admire a pink, ruffled-mouth, Burmese Jack-in-the-pulpit vase, a foot-operated rocker churn crafted by Shakers, and a Bohemian decanter set which is acid-etched with fruit

Antique Sleuth

By Gordon Deats



AROUND THE CORNER at 450 N. Donnelly, Carudon's Antiques shows a Tudor-style oak wash stand with a marble splash-guard and top, an English walnut dresser with a beveled mirror and art nouveau detailing, and 4 signed 1897 French walnut Louis

plays an outstanding collection of copper kitchenware.

The shop exhibits a 200-year-old brass bed warmer and a strikingly handsome brass and copper kerosene piano lamp under a red satin-glass globe.

AMONG ITS primitives,

birch 3-drawer blanket chest with a double-deep quilt chamber, a pegged-walnut chest, and a walnut sewing cabinet once owned by Admiral Perry.

Collectors of salt glaze pottery will be amazed at the Candle House's variety that includes 5 matched serving pitchers decorated with cameo relief Biblical scenes.

Several other worthwhile shops in Mt. Dora welcome guests; but of all the town's antique stores, my favorite is Gaslight Antiques at 930 N. Donnelly.

FOCUSING PRIMARILY upon British furniture, Gaslight also showcases dozens of brass candlesticks plus a good selection of leaded stained-glass windows.

For \$75, a shopper can buy a brass-covered, 3-slot umbrella stand decorated with a relief of an English inn.

A brightly painted English barge chest contrasts in style with a handsome demi-sideboard with parquet-decorated mirror cabinets.

Incidentally, Mount Dora Antiques at 316 N. Highland St. on the edge of town is presently considering a relocation and has reduced all prices.

During lunchtime, hungry local residents frequently dine under the Tiffany-style lamps at The Lamppost. Those preferring lighter fare snack among hanging fern baskets at a sidewalk

The Lake Sentinel, Friday, June 5, 1992

ence room at 224 E. Main St., Tavares.

■ OPEN HOUSE

The Little House on Donnelly Inc., an art school for children and adults, will have an open house from 10 a.m. to noon Saturday at 930 N. Donnelly St., Mount Dora.

The school offers classes in drawing, watercolors, oils, folk art, petal porcelain, pottery, sculpture, papermaking and basketry.

The Lake Sentinel, Tuesday, March 28, 2000

Barbershop's full service brings back good old days

MOUNT DORA — Once upon a time, a barbershop was more than just a place to get a fresh haircut.

Gossip, politics and jokes were as abundant as shaving cream and clippers. Eugene Brown wants to bring back the old days in a new shop he plans to open Friday called Nostalgia.

Brown, who has been giving old-fashioned pedicures at his salon Happy Feet in Mount Dora for the past three years, is set to expand his operation with a barber-shop-salon.

Nostalgia will have a grand opening at 2 p.m. Friday with entertainment from an old-fashioned barbershop quartet and refreshments.

Situated at 930 N. Donnelly St., Nostalgia will offer shaves, shoeshines and cuts as well as hairdos for women and manicures.

Brown will continue his foot soaks and massages at the new location.

The shop has a white porcelain and chrome barber's chair and an old chess set, and the walls are lined with black-and-white posters of 1950s-era movie stars.

Patrons will be greeted with morning coffee and bagels and a 1940s-style radio will play tapes of old baseball games that Brown recorded.

The shop's theme was inspired by Brown's upbringing in Harlem in the 1940s.

"When I was a kid, the barbershop was at the social center of the community," he said. "It was an informal men's club."

Brown wants to send people back in time with more than just old-time decor. His one-man operation Happy Feet became known around Mount Dora for Brown's personable service as well as his relaxing foot scrubs. After a pedicure, Brown puts socks on patrons' feet and ties their shoes for them. He even makes house calls.



TOM BENITEZ/THE ORLANDO SENTINEL

Brown's renown. Eugene Brown, who made his mark with Happy Feet, is bringing back old-fashioned barbering with Nostalgia.

That caliber of customer service will continue at Nostalgia, he said.

"Harlem was full of those small mom-and-pop operations that offered you upscale service," he said. "I think that is missing today. Everyone is in a hurry. Skill is important but attitude is more important."

The high-tech wave

EUSTIS — A new Lake County business is riding the high-tech wave and melding the latest technologies to offer video, audio and multimedia services.

GT Productions in Eustis provides local businesses with Internet and Web page designs that use graphics, sound and special effects.

GT's video department is producing a program intended to air nationally this year. Producers have interviewed public figures,

such as professional baseball player Orel Hersheiser, and asked about the effect of their careers on their families and themselves.

The company's recording studio uses digital audio technology. Local singers and musicians are already producing albums and demo tapes using the equipment, said Michael Helms, manager of GT Productions.

GT Productions also produces "message-on-hold" systems that allow businesses to promote products and services while their phone customers are on hold.

The company is a collaborative effort of Jim Budzynski and David Cleaver. The company Web site is www.gtproductions.com

Its street address is 2824 S. Grove St.

Kelly Brewington and Anthony Colarossi of the Sentinel staff contributed to this report.

IN NEW LOCATION

930 N. DONNELLY - MT. DORA
OCT. 1, 2000



the Clothes Horse

Fashion Consignaree

Specializing in:

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Carole Little
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Casey Cameron • 352-383-6012 • 930 N. Donnelly Mt. Dora, FL 32757

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**CITY OF
MOUNT
DORA**

Planning & Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7112

Planning@CityofMountDora.com

Application for a Historic Site with Historic Marker

This application is to designate property a property, structure, site or building as a Historic Site. Historic Sites are included on the Local Register of Historic Places, provided with a Historic Marker showcasing the name of the Historic Site, and future development of the site will be held to a higher standard of review.

Historic Designation is sought for a: ☒ Property ☐ Structure ☐ Site

938 N. DONNELLY ST.
Address

1464340
Alternate Key No.

BETTY N. MANRY, TRUSTEE
Applicant

734 CHACALL LOOP MOUNT DORA FL 32757
Mailing Address City State Zip Code

352-638-2742 betty.manry@gmail.com
Phone Number Email

LIVING TRUST OF BETTY N. MANRY betty.manry@gmail.com
Property Owner Email

Historically relevant information pertaining to the property (please include additional pages and support materials): SEE ATTACHED

Year Built: 1925 Architectural Style: BUNGALOW / CRAFTSMAN

Roof Type: GABLE Roof Material: MAIN - METAL, SECONDARY

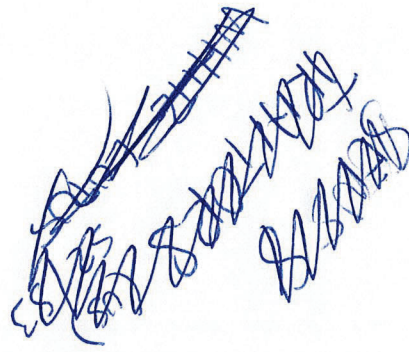
Exterior Wall Material: NOVELTY WOOD SIDING Window Material: WOOD FRAMING, ASPHALT

Notable Architectural Features: ORIGINAL 3/1 & 5/1 WOOD WINDOW FRAMES, BRACKETED GABLE ROOF, TAPERED PORCH COLUMNS, EXPOSED RAPTERS

Current Use of the Building RETAIL / OFFICE

Requested Name for Marker: THE COLEMAN HOUSE

ATTACHMENT #1



About 930 N. Donnelly Street, Mount Dora, FL 32757

Cultural Significance:

*The structures on this property were built for Harold and Edith Coleman. They owned a bakery at 149 W. 5th Avenue. The Colemans were remembered for cooking for the Lion's Club and Kiwanis Club at the Community Building.

Mrs. Coleman continued to operate the bakery after Mr. Coleman's death.

Their home is an example of early community development in Mount Dora

Architectural/Aesthetic Significance

The house and separate outbuilding were built in the Bungalow style of architecture.

This style expressed simplicity and comfort. Simple and hand-crafted elements were favored and this style is also known as the Craftsman style for that reason.

Both structures still retain the novelty siding used during that period.

On the main house, the handcrafted wood window frames and bracketed gable roof along with the siding are strong features from that period. Unfortunately, the exposed roof rafters on the main house are now hidden by modern ventilated soffits, though the exposed rafters are still very much intact and visible in the secondary structure.

Sometime during its history, the open front porch was enclosed. However, the tapered wooden porch posts (a common feature of the bungalow/craftsman style) remain at the corners of the enclosed porch

I would like to celebrate the cultural and architectural significance of this property and the memory of the original owners in its 100th birth year and request consideration for a historical marker for The Coleman House.

Requested By:

Betty N Manry, Trustee

Living Trust of Betty N Manry, Owner

*Information in the paragraph regarding cultural significance provided by the Historical Society



**CITY OF
MOUNT
DORA**

Planning & Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7112

Planning@CityofMountDora.com

Historic Marker Agreement

I, Betty N. Manny, Trustee (Property Owner(s)),
the property owner(s) of 938 N. Donnelly St. understand and agree
that the City of Mount Dora retains ownership of the historic plaque and reserves the right to
remove the plaque from the property if the property is altered or changed in any manner which
diminishes the architectural integrity of the property, as determined by the Historic Preservation
Board for the City of Mount Dora. I understand that I am responsible for the installing the plaque
in a location visible from the street.

Plaque Registration Number: _____

[Signature]
Signature of Property Owner

2/14/25
Date

Signature of Property Owner

Date

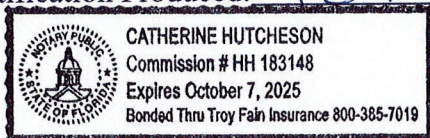
State of Florida

County of Lake

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online
notarization, this 14th day of February, 2025, by Betty Manny

Personally known OR Produced Identification

Type of Identification Produced: FL DL



[Signature]
Notary Signature

Note: All applications shall be signed by the Owner(s) of the property, or the Agent as duly
authorized herein by the Owner(s).

ATTACHMENT #1

Janiszewski, Michele

From: Betty Manry <bmanry@designinteriors.com>
Sent: Tuesday, March 18, 2025 3:18 PM
To: Janiszewski, Michele
Subject: Re: 930 N Donnelly - Historic Site Application

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Thank you Michelle and Catherine for recommending the approval of the application.

I have no further information about the property to add and look forward to the Board's final and hopefully favorable decision.

Many thanks!
Betty

Betty Manry, NCIDQ 9688
Interior Designer



www.designinteriors.com
772-231-6500
352-638-2742 (Cell and Text)

On Mon, Mar 17, 2025 at 1:02 PM Janiszewski, Michele <MicheleJ@ci.mount-dora.fl.us> wrote:

Good Morning,

At last month's Historic Preservation Board meeting, the Board tabled your application to designate 938 N Donnelly as a Historic Site. The Board questioned whether or not the site met the criteria for being designated as a historic site. Attached is the staff report prepared for the meeting.

Please provide any additional information available on the property to demonstrate that it meets the criteria for designation as a historic site (Page 3 of the attached staff report).

Let me know if you have any questions.

ATTACHMENT #1

Thank you,



Michele Janiszewski, AICP
Senior Planner

T: (352) 735-7112 Ext. 1712

Email: janiszewskim@mountdora.gov

City Hall
[510 N Baker St](#)
[Mount Dora, FL 32757](#)

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PUBLIC RECORDS NOTICE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Per FLORIDA STATUTE SECTION 119.12: Public record requests to inspect or copy public records may be made to the city's custodian of public records, City Clerk, at: [510 N. Baker Street, Mount Dora, Florida 32757](#), or via email to: clerk@ci.mount-dora.fl.us or via telephone at: (352)735-7126. Per Florida Statute 119.12, if you wish to assert that you were denied access to inspect or copy a public record, you must provide a written notice to the city's custodian of records, identifying it as a public records request, at least five business days before filing a civil action. The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed. The contact information for the agency's custodian of public records is posted in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website.

Let it be known that the
Coleman House

*Located at 930 N Donnelly and
Owned by the Betty N. Manry, Trustee,
Is presented this*

Certificate of Historic Significance

For its historical significance to the City of Mount Dora, Florida.

Awarded this 16th day of September, 2025

*By the City Council of Mount Dora, Florida,
As recommended by the Historic Preservation Board.*

James Homich, Chairman, City of Mount Dora

Det Joks, Chairman, Historic Preservation Board

RESOLUTION NO. 2025 - 36

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO 930 N DONNELLY STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR HISTORIC SITE DESIGNATION; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora adopted its Historic Preservation Ordinance on February 4, 1997; and

WHEREAS, Land Development Code Section 3.6.3 provides the process of designating historic sites and establishes the Mount Dora Local Register of Historic Places; and

WHEREAS, Betty N. Manry, Trustee is the owner of that property located at 930 N Donnelly Street, Mount Dora, Florida identified by Lake County Tax Parcel Identification Number 29-19-27-0010-031-00008 (Alt. Key No. 1464340), more particularly described as (the "Property"):

South 50 feet of the north 140 feet of the west 135 feet of Block 31, Town of Mount Dora, according to the plat thereof, as recorded in Plat Book 3, Page 37, Public Records of Lake County, Florida.

