



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

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

**AGENDA**

**CALL TO ORDER**

**MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENTATIONS**

**PUBLIC COMMENT**

**APPROVAL OF AGENDA**

**APPROVAL OF CONSENT AGENDA**

1. Request to Ratify Approval of Emergency Task Authorization for Cathcart Construction Company, LLC to Install Underdrains in North Donnelly Roadway as Part of the Work to Repair the Roadway After the October 26 and 27 of 2025 Storm Event 4
2. Request Approval of Amendment 7 to the Solid Waste Agreement between the City of Mount Dora and Waste Management, Inc. of Florida 25
3. Request Approval of the General Release for Property Damage Associated with the September 10, 2024 Water Main Strike Occurring at US-441 and Natoma Boulevard 37
4. Request Ratification of the Sixth and Seventh Extensions of Resolution 2025-45, Local State of Emergency Related to October 26-October 27, 2025 Flood Event 43
5. Request Approval of Meeting Minutes 49

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2. Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-22**, Annexation, School Board of Lake County, Round Lake Charter School (28.68 +/- Acres) 136
3. Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-25**, Annexation, City of Mount Dora (1.38 Acres) 156
4. Request Approval of Final Reading and Adoption of **Ordinance No. 2025-26**, Small-Scale Future Land Use Map Amendment for City of Mount Dora Property (1.38 +/- Acres) 182
5. Request Approval of Final Reading and Adoption of **Ordinance No. 2025-27**, Change in Zoning for City of Mount Dora Property (1.38 +/- Acres) 204
6. Request Adoption of **Resolution No. 2025-44**, Approving Updates to the Master Fee Schedule 246

## **DISCUSSION ITEMS**

## **PRIORITY PROJECT UPDATES**

## **CITY MANAGER'S REPORT**

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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, January 6, 2026, 6:00 p.m., Regular Session
2. Tuesday, January 20, 2026, 6:00 p.m., Regular Session
3. Tuesday, February 3, 2026, 6:00 p.m., Regular Session
4. Monday, February 9, 2026 6:00 p.m., Workshop Special Events / Festivals
5. Tuesday, February 17, 2026, 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

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**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request to Ratify Approval of Emergency Task Authorization for Cathcart Construction Company, LLC to Install Underdrains in North Donnelly Roadway as Part of the Work to Repair the Roadway After the October 26 and 27 of 2025 Storm Event

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**Introduction:**

This is a request for Council to ratify City Manager approval of an emergency task authorization to install underdrains in North Donnelly Street roadway as part of the work to repair the roadway after the October 26 and 27 of 2025 storm event.

**Discussion:**

During a severe storm event on October 26 and 27 of 2025 a portion of North Donnelly Street was damaged and unusable. Resolution No. 2025-45 was approved on October 27, 2025, declaring a local emergency. It is necessary to install the underdrains prior to the reconstruction of the roadway to prevent damage to the repaired sections.

**Budget Impact:**

Groundwater table control on Donnelly was budgeted in the FY25-26 budget for \$264,600.00 under account number 445-5555-580.63-01-SW2617. The emergency work Task Authorization is \$189,240.00 which is under the budgeted amount.

**Strategic Impact:**

Objective 10.4 - Effectively manage stormwater runoff while protecting the environment and minimizing flooding.

**Recommendation:**

City Council ratify emergency task authorization to install underdrains in North Donnelly Street roadway as part of the work to repair the roadway after the October 26 and 27 of 2025 storm event.

**Attachment(s):**

1. TA Donnelly UD.CCC (CM signed 11-20-25)
2. RESO NO. 2025-45.DECLARATION OF LOCAL STATE OF EMERGENCY.FLOODING EVENT.SIGNED (2)

Prepared by: Bill Mitchell, City Engineer

Reviewed by:

GEORGE MAREK, Public Works Director

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 11/20/2025

Approved - 11/20/2025

Approved - 11/20/2025

Approved - 12/9/2025

Approved - 12/9/2025

Final Approval - 12/10/2025

**CITY OF MOUNT DORA  
TASK AUTHORIZATION FORM**

In accordance with the terms and conditions of the Agreement between Cathcart Construction Company – Florida, LLC (Contractor) and the City of Mount Dora, approved under Piggyback Agreement, authorized and dated July 2, 2024, the parties hereto agree to the scope of work, pricing, schedule and subcontractors set forth herein. The Piggyback Agreement was used for emergency installation of North Donnelly Roadway Underdrain. Work to be performed prior to the reconstruction of North Donnelly, which had a roadway failure as a result of a storm event on October 26, 2025.

<b>Project Amount: \$189,240.00</b>
<b>Budget Account Number: 445-5555-580.63-01-SW2617</b>
<b>City Project Manager: George Marek</b>
<b>Contractor: Cathcart Construction Company – Florida, LLC</b>
<b>Contractor Project Manager: Matt Blanton</b>

**NOTE: THE CONTRACTOR MAY NOT BEGIN WORK UNTIL THIS FULLY SIGNED TASK AUTHORIZATION AND A CITY PURCHASE ORDER ARE DELIVERD TO THE CONTRACTOR.**


**SUMMARY OF WORK TO BE COMPLETED**

Each Task Authorization package shall include:

**Exhibit A** – Scope of Work  
**Exhibit B** – Sub-Contractors  
**Exhibit C** – Schedule  
**Exhibit D** – Compensation


Recommended By:


Print: William J. Mitchell, Jr.

Signature:  Date: 11/19/25

Reviewed By:

Print: George Marek, P.E.

Signature:  Date: 11/19/2025

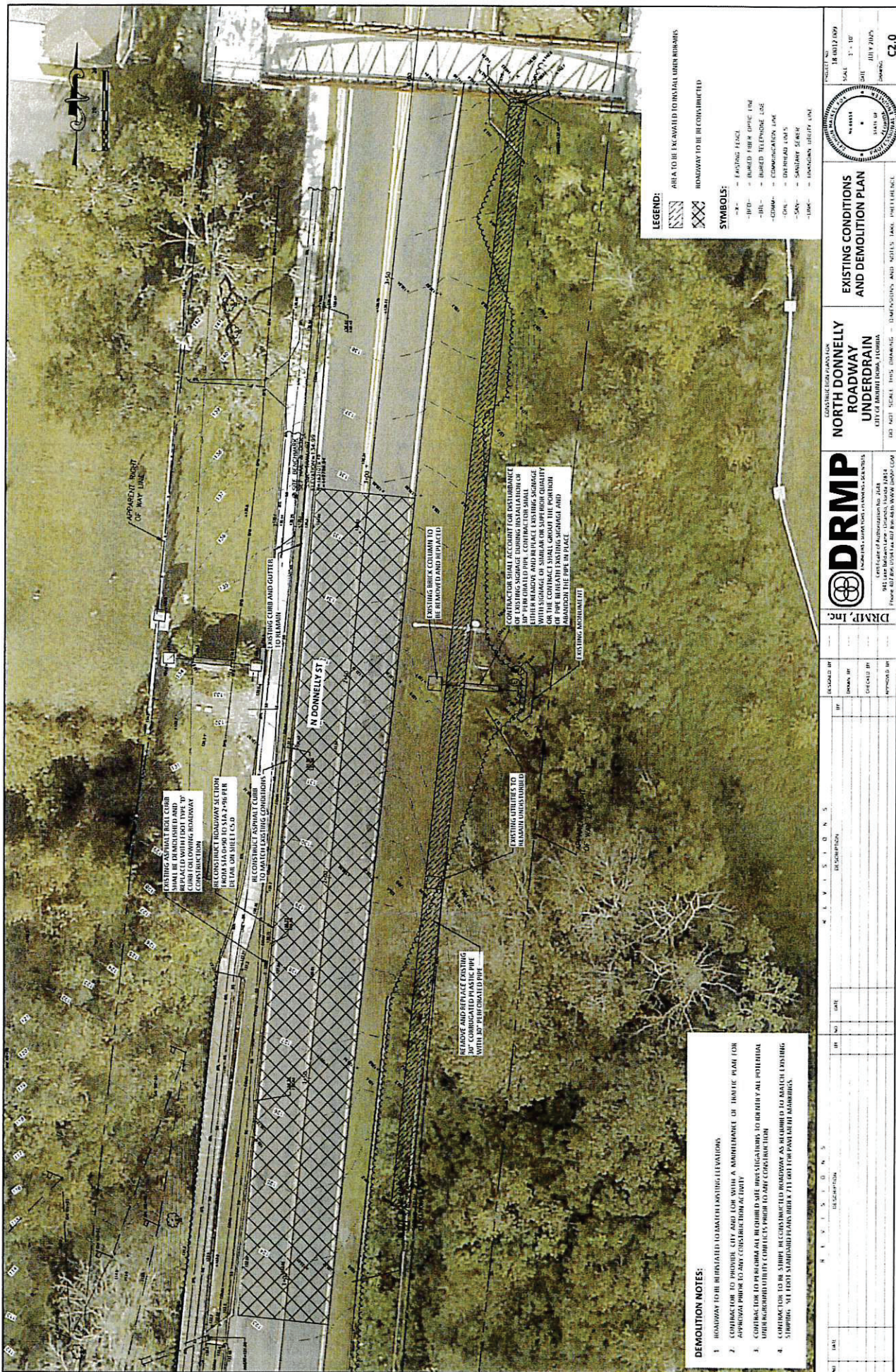
<b>CONTRACTOR ACCEPTANCE</b>	<b>CITY APPROVAL</b>
Print Name: <u>Matt T. Blanton, President</u>	Print Name: <u>Vince Sandersfeld</u>
Signature: <u></u>	Signature: <u>Sandersfeld</u>
Date: <u>11.19.25</u>	Date: <u>2025.11.20 08:53:14 -05'00'</u>

Resolution No. 2025-45 Declaration Local State Emergency  
October 27, 2025

## **Exhibit A – Scope of Work**

Installation of North Donnelly Roadway Underdrain. Work to be performed prior to the reconstruction of North Donnelly, which had a roadway failure as a result of a storm event on October 26, 2025.

See drawings on following pages:



**DEMOLITION NOTES:**

- ROADWAY TO BE REGRADED TO MATCH EXISTING ELEVATIONS.
- CONTRACTOR TO PROVIDE CITY AND LOW WITH A MEMORANDUM OF TRAFFIC PLAN FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- CONTRACTOR TO PROTECT ALL BURIED AND OVERHEAD UTILITIES TO REMAIN. ALL UTILITIES TO BE LOCATED PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND TO MATCH EXISTING SHORING. SEE CITY RECORDS FOR SHORING DETAILS.

EXISTING ASPHALT BRICK CURB SHALL BE DEMOLISHED AND REPLACED WITH 30" CORRUGATED PLASTIC CURB ON LOWING ROADWAY.

RECONSTRUCT BRICK CURB FROM STA 0+00 TO STA 2+00 PER DE FOR OR SHEET C5.0.

RECONSTRUCT ASPHALT CURB TO MATCH EXISTING CONDITIONS.

REPLACE AND RE-PLACE EXISTING 30" CORRUGATED PLASTIC PIPE WITH 30" PERFORATED PIPE.

EXISTING UTILITIES TO REMAIN UNDISTURBED.

EXISTING BRICK CURB TO BE DEMOLISHED AND REGRADED.

CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UNDERDRAIN DURING INSTALLATION OF NEW PERFORATED PIPE. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UNDERDRAIN WITH SURVEILOR OR OWNER. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UNDERDRAIN ON THE CONTRACT SERIAL CROSSLIT. THE PORTION OF PIPE IMMEDIATE PREVIOUS TO EXISTING UNDERDRAIN SHALL BE REGRADED TO MATCH EXISTING UNDERDRAIN.

**LEGEND:**

AREA TO BE MAINTAINED TO MATCH EXISTING CONDITIONS  
 ROADWAY TO BE RECONSTRUCTED

**SYMBOLS:**

- F- - EXISTING FENCE
- BFO- - BURIED FIBER OPTIC PIPE
- BTL- - BURIED TELEPHONE LINE
- CML- - COMMUNICATION LINE
- OL- - OVERHEAD LINES
- S- - SANITARY SEWER
- UL- - UNDERGROUND UTILITY LINE

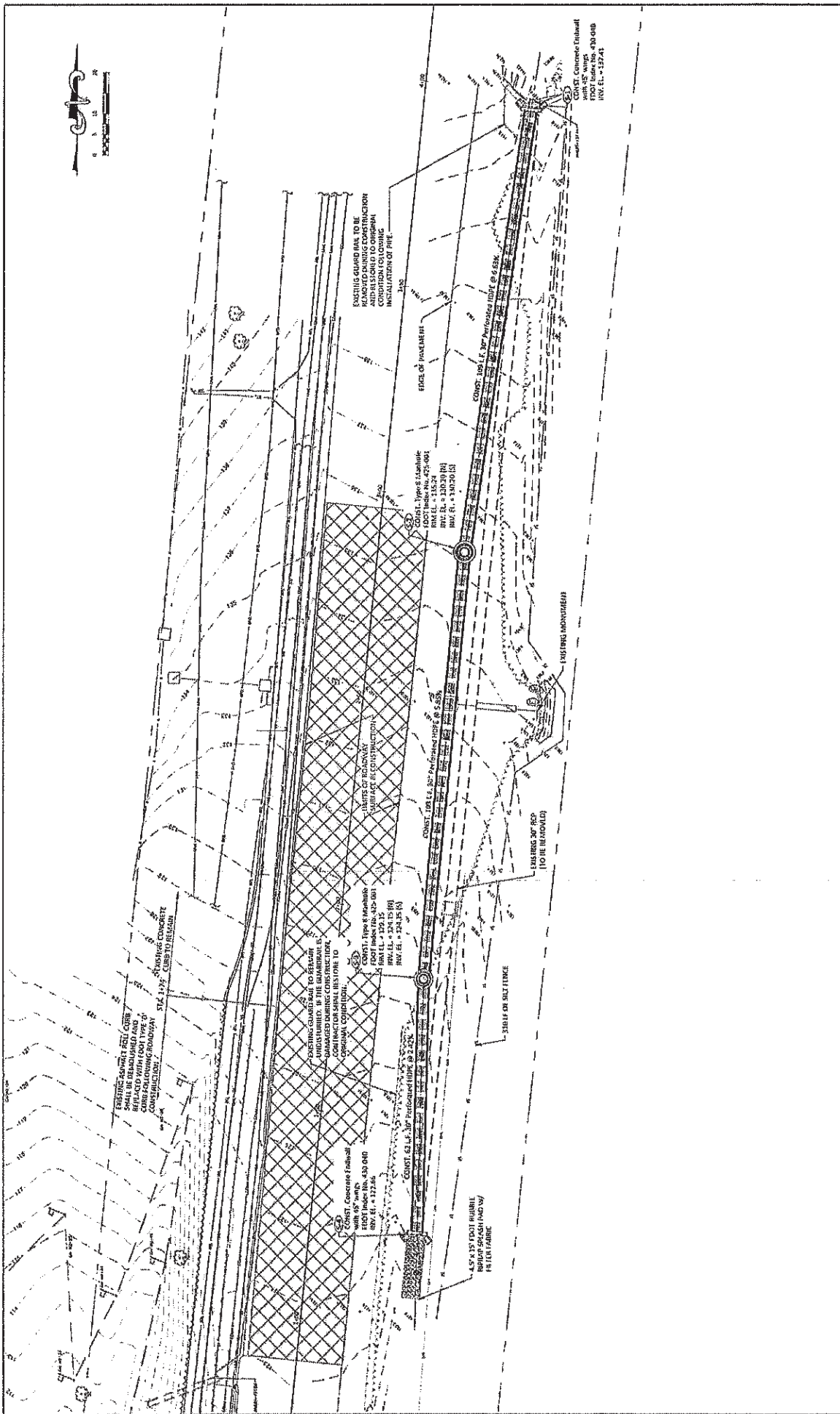
PROJECT NO. 18-0012-000  
 SCALE 1" = 10'  
 DATE 07/15/2015  
 DRAWN BY JAMES HARTZ  
 CHECKED BY  
 APPROVED BY

**DRMP, Inc.**  
 901 West Biscayne Avenue, Suite 400  
 Miami, Florida 33133  
 Phone: 305.375.1234 Fax: 305.375.1235

**DRMP**  
 DESIGN CONSULTANTS FOR  
**NORTH DONNELLY ROADWAY UNDERDRAIN**  
 CITY OF MIAMI BEACH, FLORIDA  
 305.375.1234 SCALE: THIS DRAWING - 1"=10' (VERTICAL) 1"=10' (HORIZONTAL)

**EXISTING CONDITIONS AND DEMOLITION PLAN**

DATE 18-0012-000  
 SCALE 1" = 10'  
 DATE 07/15/2015  
 DRAWN BY JAMES HARTZ  
 CHECKED BY  
 APPROVED BY



 <b>DRMP</b> DESIGN, REPAIR, MAINTENANCE, PAVING <small>Division of Transportation No. 258          450 East 12th Street, Suite 200          Denver, CO 80202 (303) 733-2600</small>		<b>DRMP, Inc.</b> <small>10000 E. 1st Avenue, Suite 100          Denver, CO 80231 (303) 733-2600</small>	
PROJECT NO.	24-002-009	SCALE	1" = 10'
DATE	JULY 2025	DATE	JULY 2025
PROJECT NAME	<b>PAVING, GRADING AND DRAINAGE PLAN</b>		
PROJECT LOCATION	<b>NORTH DOWNEY ROADWAY UNDERDRAIN</b> CITY OF DENVER, DENVER, COLORADO		
PROJECT DESCRIPTION	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE		
PROJECT NO.	24-002-009	SCALE	1" = 10'
DATE	JULY 2025	DATE	JULY 2025
PROJECT NAME	<b>PAVING, GRADING AND DRAINAGE PLAN</b>		
PROJECT LOCATION	<b>NORTH DOWNEY ROADWAY UNDERDRAIN</b> CITY OF DENVER, DENVER, COLORADO		
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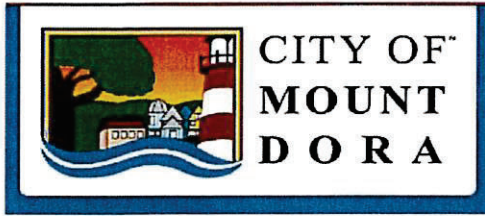
**Exhibit B – Sub-Contractors**

None

**Exhibit C – Schedule**

Work completed as emergency.

**Exhibit D – Compensation**  
**(See Itemized Costs, on Following Page)**



**Cathcart Construction Company**  
 - Florida, LLC -  
 1056 Willa Springs Drive – Winter Springs – Florida - 32708

**ITEMIZED BID FORM  
 CITYWIDE INFRASTRUCTURE  
 POTABLE, SANITARY, RECLAIMED, AND STORMWATER WITH  
 SITE RESTORATION**

Bidder to complete form and attach to Proposal Bid Form. Enter Base Bid Grand Total on Proposal Bid Form.

City of Mount Dora - North Donnelly Roadway Underdrain						
Pay Item No.	Descriptions	Unit	Qty	Maximum Unit Price	Extended Price	
<b>1.00 Mobilization, Traffic Control and Project Documentation</b>						
1.01	Mobilization / Demobilization (Not to Exceed 12% of Contract Value)	%	1	\$ 8,500.00	\$	8,500.00
1.02	Maintenance of Traffic (Not to Exceed 5% of contract Value)	%	1			
1.03	Arrow Board / Advance Warning Flashing	ED		\$ 25.00	\$	-
1.04	Portable Changeable Message Sign	ED		\$ 55.00	\$	-
1.05	Pre Construction Video of Work Area	EA		\$ 2,500.00	\$	-
1.06	Utility System Record Drawings	EA/1000 LF		\$ 1,750.00	\$	-
1.07	FDEP Partial Clearance Testing/Certification Potable Water System	EA		\$ 2,500.00	\$	-
1.08	FDEP Partial Clearance Testing/Certification Sanitary System	EA		\$ 1,750.00	\$	-
1.09	FDEP Final Clearance Testing/Certification Potable Water System	EA		\$ 3,000.00	\$	-
1.10	FDEP Final Clearance Testing/Certification Sanitary System	EA		\$ 1,750.00	\$	-
					<b>Subtotal</b>	<b>\$ 8,500.00</b>
<b>2.00 General Site Work and Site Protection</b>						
2.01	Sediment Barrier (Silt Fence)	LF	310	\$ 3.00	\$	930.00
2.02	Inlet Protection System	EA		\$ 350.00	\$	-
2.03	Clearing and Grubbing Within the ROW	SY	2,000	\$ 18.00	\$	36,000.00
2.04	Removal of Existing Structure	SF	140	\$ 150.00	\$	21,000.00
2.05	Removal of Existing Concrete Pavement - Sidewalks & Driveways	SY		\$ 15.00	\$	-
2.06	Regular Excavation	CY		\$ 30.00	\$	-
2.07	Borrow Excavation, Truck Measure	CY		\$ 35.00	\$	-
2.08	Embankment	CY		\$ 30.00	\$	-
2.09	Flowable Fill - Excavatable Type	CY		\$ 450.00	\$	-
2.10	Excavation for Structures	CY		\$ 25.00	\$	-
					<b>Subtotal</b>	<b>\$ 57,930.00</b>
<b>3.00 Water Main Potable/Reclaimed (Including fittings, pipe, materials and restoration)</b>						
3.01	Utility Pipe, F&I, Water Potable/Reclaimed, 2" PVC DR18	LF		\$ 25.00	\$	-
3.02	Utility Pipe, F&I, Water Potable/Reclaimed, 4" PVC DR18	LF		\$ 40.00	\$	-
3.03	Utility Pipe, F&I, Water Potable/Reclaimed, 6" PVC DR18	LF		\$ 65.00	\$	-
3.04	Utility Pipe, F&I, Water Potable/Reclaimed, 8" PVC DR18	LF		\$ 90.00	\$	-
3.05	Utility Pipe, F&I, Water Potable/Reclaimed, 10" PVC DR18	LF		\$ 100.00	\$	-
3.06	Utility Pipe, F&I, Water Potable/Reclaimed, 12" PVC DR18	LF		\$ 150.00	\$	-
3.07	Utility Pipe, F&I, Water Potable/Reclaimed, 16" PVC DR18	LF		\$ 180.00	\$	-
3.08	Utility Pipe, F&I, Water Potable/Reclaimed 4" Directional Drill HDD/HDPE	LF		\$ 95.00	\$	-

3.09	Utility Pipe, F&I, Water Potable/Reclaimed 6" Directional Drill HDD/HDPE	LF		\$	100.00	\$
3.10	Utility Pipe, F&I, Water Potable/Reclaimed 8" Directional Drill HDD/HDPE	LF		\$	120.00	\$
3.11	Utility Pipe, F&I, Water Potable/Reclaimed 10" Directional Drill HDD/HDPE	LF		\$	140.00	\$
3.12	Utility Pipe, F&I, Water Potable/Reclaimed 12" Directional Drill HDD/HDPE	LF		\$	190.00	\$
3.13	Utility Pipe, Water Potable/Reclaimed, Remove/Dispose, Galv. 0"-2.5"	LF		\$	20.00	\$
3.14	Utility Pipe, Water Potable/Reclaimed, Remove/Dispose, 2"	LF		\$	20.00	\$
3.15	Utility Pipe, Water Potable/Reclaimed, Remove/Dispose, 4"	LF		\$	25.00	\$
3.16	Utility Pipe, Water Potable/Reclaimed, Remove/Dispose, 6"	LF		\$	30.00	\$
3.17	Utility Pipe, Water Potable/Reclaimed, Remove/Dispose, 8"	LF		\$	35.00	\$
3.18	Utility Pipe, Water Potable/Reclaimed, Remove/Dispose, 10"	LF		\$	40.00	\$
3.19	Utility Pipe, Water Potable/Reclaimed, Remove/Dispose, 12"	LF		\$	40.00	\$
3.20	Utility Pipe, Water Potable/Reclaimed, Remove/Dispose, 16"	LF		\$	50.00	\$
3.21	Utility Pipe, Water Potable/Reclaimed, Plug & Out of Service, 0"-1.9"	LF		\$	15.00	\$
3.22	Utility Pipe, Water Potable/Reclaimed, Plug & Out of Service, 2"	LF		\$	15.00	\$
3.23	Utility Pipe, Water Potable/Reclaimed, Plug & Out of Service, 4"	LF		\$	15.00	\$
3.24	Utility Pipe, Water Potable/Reclaimed, Plug & Out of Service, 6"	LF		\$	25.00	\$
3.25	Utility Pipe, Water Potable/Reclaimed, Plug & Out of Service, 8"	LF		\$	25.00	\$
3.26	Utility Pipe, Water Potable/Reclaimed, Plug & Out of Service, 10"	LF		\$	25.00	\$
3.27	Utility Pipe, Water Potable/Reclaimed, Plug & Out of Service, 12"	LF		\$	25.00	\$
3.28	Utility Pipe, Water Potable/Reclaimed, Plug & Out of Service, 16"	LF		\$	35.00	\$
3.29	Utility Pipe, Elbow Potable/Reclaimed, 45 or 90, F&I, 2"	EA		\$	150.00	\$
3.30	Utility Pipe, Elbow Potable/Reclaimed, 45 or 90, F&I, 4"	EA		\$	400.00	\$
3.31	Utility Pipe, Elbow Potable/Reclaimed, 45 or 90, F&I, 6"	EA		\$	500.00	\$
3.32	Utility Pipe, Elbow Potable/Reclaimed, 45 or 90, F&I, 8"	EA		\$	800.00	\$
3.33	Utility Pipe, Elbow Potable/Reclaimed, 45 or 90, F&I, 10"	EA		\$	1,200.00	\$
3.34	Utility Pipe, Elbow Potable/Reclaimed, 45 or 90, F&I, 12"	EA		\$	1,400.00	\$
3.35	Utility Pipe, Elbow Potable/Reclaimed, 45 or 90, F&I, 16"	EA		\$	3,400.00	\$
3.36	Utility Pipe, Existing Valve Box Adjust to Grade with Concrete Collar	EA		\$	450.00	\$
					Subtotal	\$

**5.00: Utility - Water Services (Including fittings, pipe, materials and restoration)**

5.01	Utility Fixture, F&I, Water, Meter and Meter Box on 0"-1.9" WM	EA		\$	850.00	\$
5.02	Utility Fixture, F&I, Water, Backflow Assembly on 0"-1.9" WM	EA		\$	1,100.00	\$
5.03	Utility Fixture, F&I, Water, Saddle on 0"-1.9" WM	EA		\$	200.00	\$
5.04	Utility Fixture, F&I, Water, Gate Valve Assembly on 0"-1.9" WM	EA		\$	500.00	\$
5.05	Utility Fixture, F&I, Water, Meter and Meter Box on 2" WM	EA		\$	900.00	\$
5.06	Utility Fixture, F&I, Water, Saddle on 2" WM	EA		\$	250.00	\$
5.07	Utility Fixture, F&I, Water, Gate Valve Assembly on 2" WM	EA		\$	800.00	\$
5.08	Utility Fixture, F&I, Water, Line Stop Assembly on 2" WM	EA		\$	4,000.00	\$
5.09	Utility Fixture, F&I, Water, Mech Joint Restraint on 2" WM	EA		\$	100.00	\$
5.10	Utility Fixture, F&I, Water, Meter and Meter Box on 4" WM	EA		\$	1,500.00	\$
5.11	Utility Fixture, F&I, Water, Saddle on 4" WM	EA		\$	750.00	\$
5.12	Utility Fixture, F&I, Water, Gate Valve Assembly on 4" WM	EA		\$	2,000.00	\$
5.13	Utility Fixture, F&I, Water, Line Stop Assembly on 4" WM	EA		\$	6,000.00	\$
5.14	Utility Fixture, F&I, Water, Mech Joint Restraint on 4" WM	EA		\$	250.00	\$
5.15	Utility Fixture, F&I, Water, Meter and Meter Box on 6" WM	EA		\$	1,500.00	\$
5.16	Utility Fixture, F&I, Water, Saddle on 6" WM	EA		\$	750.00	\$
5.17	Utility Fixture, F&I, Water, Gate Valve Assembly on 6" WM	EA		\$	2,400.00	\$
5.18	Utility Fixture, F&I, Water, Line Stop Assembly on 6" WM	EA		\$	7,000.00	\$
5.19	Utility Fixture, F&I, Water, Mech Joint Restraint on 6" WM	EA		\$	350.00	\$
5.20	Utility Fixture, F&I, Water, Meter and Meter Box on 8" WM	EA		\$	1,500.00	\$
5.21	Utility Fixture, F&I, Water, Saddle on 8" WM	EA		\$	850.00	\$
5.22	Utility Fixture, F&I, Water, Gate Valve Assembly on 8" WM	EA		\$	3,300.00	\$
5.23	Utility Fixture, F&I, Water, Line Stop Assembly on 8" WM	EA		\$	9,000.00	\$
5.24	Utility Fixture, F&I, Water, Mech Joint Restraint on 8" WM	EA		\$	400.00	\$
5.25	Utility Fixture, F&I, Water, Meter and Meter Box on 10" WM	EA		\$	1,500.00	\$
5.26	Utility Fixture, F&I, Water, Saddle on 10" WM	EA		\$	950.00	\$
5.27	Utility Fixture, F&I, Water, Gate Valve Assembly on 10" WM	EA		\$	5,500.00	\$
5.28	Utility Fixture, F&I, Water, Line Stop Assembly on 10" WM	EA		\$	14,000.00	\$
5.29	Utility Fixture, F&I, Water, Mech Joint Restraint on 10" WM	EA		\$	500.00	\$
5.30	Utility Fixture, F&I, Water, Meter and Meter Box on 12" WM	EA		\$	1,500.00	\$
5.31	Utility Fixture, F&I, Water, Saddle on 12" WM	EA		\$	1,200.00	\$
5.32	Utility Fixture, F&I, Water, Gate Valve Assembly on 12" WM	EA		\$	7,000.00	\$
5.33	Utility Fixture, F&I, Water, Line Stop Assembly on 12" WM	EA		\$	15,000.00	\$
5.34	Utility Fixture, F&I, Water, Mech Joint Restraint on 12" WM	EA		\$	550.00	\$
5.35	Utility Fixture, F&I, Water, Meter and Meter Box on 16" WM	EA		\$	2,500.00	\$
5.36	Utility Fixture, F&I, Water, Saddle on 16" WM	EA		\$	1,400.00	\$
5.37	Utility Fixture, F&I, Water, Gate Valve Assembly on 16" WM	EA		\$	12,500.00	\$
5.38	Utility Fixture, F&I, Water, Line Stop Assembly on 16" WM	EA		\$	21,000.00	\$

