



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

Mount Dora Northeast Community Redevelopment Agency Board

Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
October 21, 2025 6:00 P.M., 6:00 P.M.

AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

ACTION ITEMS

1. Request staff authorization to give public notice of intent to dispose of certain real properties owned by the Northeast CRA and the City of Mount Dora and invite proposals from qualified developers for the redevelopment of such properties in accordance with the requirements of s. 163.380, *Florida Statutes*. (Envisioning redevelopment for affordable housing)

2

ADJOURNMENT

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

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. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

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

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



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

DATE: October 21, 2025

TO: Honorable Chairperson and Board Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request staff authorization to give public notice of intent to dispose of certain real properties owned by the Northeast CRA and the City of Mount Dora and invite proposals from qualified developers for the redevelopment of such properties in accordance with the requirements of s. 163.380, *Florida Statutes*. (Envisioning redevelopment for affordable housing)

Introduction:

This is a request for staff authorization to give public notice of intent to dispose of certain real properties owned by Northeast CRA and the City of Mount Dora and invite proposals from qualified developers for the redevelopment of such properties in accordance with the requirements of s. 163.380, *Florida Statutes*. (Envisioning redevelopment for affordable housing.)

Discussion:

This item pertains to certain real properties owned by the City of Mount Dora within the boundary of the Northeast Community Redevelopment Agency (Northeast CRA). The Northeast CRA Redevelopment Plan calls for the facilitation of affordable housing. These parcels will be offered for the development of affordable housing per the Redevelopment Plan and in accordance with the requirements of Chapter 163 Florida Statutes.

Budget Impact:

None at this time.

Strategic Impact:

Strategic Initiative 1: Promote Economic Development
Promote Economic Development to position Mount Dora as a City with a diverse, vibrant, sustainable economy.

Recommendation:

Request the NE-CRA Board authorize staff to provide notice of disposition per s.163.380, *Florida Statutes*, for those properties located within the Northeast CRA identified by ALT KEY numbers 1467144, 1467403, 1467420, 1467438, 1467446, 1467454, 1467462, 3801287, 1466865, 1664110, and invite proposals for same.

Attachment(s):

1. Mount Dora Northeast CRA Disposal Notice (002)

Prepared by: Adam Sumner, Community Development Director
Reviewed by: Adam Sumner, Community Development Director
Matthew Dodson, Budget Officer
City Attorney, City Attorney
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 10/10/2025
Approved - 10/13/2025
Approved - 10/15/2025
Approved - 10/15/2025
Final Approval - 10/15/2025

Legal Notice – Mount Dora Community Redevelopment Agency

LEGAL NOTICE

NOTICE OF DISPOSAL OF PROPERTY LOCATED IN THE COMMUNITY REDEVELOPMENT AREA BY THE MOUNT DORA COMMUNITY REDEVELOPMENT AGENCY

The City of Mount Dora (City) hereby gives notice pursuant to Section 163.380(3)(a), *Florida Statutes*, as owner of the named real properties listed by folio numbers and legal descriptions at the bottom of this notice, of its intent to dispose of said properties and to invite proposals from qualified developers for the redevelopment of said properties. The City and the Mount Dora Community Redevelopment Agency (CRA) envision construction of affordable housing at the properties.

Pursuant to Section 163.380(3)(a), Florida Statutes, prior to disposition of any real property in a community redevelopment area, the City or CRA shall give public notice of such proposed disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or thereto. The City or CRA shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out. The City or CRA may negotiate with any persons for proposals for the conveyance of any real property acquired by it in the community redevelopment area. The City or CRA may accept such proposals as it deems to be in the public interest and in furtherance of Chapter 163, Part III, Florida Statutes.

Section 163.380(2), Florida Statutes, requires that such real property be conveyed at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as the City or CRA may prescribe. In determining the value of real property is in the public interest and that the proposed use is in compliance with the community redevelopment plan, the City or CRA will take into account and give consideration to:

1. The long-term benefits to be achieved by the City based on the proposed use when compared to any potential short-term losses or costs in the disposal of such real property; and
2. The appraised value; and
3. The uses provided for in the community redevelopment plan and any other pertinent redevelopment or land use plans; and
4. The restrictions upon the property, and any covenants, conditions, and obligations assumed by the purchaser of the property.

In the event the real property is conveyed for less than the fair value, such disposition requires the approval of the governing body of City which approval may only be given following a duly noticed public hearing. Further the City or CRA may provide in any instrument of conveyance to a private grantee that such grantee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the City or CRA until the purchaser has completed the construction of any or all improvements proposed in the response to this advertisement. The City or CRA may require other covenants as part of the conveyance process.

Any party interested in submitting a proposal for redevelopment of the properties listed below is hereby notified that sealed proposals to acquire said property must be received on or before 4:00p.m. on December 12th, 2025, by the City/CRA, Mount Dora City Hall, 510 N. Baker Street, Mount Dora, Florida, 32757. Proposals received after that date will not be considered. Any such offer must include a description of the proposed development that would be built on the properties, and documentation of the legal ability of the proposer, and availability of funding, to complete the development. Conditions of acceptance of any such proposals may include a right of repurchase of the properties at the conveyance value. The City or CRA may further negotiate terms and conditions of the purchase of the properties. The City or CRA may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes.

Further information as may be available regarding the foregoing may be reviewed at the Purchasing Division, located

at 510 N. Baker Street, Mount Dora, Florida, 32757 or by e-mailing Whitney Donovan, Purchasing Coordinator, at donovanw@ci.mount-dora.fl.us.