WHEREAS, the owner nominated the Property to be included on the Mount Dora Local Register of Historic Places by submitting an application to the City of Mount Dora; and

WHEREAS, the Historic Preservation Board held a public hearing to consider the status of the structure located on the Property at 930 N Donnelly on March 26, 2025; and

WHEREAS, the Historic Preservation Board determined the structure has significant character, interest and value as part of the historical, cultural, aesthetic and architectural heritage of the City and meets the criteria established in Land Development Code Section 3.6.3.c to qualify as a historic site and to be included on the Mount Dora Local Register of Historic Places; and

WHEREAS, pursuant to the provisions of Land Development Code Section 3.6.3.2.a.7.b., a nomination for historic site designation shall be formally approved by the City Council.

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

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above findings are hereby adopted.

SECTION 2. Historic Site Designation. The Property located at 930 N Donnelly Street, Mount Dora, Florida identified by Lake County Tax Parcel Identification Number 29-19-27-0010-031-00008 (Alt. Key No. 1464340), is hereby designated as a historic site within the City of Mount Dora.

- A. The Property shall be included on the Mount Dora Local Register of Historic Places.
- B. The historic site plaque is to be placed on the Property and the Property shall be subject to all requirements of the City's Historic Marker Program, as amended.
- C. This designation applies to the Property so identified and shall run with the land.

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

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the designation of the Property as a historic site and appropriate for the installation of a historic plaque, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

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

{Rest of Page Intentionally Left Blank}

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 16th day of September, 2025.

**James Homich, Mayor
City of Mount Dora, Florida**

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only
Approved as to form and legal sufficiency

Patrick Brackins, City Attorney



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-37**, Approving the Historic Marker for 650 N. Donnelly Street

Introduction:

This is a request for City Council to approve Resolution No. 2025-37, Historical Marker located at 650 N. Donnelly Street.

Discussion:

This request is for a Historic Marker pursuant to the provisions of Section 3.6 of the City's Land Development Code for inclusion in the City's Historic Marker Program. The Historic Preservation Board, at their regularly scheduled meeting held on June 25, 2025, approved the Historic Marker for 'First Congregational Church of Mount Dora' based on Historical and Cultural Significance for the building located at 650 N. Donnelly Street.

The agenda packet presented to the Historic Preservation Board on June 25, 2025, is included as Attachment 1. The agenda packet includes the staff report, photos, application, supplemental research, and the Site Inventory Forms from 1987 and 2008.

Budget Impact:

There is no budget impact to the City; the production of the marker is the responsibility of the applicant.

Strategic Impact:

Maintain and highlight historic properties within the City, supporting Economic Development.

Recommendation:

City Council approve Resolution No. 2025-37, and include the property on the Local Register of Historical Places.

Attachment(s):

1. Attachment #1 - HPB Agenda Packet 650 N. Donnelly
2. Certificate Historic Significance
3. Resolution No. 2025-37 Historic Designation - 650 N Donnelly

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/4/2025

Approved - 9/4/2025

Approved - 9/4/2025

Approved - 9/10/2025

Approved - 9/10/2025

Final Approval - 9/10/2025



**CITY OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

DATE: June 25, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Historic Site & Marker Request; 650 N Donnelly Street (Location); 'First Congregational Church of Mount Dora' (Proposed Name); First Congregational Church of Mount Dora, Inc. (Owner and Nominator).**

Property Information:

Address:	650 N Donnelly	Current Use:	Place of Worship
Zoning District:	C-2	Land Use:	Commercial

Structure Information:

Date of Construction:	1887	Style:	Gothic Revival / Ecclesiastical shingle style
Siding:	Wood; Novelty Siding	Stories:	One
Roof Type:	Gable	Chimneys:	Two; Brick
Roof Material:	Metal Shingles	Porch:	None

Background on Architectural Style:

Gothic Revival architecture, also known as Victorian Gothic or Neo-Gothic, is a style that emerged in the mid-19th century, drawing inspiration from medieval Gothic architecture, particularly from England. This movement sought to modernize and adapt medieval features like pointed arches, vaulted ceilings, and intricate detailing for contemporary buildings such as churches, castles, and public structures. It gained popularity in both England and the United States, with notable examples including the Houses of Parliament in London and St. Patrick's Cathedral in New York City.

Pointed Arches: A defining feature, used in windows, doorways, and decorative elements.

Steeply Pitched Roofs: Often with gables, adding to the vertical emphasis of the style.

Intricate Detailing: Including decorative trim, vergeboards (bargeboards), and tracery.

Vertical Emphasis: A focus on vertical lines and ornamentation, often with towers and spires.

Asymmetrical Floor Plans: Gothic Revival buildings often feature a more irregular layout compared to earlier styles.

ATTACHMENT #1

Tab 3 – Historic Marker Nomination
650 N Donnelly Street – The First Congregational Church of Mount Dora
June 25, 2025

Window Designs: Pointed arch windows, sometimes with quatrefoil or lancet shapes, are common.

Stained Glass: Frequently used in windows, adding to the decorative and light-filled interiors.

Building Materials: Gothic Revival structures often utilize stone, glass, iron, and steel, sometimes combined with brick.

Ecclesiastical Shingle Style architecture refers to churches and other religious buildings that incorporate elements of the Shingle Style, a late 19th-century American architectural style. This style is characterized by its use of wood shingles, asymmetrical forms, and a focus on horizontal lines, often borrowing from Queen Anne and Colonial Revival styles. While primarily used for residential buildings, the Shingle Style was also adopted for some religious structures, particularly during the late Victorian era.

Shingle Cladding: The most prominent feature is the extensive use of wood shingles, covering the exterior walls and often the roof, creating a unified, textured surface.

Asymmetrical Massing: Shingle Style churches often have irregular shapes and rooflines, with varying heights and projections, rather than the symmetry found in earlier styles.

Horizontal Emphasis: The style tends to emphasize horizontal lines through the use of long, sloping roofs, wide eaves, and bands of windows.

Wraparound Porches: While less common in churches than in residences, some Shingle Style churches may incorporate wraparound porches or covered entryways.

Steeply Pitched Roofs: Although horizontal lines are emphasized, steeply pitched, multi-gabled roofs are also a common feature, adding visual interest and complexity.

Windows: Windows can vary, but they often include multi-pane upper sections and can be grouped in horizontal bands or paired together.

Stone Bases: Sometimes, the base of the church, especially the foundation, might be constructed of stone, adding a contrasting material and texture.

Rustic Appearance: The use of shingles and the asymmetrical forms contribute to a more rustic and naturalistic aesthetic, often evoking a sense of age and connection to the natural landscape.

Background on Building (Provided from the 1987 Site File):

The community now known as Mount Dora began settlement in the mid-1870s. The first church organized in the area was the Methodist Episcopal Church which was founded in June 1880. The second church was informally established by Mr. and Mrs. Ross C. Tremain in their home as soon as it was completed at 347 E. 3rd Ave. They had a Sunday School and weekly prayer meeting, with occasional preaching by a Congregational minister staying in Eustis. The Florida Association of Congregational Churches organized in the spring of 1883, and Mount Dora's Congregational Church was founded on December 23, 1883, by the Rev. S.B. Andrews in the Mount Dora school house. The Rev. Andrews was a minister from Boston and a missionary for the American Home Missionary Society. He was living in Winter Park and assisting Dr. Gale with missionary work in

ATTACHMENT #1

Tab 3 – Historic Marker Nomination

650 N Donnelly Street – The First Congregational Church of Mount Dora

June 25, 2025

south Florida. He rode to Mount Dora on horseback and preached at the Tremain home in 1884. In 1885 the Rev. W.W. Winchester of Massachusetts began preaching to the Congregationalists in the second-floor hall of the two story Gulik and Pease store building that was remodeled into the Robert Burns Inn in 1908 and located at the southeast corner of Donnelly and 4th Ave. The Rev. P.B. Fiske, a Vermont man, arrived in September 1885 and was formally installed as pastor on March 5, 1886. It was under his direction that the present church building was constructed on land donated by J.P. Donnelly. The Rev. Tomlinson from Philadelphia, who had expertise in church building, came to Mount Dora in February 1887 to help raise the money and superintend the building of the church. The carpenter was a man called Captain Northy. By the spring of 1887 the building was far enough along that it could be occupied in that it had a floor, a roof, siding, a steeple, and a bell, but it did not have windows, the walls weren't plastered and there was no furniture or carpeting. The benches, organ, a chair and a little table for the minister were brought in from the hall over the store on Donnelly and 4th. The total cost of the building was \$2,032.

On January 4th, 1889, less than two weeks after the church was organized six or eight ladies met at the home of Mrs. Tremain and started a Ladies Aid Society. Within the first six months they raised \$131.00. They also raised money for the first organ by subscription. The women gave \$267.00 for building of the church and raised money for the bell. They later paid for the windows and the pulpit. In 1890 they bought 50 opera chairs at a cost of over \$90.00. In 1891 the rotten sidewalk was pulled up and the grounds cleared for 75¢ and in 1892 it was voted to move the stove to the northwest corner of the church and to build a terracotta chimney through the roof. In 1894 the ladies raised nearly \$50.00 for painting the church and \$50.00 for 30 more chairs. That same year they held a sale at the Lakeside Inn to raise money for a concrete walk. They realized \$7.01, and with this money the first cement sidewalk in Mount Dora was laid. In 1894 the church was declared free of debt.

The Ladies Aid Society continued to work for the church and paid for a new roof at a cost of \$144.00. They also helped place the electric lights in it in 1912. The wiring of the church and manse cost \$40.00. In 1913 a wood burning furnace was placed under the floor but a modern heating system was installed in the 1940s. In 1916-17 the chapel and kitchen were added due to the generosity of Mrs. Mary Armstrong. The church was given a new kitchen and coat of paint in 1929 and former President and Mrs. Calvin Coolidge attended services here that year during their stay at the Lakeside Inn. In 1935 the auditorium was enlarged by the addition of the south wing. The chancel and the south entrance at the front of the church were built under the direction of Dr. Arthur Peabody Pratt in 1945. Despite its many alterations the church still largely retains its original shape and stands today as the only nineteenth century church in Mount Dora. It is significant for both its architecture and its long history.

Nomination:

Pursuant to Land Development Code (LDC) Section 3.6.3 (2) (a) (1), nominations for historic site status may be initiated by the Historic Preservation Board, City Council, or the Property Owner. The Property Owner submitted an application to nominate the subject property to be included on the Local Register of Historical Places.

ATTACHMENT #1

Tab 3 – Historic Marker Nomination
650 N Donnelly Street – The First Congregational Church of Mount Dora
June 25, 2025

Designation Criteria:

The application is for a structure to be designated as a Historic Site pursuant to the provisions of Section 3.6 of the City's *Land Development Code* for inclusion in the City's Historic Site and Marker Program. Pursuant to Land Development Code Section 3.6.3.c, to qualify as a historic site, said property must fulfill one or more of the criteria set forth in the paragraphs below:

1. A building, structure, site or preservation review area will be deemed to have **historical or cultural significance** if it meets the following criteria:
 - a. Is associated in a significant way with the life or activities of a major person important in city, state or national history (i.e., the homestead of a local founding family), or
 - b. Is the site of a historic event with significant effect upon the city, state or nation, or
 - c. Is associated in a significant way with a major historic event whether cultural, economic, social, military, or political, or
 - d. Exemplifies the historical, political, cultural, economic or social trends of the community in history, or
 - e. Is associated in a significant way with a past or continuing institution which has contributed substantially to the life of the city.
2. A building, structure, site or preservation review area is deemed to **have architectural or aesthetic significance** if it fulfills one or more of the following criteria:
 - a. Portrays the environment in an era of history characterized by one or more distinctive architectural styles, or
 - b. Embodies those distinguishing characteristics of an architectural style, period or method of construction, or
 - c. Is a historic or outstanding work of a prominent architect, designer, landscape architect, or builder, or
 - d. Contains elements of design, detail, material, or craftsmanship of outstanding quality or which represented, in its time, a significant innovation or adaptation to the Central Florida environment.

Findings of Fact:

Staff reviewed the application and determined:

1. Land Development Code Section 3.6.3.c, to qualify as a historic site, said property must have both historical or cultural significance and have architectural or aesthetic significance; and
2. The building has historical and cultural significance because
 - a. It has such a long history in the City of Mount Dora;
 - b. The church was informally established by Mr. and Mrs. Ross C. Tremain, a founding family, in their home prior to constructing the church; and

ATTACHMENT #1

Tab 3 – Historic Marker Nomination

650 N Donnelly Street – The First Congregational Church of Mount Dora

June 25, 2025

- c. Former President and Mrs. Calvin Coolidge attended services here in 1929 during their stay at the Lakeside Inn.
3. The building has architectural or aesthetic significance because it embodies distinguishing characteristics of the gothic revival and Ecclesiastical shingle style architecture.
4. Despite its many alterations the church still largely retains its original shape and stands today as the only nineteenth century church in Mount Dora.