5.39	Utility Fixture, F&I, Water, Mech Joint Restraint on 16" WM	EA	\$	1,200.00	\$
5.40	Utility Fixture, F&I, 1" Single Short Water Service on 0"-2"	EA	\$	800.00	\$
5.41	Utility Fixture, F&I, 1" Single Long Water Service on 0"-2"	EA	\$	2,000.00	\$
5.42	Utility Fixture, F&I, 1.5" Double Short Water Service on 0"-2"	EA	\$	800.00	\$
5.43	Utility Fixture, F&I, 1.5" Double Long Water Service on 0"-2"	EA	\$	2,000.00	\$
5.44	Utility Fixture, F&I, 1" Single Short Water Service on 3"	EA	\$	800.00	\$
5.45	Utility Fixture, F&I, 1" Single Long Water Service on 3"	EA	\$	2,000.00	\$
5.46	Utility Fixture, F&I, 1.5" Double Short Water Service on 3"	EA	\$	800.00	\$
5.47	Utility Fixture, F&I, 1.5" Double Long Water Service on 3"	EA	\$	2,000.00	\$
5.48	Utility Fixture, F&I, 1" Single Short Water Service on 4"	EA	\$	850.00	\$
5.49	Utility Fixture, F&I, 1" Single Long Water Service on 4"	EA	\$	2,050.00	\$
5.50	Utility Fixture, F&I, 1.5" Double Short Water Service on 4"	EA	\$	1,400.00	\$
5.51	Utility Fixture, F&I, 1.5" Double Long Water Service on 4"	EA	\$	2,400.00	\$
5.52	Utility Fixture, F&I, 1" Single Short Water Service on 6"	EA	\$	900.00	\$
5.53	Utility Fixture, F&I, 1" Single Long Water Service on 6"	EA	\$	2,100.00	\$
5.54	Utility Fixture, F&I, 1.5" Double Short Water Service on 6"	EA	\$	1,400.00	\$
5.55	Utility Fixture, F&I, 1.5" Double Long Water Service on 6"	EA	\$	2,400.00	\$
5.56	Utility Fixture, F&I, 1" Single Short Water Service on 8"	EA	\$	950.00	\$
5.57	Utility Fixture, F&I, 1" Single Long Water Service on 8"	EA	\$	2,200.00	\$
5.58	Utility Fixture, F&I, 1.5" Double Short Water Service on 8"	EA	\$	1,700.00	\$
5.59	Utility Fixture, F&I, 1.5" Double Long Water Service on 8"	EA	\$	2,700.00	\$
5.60	Utility Fixture, F&I, 1" Single Short Water Service on 10"	EA	\$	1,000.00	\$
5.61	Utility Fixture, F&I, 1" Single Long Water Service on 10"	EA	\$	2,300.00	\$
5.62	Utility Fixture, F&I, 1.5" Double Short Water Service on 10"	EA	\$	1,700.00	\$
5.63	Utility Fixture, F&I, 1.5" Double Long Water Service on 10"	EA	\$	2,700.00	\$
5.64	Utility Fixture, F&I, 1" Single Short Water Service on 12"	EA	\$	1,000.00	\$
5.65	Utility Fixture, F&I, 1" Single Long Water Service on 12"	EA	\$	2,300.00	\$
5.66	Utility Fixture, F&I, 1.5" Double Short Water Service on 12"	EA	\$	1,700.00	\$
5.67	Utility Fixture, F&I, 1.5" Double Long Water Service on 12"	EA	\$	2,700.00	\$
5.68	Utility Fixture, F&I, Single Meter Box	EA	\$	850.00	\$
5.69	Utility Fixture, F&I, Double Meter Box	EA	\$	1,500.00	\$
5.70	Utility Fixture, F&I, 2" Blow-off Assembly Complete w/Box	AS	\$	2,400.00	\$
5.71	Utility Fixture, Existing Meter Box Adjust to Grade	EA	\$	550.00	\$
				Subtotal:	\$

**6.00 Fire Hydrants:**

6.01	Fire Hydrant Assembly, Standard 3 Way, F&I, 6" Unit	EA	\$	8,000.00	\$
6.02	Fire Hydrant, Existing, Adjust & Modify	EA	\$	4,000.00	\$
6.03	Fire Hydrant Relocate Existing	EA	\$	4,000.00	\$
6.04	Fire Hydrant Remove	EA	\$	2,500.00	\$
6.05	FH Assembly Connection Fitting - 6" x 6" x 6" MJ Tee - FH to Main Line Only	EA	\$	1,500.00	\$
6.06	FH Assembly Connection Fitting - 8" x 8" x 6" MJ Tee - FH to Main Line Only	EA	\$	2,000.00	\$
6.07	FH Assembly Connection Fitting - 10" x 10" x 6" MJ Tee - FH to Main Line Only	EA	\$	2,500.00	\$
6.08	FH Assembly Connection Fitting - 12" x 12" x 6" MJ Tee - FH to Main Line Only	EA	\$	3,500.00	\$
6.09	FH Assembly Connection Fitting - 6" MJ 90° Elbow - FH to Main Line Only	EA	\$	350.00	\$
6.10	FH Assembly Connection Fitting - 8" MJ 90° Elbow - FH to Main Line Only	EA	\$	450.00	\$
6.11	FH Assembly Connection Fitting - 10" MJ 90° Elbow - FH to Main Line Only	EA	\$	650.00	\$
6.12	FH Assembly Connection Fitting - 12" MJ 90° Elbow - FH to Main Line Only	EA	\$	750.00	\$
				Subtotal:	\$

**7.00 Utility - Sewer Service (Including fittings, pipe, materials and restoration):**

7.01	Utility Pipe, F&I, Sewer Gravity, 6" PVC DR25 *(for Services and Laterals Only)	LF	\$	200.00	\$
7.02	Utility Pipe, F&I, Sewer Gravity, 8" PVC DR25	LF	\$	275.00	\$
7.03	Utility Pipe, F&I, Sewer Gravity, 10" PVC DR25	LF	\$	300.00	\$
7.04	Utility Pipe, F&I, Sewer Gravity, 12" PVC DR25	LF	\$	350.00	\$
7.05	Utility Pipe, F&I, Sewer Gravity, 14" PVC DR25	LF	\$	350.00	\$
7.06	Utility Pipe, F&I, Sewer Gravity, 16" PVC DR25	LF	\$	500.00	\$
7.07	Utility Pipe, F&I, Sewer Gravity, 18" PVC DR25	LF	\$	600.00	\$
7.08	Utility Pipe, F&I, Sewer Gravity, 20" PVC DR25	LF	\$	750.00	\$
7.09	Utility Pipe, F&I, Sewer Gravity, 24" PVC DR25	LF	\$	800.00	\$
7.10	Utility Pipe, F&I, Sewer Forcemain, 6" PVC DR18	LF	\$	55.00	\$
7.11	Utility Pipe, F&I, Sewer Forcemain, 8" PVC DR18	LF	\$	85.00	\$
7.12	Utility Pipe, F&I, Sewer Forcemain, 10" PVC DR18	LF	\$	125.00	\$
7.13	Utility Pipe, F&I, Sewer Forcemain, 12" PVC DR18	LF	\$	175.00	\$
7.14	Utility Pipe, F&I, Sewer Forcemain, 16" PVC DR18	LF	\$	250.00	\$
7.15	Utility Pipe, F&I, Sewer Forcemain, 8" DIP	LF	\$	175.00	\$
7.16	Utility Pipe, F&I, Sewer Forcemain, 10" DIP	LF	\$	210.00	\$
7.17	Utility Pipe, F&I, Sewer Forcemain, 12" DIP	LF	\$	240.00	\$
7.18	Utility Pipe, F&I, Sewer Forcemain, 16" DIP	LF	\$	300.00	\$

7.19	Utility Pipe, Sewer, Remove/Dispose, 6"	LF	\$	30.00	\$
7.20	Utility Pipe, Sewer, Remove/Dispose, 8"	LF	\$	35.00	\$
7.21	Utility Pipe, Sewer, Remove/Dispose, 10"	LF	\$	40.00	\$
7.22	Utility Pipe, Sewer, Remove/Dispose, 12"	LF	\$	40.00	\$
7.23	Utility Pipe, Sewer, Remove/Dispose, 16"	LF	\$	50.00	\$
7.24	Utility Pipe, Cure-In-Place, Sewer, Existing Clay, 6"	LF	\$	120.00	\$
7.25	Utility Pipe, Cure-In-Place, Sewer, Existing Clay, 8"	LF	\$	140.00	\$
7.26	Utility Pipe, Cure-In-Place, Sewer, Existing Clay, 10"	LF	\$	160.00	\$
7.27	Utility Pipe, Cure-In-Place, Sewer, Existing Clay, 12"	LF	\$	180.00	\$
7.28	Utility Fixture, F&I, 6" Sewer Service Fitting to 6" Gravity Main	EA	\$	600.00	\$
7.29	Utility Fixture, F&I, 6" Sewer Service Fitting to 8" Gravity Main	EA	\$	750.00	\$
7.30	Utility Fixture, F&I, 6" Sewer Service Fitting to 10" Gravity Main	EA	\$	750.00	\$
7.31	Utility Fixture, F&I, 6" Sewer Service Fitting to 11" to 12" Gravity Main	EA	\$	850.00	\$
7.32	Utility Fixture, F&I, 6" Sewer Service Fitting to 13" to 14" Gravity Main	EA	\$	850.00	\$
7.33	Utility Fixture, F&I, 6" Sewer Service Fitting to 15" to 16" Gravity Main	EA	\$	1,500.00	\$
7.34	Utility Fixture, F&I, 6" Sewer Service Fitting to 17" to 18" Gravity Main	EA	\$	2,000.00	\$
7.35	Utility Fixture, F&I, 6" Sewer Service Fitting to 20" to 21" Gravity Main	EA	\$	2,500.00	\$
7.36	Utility Fixture, F&I, 6" Sewer Service Fitting to 22" to 24" Gravity Main	EA	\$	3,000.00	\$
7.37	Utility Fixture, F&I, 4" Cleanout Sewer	EA	\$	550.00	\$
7.38	Utility Fixture, F&I, 6" Cleanout Sewer	EA	\$	650.00	\$
7.39	Lining of Existing Sewer Manhole	EA	\$	7,000.00	\$
7.40	Sewer Manhole Complete	EA	\$	12,000.00	\$
7.41	Connect to Existing Sewer Manhole	EA	\$	2,500.00	\$
				Subtotal	\$

**8.00 Reclaimed Water Service (Including fittings, pipe, materials and restoration)**

8.01	Utility Fixture, F&I, Reclaimed, Meter and Meter Box on 0"-1.9"	EA	\$	850.00	\$
8.02	Utility Fixture, F&I, Reclaimed, Backflow Assembly on 0"-1.9"	EA	\$	1,100.00	\$
8.03	Utility Fixture, F&I, Reclaimed, Saddle on 0"-1.9"	EA	\$	200.00	\$
8.04	Utility Fixture, F&I, Reclaimed, Gate Valve Assembly on 0"-1.9"	EA	\$	500.00	\$
8.05	Utility Fixture, F&I, Reclaimed, Meter and Meter Box on 2"	EA	\$	900.00	\$
8.06	Utility Fixture, F&I, Reclaimed, Backflow Assembly on 2"	EA	\$	1,100.00	\$
8.07	Utility Fixture, F&I, Reclaimed, Saddle on 2"	EA	\$	250.00	\$
8.08	Utility Fixture, F&I, Reclaimed, Gate Valve Assembly on 2"	EA	\$	800.00	\$
8.09	Utility Fixture, F&I, Reclaimed, Line Stop Assembly on 2"	EA	\$	4,000.00	\$
8.10	Utility Fixture, F&I, Reclaimed, Mech Joint Restraint on 2"	EA	\$	100.00	\$
8.11	Utility Fixture, F&I, Reclaimed, Meter and Meter Box on 4"	EA	\$	1,500.00	\$
8.12	Utility Fixture, F&I, Reclaimed, Saddle on 4"	EA	\$	750.00	\$
8.13	Utility Fixture, F&I, Reclaimed, Gate Valve Assembly on 4"	EA	\$	2,000.00	\$
8.14	Utility Fixture, F&I, Reclaimed, Line Stop Assembly on 4"	EA	\$	6,000.00	\$
8.15	Utility Fixture, F&I, Reclaimed, Mech Joint Restraint on 4"	EA	\$	250.00	\$
8.16	Utility Fixture, F&I, Reclaimed, Meter and Meter Box on 6"	EA	\$	1,500.00	\$
8.17	Utility Fixture, F&I, Reclaimed, Saddle on 6"	EA	\$	750.00	\$
8.18	Utility Fixture, F&I, Reclaimed, Gate Valve Assembly on 6"	EA	\$	2,400.00	\$
8.19	Utility Fixture, F&I, Reclaimed, Line Stop Assembly on 6"	EA	\$	7,000.00	\$
8.20	Utility Fixture, F&I, Reclaimed, Mech Joint Restraint on 6"	EA	\$	350.00	\$
8.21	Utility Fixture, F&I, Reclaimed, Meter and Meter Box on 8"	EA	\$	1,500.00	\$
8.22	Utility Fixture, F&I, Reclaimed, Saddle on 8"	EA	\$	850.00	\$
8.23	Utility Fixture, F&I, Reclaimed, Gate Valve Assembly on 8"	EA	\$	3,300.00	\$
8.24	Utility Fixture, F&I, Reclaimed, Line Stop Assembly on 8"	EA	\$	9,000.00	\$
8.25	Utility Fixture, F&I, Reclaimed, Mech Joint Restraint on 8"	EA	\$	400.00	\$
8.26	Utility Fixture, F&I, Reclaimed, Meter and Meter Box on 10"	EA	\$	1,500.00	\$
8.27	Utility Fixture, F&I, Reclaimed, Saddle on 10"	EA	\$	950.00	\$
8.28	Utility Fixture, F&I, Reclaimed, Gate Valve Assembly on 10"	EA	\$	5,500.00	\$
8.29	Utility Fixture, F&I, Reclaimed, Line Stop Assembly on 10"	EA	\$	14,000.00	\$
8.30	Utility Fixture, F&I, Reclaimed, Mech Joint Restraint on 10"	EA	\$	500.00	\$
8.31	Utility Fixture, F&I, Reclaimed, Meter and Meter Box on 12"	EA	\$	1,500.00	\$
8.32	Utility Fixture, F&I, Reclaimed, Saddle on 12"	EA	\$	1,200.00	\$
8.33	Utility Fixture, F&I, Reclaimed, Gate Valve Assembly on 12"	EA	\$	7,000.00	\$
8.34	Utility Fixture, F&I, Reclaimed, Line Stop Assembly on 12"	EA	\$	15,000.00	\$
8.35	Utility Fixture, F&I, Reclaimed, Mech Joint Restraint on 12"	EA	\$	550.00	\$
8.36	Utility Fixture, F&I, Reclaimed, Meter and Meter Box on 16"	EA	\$	2,500.00	\$
8.37	Utility Fixture, F&I, Reclaimed, Saddle on 16"	EA	\$	1,400.00	\$
8.38	Utility Fixture, F&I, Reclaimed, Gate Valve Assembly on 16"	EA	\$	12,500.00	\$
8.39	Utility Fixture, F&I, Reclaimed, Line Stop Assembly on 16"	EA	\$	21,000.00	\$
8.40	Utility Fixture, F&I, Reclaimed, Mech Joint Restraint on 16"	EA	\$	1,200.00	\$
8.41	Utility Fixture, F&I, 1" Single Short Reclaimed Service on 0"-2"	EA	\$	800.00	\$
8.42	Utility Fixture, F&I, 1" Single Long Reclaimed Service on 0"-2"	EA	\$	2,000.00	\$
8.43	Utility Fixture, F&I, 1.5" Double Short Reclaimed Service on 0"-2"	EA	\$	800.00	\$

8.44	Utility Fixture, F&I, 1.5" Double Long Reclaimed Service on 0"-2"	EA	\$	2,000.00	\$
8.45	Utility Fixture, F&I, 1" Single Short Reclaimed Service on 3"	EA	\$	800.00	\$
8.46	Utility Fixture, F&I, 1" Single Long Reclaimed Service on 3"	EA	\$	2,000.00	\$
8.47	Utility Fixture, F&I, 1.5" Double Short Reclaimed Service on 3"	EA	\$	1,200.00	\$
8.48	Utility Fixture, F&I, 1.5" Double Long Reclaimed Service on 3"	EA	\$	2,200.00	\$
8.49	Utility Fixture, F&I, 1" Single Short Reclaimed Service on 4"	EA	\$	850.00	\$
8.50	Utility Fixture, F&I, 1" Single Long Reclaimed Service on 4"	EA	\$	2,050.00	\$
8.51	Utility Fixture, F&I, 1.5" Double Short Reclaimed Service on 4"	EA	\$	1,400.00	\$
8.52	Utility Fixture, F&I, 1.5" Double Long Reclaimed Service on 4"	EA	\$	2,400.00	\$
8.53	Utility Fixture, F&I, 1" Single Short Reclaimed Service on 6"	EA	\$	900.00	\$
8.54	Utility Fixture, F&I, 1" Single Long Reclaimed Service on 6"	EA	\$	2,100.00	\$
8.55	Utility Fixture, F&I, 1.5" Double Short Reclaimed Service on 6"	EA	\$	1,400.00	\$
8.56	Utility Fixture, F&I, 1.5" Double Long Reclaimed Service on 6"	EA	\$	2,400.00	\$
8.57	Utility Fixture, F&I, 1" Single Short Reclaimed Service on 8"	EA	\$	950.00	\$
8.58	Utility Fixture, F&I, 1" Single Long Reclaimed Service on 8"	EA	\$	2,200.00	\$
8.59	Utility Fixture, F&I, 1.5" Double Short Reclaimed Service on 8"	EA	\$	1,700.00	\$
8.60	Utility Fixture, F&I, 1.5" Double Long Reclaimed Service on 8"	EA	\$	2,700.00	\$
8.61	Utility Fixture, F&I, 1" Single Short Reclaimed Service on 10"	EA	\$	1,000.00	\$
8.62	Utility Fixture, F&I, 1" Single Long Reclaimed Service on 10"	EA	\$	2,300.00	\$
8.63	Utility Fixture, F&I, 1.5" Double Short Reclaimed Service on 10"	EA	\$	1,700.00	\$
8.64	Utility Fixture, F&I, 1.5" Double Long Reclaimed Service on 10"	EA	\$	2,700.00	\$
8.65	Utility Fixture, F&I, 1" Single Short Reclaimed Service on 12"	EA	\$	1,000.00	\$
8.66	Utility Fixture, F&I, 1" Single Long Reclaimed Service on 12"	EA	\$	2,300.00	\$
8.67	Utility Fixture, F&I, 1.5" Double Short Reclaimed Service on 12"	EA	\$	1,700.00	\$
8.68	Utility Fixture, F&I, 1.5" Double Long Reclaimed Service on 12"	EA	\$	2,700.00	\$
8.69	Utility Fixture, F&I, 1" Single Short Reclaimed Service on 16"	EA	\$	1,400.00	\$
8.70	Utility Fixture, F&I, 1" Single Long Reclaimed Service on 16"	EA	\$	2,400.00	\$
8.71	Utility Fixture, F&I, 1.5" Double Short Reclaimed Service on 16"	EA	\$	2,200.00	\$
8.72	Utility Fixture, F&I, 1.5" Double Long Reclaimed Service on 16"	EA	\$	3,200.00	\$
8.73	Utility Fixture, Meter Relocate and Adjust Box	EA	\$	550.00	\$
8.74	Utility Fixture, F&I, Single Reclaimed Meter Box	EA	\$	850.00	\$
8.75	Utility Fixture, F&I, Double Reclaimed Meter Box	EA	\$	1,500.00	\$
				Subtotal	\$

<b>9.00 Brick Paver Features (Includes demolition, sub-base, concrete, brick and asphalt restoration work)</b>					
9.01	Pavers Architectural Roadway, F&I, Includes Base & Joint Sand	SY	\$	150.00	\$
9.02	Pavers Architectural Sidewalk, F&I, Includes Base & Joint Sand	SY	\$	140.00	\$
9.03	Concrete Class II, Approach Slabs	CY	\$	350.00	\$
9.04	Clearing & Grubbing for Pavers	SY	\$	18.00	\$
9.05	Paver Bendable Drain Pipe 4", F&I, w/Aggregate	LF	\$	8.00	\$
9.06	Paver Drain Clean-out 4", F&I	EA	\$	125.00	\$
9.07	Steel Vehicular Plates, Temp., F&I 8' W x 20' L x 1" thick	EA	\$	1,750.00	\$
				Subtotal	\$

<b>10.00 Concrete Work</b>					
10.01	Concrete Curb & Gutter, Type F (Parent of Drop Curb)	LF	\$	55.00	\$
10.02	Concrete Curb & Gutter, Type A	LF	\$	45.00	\$
10.03	Concrete Curb & Gutter, Type B	LF	\$	45.00	\$
10.04	Concrete Curb & Gutter, Type D	LF	\$	50.00	\$
10.05	Concrete Curb & Gutter, Type E	LF	\$	50.00	\$
10.06	Concrete Drop Curb, FDOT	LF	\$	50.00	\$
10.07	Concrete Ribbon Curb 12" Width	LF	\$	45.00	\$
10.08	Concrete Valley Gutter	LF	\$	70.00	\$
10.09	Sidewalk Concrete, 4" Thick	SY	\$	65.00	\$
10.10	Special Sidewalk Finish - Trowel Edge Alternating Broom Fields	SY	\$	5.00	\$
10.11	Single Direction Detectable Warning Mat (New)	EA	\$	150.00	\$
10.12	Dual Direction Detectable Warning (New) Mat	EA	\$	300.00	\$
10.13	Sidewalk/Pavement Concrete, 6" Thick	SY	\$	90.00	\$
10.14	Driveway Apron Concrete, 6" Thick	SY	\$	90.00	\$
10.15	Detectable Warning Mat on Existing Walking Surface	EA	\$	150.00	\$
10.16	Concrete Class NS, Gravity Wall	CY	\$	600.00	\$
10.17	Concrete Traffic Separator, Special - Variable Width	SY	\$	130.00	\$
10.18	Concrete Barrier Wall, Removal	LF	\$	50.00	\$
10.19	Concrete Traffic Railing Barrier, with Junction Slab, 42" 'F' Shape	LF	\$	275.00	\$
10.20	Concrete Surface, Class V Bridge Treatment, Prep & Apply	SF	\$	4.00	\$
10.21	Pressure Wash Existing Curb & Gutter, Sidewalks, & Driveways	SF	\$	1.00	\$
				Subtotal	\$

11.00 Pavement Restoration (Refer to Section 02010)					
11.01	Stabilization Type B (per City Detail)	SY		\$ 15.00	\$
11.02	Optional Base Group 06 or 8" Limerock (per City Detail)	SY		\$ 75.00	\$
11.03	Tack and Sand Optional Base or Limerock (Per FDOT Spec)	SY		\$ 1.50	\$
11.04	Asphalt Patching (per City Detail)	SY		\$ 150.00	\$
11.05	Milling Existing Asphalt Pav't. 1.25" Average Depth	SY		\$ 7.00	\$
11.06	Milling Existing Asphalt Pav't. 1.50" Average Depth	SY		\$ 8.00	\$
11.07	SuperPave Asphaltic Concrete, Traffic 'B' SP9.5 at 1.25" Depth	TN		\$ 300.00	\$
11.08	SuperPave Asphaltic Concrete, Traffic 'B' SP12.5 at 1.50" Depth	TN		\$ 300.00	\$
11.09	Reinforced Concrete Pavement 8" Depth	SY		\$ 175.00	\$
11.10	Traffic Signal Loop Assembly, F&I Type 'F'	AS		\$ 2,800.00	\$
11.11	Retro-Reflective Pavement Markers	EA		\$ 7.00	\$
11.12	Thermoplastic Pavement Marking, Standard, White, Solid, 6"	LF		\$ 5.00	\$
11.13	Thermoplastic Pavement Marking, Standard, White, Solid, 8"	LF		\$ 8.00	\$
11.14	Thermoplastic Pavement Marking, Standard, White, Solid, 12"	LF		\$ 10.00	\$
11.15	Thermoplastic Pavement Marking, Standard, White, Solid, 18" for Diagonals and Chevrons	LF		\$ 15.00	\$
11.16	Thermoplastic Pavement Marking, Standard, White, Solid, 24" For 'Stop' line and Crosswalks	LF		\$ 18.00	\$
11.17	Thermoplastic Pavement Marking, Standard, White, Message or Symbol	EA		\$ 150.00	\$
11.18	Thermoplastic Pavement Marking, Standard, White, Arrows	EA		\$ 125.00	\$
11.19	Thermoplastic Pavement Marking, Standard, Yellow, Solid, 6"	LF		\$ 7.00	\$
11.20	Thermoplastic Pavement Marking, Standard, Yellow, Solid, 12"	LF		\$ 10.00	\$
11.21	Thermoplastic Pavement Marking, Standard, Yellow, Solid, 18" for Diagonals and Chevrons	LF		\$ 15.00	\$
11.22	Permanent Concrete Pavement Stripe Paint, Standard, White, 24" Width	LF		\$ 18.00	\$
11.23	Temporary Asphalt Paint - Pre-Thermoplastic	LS		\$ 4,500.00	\$
				Subtotal	\$

12.00 Stormwater Improvements and Restoration (Refer to Section 02010)					
12.01	Curb Inlet Complete, F&I - Type P, 4' Diameter Round, Type 1 Top, 6' OAH	EA		\$ 6,500.00	\$
12.02	Curb Inlet Complete, F&I - Type P, 4' Diameter Round, Type 2 Top, 6' OAH	EA		\$ 6,500.00	\$
12.03	Curb Inlet Complete, F&I - Type J, 5' Diameter Round, Type 1 Top, 6' OAH	EA		\$ 8,500.00	\$
12.04	Curb Inlet Complete, F&I - Type J, 5' Diameter Round, Type 2 Top, 6' OAH	EA		\$ 8,500.00	\$
12.05	Curb Inlet Complete, F&I - Type J, 5' Diameter Round, Type 4 Top, 6' OAH	EA		\$ 8,500.00	\$
12.06	Curb Inlet Complete, F&I - Type P, 4' Diameter Round, Type 5 Top, 6' OAH	EA		\$ 6,000.00	\$
12.07	Curb Inlet Complete, F&I - Type P, 4' Diameter Round, Type 6 Top, 6' OAH	EA		\$ 6,000.00	\$
12.08	Curb Inlet Complete, F&I - Type J, 5' Diameter Round, Type 5 Top, 6' OAH	EA		\$ 9,000.00	\$
12.09	Curb Inlet Complete, F&I - Type J, 5' Diameter Round, Type 6 Top, 6' OAH	EA		\$ 9,000.00	\$
12.10	Curb Inlet Complete, F&I - Type J, 5' Diameter Round Dog House, Type 9, 6' OAH	EA		\$ 11,000.00	\$
12.11	Curb Inlet Complete, F&I - Type J, 5' Diameter Round, Type 9, 6' OAH	EA		\$ 10,000.00	\$
12.12	Ditch Bottom Inlet, F&I - Type D, 5' Square, 4' OAH	EA		\$ 6,000.00	\$
12.13	USF 5100 Valley Gutter Inlet Frame and 6147 Grate (or Equiv.)	EA		\$ 6,500.00	\$
12.14	USF 4105 Drop/Gutter Type V, Modified Inlet Frame and 6220 Grate (or Equiv.)	EA		\$ 7,000.00	\$
12.15	Manhole Complete, F&I - Type P, 4' Dia. Round, Type 8 Top, 6' OAH	EA	2	\$ 9,000.00	\$ 18,000.00
12.16	Manhole Adjust to Grade Existing	EA		\$ 1,750.00	\$
12.17	Manhole Top, F&I, City Standard	EA		\$ 3,250.00	\$
12.18	Pipe Culvert, F&I, RCP, Round, 15"	LF		\$ 150.00	\$
12.19	Pipe Culvert, F&I, RCP, Round, 18"	LF		\$ 175.00	\$
12.20	Pipe Culvert, F&I, RCP, Round, 24"	LF		\$ 250.00	\$
12.21	Pipe Culvert, F&I, RCP, Round, 30"	LF	274	\$ 300.00	\$ 82,200.00
12.22	Pipe Culvert, F&I, RCP, Round, 36"	LF		\$ 350.00	\$
12.23	Pipe Culvert, F&I, RCP, Round, 42"	LF		\$ 450.00	\$
12.24	Pipe Culvert, F&I, RCP, Round, 48"	LF		\$ 575.00	\$
12.25	Pipe Culvert, F&I, RCPE, Elliptical 19" x 30"	LF		\$ 265.00	\$
12.26	Pipe Culvert, F&I, RCPE, Elliptical 12" x 18"	LF		\$ 195.00	\$
12.27	Pipe Culvert, F&I, RCPE, Elliptical 14" x 23"	LF		\$ 170.00	\$
12.28	Cure-in-Place, Pipe Culvert, F&I, CMP or RCP, Round, 15"	LF		\$ 90.00	\$
12.29	Cure-in-Place, Pipe Culvert, F&I, CMP or RCP, Round, 18"	LF		\$ 100.00	\$
12.30	Cure-in-Place, Pipe Culvert, F&I, CMP or RCP, Round, 24"	LF		\$ 125.00	\$
12.31	Cure-in-Place, Pipe Culvert, F&I, CMP or RCP, Round, 30"	LF		\$ 150.00	\$
12.32	Cure-in-Place, Pipe Culvert, F&I, CMP or RCP, Round, 36"	LF		\$ 225.00	\$
12.33	Cure-in-Place, Pipe Culvert, F&I, CMP or RCP, Round, 42"	LF		\$ 290.00	\$
12.34	Cure-in-Place, Pipe Culvert, F&I, CMP or RCP, Round, 48"	LF		\$ 308.00	\$
12.35	Mitered End Section Complete, F&I, RCP, Round, 15" Pipe	EA		\$ 3,000.00	\$
12.36	Mitered End Section Complete, F&I, RCP, Round, 18" Pipe	EA		\$ 3,200.00	\$
12.37	Mitered End Section Complete, F&I, RCP, Round, 24" Pipe	EA		\$ 1,500.00	\$
12.38	Mitered End Section Complete, F&I, RCP, Round, 30" Pipe	EA		\$ 4,000.00	\$
12.39	Mitered End Section Complete, F&I, RCP, Round, 36" Pipe	EA	2	\$ 4,500.00	\$ 9,000.00
12.40	Mitered End Section Complete, F&I, RCP, Round, 42" Pipe	EA		\$ 6,000.00	\$

