



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
October 7, 2025, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

- | | |
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PUBLIC COMMENT

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

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COMMUNICATIONS AND REPORTS

1. Councilmember Cal Rolfson
2. Councilmember Dennis Dawson
3. Councilmember Marc Crail
4. Councilmember Nate Walker
5. Councilmember Doug Bryant
6. Vice-mayor John Cataldo
7. Mayor James Homich

UPCOMING MEETING DATES

1. Tuesday, October 21, 2025, 6:00 p.m., Regular Session

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

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Presentation Florida Municipal Power Agency (FMPA) Award

Introduction:

This is a presentation by the Florida Municipal Power Agency (FMPA) recognizing municipal electric utilities with Florida Public Power Reliability Award

Discussion:

Mount Dora Electric Utility received two Florida Public Power Reliability Awards, which recognize the state's municipal electric utilities' achievements in reliability. Each of the municipal utilities recognized with a reliability award provide an invaluable service to their communities, and their tremendous accomplishments cannot be understated. Jacob Williams, General Manager and CEO of Florida Municipal Power Agency, will present the award and provide a few words on the importance of continued reliability improvements being made by public power utilities.

Mount Dora received the **Momentum Award**, which recognizes the utility with the greatest percentage decrease in annual average outage duration, and the **Duration Award**, which recognizes utilities with an annual outage duration reduction of 10% or more.

Budget Impact:

No impacts to the budget

Strategic Impact:

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

Strategic Initiative 4: Provide High-Quality Services

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

Goal 10: Ensure safe and reliable electric...

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

Recommendation:

Informational item.

Attachment(s):

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Steve Langley, Assistant City Manager-Electric Utility Director

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/15/2025

Approved - 9/15/2025

Final Approval - 9/16/2025



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

DATE: October 7, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Proclamation 2025 Fire Prevention Week

Introduction:

This is an opportunity for the reading of a Proclamation recognizing Fire Prevention Week.

Discussion:

The National Fire Protection Association (NFPA) has designated the 2025 Fire Prevention Week (FPW) campaign theme as “Charge into Fire Safety™: Lithium-Ion Batteries in Your Home.” The campaign educates residents on how to BUY, CHARGE, and RECYCLE lithium-ion batteries safely. Lithium-ion batteries are widely used in household devices (e.g., phones, tablets, laptops, power tools, e-bikes). Improper use, charging, damage, or disposal can result in overheating and fires. Promoting safe purchasing, charging practices, and proper recycling reduces community risk.

Mount Dora Fire Department will share FPW safety messaging through the City’s communication channels and community outreach during the week of October 5–11. Additional event planned fall 2025.

Budget Impact:

None. Staff time for preparation and presentation is minimal and included within the approved operating budget.

Strategic Impact:

Supports the City’s strategic priorities of Public Safety and Community Engagement by advancing fire risk reduction, resident education, and collaboration with first responders.

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:

The reading of the Proclamation.

Attachment(s):

1. Proclamation Fire Prevention Week

Prepared by: HOUSE, ANGELA F HOUSE, ANGELA F, Fire Administrative Coordinator

Reviewed by:

HOUSE, ANGELA F HOUSE, ANGELA F, Fire Administrative Coordinator

Joseph Hightower, Fire Chief

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/9/2025

Approved - 9/10/2025

Approved - 9/16/2025

Final Approval - 9/16/2025



PROCLAMATION

WHEREAS, the City of Mount Dora is committed to ensuring the safety and security of all those living in and visiting; and

WHEREAS, fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces unique fire risks; and

WHEREAS, most of the electronics used in homes daily — including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys — are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and

WHEREAS, the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries; and

WHEREAS, Mount Dora residents should follow three key calls to action: Buy only listed products, charge batteries safely, and recycle them responsibly to prevent battery-related fires; and

WHEREAS, lithium-ion batteries store a large amount of energy in a small space, and improper use such as overcharging, using off-brand chargers without safety certification, or exposing batteries to damage can result in fire or explosion; and

WHEREAS, the proper disposal and recycling of lithium-ion batteries help prevent environmental hazards and reduce fire risks in the home and community; and

WHEREAS, Mount Dora first responders are dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and

WHEREAS, the 2025 Fire Prevention Week™ theme, “Charge into Fire Safety™: Lithium-Ion Batteries in Your Home,” serves to remind us of the importance of using, charging, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

NOW, THEREFORE, I, James L. Homich, Mayor of the City of Mount Dora, Florida, by virtue of the authority vested in me and on behalf of the City Council, do hereby proclaim October 5–11, 2025, as Fire Prevention Week throughout this City.

James L. Homich, Mayor



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

DATE: October 7, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Ratification of Fire Department Grant

Introduction:

This is a request for City Council to ratify the Firefighter Cancer Decontamination Equipment Grant from the Florida Department of Financial Services, Division of State Fire Marshal.

Discussion:

On September 9, 2025, the State Fire Marshal held a ceremony with various Fire agencies. Chief Hightower attending on behalf of the City of Mount Dora Fire Department and was awarded a grant. The total grant award is \$28,206.00, with a required \$9,402.00 local match.

The purpose of this grant is to purchase and implement specialized decontamination equipment and supplies designed to clean and maintain personal protective equipment (PPE), tools, and apparatus. This investment enhances our department's ability to protect the health and safety of our firefighters, while also aligning with best practices and state initiatives to mitigate occupational cancer risks within the fire service.

Budget Impact:

The required \$9,402.00 as the matching part of the grant will come from the FY2025-26 Capital Improvement Program Fire Assessment 131 Fund with a balance of \$3,815,000.00.

Strategic Impact:

Strategic Initiative 4: Provide High-Quality Services

Provide High-Quality services that sustain a vibrant, safe, and healthy community..

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

Strategic Initiative 5: Invest in Fiscal and Human Resources

Building a resilient foundation for enhanced financial performance and organizational excellence.

Goal 13: Identify and seek alternative funding sources.

Recommendation:

City Council to ratify the Firefighter Cancer Decontamination Equipment Grant from the Florida Department of Financial Services, Division of State Fire Marshal, with matching funds of \$9,402.00.

Attachment(s):

1. 2025 FF Cancer Decontamination Grant Packet Mount Dora Fire Department

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

HOUSE, ANGELA F HOUSE, ANGELA F, Fire Administrative Coordinator

Joseph Hightower, Fire Chief

Matthew Dodson, Budget Officer

Steven Weber, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/15/2025

Approved - 9/15/2025

Approved - 9/15/2025

Approved - 9/15/2025

Approved - 9/30/2025

Approved - 9/30/2025

Final Approval - 9/30/2025

APPLICATION FOR FIREFIGHTER CANCER DECONTAMINATION EQUIPMENT GRANT PROGRAM

APPLICANT INFORMATION			
Name of Fire Department: City of Mount Dora Fire Department			
Name of Person Completing Form: Dara Hennessey, Deputy Fire Chief			
Physical Address:	1300 N. Donnelly Street	Mount Dora	32757
	(Street)	(City)	(Zip)
Mailing Address:	1300 N. Donnelly Street	Mount Dora	32757
	(Street)	(City)	(Zip)
EMAIL Address: hennesseyd@cityofmountdora.com			
County: Lake County			
Fire Department Telephone Number: (352) 901-2500			
Name and Telephone Number of the Safety Officer/Representative for follow-up:			
<u>Dara Hennessey, Deputy Fire Chief</u> (352) 901 – 2500			
Fire Department Identification Number (FDID#): 12081			
Federal Tax Identification Number: 85-8012621644C-3			
What Year was Fire Department Established: 1910			
Indicate whether you are a municipality or county, the state, or any political subdivision of the state, including authorities and special districts:			
Municipality			
Indicate the size of the population served: 18,000			
Indicate the number of square miles in your area served: 11.7 Square Miles			
Indicate the number of fire stations within your jurisdiction: 2 Fire Stations			

Indicate the number of certified firefighter personnel within your fire department listed on the Fire College Department of Insurance Continuing Education (FCDICE) roster:

33 Certified Firefighter Personnel

Would decontamination equipment help you achieve the objectives of the Employer Cancer Prevention Best Practices, Rule 69A-62.025, F.A.C.?

- ☐ No
☒ Yes

Does your agency have post fire on-scene decontamination equipment and related practices on your suppression apparatus?

- ☐ No
☒ Yes

Do you presently submit fire incident data to the National Fire Incident Reporting Service (NFIRS)?
(Awarding of this grant is conditional on your department submitting fire incident data.)

- ☐ No
☒ Yes

Do you presently have decontamination equipment that is designed to mitigate exposure to hazardous cancer-causing chemicals? Use additional sheets if necessary.

- ☐ No
☒ Yes (List type and quantity of equipment and how many fire station and personnel this services)

Wash Down Hose x3 servicing approx. 30 Firefighters across 2 stations and 3 shifts

Dawn liquid soap detergent x3 bottles (1 issued per apparatus)

Brushes to clean PPE x3 (1 issued per apparatus)

Contaminated PPE bags, spare nomex hoods for exchange, decon wipes

FUNDING INFORMATION

Directions: List the total funding received from ANY taxing authority in your current FISCAL YEAR, or in your current CALENDER YEAR.

Include any funds and grants received from any local governing authority, County, Town, City, Municipality, Independent Special District, Dependent Special District, Special District, Municipal Service Taxing Unit (MSTU), or Municipal Service Benefit Unit (MSBU).

DO NOT INCLUDE DONATIONS OF ANY TYPE.

- a. Annual Operating Budget: \$ 508,055
- b. Total Grants Received \$ 0
- c. Total Funds Received (a.+ b.): \$ 508,055

☐ Calendar Year _____

☒ Fiscal Year FY 24-25

Financial need must be documented in the Grant Narrative Section.

REQUESTING FUNDS FOR THE FOLLOWING EQUIPMENT, SUPPLIES, AND EDUCATIONAL TRAINING

For which of the following items are you requesting funds? (Please select ALL that apply.)



VEHICLE EXHAUST CAPTURE SYSTEMS (compliant with the standards of NFPA 1500 (2018 edition) incorporated by reference in Rule 69A-62.025, F.A.C)

Please provide the following information in the Grant Narrative section:

- Description of the equipment
- Explanation of how the equipment mitigates exposure to hazardous, cancer-causing chemicals
- Please include any documentation on usage

X PERSONAL PROTECTIVE EQUIPMENT EXTRACTOR UNITS

Please provide the following information in the Grant Narrative section:

- Description of the equipment
- Explanation of how the equipment mitigates exposure to hazardous, cancer-causing chemicals
- Please include any documentation on usage



HOODS, GLOVES, OR HELMET EARFLAPS (compliant with the standards of NFPA 1971 (2018 edition) incorporated by reference in Rule 69A-37.060, F.A.C)

Please provide the following information in the Grant Narrative section:

- Description of the equipment
- Explanation of how the equipment mitigates exposure to hazardous, cancer-causing chemicals
- Please include any documentation on usage

**OTHER EQUIPMENT USED TO MITIGATE EXPOSURE TO HAZARDOUS, CANCER-CAUSING CHEMICALS**

Please provide the following information in the Grant Narrative section:

- Description of the equipment
- Explanation of how the equipment mitigates exposure to hazardous, cancer-causing chemicals
- Please include any documentation on usage

**SUPPLIES USED TO MITIGATE EXPOSURE TO HAZARDOUS, CANCER-CAUSING CHEMICALS**

Please provide the following information in the Grant Narrative section:

- Description of the supplies
- Explanation of how the supplies mitigate exposure to hazardous, cancer-causing chemicals
- Please include any documentation on usage

**EDUCATIONAL TRAINING**

Please provide the following information in the Grant Narrative section:

- Description of educational training
- Explanation of how training contributes to decreasing exposure to hazardous, cancer-causing chemicals

If future grant funding is allocated to the Division of State Fire Marshal to mitigate exposure to hazardous, cancer-causing chemicals and to protect the health and safety of Florida Firefighters, what type of items would you be interested in obtaining? (Optional)

1. Cleaning Soaps and Detergents_____
2. Spare Nomex Hoods to replenish revolving stock_____
3. "Fire Stick" On scene decon tool_____
4. _____
5. _____

MATCHING FUNDS: LEVEL OF NONSTATE MATCHING FUNDS, MINIMUM OF 25% OF NONSTATE FUNDING

Percentage of matching funds: 25%

Please attach documentation indicating the source of the matching funds.

GRANT NARRATIVE (use additional sheets if necessary)

Directions:

Please contact the State Fire Marshal if you have any questions: firegrantquestion@myfloridacfo.com

Provide the required information for your grant request here. Include any additional information you feel is important to your grant request. This narrative must demonstrate the financial need of the department.

See narrative addendum.

Provide an itemized list and costs of requested items:

See attached quote addendum.

AUTHORIZATION TO SUBMIT GRANT REQUEST

To be completed by the **Fire Chief or Fire Service Agency Head** of the municipality or county, the state, or any political subdivision of the state, including authorities and special districts, employing firefighters or utilizing firefighters to provide fire extinguishment or fire prevention services for the protection of life and property.

NOTE: Administration of resources awarded by the Department to the recipient may be subject to audits and/or monitoring by the Department.

Person Submitting Request:	Hennessey	Dara
	(Last Name)	(First Name)
Mailing Address: 1700 N. Donnelly Street	Mount Dora	FL 32757
	(Street)	(City)
Email Address: hennesseyd@cityofmountdora.com		(Zip)
Telephone Number: 321-901-2500		

Printed Name

(Last)

(First)

(Title)

Signature

(Date)

DFS-K4-2300 The Florida Firefighter Cancer Decontamination Equipment Grant Program (FFCDEGP)

Mount Dora Fire Department Application Addendum

Provide the required information for your grant request here. Include any additional information you feel is important to your grant request. This narrative must demonstrate the financial need of the department:

Financial Need:

The City of Mount Dora Fire Department faces a critical need for financial assistance to effectively carry out essential post fire decontamination practices and interdepartmental risk reduction pertaining to the physical health and wellness of our membership. This in part due to recently identified capital replacement/expansion projects prioritized within the Utility Department that is necessary to support new development in the area in excess of \$52 Million dollars. Without this new and updated infrastructure, any new development proposals not currently approved has now come to a halt within the city and has stalled ad-valorem revenue growth and sustainability for city services for several years to come until a funding strategy is identified.