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and recommend **Approval** the application, as presented;
or
2. Reject Staff's Findings of Fact and recommend **Denial** of the application because the application does not meet the criteria of LDC Section 3.6.3.c, to qualify as a historic site.

Attachments:

Photos

Application

Supplemental Research

1989 Site Survey

2008 Site Survey



ATTACHMENT #1

CITY OF MOUNT DORA

Site Photos



ATTACHMENT #1





**CITY OF
MOUNT
DORA**

Planning & Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7112

Planning@CityofMountDora.com

Application for a Historic Site with Historic Marker

This application is to designate property a property, structure, site or building as a Historic Site. Historic Sites are included on the Local Register of Historic Places, provided with a Historic Marker showcasing the name of the Historic Site, and future development of the site will be held to a higher standard of review.

Historic Designation is sought for a: ☒ Property ☒ Structure ☐ Site

650 N. Donnelly St.

Address

1465036

Alternate Key No.

First Congregational Church of Mount Dora, Inc.

Applicant

650 N. Donnelly St. Mount Dora, FL 32757

Mailing Address

City

State

Zip Code

352-383-2285

Phone Number

MTDORACC@GMAIL.COM

Email

First Congregational Church of Mount Dora, Inc.

Property Owner

email-same as above

Email

Historically relevant information pertaining to the property (please include additional pages and support materials): See attached

Year Built: 1885

Architectural Style: Florida Gothic

Roof Type: Tile / Flat

Roof Material: Tile

Exterior Wall Material: Wood

Window Material: Glass

Notable Architectural Features: Bell Tower

Current Use of the Building Church

Requested Name for Marker: First Congregational Church of Mount Dora



**CITY OF
MOUNT
DORA**

Planning & Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Planning@CityofMountDora.com

Historic Marker Agreement

I, Trustees of the Property owner listed below (Property Owner(s)),
the property owner(s) of FIRST CONGREGATIONAL CHURCH OF MOUNT DORA, INC. understand and agree
that the City of Mount Dora retains ownership of the historic plaque and reserves the right to
remove the plaque from the property if the property is altered or changed in any manner which
diminishes the architectural integrity of the property, as determined by the Historic Preservation
Board for the City of Mount Dora. I understand that I am responsible for the installing the plaque
in a location visible from the street.

Plaque Registration Number: _____

Robert A. Dailey
Signature of Property Owner

5/29/2025
Date

Signature of Property Owner

Date

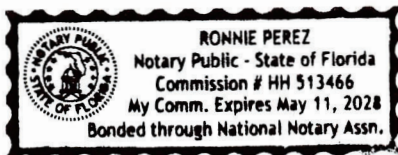
State of Florida

County of ORANGE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 29TH day of MAY, 20 25, by ROBERT A. DAILEY

Personally known OR Produced Identification

Type of Identification Produced: _____



[Signature]
Notary Signature

Note: All applications shall be signed by the Owner(s) of the property, or the Agent as duly
authorized herein by the Owner(s).

ATTACHMENT #1

The First Congregational Church of Mount Dora was founded on December 23, 1883 during a meeting in the Mount Dora school house by nine (9) people, including Mr. and Mrs. Ross C. Tremain. The nine (9) persons at the meeting are considered the original members of the Congregational Church and Society.

In April of 1885, the Church was made a corporate body and moved into a comfortable hall over the store on the SE corner of Donnelly and Fourth. In 1886 the new church edifice was erected on land given by John P. Donnelly, and in four months it was ready for use. Behind the small pulpit was a sign in large letters with the words "Redeeming Love." These words were selected by Deacon Tremain. He was motivated by a desire to give Mount Dora a church of the God of Redeeming Love, a church which should be Congregational in polity. The active members of the church own and control the business of the church. In 1894, the church was dedicated free from debt, and the first cement sidewalk in Mount Dora was laid in front of the church at a cost of \$7.01. It remains there to this day.

In 1906 the church became self-supporting and remains so to this day. In 1912 the church and manse (pastor's house) were wired for electric lighting for a total cost of \$40. In 1916 a new wing was added to the edifice on the east side, including a chapel and kitchen. During the winter of 1929-30, former President and Mrs. Calvin Coolidge spent a few weeks in Mount Dora and attended church here.

In 1934, the church had voted to change the name to The Community Church Congregational. While filing the application for incorporation, discovered the original corporation papers were filed in Orange County of which Mount Dora was originally a part. The original papers showed the legal name of the property owner as: The First Congregational Church of Mount Dora.

In 1997, an extensive building program began with enlargement of the Armstrong Chapel, new fellowship hall, serving area, remodeled kitchen, new church offices and additional bathroom facilities. Then in 2018 under the leadership of Pastor Gary Marshall, the church bell tower and steeple were restored with the help of church members, the community, and the Mount Dora Community Trust. Today the Church still serves the beautiful town of Mount Dora as an icon for God's Redeeming Love.

Site Inventory Form

Site No. _____

Site Name Community Congregational Church Survey Date 8709
 Address of Site 650 Donnelly St., Mt. Dora Fl. 32757
 Instruction for locating _____

Location Mt. Dora Sub 50 00001
 Subdivision Name Block No. Lot No.

County _____ Lake _____
 District name if applicable _____
 Owner of Site: Name Community Congregational Church
 Address P.O. Box 944, Mt. Dora Fl. 32757

Type of Ownership Institutional Recording Date 8711
 Recorder: Name & Title Barr, Melanie (Historical Preservation Consultant)
 Address P.O. Box 17, Gainesville Fl. 32602

Condition of Site: (Check One)	Integrity of Site: (Check One or More)	Original Use <u>religious</u>
☒ Excellent	☒ Altered	Present Use <u>religious</u>
☐ Good	☐ Unaltered	Dates <u>+1887</u>
☐ Fair	☒ Original Use	Cultural Phase <u>American</u>
☐ Deteriorated	☐ Restored/Date	Period <u>19th Century</u>
	☐ Moved/Date	

NR Classification Category building Date Listed on NR _____
 Threats to Site:
 (Check One or More)

☐ Zoning	☐ Transportation	☐ Borrowing
☐ Development	☐ Fill	☐ Other (See Remarks Below)
☐ Deterioration	☐ Dredge	

Areas of Significance: Early Community Development, Religion

Significance: . . .

The community now known as Mount Dora began settlement in the mid-1870's. The first church organized in the area was the Methodist Episcopal Church which was founded in June 1880. The second church was informally established by Mr. and Mrs. Ross C. Tremain in their home as soon as it was completed at 347 E. 3rd Ave. They had a Sunday School and weekly prayer meeting, with occasional preaching by a Congregational minister staying in Eustis. The Florida Association of Congregational Churches organized in the spring of 1883, and Mount Dora's Congregational Church was founded on December 23, 1883, by the Rev. S.B. Andrews in the Mount Dora school house. The Rev. Andrews was a minister from Boston and a missionary for the American Home Missionary Society. He was living in Winter Park and assisting Dr. Gale with missionary work in south Florida. He rode to Mount Dora on horseback and preached at the Tremain home in 1884. In 1885 the Rev. W.W. Winchester of Massachusetts began preaching to the Congregationalists in the second floor hall of the two story Gulik and Pease store building that was remodeled into the Robert Burns Inn in 1908 and located at the southeast corner of Donnelly and E. 4th Ave. The Rev. P.B. Fiske, a Vermont man, arrived in September 1885 and was formally installed as pastor on March 5, 1886. It was under his direction that the present church building was constructed on land donated by John P. Donnelly. The Rev.

(see continuation page)

(CONTINUATION SHEET - SIGNIFICANCE)

Tomlinson from Philadelphia, who had expertise in church building, came to Mount Dora in February 1887 to help raise the money and superintend the building of the church. The carpenter was a man called Captain Northy. By the spring of 1887 the building was far enough along that it could be occupied in that it had a floor, a roof, siding, a steeple, and a bell, but it did not have windows, the walls weren't plastered and there was no furniture or carpeting. The benches, organ, a chair and a little table for the minister were brought in from the hall over the store on Donnelly and 4th. The total cost of the building was \$2,032.

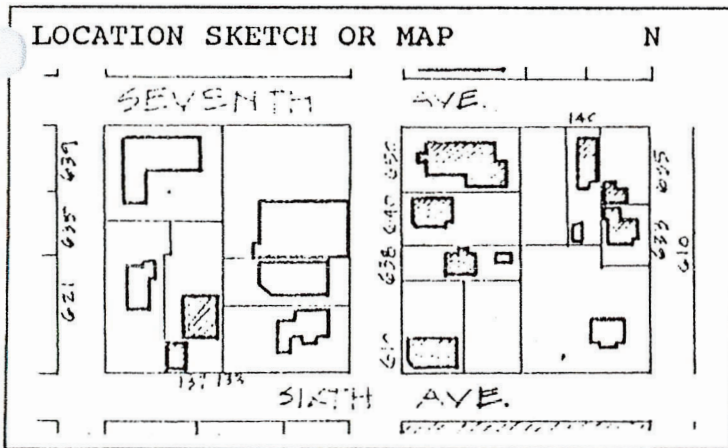
On January 4th, 1889, less than two weeks after the church was organized six or eight ladies met at the home of Mrs. Tremain and started a Ladies Aid Society. Within the first six months they raised \$131.00. They also raised money for the first organ by subscription. The women gave \$267.00 for building of the church and raised money for the bell. They later paid for the windows and the pulpit. In 1890 they bought 50 opera chairs at a cost of over \$90.00. In 1891 the rotten sidewalk was pulled up and the grounds cleared for 75¢ and in 1892 it was voted to move the stove to the northwest corner of the church and to build a terra cotta chimney through the roof. In 1894 the ladies raised nearly \$50.00 for painting the church and \$50.00 for 30 more chairs. That same year they held a sale at the Lakeside Inn to raise money for a concrete walk. They realized \$7.01, and with this money the first cement sidewalk in Mount Dora was laid. In 1894 the church was declared free of debt.

The Ladies Aid Society continued to work for the church and paid for a new roof at a cost of \$144.00. They also helped place the electric lights in it in 1912. The wiring of the church and manse cost \$40.00. In 1913 a wood burning furnace was placed under the floor but a modern heating system was installed in the 1940's. In 1916-17 the chapel and kitchen were added due to the generosity of Mrs. Mary Armstrong. The church was given a new kitchen and coat of paint in 1929 and former President and Mrs. Calvin Coolidge attended services here that year during their stay at the Lakeside Inn. In 1935 the auditorium was enlarged by the addition of the south wing. The chancel and the south entrance at the front of the church were built under the direction of Dr. Arthur Peabody Pratt in 1945. Despite its many alterations the church still largely retains its original shape and stands today as the only nineteenth century church in Mount Dora. It is significant for both its architecture and its long history.

MDT 5-16-30; CCC 1914,1958; MDV 4-23-86; K 70; L 126,61

ATTACHMENT #1

Architect _____
 Builder _____
 Style and/or Period Ecclesiastical shingle style
 Plan Type irregular: irregular
 Exterior Fabric(s) wood: novelty siding # wood: shingle, staggered, square, diamond butt
 Structural System(s) wood frame: balloon
 Porches _____
 Orientation W
 Foundation piers: concrete block, molded
 Roof Type gable
 Secondary Roof Structure(s) steeple
 Roof Surfacing metal shingle, # wood shingles
 Window Type awning # casement wood
 Ornament Exterior diagonal siding # shingle
 Chimney brick with corbelled caps
 Chimney Location N: wall exterior
 No. of Chimneys 1 No. of Stories 1
 No. of Dormers _____ Outbuildings _____
 Surroundings _____
 Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)
 Latitude and Longitude _____
 Site Size (approx. acreage of property) LT1



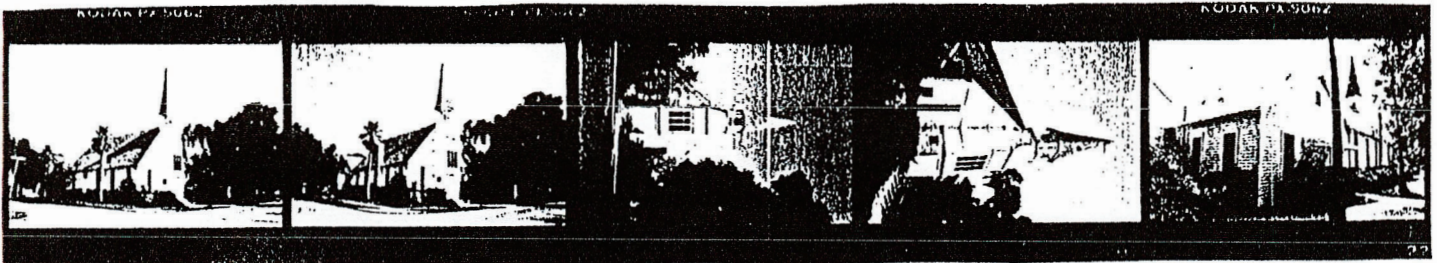
Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number _____
 Please attach Photographic Print

B 18-25





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00325

Recorder # 97

Field Date 3/15/2008

Form Date 3/15/2008

FormNo 200803

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 650 N Donnelly St

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
650	North	Donnelly	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Mount Dora

In Current City Limits? YES

County Lake

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> EUSTIS; 1980

Township:

Range:

Section:

1/4 section:

>>

19S ; 27E ; 30; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style Gothic Revival

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 1

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

BLOCK

Other Foundation Material(s)

Exterior Fabric(s)

>>

Drop siding

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys 2

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

**ATTACHMENT #1
HISTORICAL STRUCTURE FORM**

8LA00325

DESCRIPTION (continued)

Window Descriptions 6/6, casement 9, 4, & 13, 2/2

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTly this category

Residential: _____

Institutional: _____

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1887

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>> _____

Structure Use History

Use _____

Year Use Started _____

Year Use Ended _____

>>

Church; 1887;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____

>> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

YES

Name of Local Register if Eligible _____

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

NO

Area(s) of historical significance _____

>> _____

Other Historical Associations _____

Explanation of Evaluation (required) The property appears to be potentially eligible at the local level under Criterion A for Religion and Criterion C for Architecture.