12.41	Mitered End Section Complete, F&I, RCP, Round, 48" Pipe	EA		\$ 8,000.00	\$ -
12.42	Concrete Inlet, Ditch Bottom, Type F, <10, w/Grate	EA		\$ 5,500.00	\$ -
12.43	Concrete Inlet, Ditch Bottom, Type C, <10, w/Grate	EA		\$ 5,000.00	\$ -
12.44	Inlets, Median Barrier, Type 1, <10'	EA		\$ 5,500.00	\$ -
12.45	Inlets, Closed Flume	EA		\$ 4,400.00	\$ -
12.46	Concrete Pipe Jacket (FDOT Stnd Plan 430-001)	EA		\$ 2,500.00	\$ -
12.47	French Drain, F&I, 15" Pipe, w/Wrapped Stone	LF		\$ 225.00	\$ -
12.48	Pipe Repair Clamp SP	EA		\$ 7,500.00	\$ -
				<b>Subtotal</b>	<b>\$ 109,200.00</b>
<b>13.00 Landscape Enhancements &amp; Site Restorations</b>					
13.01	Performance Turf (Sod)	SY	185	\$ 6.00	\$ 1,110.00
13.02	Landscape Plants Small Groundcover, 1 Gallon	EA		\$ 10.00	\$ -
13.03	Landscape Plants Small Shrub, 1 Gallon	EA		\$ 20.00	\$ -
13.04	Landscape Plants Large Shrub, 3 Gallon	EA		\$ 35.00	\$ -
13.05	Landscape Plants Large Trees, 65 Gallon	EA		\$ 1,100.00	\$ -
13.06	Landscape Plants Large Palms. 12' OAH	EA		\$ 950.00	\$ -
13.07	Mailbox Replacement	EA		\$ 350.00	\$ -
13.08	Irrigation System (Per Plan)	EA		\$ 2,500.00	\$ -
13.09	Irrigation System Repairs	EA		\$ 1,750.00	\$ -
13.10	Decorative Street Sign Posts	EA		\$ 1,750.00	\$ -
13.11	Single Decorative Post Sign, Relocate Existing	EA		\$ 750.00	\$ -
13.12	Irrigation Bores 2" Diameter	EA		\$ 3,500.00	\$ -
13.13	Irrigation Bores 4" Diameter	EA		\$ 4,500.00	\$ -
13.14	Irrigation Bores 6" Diameter	EA		\$ 6,500.00	\$ -
13.15	Aluminum Handrail, Bicycle-Pedestrian, 48" Height Powder Coated 'Black Gloss' (refer to FDOT Index 515-062)	LF		\$ 225.00	\$ -
13.16	Aluminum Handrail Repair - Existing	LF		\$ 150.00	\$ -
13.17	Steel Handrail Repair - Existing	LF		\$ 175.00	\$ -
13.18	Standard Traffic Guardrail-Roadway, General TL-2, 31" Height	LF		\$ 45.00	\$ -
13.19	Standard Traffic Guardrail Removal	LF		\$ 30.00	\$ -
13.20	Guardrail End Anchorage Assembly-Flared	AS		\$ 2,500.00	\$ -
13.21	Guardrail End Anchorage Assembly-Parallel	AS		\$ 3,000.00	\$ -
13.22	Standard Traffic Guardrail, Field Painted (Pro.Ind.Alkyd Urethane & Primer)	LF		\$ 40.00	\$ -
13.23	Reflectors Barrier Wall or Guardrail Mounted, Yellow	LF		\$ 75.00	\$ -
13.24	Fence, Chain Link, Type B, Standard 6'	LF		\$ 60.00	\$ -
13.25	Fence Gate, Chain Link, Type B, Standard, Single 3' to 6' Opening	EA		\$ 1,500.00	\$ -
13.26	Fence Gate, Chain Link, Type B, Standard Double 8' to 12' Opening	EA		\$ 4,500.00	\$ -
13.27	Fence, Chain Link, Type B, Standard 6' Black Vinyl Clad	LF		\$ 75.00	\$ -
13.28	Fence Gate, Chain Link, Type B, Standard Single 3'to 6' Opening Black Vinyl Clad	EA		\$ 1,800.00	\$ -
13.29	Fence Gate, Chain Link, Type B, Stnd. Double 8' to 12' Opening Black Vinyl Clad	EA		\$ 5,500.00	\$ -
13.30	Electrical - Project Specific Only	EA		\$ 25,000.00	\$ -
				<b>Subtotal</b>	<b>\$ 1,110.00</b>
13.31	Out of Scope Item (Not to Exceed 10% of Total Work Order Assignment)	LS	No Bid Item		
13.37	Replace Monument If Needed	LS	1	\$ 12,500.00	\$ 12,500.00
				<b>Subtotal</b>	<b>\$ 12,500.00</b>
				<b>Total - Base Bid A</b>	<b>\$ 189,240.00</b>
Bidder's Signature, Company Name, and Date					

**RESOLUTION NO. 2025-45**

**A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE LOCAL STATE OF EMERGENCY STEMMING FROM THE FLOODING EVENT OCCURRING ON OCTOBER 26, 2025; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE DECLARATION OF A LOCAL STATE OF EMERGENCY; PROVIDING FOR THE INAPPLICABILITY OF EMERGENCY EVENT RESPONSE PAY; PROVIDING FOR THE DURATION OF THE LOCAL STATE OF EMERGENCY; PROVIDING FOR RATIFICATION; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Mount Dora (“City”), based on significant rainfall occurring on October 26, 2025 through October 27, 2025, is threatened by excessive and extensive flooding, overflowing waterways, saturated soils and associated flooding, which constitutes a serious threat of injury, loss of life, damage to property, disruption of services, and impairment of the public health, safety and welfare of the inhabitants of the City; and

**WHEREAS**, the adverse conditions are imminent or already occurring within the City and may cause widespread damage to public infrastructure, private property, utilities, roadways, stormwater systems and may hamper normal governmental functions; and

**WHEREAS**, Chapter 252, Florida Statutes, grants political subdivisions authority to declare a state of local emergency; and specifically, Section 252.38(3)(a), *Florida Statutes*, provides the ability for local governing bodies to waive certain formalities and take whatever actions necessary to preserve the health, safety, and welfare of the community; and

**WHEREAS**, Lake County and the State of Florida have not yet, at the time of this declaration, declared a local state of emergency exists, but the City anticipates that both will do so shortly; and the City has complied with all of its mandatory reporting and coordination requirements under Chapter 252, Florida Statutes, and will continue to do so during this state of local emergency; and

**WHEREAS**, the City Council of the City of Mount Dora finds that this situation meets the statutory definition of an “emergency” or “disaster” under Section 252.34, *Florida Statutes*, and that immediate action is required to mobilize resources and protect the health and safety of the public, to protect critical infrastructure, and to mitigate the damages caused by this significant rain event, including the impacts from ongoing flooding; and

**WHEREAS**, the City Council further finds that it is in the best interest of the City and its residents to declare a state of local emergency, to activate its emergency management plan, to

direct and coordinate all available resources, and to authorize the City Manager (or designee) to take all necessary actions consistent with such declaration; and

**WHEREAS**, *Florida Statutes*, Section 252.38(3)(a)(5), provides authority for political subdivisions to declare a state of local emergency and to waive the procedures and formalities, otherwise required of political subdivisions, in order to take whatever action is necessary to ensure the health, safety and welfare of the community; and

**WHEREAS**, Section 252.34, Florida Statutes defines “emergency” as any occurrence, or threat thereof, whether natural, technological, or manmade, in war or in peace, which results or may result in substantial injury or harm to the population or substantial damage to or loss of property; and

**WHEREAS**, the City has determined that it is in the best interest of its employees, citizens and visitors to extend the local state of emergency and further revise the parameters related to the same; and

**WHEREAS**, under Section 18(e) of the City Charter, the Mayor is authorized to take necessary actions in an emergency situation, which shall only be extended until the next meeting of the City Council; and

**WHEREAS**, due to the nature of the emergency, the need to take immediate action, and the inability to obtain a quorum of the City Council on the morning of October 27, 2025, the Mayor is authorized to execute this resolution, which shall be ratified or amended at the next meeting of the City Council as soon as a special meeting may be convened.

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

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

**SECTION 2.** Declaring a Local State of Emergency. A state of local emergency exists due the unprecedented rain and flooding during October 26, 2025 and October 27, 2025, which poses an ongoing and immediate threat to the public, health, safety and welfare, as well as to public infrastructure and facilities. It is anticipated that Lake County, as well as the Governor will shortly be declaring as state of emergency. Thus, under the powers provided in Chapter 252, Florida Statutes, as well as Article IV, Section 18(e) of the City Charter, the Mayor is authorized to take actions in an emergency situation, which shall extend until the next meeting of the city council. To the extent necessary under the circumstances, while the emergency is ongoing, as collectively determined by the Mayor, the City Manager, and the City Attorney, certain procedures and formalities otherwise required may be waived or temporarily suspended. The procedures and formalities which may be waived are set forth in Section 252.38(3)(a)(5), Florida Statutes, and include, but are not limited to:

- a. Performance of public work and taking whatever prudent action is necessary to ensure the health, safety and welfare of the public;
- b. entering into contracts;
- c. incurring obligations;
- d. employment of permanent and temporary workers;
- e. utilization of volunteer workers;
- f. rental of equipment;
- g. acquisition and distribution, with or without compensation, of supplies, materials and facilities;
- h. appropriation of expenditure of public funds;
- i. temporary modifications to working environment and procedures.

Based on the foregoing, the City of Mount Dora declares that a local state of emergency exists.

**SECTION 3. Emergency Event Response Pay Not Applicable.** For the duration of the state of emergency, as declared hereby, there shall not be a suspension of the day-to-day operations of the City; thus, emergency event response pay, as set forth in Section 6.12 B, of the City of Mount Dora Employment Policy, shall not be applicable unless otherwise deemed necessary by the City Council.

**SECTION 4. Establishment and Enforcement of Curfew.** The Mayor and City Manager are hereby authorized to establish and enforce a curfew within the incorporated areas of the City of Mount Dora, Florida, if deemed necessary and appropriate during the local state of emergency declared by this Resolution and are further authorized to modify and terminate that curfew to the extent necessary under the circumstances and as the status of the emergency event changes.

**SECTION 5. Duration of Local State of Emergency.** This declared state of local emergency shall remain in full force and effect from the date of adoption of this Resolution, and shall automatically expire seven (7) days after adoption but may be extended by a majority vote of the City Council, as necessary, in seven (7) day increments for a total duration of not more than forty-two (42) days. In addition, should a quorum of the City Council not be reasonably available to extend the resolution, then the resolution may be extended by the Mayor or City Manager, or his or her designee, which may then be ratified at the next meeting of the City Council.

**SECTION 6. Ratification by City Council.** As a quorum of the City Council could not reasonably be obtained on the morning of October 27, 2025, this resolution is signed initially by the Mayor under his authority from Section 18(e) of the City Charter. However, this resolution and declaration of a local state of emergency shall be ratified by a majority of the City Council as soon as a quorum may be obtained for a special meeting, and a majority of the City Council may amend this resolution.

**SECTION 7. Implementation of Administrative Actions.** The City Manager is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order

to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

**SECTION 8. Savings Clause.** All prior actions of the City of Mount Dora pertaining to the state of local emergency related to the flooding that occurred on October 26, 2025, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

**SECTION 9. Scrivener's Errors.** Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, and as determined by the City Clerk and City Attorney, may be corrected without the need for a formal amendment.

**SECTION 10. Conflicts.** All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 11. Severability.** If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

**SECTION 12. Effective Date.** This Resolution shall become effective immediately upon its execution by the Mayor and remain in effect until ratified or amended by the City Council. This resolution shall be effective, unless extended or amended, for seven (7) days from the date and time it is executed by the Mayor.

**PASSED AND ADOPTED this 27<sup>th</sup> day of October, 2025 at 11:55 A.M.**


**RATIFIED AT A SPECIAL MEETING OF THE CITY COUNCIL this \_\_\_ day of October, 2025.**

  
\_\_\_\_\_  
**JAMES HOMICH, MAYOR**  
**City of Mount Dora, Florida**

ATTEST:

  
\_\_\_\_\_  
Jeanann Hand  
City Clerk

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

  
\_\_\_\_\_  
Patrick Brackins  
City Attorney

Resolution No. 2025-45  
Page 4 of 5

Resolution No. 2025-45  
Page 5 of 5



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

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**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Approval of Amendment 7 to the Solid Waste Agreement between the City of Mount Dora and Waste Management, Inc. of Florida

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**Introduction:**

This is a request for City Council to approve the Seventh Amendment to the Solid Waste Agreement between the City of Mount Dora and Waste Management Inc. of Florida.

**Discussion:**

Waste Management has served as the City's solid waste franchise provider for both residential and commercial customers since 2013. The franchise agreement was last substantively amended in July 2018 (Resolution No. 2018-53) when residential collection shifted to once-per-week service. Resolution 2021-02 (approved on January 5, 2021) discontinued curbside recycling. Since that time, the agreement has been renewed annually with set contract rates. Waste Management has submitted updated residential and commercial service charges, along with projected disposal costs for the upcoming year (Exhibit A).

Under the terms of the franchise agreement, service rates are scheduled to increase by 3.5%, resulting in a \$0.71 rise in residential rates. Although the City's Master Fee Schedule ultimately sets customer charges, staff recommends implementing a reduced \$0.66 increase, as the sanitation fund balance can absorb a portion of the cost. The recent rate history is as follows:

- **2024:** \$22.11 → \$24.58 (\$2.47 or 11% increase)
- **2025:** \$24.58 → \$25.02 (\$.44 or 1.8% increase)
- **2026:** \$25.02 → \$25.68 (\$.66 or 2.7% increase)

Staff recommends approval of the seventh amendment, including a 3.5% contractual increase to ensure continued delivery of contracted sanitation services.

**Budget Impact:**

The expense of this contract is budgeted in 430-1530-534.34-01, (other contractual services) for the sanitation fund. The proposed commercial rates are listed on the schedules and cost vary in the size and capacity of containers.

**Strategic Impact:**

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

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

Strategic Initiative 4: Provide High-Quality Services

**Recommendation:**

City Council approve the Seventh Amendment to the Solid Waste Agreement between the City of Mount Dora and Waste Management Inc. of Florida.

**Attachment(s):**

1. 7th Am Waste Management Agreement (Final with Exs)

Prepared by: Matthew Dodson, Budget Officer

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/9/2025

Approved - 12/9/2025

Approved - 12/9/2025

Approved - 12/9/2025

Approved - 12/9/2025

Final Approval - 12/10/2025

**SEVENTH AMENDMENT  
TO SOLID WASTE AGREEMENT BETWEEN  
THE CITY OF MOUNT DORA AND  
WASTE MANAGEMENT INC. OF FLORIDA**

**THIS SEVENTH AMENDMENT** is entered into by and between the **CITY OF MOUNT DORA**, a municipal corporation of the State of Florida (the “City”), and **WASTE MANAGEMENT INC. OF FLORIDA**, a Florida corporation (“Contractor”).

**WITNESSETH:**

**WHEREAS**, the City and Contractor are parties to that certain Solid Waste Agreement, dated June 19, 2013 (the “Agreement”), whereby Contractor exclusively provides certain solid waste services to the City; and

**WHEREAS**, the City and Contractor entered into Amendments to the Agreement on July 17, 2018 (the “First Amendment”); on January 5, 2021 (the “Second Amendment”); on January 18, 2022 (the “Third Amendment”); on January 3, 2023 (the “Fourth Amendment”); on December 19, 2023 (the “Fifth Amendment”); and on December 17, 2024 (the “Sixth Amendment”); and

**WHEREAS**, Contractor has requested rate increases, which are permitted pursuant to the Agreement, and which shall commence on January 1, 2026.

**NOW, THEREFORE**, in consideration of the mutual covenants herein and for other good and valuable consideration, the parties agree as follows:

1. Contractor has provided the City with the calculation of new rates for all services provided pursuant to the terms of the Agreement, and the parties agree that the new rates, as set forth in **Exhibit “A”** attached hereto and incorporated herein by this reference, will become effective on January 1, 2026.
2. All other terms and conditions of the Agreement, including the subsequent Amendments thereto, shall remain in full force and effect, and to the extent of any conflict between this Seventh Amendment and the Agreement, including any Amendments thereto, this Sixth Amendment shall prevail.

*(Signatures on the following page)*

**IN WITNESS WHEREOF**, the parties hereto by their duly authorized representatives have executed this Seventh Amendment, effective this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF MOUNT DORA**

\_\_\_\_\_  
James Homich, Mayor

**ATTEST:**

\_\_\_\_\_  
Jeanann Hand, City Clerk

**Approved as to form:**

\_\_\_\_\_  
Patrick Brackins, City Attorney

**WASTE MANAGEMENT INC. OF FLORIDA**

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged and sworn before me by means of \_\_\_ physical presence or \_\_\_ online notarization of \_\_\_\_\_, as \_\_\_\_\_, of \_\_\_\_\_, who personally swore or affirmed that he/she is authorized to execute this **AMENDMENT** and thereby bind **CONTRACTOR**, and who is personally known to me \_\_\_ or who produced \_\_\_\_\_ as identification, and who did \_\_\_ did not \_\_\_ take an oath this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

(stamp)

		CPI	Index	Operating %	
<b>Increase in Collection Fee</b>	<b>3.50%</b>		3.50%	100.00%	3.50%
<b>Increase in Residential Disposal Fee</b>	<b>4.82%</b>	<b>Fuel</b>	0.00%	0.00%	0.00%
<b>Increase in Commercial Disposal Fee</b>	<b>0.00%</b>		3.50%	100.00%	3.50%
<b>Increase in Billing Fee &amp; Costs</b>	<b>0.00%</b>	<b>Current</b>	\$	48.33	
<b>Increase in Other Costs</b>	<b>0.00%</b>	<b>New</b>	\$	50.66	
		<b>Current</b>	\$	59.80	
		<b>New</b>	\$	59.80	

**RESIDENTIAL AND MULTIFAMILY**

Description	Code	New Rate 1/1/2026
Garbage Collection	CANS	\$ 10.92
Garbage Disposal	CANS	\$ 4.17
<b>Garbage Total</b>		<b>\$ 15.09</b>
Yard Waste Collection	CANS	\$ 3.27
Yard Waste Disposal	CANS	\$ 0.84
<b>Yard Waste Total</b>		<b>\$ 4.11</b>
Garage pickup - additional		\$ 9.67
Payment to Waste Management		\$ 19.20
City Billing Charge	Included	\$ -
Other City Fees		\$ -
City Franchise Fee	Calculated	
<b>TOTAL BILLING RATE</b>		<b>\$ 19.20</b>

**COMMERCIAL (GN)  
PUBLIC AUTHORITY (PA)  
INDUSTRIAL (I)**

Container	#	Size	Code	Times per Week	Total Amount
Cans (GN)	1		CANS	1	\$ 25.49
Cans (GN)	1		CANS	2	\$ 49.63
Cans (GN)	1		CANS	3	\$ 73.77
Cans (GN)	2		CANS	1	\$ 50.47
Cans (GN)	2		CANS	2	\$ 98.73
Cans (GN)	2		CANS	5	\$ 243.47
Cans (GN)	3		CANS	1	\$ 75.43
Cans (GN)	3		CANS	2	\$ 147.79
Cans (GN)	4		CANS	1	\$ 101.31
Cans (GN)	7		CANS	1	\$ 176.16
					\$ -
Hand load refuse			E		\$ -
Hand load refuse			M		\$ -
					\$ -
Dumpster	shared	8 yard	SH2	1	\$ 59.96
Dumpster	shared		RTSU		\$ 99.70
Dumpster	shared	4 yard	SH3	2	\$ 101.10
Dumpster	shared	8 yard	SH1	2	\$ 119.36
Dumpster	shared		REST		\$ 289.06
					\$ -
Dumpster	1	2 yard	2X1	1	\$ 102.69
Dumpster	1	2 yard	2X2	2	\$ 201.92
Dumpster	1	2 yard	2X3	3	\$ 298.19
Dumpster	1	2 yard	2X4	4	\$ 373.62
Dumpster	1	2 yard	2X5	5	\$ 459.50
Dumpster	1	2 yard	2X6	6	\$ 533.48
					\$ -
Dumpster	1	3 yard	3X1	1	\$ 153.74
Dumpster	1	3 yard	3X2	2	\$ 307.11
Dumpster	1	3 yard	3X3	3	\$ 460.44
Dumpster	1	3 yard	3X4	4	\$ 613.75
Dumpster	1	3 yard	3X5	5	\$ 766.73
Dumpster	1	3 yard	3X6	6	\$ 920.46
					\$ -
Dumpster	1	4 yard	4X1	1	\$ 198.90
Dumpster	1	4 yard	4X2	2	\$ 391.50
Dumpster	1	4 yard	4X3	3	\$ 578.09
Dumpster	1	4 yard	4X4	4	\$ 746.90
Dumpster	1	4 yard	4X5	5	\$ 903.80
Dumpster	1	4 yard	4X6	6	\$ 1,048.75
					\$ -
DW - Residential			Shared		\$ 22.26
DW - Comm			Shared		\$ 25.43
DW - Rest A (1-49)			RST1		\$ 76.37
DW - Rest B (50-99)			RST2		\$ 152.53
DW - Rest C (Over 100)			RST3		\$ 304.93

Container	#	Size	Code	Times per Week	Total Amount
Dumpster	1	6 yard	6X1	1	\$ 289.24
Dumpster	1	6 yard	6X2	2	\$ 569.14
Dumpster	1	6 yard	6X3	3	\$ 840.21
Dumpster	1	6 yard	6X4	4	\$ 1,102.25
Dumpster	1	6 yard	6X5	5	\$ 1,333.12
Dumpster	1	6 yard	6X6	6	\$ 1,546.10
					\$ -
Dumpster	1	8 yard	8X1	1	\$ 379.56
Dumpster	1	8 yard	8X2	2	\$ 758.74
Dumpster	1	8 yard	8X3	3	\$ 1,120.08
Dumpster	1	8 yard	8X4	4	\$ 1,469.52
Dumpster	1	8 yard	8X5	5	\$ 1,806.90
Dumpster	1	8 yard	8X6	6	\$ 2,128.00
					\$ -
Dumpster	1	10 yard	10X1	1	\$ 473.61
Dumpster	1	10 yard	10X2	2	\$ 946.83
Dumpster	1	10 yard	10X3	3	\$ 1,420.11
Dumpster	1	10 yard	10X4	4	\$ 1,893.31
Dumpster	1	10 yard	10X5	5	\$ 2,366.58
Dumpster	1	10 yard	10X6	6	\$ 2,839.77

**OTHER SERVICE CHARGES**

Description	Proposed Total Charge
EXTRA 2 YD PICKUP	\$ 42.32
EXTRA 3 YD PICKUP	\$ 55.88
EXTRA 4 YD PICKUP	\$ 74.47
EXTRA 6 YD PICKUP	\$ 111.69
EXTRA 8 YD PICKUP	\$ 148.97
EXTRA 10 YD PICKUP	\$ 186.18
LOCK CHARGE	\$ 9.00

**ALL ROLL OFF CONTAINERS**

Container Size	Delivery Charge	Monthly Rental	Proposed Per Load Charge	Proposed Franchise Per Load	Total Per Load	Comments
10 Cubic Yards	\$ 112.15	\$ 112.15	\$ 221.69	\$ 22.17	\$ 243.86	+ disposal - \$59.80/ton
20 Cubic Yards	\$ 112.15	\$ 112.15	\$ 240.23	\$ 24.02	\$ 264.25	+ disposal - \$59.80/ton
30 Cubic Yards	\$ 130.07	\$ 130.07	\$ 277.17	\$ 27.72	\$ 304.89	+ disposal - \$59.80/ton
40 Cubic Yards	\$ 130.07	\$ 130.07	\$ 295.60	\$ 29.56	\$ 325.16	+ disposal - \$59.80/ton

### Frontload Compactor Services (Vertipak) Monthly Service Cost

Container Size	Times Per Week	Proposed Per Load Charge	Proposed Franchise Per Load	Total Per Load	Comments
3 Cubic Yards	4.00	\$ 975.86		\$ 975.86	
4 Cubic Yards	4.00	\$ 1,335.17		\$ 1,335.17	
6 Cubic Yards	2.00	\$ 994.89		\$ 994.89	
6 Cubic Yards	4.00	\$ 1,989.77		\$ 1,989.77	

### Frontload Compactor Services (Vertipak) per Lift Cost

Container Size	Proposed Per Lift Charge	Proposed Franchise Per Load	Total Per Load	Comments
4 Cubic Yards	\$ 77.04		\$ 77.04	
6 Cubic Yards	\$ 114.80		\$ 114.80	
8 Cubic Yards	\$ 148.02		\$ 148.02	

## Rates 01-01-26

### Mount Dora Commercial Cart Service Rates

Number of 96 gallon carts	Collection Frequency Per Week	Rate Per Month	Additional		Franchise Fee	Total Per Mo.
			Billing Charge	City Charge		
1	2	\$ 29.09			\$ 2.91	\$ 32.00
2	2	\$ 58.20			\$ 5.82	\$ 64.02
3	2	\$ 87.28			\$ 8.73	\$ 96.01
4	2	\$ 116.37			\$ 11.64	\$ 128.01
5	2	\$ 145.46			\$ 14.55	\$ 160.01
6	2	\$ 174.56			\$ 17.46	\$ 192.02
7	2	\$ 203.65			\$ 20.37	\$ 224.02
8	2	\$ 232.74			\$ 23.27	\$ 256.01
9	2	\$ 261.84			\$ 26.18	\$ 288.02
10	2	\$ 290.94			\$ 29.09	\$ 320.03

Services highlighted in green available to all commercial businesses desiring 96-gallon cart services

Services highlighted in red are only available to high volume trash commercial businesses where property size or other limitations restrict the use of a front load dumpster

Bureau of Labor Statistics

**CPI for All Urban Consumers (CPI-U)**  
Original Data Value

**For the City of Mount Dora**

Series Id: CUUR0000SEHG02, CUUS0000SEHG02  
 Not Seasonally Adjusted  
 Series Title: Garbage and trash collection in U.S. city average, all urban consumers, not seasonally adjusted  
 Area: U.S. city average  
 Item: Garbage and trash collection  
 Base Period: DECEMBER 1983=100  
 Years: 2015 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2015	427.734	429.248	429.235	429.807	431.234	430.813	431.229	432.967	433.843	434.829	436.428	436.996		
2016	437.205	438.296	437.699	437.676	438.317	437.858	438.607	439.358	439.707	440.311	443.343	444.745		
2017	446.266	447.699	446.987	447.129	447.272	448.046	448.328	448.717	449.008	452.196	453.820	453.596		
2018	453.354	454.915	455.230	458.722	462.887	465.041	465.579	470.457	471.026	472.535	486.650	485.935	458.358	475.364
2019	475.687	477.474	478.569	479.449	480.865	480.984	482.138	483.987	484.346	486.133	486.485	486.708	478.838	484.966
2020	491.003	494.429	495.288	494.432	494.946	496.679	498.564	500.882	501.756	503.315	504.970	508.190	494.463	502.946
2021	512.722	517.270	518.505	518.579	516.440	517.202	521.185	524.408	529.934	530.114	529.053	532.538	516.786	527.872
2022	533.078	538.313	540.719	542.564	544.546	547.554	548.187	548.706	558.254	561.090	563.816	565.185	541.129	557.540
2023	570.412	575.697	576.773	580.124	587.431	589.812	596.167	597.347	596.997	597.569	601.631	602.164	580.042	598.646
2024	606.773	610.551	610.015	611.073	609.538	611.946	614.089	615.880	619.640	621.632	627.127	627.807	609.983	621.029
2025	629.803	641.938	642.053	643.063	646.507	648.477	652.682	656.067					641.974	

Index Change = 31.990  
 CPI Change = 5.24%  
 NTE 3.5% = 3.50%  
 Minimum CPI 2% = 2.00%  
 Total CPI Applied = 3.50%

**Consumer Price Index for All Urban Consumers (CPI-  
Original Data Value**

Series Id: CUUR0000SEHG, CUUS0000SEHG

**Not Seasonally Adjusted**

**Series:** Water and sewer and trash collection services in U.S.  
**Title:** city average, all urban consumers, not seasonally  
**Area:** U.S. city average  
**Item:** Water and sewer and trash collection services  
**Base:** DECEMBER 1997=100  
**Period:**  
**Years:** 2015 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2015	210.243	211.397	211.738	212.153	212.542	212.863	213.873	215.844	216.173	216.380	217.004	217.386		
2016	218.370	219.036	219.649	220.506	221.360	221.396	221.358	222.554	223.111	223.420	224.399	224.745		
2017	226.411	227.277	227.553	228.133	228.396	228.599	229.008	229.772	230.142	230.614	231.522	231.842		
2018	232.977	233.858	234.215	235.141	235.878	236.493	237.186	238.439	238.512	238.936	241.774	242.204	234.760	239.509
2019	241.606	242.011	242.611	243.490	243.774	244.322	244.943	245.549	245.903	246.741	247.364	247.567	242.969	246.345
2020	248.846	249.751	250.359	250.673	250.921	251.435	252.401	253.974	254.266	254.781	255.650	256.456	250.331	254.588
2021	257.722	258.763	259.204	259.581	259.542	260.400	261.706	262.810	263.747	264.278	264.580	265.365	259.202	263.748
2022	268.128	269.521	269.621	270.419	270.844	271.925	273.097	274.984	276.759	276.892	277.824	278.464	270.076	276.337
2023	281.461	283.663	284.166	285.052	286.322	287.457	289.005	290.975	291.279	291.683	292.694	292.915	284.687	291.425
2024	297.079	298.751	299.183	300.178	299.987	300.652	302.106	303.311	305.117	306.336	308.015	308.234	299.305	305.520
2025	310.239	313.344	313.925	314.820	315.585	316.851	318.244	319.403	319.867				314.127	

Index Change = 14.750

Residential CPI Change = 4.83%

Commercial CPI Change = 0.00%

Current Residential Disposal Rate \$ 45.81 Fuel & Environmental Surcharge (5.5%) \$ 48.33

New Residential Disposal Rate \$ 48.02 \$ 50.66



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

---

**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Approval of the General Release for Property Damage Associated with the September 10, 2024 Water Main Strike Occurring at US-441 and Natoma Boulevard

---

**Introduction:**

Request Approval of the General Release for Property Damage associated with the September 10, 2024 water main strike occurring at US-441 and Natoma Boulevard.