The current annual budget breakdown is a reflection of our financial constraints and the pressing need for assistance. The department's FY25 adopted operating budget is provided primarily through ad-valorem tax general fund revenue totaling \$4,565,055 with 88.87% (or \$4,056,000) contributing to personnel salaries/benefits. The remaining 11.13% (or \$508,055) comprises the departments core operating costs which is further broken down: 14% (\$72,500) reserved for repairs and maintenance tools/equipment, 12% (\$65,000) for vehicle maintenance, 9.8% for operating supplies and equipment, and the remaining 64% reserved for other ancillary expenditures thus hindering the department's ability to fund any additional initiatives.

Matching Funds:

The department's funding strategy for the required 25% match is to request funds from contingency funding in the amount of \$9,402 as the department does not have the ability to absorb the expenditure within its current budget; further displaying its financial need for grant funding assistance.

Equipment Request:

With the Florida Firefighter Cancer Decontamination Equipment Grant opportunity, the department is seeking grant funds to purchase one (1) Solo Rescue SCBA Decon Washer at a cost of approximately \$37,608 (cost breakdown of \$2.09 lump sum per city resident or attributed over a 10 year life expectancy of the piece of equipment in the amount of \$0.0174 per year/resident). This new unit will accompany the gear extractor washing machine that the department has already invested in and then incorporate it into the departments PPE maintenance

program. Since 2024, the department has expended approximately \$7,000 on SCBA annual maintenance/testing as well as approximately \$25,000 on PPE repairs, maintenance, and annual inspection(s).

Since 2024, the departments front line personnel on average have had to wear their PPE and SCBA at least once (1) every four (4) days (2024 to current fire calls = 145 occurrences). This is in addition to donning/doffing bunker gear that contains PFOA's and any other unforeseen or unknown carcinogens that accompany the hazards of our profession. Being better equipped to remove products of combustion and carcinogens would further assist with our cancer awareness initiatives, be more in line with NFPA 1851 guidelines, as well as provide an added level of protection to our members. Any chance of reducing exposure to known/unknown carcinogens and products of combustion helps to provide longevity to our members during their service years and beyond. This coincides with a portion of our department's mission statement of "Make things better" further solidifying the adoption of this new added practice into the cloth of the organizational culture.

The department currently has a PPE program that utilizes a certified ISP for annual gear inspections and cleaning. In addition, the department documents and tracks repairs, maintenance, and PPE washing via a specialized "app" supplied by our ISP vendor. We utilize that information as it correlates to department trainings and calls for service regarding PPE longevity, serviceability, and performance compliance/measurement. With adding the SCBA decontamination machine, the department would incorporate its performance measure into the established program. We would be able to further assess data from its use against longevity, serviceability, maintenance repairs and correlate it to a potential reduction in repair needs and repair costs due to a reduction in contaminate soiling issues along with general increase in SCBA cleaning accountability.

Training would be provided department wide on the new units use, administrative expectations, and an ability to track its use via technology (QR code scanning/tracking). Once in-service training was completed and documented, the unit would be placed in service and data points collected. That data (use tracking) would be stressed against calls for service where SCBA was worn to ensure overall compliance. In addition, this unit would be available for partner agencies for use to assist with enhancing their PPE program initiatives as well.



(877) 637-3473

Quote

Quote # QT1928817
Date 04/21/2025
Expires 05/06/2025
Sales Rep Mclester, Rickey
Shipping Method FedEx Ground
Customer MOUNT DORA FIRE DEPARTMENT (FL)
Customer # C47943

Bill To

MOUNT DORA FIRE DEPARTMENT
1300 N. DONNELLY STREET
Mount Dora FL 32757
United States

Ship To

MOUNT DORA FIRE DEPARTMENT
1300 N. DONNELLY STREET
Mount Dora FL 32757
United States

Item	Alt. Item #	Units	Description	QTY	Unit Price	Amount
29275A			Solo Rescue® - SCBA DECON WASHER Single-Phase 208/240 40amp including: - Heavy Duty Basket with holder for 2 single or double SCBA - Holder for 2 large air cylinders (Jumbo Flasks) - 2 Gear Holders for boots, gloves and helmets - Metered Dosing Pump - ProBlend Detergent 2.5 ga	1	\$37,608.00	\$37,608.00

Subtotal \$37,608.00
Shipping Cost \$0.00
Tax Total \$0.00
Total \$37,608.00

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



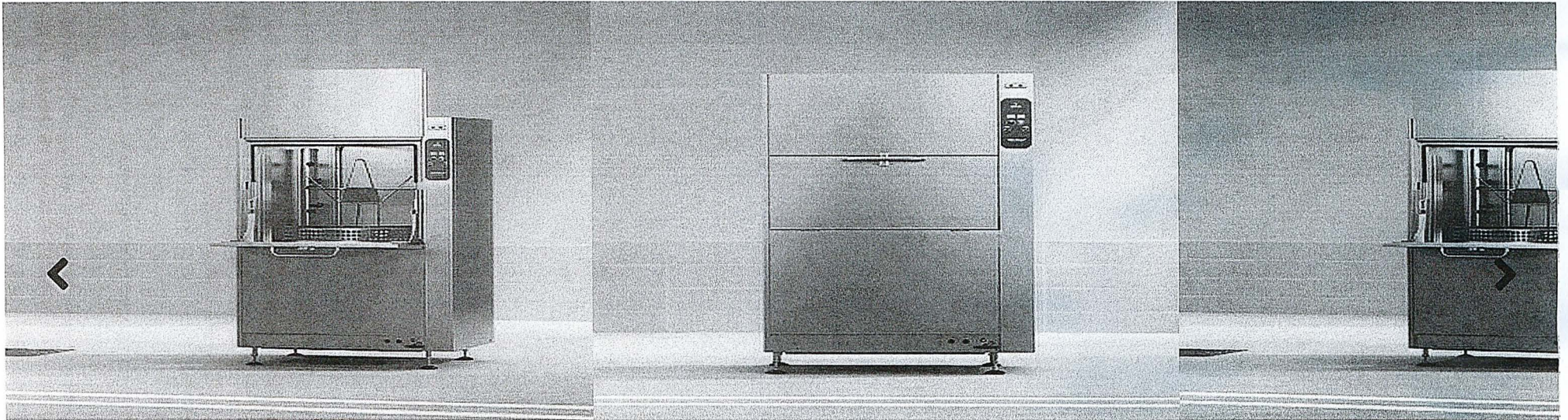
MES



(0)

What are you looking for...

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RESCUE INTELLITECH SOLO RESCUE® - SCBA DECON WASHER SINGLE-PHASE 208/240 40AMP

SKU: 29275A-RESCUEINTELL

This item is not sold through our website, please call us at 877-637-3473 for more information

♡ ADD TO WISHLIST



Details

The spacious design of the Solo Rescue allows you to wash either 2 complete SCBAs, 6 stand-alone air cylinders, 8 facepieces, 3 helmets, 3 pairs of boots, or 8 pairs of gloves per wash cycle. On top of that, you can wash small parts, such as regulators and pressure connectors. All of this is possible thanks to the clever design of the Solo Rescue basket system. The backbone of the system is the heavy-duty basket, which is used at all times. This basket can then be paired with several different accessories, giving you a versatile machine that fits many different needs. Accessories include holders for SCBAs, facepieces, boots, gloves, helmets, and small parts (e.g., regulators, pressure connectors, etc.).

- Heavy Duty Basket with holder for 2 single or double SCBA
- 2 Gear Holders for boots, gloves, and helmets
- Metered dosing pump
- ProBlend Detergent 2.5 ga

Ratings & Reviews

No reviews available

Be the first to

[WRITE A REVIEW \(/RESCUE-INTELLITECH-SOLO-RESCUE-SCBA-DECON-WASHER-SINGLE-PHASE-208-240-40AMP/NEWREVIEW\)](/RESCUE-INTELLITECH-SOLO-RESCUE-SCBA-DECON-WASHER-SINGLE-PHASE-208-240-40AMP/NEWREVIEW)

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MES Supplier Code of Conduct (/mes-supplier-code-of-conduct)

Prop 65 Warning (/prop-65)

[illegible]

MES (Fire) Customers | 1.877.637.3473 (tel:+18776373473)

MES Industrial (Premier) Customers | 1.800.962.7837 (tel:+18009627837)



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Review/Print Survey Response

 Print

Please enter your fire department name and FDID # (if you know it)

Dept Name:

Mount Dora Fire Department

FDID #:

12081

Please provide the following information about your Department.

Address 1

1300 N. Donnelly St

Address 2

City

Mount Dora

State

Florida

Zip

32757

Phone

352-901-2500

Fire Chief's Name

Chief Joseph Hightower

Email Address

hennesseyd@cityofmountdora.com

* Please select the classification of your fire department.

» Career

* What is the population of your jurisdiction? (1st Due Only)

» 5,000 - 24,999

* What is the size of your jurisdiction in square miles? (1st Due Only)

» Less than 25 Square Miles

Please indicate how many department personnel are:

* Certified at the Firefighter I Level ONLY
(160 or 206 hours):

0

* Certified at the Firefighter II Level:

34

* Not certified , but are considered
"trained commensurate to duty":

0

* Is Hazardous Material (Hazmat) Response a service that your fire department provides?

» Yes ("Formal" Hazmat Team is not a requirement)

How many of your personnel are certified to the following level:

* Hazmat
Awareness

34

* Hazmat
Operations

34

* Hazmat
Technician

0

* Is Wildland-Urban Interface / Wildland (brush, grass, forest) firefighting a service that your fire department provides?

» Yes

* Are your firefighters equipped with wildland fire personal protective clothing?

» No

* Is Technical Rescue a role that your fire department performs?

» No

* Does your department have a complete set of bunker gear for all certified firefighters?

» Yes

* What is the average age of your bunker gear (approximate age of each set)?

» 0 - 5 years

* Does your department have an SCBA for each riding position on all Fire Apparatus?

» Yes

Please indicate which edition of NFPA 1981 "Standard on Open Circuit Self-contained Breathing Apparatus" your department's SCBA are compliant with:

	Quantity
* 1997 Edition	0
* 2002 Edition	0
* 2007 Edition	0
* 2013 Edition	36

How many firefighters who work in the Immediately Dangerous to Life or Health (IDLH) Environment are equipped with a PASS device?

* PASS Device enable is integrated into the SCBA air valve

36

* PASS Device is manually enabled

0

* No PASS Device

0

* Does your department have a Thermal Imager / Thermal Imaging Camera (TIC) available?

» Yes

* Does your department have a portable radio for each riding position on all Fire Apparatus?

» Yes

List the number of each type of apparatus in service.

(if NONE, please ENTER a "0")

	Engines/Pumpers	Ladders/Aerials	Tankers/Tenders	Brush Trucks	Other Vehicles
* 0 – 14 years old	3	1	0	1	5
* 15 – 19 years old	0	0	0	0	0
* 20 – 29 years old	0	0	0	0	0
* 30 or more years old	0	0	0	0	0

How many stations does your department operate?

2

What is the approximate age of your oldest and newest station?

	1 – 15 years	16 – 30 years	31 – 40 years	Over 40 Years Old	N/A
* Oldest Station or ONLY Station			x		
* Newest Station (Select N/A if you only have one station)	x				

How many of your stations have emergency generator power?

2

If adequate funding were available, what do you consider your fire department's MOST critical need?

More personnel

Your 2nd highest priority need?

Training facility

Your 3rd highest priority need?

Reliable reserve fleet

* Would you like a representative of the Bureau of Firefighter Standards and Training to schedule (or discuss) a complimentary Fire Department Safety Compliance Check for your fire department?

» No

Do you have any additional comments or suggestions?

No thank you



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

DATE: October 7, 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. 09.16.2025.CRA Board Minutes_DRAFT.edited
2. 08.25.2025 City Council Final Budget Workshop Minutes DRAFT
3. 08.19.2025.City Council Regular Session Minutes_DRAFT
4. 07.21.2025.Budget_Workshop_Minutes_DRAFT
5. 07.07.2025 City Council Budget Workshop Minutes_DRAFT
6. 06.09.2025 City Council Budget Workshop Minutes_DRAFT

Prepared by: Jeanann Hand, City Clerk

Reviewed by:
Vince Sandersfeld, City Manager

Final Approval - 9/30/2025



CITY OF MOUNT DORA, FLORIDA
CRA BOARD
MEETING MINUTES
September 16, 2025
Mount Dora City Hall
510 North Baker Street, Mount Dora, Florida 32757

CALL TO ORDER

Having been duly advertised as required by law, at 6:14 p.m., Chairperson Homich called to order the CRA Board meeting in the Mount Dora City Hall Council Chamber.

ROLL CALL

Members Present

James Homich, Chairperson
John Cataldo, Vice-chair
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
Misty Sommer, Economic Development Director

Guest

Jason Spiegel, Co-founder and Managing
Partner, BEEFREE/Freebee

PUBLIC COMMENT

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

ACTION ITEM

1. Request Approval of Master Services Agreement with BEEFREE (doing business as Freebee for Parking Shuttle Transportation Services

Ms. Sommer provided background information on Freebie Parking Shuttle Transportation Services, and Jason Spiegel from Freebie, who appeared via Zoom, presented the year-in-review data.

Ms. Sommer explained the history of the parking shuttle service and the grant application for service development. She informed the Board that the shuttle was recommended in the Downtown Parking Study and was awarded via an RFP, with the agreement covering an initial one-year term and options for additional two-year terms.

The current service involves two vehicles, operating from Friday to Sunday, 9:00 a.m.–10:00 p.m., within a CRA geo-fenced area. The annual cost is approximately \$217,000 to maintain the current scope.

The City submitted an FDOT Service Development Grant application (May 2025) to expand Freebee beyond its current footprint. If awarded, funds would be available in 2027; staff estimates that up to 50% of eligible expansion costs (estimated at \$163,000 over three years, based on an estimated \$326,000 expansion) would be covered. Award notices are expected to be issued in Fall 2025.

Ms. Sommer spoke about the business survey distributed July–Aug 2025, which received approximately 26–27 responses. Data reflected by survey results include:

Indication that 81% of downtown employees do not use the shuttle; 77% of downtown merchants felt it is not convenient/beneficial for employees.

The merchant's response indicated that 69% of customers use the shuttle, and 70% felt it was convenient/beneficial for them.

Fifty-three percent of respondents reported that the shuttle service has a positive impact.

Merchants requested expansion of the service area (5 respondents), expansion of days (3 respondents), construction of a parking garage (3 respondents), and exploration of a railroad option (1 respondent).