**ATTACHMENT #1
HISTORICAL STRUCTURE FORM**

8LA00325

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, including Field Notes, Plans, other Important Documents:

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____
>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles
Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL
Recorder Affiliation Bland & Associates, Inc Other Affiliation _____
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

******* MASTER SITE FILE USE ONLY *******

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

Form Comments: _____

**REQUIRED
PAPER
ATTACHMENTS**

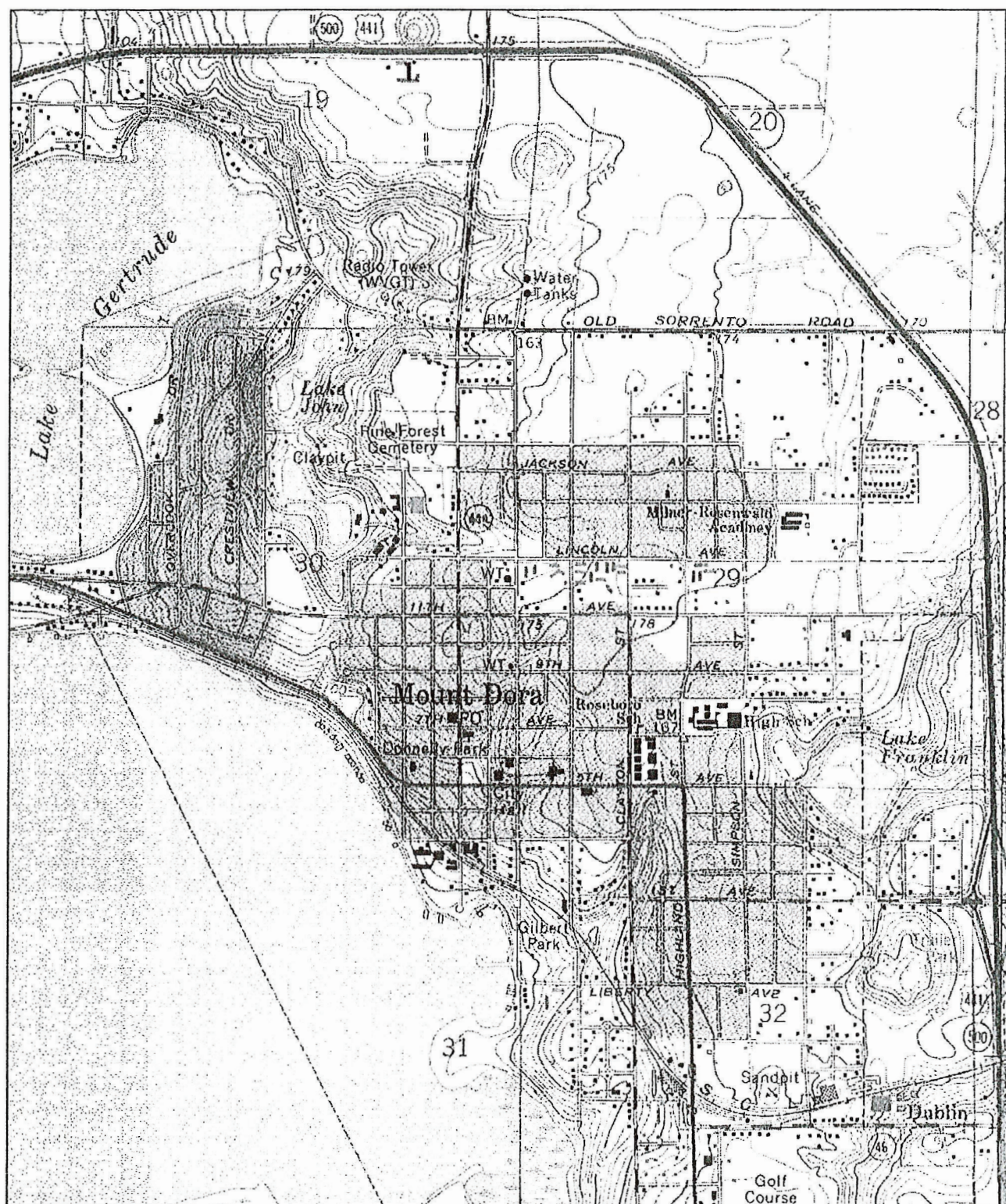
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA00325-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;30;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick B LOCK
- > **Exterior fabrics:**
Drop siding
Wood siding
Vinyl
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Church;1887;
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

97

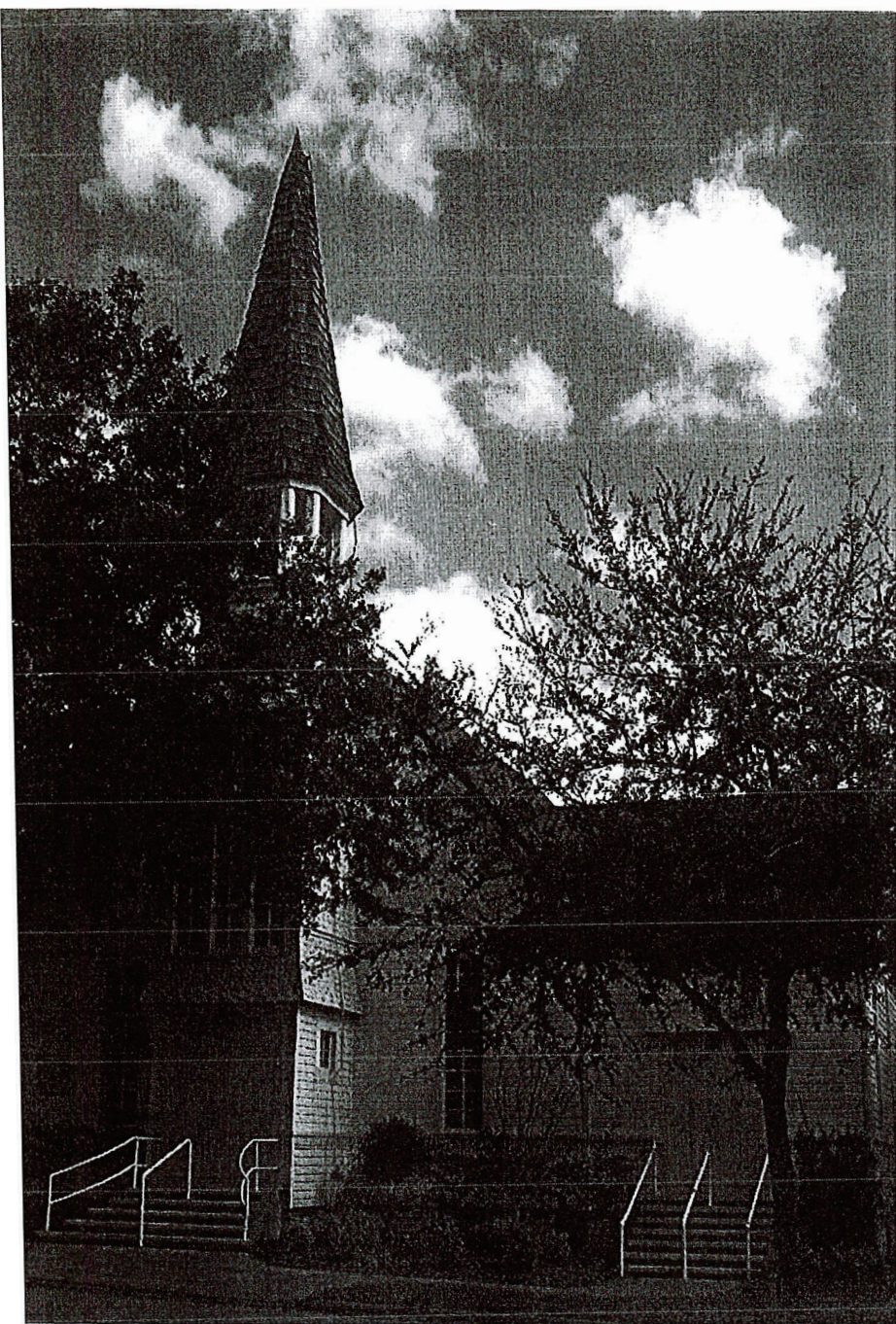


Map provided by MyTopo.com

L A 325

ATTACHMENT #1

97
LA 325



ATTACHMENT #1

From Records of Congregational Church

On December 23, 1883, under the auspices of the American Home Missionary Society, a meeting conducted by the Rev. S.B. Andrews, General Agent for the Society, was held at the Mount Dora school house for the purpose of organizing and founding a Society of the Congregational Church.

After due discussion, motion was carried that a list of all persons who were desirous of forming the Society be taken. The list contained the following names: Mr. and Mrs. R.C. Tremain, Mr. and Mrs. John Swain, Mr. Abram Spofford, Miss Ella S. Risley, Mrs. A. Alexander, Mrs. D. Freeze, Mr. Charles Griffith

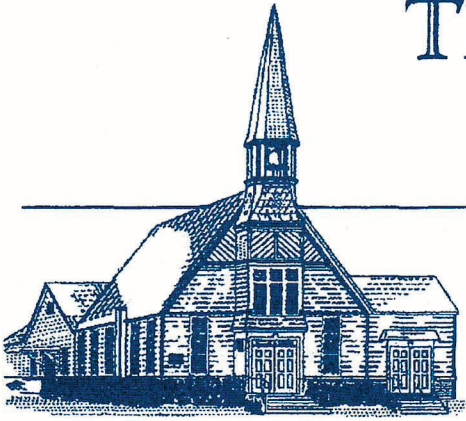
The number being of sufficient encouragement for the starting of the Congregational Church of Mount Dora.

Motion was carried that that those members not having present letters from their respective churches could furnish them at a later date, the entire list of nine to be considered as charter members.

Abram Spofford and R.C. Tremain were chosen as first Deacons, Charles Griffith as Clerk and John Swain as treasurer.

On May 3, 1886 a meeting was called to discuss the building of a church and the funding of the same. The church was built and the first meeting was held in the spring of 1887. Dedicated April 8, 1894, free of debt.

ATTACHMENT #1
The Congregational Church
of Mount Dora



Organized in 1883

June 2, 2025

Ms. Michele Janiszewski, AICP
Senior Partner
City of Mount Dora
510. N Baker Street
Mount Dora, FL 32757

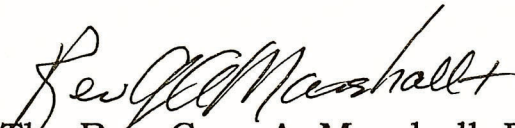
Re: Historical Marker

Dear Ms. Janiszewski:

Attached is the **Application for a Historic Site with Historic Marker**, along with all the other additional information requested.

Should you have any questions, please do not hesitate to call.

Sincerely,


The Rev. Gary A. Marshall, Pastor

650 North Donnelly Street, Mount Dora, Florida 32757 - Office 352-383-2285

ATTACHMENT #1**Congregational Church, circa 1886**

...

**Item Description****Title**

Congregational Church, circa 1886

Subject

Congregational Church (/digital/collection/downtown/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)
Donnelly Street (/digital/collection/downtown/search/searchterm/Donnelly Street/field/subject/mode/exact/conn/and)

Description

Early image of the Congregational Church on Donnelly Street, circa 1886. Outside of the church is a small gathering of people, possibly before or after service. Construction of the Congregational Church completed in 1886 and has been a part of the Mount Dora landscape since.

Date

circa 1886

Resource Type

photographic print, sepia

File Format

JPEG

Donnelly Street, 1886

...



