



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