The survey was promoted and distributed by the City in concert with the Chamber of Commerce. There will be an upcoming utility bill insert promoting the free parking availability at the First United Methodist Church (FUMC). A video is in production to inform the public about Mount Dora's parking options.

Mr. Spiegel presented information about the Freebee service, stating that they had serviced over 23,000 passengers, operating only on Fridays through Sundays with two vehicles. The average wait time was approximately five minutes, and customer ratings expressed 99.6% satisfaction. The peak months for ridership were November through May, with the largest age bracket of users being those aged 51–65. The most popular usage areas were the Downtown core, parks, and off-site public lots, including Palm Island, Liberty/Highland, 106 N. Highland, and the FUMC lot.

Mr. Spiegel stated that the cost to the City per rider was an estimated "\$9 and change" for Year-1 in Mount Dora.

Interior/exterior advertising is an option to offset the cost to the City.

Board members discussed their considerations related to contract renewal.

Mr. Brackins confirmed that termination could take place with 90 days' notice; payment would be due only for services performed up to that date. The presented amendment would extend one (1) additional two-year term; the Master Agreement allows a second two-year renewal if mutually agreed.

The Board discussed cost-per-rider calculations.

They requested that staff provide a zip code breakdown for shuttle usage. Staff and the vendor would provide upon follow-up. It was noted that wave-downs and dispatch calls lack app profile data. The vendor will separate app vs. wave-down counts.

Board members and staff discussed whether CRA funds can support trips that begin or end within the CRA boundaries while crossing outside. Mr. Brackins would research examples and report back; current practice is to limit expenditures so that they are within CRA boundaries.

Board members and staff discussed the possible split of expansion funding. If service were to expand into Northeast CRA and General Fund areas (via the FDOT grant), staff will propose a cost-allocation methodology.

Board members and staff discussed private provider considerations, mentioning Mount Dora Transit as an example. Staff noted that prior attempts to formalize a contract had encountered concerns related to ADA compliance and the tips-based model. Any future shuttle procurement would require competitive solicitation and adherence to insurance/ADA standards.

Mr. Spiegel spoke about Freebee's licensing and insurance, noting that Freebee conducts background checks, pre-employment, and random drug testing. Drivers are required to operate with a Department of Transportation medical card. Their shuttles carry insurance covering up to \$1 million in auto liability, \$3 million in general liability, and \$1 million in workers' compensation.

The CRA Board and staff discussed marketing and education about the shuttle service and other parking options. Staff announced their intention to continue/expand public education by using wayfinding signs to direct visitors to the FUMC and Baptist lots, as well as provide tutorials on how to utilize the City's parking options. Advertising on vehicles would be re-evaluated as staff considered the balance between branding/aesthetics and revenue.

The Board expressed to staff the desire to receive quarterly reports and bring a post-peak season update after the winter season.

Chairperson Homich opened public comment.

Frank Kirwin, 1110 East Fifth Avenue, praised the Freebee model but expressed concern with the cost and the limited service area. He suggested the City promote a local company that can serve all of Mount Dora. He believes per-ride costs are high.

Josh Hemingway, 1177 East Fifth Avenue, spoke about his observations related to shuttle use. He stated that many Airbnb guests are unable to use the service due to its boundaries and hours. He supported working with the local provider, and without CRA subsidization.

Chairperson Homich closed public comment.

The Board expressed the general sentiment to continue the proposed shuttle service as part of a multifaceted parking strategy, including one-way conversions, paid parking, enforcement of restricted parking hours, use of off-site lots, and shuttle service.

The Board's decision would affect the grant award. The Board expressed its desire to determine whether the grant will be awarded to the City.

The Board mentioned the local vendor could operate at the same time as Freebee.

MOTION BY MR. ROLFSON TO APPROVE THE MASTER SERVICE AGREEMENT AMENDMENT WITH BE FREE, INC. D/B/A FREEBEE FOR PARKING SHUTTLE TRANSPORTATION SERVICES AS SET OUT FOR THE CRA, EXTENDING SERVICE PURSUANT TO THE AGREEMENT; MAINTAIN TERMINATION-FOR-CONVENIENCE CLAUSE; AND TO DIRECT STAFF TO RETURN WITH THE REQUESTED DATA, EVALUATE VEHICLE ADVERTISING OPTIONS, AND SCHEDULE A POST-PEAK SEASON PERFORMANCE REVIEW; MR. WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

ADJOURNMENT

There being no further business for discussion, Chairperson Homich adjourned the meeting at 7:31 p.m.

**JAMES HOMICH, CHAIRPERSON
City of Mount Dora**

Jeanann Hand, City Clerk



**CITY OF MOUNT DORA, FLORIDA
FINAL BUDGET WORKSHOP
MINUTES
August 25, 2025
Mount Dora City Hall
510 North Baker Street, Mount Dora, Florida 32757**

CALL TO ORDER

Having been duly advertised as required by law, at 6:00 p.m., Mayor Homich called to order the August 25, 2025 Final Budget Workshop in the Mount Dora City Hall Council Chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

ROLL CALL

Members Present

James Homich, Mayor
John Cataldo, Vice-mayor, District 1
Cal Rolfson, District 2
Dennis Dawson, District 3
Marc Crail, District 4
Nate Walker

Also Present

Vince Sandersfeld, City Manager
Matt Dodson, Budget Officer
Jeanann Hand, City Clerk

Members Not Present

Doug Bryant, At-large

DISCUSSION ITEMS

1. Final Budget Workshop-Overall Budget

The City Council met to review the proposed Fiscal Year 2025-26 budget.

Mr. Dodson outlined the workshop agenda, including a Budget Overview, a General Fund summary, position budgeting, summaries of other Governmental Funds and Enterprise Funds, Capital Outlay, Capital Improvements, and next steps toward finalizing the budget. Mr. Dodson's presentation is attached to the minutes as Exhibit A.

Mr. Dodson stated that the City's proposed total budget is \$135,080,988, a 12.5% decrease from the previous year. The proposed General Fund is balanced at \$33,920,161, a 5.6% increase. The proposed millage rate is 6.3 mills.

Regarding General Fund revenues and expenditures, ad valorem taxes are projected to provide \$12,817,904 (approximately \$12.8 million); sales tax, \$4,989,553; and indirect cost allocation, \$4,220,749. PILOT revenue derives solely from the Enterprise Funds.

Council and staff discussed budgeting approaches for the Northeast CRA while County–City negotiations continue regarding the Tax Increment Financing (TIF) split. Staff noted that estimates were calculated conservatively.

Mr. Dodson presented position budgeting, proposing the addition of 13.5 full-time employees. Proposed roles include three School Resource Officers; seven positions for the Northeast CRA Resource Center; one Fire Chief of Training Standards; and additional part-time roles across departments, including a part-time Urban Forestry position.

Mr. Dodson explained that the budget includes a contingency for vehicle acquisitions, which is likely to be reduced during the mid-year budget amendment. Staff also noted that the former Fleet category is now labeled “Warehouse.”

Council and staff discussed the low interest rates available through State Revolving Fund (SRF) loans and the timing of CRA bonds as they approach payoff. Prepayment clauses were noted as a disincentive for early repayment.

Staff reviewed the proposed Capital Improvements Program (CIP) totaling \$17,392,500. Key projects include the Sidewalk Program (\$800,000), the Community Resource Center (\$9.9 million), and Stormwater Drainage Projects (\$1,476,700).

Staff further noted proposed Electric CIP at \$867,500; Water and Wastewater at \$5,987,000; and Stormwater at \$1,476,700.

Council discussed the anticipated schedule for the Eudora roundabout and the heavy demand for stormwater projects. Staff described plans to prioritize and coordinate high-cost projects with lower-cost efforts to maintain progress. The list in the agenda packet was not presented in priority order.

Council and staff discussed alignment of the proposed budget with the City’s updated Strategic Plan, including reducing operating and capital expenses to balance the budget, strengthening and expanding infrastructure, maintaining service levels and public safety, and offering competitive compensation to attract and retain high-quality staff.

Mr. Dodson announced the dates and times of upcoming budget hearings. City Manager Sandersfeld also cautioned attendees about a recent increase in cyber-attacks.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 7:05 p.m.

JAMES HOMICH, MAYOR
City of Mount Dora

Jeanann Hand, City Clerk

EXHIBIT A



CITY OF
MOUNT
D O R A

CITY OF MOUNT DORA, FL

BUDGET WORKSHOP
AUGUST 25, 2025

EXHIBIT A OVERVIEW



CITY OF
MOUNT
DORA

- ▶ Budget Overview
- ▶ General Fund Summary
- ▶ Position Budgeting
- ▶ Other Governmental Funds Summary
- ▶ Enterprise Funds Summary
- ▶ Capital Outlay Summary
- ▶ Capital Improvements Summary
- ▶ Next steps

BUDGET OVERVIEW

EXHIBIT A



CITY OF
MOUNT
DORA

Fund	FY 2025/26 Proposed	YoY Difference	% of Total Budget
General Fund - 001	\$33,920,161	5.6%	25.11%
Discretionary Sales Tax - 111	\$2,120,200	-0.2%	1.57%
CRA - 117	\$3,125,820	-0.3%	2.31%
Northeast CRA - 118	\$12,132,517	-31.6%	8.98%
Building Division - 123	\$2,039,220	-5.5%	1.51%
Police Impact Fee - 124	\$163,000	-46.3%	0.12%
Fire Impact Fee - 125	\$116,000	-72.1%	0.09%
Library Impact Fee - 126	\$360,500	-73.5%	0.27%
Parks Impact Fee - 127	\$540,000	-78.8%	0.40%
Fire Assessment Fee - 131	\$6,133,652	36.4%	4.54%
Cemetery - 150	\$89,645	-39.7%	0.07%
Debt Service - 200	\$1,246,163	0.1%	0.92%
Capital Projects - 310	\$16,308,500	-22.6%	12.07%
Electric - 410	\$12,987,660	-4.0%	9.61%
Electric Constuction Fund - 415	\$867,500	-71.0%	0.64%
Water/Sewer Utility - 421	\$18,135,710	6.5%	13.43%
Water/Wastewater Impact Fee - 422	\$2,600,000	-72.9%	1.92%
Water Impact Fee - 423	\$1,910,000	-13.6%	1.41%
Water / Wastewater Construction - 425	\$3,689,250	-52.9%	2.73%
Sanitation Utility - 430	\$3,507,506	1.0%	2.60%
Stormwater Utility - 440	\$2,807,751	0.0%	2.08%
Stormwater Construction - 445	\$1,206,700	-20.6%	0.89%
Public Works Complex - 500	\$1,415,714	103.8%	1.05%
Vehicle Replacement - 501	\$482,200	30.3%	0.36%
Self Insured Health - 510	\$6,004,116	5.0%	4.44%
Property/Casualty/Insurance Fund - 515	\$1,171,503	-3.7%	0.87%
Total	\$135,080,988	-14.4%	100%

October 7, 2025 City Council Regular Session

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EXHIBIT A GENERAL FUND - REVENUES

General Fund Sources	FY 2025/26 Proposed	% of Total
Ad Valorem	12,817,904	37.79%
Sales & Use Tax	4,989,553	14.71%
Indirect Cost Allocation	4,220,749	12.44%
ROI	3,906,000	11.52%
Intergovernmental	2,183,652	6.44%
Transfers	1,521,713	4.49%
Charges for Services	1,209,655	3.57%
Licenses, Permits And Fees	1,686,051	4.97%
PILOT	1,085,100	3.20%
Miscellaneous	170,170	0.50%
Fines & Forfeitures	129,614	0.38%
Total	\$33,920,161	100%

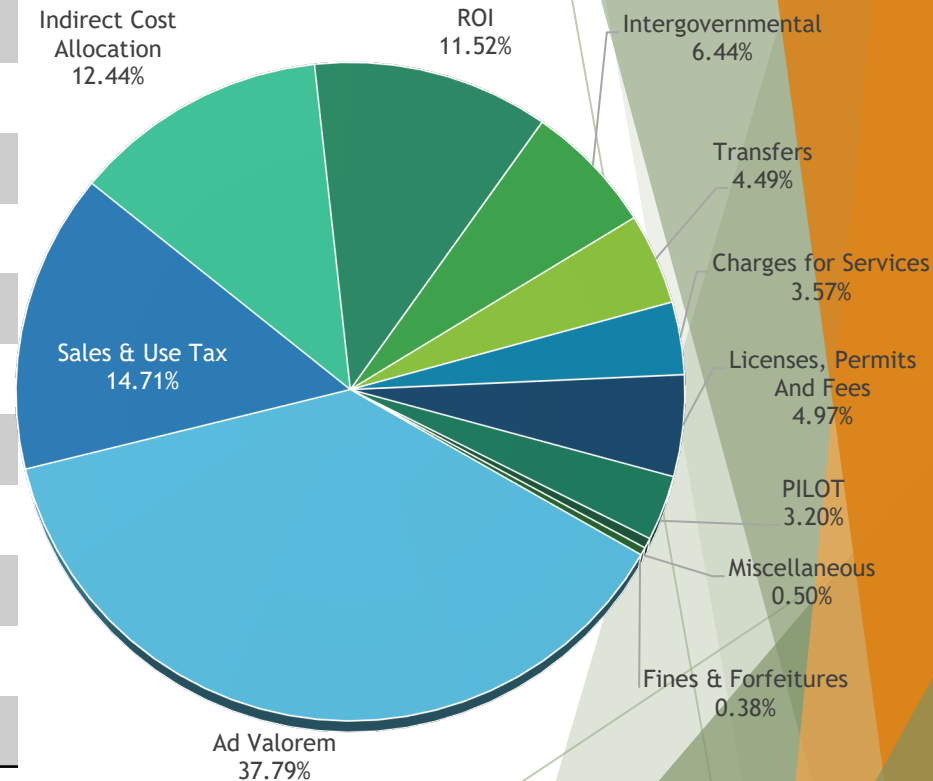


EXHIBIT A INDIRECT COST ALLOCATION



CITY OF
MOUNT
DORA

	FY2021-22	FY2022-23	FY2023-24	FY2024-25	Proposed FY2025-26
CRA	\$140,556	\$162,934	\$100,083	\$107,012	\$119,585
Northeast CRA	\$52,340	\$96,761	\$43,169	\$45,606	\$66,888
Building	\$211,845	\$284,361	\$269,364	\$284,815	\$335,448
Fire Assess	\$50,000	\$50,000	\$57,895	\$48,577	\$52,203
Electric	\$1,304,290	\$700,949	\$615,902	\$644,137	\$776,401
Water/Waste Water	\$1,894,681	\$1,976,367	\$1,890,909	\$1,955,562	\$2,146,500
Sanitation	\$372,782	\$402,192	\$156,364	\$175,319	\$245,355
Stormwater	\$296,621	\$144,501	\$320,165	\$309,825	\$424,727
Cemetery				\$3,195	\$3,642
Self-Insurance	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
TOTAL	\$4,373,115	\$3,868,067	\$3,503,851	\$3,620,853	\$4,220,749