▼ Item Description

Title

Donnelly Street, 1886

Subject

Donnelly Street (/digital/collection/downtown/search/searchterm/Donnelly Street/field/subject/mode/exact/conn/and)

First Congregational Church (/digital/collection/downtown/search/searchterm/First Congregational Church/field/subject/mode/exact/conn/and)

Else-Backus House (/digital/collection/downtown/search/searchterm/Else-Backus House/field/subject/mode/exact/conn/and)

Drugstore (/digital/collection/downtown/search/searchterm/Drugstore/field/subject/mode/exact/conn/and)

Annie Donnelly (/digital/collection/downtown/search/searchterm/Annie Donnelly/field/subject/mode/exact/conn/and)

Dr. W.C. Dodge (/digital/collection/downtown/search/searchterm/Dr. W.C. Dodge/field/subject/mode/exact/conn/and)

Associated Images/ Files

Downtown by the Decades 1886

ATTACHMENT #1

Downtown Homes of Mount Dora, circa 1890

...

**Item Description****Title**

Downtown Homes of Mount Dora, circa 1890

Subject

Sunnyside (/digital/collection/downtown/search/searchterm/Sunnyside/field/subject/mode/exact/conn/and)

Bishopsgate (/digital/collection/downtown/search/searchterm/Bishopsgate/field/subject/mode/exact/conn/and)

Congregational Church (/digital/collection/downtown/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)

Description

Early landscape of Mount Dora homes. Included in the picture on the left are "Sunnyside", or the "Bishopsgate" house, and the Congregational Church circa 1890. Both buildings were completed in 1886. "Sunnyside", one of the first homes of Mount Dora, was located on the corner of Seventh Avenue and Alexander Street and originally built by John Hicks. In 1944 his daughter, Ida Hicks Rawson Bishop, inherited the home and renamed it "Bishopsgate."

Date

circa 1890

September 16, 2025 City Council Regular Session Agenda Packet

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Donnelly House in Center

...



Item Description

Title

Donnelly House in Center

Subject

Donnelly House (/digital/collection/downtown/search/searchterm/Donnelly House/field/subjec/mode/exact/conn/and)

Lake Dora (/digital/collection/downtown/search/searchterm/Lake Dora/field/subjec/mode/exact/conn/and)

Congregational Church (/digital/collection/downtown/search/searchterm/Congregational Church/field/subjec/mode/exact/conn/and)

Description

A view of Lake Dora from what is currently Baker Street. This westward view includes the Donnelly House in the center, as well as Dr. Conklin's house on the right, behind the Congregational Church. The name Lake Dora first appeared on government maps in 1848. This image is circa 1900.

Date

circa 1900

Resource Type

photographic print, black and white

File Format

JPEG

Resource ID

Street Scenes 01195

ATTACHMENT #1**Mount Dora, Fla. Congregational Church and Donnelly Ave.**

...

**▼ Item Description****Title**

Mount Dora, Fla. Congregational Church and Donnelly Ave.

Subject

Congregational Church (/digital/collection/downtown/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)

Donnelly Street (/digital/collection/downtown/search/searchterm/Donnelly Street/field/subject/mode/exact/conn/and)

Historical Churches (/digital/collection/downtown/search/searchterm/Historical Churches/field/subject/mode/exact/conn/and)

Description

The Congregational Church was built in 1887 and is located on the corner of Donnelly Street and Seventh Avenue. The church property was donated by John P. and Annie Donnelly. Former President and Mrs. Calvin Coolidge attended this church during their visit in the winter of 1929-30. This postcard is believed to be circa 1916.

Publisher

The Hugh C. Leighton Co.; Portland, Maine

Date

1916

ATTACHMENT #1

Congregational Community Church - Mount Dora, Fla. ...

Congregational Community Church_front



▼ Object Description

Title

Congregational Community Church - Mount Dora, Fla.

Subject

Congregational Church (/digital/collection/downtown/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)
Donnelly Street (/digital/collection/downtown/search/searchterm/Donnelly Street/field/subject/mode/exact/conn/and)
Ninth Avenue (/digital/collection/downtown/search/searchterm/Ninth Avenue/field/subject/mode/exact/conn/and)
real photo postcard (/digital/collection/downtown/search/searchterm/real photo postcard/field/subject/mode/exact/conn/and)

Description

Real photo postcard of the Congregational Church circa 1935. The church was incorporated in 1886 and construction began on the gothic revival style building in 1887. The church building and the structure next door, to the right facing Donnelly Street, continue to exist in the same location as featured in this postcard image. The two story structure behind the Congregational Church, facing East Seventh Avenue no longer exists, it is unknown whether it was moved or destroyed to form the parking lot in its current location.

Creator

W.M. Cline Co., Chattanooga (TN)

Publisher

EKC September 16, 2025 City Council Regular Session Agenda Packet

Page 177 of 212

ATTACHMENT #1

Congregational Church Mt. Dora, Florida

...

**Item Description****Title**

Congregational Church Mt. Dora, Florida

Subject

Congregational Church (/digital/collection/postcards/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)
Historic Downtown (/digital/collection/postcards/search/searchterm/Historic Downtown/field/subject/mode/exact/conn/and)
real photo postcard (/digital/collection/postcards/search/searchterm/real photo postcard/field/subject/mode/exact/conn/and)

Description

Congregational Church in Mt. Dora, Florida, located on Donnelly Street and Seventh Avenue. This real photo postcard is circa 1940.

Creator

Cline Photo

Publisher

EKC

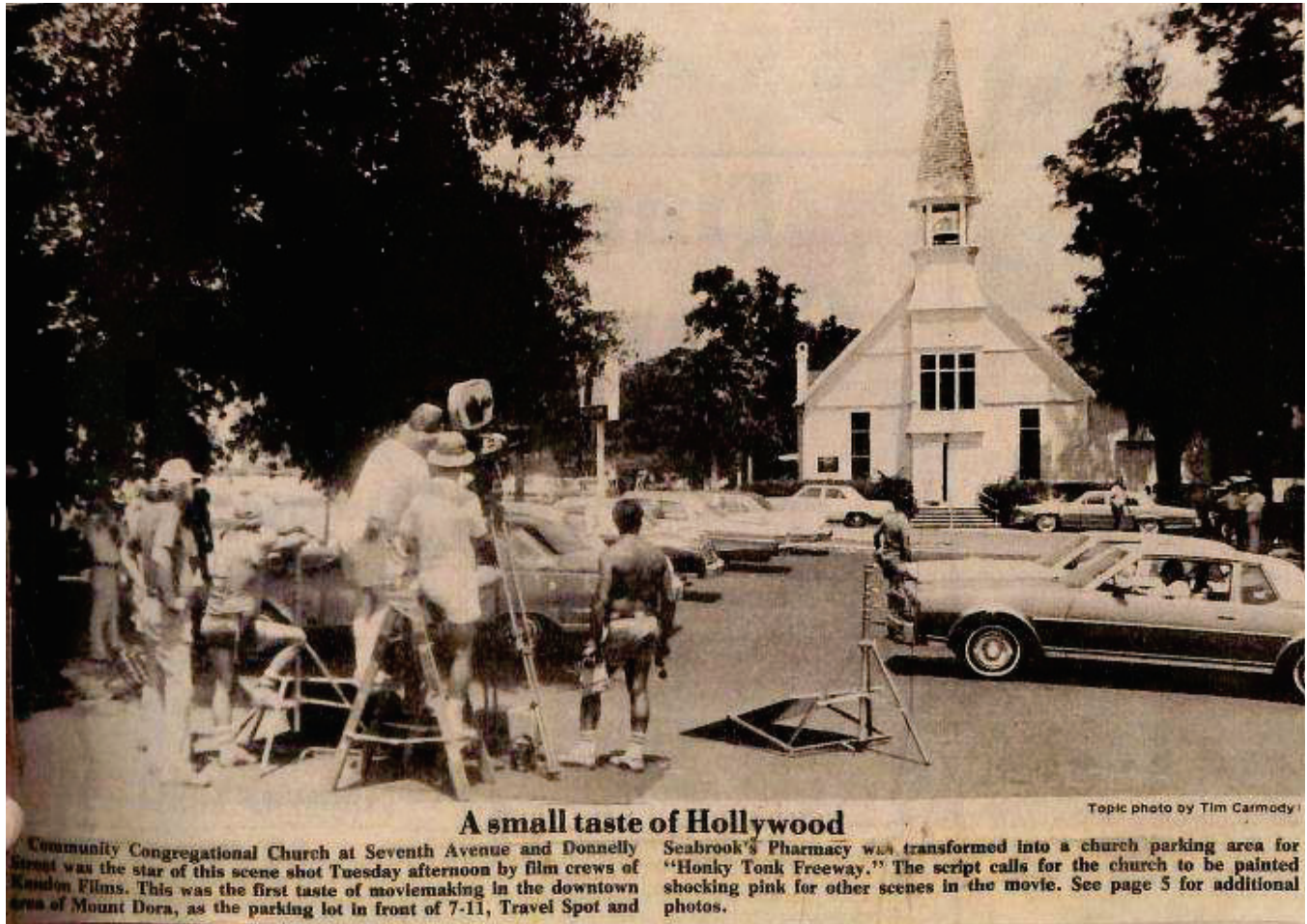
Donor

Al Wittnebert

September 16, 2025 City Council Regular Session Agenda Packet

ATTACHMENT #1**A Small Taste of Hollywood**

...

**▼ Item Description****Title**

A Small Taste of Hollywood

Subject

Mount Dora History (/digital/collection/freeway_movie/search/searchterm/Mount Dora History/field/subject/mode/exact/conn/and)
 Honky tonk freeway (Motion picture) (/digital/collection/freeway_movie/search/searchterm/Honky tonk freeway (Motion picture)/field/subject/mode/exact/conn/and)
 Congregational Church (/digital/collection/freeway_movie/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)
 Mount Dora Topic (/digital/collection/freeway_movie/search/searchterm/Mount Dora Topic/field/subject/mode/exact/conn/and)

Description

Article and image from the Mount Dora Topic detailing the filming of "Honky Tonk Freeway" in front of the Congregational Church by Kendon Films. This was the first taste of moviemaking in the downtown area of Mount Dora, as the parking lot in front of the 7-11, Travel Spot and Seabrook's Pharmacy was transformed into a church parking area for "Honky Tonk Freeway." The script called for the church to be painted shocking pink for other scenes in the movie.

September 16, 2025 City Council Regular Session Agenda Packet

Page 179 of 212

ATTACHMENT #1**Congregational Church Partially Painted Pink**

...

**Item Description****Title**

Congregational Church Partially Painted Pink

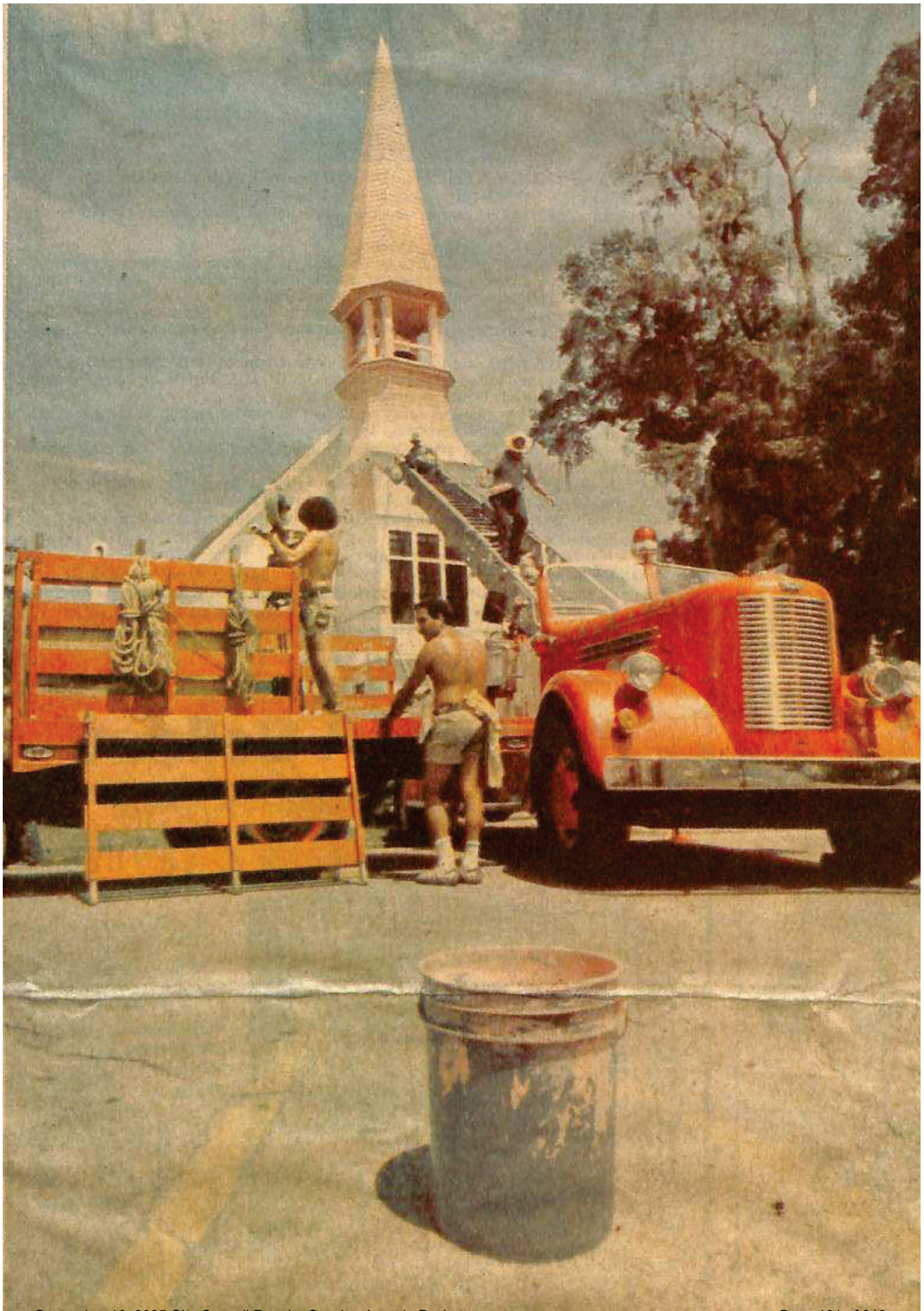
Subject

Mount Dora History (/digital/collection/freeway_movie/search/searchterm/Mount Dora History/field/subject/mode/exact/conn/and)
Honky tonk freeway (Motion picture) (/digital/collection/freeway_movie/search/searchterm/Honky tonk freeway (Motion picture)/field/subject/mode/exact/conn/and)
Congregational Church (/digital/collection/freeway_movie/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)

Description

The Congregational Church on Donnelly Street and Seventh Avenue was featured in the movie; it is pictured in the process of being painted pink for the filming.