**Discussion:**

The Release formalizes the settlement negotiated between the City, Drinkwater & Drinkwater, Inc., Wharton-Smith, Surface King LLC, and FCCI Insurance Company.

On September 10, 2024, a contractor-related water main strike resulted in substantial repair costs to the City's utilities infrastructure. The City, working with the City Attorney, submitted documentation and negotiated reimbursement with Drinkwater's insurer, FCCI Insurance Company. The final settlement amount tendered to the City is \$249,907.47, compensating the City for documented property damage expenses associated with the incident.

The attached General Release – Property Damage Only provides full and final settlement of all property-damage-related claims arising from this incident. It does not apply to any unrelated claims. The Release requires City Council approval before execution.

**Budget Impact:**

Acceptance of the Release results in the City receiving \$249,907.47 in revenue to offset costs previously expended for emergency repairs, contractor services, materials, and internal labor associated with the water main strike.

**Strategic Impact:**

Approving the settlement ensures fiscal responsibility and recovery of City costs.  
Strategic Initiative 3: Strengthen and Expand Mount Dora's Infrastructure.

Goal 8: Ensure that utility and public works infrastructure is properly maintained to meet established safety and minimum level of maintenance standards.

**Recommendation:**

City Council approve the Release Agreement and authorize the Mayor to execute the General Release on behalf of the City Council for the Property Damage with Drinkwater & Drinkwater, Inc., Wharton-Smith, Surface King LLC, and FCCI Insurance Company.

**Attachment(s):**

1. Release (Final)

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

Andrew Marsian, Public Works and Utilities Director

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/10/2025

Approved - 12/10/2025

Approved - 12/10/2025

Approved - 12/10/2025

Final Approval - 12/10/2025

FCCI USE ONLY ADJUSTER NAME Jackie Salazar
CLAIM NUMBER C00364458

## GENERAL RELEASE – PROPERTY DAMAGE ONLY

The undersigned parties to this Release, to wit: City of Mount Dora, (hereinafter collectively referred to as the "Releasor"), Drinkwater & Drinkwater Inc, Wharton-Smith Inc, Surface King LLC, and FCCI Insurance Company (hereafter collectively referred to as the "Releasees") hereby agree as follows:

WHEREAS, Releasor has filed a claim against Releasees due to an accident occurring on or about 09/10/2024 at US-441 & Natoma Blvd, Mount Dora, 32757, in Lake County, FL (hereafter "the Accident");

WHEREAS, the parties wish to compromise and settle all property damage claims each may have against the other as a result of the Accident;

NOW, THEREFORE, the parties agree as follows:

### SCOPE OF RELEASE

Releasor, for and on behalf of each and all of his/her/their respective present, former, and future successors, heirs, executors, administrators, guarantors, attorneys, representatives, insurers and assigns (all of whom are also hereinafter collectively referred to as the "Releasor"), for and in consideration of the sum of \$249,907.47 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby release, acquit, and forever discharge Releasee, and if Releasee is/are a corporation, all of its respective present, former and affiliated and subsidiary corporations, divisions and associations, and each and all of its present, former and future officers, directors, stockholders, trustees, nominees, attorneys, agents, employees, consultants, insurers, brokers, finders, heirs, executors, administrators, personal representatives, managers, predecessors, successors, representatives and assigns (all of whom are also hereinafter collectively referred to as the "Releasee") of and from any and all property damage claims, demands, agreements, contracts, leases, guaranties, covenants, actions, suits, causes of action, obligations, controversies, debts, costs, expenses, accounts, damages, judgments, losses and liabilities, in law, equity, statutory or otherwise, whether known or unknown, which against them, or any of them, Releasor now has, had, may have had, or can, shall or may have for or by reason of any property damage to and including the date hereof, including but without in any respect limiting the generality of the foregoing, any and all property damage claims which were or might or could have been asserted in connection with, arising out of or in any way relating to the Accident. Releasor does not release any claims which are unrelated to the Accident.

It is the intent of the undersigned Releasor that this is a general, complete, full, comprehensive and final release of any and all liability of the parties released herein for property damage only, arising from or out of any act performed or omitted by, or on behalf of the parties released herein prior to the date hereof.

### OWNERSHIP OF CAUSES OF ACTION

The undersigned Releasor hereby expressly warrants, represents and covenants to the parties released herein that Releasor is presently the legal owner and holder of the property claims or causes of action released hereby, and that it has not heretofore expressly or impliedly assigned, transferred, pledged or otherwise disposed of any such property rights, claims, demands, or causes of action being described herein and released hereby.

\_\_\_\_\_  
RELEASOR'S INITIALS

**ENTIRE AGREEMENT**

The undersigned further declares and represents that no promise, inducement, or agreement not herein expressed has been made to the undersigned, and that this General Release - Property Damage contains the entire agreement between the parties hereto with regard to the release of any property damage claims, and supersedes any prior oral or written agreements between the parties, and that the terms of the Release are contractual and not a mere recital.

The undersigned has read the foregoing Release and fully understands it.

Executed in \_\_\_\_\_, \_\_\_\_\_ County, \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City of Mount Dora, Releasor

\_\_\_\_\_  
PRINT OR TYPE NAME

\_\_\_\_\_  
, Releasor

\_\_\_\_\_  
PRINT OR TYPE NAME

County of \_\_\_\_\_

State of \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared, \_\_\_\_\_ who, after being duly cautioned and sworn, depose(s) and say(s) he/she/they has/have read the above Release and that he/she/they has/have set his/her/their hand(s) and seal(s) thereto for the purposes therein expressed.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_;

- \_\_\_\_ Who is/are personally known to me or
- \_\_\_\_ Who produced the following identification \_\_\_\_\_ and
- \_\_\_\_ Who did take an oath or
- \_\_\_\_ Who did not take an oath.

\_\_\_\_\_  
SIGNATURE OF NOTARY

\_\_\_\_\_  
PRINT OR TYPE NAME OF NOTARY  
(NOTARY SEAL)

My Commission Expires: \_\_\_\_\_

Alabama Claimants	ANY PERSON WHO KNOWINGLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT OR WHO KNOWINGLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE IS GUILTY OF A CRIME AND MAY BE SUBJECT TO RESTITUTION, FINES, OR CONFINEMENT IN PRISON, OR ANY COMBINATION THEREOF.
Arkansas Workers' Compensation Claimants	ANY PERSON OR ENTITY WHO WILLFULLY AND KNOWINGLY MAKES ANY MATERIAL FALSE STATEMENT OR REPRESENTATION, WHO WILLFULLY AND KNOWINGLY OMITTS OR CONCEALS ANY MATERIAL INFORMATION, OR WHO WILLFULLY AND KNOWINGLY EMPLOYS ANY DEVICE, SCHEME, OR ARTIFICE FOR THE PURPOSE OF OBTAINING ANY BENEFIT OR PAYMENT, DEFEATING OR WRONGFULLY INCREASING OR WRONGFULLY DECREASING ANY CLAIM FOR BENEFIT OR PAYMENT, OR OBTAINING OR AVOIDING WORKERS' COMPENSATION COVERAGE OR AVOIDING PAYMENT OF THE PROPER INSURANCE PREMIUM, OR WHO AIDS AND ABETS FOR ANY OF SAID PURPOSES, UNDER THIS CHAPTER SHALL BE GUILTY OF A CLASS D FELONY. FIFTY PERCENT (50%) OF ANY CRIMINAL FINE IMPOSED AND COLLECTED UNDER THIS SUBDIVISION (A)(1) OR SUBDIVISION (A)(2) OF THIS SECTION SHALL BE PAID AND ALLOCATED IN ACCORDANCE WITH APPLICABLE LAW TO THE DEATH AND PERMANENT TOTAL DISABILITY TRUST FUND ADMINISTERED BY THE WORKERS' COMPENSATION COMMISSION.
Arkansas Claimants	ANY PERSON WHO KNOWINGLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT OR KNOWINGLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE IS GUILTY OF A CRIME AND MAY BE SUBJECT TO FINES AND CONFINEMENT IN PRISON.
Florida Claimants	ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE.
Florida Workers' Compensation Claimants	ANY PERSON WHO, KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY EMPLOYER OR EMPLOYEE, INSURANCE COMPANY, OR SELF-INSURED PROGRAM, FILES A STATEMENT OF CLAIM CONTAINING ANY FALSE OR MISLEADING INFORMATION COMMITS INSURANCE FRAUD, PUNISHABLE AS PROVIDED IN S. 817.234.
Indiana Claimants	A PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD AN INSURER FILES A STATEMENT OF CLAIM CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION COMMITS A FELONY.
Kansas Workers' Compensation Claimants	WARNING: ACCEPTANCE OF EMPLOYMENT WITH A DIFFERENT EMPLOYER THAT REQUIRES THE PERFORMANCE OF ACTIVITIES YOU HAVE STATED YOU CANNOT PERFORM BECAUSE OF THE INJURY FOR WHICH YOU ARE RECEIVING TEMPORARY DISABILITY BENEFITS COULD CONSTITUTE FRAUD AND COULD RESULT IN LOSS OF FUTURE BENEFITS AND RESTITUTION OF PRIOR WORKERS COMPENSATION AWARDS AND BENEFITS PAID.
Kentucky Claimants	ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES A STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION OR CONCEALS, FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME.
Louisiana Claimants	ANY PERSON WHO KNOWINGLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT OR KNOWINGLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE IS GUILTY OF A CRIME AND MAY BE SUBJECT TO FINES AND CONFINEMENT IN PRISON.
Louisiana Workers' Compensation Claimants	NOTICE: IF THE EMPLOYEE IS RESPONDING TO INQUIRIES ABOUT PREVIOUS INJURIES, DISABILITIES OR OTHER MEDICAL CONDITIONS, THEN THE EMPLOYEE IS HEREBY ADVISED THAT HIS OR HER FAILURE TO ANSWER TRUTHFULLY MAY RESULT IN HIS OR HER FORFEITURE OF WORKER'S COMPENSATION BENEFITS UNDER R.S. 23:1208.1.
Maryland Claimants	ANY PERSON WHO KNOWINGLY OR WILLFULLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT OR WHO KNOWINGLY OR WILLFULLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE IS GUILTY OF A CRIME AND MAY BE SUBJECT TO FINES AND CONFINEMENT IN PRISON.
Ohio Claimants	ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF INSURANCE FRAUD.
Oklahoma Workers' Compensation Claimants	ANY PERSON OR ENTITY WHO MAKES ANY MATERIAL FALSE STATEMENT OR REPRESENTATION, WHO WILLFULLY AND KNOWINGLY OMITTS OR CONCEALS ANY MATERIAL INFORMATION, OR WHO EMPLOYS ANY DEVICE, SCHEME, OR ARTIFICE, OR WHO AIDS AND ABETS ANY PERSON FOR THE PURPOSE OF: (1) OBTAINING ANY BENEFIT OR PAYMENT, (2) INCREASING ANY CLAIM FOR BENEFIT OR PAYMENT, OR (3) OBTAINING WORKERS' COMPENSATION COVERAGE UNDER THE ADMINISTRATIVE WORKERS' COMPENSATION ACT, SHALL BE GUILTY OF A FELONY PUNISHABLE PURSUANT TO SECTION 1663 OF TITLE 21 OF THE OKLAHOMA STATUTES.
Oklahoma Claimants	WARNING: ANY PERSON WHO KNOWINGLY, AND WITH INTENT TO INJURE, DEFRAUD OR DECEIVE ANY INSURER, MAKES ANY CLAIM FOR THE PROCEEDS OF AN INSURANCE POLICY CONTAINING ANY FALSE, INCOMPLETE OR MISLEADING INFORMATION IS GUILTY OF A FELONY.

Pennsylvania Claimants	ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS SUCH PERSON TO CRIMINAL AND CIVIL PENALTIES.
Pennsylvania Automobile Insurance Claimants	ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE OR DEFRAUD ANY INSURER FILES AN APPLICATION OR CLAIM CONTAINING ANY FALSE, INCOMPLETE OR MISLEADING INFORMATION SHALL, UPON CONVICTION, BE SUBJECT TO IMPRISONMENT FOR UP TO SEVEN YEARS AND PAYMENT OF A FINE OF UP TO \$15,000.
Tennessee Workers' Compensation Claimants	IT IS A CRIME TO KNOWINGLY PROVIDE FALSE, INCOMPLETE OR MISLEADING INFORMATION TO ANY PARTY TO A WORKERS' COMPENSATION TRANSACTION FOR THE PURPOSE OF COMMITTING FRAUD. PENALTIES INCLUDE IMPRISONMENT, FINES AND DENIAL OF INSURANCE BENEFITS.
Tennessee Claimants	IT IS A CRIME TO KNOWINGLY PROVIDE FALSE, INCOMPLETE OR MISLEADING INFORMATION TO AN INSURANCE COMPANY FOR THE PURPOSE OF DEFRAUDING THE COMPANY. PENALTIES INCLUDE IMPRISONMENT, FINES AND DENIAL OF INSURANCE BENEFITS.
Texas Workers' Compensation Claimants	ANY PERSON WHO KNOWINGLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR THE PAYMENT OF A LOSS IS GUILTY OF A CRIME AND MAY BE SUBJECT TO FINES AND CONFINEMENT IN STATE PRISON.
Virginia Claimants	IT IS A CRIME TO KNOWINGLY PROVIDE FALSE, INCOMPLETE OR MISLEADING INFORMATION TO AN INSURANCE COMPANY FOR THE PURPOSE OF DEFRAUDING THE COMPANY. PENALTIES INCLUDE IMPRISONMENT, FINES AND DENIAL OF INSURANCE BENEFITS.
Washington D.C. Claimants	WARNING: IT IS A CRIME TO PROVIDE FALSE OR MISLEADING INFORMATION TO AN INSURER FOR THE PURPOSE OF DEFRAUDING THE INSURER OR ANY OTHER PERSON. PENALTIES INCLUDE IMPRISONMENT AND/OR FINES. IN ADDITION, AN INSURER MAY DENY INSURANCE BENEFITS IF FALSE INFORMATION MATERIALLY RELATED TO A CLAIM WAS PROVIDED BY THE APPLICANT.
Harbor Worker and Longshore Workers' Compensation Claimants	ANY CLAIMANT OR REPRESENTATIVE OF A CLAIMANT WHO KNOWINGLY AND WILLFULLY MAKES A FALSE STATEMENT OR REPRESENTATION FOR THE PURPOSE OF OBTAINING A BENEFIT OR PAYMENT UNDER CHAPTER 33 U.S.C.A. § 901 et. seq. SHALL BE GUILTY OF A FELONY, AND ON CONVICTION THEREOF SHALL BE PUNISHED BY A FINE NOT TO EXCEED \$10,000, BY IMPRISONMENT NOT TO EXCEED FIVE YEARS, OR BY BOTH.
All State Claimants	WARNING: SOME STATE LAWS REQUIRE THAT THE INSURER ADVISE ALL CLAIMANTS OF THE FOLLOWING: UNDER MOST STATE LAWS, A PERSON WHO KNOWINGLY AND WITH THE INTENT TO DEFRAUD AN INSURANCE COMPANY SUBMITS A CLAIM OR DOCUMENTATION IN SUPPORT OF A CLAIM CONTAINING MATERIALLY FALSE, INCOMPLETE OR MISLEADING INFORMATION, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND MAY SUBJECT THE PERSON TO CRIMINAL AND/OR CIVIL PENALTIES.



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

---

**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Ratification of the Sixth and Seventh Extensions of Resolution 2025-45, Local State of Emergency Related to October 26-October 27, 2025 Flood Event

---

**Introduction:**

This is a request for Council to ratify the Sixth and Seventh Extensions of Resolution 2025-45, Local State of Emergency Related to October 26-October 27, 2025 Flood Event

**Discussion:**

Section 252.38(3)(a)(5), Florida Statutes, authorizes municipalities to declare a local state of emergency for a duration of seven (7) days, which may be extended in additional seven-day increments as necessary. During such time, the City may waive procedures and formalities otherwise required by general law, ordinance, or local policy, and may take any prudent action necessary to ensure the health, safety, and welfare of the community.

On October 27, 2025, in response to the flooding event occurring between October 26 and October 27, 2025, Mayor Homich signed Resolution No. 2025-45, declaring a local state of emergency within all territory inside the legal boundaries of the City of Mount Dora for a seven-day duration. On the same date, pursuant to Emergency Order No. 2025-1, the Lake County Board of County Commissioners also declared a local state of emergency. On October 29, 2025, Governor Ron DeSantis issued Executive Order No. 25-213, declaring a state of emergency in Lake County and other affected areas of Central Florida due to the same flooding event.

City of Mount Dora Resolution No. 2025-45 was ratified at a City Council Special Meeting on October 29, 2025, at which a quorum of the City Council was present.

Chapter 252, *Florida Statutes*, and Resolution 2025-45 permit the mayor, City Manager or his or her designee, to extend a local state of emergency if a quorum of the City Council is unavailable. Due to the ongoing suffering caused by the October 26-27, 2025 Flood Event, and to ensure the health, safety, and welfare of the community, its residents, and public facilities, the local state of emergency was further extended for all territory within the legal boundaries of the City of

Mount Dora for additional 7-day durations, up to and including December 8, 2025. Further extensions may be issued when prudent by the mayor or city manager or his or her designee in the absence of a quorum of the City Council.

City Council Extension to State of Emergency Approval History:

<b>Extension</b>	<b>Date Adopted/Signed</b>	<b>Date Ratified by City Council</b>	<b>Extension Expires</b>
1st	11/03/2025	11/04/2025	11/10/2025
2nd	11/10/2025	11/18/2025	11/17/2025
3rd	11/17/2025	11/18/2025	11/24/2025
4th	11/24/2025	12/02/2025	12/01/2025
5th	12/01/2025	12/02/2025	12/08/2025
6th	12/08/2025	12/16/2025	12/15/2025
7th	12/15/2025	12/16/2025	12/22/2025

**Budget Impact:**

In the event any expenses are incurred as a result of the flood event, a budget amendment will be presented to City Council as potential reimbursements are received, indicating the fund accounts to be adjusted as a result of emergency expenses.

**Strategic Impact:**

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

**Recommendation:**

Council ratify the Sixth and Seventh Extensions of Resolution 2025-45, Local State of Emergency Related to the October 26-October 27, 2025 Flood event.

**Attachment(s):**

1. 12.16.2025.SIXTH EXTENSION OF RESOLUTION 2025-45
2. 12.16.2025.SEVENTH EXTENSION OF RESOLUTION 2025-45

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/4/2025

Approved - 12/4/2025

Approved - 12/4/2025

Approved - 12/9/2025

Approved - 12/9/2025

Final Approval - 12/9/2025

## SIXTH EXTENSION OF RESOLUTION 2025-45

**WHEREAS**, on October 27, 2025, the City of Mount Dora declared a local state of emergency by adoption of Resolution No. 2025-45 due to severe flooding resulting from significant rainfall occurring on October 26 and October 27, 2025; and

**WHEREAS**, on October 27, 2025, pursuant to Emergency Order No. 2025-1, the Lake County Board of County Commissioners also declared a local state of emergency; and

**WHEREAS**, on October 29, 2025, Governor Ron DeSantis issued Executive Order No. 25-213, declaring a state of emergency in Lake County and other affected areas of Central Florida due to the same flooding event; and

**WHEREAS**, on October 29, 2025, the City Council adopted and ratified Resolution 2025-45; and

**WHEREAS**, the flooding caused overflowing waterways, saturated soils, damage to public and private property, disruption of City services, and threats to the health, safety, and welfare of residents, visitors, and public facilities; and

**WHEREAS**, the City, its residents, and its facilities continue to suffer the effects of the flooding event, and emergency response, recovery, and mitigation efforts remain necessary; and

**WHEREAS**, Section 252.38(3)(a)(5), Florida Statutes, provides that the City may declare a local state of emergency for a 7-day duration, which may be extended as necessary in 7-day increments, during which the City may waive procedures and formalities otherwise required by general law, ordinance, or local policy, and may take whatever prudent action is necessary to ensure the health, safety, and welfare of the community; and

**WHEREAS**, Chapter 252, Florida Statutes, and Resolution 2025-45 permit the Mayor, City Manager, or his or her designee, to declare and extend a local state of emergency if a quorum of the City Council is unavailable; and

**WHEREAS**, a quorum of the City Council was unavailable to convene prior to the expiration of the initial 7-day emergency period; and

**WHEREAS**, on November 3, 2025, the City extended the declared local state of emergency until November 10, 2025; and

**WHEREAS**, the First Extension of Resolution No. 2025-45 was ratified by City Council at the Regular Session held November 4, 2025; and

**WHEREAS**, the declared local state of emergency has been extended in additional seven (7)-day increments thereafter and each extension has been duly ratified by the City Council; and

**WHEREAS**, it is the intent of the City of Mount Dora to extend Resolution No. 2025-45 due to the ongoing impacts of the flooding event and to ensure the continued protection of the health, safety, and welfare of the community, its residents, and public facilities.

**NOW, THEREFORE, BE IT RESOLVED** that effective December 8, 2025, the City of Mount Dora does hereby extend the previously declared local state of emergency for all territory within the legal boundaries of the City of Mount Dora for an additional 7-day duration, up to and including December 15, 2025.

Further extensions may be issued when prudent by the Mayor, City Manager, or his or her designee in the absence of a quorum of the City Council.

**PASSED AND ADOPTED** this 8 day of DECEMBER, 2025

**RATIFIED AT A THE** \_\_\_\_\_, 2025 **CITY COUNCIL REGULAR SESSION.**

  
\_\_\_\_\_  
**JAMES HOMICH, MAYOR**  
City of Mount Dora, Florida

ATTEST:

  
\_\_\_\_\_  
Jeanann Hand  
City Clerk

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

  
\_\_\_\_\_  
Patrick Brackins  
City Attorney

## **SEVENTH EXTENSION OF RESOLUTION 2025-45**

**WHEREAS**, on October 27, 2025, the City of Mount Dora declared a local state of emergency by adoption of Resolution No. 2025-45 due to severe flooding resulting from significant rainfall occurring on October 26 and October 27, 2025; and

**WHEREAS**, on October 27, 2025, pursuant to Emergency Order No. 2025-1, the Lake County Board of County Commissioners also declared a local state of emergency; and

**WHEREAS**, on October 29, 2025, Governor Ron DeSantis issued Executive Order No. 25-213, declaring a state of emergency in Lake County and other affected areas of Central Florida due to the same flooding event; and

**WHEREAS**, on October 29, 2025, the City Council adopted and ratified Resolution 2025-45; and

**WHEREAS**, the flooding caused overflowing waterways, saturated soils, damage to public and private property, disruption of City services, and threats to the health, safety, and welfare of residents, visitors, and public facilities; and

**WHEREAS**, the City, its residents, and its facilities continue to suffer the effects of the flooding event, and emergency response, recovery, and mitigation efforts remain necessary; and

**WHEREAS**, Section 252.38(3)(a)(5), Florida Statutes, provides that the City may declare a local state of emergency for a 7-day duration, which may be extended as necessary in 7-day increments, during which the City may waive procedures and formalities otherwise required by general law, ordinance, or local policy, and may take whatever prudent action is necessary to ensure the health, safety, and welfare of the community; and

**WHEREAS**, Chapter 252, Florida Statutes, and Resolution 2025-45 permit the Mayor, City Manager, or his or her designee, to declare and extend a local state of emergency if a quorum of the City Council is unavailable; and

**WHEREAS**, a quorum of the City Council was unavailable to convene prior to the expiration of the initial 7-day emergency period; and

**WHEREAS**, on November 3, 2025, the City extended the declared local state of emergency until November 10, 2025; and

**WHEREAS**, the First Extension of Resolution No. 2025-45 was ratified by City Council at the Regular Session held November 4, 2025; and

**WHEREAS**, the declared local state of emergency has been extended in additional seven (7)-day increments thereafter and each extension has been duly ratified by the City Council; and

**WHEREAS**, it is the intent of the City of Mount Dora to extend Resolution No. 2025-45 due to the ongoing impacts of the flooding event and to ensure the continued protection of the health, safety, and welfare of the community, its residents, and public facilities.

**NOW, THEREFORE, BE IT RESOLVED** that effective December 15, 2025, the City of Mount Dora does hereby extend the previously declared local state of emergency for all territory within the legal boundaries of the City of Mount Dora for an additional 7-day duration, up to and including December 22, 2025.

Further extensions may be issued when prudent by the Mayor, City Manager, or his or her designee in the absence of a quorum of the City Council.

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2025

**RATIFIED AT A THE \_\_\_\_\_, 2025 CITY COUNCIL REGULAR SESSION.**

---

**JAMES HOMICH, MAYOR**  
**City of Mount Dora, Florida**

ATTEST:

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Jeanann Hand  
City Clerk

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

*Patrick Brackins*  
\_\_\_\_\_  
Patrick Brackins  
City Attorney



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

---

**DATE:** December 16, 2025  
**TO:** Honorable Mayor and City Council Members  
**FROM:** Vince Sandersfeld, City Manager  
**SUBJECT:** Request Approval of Meeting Minutes

---

**Introduction:**

This is a request for 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:**

N/A

**Strategic Impact:**

N/A

**Recommendation:**

Council approve meeting minutes.

**Attachment(s):**

1. 11.04.2025.City Council Regular Session Minutes\_DRAFT
2. 10.21.2025.City Council Regular Session Minutes\_DRAFT.edited
3. 10.21.2025.CRA Boad Minutes\_DRAFT
4. 10.21.2025.Northeast CRA Boad Minutes\_DRAFT
5. 10.07.2025.Regular Session Minutes\_DRAFT.edited

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/9/2025

Final Approval - 12/9/2025





## **CITY OF MOUNT DORA, FLORIDA CITY COUNCIL REGULAR SESSION MINUTES**

Mount Dora City Hall  
510 North Baker Street, Mount Dora, FL 32757  
November 4, 2025, 6:00 p.m.

---

### **CALL TO ORDER**

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

### **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

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

### **ROLL CALL**

#### **Members Present**

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

#### **Also Present**

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

### **PRESENTATIONS**

Mayor Homich introduced Florida Department of Transportation District (FDOT) Five Secretary John E. Tyler, who spoke about assistance FDOT is providing to repair the Donnelly Street area that had been damaged by the flood on October 26th and 27th. The Federal Highway Administration (FHWA) is working even during the government shutdown. He spoke about traffic patterns their engineers observed while local traffic travels on alternative routes while Donnelly Street is unavailable. He mentioned plans to assist with traffic during the busy upcoming holiday event season.

### **PUBLIC COMMENT**

Mayor Homich opened public comment.

Amy Becker, 404 North Donnelly Street, owner of Becker's Best Shoes, spoke about business disruption during the Halloween event street closure and about paid parking.

Sally Destafano, 2110 Suzanne Drive, spoke about stormwater and community safety.

Michele Middleton, 112 East Fifth Avenue, thanked staff for answering the questions of a new business buyer.

Josh Hemingway, 1177 East Fifth Avenue, spoke about business traffic on Halloween.

Frank Kirwin, 1110 East Fifth Avenue, spoke favorably about the Halloween event, and asked how the City will pay for post-storm restoration.

Mayor Homich closed public comment.

**APPROVAL OF AGENDA**

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

**APPROVAL OF CONSENT AGENDA**

1. Request Approval of Amendment Number 2 to Piggyback Agreement with American Sidewalk Management for Sidewalk Inspections, Grinding, Removal, and Repairs to City Sidewalks
2. Request Approval for the City of Mount Dora Urban Forestry to Submit a Grant Application to the Florida Department of Agriculture and Consumer Services
3. Request Approval of the Amended Agreement Between the City of Mount Dora and the Florida State Lodge Fraternal Order of Police, Inc.
4. Request Approval for Purchase of Police Vehicles
5. Request Ratification of First Extension of Resolution 2025-45, Local State of Emergency Related to October 26-October 27, 2025 Flood Event

***MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.***

**CITY MANAGER'S REPORT**

Mr. Sandersfeld provided an update on the storm event, mentioning the City's efforts to restore services and about assistance by FDOT.