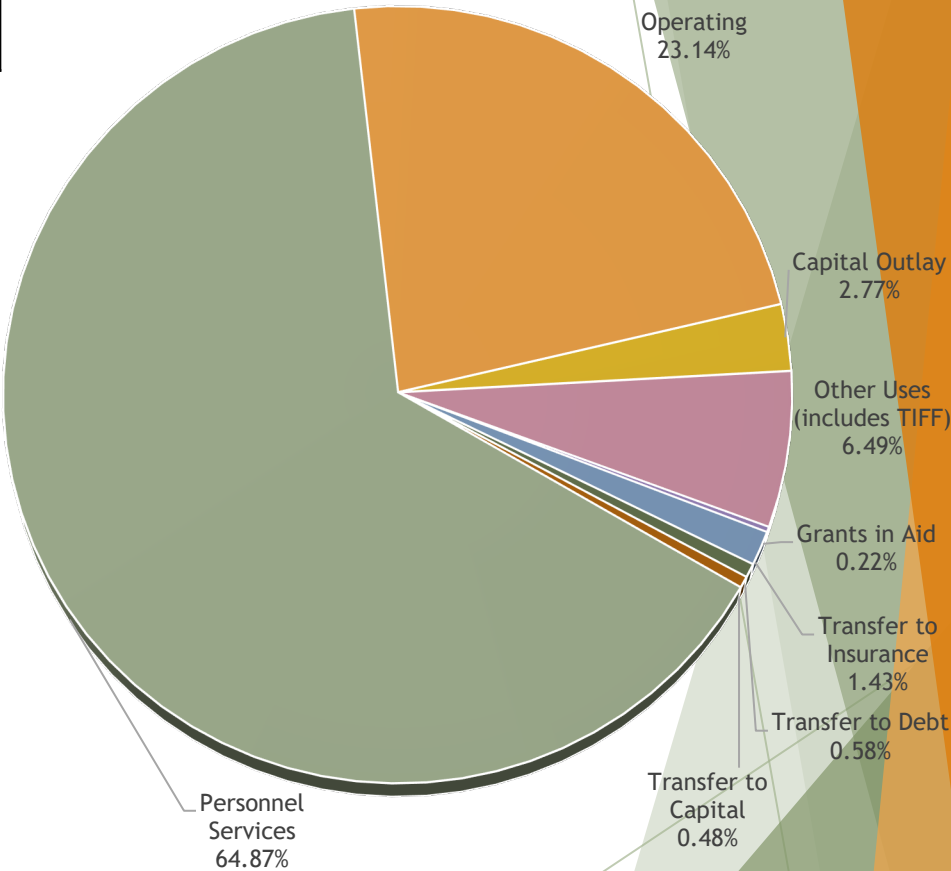
GENERAL FUND - EXPENDITURES

EXHIBIT A



CITY OF
MOUNT
DORA

General Fund Uses	FY 2025/26 Proposed	% of Total
Personnel Services	22,005,478	64.87%
Operating	7,849,233	23.14%
Capital Outlay	940,700	2.77%
Other Uses (includes TIFF)	2,200,345	6.49%
Grants in Aid	75,850	0.22%
Transfer to Insurance	486,355	1.43%
Transfer to Debt	198,200	0.58%
Transfer to Capital	164,000	0.48%
Total	33,920,161	100%



POSITION BUDGETING

EXHIBIT A



CITY OF
MOUNT
DORA

Department	Status	Job Description	CM Suggestion	Notes
Fire	Full-Time	Chief of Training and Standards	Approve	
Police	Full-Time	School Resource Officer - MDCA	Approve	Supplemented by additional revenue
Police	Full-Time	School Resource Officer - Round Lake Charter	Approve	Supplemented by additional revenue
Police	Full-Time	School Resource Officer - Round Lake Charter	Approve	Supplemented by additional revenue
Police	Part-Time	Evidence Clerk	Approve	
Library	Part-Time	Library Assistant - Youth Services	Approve	
Library	Full-Time	Deputy Director - Library	Approve	Promotion
Parks	Part-Time	1. Administrative Assistant	Approve	Allocation from NE-CRA
Parks	Part-Time	2. Administrative Assistant - #2	Approve	Allocation from NE-CRA
Parks	Full-Time	3. Admin Assistant	Approve	Allocation from NE-CRA
Facility Care	Full-Time	4. Facility Care - Rec Center	Approve	Allocation from NE-CRA
Recreation	Part-Time	5. Rec Center Lead - Bucket of Hours	Approve	Allocation from NE-CRA
Recreation	Full-Time	6. Program Coordinator	Approve	Allocation from NE-CRA
Recreation	Full-Time	7. Resource and Rec Supervisor	Approve	Allocation from NE-CRA
Parks	Part-Time	Skilled Trades Worker- Pressure Washing	Approve	
Code	Full-Time	Code Enforcement Manager	Approve	Offset by Code Fines
W/WW	Full-Time	Locate Supervisor - W/WW	Approve	
Urban Forestry	Part-Time	Urban Forestry Specialist: PT	Approve	



EXHIBIT A GENERAL FUND EXPENDITURES BY DIVISION

General Fund Division Expenditures	FY 2025/26 Proposed	% of Total
Legislative & Executive	\$1,105,924	3.26%
Support Services	\$4,732,447	13.95%
Parks & Recreation Services	\$4,666,896	13.76%
Library	\$1,124,227	3.31%
Planning & Development	\$1,367,950	4.03%
Law Enforcement	\$7,990,369	23.56%
Fire Protection	\$4,912,991	14.48%
Public Works	\$3,174,276	9.36%
Other General Government	\$4,845,081	14.28%
Total	\$33,920,161	100%

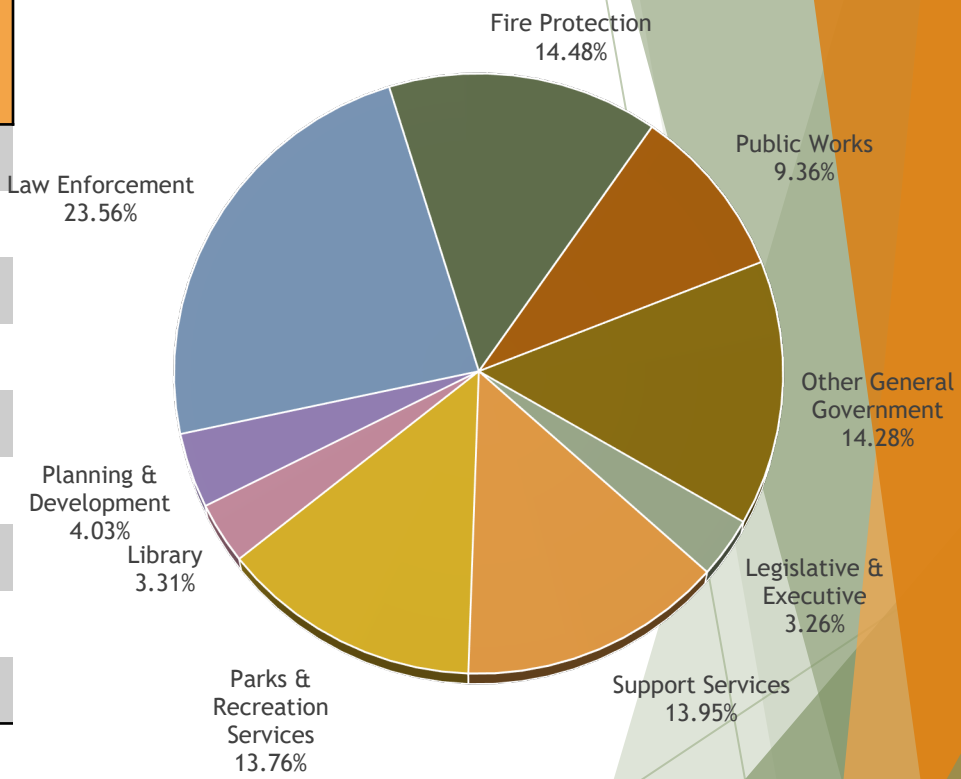


EXHIBIT A SPECIAL REVENUE FUNDS



CITY OF
MOUNT
DORA

Fund	FY 2025/26 Proposed	%
Discretionary Sales Tax	\$2,120,200	7.91%
CRA	\$3,125,820	11.66%
Northeast CRA	\$12,132,517	45.24%
Building Department	\$2,036,998	7.60%
Police Impact Fee	\$163,000	0.61%
Fire Impact Fee	\$116,000	0.43%
Library Impact Fee	\$360,500	1.34%
Parks Impact Fee	\$540,000	2.01%
Fire Assessment Fee	\$6,133,652	22.87%
Cemetery	\$89,645	0.33%
Total	\$26,818,332	100.00%

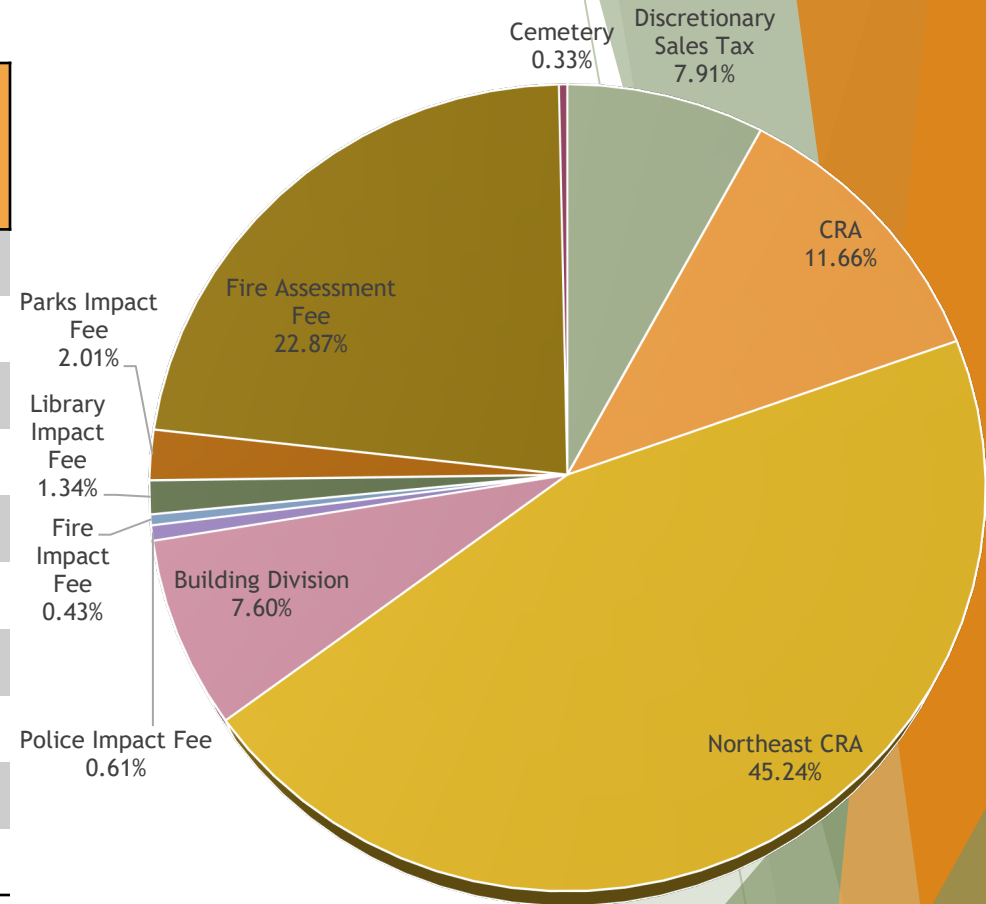


EXHIBIT A ENTERPRISE FUNDS



CITY OF
MOUNT
DORA

Fund	FY 2025/26 Proposed	%
Electric	12,987,660	30.96%
Water/Sewer Utility	18,135,710	43.23%
Water/Wastewater Impact Fee	2,600,000	6.20%
Water Impact Fee	1,910,000	4.55%
Sanitation Utility	3,507,506	8.36%
Stormwater Utility	2,807,751	6.69%
Total	\$41,948,627	100.00%

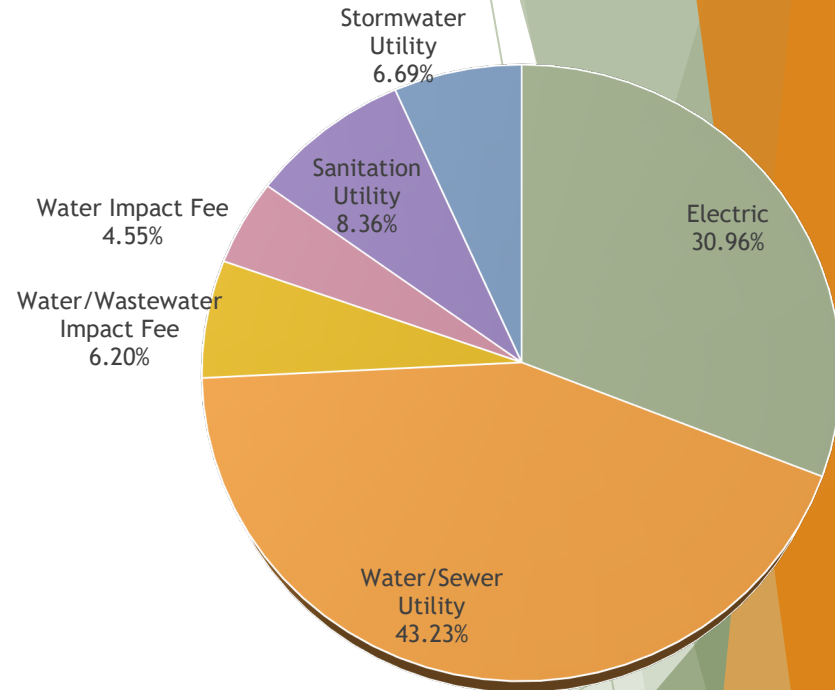
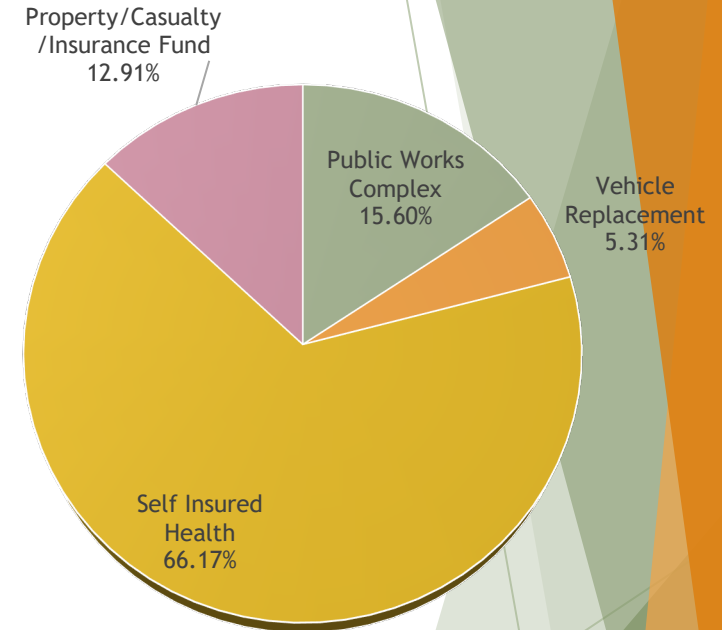