ATTACHMENT #1



Site Inventory Form

Site No. _____

Site Name Community Congregational Church Survey Date 8709
Address of Site 650 Donnelly St., Mt. Dora Fl. 32757
Instruction for locating _____

Location Mt. Dora Sub Subdivision Name 50 Block No. 00001 Lot No.

County _____ Lake _____
District name if applicable _____
Owner of Site: Name Community Congregational Church
Address P.O. Box 944, Mt. Dora Fl. 32757

Type of Ownership Institutional Recording Date 8711
Recorder: Name & Title Barr, Melanie (Historical Preservation Consultant)
Address P.O. Box 17, Gainesville Fl. 32602

Condition of Site: Integrity of Site: Original Use religious
(Check One) (Check One or More)
☒ Excellent ☒ Altered Present Use religious
☐ Good ☐ Unaltered Dates +1887
☐ Fair ☒ Original Use Cultural Phase American
☐ Deteriorated ☐ Restored/Date Period 19th Century
☐ Moved/Date

NR Classification Category building Date Listed on NR _____
Threats to Site:
(Check One or More)
☐ Zoning ☐ Transportation ☐ Borrowing
☐ Development ☐ Fill ☐ Other (See Remarks Below)
☐ Deterioration ☐ Dredge

Areas of Significance: Early Community Development, Religion

Significance: . . .

The community now known as Mount Dora began settlement in the mid-1870's. The first church organized in the area was the Methodist Episcopal Church which was founded in June 1880. The second church was informally established by Mr. and Mrs. Ross C. Tremain in their home as soon as it was completed at 347 E. 3rd Ave. They had a Sunday School and weekly prayer meeting, with occasional preaching by a Congregational minister staying in Eustis. The Florida Association of Congregational Churches organized in the spring of 1883, and Mount Dora's Congregational Church was founded on December 23, 1883, by the Rev. S.B. Andrews in the Mount Dora school house. The Rev. Andrews was a minister from Boston and a missionary for the American Home Missionary Society. He was living in Winter Park and assisting Dr. Gale with missionary work in south Florida. He rode to Mount Dora on horseback and preached at the Tremain home in 1884. In 1885 the Rev. W.W. Winchester of Massachusetts began preaching to the Congregationalists in the second floor hall of the two story Gulik and Pease store building that was remodeled into the Robert Burns Inn in 1908 and located at the southeast corner of Donnelly and E. 4th Ave. The Rev. P.B. Fiske, a Vermont man, arrived in September 1885 and was formally installed as pastor on March 5, 1886. It was under his direction that the present church building was constructed on land donated by John P. Donnelly. The Rev.

(see continuation page)

(CONTINUATION SHEET - SIGNIFICANCE)

Tomlinson from Philadelphia, who had expertise in church building, came to Mount Dora in February 1887 to help raise the money and superintend the building of the church. The carpenter was a man called Captain Northy. By the spring of 1887 the building was far enough along that it could be occupied in that it had a floor, a roof, siding, a steeple, and a bell, but it did not have windows, the walls weren't plastered and there was no furniture or carpeting. The benches, organ, a chair and a little table for the minister were brought in from the hall over the store on Donnelly and 4th. The total cost of the building was \$2,032.

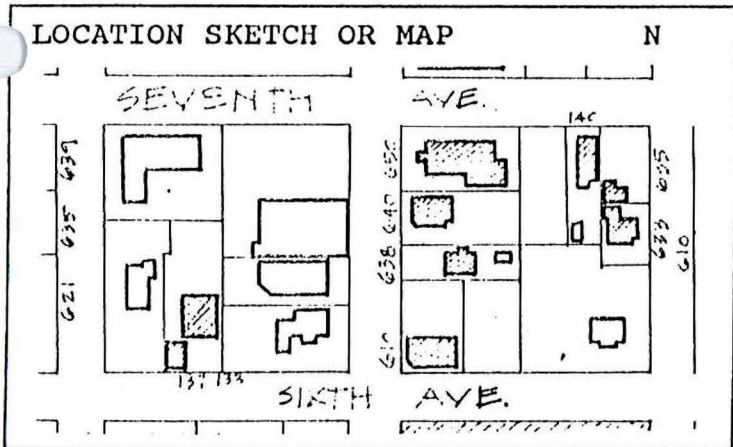
On January 4th, 1889, less than two weeks after the church was organized six or eight ladies met at the home of Mrs. Tremain and started a Ladies Aid Society. Within the first six months they raised \$131.00. They also raised money for the first organ by subscription. The women gave \$267.00 for building of the church and raised money for the bell. They later paid for the windows and the pulpit. In 1890 they bought 50 opera chairs at a cost of over \$90.00. In 1891 the rotten sidewalk was pulled up and the grounds cleared for 75¢ and in 1892 it was voted to move the stove to the northwest corner of the church and to build a terra cotta chimney through the roof. In 1894 the ladies raised nearly \$50.00 for painting the church and \$50.00 for 30 more chairs. That same year they held a sale at the Lakeside Inn to raise money for a concrete walk. They realized \$7.01, and with this money the first cement sidewalk in Mount Dora was laid. In 1894 the church was declared free of debt.

The Ladies Aid Society continued to work for the church and paid for a new roof at a cost of \$144.00. They also helped place the electric lights in it in 1912. The wiring of the church and manse cost \$40.00. In 1913 a wood burning furnace was placed under the floor but a modern heating system was installed in the 1940's. In 1916-17 the chapel and kitchen were added due to the generosity of Mrs. Mary Armstrong. The church was given a new kitchen and coat of paint in 1929 and former President and Mrs. Calvin Coolidge attended services here that year during their stay at the Lakeside Inn. In 1935 the auditorium was enlarged by the addition of the south wing. The chancel and the south entrance at the front of the church were built under the direction of Dr. Arthur Peabody Pratt in 1945. Despite its many alterations the church still largely retains its original shape and stands today as the only nineteenth century church in Mount Dora. It is significant for both its architecture and its long history.

MDT 5-16-30; CCC 1914,1958; MDV 4-23-86; K 70; L 126,61

ATTACHMENT #1

Architect _____
 Builder _____
 Style and/or Period Ecclesiastical shingle style
 Plan Type irregular: irregular
 Exterior Fabric(s) wood: novelty siding # wood: shingle, staggered, square, diamond butt
 Structural System(s) wood frame: balloon
 Porches _____
 Orientation W
 Foundation piers: concrete block, molded
 Roof Type gable
 Secondary Roof Structure(s) steeple
 Roof Surfacing metal shingle, # wood shingles
 Window Type awning # casement wood
 Ornament Exterior diagonal siding # shingle
 Chimney brick with corbelled caps
 Chimney Location N: wall exterior
 No. of Chimneys 1 No. of Stories 1
 No. of Dormers _____ Outbuildings _____
 Surroundings _____
 Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)
 Latitude and Longitude _____
 Site Size (approx. acreage of property) LT1



Township	Range	Section
19	27	30

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number _____
 Please attach Photographic Print

B 18-25





ATTACHMENT #1
HISTORICAL STRUCTURE FORM
Electronic Version 1.1.0

Site #8 LA00325
Recorder # 97
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 650 N Donnelly St Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>650</u>	<u>North</u>	<u>Donnelly</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) Mount Dora In Current City Limits? YES
County Lake Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> EUSTIS;1980
Township: _____ Range: _____ Section: _____ 1/4 section: >> 19S ;27E ;30;UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Gothic Revival Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Piers
Other Foundation Types _____
Foundation Material(s) >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) >> Gable
Other Roof Type(s) _____
Roof Material(s) >> _____
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 2
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

ATTACHMENT #1 HISTORICAL STRUCTURE FORM

8LA00325

DESCRIPTION (continued)

Window Descriptions 6/6, casement 9, 4, & 13, 2/2

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTLY this category

Residential: _____

Institutional: _____

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1887

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>> _____

Structure Use History

Use _____

Year Use Started _____

Year Use Ended _____

>>

Church; 1887;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____

>> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance _____

>>

Other Historical Associations _____

Explanation of Evaluation (required) The property appears to be potentially eligible at the local level under Criterion A for Religion and Criterion C for Architecture.

ATTACHMENT #1 HISTORICAL STRUCTURE FORM

8LA00325

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

Form Comments: _____

SHPO's Evaluation of Resource

_____ Date _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA00325-200803

Supplementary Printout

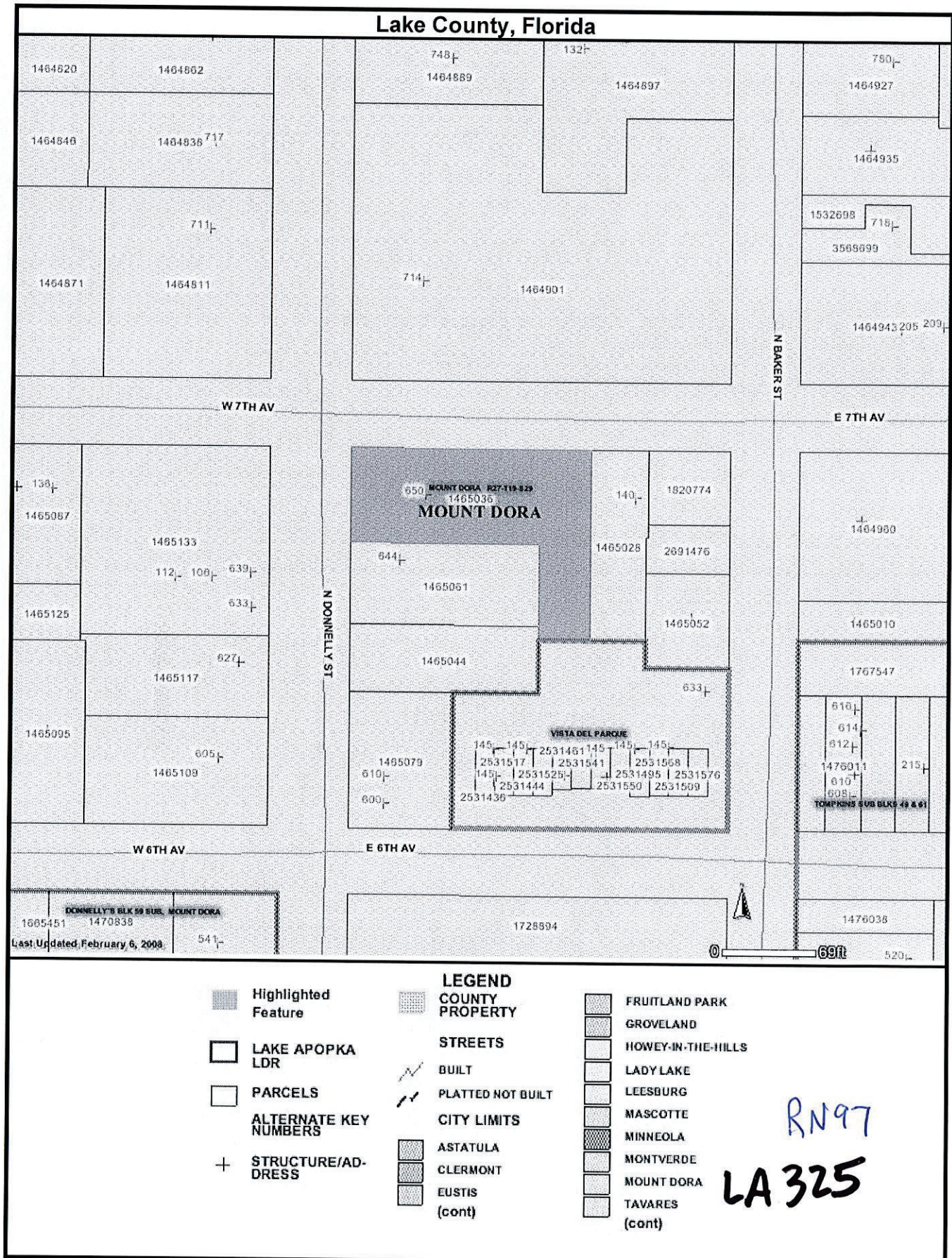
- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;30;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
Wood siding
Vinyl
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Church;1887;
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