Mr. Sandersfeld also spoke about the date and time for the joint meeting with the county regarding the JPA.

**CITY ATTORNEY'S REPORT**

Mr. Brackins updated the council on developments related to FDOT administrative litigation and the establishment of a new matter number to track storm-related work.

**COMMUNICATIONS AND REPORTS**

Councilmembers expressed appreciation for the City’s efforts to communicate with residents and support community events and local businesses. They spoke about the success of recent special events, and commended staff for their cooperation with Lake County.

**ADJOURNMENT**

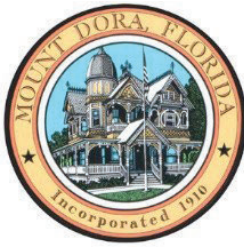
There being no further business for discussion, the meeting adjourned at approximately 6:40 p.m.

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

---

Jeanann Hand, City Clerk



**CITY OF MOUNT DORA, FLORIDA**  
**CITY COUNCIL REGULAR SESSION MINUTES**  
Mount Dora City Hall  
510 North Baker Street, Mount Dora, FL 32757  
October 21, 2025, 6:00 p.m.

---

**CALL TO ORDER**

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

**MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

Members Present

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

Also Present

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

**PRESENTATIONS**

1. Proclamation Recognizing Florida City Week

Mayor Homich read the proclamation into the record. Staff spoke about Florida City Week activities in Mount Dora.

**PUBLIC COMMENT**

Mayor Homich opened public comment.

Robert Nichols, 409 Old Eustis Road, spoke about the repair of a walkway near his residence.

Rachel O'Ryan, 341 Alexander Street, spoke about the upcoming Veterans' Tribute Breakfast.

Sharon Crow, 380 North McDonald Street, spoke about the City's social media comment policy and the art at Grantham Park.

Mayor Homich closed public comment.

At 6:14 p.m., Mayor Homich adjourned to hold the CRA and Northeast CRA meetings.

Mayor Homich called the City Council meeting back to order at 6:40 p.m.

#### **APPROVAL OF AGENDA**

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

#### **APPROVAL OF CONSENT AGENDA**

1. Request Approval of the Shared Parking Agreement with Main Street Leasing for Bank Parking Lot (Golf Carts and Motorcycles)
2. Request Approval of Purchase with HydroCorp for Backflow Testing

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

#### **ACTION ITEMS**

1. Request Council Consideration of Proposed One-Way Street Realignments

This item is a follow-up to the City Council Parking Workshop held on September 8, 2025, and parking briefings with engineers to discuss transitioning to one-way traffic at the following areas:

One block on Alexander Street, two blocks on Baker Street, and two blocks on Tremain Street.

The cost for this project is to be determined.

Mayor Homich opened public comment.

Josh Hemingway, 1177 East Fifth Avenue, spoke about Baker Street traffic and deliveries.

Bill Keiran, 7821 Crosswinds Way, spoke about various intersections and suggested making Alexander one-way between 4th and 6th.

Frank Kirwin, 1110 East Fifth Avenue, spoke about aligning Alexander between Fifth and Fourth to make it one way all the way down to Third.

Peter Caravette, 225 North Tremain Street, suggested keeping Alexander Street a two-way street with no parking.

Sharon Crow, 380 North McDonald Street, spoke about the potential effects of one-way streets on local businesses.

Amy Becker, 404 North Donnelly Street, voiced concern about how traffic will exit.

Rachel O’Ryan, 341 Alexander Street, asked for studies on cities that tried one-way conversions but later reverted to their original orientations.

Councilmember Bryant responded with information about past City studies and their conclusions about one-way streets.

Richard Fitzgerald, at 320 East Ninth Avenue, mentioned options regarding the railroad tracks.

Mayor Homich closed public comment.

Council and staff reviewed safety concerns related to traffic flow, pedestrian conditions, emergency vehicle access, signage, and potential liability. Discussion included the need for coordination with Lake County and FDOT, traffic diversion during accidents, standard versus historic street widths, and possible consultant costs.

Council resumed debate on converting Alexander, Baker, and Tremaine streets to one-way traffic, considering the net parking gain, business impacts, comparisons to other cities, and enforcement needs. Staff reiterated that safety standards require either removing parking or shifting to one-way streets due to narrow rights-of-way.

Further discussion addressed emergency vehicle maneuverability, limited accident data, and the lack of universal street-width standards, with emphasis on ensuring adequate space for fire trucks and maintaining safe response times.

***MOTION BY COUNCILMEMBER DAWSON TO MOVE FORWARD WITH CONSIDERATION OF ONE-WAY STREET REALIGNMENT ON BAKER AND ALEXANDER STREETS; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 5-2 ROLL CALL VOTE.***

***YES Dawson  
Homich***

*Crail*  
*Cataldo*  
*Rolfson*  
**NO** *Walker*  
*Bryant*

Mayor Homich adjourned for a recess at 7:40 p.m.

Mayor Homich called the meeting back to order at 7:51 p.m.

**PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES**

1. Request Adoption of Resolution No. 2025-38, Fireworks Launch from the Fourth Avenue Docks for 2025 Light Up Mount Dora Event

Mr. Brackins read Resolution No. 2025-38 by title only.

**RESOLUTION NO. 2025-38**

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2025 LIGHT UP MOUNT DORA EVENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING AUTHORIZATION FOR FIREWORKS DISPLAY AND DOCK CLOSURE; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The event is scheduled for November 22, 2025, and requires the closure of the Fourth Avenue Docks to launch fireworks.

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

Council and staff discussed the benefits of combining fireworks with drone shows.

***MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2025-38, FIREWORKS LAUNCH FROM THE FOURTH AVENUE DOCKS FOR 2025 LIGHT UP MOUNT DORA EVENT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.***

**YES** *Crail*  
*Walker*  
*Rolfson*  
*Cataldo*

*Dawson  
Homich  
Bryant*

*NO None*

- 2. Request Adoption of Resolution No. 2025-39, Fireworks Launch and Dock Closure on December 31, 2025, New Year's Eve Event

Mr. Brackins read Resolution No. 2025-39 by title only.

RESOLUTION NO. 2025-39

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2025 NEW YEAR'S EVE BLOCK PARTY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORIZATION FOR FIREWORKS DISPLAY AND DOCK CLOSURE; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The event is scheduled for December 31, 2025, and requires the closure of the Fourth Avenue Docks to launch fireworks.

Council discussed the eventual replacement of fireworks with drone shows.

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

***MOTION BY COUNCILMEMBER CRAIL TO ADOPT RESOLUTION NO. 2025-39, FIREWORKS LAUNCH AND DOCK CLOSURE ON DECEMBER 31, 2025, NEW YEAR'S EVE EVENT; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.***

*YES Homich  
Cataldo  
Bryant  
Rolfson  
Dawson  
Crail  
Walker*

*NO None*

- 3. Resolution No. 2025-40, City's General Employee Pay Grade Classification Plan Assigned as an Administrative Function

Mr. Brackins read Resolution No. 2025-40 by title only.

RESOLUTION NO. 2025-40

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO EMPLOYEE PAY GRADE CLASSIFICATIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER’S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Staff explained that any changes to the pay grade classification would be primarily administrative. Such changes would update employee titles and reclassify positions for consistency.

Council and staff discussed the phrase "recruitment and retention." Councilmember Walker recommended placing "retention" before "recruitment" to reflect the City’s priority of maintaining existing staff.

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

**MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2025-40, CITY’S GENERAL EMPLOYEE PAY GRADE CLASSIFICATION PLAN ASSIGNED AS AN ADMINISTRATIVE FUNCTION; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.**

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

- 4. Resolution No. 2025-41, Declaring Property Owned by the City, Property ID No. 09-19-27-0001-000-00500 Located at 34934 Thrill Hill Road as Surplus

Mr. Brackins read Resolution No. 2025-41 by title only.

RESOLUTION NO. 2025-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA DECLARING PROPERTY OWNED BY THE CITY, PROPERTY ID NO. 09-19-27-0001-

000-00500 LOCATED AT 34934 THRILL HILL ROAD AS SURPLUS AND PROVIDING FOR DISPOSAL THEREOF; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR AUTHORITY TO THE MAYOR TO EXECUTE; PROVIDING FOR A SAVINGS PROVISION; AND PROVIDING FOR SCRIVENER’S ERRORS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Council and staff discussed the purpose of the item, which would declare a 35-acre parcel on Thrill Hill Road as surplus property. Staff provided background information on the property and noted that it may qualify for acquisition by the Lake County Conservation Land Program.

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

***MOTION BY COUNCILMEMBER CRAIL TO ADOPT RESOLUTION NO. 2025-41, DECLARING PROPERTY OWNED BY THE CITY, PROPERTY ID NO. 09-19-27-0001-000-00500 LOCATED AT 34934 THRILL HILL ROAD AS SURPLUS; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.***

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

***NO***            ***None***

***MOTION BY COUNCILMEMBER ROLFSON TO AUTHORIZE THE CITY MANAGER TO SUBMIT A REQUEST TO THE COUNTY MANAGER’S OFFICE TO CONSIDER LANDS FOR THEIR POTENTIAL CONVEYANCE TO THE LAKE COUNTY LAND CONSERVATION PROGRAM; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.***

- 5. Request Adoption of Resolution No. 2025-42, Declaring Certain Real Properties Owned by the City as Surplus and Providing for Disposal

Mr. Brackins read Resolution No. 2025-42 by title only.

RESOLUTION NO. 2025-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA DECLARING REAL PROPERTIES OWNED BY THE CITY AS SURPLUS AND PROVIDING FOR DISPOSAL THEREOF; PROVIDING FOR AUTHORITY TO THE CITY

MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; AND PROVIDING FOR SCRIVENER’S ERRORS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

This resolution concerned four City-owned parcels within the Northeast CRA, to be offered alongside six CRA-owned parcels for affordable housing development consistent with the CRA Redevelopment Plan and Florida Statutes. The City parcels total approximately 1.90 acres with a combined just value of \$536,761. An estimated 10–15 affordable housing units could be constructed. The properties lie within the Residential 2 zoning district, allowing duplexes and supporting a mix of duplexes and single-family homes compliant with City zoning requirements.

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

***MOTION BY COUNCILMEMBER CRAIL TO ADOPT RESOLUTION NO. 2025-42, DECLARING REAL PROPERTIES OWNED BY THE CITY AS SURPLUS AND PROVIDING FOR DISPOSAL THEREOF; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.***

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

***NO None***

**PRIORITY PROJECT UPDATES**

Mayor Homich spoke about Lake County Commissioner Leslie Campione's recent television appearance, during which she stated that the County intends to shut down the landfill. Mr. Brackins explained the City’s role as co-petitioner.

**CITY MANAGER’S REPORT**

Mr. Sandersfeld spoke about a proposed date for a joint meeting on December 9th to further discuss the Joint Planning Agreement (JPA) with the County. The City will work with the County to find a mutually acceptable time and date.

***Council expressed a consensus in favor of an evening meeting.***

The City will contact the County to finalize arrangements.

Mr. Sandersfeld told Council that City and County staff continue to discuss the interlocal agreement for the Northeast boundary change. The County Attorney will take the agreement to the Board of County Commissioners. If nothing is decided, the City will send the County an invoice at the 95% rate.

### **CITY ATTORNEY'S REPORT**

Mr. Brackins provided an update about the Witherspoon Lodge. The other party involved seemed agreeable about moving forward. Additional discussions will take place next week.

### **COMMUNICATIONS AND REPORTS**

Councilmember Bryant thanked staff for the scarecrow contest and mentioned upcoming seasonal festivals. He congratulated the staff who had been recently promoted. He spoke about the Florida League of Cities (FLC) committee policy meetings the prior week.

Councilmember Rolfson told those present that Councilmember Dawson had been elected Second Vice President of the Heartland League of Cities. He mentioned several legislative issues that are being addressed by the FLC committees on which he and several Councilmembers serve, particularly sovereign immunity, open carry of firearms, and a proposed public record exemption for City Clerks. Councilmember Rolfson also mentioned media attention for Senate Bill 180.

Councilmember Dawson spoke about the FLC committees on which he is serving, which deal with Development, Code Compliance, and Redevelopment.

Councilmember Crail commented favorably on the scarecrow event, noting its size seemed perfect for the City.

Councilmember Walker applauded the Fire Department for their response to an emergency.

Vice-mayor Cataldo complimented Cultural and Special Events Manager Chris Carson for the scarecrow event. He thanked Parks and Recreation Director Troy Shonk for the Tremain Trail plantings.

Mayor Homich told Council he would like them to discuss the social media policy and to schedule a special events workshop.

### **ADJOURNMENT**

There being no further business for discussion, the meeting adjourned at approximately 8:45 p.m.

---

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

---

Jeanann Hand, City Clerk

DRAFT



**CITY OF MOUNT DORA, FLORIDA**  
**CRA BOARD MINUTES**  
Mount Dora City Hall  
510 North Baker Street, Mount Dora, FL 32757  
October 21, 2025, 6:31 p.m.

---

**CALL TO ORDER**

Having been duly advertised as required by law, at 6:31 p.m., Chairperson James 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, District 1, 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

**PUBLIC COMMENT**

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

**ACTION ITEM**

1. Request Approval of the Shared Parking Agreement with Main Street Leasing (MSL) for Bank Parking Lot (Golf Carts and Motorcycles)

The Board and staff discussed the shared parking agreement with Main Street Leasing for the bank parking lot on Fifth and Alexander. Community Development Director Adam Sumner explained the agreement details. The agreement has a five-year term with an option to extend, and the lot will provide parking for up to 25 golf carts and/or motorcycles.

The City/CRA will reimburse MSL \$1,500 for legal costs related to preparing the agreement. Each year, the City will also reimburse the owner for the full amount of the annual real property taxes paid on the designated parking area, payable within thirty (30) days of receipt of the owner's invoice.

Mr. Brackins and Board members discussed indemnification and a capped amount. Board members and staff discussed resurfacing, stormwater drainage, signage, and the availability of other parking spaces for these vehicles.

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

***MOTION BY MR. CRAIL TO APPROVE THE SHARED PARKING AGREEMENT WITH MAIN STREET LEASING (MSL) FOR BANK PARKING LOT (GOLF CARTS AND MOTORCYCLES); VICE-CHAIR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.***

#### **ADJOURNMENT**

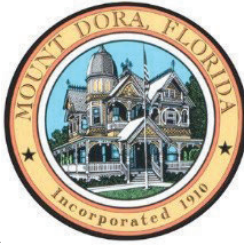
There being no further business for discussion, the meeting adjourned at approximately 6:40 p.m.

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

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Jeanann Hand, City Clerk



## CITY OF MOUNT DORA, FLORIDA NORTHEAST CRA BOARD MEETING MINUTES

Mount Dora City Hall  
510 North Baker Street, Mount Dora, FL 32757  
October 21, 2025, 6:14 p.m.

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### CALL TO ORDER

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

### ROLL CALL

#### Members Present

James Homich, Chairperson  
John Cataldo, Vice-chair, 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

### PUBLIC COMMENT

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

### ACTION ITEM

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)

This item requested authorization for staff to issue public notice of the City and Northeast CRA's intent to dispose of certain real properties and to solicit proposals from qualified developers in accordance with Section 163.380, Florida Statutes. The properties, located within the Northeast Community Redevelopment Agency (Northeast CRA) boundary, are identified in the CRA Redevelopment Plan as suitable for facilitating affordable housing. The parcels will be offered specifically for affordable housing redevelopment consistent with the Redevelopment Plan and the requirements of Chapter 163, Florida Statutes. Staff recommends approval.

Mr. Walker and Mr. Brackins discussed whether some of the properties involved might be used by current or former members of the Northeast Community. The board members discussed options for affordable housing classifications, owner-occupied properties, the City's intention

to maintain standards, and the availability of additional City-owned property. Board members and City staff stated intent to follow up and follow through.

Chairperson Homich opened public comment.

Ozell Ward, 318 Jackson Avenue, spoke about the City's and the community's needs.

Josh Hemingway, 1177 East Fifth Avenue, agreed with Mr. Ward.

Chairperson Homich closed public comment.

**MOTION BY MR. ROLFSON TO AUTHORIZE STAFF 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.168.380, FLORIDA STATUTES (ENVISIONING REDEVELOPMENT FOR AFFORDABLE HOUSING); MR. WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.**

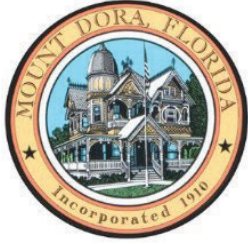
<b>YES</b>	<b>Homich</b>
	<b>Crail</b>
	<b>Dawson</b>
	<b>Cataldo</b>
	<b>Rolfson</b>
	<b>Bryant</b>
	<b>Walker</b>
<b>NO</b>	<b>None</b>

**ADJOURNMENT**

There being no further business for discussion, the meeting adjourned at approximately 6:31 p.m.

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

\_\_\_\_\_  
Jeanann Hand, City Clerk



**CITY OF MOUNT DORA, FLORIDA**  
**CITY COUNCIL REGULAR SESSION MINUTES**  
Mount Dora City Hall  
510 North Baker Street, Mount Dora, FL 32757  
October 7, 2025, 6:00 p.m.

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**CALL TO ORDER**

Having been duly advertised as required by law, at 6:00 p.m., Mayor Homich called to order the October 7, 2025, City Council 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, District 1, Vice-mayor  
Cal Rolfson, District 2  
Dennis Dawson, District 3  
Marc Crail, District 4  
Doug Bryant, At-large

Also Present

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

Members Not Present

Nate Walker, District 5

**PRESENTATIONS**

1. Presentation Florida Municipal Power Agency (FMPA) Award

Representatives from the Florida Municipal Power Agency presented an award recognizing Mount Dora's achievements in providing low-cost, reliable electric service. The presentation highlighted the role of municipal utilities during National Public Power Week, historical data on Florida's population growth linked to affordable electricity, and Mount Dora's exceptional reliability performance during recent hurricane seasons.

The City received awards for reductions in outage duration and for maintaining outage times below the 60-minute standard.

2. Proclamation 2025 Fire Prevention Week

A proclamation was presented declaring October 5–11, 2025, as Fire Prevention Week. The proclamation emphasized safe handling and disposal of lithium-ion batteries.

Fire Chief Joseph Hightower outlined current fire-safety outreach activities and noted the increasing risks posed by lithium-ion battery fires.

## **PUBLIC COMMENT**

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

## **APPROVAL OF AGENDA**

## **APPROVAL OF CONSENT AGENDA**

1. Request Ratification of Fire Department Grant
2. Request Approval of Meeting Minutes

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

## **PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES**

1. Request Approval of Final Reading and Adoption of **Ordinance No. 2025-20**, Amending the Land Development Code in Multiple Chapters

Mr. Brackins read Ordinance No. 2025-20 by title only.

### **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.

Staff informed Council that no changes had been made since the first reading.

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 2025-20, AMENDING THE LAND DEVELOPMENT CODE IN MULTIPLE CHAPTERS; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.***

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

## **PRIORITY PROJECT UPDATES**

### 1. Parking Downtown Improvements

Community Development Director Adam Sumner provided a detailed update on the downtown parking initiatives previously discussed at the City Council Workshops held on January 13 and September 8, 2025. He explained that the Main Street Leasing (MSL) gravel lot is permitted for MSL employee parking, with a related Land Development Code amendment still pending. He noted that staff continues to evaluate options for paid parking in the downtown core, including the use of a parking app, and that improvements are underway through the shared-use agreement for the MSL/Former Bank parking lot, which now includes designated golf cart and motorcycle spaces.

Mr. Sumner reported on the proposed one-way street conversions, describing plans to convert Baker Street and Alexander Street to one-way traffic patterns with diagonal parking to increase capacity and improve circulation. He also discussed the proposal for a dedicated shuttle service between the Methodist Church public parking lot and the downtown core to support higher-demand periods, as well as the possibility of expanding Freebee service beyond the CRA boundary. Additional updates included the ongoing review of pedestrian lighting along 5th Avenue between the Methodist Church lot and downtown, as well as continued assessment of downtown parking wayfinding signage. He stated that staff is also reassessing the 4-hour parking time limits and related enforcement needs. A summary table from the September 8 open forum parking workshop was provided as an attachment.

The cost of each improvement will depend on the specific project, and funding will be identified as items move forward. CRA funds have been set aside to assist with parking upgrades.

During the discussion, the Mayor asked whether a "do nothing" option was feasible. Staff explained it was not, and that continued progress is necessary. A consultant had met individually with Council Members before the meeting. Council and staff briefly reviewed the safety benefits of one-way street conversions, anticipated public reaction, CPH Engineering's recommendations, the possible removal of some parallel parking spaces for better crosswalk visibility, enforcement challenges, striping needs on 3rd Avenue, increased construction costs due to a gas line, and the need for more explicit parking guidance for developers. Staff noted that implementation would not occur before July–August 2026.

Council agreed to place the downtown parking and one-way street proposal on the next agenda for a formal vote.

## **CITY MANAGER'S REPORT**

Cultural and Special Events Manager Chris Carson provided an update on upcoming seasonal events, including the Fall Festival and the Scarecrow Parade. He invited Council Members to participate as judges for the scarecrow competition and noted the community engagement these events consistently generate.

The City Manager then discussed ongoing communication with Lake County staff regarding the Joint Planning Agreement (JPA) and requested Council's direction on how to proceed. Mr. Brackins will coordinate with Lake County Executive Director of Development Services Kathleen Dial on the City's behalf, compile Council's talking points for the County, and include those points on the October 21 City Council agenda. Council expressed consensus for Mr. Brackins to present the City's discussion points to Ms. Dial in preparation for a future joint workshop.

Council reviewed the Florida Department of Transportation (FDOT)'s Five-Year Work Plan, including concerns about resurfacing versus widening segments of U.S. 441. The City Manager directed Community Development Director Adam Sumner and Water Utility Director Andrew Marsian to attend the October 21 FDOT meeting to reinforce the City's transportation priorities. Council and staff discussed the importance of prioritizing the extension of Round Lake Road at SR 44 and the concern over FDOT's decision to resurface certain corridors rather than widen them. Councilmember Rolfson will attend the October 22 Metropolitan Planning Organization (MPO) Executive Committee meeting to advocate for advancing priority projects, including SR 44B.

Council was informed that George Marek will serve as Acting City Manager from October 25–29, 2025, while the City Manager attends a professional conference.

## **CITY ATTORNEY'S REPORT**

City Attorney Brackins provided updates on several ongoing matters. He reported that joint petitions with Lake County and the Florida Department of Environmental Protection (FDEP) regarding landfill permitting are continuing. The FDEP will issue a new permit that reflects the five-year limit for minor modifications. The permit extension for landfill operations, previously filed as Case 25-1305, has been referred to the Florida Division of Administrative Hearings (FDOAH) and is now identified as Case 25-5311. Additional information will be presented as the case progresses.

Mr. Brackins spoke with Council about the statutory requirements for conducting a shade meeting. He noted that he will report at the next Council meeting on whether a shade meeting is legally appropriate. If such a meeting is warranted, an announcement would be made at the next meeting, and the shade meeting would follow.

Regarding the McDaniels case, Mr. Brackins stated that a comprehensive memorandum will be issued to the Council and City Manager next week. He advised that legislative action is likely in the upcoming session to address gaps in current law, noting that the situation continues to evolve.

Finally, he reported that discussions concerning the Witherspoon Lodge had been progressing; however, Mr. Moore has been out of contact for approximately two weeks. Further updates will be provided when more information becomes available.

## **COMMUNICATIONS AND REPORTS**

Councilmember Dawson and Vice-mayor Cataldo commended the Electric Utility Department for its efficiency.

Councilmember Crail reported on communication with Commissioner Campione on Britt Road construction.

Councilmember Bryant spoke about the Florida League of Cities (FLC) committees on which he and other Councilmembers serve and their efforts to influence legislation.

Mayor Homich spoke about the Donnelly sidewalk project, the social media policy, and a City Council workshop on festivals.

## **ADJOURNMENT**

There being no further business for discussion, the meeting adjourned at approximately 7:43 p.m.

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

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Jeanann Hand, City Clerk



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

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**DATE:** December 16, 2025  
**TO:** Honorable Mayor and City Council Members  
**FROM:** Vince Sandersfeld, City Manager  
**SUBJECT:** City of Mount Dora Advisory Board and Committee Appointments

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**Introduction:**

This is a request for Council to approve Advisory Board and Committee appointments and reappointments.

**Discussion:**

Pursuant to the City's Code of Ordinances, Advisory Board and Commission members serve two-year terms and may be reappointed for additional terms.

The following seat terms will expire December 31, 2025.

**LIBRARY ADVISORY BOARD**

Mayor Appointment (Dawn Murphy, Appointed December 2, 2025)  
District 1 (Amber Perretti, Reappointed December 2, 2025)  
District 2 (Laura Busch, Reappointed December 2, 2025)  
District 5 (Jennifer Thompson, Appointed December 2, 2025)

**HISTORIC PRESERVATION BOARD**

Mayor (Det Joks, Reappointment)  
District 1  
District 2  
District 4 (Joseph Newton)  
District 5 (Robert Gordon, Reappointed December 2, 2025)

**NORTHEAST CRA ADVISORY COMMITTEE**

Mayor (Rona Rowe, Reappointment)  
District 1 (Lillie Taylor, Reappointment)  
District 4  
District 5

PARKS AND RECREATION ADVISORY BOARD

Mayor (Marlene Straughan)

District 4 (Warin Epstein)

District 5 (John Abner)

PLANNING AND ZONING COMMISSION

District 2

District 4 (Harris Turner, Reappointment)

District 5

PUBLIC ARTS COMMISSION

Mayor

District 1 (Paula Tucker)

District 2

District 4

District 5

At Large

**Budget Impact:**

There is no budget impact related to this item.

**Strategic Impact:**

Strategic Initiative 4: Provide High-Quality City services that sustain a vibrant, safe, and healthy community.

Goal 12: Provide high-quality programs to benefit all age groups: Parks and Recreation; the Northeast Resource and Recreation Center; and the Library

**Recommendation:**

Council approve appointments and reappointments.

**Attachment(s):**

1. LAB.THOMPSON.JENNIFER.2025.Online Form Submittal\_ Board Application
2. LAB.MURPHY.DAWN.2025.Online Form Submittal\_ Board Application

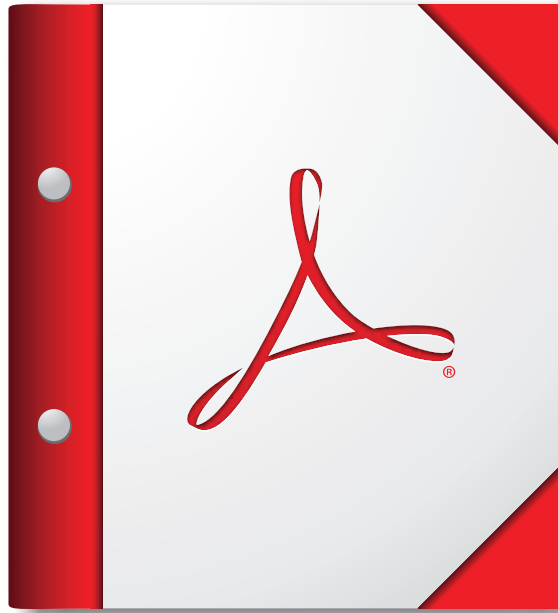
Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager





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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Hand, Jeanann](#); [Clerk](#)  
**Subject:** Online Form Submittal: Board Application  
**Date:** Tuesday, October 14, 2025 3:38:33 PM

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

## Board Application

Application to Serve on a City of Mount Dora Board or Committee

*Thank you for your interest in serving our community.*

*Please complete the fields below and submit completed form using the submit button at the end of the form. Completed forms may also be hand-delivered or mailed to the City Clerk at 510 North Baker Street, Mount Dora, FL 32757.*

First Name	Dawn
Last Name	Murphy
Address1	105 Dahoon Trl
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	321-276-6584
Email Address	dmurphy42117@gmail.com
Please provide a brief statement relating to your education, experience and reason for wishing to serve	<p>I'm interested in serving on the Library Advisory Board where I believe my experience as a business analyst (for IBM and Convergys Corp) would add value. I understand how to evaluate best practices, calculate ROI and strategically evaluate challenges or opportunities.</p> <p>I am currently a library volunteer, I'm retired from the workforce, and have lived in Mount Dora for 8 years. I would be so pleased to have the opportunity to serve my community further.</p>
Resume or additional attachments (not required)	<i>Field not completed.</i>
Boards on which you	W.T. Bland Library Advisory Board

wish to serve

---

Upon Completion

*This form will be submitted to the City Clerk's Office.*

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Email not displaying correctly? [View it in your browser.](#)

Print

**Board Application - Submission #5836**

**Date Submitted: 11/20/2025**

**Application to Serve on a City of Mount Dora Board or Committee**

Thank you for your interest in serving our community.

Please complete the fields below and submit completed form using the submit button at the end of the form. Completed forms may also be hand-delivered or mailed to the City Clerk at 510 North Baker Street, Mount Dora, FL 32757.