EXHIBIT A INTERNAL SERVICE FUNDS



CITY OF
MOUNT
DORA

Fund	FY 2025/26 Proposed	%
Public Works Complex	\$1,415,714	15.60%
Vehicle Replacement	\$482,200	5.31%
Self Insured Health	\$6,004,116	66.17%
Property/Casualty/Insurance Fund	\$1,171,503	12.91%
Total	\$9,073,533	100.00%



DEBT SERVICE SCHEDULE

EXHIBIT A



CITY OF
MOUNT
DORA

Debt	Outstanding P&I	FY 2025/26 Proposed
Governmental		
2013 CRA Bonds	\$588,723	\$196,306
2018 CRA Capital Improvement Revenue Note	\$664,929	\$222,196
2018 Fire Assessment	\$28,647,465	\$1,245,663
Governmental Total	\$29,901,117	\$1,664,165
Enterprise		
2018 Capital Improvement Bonds	\$17,400,800	\$694,200
2014 W & S Bonds	\$5,794,570	\$1,159,960
*SRF Drinking Water Loan DW3514AO	\$1,399,159	\$94,569
*SRF Clean Water Loan 351470	\$1,768,398	\$120,455
2018 SRF Clean Water Loan WW351490	\$1,752,413	\$120,856
2017 SRF Clean Water Loan 351450	\$1,194,331	\$91,872
2017 SRF Clean Water Loan 351440	\$1,395,388	\$107,338
Enterprise Total	\$30,705,059	\$2,389,250
Total Debt Service	\$60,606,176	\$4,053,415

In CRA 117
budget



CAPITAL EXPENDITURES

GENERAL FUND (001)

CAPITAL OUTLAY

EXHIBIT A



CITY OF
MOUNT
DORA

Project Name	Proposed 2025-26	Dept.
001 - General Fund	470,750	Dept.
Meridian Mobile Barriers (16)	248,000	PD
Camera Replacement - Police	100,000	PD
Camera Replacement - Library	65,000	Library
Electric Scoreboard	10,000	Parks
Flock Cameras - Hardware - (plus 18k annual costs)	7,500	PD
Mule Replacement	12,250	CRA
Pressure Washing Equipment + Trailer	10,000	Building Maint
Truck Conversion + Watering Tank - Urban Forestry	18,000	Urban Forestry
111 - Discretionary Sales Tax Fund	482,200	Dept.
Four Patrol Vehicles	245,000	PD
Camera System/Safety Upfitting for Patrol Vehicles	105,000	PD
One Patrol Vehicle - Truck	59,000	PD
Camera System/Safety Upfitting for Patrol Vehicle - Truck	31,200	PD
(2) Harley Davidson Police Motorcycle plus upfitting	42,000	PD
131 - Fire Assessment Fund	193,100	Dept.
Wall Fire Training System	40,000	Fire
Extinguisher Training Prop	8,100	Fire
Ford F150 - Replacement - Division Chief Of Training	55,000	Fire
Ford F250 - Battalion Chief	90,000	Fire
410 - Electric Fund	134,000	Dept.
F250 Utility Body Supercab 4X4	67,000	Electric
F250 Utility Body Supercab 4X4	67,000	Electric
421 - Water/Wastewater Fund	94,000	Dept.
(2) Ford Maverick - Replacement	62,000	Water
Truck bed Mounted Vacuum Excavator	32,000	Water
Total	\$ 1,374,050	

GENERAL CONSTRUCTION EXHIBIT A CAPITAL IMPROVEMENTS PROGRAM



**CITY OF
MOUNT
DORA**

Dept.	Project Name	TOTAL FY25-26 BUDGET	General 001	Discretionary 111	Library Impact 126	Fire Assessment 131
Parks	Aquatic Safety Upgrades	64,000	64,000			
Roads	Roads and Streets - General Repairs	100,000	100,000			
Roads	Turf Management on S. Clayton Street	30,000	30,000			
Roads	Sidewalk Program	800,000		800,000		
Roads	Park Forest BLVD	200,000		200,000		
Roads	Pedestrian Crossing Program	55,000		55,000		
Roads	Pavement Resurfacing Program	300,000		300,000		
Parks	Martin Luther King Center Roof	22,000		22,000		
IT	Fiber Upgrades - Phase VIII	150,000		150,000		
Parks	Sidewalks & Parking Lots - Parks	40,000		40,000		
Library	Nature Lab Expansion	50,000			50,000	
Library	Simpson Farmhouse Expansion	125,500			125,500	
Library	Forest Preserve Phase II	75,000			75,000	
Fire	Fire Station 34 New Administrative/EOC Building and Renovation of existing space	3,815,000				3,815,000
Total		\$5,826,500	\$194,000	\$1,567,000	\$250,500	\$3,815,000

GENERAL CONSTRUCTION EXHIBIT A CAPITAL IMPROVEMENTS PROGRAM, CONT.



CITY OF
MOUNT
DORA

Dept.	Project Name	TOTAL FY25-26 BUDGET	CRA 117	NE-CRA 118
CRA	PARKING SOLUTION PER THE REDEVELOPMENT PLAN	1,300,000	1,300,000	
CRA	SIGNAGE	27,000	27,000	
CRA	KIOSK REPLACEMENT	30,000	30,000	
NE-CRA	COMMUNITY RESOURCE & RECREATION CENTER CONSTRUCTION PHASE 1 CONSTRUCTION	9,919,000		9,919,000
NE-CRA	PROPERTY PURCHASE PER REDEVELOPMENT PLAN	200,000		200,000
NE-CRA	SIGNAGE AND COMMUNITY BEAUTIFICATION	40,000		40,000
NE-CRA	NORTHEAST STREETLIGHT ENHANCEMENT PROGRAM	20,000		20,000
NE-CRA	INFORMATION KIOSK	30,000		30,000
Total		\$11,566,000	\$1,357,000	\$10,209,000

GENERAL CONSTRUCTION EXHIBIT A CAPITAL IMPROVEMENTS PROGRAM



CITY OF
MOUNT
DORA

Project Name	TOTAL	General 001	Discretionary 111	CRA 117	Northeast CRA 118	Library Impact 126	Fire Assess. 131
Aquatic Safety Upgrades	64,000	64,000					
Roads and Streets - General Repairs	100,000	100,000					
Turf Management on S. Clayton Street	30,000	30,000					
Sidewalk Program	800,000		800,000				
Park Forest BLVD	200,000		200,000				
Pedestrian Crossing Program	55,000		55,000				
Pavement Resurfacing Program	300,000		300,000				
Martin Luther King Center Roof	22,000		22,000				
Fiber Upgrades - Phase VIII	150,000		150,000				
Sidewalks & Parking Lots - Parks	40,000		40,000				
Nature Lab Expansion	50,000					50,000	
Simpson Farmhouse Expansion	125,500					125,500	
Forest Preserve Phase II	75,000					75,000	
Fire Station 34 New Administrative	3,815,000						3,815,000
Parking Improvements	1,300,000			1,300,000			
Signage	27,000			27,000			
Kiosk Replacement	30,000			30,000			
Community Resource Center	9,919,000				9,919,000		
Property Purchase	200,000				200,000		
Signage/Comm Beautif.	40,000				40,000		
NE Streetlight	20,000				20,000		
Information Kiosk	30,000				30,000		
Total	\$17,392,500	\$194,000	\$1,567,000	\$1,357,000	\$10,209,000	\$250,500	\$3,815,000

EXHIBIT A CAPITAL IMPROVEMENT ELECTRIC (415)



CITY OF
MOUNT
DORA

Project #	Project Name	New Projects 2025-26
EL2302	Roundabout - 19A & Eudora Rd.	156,500
EL2220	Substation	220,000
EL2202	Advanced Metering Infrastructure (AMI) - Addt. funds	491,000
Total:		\$ 867,500

CAPITAL IMPROVEMENTS W/WW (425)

EXHIBIT A



CITY OF
MOUNT
DORA

Project #	Project Name	New Projects 2025-26	Water & Wastewater 421	Wastewater Impact Fee 422	Water Impact Fee 423
WA2403	Eudora Roundabout Utility Relocation - Addt. Funding	900,000	900,000		
WW2216	Utility GIS	130,000	130,000		
WA2529	Meters for Incoming Developments	620,000		310,000	310,000
NEW	Backup and Spare Submural Pump Program	100,000	100,000		
NEW	Sanitary Sewer and Manhole Inspection & Inventory	115,000	115,000		
NEW	WTP #1 Perimeter Fencing	60,000	60,000		
NEW	WTP #1 High Service Pump #3 City Fire Flow Pump	101,000	101,000		
NEW	WTP #2 AC High service pump room	61,000	61,000		
NEW	WTP #2 Electrical and Piping For Well #3	1,500,000			1,500,000
NEW	Wastewater Treatment Plant Expansion CMAR	2,400,000		2,400,000	
Total		\$ 5,987,000	\$ 1,467,000	\$ 2,710,000	\$1,810,000

CAPITAL IMPROVEMENT STORMWATER (445)

EXHIBIT A



CITY OF
MOUNT
DORA

Dept.	Project Name	New Projects 2025-26
NEW	Exfiltration Inlet in Gutter Depression - Northside Drive	63,000
NEW	Groundwater Table Control on Donnelly	264,600
NEW	Groundwater Table Control on Tremain	243,600
NEW	Groundwater Table Control on Country Club Blvd	115,500
NEW	Stormwater Facility Maintenance, Repair, and Replacement Program	270,000
NEW	Flood Mitigation Project for 704 and 721 Pine Avenue	105,000
NEW	Outfall Repair: Overlook Drive	5,500
NEW	Drainage Improvements at E. 5th Avenue and N. Rossiter St.	105,000
NEW	Lake Dora Villas Outfall Inspection and Repair	10,500
NEW	Dorset of Mount Dora Subdivision Drainage and Stormwater Management Facilities	105,000
NEW	Suzanne Drive Outfall Reconstruction	189,000
Total		\$ 1,476,700

FY2025-26 BUDGET FACTORS



CITY OF
MOUNT
DORA

Reduced operating/capital to balance budget

Strengthen and expand Mount Dora's infrastructure according to Strategic Plan

Focusing on maintenance and strengthening city infrastructure, service levels and public safety.

Salaries & Benefits - Strategic additions of staff to complete goals of Mount Dora.

EXHIBIT A NEXT STEPS



CITY OF
MOUNT
DORA

- Public Hearing (1st)- September 3rd at 6:00pm
Tentative Millage and Budget
New Monies Only
- Fire Assessment
Thursday, September 11th - 6:00 pm
- Public Hearing (2nd)- September 16th at 6:00pm
Final Millage and Budget
New Monies plus Carryforward (Projects + Encumbrances)



CITY OF MOUNT DORA, FLORIDA

CITY COUNCIL MINUTES

August 19, 2025

City Hall

510 North Baker Street, Mount Dora, Florida 32757

CALL TO ORDER

Having been duly advertised as required by law, at 6:00 p.m., Mayor James Homich called to order the August 19th regular session of the Mount Dora City Council in the City Hall council chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

ROLL CALL

Members Present

James Homich, Mayor
John Cataldo, Vice-mayor, District 1
Cal Rolfson, District 2
Dennis Dawson, District 3
Marc Crail, District 4
Nate Walker, District 5
Doug Bryant, At-large

Also Present

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

PRESENTATIONS

1. Proclamation Recognizing Postmaster Lynn Blanton Upon Her Retirement
Library Director Cathy Lunday recognized Ms. Blanton's service. Ms. Blanton shared remarks, and Mayor Homich read the proclamation into the record.
2. Simpson Farmhouse Expansion Project Plans
Ms. Lunday presented the project overview and provided status updates.
3. Project Updates
Economic Development and Public Information Director Misty Sommer summarized active City projects and their current statuses. Council and staff discussed the implementation timeline for new kiosks.

PUBLIC COMMENT

Mayor Homich opened public comment.

Joe Fumase, 2693 Jumping Jack Way, Clermont, spoke about the proposed County Charter, asking Council to oppose it.

Mayor Homich closed public comment.

APPROVAL OF AGENDA

Mayor Homich asked to add Action Item Two-Grant Allocation. Councilmember Rolfson requested more information about the item being added. Mr. Sandersfeld explained briefly, and Council agreed to add the item.