Map provided by MyTopo.com

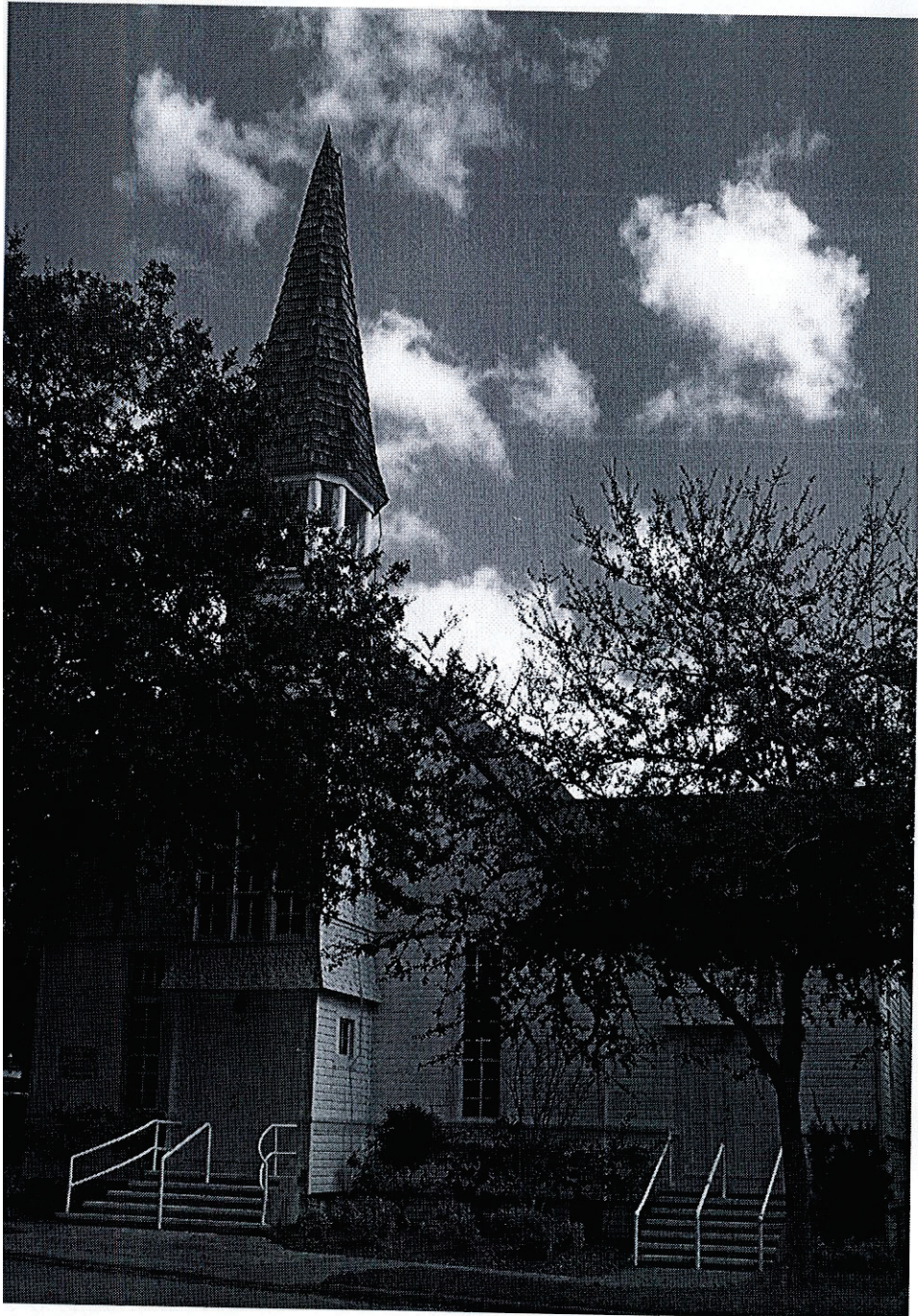
L A 325

ATTACHMENT #1



97

LA 325



Let it be known that the
The First Congregational Church of
Mount Dora

*Located at 650 N Donnelly Street,
Is presented this*

Certificate of Historic Significance
*For its historical significance to the City of Mount Dora,
Florida.*

*Awarded this 16th day of September, 2025
By the City Council of Mount Dora, Florida,
As recommended by the Historic Preservation Board.*

*James Homich, Mayor
City of Mount Dora*

*Det Joks, Chairman
Historic Preservation Board*

RESOLUTION NO. 2025 - 37

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO 650 N DONNELLY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR HISTORIC SITE DESIGNATION; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora adopted its Historic Preservation Ordinance on February 4, 1997; and

WHEREAS, Land Development Code Section 3.6.3 provides the process of designating historic sites and establishes the Mount Dora Local Register of Historic Places; and

WHEREAS, First Congregational Church of Mount Dora, Inc. is the owner of that property located at 650 N Donnelly, Mount Dora, Florida identified by Lake County Tax Parcel Identification Number 29-19-27-0010-050-00001 (Alt. Key No. 1465036), more particularly described as (the "Property"):

The west 40 feet of the east 140 feet of the north 140 feet of Block 50, Town of Mount Dora, according to the plat thereof, as recorded in Plat Book 3, Page 37, Public Records of Lake County, Florida.

And

The north 70 feet of the west 135 feet of Block 50, Town of Mount Dora, according to the plat thereof, as recorded in Plat Book 3, Page 37, Public Records of Lake County, Florida.

WHEREAS, First Congregational Church of Mount Dora, Inc. nominated the Property to be included on the Mount Dora Local Register of Historic Places by submitting an application to Planning and Zoning; and

WHEREAS, the Historic Preservation Board held a public hearing to consider the status of the structure located on the Property at 650 N Donnelly on June 25, 2025; and

WHEREAS, the Historic Preservation Board determined the structure has significant character, interest and value as part of the historical, cultural, aesthetic and architectural heritage of the City and meets the criteria established in Land Development Code Section 3.6.3.c to qualify as a historic site and to be included on the Mount Dora Local Register of Historic Places; and

WHEREAS, pursuant to the provisions of Land Development Code Section 3.6.3.2.a.7.b., a nomination for historic site designation shall be formally approved by the City Council.

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

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above findings are hereby adopted.

SECTION 2. Historic Site Designation. The Property located at 650 N Donnelly, Mount Dora, Florida identified by Lake County Tax Parcel Identification Number 29-19-27-0010-050-00001 (Alt. Key No. 1465036), is hereby designated as a historic site within the City of Mount Dora.

- A. The Property shall be included on the Mount Dora Local Register of Historic Places.
- B. The historic site plaque is to be placed on the Property and the Property shall be subject to all requirements of the City's Historic Marker Program, as amended.
- C. This designation applies to the Property so identified and shall run with the land.

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

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the designation of the Property as a historic site and appropriate for the installation of a historic plaque, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

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

{Rest of Page Intentionally Left Blank}

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 16th day of September, 2025.

**James Homich, Mayor
City of Mount Dora, Florida**

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only
Approved as to form and legal sufficiency

Patrick Brackins, City Attorney



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of First Reading of **Ordinance No. 2025-20**, Amending the Land Development Code in Multiple Chapters.

Introduction:

This is a request for City Council to approve first reading of Ordinance No. 2025-20 and hold hearing for second reading and adoption.

Discussion:

Staff frequently amends the LDC to ensure the Code is compliant with the Mount Dora 2045 Comprehensive Plan and Florida Statutes; and to ensure the Code efficiently protects the public health, safety, and welfare.

Specifically, this Ordinance:

1. Eliminates the requirement of a concept plan for zoning applications.
2. Allows an extended approval timeline for PUDs, subject to City Council approval.
3. Increases the Floor Area Ratio in the Office Professional District to 1.00.
4. Establishes a 15' setback for city facilities, not adjacent to residential uses, within the Public Lands and Institutions District.
5. Amends the code for Community Residential Home and Family Residential Homes to be consistent with Florida Statutes.
6. Establish a reduced front setback for front porches.
7. Establishes specifications for vehicle wash facilities.
8. Allows alternate data to be provided for calculating off-street parking requirements.
9. Allows excess parking spaces to be constructed of pervious materials.
10. Provides definitions for Personal Care Facilities and Professional Office.

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

The Planning and Zoning Commission (PZC) at their regularly scheduled meeting held on June 18, 2025, recommended approval of the Amendment to the LDC as contained in the draft ordinance.

Budget Impact:

There will not be a budget impact with the adoption of Ordinance 2025-20.

Strategic Impact:

Objective 7.2 - Focus on strategies and infrastructure to improve public health, safety, and welfare within the City.

Recommendation:

Council approve the First Reading of Ordinance No. 2025-20 and hold a hearing for second the reading and adoption.

Attachment(s):

1. Attachment #1 - Business Impact Estimate - Ordinance 2025-20 - LDC Amendment
2. Ordinance No. 2025-20 LDC Update

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 7/15/2025

Approved - 7/15/2025

Approved - 7/15/2025

Approved - 9/10/2025

Approved - 9/10/2025

Final Approval - 9/10/2025

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2025 - 20

ORDINANCE TITLE: Land Development Code Amendments

DEPARTMENT: Community Development

MEETING DATE: August 5, 2025 (First Reading)

August 19, 2025 (Second Reading and Adoption)

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

ORDINANCE NO. 2025-20

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE; SPECIFICALLY, THIS ORDINANCE AMENDMENTS CHAPTER III ENTITLED 'ZONING REGULATIONS,' CHAPTER VI ENTITLED 'DESIGN STANDARDS,' AND CHAPTER VIII ENTITLED 'DEFINITIONS;' PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

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

- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Mount Dora;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

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

Staff frequently amends the LDC to ensure the Code is compliant with the Mount Dora 2045 Comprehensive Plan and Florida Statutes; and to ensure the Code efficiently protects the public health, safety, and welfare. This Ordinance amends multiple provisions within the Land Development Code.

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

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

No direct impact to general businesses.

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

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

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

No additional regulatory costs, staff administration only.

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

This ordinance is not anticipated to affect businesses.

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

None at this time.

ORDINANCE NO: 2025 - 20

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE; SPECIFICALLY, THIS ORDINANCE AMENDMENTS CHAPTER III ENTITLED 'ZONING REGULATIONS,' CHAPTER VI ENTITLED 'DESIGN STANDARDS,' AND CHAPTER VIII ENTITLED 'DEFINITIONS;' PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 166, confers upon a local government, the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the City of Mount Dora may regulate land use matters and design standards within the City limits through the adoption of Land Development regulations; and

WHEREAS, from time to time the City of Mount Dora provides updates and amendments to its Land Development regulations; and

WHEREAS, the City finds that the amendments to its Land Development Code, as set forth herein, are consistent with all applicable policies of the City of Mount Dora Comprehensive Plan; and

WHEREAS, on June 18, 2025, the City of Mount Dora Planning and Zoning Commission found the amendment consistent with the Comprehensive Plan and recommended approval of the amendments to the Land Development Code; and

WHEREAS, the City has determined that the amendments to its Land Development Code, as set forth herein, advance a legitimate public purpose and promote and protect the health, safety and welfare of the citizens of the City of Mount Dora.

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

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

SECTION 2. AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE CHAPTER III, ZONING REGULATIONS, CHAPTER VI, DESIGN STANDARDS, AND CHAPTER VIII, DEFINITIONS. The City of Mount Dora Land Development Code Chapter II, General, Chapter III, Zoning Regulations, Chapter VI, Design Standards, and Chapter VIII, Definitions, is hereby revised and amended as follows:

Note: Underlined words constitute additions to existing text, ~~strike through~~ constitutes deletions from existing text and asterisks (***) indicate omitted parts which are intended to remain unchanged.

CHAPTER III. – ZONING REGULATIONS

3.3.2. Submittals and fees. The application shall be a form provided by the city, stating at least: the applicant's name, a legal description and survey of the property, the current zoning, the requested zoning, proof of ownership and the reason for the requested change. Appropriate fees shall be paid at the time of submittal. ~~Applications for zoning district change to R-3, MHP, RP, C-1, C-2, C-3, WP-1, WP-2, and OP zoning districts must include a conceptual site plan as described in chapter V.~~

3.4. - Establishment of zoning districts.