**First Name\***

Warin

**Last Name\***

Epstein

**Address1\***

5157 Rishley Run Way

**Address2**

**City\***

Mount Dora

**State\***

FL

**Zip\***

32757

**Phone Number\***

9176087097

**Email Address\***

w.epstein@outlook.com

**Please provide a brief statement relating to your education, experience and reason for wishing to serve\***

I have called the Mount Dora Area home since January 2014. I am a real estate attorney by trade but have transitioned the last two years into an owner/operator of five Pigtails & Crewcuts Haircuts for Kids location. The newest of which is in Sanford. When the time is right to expand again, my next location would very likely be in Mount Dora. I spend almost 10 years as a volunteer coach for the city of Mount Dora. I love the town and its people and am excited by the idea of taking on a slightly larger roll in the community. I have been amazed by the quality of the activities and events by the Mount Dora Parks and Recreation and would be honored to sit on the advisory board and have a small part in the great work they do. Thank you for considering me,

Warin Epstein

**Resume or additional attachments (not required)**

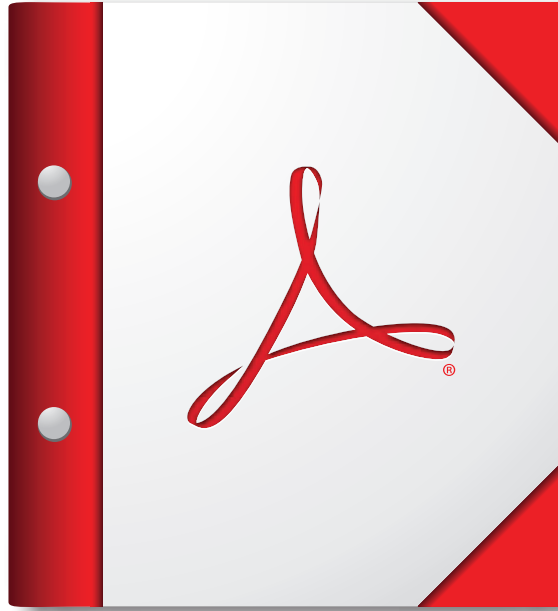
No file chosen

**Boards on which you wish to serve\***

Parks and Recreation Advisory Board

**Upon Completion**

This form will be submitted to the City Clerk's Office.



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[Get Adobe Reader Now!](#)

Print

**Board Application - Submission #5816**

**Date Submitted: 11/10/2025**

**Application to Serve on a City of Mount Dora Board or Committee**

Thank you for your interest in serving our community.

Please complete the fields below and submit completed form using the submit button at the end of the form. Completed forms may also be hand-delivered or mailed to the City Clerk at 510 North Baker Street, Mount Dora, FL 32757.

**First Name\***

Marlene

**Last Name\***

Straughan

**Address1\***

2399 Sabastian Stree

**Address2**

**City\***

Mount Dora

**State\***

FL

**Zip\***

32757

**Phone Number\***

352-516-4524

**Email Address\***

straughanm@lake.k12.fl.us

**Please provide a brief statement relating to your education, experience and reason for wishing to serve\***

I am currently a resident of Mount Dora and employed as an Executive Director with Lake County Schools. I am a life-long resident of Lake County and spent 14 years at Mount Dora High School as a teacher, Assistant Principal and Principal. In addition, I served for 3 years as the Principal of Triangle Elementary in Mount Dora. I have children who attend school in Mount Dora and have a personal and professional vested interest in serving on the board for Parks and Rec.

I hold a Master's Degree in Educational Leadership from Stetson University.

**Resume or additional attachments (not required)**

No file chosen

**Boards on which you wish to serve\***

Parks and Rec

**Upon Completion**

This form will be submitted to the City Clerk's Office.

**Board Application**



**CITY OF  
MOUNT  
DORA**

**City Clerk**

510 North Baker Street  
Mount Dora, FL 32757  
(352) 735-7126

**Application to Serve as a Board or Committee Member for the City of Mount Dora**

Please complete all of the date fields listed below.

**First Name\***

Robert

**Last Name\***

Pearson

**Address1\***

1021 Nantucket Sound

**Address2**

**City\***

Mount Dora

**State\***

FL

**Zip\***

32757

**Phone Number\***

610 247 3019

**Email Address\***

rwpearso23@gmail.com

**Provide a brief statement relating to your education, experience and reason for wishing to serve**

I have a PhD in political science from the U. of Chicago. While serving in academic positions throughout my career, I pursued art as well. My wife and I moved to Mt Dora because of its vibrant art community, which I'd like to help in any way I can.

**Boards on which you wish to serve\***

The Public Arts Commission

**Upon Completion**

Please submit to the City Clerk's Office. Feel free to include additional documentation you think may be relevant.

You may submit to [clerk@cityofmountdora.com](mailto:clerk@cityofmountdora.com), mail to address at top of form, or drop it off in person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

\* indicates a required field



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

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**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request for Direction Related to RFP 25-GS-002 Paid Parking Services

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**Introduction:**

Consideration of the proposal received for RFP 25-GS-002 Paid Parking Services.

**Discussion:**

On October 1, 2025, RFP #25-GS-002, was issued resulting in one (1) timely proposal received by the opening date and time of November 7, 2025, at 2:00 p.m. The proposal was reviewed by all evaluation committee members.

The Evaluation Committee met on November 17, 2025, to discuss and score the single proposal received. The discussion was detailed, and the scoring was consistent. The resulting shortlist and final ranking follows:

#1 – PayByPhone US, Inc.

The Evaluation Committee concluded that the proposal did not fully meet the requirements of the RFP. During the process, more than 75 questions were received from at least eight vendors, giving staff the expectation of receiving multiple proposals. However, only one proposal was submitted. Although the firm is qualified, its experience primarily involves communities with 6,000–24,000 parking spaces. The submitted proposal did not appear to be specifically tailored to a Mount Dora solution. Many potential respondents raised questions regarding whether the vendor or the Police Department would provide parking enforcement services. Staff was not permitted to contact potential respondents to determine why they did not submit proposals.

Based on the questions received, it appears many firms are large full-service providers, and the relatively small number of parking spaces (400-500) may not have been sufficient to warrant their participation. Additional concerns raised included: the impacts of street closures due to special events and the resulting reductions in revenues; and the effects reduced rates or free parking for residents or businesses projected revenues.

At this time, the committee cannot recommend moving forward with the vendor. If Council wishes to reissue a new RFP or RFQ, staff will require more specific direction to help generate increased responses. This includes:

- A more defined number of spaces for paid parking.
- More clearly defined time periods for paid parking
- A rate structure that covers the City's cost, allowing vendors to incorporate their fees into a final parking structure.

**Budget Impact:**

To be determined at a later date depending on the program is accepted in future budgets (includes CRA budget).

**Strategic Impact:**

Strategic Initiative 3: Goal 7., Objective 7.3: Provide parking management strategies and increase parking space inventory in the downtown area.

**Recommendation:**

Provide direction to the City Manager on whether to rebid the RFP.

**Attachment(s):**

1. RFP 26-GS-002 REVISED Notice of Intent

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/3/2025

Approved - 12/3/2025

Approved - 12/3/2025

Approved - 12/9/2025

Approved - 12/9/2025

Final Approval - 12/9/2025



**CITY OF  
MOUNT  
DORA**

Purchasing Division

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

Date: December 2, 2025

To: All Submitting Vendors

Re: **REVISED NOTICE OF INTENT: RFP #26-GS-002 "Automated Paid Parking Services (AMPPS)."**

This letter serves as notification that the Request For Proposal (RFP) Evaluation Committee, comprised of Adam Sumner, Andrew Marsian, and Jason Marlar will present to the City Council, a recommendation for PayByPhone US, Inc/ PayByPhone Technologies, Inc.

On October 1, 2025, RFP #26-GS-002, was issued resulting in one (1) timely proposal being received by the opening date and time of November 7, 2025 at 2:00 p.m. The proposal was received and reviewed by all committee members.

The Evaluation Committee met on November 17, 2025 to discuss and score the single proposal received. The discussion was detailed and scoring (see below) was consistent. The resulting shortlist and final ranking is as follows:

**#1 - PayByPhone US, Inc.**

If you have any questions regarding the procurement procedures, please contact me via e-mail at [donovanw@mountdora.gov](mailto:donovanw@mountdora.gov).

We appreciate your interest in doing business with The City of Mount Dora and we look forward to working with you on future projects.

Best Regards,

A handwritten signature in black ink, appearing to read 'W. Donovan', is written over a horizontal line.

Whitney Donovan  
Purchasing Coordinator

EVALUATION MASTER WORKSHEET  
RFP# 25-GS-002  
FINAL SCORING & RANKING  
Automated Paid Parking Services (AMPPS)

TOTALS	Adam Sumner	Andrew Marsian	Jason Marlar	Calculation of Cost Points	FINAL TOTALS	RANKING
PayByPhone US, Inc	300.00	275.00	250.00	85.00	910.00	1.00



Whitney Donovan- Purchasing Coordinator

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

---

**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-21**, Annexation, Taylor Morrison of Florida, Inc. (144.13 +/- Acres)

---

**Introduction:**

This is a request for City Council to approve the final reading of Ordinance No. 2025-21.

Call Up Item  
Mayor Asks Attorney to Read Ordinance by Title Only  
City Manager Background  
Public Hearing  
Discussion  
Council Action

**Discussion:**

As required by Florida Statutes, Section 166.041(4), the completed Business Impact Estimate is provided in Attachment #1. The staff report and application are provided in Attachment #2. The advertisements for the adoption hearing are provided in Attachment #3.

The sequences of events leading to presentation to City Council are as follows:

1. The application was submitted to the Office on July 14, 2025;
2. The Development Review Committee reviewed the application and had no concerns or objections to the request, and forwarded the application to City Council; and
3. The City Council at their regularly scheduled meeting held on August 19, 2025, approved the First Reading of Ordinance No. 2025-21 and the request to hold a hearing for the Second Reading and Adoption.

**Budget Impact:**

The City's ad valorem tax base will increase once the property is incorporated into the city limits. The annexation application fee of \$2,000.00 has been waived in accordance with the

annexation incentive program established via Resolution No. 2021-05, adopted by City Council on January 5, 2021.

**Strategic Impact:**

GOAL 1: Economic Development. The City’s annexation program is consistent with Growth Management Goals for the city, which include the annexation of areas within the JPA which are logical and do not create enclaves.

**Recommendation:**

City Council approve the Final Reading of Ordinance No. 2025-21.

**Attachment(s):**

1. Attachment 1 Business Impact Estimate
2. Attachment 2 Annexation Summary Report MDGN Lochside 20250811
3. Attachment 3 Legal Publications
4. Ordinance No. 2025-21\_ MD Groves North (Lochside) Annexation

Prepared by: Michele Janiszewski, Deputy Planning Director

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/4/2025

Approved - 12/4/2025

Approved - 12/4/2025

Approved - 12/9/2025

Approved - 12/9/2025

Final Approval - 12/9/2025

**ORDINANCE BUSINESS IMPACT ESTIMATE**

*Florida Statutes, Section 166.041(4)*

**ORDINANCE NUMBER: 2025-21**

**ORDINANCE TITLE: Annexation of 143.26 +/- acres owned by Taylor Morrison of Florida, Inc., also known as the Lochside Development**

**DEPARTMENT: Planning & Zoning**

**MEETING DATE: August 19, 2025 (First Reading)**

**December 16, 2025 (Second Reading and Adoption)**

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*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: 2025-21**

**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.**

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 law<sup>1</sup> 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;

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<sup>1</sup> 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):  
**This ordinance annexes 143 +/- acres into the city limits. The property is located within the JPA which supports the City's long-term vision.**
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):  
**N/A**



# CITY OF MOUNT DORA

Planning and Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7113  
Fax: 352-735-7191

E-mail: [plandev@cityofmoundora.com](mailto:plandev@cityofmoundora.com)

## ANNEXATION SUMMARY REPORT TAYLOR MORRISON OF FLORIDA, INC PROJECT NAME: MOUNT DORA GROVES NORTH (LOCHSIDE)

### **Report Date:**

August 19, 2025

### **Reference/Support:**

Section 1.3, LDC  
Chapter 171, Florida Statutes  
Mount Dora and Lake County Joint Planning Agreement (JPA)

### **Background:**

Owner: Taylor Morrison of Florida, Inc.  
Applicant: Taylor Morrison of Florida, Inc.  
Julia Salvo, AICP, Vice President of Forward Planning  
Existing Use: Vacant Land  
Proposed Use: Single Family Residential (156-lots)  
Future Land Use: County PUD (Ordinance #2022-43)  
Current Zoning: County PUD (Ordinance #2022-44)  
JPA: Yes  
City Council District: 4  
Site Area: 144.13 +/- acres

### **Surrounding Property Table:**

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Med Density	R-1A	Loch Leven (Lake)/SFR
South	City	PUD	PUD	MDGS PUD (Comm, Condo)
East	City	Res. Low	PUD	MD Country Club/FDOT Pond
West	County	Res. Low	AG	SFR
West	City	Commercial/ Office/Res Med	PUD PUD	Retail (Publix Center) Retail/SFR

### **Analysis:**

The applicant has petitioned the City for annexation for a collection of parcels located on the north side of US Highway 441 and east of SR 44. This action is for annexation only. The site directly borders the City limits on the north, east, and west. The site is located in the City's Joint Planning Area (JPA) and eligible for annexation.

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). Pursuant to the pre-annexation agreement between the City and the Developer, the property may not be assigned a city land use or zoning district until Certificates of Occupancy (CO) have been issued for all residential and commercial development. Once annexed, the property will obtain Building Permits through the City and pay the City-established impact fees.

**Attachments:**

Application

Lake County Ordinance 2022-44

Site Plan



CITY OF  
MOUNT  
DORA

PLANNING AND DEVELOPMENT

**RECEIVED**

By Whitney Scott at 12:47 pm, Jul 14, 2025

**ANNX25-03**

City of Mount Dora  
Planning & Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7112

[PlanDev@CityofMountDora.com](mailto:PlanDev@CityofMountDora.com)

## VOLUNTARY ANNEXATION APPLICATION

Date: July 8, 2025

Project Address: US Highway 441

1. Applicant's Name: Julie Salvo, AICP; Vice President Forward Planning  
 Company's Name: Taylor Morrison of Florida, Inc.  
 Address: 2600 Lake Lucien Drive, Ste. 350  
 City, State & Zip: Maitland, FL 32751  
 Phone: 407.670.8863 E-mail: jsalvo@taylormorrison.com
  
2. Property Owner's Name(s): \_\_\_\_\_  
 Company's Name: Taylor Morrison of Florida, Inc.  
 Address: 2600 Lake Lucien Drive, Ste.  
 City, State & Zip: Maitland, FL 32751  
 Phone: 407.670.8863 E-mail: jsalvo@taylormorrison.com
  
3. The property generally located (list adjacent streets): Northeast side of US Highway 441, east of State Road 44 and N. Donnelly Street
  
5. Alt Key(s): 1445671, 3884341
  
6. Size of property in Acres: 143.26 +/- Square Feet: 6,240,406 +/-
  
7. Does property have, or will it have City Water and Sewer?  Yes  No
8. Does property have, or will it have Well or Septic Tank?  Yes  No
9. Current Zoning District (County): Urban Medium Density
  
10. Future Land Use Category (County): Urban Medium Density
  
11. Requested Zoning District (City): PUD
12. Requested Future Land Use Category (City): Medium Density Residential

13. Present use and structures on the property (list number of residential dwelling units):  
156 proposed lots, amenity and private boat launch
- 
14. Public or Private Roadways\*: Private (inside gate) & Public Access Road  
*\*Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*
15. Is this project within the Joint Planning Agreement boundaries?  Yes  No

Property owners of land outside the City of Mount Dora who desire to be incorporated within the City of Mount Dora may petition for annexation subject to Florida law and the requirements of the City of Mount Dora.

### CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

  
 \_\_\_\_\_  
 Owner(s) of Record Signature(s)

July 8, 2025  
 \_\_\_\_\_  
 Date

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	TAYLOR MORRISON OF FLORIDA INC	<b>Alternate Key:</b>	1445671
<b>Mailing Address:</b>	2600 LAKE LUCIEN DR STE 350 MAITLAND, FL 32751 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	20-19-27-0001-000-00500
		<b>Millage Group and City:</b>	0002 Unincorporated
		<b>2024 Total Certified Millage Rate:</b>	13.5721
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	US HIGHWAY 441 MOUNT DORA FL, 32757	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	<p>FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-29-00 EAST 568.50 FEET, NORTH 12-19-00 EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42-36-45 EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 03-21-00 WEST 1319.06 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING--LESS FROM THE SOUTHEAST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-49 WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40-01-41 WEST ALONG THE CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01-52-24 EAST ALONG SAID WEST LINE 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 500, CONTINUE NORTH 01-52-24 EAST ALONG SAID WEST LINE OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE</p>		

SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF BEGINNING, RUN SOUTH 89-32-16 WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01-52-24 EAST 156.80 FEET, NORTH 28-04-40 EAST 102.02 FEET, NORTH 09-02-50 WEST 371.53 FEET, NORTH 19-09-37 EAST 298.28 FEET, SOUTH 89-31-13 EAST 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB 32 PG 42, THENCE SOUTH 03-54-31 WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH 03-54-31 WEST 747.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-32-16 WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 202.31 FEET TO THE POINT OF BEGINNING-- ORB 6309 PG 2311

**NOTE:** This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0	CITRUS	47.120	Acre		\$6,728,736.00	\$6,728,736.00
2	WETLAND (9600)	0	0		8.120	Acre		\$365.00	\$365.00
3	SUBMERGED LAND (9500)	0	0		76.480	Acre		\$0.00	\$0.00

[Click here for Zoning Info Map](#) [FEMA Flood](#)

## Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (CUBU1)	112	SF	1949	\$179.00

## Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">6309 / 2311</a>	03/25/2024	Warranty Deed	Qualified	Vacant	\$10,000,000.00
<a href="#">1205 / 651</a>	12/01/1992	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1205 / 646</a>	12/01/1992	Warranty Deed	Unqualified	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

## Values and Estimated Ad Valorem Taxes

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$6,729,280	\$6,729,280	\$6,729,280	5.0364	\$33,891.35

SCHOOL BOARD STATE	\$6,729,280	\$6,729,280	\$6,729,280	3.1240	\$21,022.27
SCHOOL BOARD LOCAL	\$6,729,280	\$6,729,280	\$6,729,280	2.9980	\$20,174.38
LAKE COUNTY WATER AUTHORITY	\$6,729,280	\$6,729,280	\$6,729,280	0.2940	\$1,978.41
NORTH LAKE HOSPITAL DIST	\$6,729,280	\$6,729,280	\$6,729,280	0.4100	\$2,759.00
ST JOHNS RIVER FL WATER MGMT DIST	\$6,729,280	\$6,729,280	\$6,729,280	0.1793	\$1,206.56
LAKE COUNTY MSTU STORMWATER	\$6,729,280	\$6,729,280	\$6,729,280	0.4957	\$3,335.70
LAKE COUNTY MSTU AMBULANCE	\$6,729,280	\$6,729,280	\$6,729,280	0.4629	\$3,114.98
LAKE COUNTY VOTED DEBT SERVICE	\$6,729,280	\$6,729,280	\$6,729,280	0.0918	\$617.75
LAKE COUNTY MSTU FIRE	\$6,729,280	\$6,729,280	\$6,729,280	0.4800	\$3,230.05
				<b>Total:</b>	<b>Total:</b>
				13.5721	\$91,330.45

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.

**Site Notice**

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	TAYLOR MORRISON OF FLORIDA INC	<b>Alternate Key:</b>	3884341
<b>Mailing Address:</b>	2600 LAKE LUCIEN DR STE 350 MAITLAND, FL 32751 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	20-19-27-0003-000-05900
		<b>Millage Group and City:</b>	0002 Unincorporated
		<b>2024 Total Certified Millage Rate:</b>	13.5721
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	US HIGHWAY 441 MOUNT DORA FL, 32757	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	NE 1/4 OF SW 1/4 & W 1/2 OF NW 1/4 OF SE 1/4 LYING NE'LY OF US HWY 441 ORB 6309 PG 2311		
<p><b>NOTE:</b> This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</p>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT FUTURE DEVELOPMENT (0001)	0	0		12.170	Acre		\$1,737,876.00	\$1,737,876.00
2	BILLBOARD SITE (1020)	0	0		1.000	Lot		\$0.00	\$0.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">6309 / 2311</a>	03/25/2024	Warranty Deed	Qualified	Vacant	\$10,000,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,737,876	\$1,737,876	\$1,737,876	5.0364	\$8,752.64
SCHOOL BOARD STATE	\$1,737,876	\$1,737,876	\$1,737,876	3.1240	\$5,429.12
SCHOOL BOARD LOCAL	\$1,737,876	\$1,737,876	\$1,737,876	2.9980	\$5,210.15
LAKE COUNTY WATER AUTHORITY	\$1,737,876	\$1,737,876	\$1,737,876	0.2940	\$510.94
NORTH LAKE HOSPITAL DIST	\$1,737,876	\$1,737,876	\$1,737,876	0.4100	\$712.53
ST JOHNS RIVER FL WATER MGMT DIST	\$1,737,876	\$1,737,876	\$1,737,876	0.1793	\$311.60
LAKE COUNTY MSTU STORMWATER	\$1,737,876	\$1,737,876	\$1,737,876	0.4957	\$861.47
LAKE COUNTY MSTU AMBULANCE	\$1,737,876	\$1,737,876	\$1,737,876	0.4629	\$804.46
LAKE COUNTY VOTED DEBT SERVICE	\$1,737,876	\$1,737,876	\$1,737,876	0.0918	\$159.54
LAKE COUNTY MSTU FIRE	\$1,737,876	\$1,737,876	\$1,737,876	0.4800	\$834.18
				<b>Total:</b> 13.5721	<b>Total:</b> \$23,586.63

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
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Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
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Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties

regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.  
**Site Notice**

*This instrument was prepared by  
and should be returned to:*

Tyler Hill, Attorney  
Hill Ward Henderson  
P.O. Box 2231  
Tampa, Florida 33601

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made to be effective as of March 28, 2024, by **SIMPSON FAMILY PARTNERSHIP, LTD.**, a Florida limited partnership (“Grantor”), whose mailing address is 445 Limit Avenue, Mount Dora, Florida 32757, to and in favor of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (“Grantee”), whose mailing address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751.

### **WITNESSETH:**

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, its successors and assigns, all that certain land located in Lake County, Florida, more fully described in Exhibit A attached hereto and incorporated herein by reference (the “Land”), together with all improvements of every nature whatsoever which may be located in or on, or attached to, or used or intended to be used in connection with the operation of the Land, all easements, rights of way, streets, sewer rights, air rights, water rights and powers, if any, all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to the Land and all strips, canals or gores of land, if any, lying adjacent to the Land and any reversionary rights, if any, attributable to the Land or appurtenances and all subsurface right, title, and interest in the Land.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor covenants it is lawfully seized of the above-described Land in fee simple, it has good, right and lawful authority to sell and convey the above-described Land, and it warrants it will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other, subject, however, to those matters listed on Exhibit B attached hereto, without intent to reimpose same.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

GRANTOR:

WITNESSES:  
(As to both Signatories)

SIMPSON FAMILY PARTNERSHIP,  
LTD., a Florida limited partnership

Linda Paananen  
Print Name: Linda Paananen  
Address: 6037 Spring Creek Ct.  
W. Dona Fl. 32757

By: [Signature]  
Michael Lee Simpson  
General Partner

Carol E. Murray  
Print Name: Carol E. Murray  
Address: 215 N. Eda Dr.  
Orlando, FL 32801

By: [Signature]  
Howard James Simpson, III  
General Partner

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on March 25, 2024, by Michael Lee Simpson and Howard James Simpson, III, as General Partners of SIMPSON FAMILY PARTNERSHIP, LTD., a Florida limited partnership, on behalf of the partnership. Such officers  are personally known to me or  have produced a valid driver's license as identification.



Carol E. Murray  
Notary Public  
State of Florida  
Comm# HH060417  
Expires 11/16/2024

[Signature]  
NOTARY PUBLIC

My Commission Expires 11-16-2024

**EXHIBIT A****Legal Description – TM SF Parcel**

PARCEL 1:

NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING NORTHEASTERLY OF US HWY 441.

PARCEL 2:

FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°29'00" EAST 568.50 FEET, NORTH 12°19'00" EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42°36'45" EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 03°21'00" WEST 1319.06 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

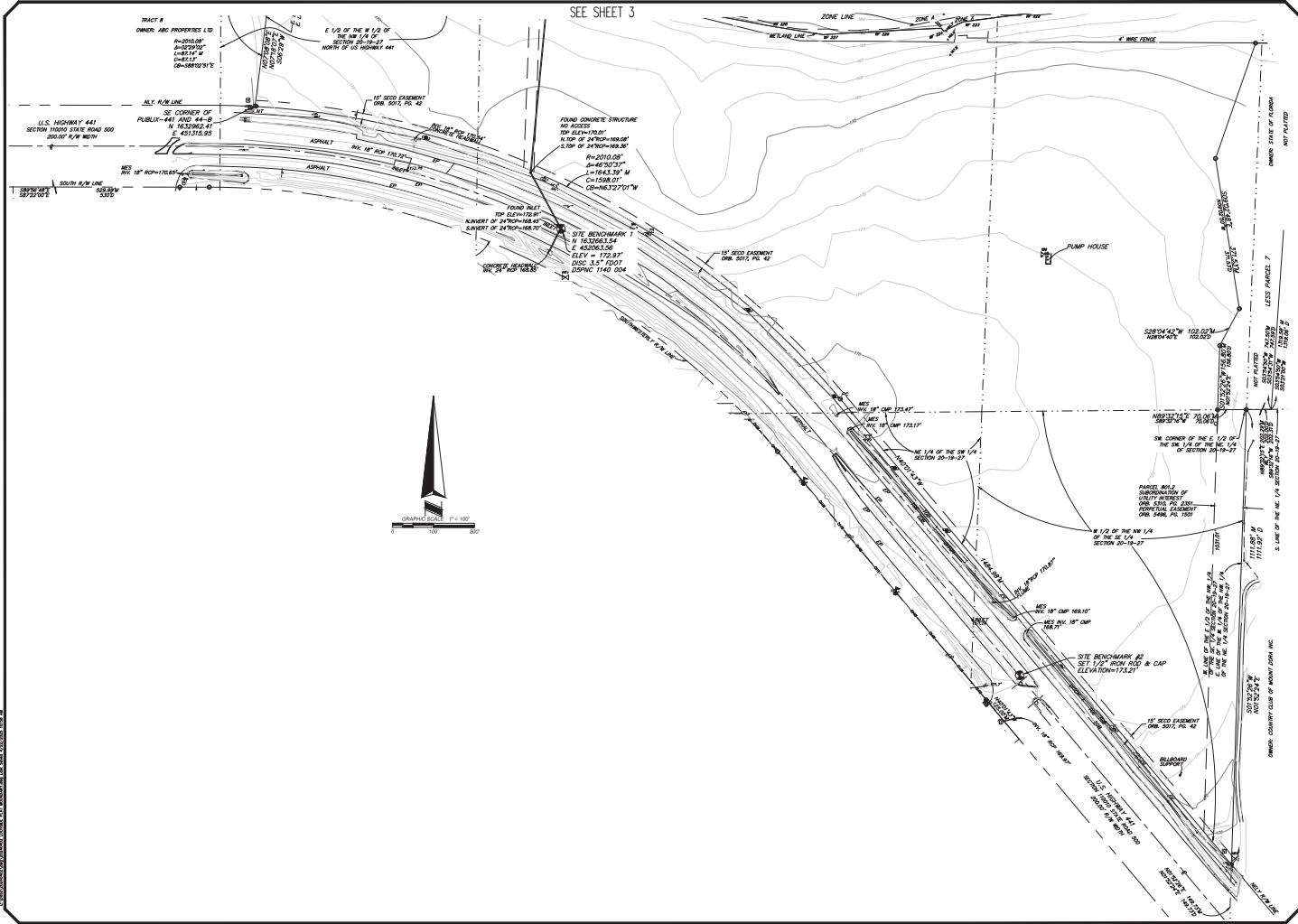
FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°01'41" WEST ALONG THE CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG SAID WEST LINE 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 500, CONTINUE NORTH 01°52'24" EAST ALONG SAID WEST LINE OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1111.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH 28°04'40" EAST 102.02 FEET, NORTH 09°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28 FEET, SOUTH 89°31'13" EAST 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB 32 PG 42, THENCE SOUTH 03°54'31" WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH 03°54'31" WEST 747.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°32'16" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 202.31 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Phosphate, Minerals, Metals and Petroleum Reservations and Reservation of Road Rights of Way in favor of the State of Florida, through the Trustees of the Internal Improvement Fund, as set forth in that certain Deed recorded in Deed Book 225, Page 442. (Note: As to said reservation, the reservation for mining and exploration have been modified by the release of the right of entry into the Land, as contained in Section 270.11 of the Florida Statutes)
3. Drainage Easement in favor of the State of Florida recorded in Official Records Book 118, Page 36.
4. Easement for Storm Sewer in favor of the State of Florida recorded in Official Records Book 120, Page 428.
5. Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc., recorded in Official Records Book 348, Page 445.
6. Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc., recorded in Official Records Book 446, Page 893.
7. Terms and conditions contained in Interlocal Agreement between the City of Eustis and the City of Mount Dora recorded in Official Records Book 1115, Page 2012.
8. Easement in favor of Sumter Electric Cooperative, Inc. recorded in Official Records Book 5017, Page 42; as affected by Subordination of Utility Interests recorded in Official Records Book 5310, Page 2351.
9. Perpetual Easement in favor of the State of Florida Department of Transportation recorded in Official Records Book 5496, Page 1501.
10. Lake County, Florida Ordinance 2022-43, FLU-22-05-4 Mount Dora Groves North recorded June 13, 2023 in Official Records Book 6158, Page 2286.
11. Lake County, Florida Ordinance 2022-44, Mount Dora Groves North RZ-22-14-4, recorded June 13, 2023 in Official Records Book 6158, Page 2385.
12. Memorandum of Non-Solicitation Covenant (to be recorded immediately following this deed).