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE AGENDA WITH THE ADDITION OF ACTION ITEM TWO, GRANT ALLOCATION; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

CONSENT AGENDA

1. Request Approval of the School Resource Officer Agreement Between the City of Mount Dora and the Round Lake Charter School
2. Request Approval of Memorandum of Understanding for School Resource Officer Services between the City of Mount Dora and the Lake County Sheriff's Office
3. Request Approval of Agreement for Towing, Wrecker and Storage Services Between the City of Mount Dora and Almand's Citgo Service Station Inc.
4. Request Approval of Agreement for Towing, Wrecker and Storage Services Between the City of Mount Dora and The Truck Shop, Inc.
5. Request Approval of Meeting Minutes

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

ACTION ITEMS

1. Request Approval of Task Authorization with Kimley-Horn and Associates, Inc. for Design Services to Produce the Pine Avenue Drainage Improvements Project

Public Works Director George Marek described the project scope. Council discussed funding, resiliency, project phases, and FEMA funding opportunities. City Manager Sandersfeld noted planned community communication. Work is anticipated to begin on the east side of Pine and proceed toward Clayton. Cooperation with Lake County and FDOT permitting may be required.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE TASK AUTHORIZATION WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR DESIGN SERVICES TO PRODUCE THE PINE AVENUE DRAINAGE IMPROVEMENTS PROJECT; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

2. Approval of Grant Allocation for Meridian Barriers

Chief Gibson explained the grant and the City's intended use of funds. The Edward Byrne Memorial Justice Assistance Grant is sourced from the Department of Justice. This grant award will be applied to the department's Internet Crimes Against Children efforts.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE ALLOCATION OF THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT FOR; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Approval of the First Reading for **Ordinance No. 2025-21**, Annexation, Taylor Morrison of Florida, Inc., Lochside Development (143.26 +/- Acres)

Mr. Brackins read Ordinance 2025-21 by title only.

ORDINANCE NO: 2025-21

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF US HIGHWAY 441 AND EAST OF SR 44; 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 subject property is being developed as a residential subdivision with 158 lots for single-family, detached dwelling units. The property is zoned Planned Unit Development (PUD) by County Ordinance 2022-44 and will continue to develop with these entitlements in the same fashion as the property on the south side of U.S. Highway 441 (FKA Mount Dora Groves South). Susan Kane, Taylor Morrison Planning Manager, was present to answer questions.

Council, staff, and Ms. Kane discussed the number of lots, annexation, cart paths, the allowance for a certain number of model homes, architectural elements, building standards, roads, County approval of the project, gated status, and impact fees.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING FOR ORDINANCE NO. 2025-21, ANNEXATION, TAYLOR MORRISON OF FLORIDA, INC., LOCHSIDE DEVELOPMENT (143.26 +/- ACRES); COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

2. Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-12** Annexation KB Home Orlando, LLC for the Hillside Development (19.96 Acres)

Mr. Brackins read Ordinance 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 EAST

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.

The application was submitted to the City on May 13, 2025. The Development Review Committee (DRC) reviewed the application and had no concerns nor objections to the annexation request, and recommended to forward it to City Council. The City Council approved the first reading at the August 5th Regular Session.

This action is for annexation only. The FLUM and rezoning are being processed in concert under separate ordinances. Upon annexation, the property's future land use will be assigned from County Urban Low to City Low/Medium Density and the zoning will be assigned from County PUD to City PUD.

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

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

***YES Cataldo
Walker
Bryant
Dawson
Rolfson
Homich
Crail***

NO None

3. Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-13**, Small-Scale Future Land Use Map Amendment KB Home Orlando, LLC for the Hillside Development

Mr. Brackins read Ordinance 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.

Staff explained that this Ordinance shall take effect 31 days after the adoption of the annexation Ordinance, per Florida Statutes. The DRC reviewed the FLUM amendment and had no comments or objections to the request. The Planning and Zoning Commission (PZC) recommended approval. City Council approved the first reading on August 5, 2025.

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

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

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

4. Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-14**, Change in Zoning KB Home Orlando, LLC for the Hillside Development

Deputy Planning Director Michele Janiszewski was sworn in by Mr. Brackins to provide testimony for the quasi-judicial item, ensuring the Council's decision was based on competent and substantial evidence.

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.

Staff told Council that KB Home had submitted an annexation and future land use amendment application to run concurrently with the rezoning application. The DRC had no comments or objections to this request. The Planning and Zoning Commission recommended approval of the rezoning request from County PUD to City PUD. Council approved the first reading on August 5, 2025.

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

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

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

5. Request Approval of the Final Reading and Adoption 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.

Staff reported that the DRC approved the annexation request and recommended it be forwarded to City Council. Council approved the first reading on August 5, 2025. 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.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE FINAL READING AND ADOPTION OF ORDINANCE NO. 2025-15, ANNEXATION LINDSLEY PAVING COMPANY, INC. (6.41 ACRES); VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

6. Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-16**, Small-Scale Future Land Use Map Amendment for Lindsley Paving Company, Inc.

Mr. Brackins read Ordinance 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.

This item is associated with land use action. The DRC had no comments or objections to the request. The Planning and Zoning Commission recommended approval. City Council approved the first reading on August 5, 2025.

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

MOTION BY COUNCILMEMBER BRYANT TO APPROVE THE FINAL READING AND ADOPTION 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.

7. Request Approval of the Final Reading and Adoption 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 NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Staff told Council that the applicant has submitted annexation and future land use amendment application to run concurrently with the rezoning application. The DRC reviewed the rezoning application and had no comments or objections to the request. The Planning and Zoning recommended approval of the rezoning application. Council approved the First Reading on August 5th and no changes had taken place since then.

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

MOTION BY COUNCILMEMBER CRAIL TO APPROVE THE FINAL READING AND ADOPTION OF ORDINANCE 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*

DISCUSSION ITEMS

1. Joint Planning Area (JPA)

The Council held an extensive discussion on the proposed draft JPA. The principal matter before Council was whether to proceed with the agreement as drafted, renegotiate its terms, or allow the JPA to expire.

Councilmembers expressed concern that the current draft created an imbalance of control by granting Lake County primary development authority within and near the city's boundaries, while offering Mount Dora few enforceable benefits.

Mayor Homich expressed concern regarding the County's apparent development control and zoning authority, and stated that the draft JPA gave the county near-total control over development outside the city's limits. He noted the lack of binding commitments requiring the county to respect existing zoning, particularly in the Wolf Branch Innovation District, which has largely transitioned to residential development. He further observed that, in his opinion, the draft represented a significant departure from the 2004 JPA, under which the city held full development authority within the JPA boundaries.

Mr. Brackins explained that governments cannot legally bind future votes, resulting in non-committal "best effort" clauses in the draft. He clarified that such clauses reflect the limitations of public sector contracts. Mr. Brackins acknowledged problematic language in the document that may lead to misinterpretation, and supported renegotiation to clarify municipal versus county development control. He also cautioned that ambiguity in the boundary map could inadvertently extend county authority into the city's municipal limits.

Councilmembers reviewed the City's first right of refusal for utility services within the JPA area. Concerns were expressed that this leverage could be undermined if development control were ceded to the county. Members also discussed risks related to inheriting outdated county roads with unclear infrastructure conditions, citing past issues with Britt Road as an example.

Although mistrust of the county's past negotiation practices was acknowledged, the Council agreed to pursue a JPA extension of at least 90 days. Continued negotiation was favored over allowing the agreement to expire. Councilmember Rolfson emphasized the importance of strategic renegotiation rather than abandonment.

Councilmembers expressed interest in reviewing the City of Clermont’s “Wellness Way” JPA model, which aligns city and county planning and zoning standards. Lake County Executive Director Kathleen Dial conveyed a willingness to clarify language and collaborate on a revised agreement.

Council expressed a consensus on the following items:

The City Manager will request a minimum 90-day extension, preferably 120 days, by August 26, 2025, to allow additional time for discussion and revision. The City Attorney will revise jurisdictional language to ensure the city retains authority over development within its municipal boundaries. Planning and engineering staff will evaluate infrastructure and transfer conditions related to county roads. Council and Planning staff will study the feasibility of adopting mirrored planning and zoning standards similar to the Clermont model. A workshop will be held within the extension period for Council and the City Manager to review concerns and prioritize revisions. The City Attorney and City Manager will continue coordination with county legal and planning staff to refine the JPA draft and road agreement terms.

PRIORITY PROJECT UPDATES

No report.

CITY MANAGER'S REPORT

Mr. Sandersfeld spoke about the City Manager evaluation process. Evaluations would be sent to Human Resources Director Alan Cline.

Mr. Sandersfeld directed attention to the lobbyist report in the agenda packet.

CITY ATTORNEY'S REPORT

Mr. Brackins moved his scheduled presentation to the September 2nd meeting.

He provided an update on the CRA boundary litigation with Lake County. City and County would consult with staff before bringing the item back to the elected officials.

COMMUNICATIONS AND REPORTS

Councilmember Rolfson mentioned his visit to Franklin, Tennessee, commended Ms. Sommer for her presentation, and spoke about the Florida League of Cities Annual Conference.

Councilmember Dawson reported on his first Freebee ride.

Councilmember Crail thanked those who expressed to Lake County their concern for the Britt Road issue, which is now being addressed.

Vice-mayor Cataldo commended Mr. Shonk for the work on the Tremain Trail. Council and staff discussed timing for the rest of the project.

Mayor Homich spoke about drainage at Donnelly Park, and raised sidewalks and curbing.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 8:33 p.m.

JAMES HOMICH, MAYOR
City of Mount Dora

Jeanann Hand, City Clerk



**CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL
BUDGET WORKSHOP MINUTES
July 21, 2025
City Hall 510 N. Baker St.
Mount Dora, FL 3275**

CALL TO ORDER

Having been duly advertised as required by law, Mayor James Homich called the meeting to order at 6:00 p.m.

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

ROLL CALL

Members Present

James L. Homich, 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
Jeanann Hand, City Clerk
Budget Officer Matt Dodson
Department Directors and Staff

Members Not Present

John Cataldo, Vice-mayor, District 1

DISCUSSION ITEM

1. Governmental Funds and Internal Services

General Fund

Mr. Dodson reported the FY 2025-26 budget is balanced, unlike the previous two years. The proposed operating budget is \$7,790,377, reflecting a nine percent decrease. Approximately \$840,000 was cut. Council and staff discussed Planning differences and revenue fluctuations.

Human Resources

The Human Resources budget improved due to increased use of the employee clinic, resulting in fewer claims.

Library and Parks & Recreation

The Library budget increased to support a Deputy Director succession plan. The Parks and Recreation budget rose due to Recreation Center staffing, funded by the CRA. Other areas showed decreases, but staffing needs made the recreation budget appear higher.

Police and Fire

The Police Department added three School Resource Officers, 70% reimbursed by schools, and requested a part-time Evidence Clerk. The Fire Department requested a Chief of Training and Standards. Council discussed the Fire Emergency Service Fee, MSTU revenues, and mutual aid coverage, noting that 78% of calls are within Mount Dora.

Code Compliance and Public Works

Code Compliance requested a manager position for efficiency. Council discussed railroad rights-of-way and the benefits of added management. Public Works reviewed building maintenance, streets, and urban forestry. Council considered revisiting a full-time Urban Forestry position if conditions change.

Special Revenue and CRA Funds

Discretionary funds were adjusted to prioritize sidewalks. The CRA Fund is balanced, includes the Freebee project, and carries no new debt. The Northeast CRA budget is also balanced, with revenues conservatively estimated.

Other Funds

The Building Department showed a 22.8% overall decrease, with personnel increases for Fire Inspection services. The Fire Assessment Fee Fund will rely more on assessments due to fewer impact fees. Council discussed cemetery land behind a local church, debt service, and impact fee reserves.

Internal Service Funds

The Public Works Complex Fund now houses loan payments only. The Vehicle Replacement Fund provides reserves for emergency replacements. Self-Insurance and Property/Casualty funds reflect higher premiums. Risk assessments are conducted by Brown and Brown. Workers' Compensation estimates are expected to be below projections.

Council Discussion and Next Steps

Council discussed succession planning, nonprofit partnerships for the Recreation Center, and staffing increases. TRIM notices will be mailed on August 21. Council expressed appreciation for staff cooperation and attentiveness. Mayor Homich requested consideration of future green space acquisition.

JAMES HOMICH, MAYOR
City of Mount Dora

JEANANN HAND, CITY CLERK



**CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL
BUDGET WORKSHOP MINUTES
July 7, 2025
City Hall 510 N. Baker St.
Mount Dora, FL 3275**

CALL TO ORDER

Having been duly advertised as required by law, Mayor James Homich called the meeting to order at 6:00 p.m.

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

ROLL CALL

Members Present

James L. Homich, Mayor
John Cataldo, Vice-mayor
Cal Rolfson, District 2
Dennis Dawson, District 3
Nate Walker, District
Doug Bryant, At-large

Members Not Present

Marc Crail, District 4

Also Present

Vince Sandersfeld, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk
Budget Officer Matt Dodson
Police Chief Michael Gibson
Fire Chief Joseph Hightower
Deputy Police Chief James Deleu
Parks & Recreation Director Troy Shonk
Public Works Director George Marek
Library Director Cathy Lunday
Additional staff

DISCUSSION ITEM

1. Capital Outlay, CIP, and Enterprise Funds

Budget Officer Matt Dodson provided an overview of Capital Outlay, the Capital Improvement Program (CIP), and Enterprise Funds.

Police Department Budget

The Council discussed the acquisition of additional Meridian barriers, which will increase the City's supply from 8 to 24. Half of the cost will be reimbursed by a state grant, and the City has the necessary equipment to deploy them.

Council also reviewed the use of License Plate Reader (Flock) cameras. The discussion highlighted their role in solving and deterring crime, the 30-day data retention policy, and the City's partnership with Lake County's real-time crime center.

The Police Department's budget for vehicle trade-outs and upfitting was reviewed. Four older vehicles will be replaced, and these do not expand the fleet.

Fire Department Budget

The Fire Department requested a Ford F-250 to serve as an incident command vehicle. This vehicle will be specially outfitted for its purpose. Both Police and Fire vehicles are acquired through the Florida Sheriffs' Association.

Parks & Recreation Budget

The Parks and Recreation Department requested a new pickup truck, which was discussed in relation to staffing needs.

The Council also considered the purchase of pressure washing equipment. The \$40,000 investment is expected to save money compared to contracted services and will allow citywide use, including downtown.

Sidewalks and Road Projects

The sidewalk program was reviewed, with \$600,000 annually recommended to achieve ADA compliance. Grinding will be used as a cost-savings measure over full replacement, and Council emphasized prioritization of repairs.

Options for addressing sidewalks impacted by trees were discussed, including rerouting sidewalks and using both contractors and in-house resources.

The phasing of Donnelly Street resurfacing versus reconstruction was reviewed.

Although funding for curbs is not anticipated this year, Council expressed interest in redirecting available funds toward sidewalks.

Other Capital Projects

Council reviewed the history and priority of purchasing a scoreboard.

A grant will support the Waterfront Master Plan, which will include restroom additions and provide leverage for future grants for park improvements.

Funds were allocated for engineering and design for the Simpson Farmhouse Expansion project.

The Forest Preserve Phase II will focus on a long-term restoration plan, which may be supported by grant funding.