3.4.5 *PUD Planned Unit Development District:*

f. *Approval expiration:*

1. If a final master plan for all or part of the preliminary master plan has not been submitted within one year following the approval of the preliminary master plan, the preliminary master plan approval shall be void. Upon request by the applicant prior to expiration, the development review committee may review the preliminary master plan and current conditions and determine whether the approved uses are still appropriate. Following this review, the development review committee may take the following action:
 - a. If there have been no significant changes in the surrounding area, the development review committee may extend the approval for an additional six months. A second six-month extension may be approved by the planning and zoning commission. A third six-month extension will require a PUD amendment.

- b. If significant changes have occurred in the area that make the approved uses inappropriate, the city council may, after public hearing and recommendations of the planning and zoning commission:
 1. Revise the preliminary master plan; or
 2. Change the zoning classification to a more appropriate district.
2. Actual construction must begin within the planned unit development within 12 months of approval of the final master plan.
 - a. Upon request, an extended timeline may be approved in conjunction with the master plan. Such alternative timeline shall be clearly stated in the approval ordinance for the final planned unit development and shall not exceed five years.
 - b. If actual construction has not begun, the final master plan approval and any vesting which may be claimed thereby shall be void. The applicant may request a six-month extension prior to expiration to the development review committee.
 - c. Construction shall be deemed to commence upon receipt of a site development permit or building permit for the development. Lapse of said site development or building permit shall constitute a termination of construction. Upon a termination of construction, construction must recommence during that portion of the 12-month period which was not exhausted prior to commencement of construction. If recommencement does not occur in a timely manner the final master plan approval and any vesting which may be claimed thereby shall be void.

3.4.10. *OP Office Professional District.*

5. *Site development standards:*

		Adjacent to Residential	Standard
a.	Minimum building setbacks (ft.)		
	Front yard	30	25
	Side yard	30	10
	Rear yard	30	25
	From any street	25	25
b.	Minimum lot size (sq. ft.)	15,000	
c.	Minimum lot width (ft.)	125	
d.	Maximum building height (ft.)	35	
	Within 100 ft. of Lake Dora	25	
e.	Parking	See section 6.5	
f.	Landscaping/buffers	See section 6.6	
g.	Signs	See section 6.7	
h.	Access	See subsection 6.3.7	
i.	Floor area ratio (FAR)	0.30 <u>1.00</u>	

3.4.13. PLI Public Lands and Institutions District.

5. *Site development standards:*

a. Minimum setbacks:

Front yard: 25 feet.

Side yard: 25 feet.

Rear yard: 25 feet.

City facilities and structures not adjacent to residential (all sides): 15 feet.

3.5.13. Community Residential Homes. Group homes and adult living facilities.

1. Statement of intent. In order to prevent concentration of foster care and group home facilities and the impact on a neighborhood by a high concentration of these facilities, the planning and zoning commission shall exercise care in considering a request to establish a foster care or group home facility by determining that the approval of the new facility or additions to existing facilities when added to the number of other such facilities licensed by the state (excluding foster homes) in the vicinity of the proposed site will not stress the limited capacity of a neighborhood's existing social structures to accommodate foster care and group home facilities. A second intention of this provision is to protect existing foster care and group home facilities from the possibility that an over-concentration of such facilities in a neighborhood might develop which may inadvertently create an institutional setting. Such a setting is an impediment to the successful functioning of foster care and group home facilities.

To help fulfill this intent, the applicant is required to provide a list of the location of all group care facilities indicating the number of clients at each facility within the city. The list is to be certified by the state department having jurisdiction over these facilities.

2. Standards. Group homes and adult living facilities may be approved by the planning and zoning commission as a conditional use, provided that:
 - a. In single- and two-family residential districts, the commission shall determine if the proposed structure (facility) is compatible with the neighborhood in its physical size and residential density. Residential density shall be based upon two persons per household.
 - b. In multifamily residential districts, the commission shall determine if the proposed use is compatible with the area in its intensity of land use. Persons per acre may be used as a guide establishing equivalency with density. Based on 2.0 persons per household for multifamily residences in the city, the maximum persons per acre allowed in the R-3 district shall be 24.
 - c. A copy of the application to the state department having jurisdiction over these facilities shall accompany the application for the conditional use and requirements of the state department with jurisdiction must be met.
 - d. Adequate parking, landscaping and buffering must be provided.

3. Family Residential Homes. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single-family unit and a noncommercial, residential use.
 - a. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be allowed in single-family or multifamily zoning districts.
 - b. The sponsoring agency shall provide the City with the most recently published data compiled from the licensing entities that identifies all community residential homes within the jurisdictional limits in which the proposed site is to be located in order to show that there is not a home of six or fewer residents which otherwise meets the definition of a community residential home within a radius of 1,000 feet and not a community residential home within a radius of 1,200 feet of the proposed home.
 - c. At the time of home occupancy, the sponsoring agency must notify the local government that the home is licensed by the licensing entity.
 - d. Family residential homes located within a planned residential community are not subject to the proximity requirements of this section and may be contiguous to each other.

~~3.5.15. Satellite dishes. Satellite dishes shall be permitted as accessory uses in conformance with the applicable building setbacks, but shall not be permitted in front yards. Front Porch in residential districts. For new and existing residential development in single-family residential, duplex, and multi-family zoning districts, a front porch may project into the required front yard no more than eight (8) feet on single-family detached, single-family attached, and duplex units, provided the following conditions are met:~~

- ~~1. The porch is not enclosed with solid walls or any other material which would obstruct vehicular sight.~~
- ~~2. At no time may the front porch be placed less than five (5) feet from the front property line.~~
- ~~3. A porch projecting into the required front yard shall be a maximum one-story porch and shall not exceed twelve (12) feet in height.~~
- ~~4. The porch shall be designed to complement the architectural style of the residence.~~

CHAPTER VI. – DESIGN STANDARDS

6.4.5. Specifications for Vehicle Wash Facilities.

1. Vehicle wash facilities are required to be equipped with a self-contained water recycling system. These facilities shall not back wash their filters but instead have their filter properly disposed (potentially as hazardous wastes). Disposal methods shall require approval by the Water Utilities Department.
2. All vehicle wash facilities shall have a disposal facility including sludge and grit removal. Disposal equipment shall be subject to the approval of the City Water Resources Department.

3. Any wastewater discharge to the City of Mount Dora Sanitary Sewer System shall be required to meet all City of Mount Dora Sanitary Sewer Standards.

6.5.2. Off-Street Parking Requirements.

15. Alternate data for off-street parking requirements. An adjustment in the required number of off-street parking spaces may be considered by the development review coordinator when evidence is submitted demonstrating that the required number of off-street parking spaces are not required based on estimates of parking demand. Evidence may include recommendations from the Institute of Traffic Engineers (ITE), parking studies, data collected from uses that are the same or comparable to the proposed use, or other relevant information. All evidence submitted shall document the source of data used to justify the reduction in off-street parking spaces.

6.5.11. Construction specifications. All parking lots, loading areas and vehicular use areas shall have durable all-weather drainage and surface water control.

1. Acceptable materials. A durable all-weather surface shall mean an improved surface of concrete, brick, asphalt, permanent porous grating or other permanent dust-free surfaces. Wood chips or similar materials shall only be allowed for lots of four spaces or less. All handicap spaces shall consist of hard surface materials. Parking spaces provided in excess of the minimum required may be constructed of pervious materials, such as turf blocks or grassed parking areas.

CHAPTER VIII. – DEFINITIONS

The following definitions shall apply throughout this code. Words not specifically defined or otherwise explained within this code shall be as defined in a standard dictionary or as understood by the development review coordinator. Definitions specifically related to signage shall be found within Chapter VI, Design Standards, Section 6.7, Signs.

Community Residential Home: A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive

staff as may be necessary to meet the physical, emotional, and social needs of the residents, as defined in Florida Statutes.

Family Residential Home: Homes of six or fewer residents which otherwise meet the definition of a community residential home.

Personal Care Facilities: A service use primarily engaged in providing services involving the care of a person, his or her apparel, pets, or small appliances. Examples include barbershops, beauty shops, exercise studios, pet grooming, appliance repair/service, laundromats, health and fitness clubs, and parcel delivery offices.

Professional Office: An establishment providing executive, Management, administrative, or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a Permitted use. Typical uses include offices for: accountants, economic consultants and stock brokers; attorneys; Engineers, Architects, surveyors, draftsmen, industrial designing, planners, sculptors and artists, editorial and general designing, ceramic arts, and photographers; advertising agencies; and insurance, real estate and/or escrow or abstract offices.

SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS.

The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed prudent.

SECTION 4. CODIFICATION AND SCRIVENER'S ERRORS.

A. The revisions to City of Mount Dora Land Development Code, as set forth in Sections 2 above shall be codified in the City of Mount Dora Code of Ordinances.

B. The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the codifier of the City of Mount Dora Land Development Code.

C. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 5. SAVINGS CLAUSE. All prior actions of the City pertaining to the amendments to the City of Mount Dora Land Development Code, as well as any

and all other applicable matters, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. **CONFLICTS.** All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 7. **SEVERABILITY.** If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon enactment by the City of Mount Dora.

PASSED AND ADOPTED this _____ day of _____ 2025.

FIRST READING: _____, 2025

SECOND READING: _____, 2025

James Homich, Mayor
City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

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

Patrick Brackins, City Attorney



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

DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Lobbyist Update

Introduction:

Gray Robinson, P.A. represents the City of Mount Dora during the 2025 Legislative process in Tallahassee, Florida. Their work includes identification of legislative priorities, formulation of strategy, research, communication with elected officials, and reporting the status of current work in progress.

Discussion:

Gray Robinson, P.A. supports the City of Mount Dora in respect to Legislative items and appropriations. Attached is the August 2025 Monthly Report.

Budget Impact:

Lobbyist Activities are funded in GL account 421-1910-536.31-11.

Strategic Impact:

The contract with Gray Robinson, P.A. allows for cooperation from State, County, and surrounding communities toward the Innovation District and future infrastructure through grants and legislative processes.

Recommendation:

Data provided is informational.

Attachment(s):

1. Mount Dora August 2025 Report

Prepared by: Jeanann Hand, City Clerk
Reviewed by:

Vince Sandersfeld, City Manager

Final Approval - 9/1/2025

**City of Mount Dora
August Activity Report**

General Revenue Collections

Florida's general revenue tax collections in June slightly exceeded expectations, driven in part by consumers accelerating purchases ahead of anticipated tariffs. According to a report released earlier this month by the Legislature's Office of Economic & Demographic Research (EDR), the state collected approximately \$4.85 billion in net general revenue—\$31.6 million more than forecasted in March.

The report noted that June's revenue largely reflected economic activity from May, with consumer "pre-buying" ahead of expected tariffs—linked to President Trump's economic policies—being a major factor. This marked the second straight month where revenue was influenced by such behavior.

Sales tax collections, Florida's largest revenue source, came in at \$3.099 billion—surpassing projections by \$192.4 million. Investment earnings also exceeded expectations, totaling \$141 million, or \$34 million above forecast. However, not all revenue streams performed as well; corporate income tax collections fell short, totaling \$991.3 million—\$171.4 million below projections.

The Revenue Estimating Conference, a panel of state economists, regularly updates revenue projections which the Legislature uses in budget planning.

Communications

- Wastewater Plant Expansion Virtual Meeting
- Call with Adam Sumner re 2026 Legislative Appropriations
- Correspondence with Senator Truenow's staff re Lake County Delegation Meeting
- City of Mount Dora / GrayRobinson in-person meeting- Scheduled for September 18th

Next Steps

- Continue to monitor and share updates on relevant grant opportunities
- Continue development of the City's 2026 Legislative priorities
- Interim Committee Meetings start the week of October 6th

Ryan Matthews/Angela Drzewiecki



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DATE: September 16, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: City Manager Evaluation

Introduction:

This is an opportunity for City Council provide the City Manager Evaluation.

Discussion:

The completed performance evaluations and rankings submitted to the HR Director. The purpose of the employee performance evaluation and development report is to facilitate communication between the City Council and the City Manager concerning the performance of the City Manager in the accomplishment of his assigned duties and responsibilities, and the establishment of specific work-related goals and objectives.

Note: Vince Sandersfeld was appointed Acting City Manager on January 22, 2024; and appointed to a full City Manager position on May 7, 2024.

Budget Impact:

Any salary modifications for consideration would be included in FY25-26 Budget accordingly.

Strategic Impact:

Strategic Initiative 5: Invest in Human Resources

Goal 14: Retain and attract highly-qualified talent and provide succession planning.

Recommendation:

City Council to provide an evaluation of the City Manager and consideration of any salary modifications accordingly.

Attachment(s):

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

Alan Cline, Director of Human Resources

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/8/2025

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