*Note: All recording references are to Lake County, Florida.*







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 (407) 654-5300 LB#86627

**BOUNDARY AND TOPOGRAPHIC SURVEY OF LOCHSIDE**

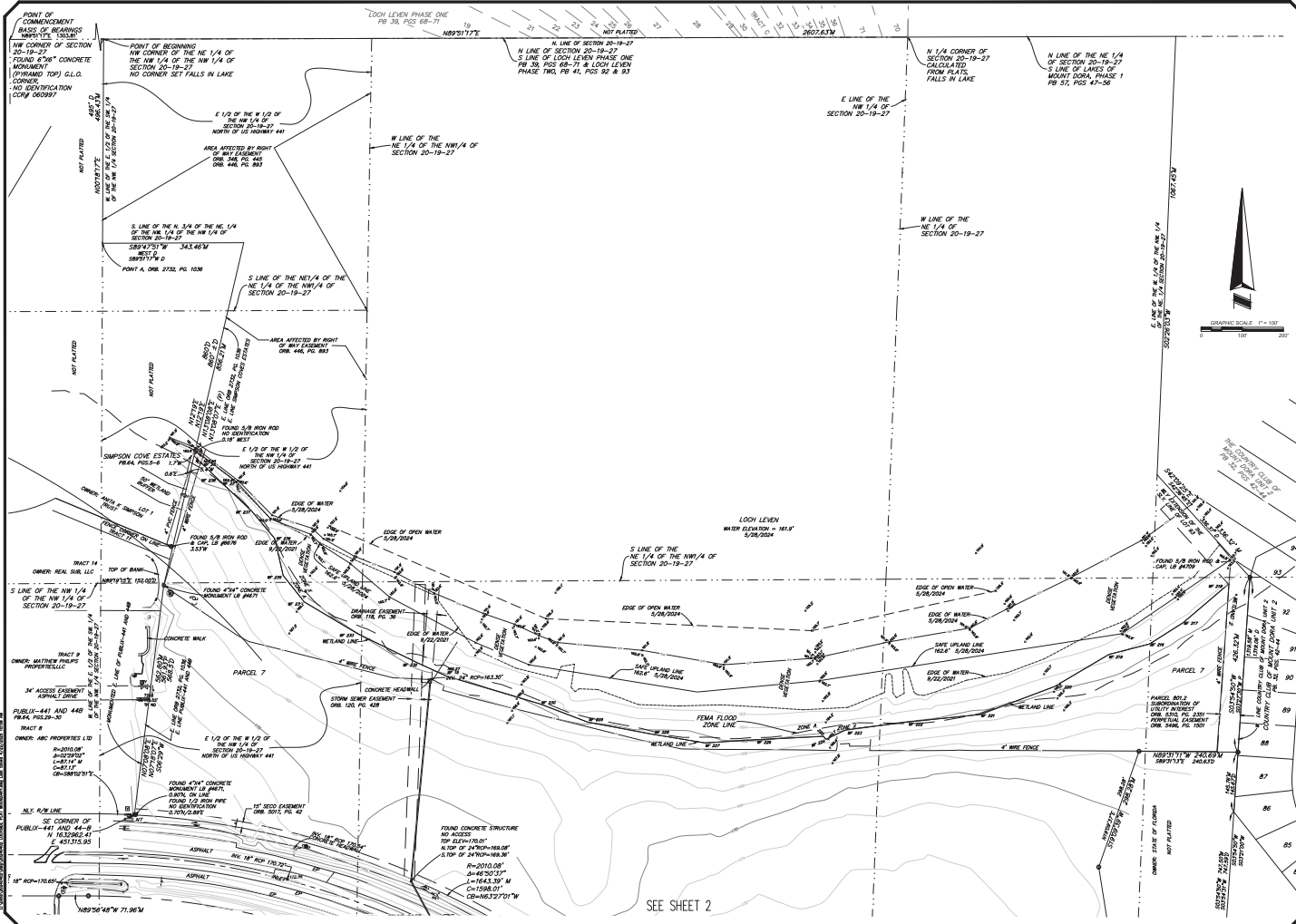
SECTION 20, TOWNSHIP 19, SOUTH RANGE 27 EAST  
LAKE COUNTY, FLORIDA


FOR: TAYLOR ANDERSON OF FLORIDA

DATE	REVISIONS

JOB #	20240422
DATE	MAY 28, 2024
SCALE	1"=100'
CALC BY	SEL
FIELD BY	SEL
DRAWN BY	SEL
CHECKED BY	AA

SHEET 2 OF 3





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**BOUNDARY AND TOPOGRAPHIC SURVEY OF LOOSH LEVEN**

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST  
LAKE COUNTY, FLORIDA

---

FOR: JAYLOR HANCOCK OF FLORIDA

---

DATE	REVISIONS

---

JOB #	20240402
DATE	MAY 28, 2024
SCALE	1"=100'
CALC BY	SEL
FIELD BY	SEL/CS
DRAWN BY	SEL/JOR
CHECKED BY	SEL

**SHEET 3 OF 3**



Ordinance #2022-44

Mount Dora Groves North (RZ-22-14-4)

**B. Open Space, Impervious Surface Ratio, Building Height, and Lot Size.**

1. Open Space: A minimum of twenty (20) percent of the net buildable area shall be designated as Open Space. Open Space standards shall adhere to the definition in the Comprehensive Plan, as amended.
2. Impervious Surface Area: Maximum ISR shall be 0.65 for the overall development. Individual lots may be developed at a higher ISR if the Developer demonstrates that the overall ISR of the development will not exceed 0.65.
3. Maximum Building Height: The maximum building height is forty (40) feet.
4. Minimum Lot Sizes: Lakefront lots shall contain no less than 7,700-square feet, with a minimum lot width of 70-feet and a minimum lot depth of 110-feet. All other lots shall contain no less than 4,400-square feet, with a minimum lot width of 40-feet and a minimum lot depth of 110-feet.

**C. Setbacks.** The development standards for Single-Family Dwelling Units shall be as follows:

Front Setback:	12-feet from the property line
Garage Setback:	20-feet from the property line
Front Porch Setback:	12-feet from the property line
Secondary Front Setback:	15-feet from the property line
Side Setback:	5-feet from the property line
Rear Setback:	10-feet from the property line (primary structure), 5-feet from the property line (accessory structures)
Wetland Setback:	50-feet from jurisdictional wetland line

**D. Residential Design Guidelines.**

1. General Neighborhood Design and Layout.
  - a. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and to provide a diverse range of housing styles. Larger building types set on large lots are encouraged for corners and at prominent intersections. Smaller lots are encouraged surrounding or adjacent to common open spaces.
  - b. Neighborhood design for Mount Dora Groves should respect the character of the existing topography and maximize preservation of environmental areas and native vegetation.
  - c. Front elevations shall be designed to emphasize entries, porches, and other residential use features, and to de-emphasize vehicular use area and garages and shall generally be consistent with Exhibit "C".
  - d. A higher level of elevation design and finish shall be maintained on both faces or corner lots with similar articulation and detail on both street-facing facades.

## Ordinance #2022-44

## Mount Dora Groves North (RZ-22-14-4)

- 1 e. Driveways on corner lots are encouraged to be located as far as possible from street  
2 intersections.
- 3 2. Housing Models and Style Varieties.
- 4 a. Each development of 50 or more homes shall have at least seven base models,  
5 developments of less than 50 units but more than 20 units shall have at least five base  
6 models, and developments of less than 20 units shall have at least three base models.  
7 Each base model proposed shall have multiple variations and design options available  
8 for customization.
- 9 b. Each single-family dwelling unit shall present an individual character through building  
10 placement, floorplan, exterior elevation, and color. No two buildings with the same  
11 exterior elevation shall be located adjacent to one another. Flexibility in the building  
12 elevation variation requirements may be considered at the discretion of the  
13 homeowner's association provided the overall intent of this section is maintained.
- 14 c. Minimum structure size shall be 1,500 square feet living area (heated and air-  
15 conditioned space).
- 16 3. Architectural Styles and Components.
- 17 a. Desired architectural components. The following list of architectural components  
18 represents a partial list of desired elements associated with traditional residential  
19 architecture. Not all residential styles or buildings will contain every element in the list  
20 but must include components consistent with the established style.
- 21 i. Open air front or wrap around porches;
- 22 ii. Stoops and Covered entry;
- 23 iii. Overhangs and awnings;
- 24 iv. Gable or hip type roofs;
- 25 v. Second story balconies;
- 26 vi. Decorative roof treatments, including, but not limited to pediments, dormers, ridge  
27 cresting, decorative bridgeboard, stickwork, brackets, rafter tails, and decorative  
28 shingles.
- 29 vii. Decorative window treatments, including, but not limited to double-hung windows,  
30 arched windows, transoms, bay windows, and louvered shutters.
- 31 b. Prohibited architectural components.
- 32 i. Front facing garage doors that exceed 55% of the street primary front façade;
- 33 ii. Homes that have less than two windows on the front facing façade are prohibited.  
34 Full glass front doors and/or sidelights shall count towards the window  
35 requirements.
- 36 c. The mixing of elements from multiple architectural styles within a single residential  
37 building is discouraged.
- 38 4. Roof Elements.

## Ordinance #2022-44

## Mount Dora Groves North (RZ-22-14-4)

- 1 a. All roof projections, including chimneys, dormers, flues, and vents shall be compatible  
2 in scale, height and material with the structure from which they project. Chimney  
3 hardware must be screened within an architectural feature such as a decorative  
4 chimney cap in keeping with the architectural style of the home.
- 5 b. Gutters and downspouts are highly encouraged as long as they are consistent with  
6 the established architectural style of the residential building.
- 7 c. When overhangs and awnings are included, they shall be no less than one foot deep  
8 when measured perpendicular to the building face, to function as an energy  
9 conservation measure and/or to protect people and the house from inclement weather.  
10 Required setbacks shall be measured from the bearing wall of the primary structure  
11 and not the overhang/awning.
- 12 5. Windows and Doors.
- 13 a. All-front, street-facing facades shall have windows and doors covering at least 15  
14 percent of the primary front façade (exclusive of the garage façade in calculating this  
15 area). Full glass front doors and sidelights shall count towards meeting this  
16 requirement.
- 17 b. The front entry of the residential unit should be in scale with the façade and designed  
18 appropriate to the established architectural style of the building.
- 19 6. Exterior Finishes.
- 20 a. Exterior finishes shall be consistent with the established architectural style of the  
21 residential building.
- 22 b. Acceptable finishes may include wood, cement board, brick, rock and masonry.  
23 Stucco is acceptable if consistent with the established architectural style of the  
24 building.
- 25 c. Prohibited finishes include Exterior Insulation Finishing Systems (EIFs), foam  
26 moldings, and vinyl siding.
- 27 d. All exterior color shall be predominately earth tones.
- 28 7. Garages.
- 29 a. Garages shall not comprise more than 55 percent of the front of the residence.
- 30 b. Garages facing the street shall be recessed at least five feet from the primary front  
31 façade of the home or shall include hinges, handles, and coach lights.
- 32 c. Garage doors should be simple in design with door patterns and accent colors  
33 complementary to the architectural character of the home. Windows are encouraged  
34 to reduce the visual impact.
- 35 d. Side facing garage doors, if chosen, must incorporate a minimum of 15% in area  
36 windows and trim on the wall facing the front street.
- 37 e. Two-car garages must be a minimum of 20 feet deep.
- 38 f. Either side load or front load garage design may be utilized. All single-family dwelling  
39 units shall be designed with a 2-car garage minimum.

## Ordinance #2022-44

## Mount Dora Groves North (RZ-22-14-4)

- 1                   g. Conversion of garage into living space shall be prohibited.
- 2           8. Lot trees. Each single-family lot is required to plant a minimum of three trees on the lot prior to  
3 issuance of the certificate of occupancy. A minimum of one canopy type tree must be located in  
4 the front yard. The size of the trees must be a minimum caliper of 3.0 inches, Florida Number One  
5 Grade or Better, and 8 to 12 feet in height upon planting.
- 6           9. A development entrance with residential-scaled landscaping and signage shall be constructed.  
7 Entrance features of consistent design are required at both primary and secondary entrances of  
8 each project to enhance the visual identity of the development. Gates at entrances are allowed if  
9 the internal roads are private. Publicly dedicated roads shall not be gated.
- 10          10. Streets within residential neighborhoods shall be designed for people, as well as vehicles. Each  
11 residential unit shall have direct access to a sidewalk. Residential streets should be designed to  
12 encourage slower speeds.
- 13          11. Pedestrian and bicycle connections shall be provided to promote access to surrounding areas,  
14 including schools, public buildings, parks, and nearby commercial areas.
- 15          12. Street lighting along roadways in developments should provide a smooth, even pattern that  
16 eliminates glare or light flow intrusion onto adjacent properties. Fixtures should be installed  
17 according to optimum spacing as recommended by the manufacturer. Light poles should not  
18 exceed 30 feet in height. Illumination for vehicles in residential neighborhoods should be  
19 approximately 0.50 foot-candles. Street lighting shall be designed consistent with the  
20 International Dark-Sky Association lighting principals.
- 21          13. Boat Docks and Ramps are permitted in accordance with Land Development Regulations (LDR)  
22 Section 10.01.04. Any communal boat ramp or dock will be for resident use only and not publicly  
23 accessible.
- 24          14. Front Yard fencing shall not exceed 4-feet in height.
- 25          15. RV storage on lots with or without a single-family dwelling unit is prohibited.
- 26          16. The Architectural Design Standards above shall be incorporated into the Homeowners Association  
27 Restrictive Covenants or other applicable documents.
- 28          17. All areas of the Planned Unit Development (PUD) shall maintain grass height of 12 inches or less  
29 until as such time as the PUD fully develops.

Ordinance #2022-44  
Mount Dora Groves North (RZ-22-14-4)

1 **E. Landscaping, Buffering, and Screening Requirements.**

Buffer Number	Location	Adjacent Property	Buffer Width	Buffer Type
1	North	Loch Leven	50-feet	50-foot-wide Upland Buffer
2	East	Country Club of Mount Dora	Fence/Wall	Fence and/or Precast Wall adjacent to FDOT Access & Utility Easement & Pond
3	South*	US 441	25-feet	Type "C" (25-foot-wide), as defined by LDR Chapter 9.01.06
4	West (Commercial)	Loch Leven Landing	N/A	Use existing buffer on neighboring property per LDR Section 9.01.06 – MD Ordinance 2008-1015: 30-foot Type B Buffer
5	West (Residential)	Residential	10-feet	Type "A" (10-foot-wide), as defined by LDR Chapter 9.01.06
6	Frontage Road	Loch Leven Landing / US 441	25-feet, or Fence/Wall	Type "C" (25-foot-wide) on south side of frontage road along US 441; Fence and/or Wall on north side of frontage road adjacent to residential properties

\*The first 15-feet adjacent to US 441 will not have plantings due to a 15-foot-wide SECO easement; buffer plantings will be located within the remaining 10-feet.

- 2 1. A fence and/or wall immediately adjacent to the residences along U.S. 441 shall be provided. The  
3 fence and/or wall will be constructed with architectural enhancement such as brick, stone, or similar  
4 materials, and must be setback from the landscape buffer and frontage road.
- 5 2. Drought tolerant, native trees, and vegetation shall be utilized for all street trees, landscape buffers,  
6 and stormwater retention/detention areas.
- 7 3. Best Management Practices for native landscaping and "right plant-right place" landscaping  
8 techniques shall be utilized in the design and installation of invasive exotic plant species in all  
9 landscape plantings is prohibited.
- 10 4. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall  
11 incorporate soil moisture and rain sensors into the irrigation design.
- 12 5. The homeowner's association is required to enforce compliance with the County's fertilizer  
13 regulations contained under LDR Section 6.13.00, as amended, and shall incorporate the same  
14 into the Homeowners Association Restrictive Covenants or other applicable documents.

Ordinance #2022-44

Mount Dora Groves North (RZ-22-14-4)

- 1           6. Landscaping, irrigation, and screening shall be in accordance with the Comprehensive Plan and  
2           LDR, as amended

3           **F. Transportation.**

- 4           1. Primary access shall be from US 441 and will require permitting from the Florida Department of  
5           Transportation (FDOT). All access management shall be in accordance with the FDOT,  
6           Comprehensive Plan and Land Development Regulations, as amended.
- 7           2. Cross-Access to the adjacent Loch Leven Landing development shall be required to assist with  
8           access management and traffic circulation for this development and neighboring shopping center;  
9           provided, however, that if the final cross-connection is not allowed by Loch Leven Landing,  
10          developer will only be required to construct the connection to the westerly property line.  
11          Owner/developer is not required to obtain a cross-access easement or construction easement from  
12          Loch Leven Landing.
- 13          3. The development will provide a location for, and will design, a 12' golf cart trail from the western  
14          edge of the FDOT 70' easement to the development's full median opening at US 441 to allow the  
15          residents of the Country Club of Mount Dora access to the frontage road. The golf cart trail will be  
16          located within the 15' SECO easement adjacent to US 441, and will be constructed with either  
17          asphalt or concrete. This requirement is subject to SECO's approval. Further, the golf cart trail will  
18          only be constructed if either the City of Mount Dora or the County Club of Mount Dora assumes  
19          ownership and maintenance of this facility.
- 20          4. If required, the development will provide for, and design, a frontage road for traffic circulation  
21          provided, however, that road will only be constructed if either the City of Mount Dora or the Country  
22          Club of Mount Dora assumes ownership and maintenance of these facilities. The frontage road  
23          will be 34' of right-of-way from the westerly boundary to the full median opening at US 441.
- 24          5. The development shall be required to design, permit, and construct a traffic signal on US 441 and  
25          the site entrance, if warranted by FDOT, along with coordinating the design and operation with  
26          both the Florida Department of Transportation (FDOT) and Lake County.
- 27          6. Sidewalks will be required within the development.
- 28          7. Internal roads within the development shall be designed to meet Florida Greenbook and Lake  
29          County road design standards.
- 30          8. If the roads within the PUD are platted as public roads, future road maintenance will be funded  
31          through the use of a municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU)  
32          as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat  
33          or site plan approval, the Owner shall provide any documentation required by the County to impose  
34          an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner  
35          acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem  
36          assessment using the uniform method of collection set forth under Section 197.3632, Florida  
37          Statutes.

- 38          **G. Environmental Requirements.** An Environmental Assessment must be submitted within 6-months of  
39          the date the preliminary plat application is filed to address natural vegetative communities, wildlife  
40          corridors and designated species. The assessment shall be prepared in accordance with other  
41          applicable provisions of the LDR.

Ordinance #2022-44

Mount Dora Groves North (RZ-22-14-4)

- 1           **H. Stormwater and Floodplain Management.**
- 2           1. The stormwater management system shall be designed in accordance with all applicable Lake
- 3           County and St. Johns River Water Management District (SJRWMD) requirements, as amended.
- 4           2. The developer shall be responsible for conducting any flood studies required for developing the
- 5           site and shall comply with FEMA regulations, the Comprehensive Plan and the LDR, as amended.
- 6           Any development within the floodplain as identified on the FEMA maps will require compensating
- 7           storage.
- 8           **I. Signage.** All signage shall be consistent with the Comprehensive Plan and LDR, as amended.
- 9           **J. Lighting.** Exterior lighting must be in accordance with the LDR, as amended, and consistent with Dark-
- 10          Sky Principles.
- 11          **K. Noise.** The development must comply with the noise protection provisions contained with the LDR, as
- 12          amended.
- 13          **L. Utilities.** Water and sewer shall be provided to the development by the City of Mount Dora unless the
- 14          City declines the provision of such utility services. A copy of the utility service agreement shall be
- 15          provided to the County if entered into between the parties. If the City declines to provide utilities, the
- 16          developer shall provide central water and sewer through alternative means as approved by the County.
- 17          **M. Mass Grading for Site Development.** All grading for the site development shall be in accordance with
- 18          the LDR, as amended.
- 19          **N. Concurrency Management Review and Impact Fees.** The Owner and Developer shall comply with
- 20          concurrency management regulations and shall be subject to all applicable concurrency requirements
- 21          as set forth in the LDRs.
- 22          **O. Development Review and Approval.** Prior to the issuance of any permits, the developer will be
- 23          required to submit applications for a preliminary plat, construction plans, and final plat generally
- 24          consistent with Exhibit "B" - Conceptual Plan for review and approval in accordance with the
- 25          Comprehensive Plan and LDR, as amended.
- 26          **P. PUD Expiration.** Physical development shall commence within three (3) years from the effective date
- 27          of this Ordinance. Failure to commence construction within three (3) years of approval shall cause the
- 28          revocation of this Ordinance, in accordance with the Comprehensive Plan, as amended. Prior to
- 29          expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public
- 30          Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that
- 31          reasonable efforts have been made towards securing the required approvals and commencement of
- 32          work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time
- 33          pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the preliminary
- 34          plat, construction plans, or final plat, commencement of physical development shall be equally
- 35          extended so long as the development is proceeding in good faith and does not allow the originally
- 36          extended development order to expire.
- 37          **Q. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references in this
- 38          Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and
- 39          the LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

Ordinance #2022-44

Mount Dora Groves North (RZ-22-14-4)

- 1 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:
- 2       **A.** After establishment of the facilities as provided herein, the property shall only be used for the purposes  
3       named in this Ordinance. Any other proposed use must be specifically authorized by the Board of  
4       County Commissioners.
- 5       **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,  
6       convert, or demolish any building, structure, add other uses, or alter the land in any manner within the  
7       boundaries of the above-described land without first obtaining the necessary approvals in accordance  
8       with the LDR, as amended, and obtaining the permits required from the other appropriate governmental  
9       agencies.
- 10       **C.** This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land and  
11       the terms, conditions, and provisions hereof, and shall be binding upon the present Owners and any  
12       successors and shall be subject to each condition herein set out.
- 13       **D.** Construction and operation of the proposed use shall always comply with the regulations of this and  
14       other governmental permitting agencies.
- 15       **E.** The transfer of ownership or lease of any or all the property described in this Ordinance shall be  
16       included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of  
17       the conditions established by this Ordinance and agrees to be bound by these conditions. The  
18       purchaser or lessee may request a change from the existing plans and conditions by following  
19       procedures contained in the LDR, as amended.
- 20       **F.** The Lake County Code Enforcement Special Master shall have authority to enforce the terms and  
21       conditions set forth in this ordinance and to recommend that the ordinance be revoked.
- 22 **Section 3. Severability:** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or  
23       unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity  
24       of the remaining portions of this Ordinance.
- 25 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this  
26       Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,  
27       Florida Statutes.

Ordinance #2022-44  
Mount Dora Groves North (RZ-22-14-4)

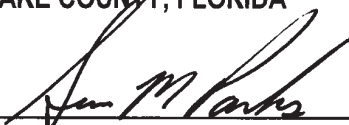
**Section 5. Effective Date.** This Ordinance shall become effective as provided by law.

ENACTED this 11 day of October, 2022.

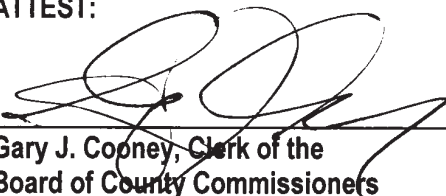
FILED with the Secretary of State October 26<sup>th</sup>, 2022.

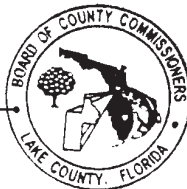
EFFECTIVE October 11<sup>th</sup>, 2022.

**BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

  
Sean M. Parks, Chairman

**ATTEST:**

  
Gary J. Cooney, Clerk of the  
Board of County Commissioners  
Lake County, Florida



**APPROVED AS TO FORM AND LEGALITY**

  
Melanie Marsh, County Attorney

Ordinance #2022-44  
Mount Dora Groves North (RZ-22-14-4)

Exhibit "A" – Legal Description

1  
2 PARCEL 6:

3  
4 NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27  
5 EAST, LYING NORTHEASTERLY OF US HWY 441.

6  
7 PARCEL 7:

8  
9 FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE  
10 NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY  
11 RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY  
12 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°29'00" EAST 568.50 FEET, NORTH 12°19'00"  
13 EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST  
14 LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN  
15 NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY  
16 ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4  
17 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE  
18 OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT  
19 WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE  
20 OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42°36'45"  
21 EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A  
22 DISTANCE OF 336.37 FEET, THENCE SOUTH 03°21'00" WEST 1319.06 FEET TO THE SOUTH LINE OF  
23 THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET  
24 TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4  
25 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST  
26 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN  
27 NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

28  
29 LESS AND EXCEPT:

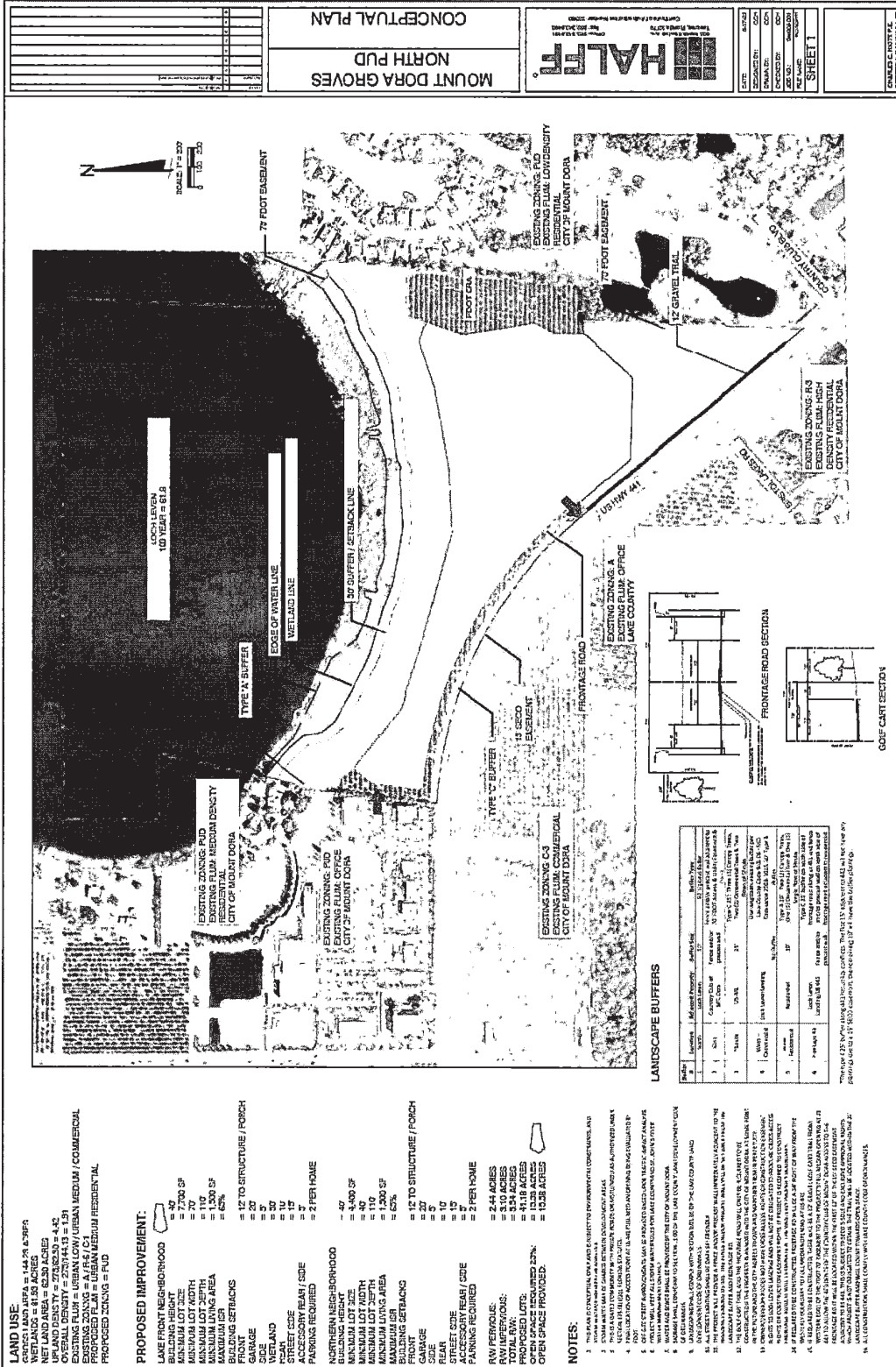
30  
31 FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN  
32 NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE  
33 INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°01'41" WEST ALONG THE  
34 CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST  
35 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG SAID WEST LINE  
36 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE  
37 ROAD 500, CONTINUE NORTH 01°52'24" EAST ALONG SAID WEST LINE OF EAST 1/2 OF THE  
38 NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE SOUTHWEST  
39 CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF  
40 BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A  
41 DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH 28°04'40" EAST 102.02 FEET,  
42 NORTH 09°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28 FEET, SOUTH 89°31'13" EAST  
43 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB  
44 32 PG 42, THENCE SOUTH 03°54'31" WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF  
45 MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH 03°54'31" WEST 747.59 FEET TO A POINT  
46 ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°32'16" WEST  
47 ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 202.31 FEET TO THE POINT OF  
48 BEGINNING.

49  
50 THE ABOVE DESCRIBED TRACTS OF LAND LIE IN LAKE COUNTY, FLORIDA AND CONTAIN 144.23  
51 ACRES MORE OR LESS.