The City/CRA is the owner of and intends to dispose of an interest through the sale of eight (8) contiguous parcels, that may be disposed of together or separately, identified in the Records of Lake County as:

Parcels Planned for Affordable Housing Development					
AltKey	Parcel Number	Owner Name	Property Address	Vacant	Acres
1467144	29-19-27-0050-133-00001	NORTHEAST CRA OF THE CITY OF MOUNT DORA	N CLAYTON ST	Yes	0.15
1467403	29-19-27-0050-140-00000	NORTHEAST CRA OF THE CITY OF MOUNT DORA	1316 GORHAM AVE	Yes	0.13
1467420	29-19-27-0050-140-00002	NORTHEAST CRA OF THE CITY OF MOUNT DORA	N CLAYTON ST	Yes	0.31
1467438	29-19-27-0050-140-00003	CITY OF MOUNT DORA	N CLAYTON ST	Yes	0.23
1467446	29-19-27-0050-140-00005	NORTHEAST CRA OF THE CITY OF MOUNT DORA	GORHAM ST	Yes	0.13
1467454	29-19-27-0050-140-00006	CITY OF MOUNT DORA	GORHAM ST	Yes	0.16
1467462	29-19-27-0050-140-00008	CITY OF MOUNT DORA	E LINCOLN AVE	Yes	0.34
3801287	29-19-27-0050-133-00009	NORTHEAST CRA OF THE CITY OF MOUNT DORA	N CLAYTON ST	Yes	0.46
					Total
				Total	1.90

Additionally, the City/CRA is the owner of and intends to dispose of an interest through the sale of the following parcels identified in the Records of Lake County as:

1466865	29-19-27-0050-121-00014	NORTHEAST CRA OF THE CITY OF MOUNT DORA	1514 N SIMPSON ST	Yes	0.33
1664110	29-19-27-0050-101-00000	CITY OF MOUNT DORA	1607 N WARDELL ST	Yes	0.10
				Total	0.43

The approximate value of this property is \$536,761. The approximate value of the real property, as determined by the City or its agents, is available at Mount Dora City Hall, 510 N. Baker Street, Mount Dora, Florida, 32757. Anyone for or against this property sale will be given the opportunity to speak at the public hearing.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE MOUNT DORA CITY COUNCIL AND/OR CRA BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETINGS OR HEARINGS WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

Persons with disabilities requiring accommodation in order to participate should contact the City Clerk at (352) 735-7126 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

Exhibit A – Legal Descriptions

29-19-27-0050-140-00003

The South 43 feet of the North 103 feet of the East 222 ½ feet, Block 140, Mount Dora, according to the map or plat thereof as recorded in Plat Book 3, Page 37 through 43, Public Records of Lake County, Florida.

29-19-27-0050-140-00006; 29-19-27-0050-140-00008

The West 99 feet of the East 222.5 feet of the South 150 feet of Block 140, Mount Dora, in Section 29, Township 19 South, Range 27 East, according to the plat thereof recorded in Plat Book 3, Page 37, of the Public Records of Lake County, Florida

AND

The North 62 feet of the South 212 feet of the West 105 feet of the East 222.5 feet of Block 140, Mount Dora in Section 29, Township 19 South, Range 27 East, according to the map of plat thereof recorded in Plat Book 3, Page 37 of the Public Records of Lake County, Florida.

29-19-27-0050-133-00001; 29-19-27-0050-140-00002; 29-19-27-0050-133-00009; 29-19-27-0050-140-00005

The South 30 feet of the East 222.5 feet of Block 133 and the North 60 feet of the East 222.5 feet of Block 140 of the City of Mount Dora, Florida according to the map or plat thereof as recorded in Plat Book 3, Pages 37 through 43, inclusive, of the Public Records of Lake County, Florida

AND

The North 75 feet of the West 82.5 feet of Block 140 of the City of Mount Dora, Florida, according to the map or plat thereof as recorded in Plat Book 3, Pages 37 through 43, inclusive, of the Public Records of Lake County, Florida

AND

The North 90 feet of the South 120 feet of the East 222.5 feet of Block 133, of the City of Mount Dora, according to the map or plat thereof as recorded in Plat Book 3, Pages 37 through 43, inclusive, of the Public Records of Lake County, Florida.

29-19-27-0050-140-00000

Begin 75.00 feet South of the Northwest corner of Block 140, in Section 29, Township 19 South, Range 27 East, according to the Plat of Mt. Dora, Florida, recorded in Plat Book 3, Pages 37 through 43, inclusive, Public Records of Lake County, Florida, run East 82.5 feet; thence South 75.00 feet; thence West 82.5 feet; thence North 75.00 feet to the Point of Beginning.

LESS

The East 7.5 feet for access to Lincoln Avenue.

29-19-27-0050-121-00014

A portion of the Southwest ¼ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 29, Township 19 South, Range 27 East, Lake County, Florida, in the City of Mount Dora, Florida, described as follows:

From the Northwest corner of the Southwest ¼ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of said Section 29 run thence East 25.00 feet, along the North line of said Southwest ¼, to a point on the East right of way line of Simpson Street; thence South, along the East line of the right of way of Simpson Street, 120.00 feet to the point of beginning of this description; thence East 141.58 feet to a point on the East line of the West ½ of the Southwest ¼ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of said Section 29; thence South, along said East line, 102.04 feet; thence West, 141.91 feet to a point of the East line of the right of way of Simpson Street; thence North, along said East line, 102.04 feet to point of beginning.

Also known as:

The South 101.04 feet of the North 197.04 feet of the West 141.89 feet of Block 121, Mount Dora, according to the map or plat thereof as recorded in Plat Book 3, Page 37, Public Records of Lake County, Florida.

29-19-27-0050-101-00000

MOUNT DORA E 100 FT OF S 85 FT OF BLK 101 – LESS E 25 FT & LESS S 25 FT – PB 3 PGS 37-43 ORB
1555 PG 1150.