The 11th Avenue and Lakeshore Drive study is nearing completion, and Council reviewed shifting priorities and funding strategies for the project.

The Streetscape Program is not included in the current CIP, but future consideration may be tied to one-way striping plans.

Enterprise Funds

The Electric Fund was reviewed, including base rate, power cost, revenues, reserves, and expenditures. The budget is balanced.

The Water/Wastewater Fund was also reviewed. This budget is balanced, and the discussion included facility security and the timing of Donnelly Street utility undergrounding.

The Sanitation Fund's revenues and expenditures were reviewed.

The Stormwater Fund was reviewed, with Raftelis currently conducting a rate study. The discussion focused on Pine Avenue drainage solutions, FEMA grant opportunities, and the \$505,000 allocated for engineering and construction.

RECESS AND RECONVENE

The meeting recessed at 8:19 p.m. and reconvened at 8:25 p.m.

Closing Discussion

Council commended staff for their work and highlighted the importance of the budget process.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:51 p.m.

JAMES HOMICH, MAYOR
City of Mount Dora

JEANANN HAND, CITY CLERK



**CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL BUDGET
WORKSHOP MINUTES
June 9, 2025
City Hall 510 North Baker Street
Mount Dora, Florida 32757**

CALL TO ORDER

Having been duly advertised as required by law, at 6:00 p.m., Mayor Homich called to order the City Council Budget Workshop in the City Hall Council Chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

ROLL CALL

Members Present

James Homich, Mayor

John Cataldo, Vice-mayor

Cal Rolfson, District 2

Dennis Dawson, District 3

Marc Crail, District 4

Nate Walker, District 5

Doug Bryant, At-large

Also Present

Vince Sandersfeld, City Manager

Matt Dodson, Budget Officer

Jeanann Hand, City Clerk

DISCUSSION ITEMS

1. Budget Parameters and Fire Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Council and staff mentioned the Lake County Fire Services meeting.

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

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

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

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

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

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

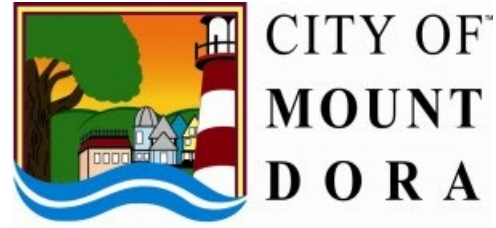
ADJOURNMENT

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

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

JEANANN HAND, CITY CLERK

EXHIBIT A



STRENGTHENING MOUNT DORA: PROJECT PORTFOLIO

BUDGET WORKSHOP
JUNE 9TH, 2025

EXHIBIT A OVERVIEW



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

GUIDING PRINCIPLES

EXHIBIT A



CITY OF
MOUNT
DORA

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

FUTURE ASSUMPTIONS

EXHIBIT A



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

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

TAXES VS CHARGES FOR SERVICE

EXHIBIT A



CITY OF
MOUNT
DORA

General Fund - Taxes

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

Enterprise Funds - Charges for Service

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

PROPERTY TAX ROLL UPDATE

EXHIBIT A



CITY OF
MOUNT
DORA

► Property Tax Revenues

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

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

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

EXHIBIT A

MOUNT DORA HISTORICAL MILLAGE RATES AND CONSUMER PRICE INDICES CHANGE

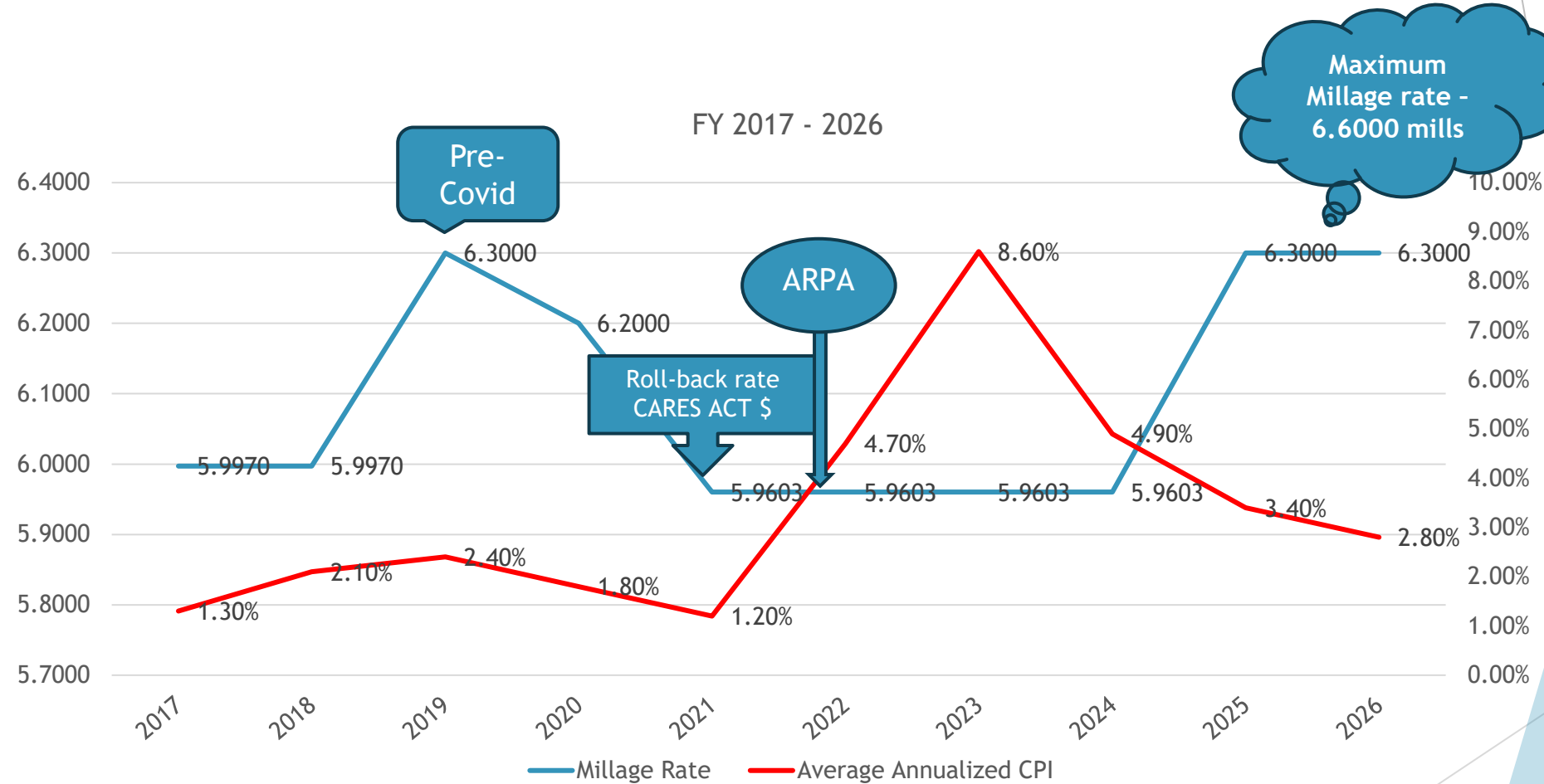


EXHIBIT A IMPACT ON AVERAGE RESIDENT – CITY OF MOUNT DORA TAXES ONLY



FY24-25

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



FY25-26

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

NET INCREASE

\$95

This graphic displays what a homeowner pays in ad valorem taxes on a homesteaded property in the City of Mount Dora with a median assessed value of \$304,650 (3% increase from FY24-25) less a \$50,000 Homestead Exemption.

EXHIBIT A

LAKE COUNTY NOTICE OF PROPOSED PROPERTY TAXES – SAMPLE

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00MD	PRIOR 2023 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT 2024 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	354,740	5.0364	1,786.61	366,880	4.6102	1,691.39	5.0364	1,847.75
MSTU Ambulance	354,740	0.4629	164.21	366,880	0.4237	155.45	0.4629	169.83
Public Schools								
By State Law	379,740	3.2080	1,218.21	391,880	2.9296	1,148.05	3.2080	1,257.15
By Local Board	379,740	2.9980	1,138.46	391,880	2.7024	1,059.02	2.9980	1,174.86
Mount Dora	354,740	6.3000	2,234.36	366,880	5.4731	2,007.97	6.1000	2,237.97
Water Management District								
St Johns Water Mgt	354,740	0.1793	63.60	366,880	0.1793	65.78	0.1793	65.78
Voter Approved Debt Payments								
Lake County BCC	354,740	0.0918	32.57	366,880	0.0918	33.68	0.0918	33.68
Independent Special Districts								
Lake Co Water Auth	354,740	0.2940	104.29	366,880	0.2824	103.61	0.3083	113.11
North Lake Hosp	354,740	0.1500	53.21	366,880	0.4534	166.34	0.4000	146.75
TOTAL AD VALOREM PROPERTY TAXES			6,675.52			6,431.29		7,046.88
NON-AD VALOREM ASSESSMENTS								
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT				UNITS	RATE	ASSESSMENT	
Mount Dora	Fire Rescue Residential Units Sept 10, 6:00 PM 510 N Baker St (352)735-7185				1.00	209.00	209.00	

PROPERTY CHANGE IN VALUES

EXHIBIT A



CITY OF
MOUNT
DORA

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

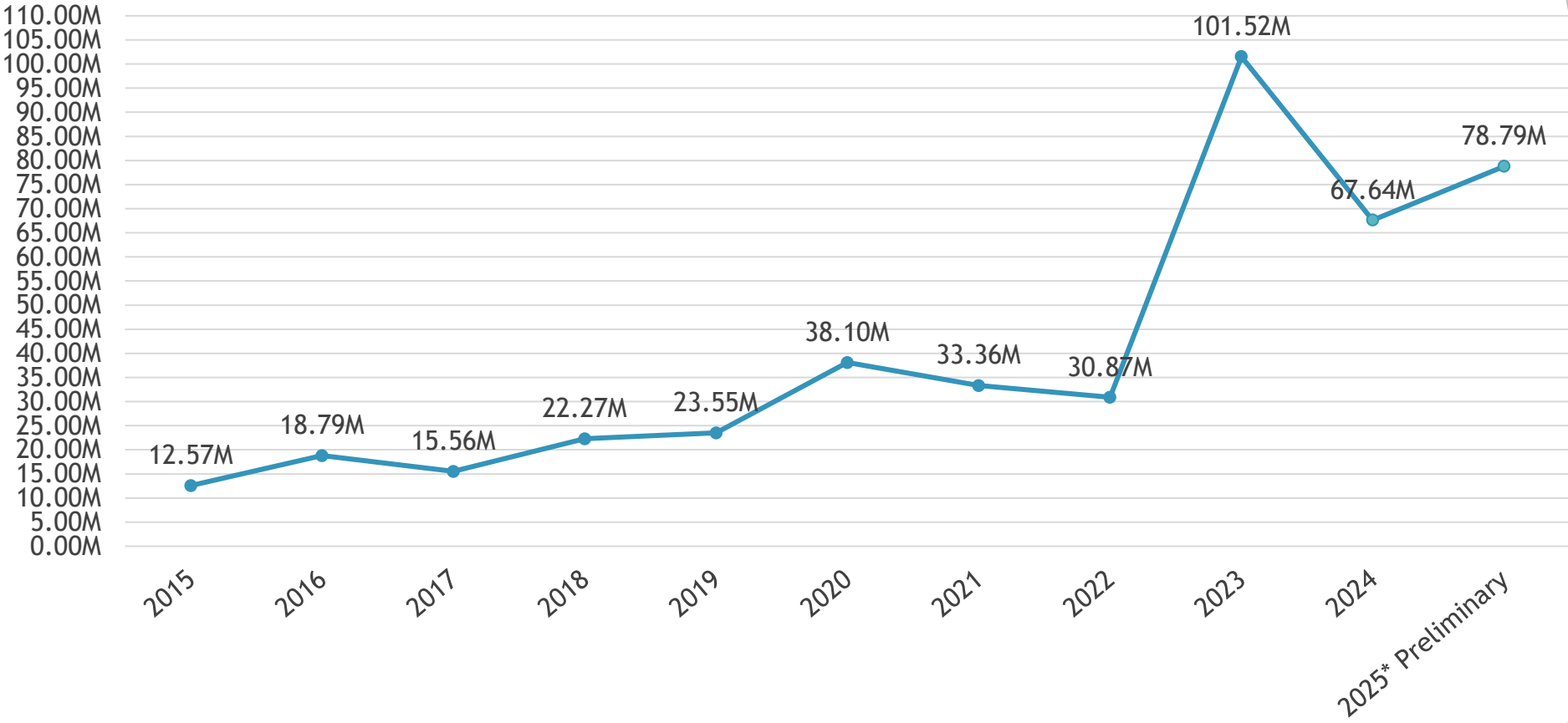
Countywide Taxable Values are up by 9.76% and the Cities Taxable Values are up to 12.35% on average

MOUNT DORA NEW CONSTRUCTION

EXHIBIT A
2015 - 2025



CITY OF
MOUNT
DORA

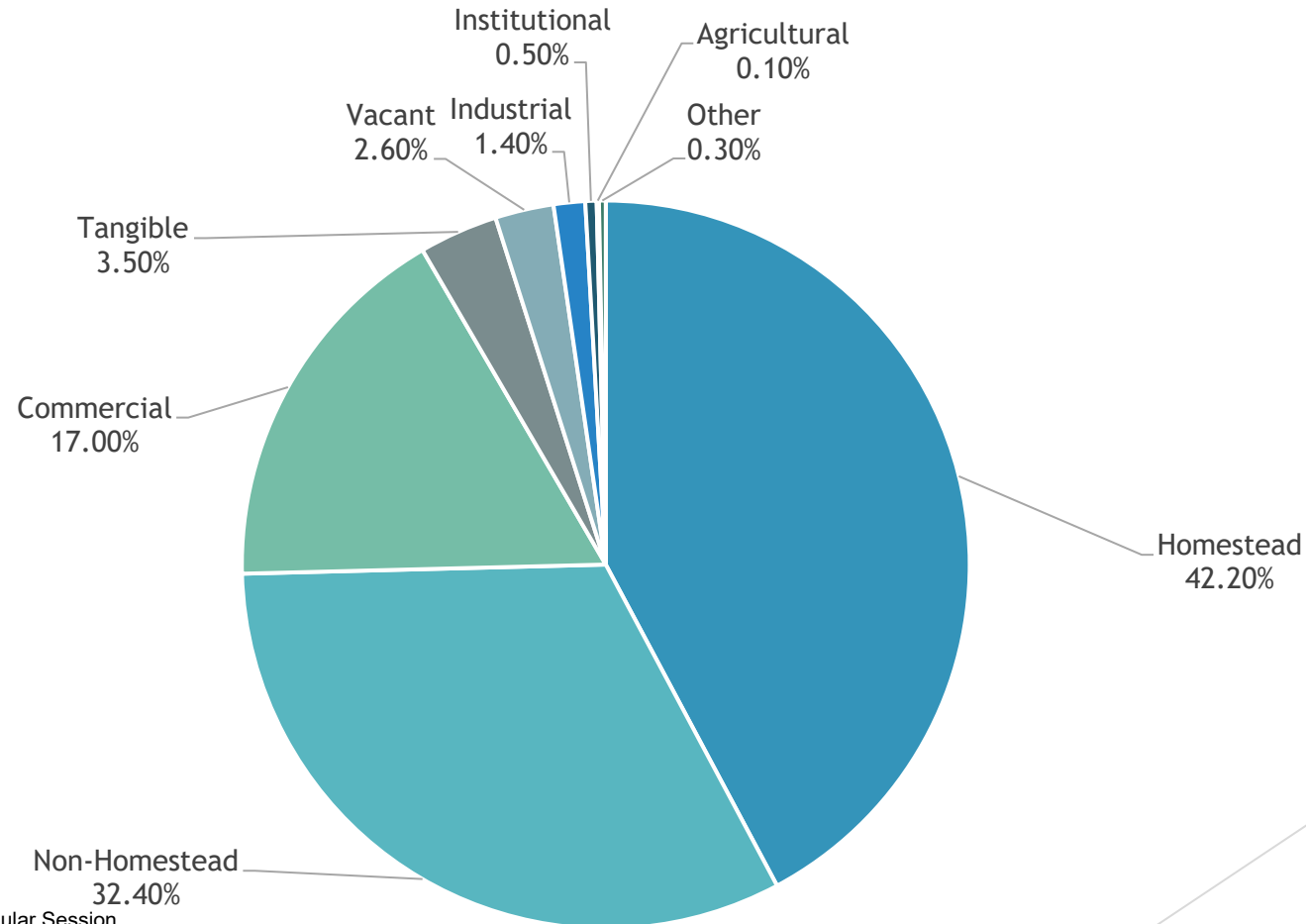


TAXABLE VALUE BY PROPERTY CLASS

(PICTURED IS FY23-24)



Taxable Value by Property Class



FIRE ASSESSMENT

FY 2025-26 FIRE BUDGET OVERVIEW

EXHIBIT A



CITY OF
MOUNT
DORA

General Fund Fire Protection 001-1810

- General fund monies
- Budget: approx. \$4.8M *(pending employee salary increases, health insurance, etc.)*

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

Fire Impact 125

- Restricted to expansion due to new growth
- Budget: **\$204,707**

Fire Assessment 131

- Fire Assessment Fee
- Fire Protection only not EMS
 - Proposing that the fee **increases** to \$239 per benefit unit based on increase in 'Fire Services Assessed Cost' defined in Resolution 2018-57
- Budget: approx. **\$2,318,652**

2018 Fire Assessment Bond

- Debt Service in fund 200 via transfer
- Outstanding Principal **\$18,350,000**
- Outstanding Interest **\$10,297,463**
- FY2025-26 Loan Payment: **\$1,245,663**

EXHIBIT A FIRE IMPACT FEES SUMMARY REVENUES & EXPENDITURES



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

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

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

FIRE ASSESSMENT OVERVIEW

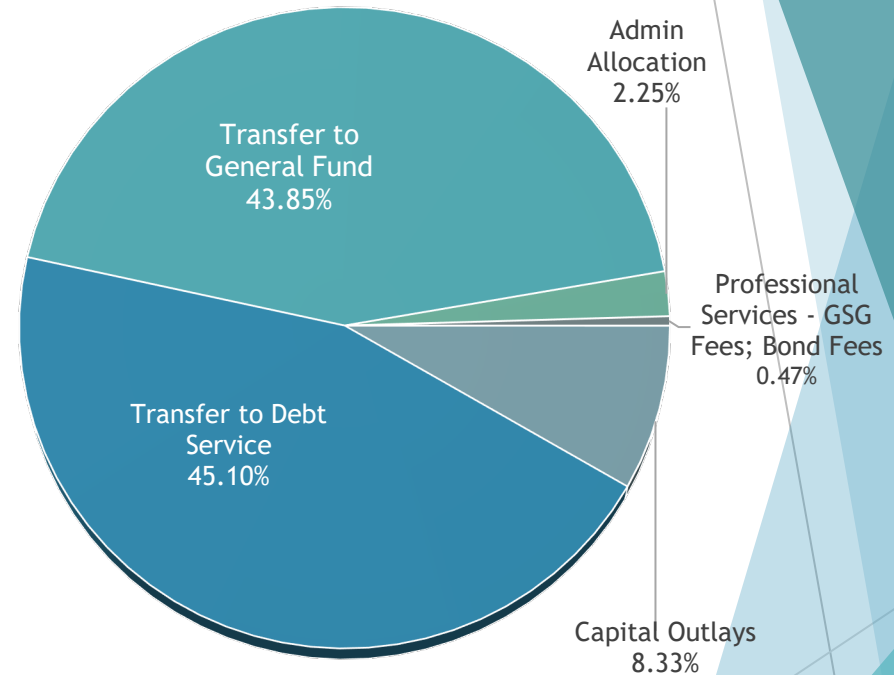
FUND 131

EXHIBIT A



**CITY OF
MOUNT
DORA**

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



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

NEXT STEPS

EXHIBIT A



CITY OF
MOUNT
DORA

► Budget Workshops

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

► Meeting for Action Items

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

► Public Hearings

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



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

DATE: October 7, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Final Reading of **Ordinance No. 2025-20**, Amending the Land Development Code in Multiple Chapters.

Introduction:

This is a request for City Council to approve final reading of Ordinance No. 2025-20.

Discussion:

Pursuant to Florida Statutes, Section 166.041(4) Attachment #1 is the completed Ordinance Business Impact Estimate. The legal advertisement for the adoption public hearing is included in Attachment #2.

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.
- The City Council, at their regularly scheduled meeting held on September 16, 2025, recommended approval of the First Reading of Ordinance No. 2025-20 and held a hearing for the Second Reading and Final Adoption.

Budget Impact:

There will not be a budget impact with the adoption of Ordinance 2025-20. Codification by the Municipal Code Corporation and legal notices for Land Development Code Amendment costs are estimated at \$1,500.

Strategic Impact:

Objective 7.2 - Focus on strategies and infrastructure to improve public health, safety, and welfare within the City.

Recommendation:

City Council to approve Final Reading of Ordinance No. 2025-20.

Attachment(s):

1. Attachment #1 - Business Impact Estimate - Ordinance 2025-20 - LDC Amendment (1)
2. Attachment #2 - Legal Ord Enactment Ad (run on 09.26.2025)
3. Ordinance 2025-20 LDC Update.

Prepared by: Michele Janiszewski, Senior Planner

Reviewed by:

Michele Janiszewski, Senior Planner

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/25/2025

Approved - 9/30/2025

Approved - 9/30/2025

Final Approval - 9/30/2025

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: September 16, 2025 (First Reading)

October 7, 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 AMENDS 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.

ATTACHMENT #2

NOTICE OF PROPOSED ENACTMENT ORDINANCE NO: 2025 – 20 CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2025-20. The final public hearing on the ordinance will be held on Tuesday, October 7, 2025, at 6:00 p.m., or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance 2025-20 is as follows:

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.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

The file may be inspected by the public at the City Clerks, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

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

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Planning and Development no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

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 AMENDS 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, 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, ~~striketrough~~ 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 Utilities 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: **September 16, 2025**

SECOND READING: **October 7, 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: October 7, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Parking Downtown Improvements

Introduction:

This is an opportunity for City staff to provide updates on various downtown parking items.

Discussion:

As directed by City Council at the Workshop held on January 13, 2025, several parking items were discussed and appear to have sufficient merit to proceed with implementation. These parking concepts are listed below:

- MSL Gravel Lot permitted for MSL employee parking, pending land development code change
- Paid parking in downtown core / Parking App
- MSL/Former Bank Parking Lot Shared Parking Agreement improved for Golf Cart/Motorcycle Parking
- Baker Street converted to one-way with diagonal parking
- Alexander Street converted to one-way with diagonal parking
- Methodist Church Public Parking Lot dedicated shuttle
- Expand Freebee Coverage beyond CRA
- Review lighting walkway along 5th Avenue to/from Methodist Church parking area
- Review parking wayfinding signage
- Other Item: Review downtown parking 4-hour time-limits; and enforcement

As a follow-up to the September 8, 2025 open forum parking workshop, attached is a summary table of the discussion and status.

Budget Impact:

Depending upon the parking improvement, cost and funding to be identified as projects are presented in the near future. The CRA has allocated funds for parking improvements.

Strategic Impact:

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

Goal 7: Develop new infrastructure to support sustainable growth management

Objective 7.3 Provide parking management strategies and increase parking space inventory in the downtown area.

Recommendation:

Informational item.

Attachment(s):

1. Parking_Workshop_2025-09-08 Updated

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Adam Sumner, Community Development Director

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/22/2025

Approved - 9/29/2025

Final Approval - 9/30/2025



Parking Workshop – Updated Summary Table & Corrections

City of Mount Dora
Workshop Date: September 8, 2025

This document summarizes the workshop topics that City Council highlighted project importance from the discussion and aligns status items.

Parking Item	Status / Narrative	Timeline / Notes
Downtown One-Way Configuration	Coordinating with parking engineer on alternatives for Alexander, Baker, and Tremain. Safety and emergency access remain key constraints.	Options analysis in progress.
Paid Parking (RFP)	Draft RFP updated and preparing to publish.	Target publish next cycle; include enforcement cost/technology requirements.
Parking Enforcement	Evaluating staffing and cost (3 FT + 3 PT in FY26–27). Interim enforcement options under review.	Not budgeted for FY25–26; explore interim measures and citation workflow.
Shuttle Hours (Freebee)	Assessing operating schedule adjustments; considering advertising; awaiting FDOT grant for expansion.	Coordinate operating hours and coverage
Signage for Methodist Church Parking	Video in production; notice in utility bills in process; additional wayfinding signage under review	Launch near-term communications; add wayfinding where appropriate.

Parking Item	Status / Narrative	Timeline / Notes
Golf Cart Parking Agreement (5th & Alexander)	Under Main Street Leasing attorney review; target ~25 cart spaces; continue negotiations.	Advance agreement; Coordinate with striping and signage plan.
Time-Limited Parking Management	Council emphasized enforcing existing time limits before major infrastructure changes.	Pair with communications; monitor compliance and turnover effects.



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

DATE: **October 7, 2025**

TO: **Honorable Mayor and City Council Members**

FROM: **Vince Sandersfeld, City Manager**

SUBJECT: **FDOT Five-Year Work Plan**

Introduction:

Discussion:

Budget Impact:

Strategic Impact:

Recommendation:

Attachment(s):

Prepared by: Jeanann Hand, City Clerk
Reviewed by:
Vince Sandersfeld, City Manager

Final Approval - 9/30/2025



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

DATE: October 7, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: City Manager's Upcoming Conference Training Session - Acting City Manager from October 25, 2025, to October 29, 2025

Introduction:

This is a request for the City Council to approve City Manager Vince Sandersfeld's designation of acting city manager.

Discussion:

I will be attending a continuing education conference hosted by the International City/County Management Association (ICMA) from Saturday, October 25, 2025, through Wednesday, October 29, 2025, in Tampa, Florida. The ICMA Annual Conference is a premier event for government professionals and rotates among cities across the United States and Canada. Notably, the last ICMA conferences held in Florida took place in Orlando in 1998 and in Miami in 1961.

Attached is a letter formally requesting the designation of Mr. George Marek, Stormwater Utility Director, to serve as Acting City Manager during my absence. This serves as official notification of my temporary leave to attend the ICMA conference.

Budget Impact:

N/A

Strategic Impact:

Strategic Initiative 5: Human Resources

Recommendation:

Temporary designation of Mr. George Marek as acting City Manager from October 25, 2025, to October 29, 2025.

Attachment(s):

1. Designation of Acting City Manager 10-7-2025 (signed)

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

GEORGE MAREK, Public Works Director

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/15/2025

Approved - 9/15/2025

Final Approval - 9/15/2025



CITY OF MOUNT DORA

OFFICE OF THE CITY MANAGER

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510 N. Baker St.
Mount Dora, FL 32757

Office of the City Manager
352-735-7126
Fax: 352-383-4801

Customer Service
352-735-7105
Fax: 352-735-2892

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

Human Resources
352-735-7106
Fax: 352-735-9457

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

City Hall Annex
900 N. Donnelly St.
Mount Dora, FL 32757

Parks and Recreation
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

Public Works Complex
1501 Robie Ave.
Mount Dora, FL 32757
352-735-7151
Fax: 352-735-1539

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

Website:
www.cityofmoundora.com

October 7, 2025

Honorable Mayor and City Councilmembers:

Article V, Section 24 of the City of Mount Dora Charter indicates that, “by letter of record filed with the city council, the city manager shall designate, subject to approval of the city council, a qualified city administrative officer or department head to exercise the powers and perform the duties of city manager during any temporary absence or disability of the city manager of not less than three (3), nor more than twenty-one (21), days duration.”

I hereby submit for your approval the designation of Mr. George Marek, Stormwater Utility Director, to exercise the powers and perform the duties of city manager from October 25, 2025 through October 29, 2025, as I’ll be out of town for a conference training session these days.

Respectfully submitted,

Vince Sandersfeld
Vince Sandersfeld
City Manager



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

DATE: October 7, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Witherspoon Lodge

Introduction:

Discussion:

Budget Impact:

Strategic Impact:

Recommendation:

Attachment(s):

Prepared by: Jeanann Hand, City Clerk
Reviewed by:
Vince Sandersfeld, City Manager

Final Approval - 9/29/2025



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

DATE: October 7, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: McDaniels Case

Introduction:

Discussion:

Budget Impact:

Strategic Impact:

Recommendation:

Attachment(s):

Prepared by: Jeanann Hand, City Clerk
Reviewed by:
Vince Sandersfeld, City Manager

Final Approval - 9/30/2025