Ordinance #2022-44  
Mount Dora Groves North (RZ-22-14-4)

1

### Exhibit "B" – Concept Plan

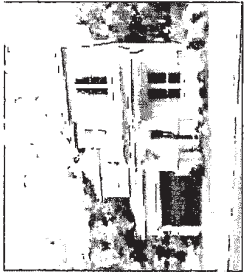
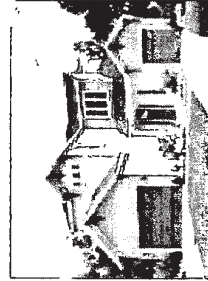
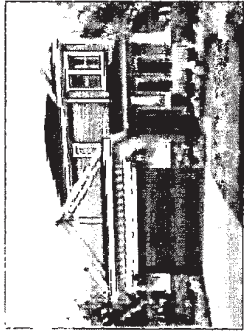


2

Ordinance #2022-44  
Mount Dora Groves North (RZ-22-14-4)

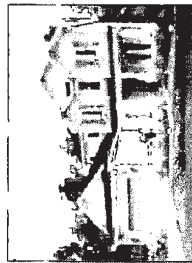
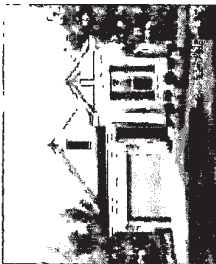
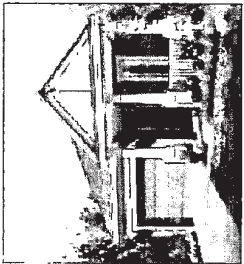
1

### EXHIBIT "C" – Elevations

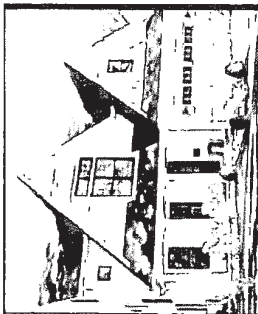
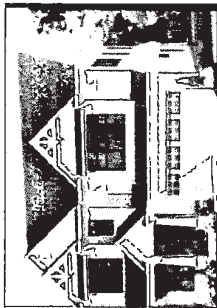


ARCHITECTURAL ELEVATION EXAMPLES

ARCHITECTURAL ELEVATION EXAMPLES  
ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

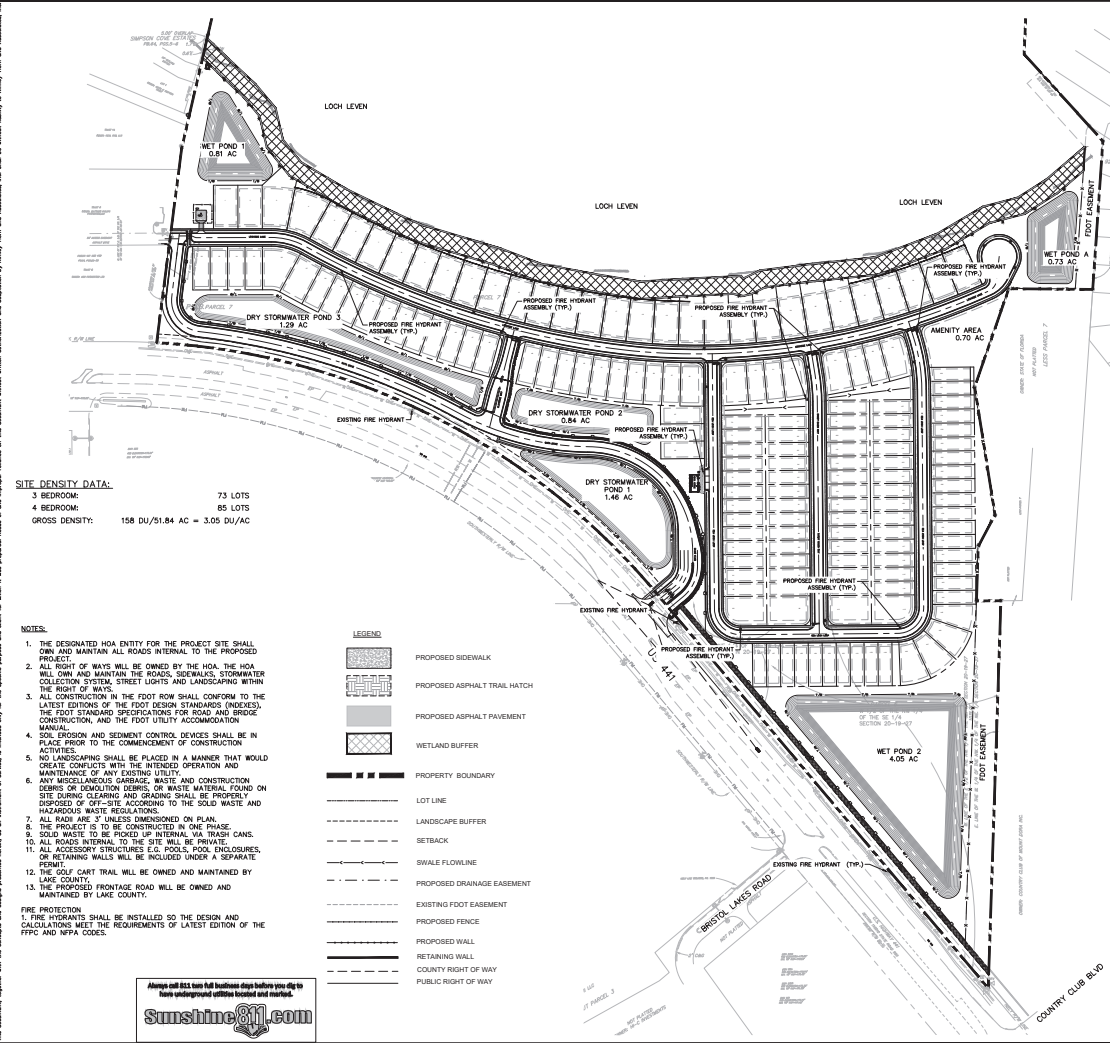


2



3

Drawing name: S:\06 - CIVIL\24010204 - Mount Dora - Greenway\CONTRACT\PRELIMINARY\PLANS\SitePlan.dwg - OVERALL - SITE PLAN.dwg - C4.0 - Jan 25, 2024 8:25am by: Sabinha Chellam  
 File Path: S:\06 - CIVIL\24010204 - Mount Dora - Greenway\CONTRACT\PRELIMINARY\PLANS\SitePlan.dwg  
 Project Name: Mount Dora Greenway  
 Project Location: 300 S. GRAND AVENUE, SUITE 600, GAITHERSBURG, MD 20878  
 Project No.: 24010204  
 Drawing No.: S.C.04  
 Date: 1/25/24  
 Scale: AS SHOWN  
 Drawn by: S.C.  
 Checked by: S.C.  
 Date: 1/25/24  
 Scale: AS SHOWN



**SITE DATA:**

TOTAL PROPERTY AREA:	144.13 ACRES (6,278,303 SQ FT)
TOTAL DEVELOPMENT AREA:	51.84 ACRES
STORMWATER AREA:	9.27 AC
WETLAND AREA:	5.37 AC
PROPOSED RESIDENTIAL AREA:	22.82 AC
MAX IMPERVIOUS SURFACE AREA RATIO:	65% (0.65)
PROPOSED IMPERVIOUS AREA:	18.05 AC (12.9%)
MINIMUM OPEN SPACE REQUIRED:	20%
MINIMUM OPEN SPACE PROVIDED:	13.07 AC (20%)
OPEN SPACE PROVIDED:	40'
PROPOSED BUILDING HEIGHT:	40'
MINIMUM ROAD WIDTH:	24'
R.O.W. WIDTH:	50' R.O.W.
EXISTING ZONING:	PUD
FLOOD ZONE:	15B
FLOOD ZONE:	A (8% 165')
FLOOD ZONE:	15B
TOTAL LOTS:	158
70'S X 125' MIN:	31 LOTS
50'S X 125' MIN:	38 LOTS
40'S X 125' MIN:	89 LOTS

**KEY MAP:**  
1" = 700'

**LEGEND:**

- PROPOSED SIDEWALK
- PROPOSED ASPHALT TRAIL HATCH
- PROPOSED ASPHALT PAVEMENT
- WETLAND BUFFER
- PROPERTY BOUNDARY
- LOT LINE
- LANDSCAPE BUFFER
- SETBACK
- SWALE FLOWLINE
- PROPOSED DRAINAGE EASEMENT
- EXISTING FOOT EASEMENT
- PROPOSED FENCE
- PROPOSED WALL
- RETAINING WALL
- COUNTY RIGHT OF WAY
- PUBLIC RIGHT OF WAY

**NOTES:**

- THE DESIGNATED HOA ENTITY FOR THE PROJECT SITE SHALL OWN AND MAINTAIN ALL ROADS INTERNAL TO THE PROPOSED PROJECT.
- ALL RIGHT OF WAY WILL BE OWNED BY THE HOA. THE HOA WILL OWN AND MAINTAIN THE ROADS, SIDEWALKS, STORMWATER COLLECTION SYSTEMS, STREET LIGHTS AND LANDSCAPING WITHIN THE RIGHT OF WAYS.
- ALL CONSTRUCTION IN THE FOOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FOOT DESIGN STANDARDS (INDEXED), THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOOT UTILITY ACCOMMODATION MANUAL.
- SOL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR CONTAMINATION DEBRIS OR WASTE MATERIAL FOUND ON SITE DURING CLEANING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE, ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS.
- ALL RADI ARE 3' UNLESS DIMENSIONED ON PLAN.
- THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE.
- SOLID WASTE TO BE PICKED UP INTERNAL VIA TRASH CANS.
- ALL ROADS INTERNAL TO THE SITE WILL BE PRIVATE.
- ALL ACCESSORY STRUCTURES E.G. POOLS, POOL ENCLOSURES, OR RETAINING WALLS WILL BE NOTICED UNDER A SEPARATE PERMIT.
- THE GOLF CART TRAIL WILL BE OWNED AND MAINTAINED BY LAKE COUNTY.
- THE PROPOSED FRONTAGE ROAD WILL BE OWNED AND MAINTAINED BY LAKE COUNTY.

**FIRE PROTECTION:**

- FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF LATEST EDITION OF THE IFPC AND NFPA CODES.

**GRAPHIC SCALE IN FEET:**  
0 65 130 260

**KEY MAP:**  
1" = 700'

**KEY MAP:**  
C4.1, C4.2, C4.3, C4.4, C4.5, C4.6

**Kimley-Horn**

**SITE PLAN**

**LOCHSIDE**

**FLORIDA**

**LAKE COUNTY**

**SHEET NUMBER C4.0**

**DATE: BY:**

**REVISIONS:**

**NOTICE OF PROPOSED ENACTMENT  
ORDINANCE NO. 2025-21  
CITY OF MOUNT DORA, FLORIDA**

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2025-21. The final public hearing on the ordinance will be held on Tuesday, December 16, 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 2025-21 is as follows:

**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.**

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 Planning and Development Department, 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.

Published Legal Notice: December 5, 2025



Page 2 - Annexation

The proposed ordinance with complete legal description (metes and bounds) may be inspected by the public at the City Clerk's Office or the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

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

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

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Non-Legal Dates Published Twice on:

December 5, 2025

December 12, 2025

**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.**

**WHEREAS**, Julie Salvo, AICP, Vice President Forward Planning (Applicant), on behalf of Taylor Morrison of Florida, Inc. (Property Owner) have certain rights to or are the fee simple owners of that property generally located on the north south side of US Highway 441 and east of SR 44 in unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit "A"** (Property); and

**WHEREAS**, pursuant to Florida Statutes, Section 171.044, the Property Owners have filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora; and

**WHEREAS**, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property will not result in the creation of an enclave, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

**WHEREAS**, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

**WHEREAS**, the City has determined that all procedural and notice requirements mandated by Florida Statutes, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws, related to the voluntary annexation of property, have been followed and satisfied.

**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.**            **VOLUNTARY ANNEXATION.** The Property located on the north side of US Highway 441 and east of SR 44, in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described as follows:

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 20, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 20; THENCE RUN NORTH 89°51'17" EAST ALONG THE NORTH LINE OF SAID SECTION 20 ALSO BEING IN PART THE SOUTH LINE OF LOCH LEVEN PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 68 THROUGH 71 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR A DISTANCE OF 651.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 20, AND SAID SOUTH LINE OF LOCH LEVEN PHASE ONE, ALSO BEING THE SOUTH LINE OF LOCH LEVEN PHASE TWO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 92 AND 93 OF SAID PUBLIC RECORDS AND THE SOUTH LINE OF LAKES OF MOUNT DORA, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 47 THROUGH 56 OF SAID PUBLIC RECORDS, RUN NORTH 89°51'17" EAST FOR A DISTANCE OF 2607.63 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 20; THENCE DEPARTING SAID NORTH LINE OF SECTION 20 AND SAID SOUTH LINES, RUN SOUTH 02°26'03" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1067.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 42 THROUGH 44 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 42°09'25" EAST ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY LINE OF LOT 93 FOR A DISTANCE OF 336.32 FEET TO A POINT ON THE WEST LINE OF SAID THE COUNTRY CLUB OF MOUNT DORA UNIT 2; THENCE RUN SOUTH 03°54'50" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 426.32 FEET; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING BEARINGS AND DISTANCES: NORTH 89°31'11" WEST FOR A DISTANCE OF 240.69 FEET; THENCE RUN SOUTH 19°09'39" WEST FOR A DISTANCE OF 298.28 FEET; THENCE RUN SOUTH 09°02'48" EAST FOR A DISTANCE OF 371.53 FEET; THENCE RUN SOUTH 28°04'42" WEST FOR A DISTANCE OF 102.02 FEET; THENCE RUN SOUTH 01°52'26" WEST FOR A DISTANCE OF 156.80 FEET TO A POINT ON THE

SOUTH LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 20; THENCE RUN NORTH 89°32'15" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 70.06 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 01°52'26" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, ALSO BEING THE EAST LINE OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 FOR A DISTANCE OF 1111.88 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 441, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 110010 STATE ROAD 500; THENCE RUN NORTH 40°01'43" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1484.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2010.08 FEET, WITH A CHORD BEARING OF NORTH 63°27'01" WEST, AND A CHORD DISTANCE OF 1598.01 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°50'37" FOR A DISTANCE OF 1643.39 FEET TO A POINT ON THE NON-TANGENT EAST LINE OF OFFICIAL RECORDS BOOK 2732, PAGE 1036, ALSO BEING THE EAST LINE OF PUBLIX-441 AND 44-B ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 29 AND 30 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EAST LINES: NORTH 07°18'08" EAST FOR A DISTANCE OF 562.80 FEET; THENCE RUN NORTH 13°08'08" EAST FOR A DISTANCE OF 95.83 FEET TO THE SOUTHEAST CORNER OF SIMPSON COVE ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 5 AND 6 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 13°08'08" EAST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 2732, PAGE 1036 AND THE EAST LINE OF SAID SIMPSON COVE ESTATES FOR A DISTANCE OF 760.38 FEET TO THE NORTHEAST CORNER OF SAID SIMPSON COVE ESTATES AND A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 20; THENCE RUN SOUTH 89°47'51" WEST ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID SIMPSON COVE ESTATES FOR A DISTANCE OF 343.46 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 00°18'17" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 496.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 144.13 ACRES MORE OR LESS.

**SECTION 3. EFFECT OF ANNEXATION.** On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and

immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

**SECTION 4. AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES.**

City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council District Four (4) is hereby amended to include the Property, more particularly described as follows:

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 20, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 20; THENCE RUN NORTH 89°51'17" EAST ALONG THE NORTH LINE OF SAID SECTION 20 ALSO BEING IN PART THE SOUTH LINE OF LOCH LEVEN PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 68 THROUGH 71 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR A DISTANCE OF 651.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 20, AND SAID SOUTH LINE OF LOCH LEVEN PHASE ONE, ALSO BEING THE SOUTH LINE OF LOCH LEVEN PHASE TWO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 92 AND 93 OF SAID PUBLIC RECORDS AND THE SOUTH LINE OF LAKES OF MOUNT DORA, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 47 THROUGH 56 OF SAID PUBLIC RECORDS, RUN NORTH 89°51'17" EAST FOR A DISTANCE OF 2607.63 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 20; THENCE DEPARTING SAID NORTH LINE OF SECTION 20 AND SAID SOUTH LINES, RUN SOUTH 02°26'03" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1067.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 42 THROUGH 44 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 42°09'25" EAST ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY LINE OF LOT 93 FOR A DISTANCE OF 336.32 FEET TO A POINT ON THE WEST LINE OF SAID THE COUNTRY CLUB OF MOUNT DORA UNIT 2; THENCE RUN SOUTH 03°54'50" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 426.32 FEET; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING BEARINGS AND DISTANCES: NORTH 89°31'11" WEST FOR A DISTANCE OF 240.69 FEET; THENCE RUN SOUTH 19°09'39" WEST FOR A DISTANCE OF 298.28 FEET; THENCE RUN SOUTH 09°02'48" EAST FOR A DISTANCE OF 371.53 FEET; THENCE RUN SOUTH 28°04'42" WEST FOR A DISTANCE OF 102.02 FEET; THENCE RUN SOUTH 01°52'26" WEST FOR A DISTANCE OF 156.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF

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CONTAINS 144.13 ACRES MORE OR LESS.

**SECTION 5. FILING REQUIREMENTS.** In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

**SECTION 6. IMPLEMENTING ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as are deemed necessary and

appropriate in order to implement the provisions of this Ordinance and the rezoning on the Property. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

**SECTION 7.**            **SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

**SECTION 8.**            **LIMITED CODIFICATION AND SCRIVENER’S ERRORS.** The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. 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.

**SECTION 9.**            **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 10.**          **SEVERABILITY.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 11.**          **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

**FIRST READING:            August 19, 2025**

**SECOND READING:         December 16, 2025**

**PASSED AND ADOPTED this 16th day of December 2025.**

*[Signatures on following page]*

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**JAMES HOMICH**  
**MAYOR of the City of Mount Dora, Florida**

ATTEST:

---

Jeanann Hand  
City Clerk

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

---

Patrick Brackins  
City Attorney

**EXHIBIT "A"**  
Property Depiction

**VICINITY MAP**

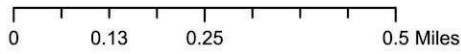
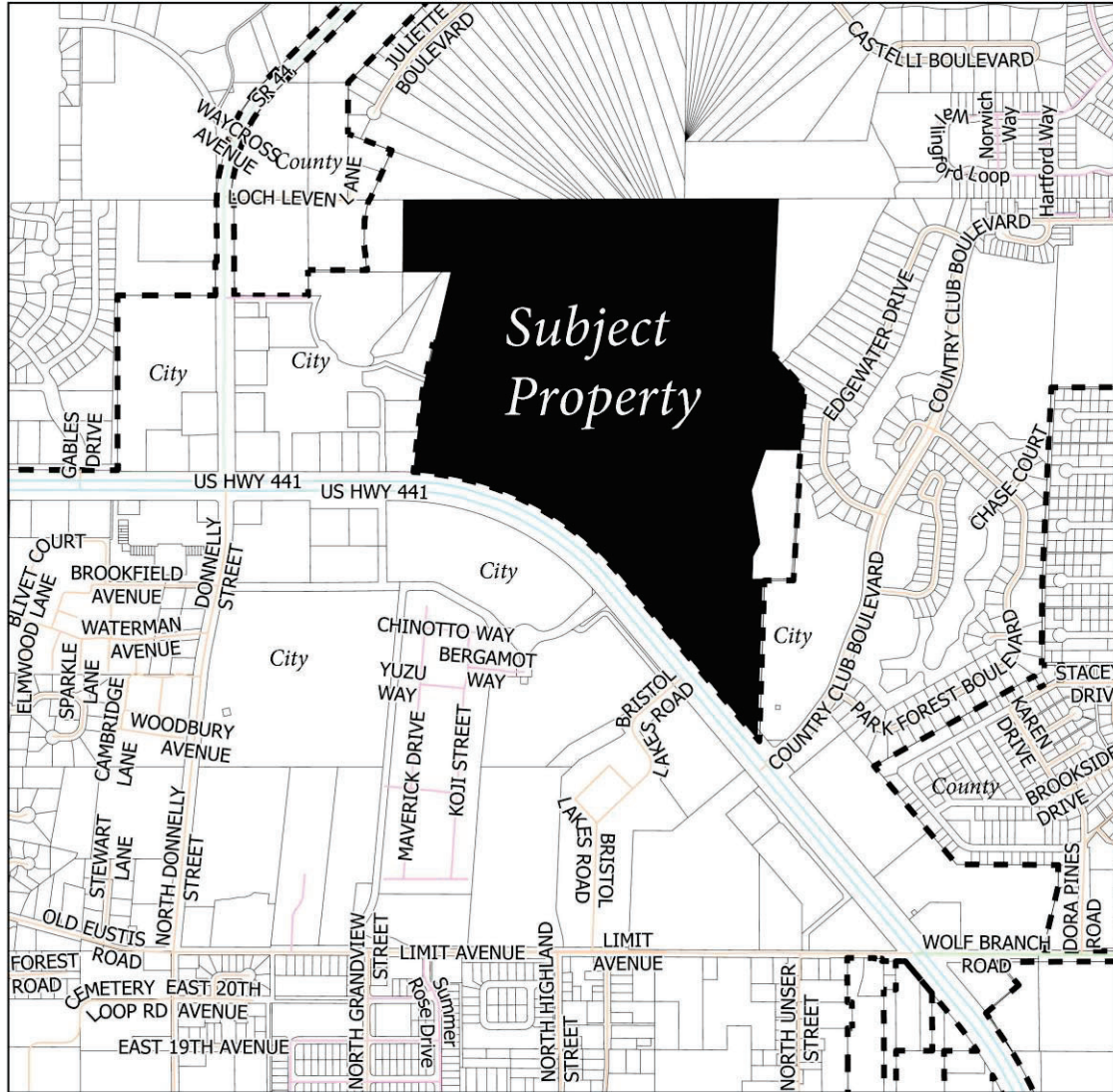
**Legend**

City Limits



■ Subject Property

Mount Dora Groves North (Lochside Residential Community)  
Taylor Morrison of Florida, Inc.



Date Printed: 8/4/2025 10:58 AM





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

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**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-22**, Annexation, School Board of Lake County, Round Lake Charter School (28.68 +/- Acres)

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**Introduction:**

This is a request for City Council to approve the second reading and adoption of Ordinance No. 2025-22 to annex 28.68 acres owned by Lake County School Board.

Call Up Item  
Mayor Asks Attorney to Read Ordinance by Title Only  
City Manager Background  
Public Hearing  
Discussion  
Council Action

**Discussion:**

As required by Florida Statutes, Section 166.041(4), the completed Business Impact Estimate is provided in Attachment #1. The staff report and application are provided in Attachment #2. The advertisements for the adoption hearing are provided in Attachment #3.

The sequences of events leading to presentation to City Council are as follows:

1. The application was submitted to the Office on September 24, 2025.
2. The Development Review Committee reviewed the application and had no concerns or objections to the annexation request, and approved the annexation request and recommended to forward the application to City Council.
3. The City Council at their regularly scheduled meeting held on December 2, 2025, approved the First Reading of Ordinance No. 2025-22 and the request to hold a hearing for the Second Reading and Adoption.

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.

**Budget Impact:**

The City's ad valorem tax base will increase once the property is incorporated into the city limits. The annexation application fee of \$2,000.00 has been waived in accordance with the annexation incentive program established via Resolution No. 2021-05, adopted by City Council on January 5, 2021.

**Strategic Impact:**

GOAL 1: Economic Development. The City's annexation program is consistent with Growth Management Goals for the city, which include the annexation of areas within the JPA which are logical and do not create enclaves.

**Recommendation:**

City Council approve the Final Reading of Ordinance No. 2025-22.

**Attachment(s):**

1. Attachment 1 - Business Impact Estimate
2. Attachment 2 - Annexation Summary Report
3. Attachment 3 - Legal Publications
4. Ordinance 2025-22 Annexation of Round Lake Charter 20251204

Prepared by: Michele Janiszewski, Deputy Planning Director

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/4/2025

Approved - 12/4/2025

Approved - 12/4/2025

Approved - 12/9/2025

Approved - 12/9/2025

Final Approval - 12/9/2025

**ORDINANCE BUSINESS IMPACT ESTIMATE**

*Florida Statutes, Section 166.041(4)*

**ORDINANCE NUMBER: 2025-22**

**ORDINANCE TITLE: Annexation of 28.68 acres owned by Lake County School Board, also known as Round Lake Charter School**

**DEPARTMENT: Planning & Zoning**

**MEETING DATE: December 2, 2025 (First Reading)  
December 16, 2025 (Adoption Hearing)**

*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: 2025-22**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND WEST OF ROUND LAKE ROAD; 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.**

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 law<sup>1</sup> 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;

<sup>1</sup> 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):  
**This ordinance annexes 28.68 +/- acres into the city limits. The property is located within the JPA which supports the City's long-term vision.**
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):  
**N/A**



**CITY OF  
MOUNT  
DORA**

**Planning and Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7113  
Fax: 352-735-7191**

**E-mail: [plandev@cityofmoundora.com](mailto:plandev@cityofmoundora.com)**

**ANNEXATION SUMMARY REPORT  
ROUND LAKE CHARTER SCHOOL**

**Report Date:**

November 12, 2025

**Reference/Support:**

Section 1.3, *LDC*

Chapter 171, *Florida Statutes*

Mount Dora and Lake County Joint Planning Agreement (JPA)

**Background:**

Owner/Applicant: Lake County School Board

Existing Use: Round Lake Charter School (K-8)

Parcel ID 27-19-27-0004-000-01400

Alt. Keys 1039771

Site Area (acres) 28.68

Proposed Use: Charter School

Future Land Use: County Public Service Facility and Infrastructure

Proposed FLU: City Public Lands and Institutions (PLI)

Current Zoning: County Community Facility District (CFD)

Proposed Zoning: City Public Lands and Institutions (PLI)

City Council District: Two (2)

JPA: Yes

**Surrounding Property Table:**

<u>Direction</u>	<u>City/County</u>	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use(s)</u>
North	City	Low Density Residential	PUD	Residential Subdivision
South	County	Res. Low	Ag / CFD	Vacant / Church
East	County	Reg. Office	R-1 / R-2	SFR
West	City	Low Density Residential	PUD	Residential Subdivision

**Analysis:**

The subject property is located in the City/County Joint Planning Area (JPA). The property is contiguous to the City limits adjacent to the north and west and is eligible for annexation. The Lake County School Board petitioned the City for annexation for a parcel located on the north side of State Road 46 and west of Round Lake Road.

This application is in accompaniment with a Future Land Use Map (FLUM) amendment and rezoning. The applicant's proposal is for Public Lands and Institutions (PLI) Future Land Use and

Public Lands and Institutions (PLI) Zoning District for the existing Round Lake Charter School. The FLUM and rezoning are being processed in concert under separate requests. This action is for annexation only.

**Notification:**

JPA Notice to Lake County: November 20, 2025

Notice to Lake County BCC [Ch. 171.044(3) F.S]: November 20, 2025

Ordinance Enactment Legal Ad: December 12, 2025

Non-Legal Ad (1): December 5, 2025

Non-Legal Ad (2): December 12, 2025

Notice after adoption per 171.044(6) F.S.: Date to be scheduled

**Public Hearing Schedule:**

DRC: October 29, 2025

City Council 1<sup>st</sup> Reading: December 2, 2025

City Council 2<sup>nd</sup> Reading/Adoption: December 16, 2025

**RECEIVED**

By *stevensa* at 10:37 am, Sep 24, 2025



**CITY OF  
MOUNT  
DORA**

PLANNING AND DEVELOPMENT

**ANNX25-04**

City of Mount Dora  
Planning & Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7112

[PlanDev@CityofMountDora.com](mailto:PlanDev@CityofMountDora.com)

**VOLUNTARY ANNEXATION  
APPLICATION**

Date: \_\_\_\_\_

Project Address: 31333 Round Lake Rd, Mt Dora, FL 32757

1. Applicant's Name: Lake County Schools - Heather Croney, Senior Planner

Company's Name: Lake County Schools

Address: 201 West Burleigh Blvd

City, State & Zip: Tavares, Florida 32778

Phone: 352-253-6696 E-mail: croneyh@lake.k12.fl.us

2. Property Owner's Name(s): Lake County Schools - Kelly Randall, Exec. Director of Facilities & Growth Planning

Company's Name: Lake County Schools

Address: 201 West Burleigh Blvd

City, State & Zip: Tavares, Florida 32778

Phone: 352-253-6698 E-mail: randallk@lake.k12.fl.us

3. The property generally located (list adjacent streets): on the west side of Round Lake Road south of Wolf Branch Rd, North of SR 46

5. Alt Key(s): 1039771

6. Size of property in Acres: 28.68 acres Square Feet: \_\_\_\_\_

7. Does property have, or will it have City Water and Sewer?  Yes  No

8. Does property have, or will it have Well or Septic Tank?  Yes  No

9. Current Zoning District (County): Community Facility District

10. Future Land Use Category (County): Public Service Facility and Infrastructure

11. Requested Zoning District (City): Public Lands and Institutions District (PLI)

12. Requested Future Land Use Category (City): Public Lands / Institutions

- 13. Present use and structures on the property (list number of residential dwelling units):  
property is currently used for Round Lake Charter K-8, and has structures on it  
pertaining to this use, no residential dwelling units
  
- 14. Public or Private Roadways\*: public  
*\*Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*
  
- 15. Is this project within the Joint Planning Agreement boundaries?  Yes  No

Property owners of land outside the City of Mount Dora who desire to be incorporated within the City of Mount Dora may petition for annexation subject to Florida law and the requirements of the City of Mount Dora.

### CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

  
Owner(s) of Record Signature(s)

9-22-2025  
Date

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	SCHOOL BOARD OF LAKE COUNTY	<b>Alternate Key:</b>	1039771
<b>Mailing Address:</b>	201 W BURLEIGH BLVD TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	27-19-27-0004-000-01400
		<b>Millage Group and City:</b>	0002 Unincorporated
		<b>2024 Total Certified Millage Rate:</b>	13.5721
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	ROUND LAKE RD MOUNT DORA FL, 32757	<b>Property Name:</b>	ROUND LAKE ELEMENTARY SCHOOL <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	E 3/4 OF NE 1/4 OF SE 1/4--LESS BEG AT NE COR OF E 1/2 OF NE 1/4 OF SE 1/4, RUN S 0-23-12 E ALONG E LINE 1322.94 FT TO SE COR OF E 1/2 OF NE 1/4 OF SE 1/4, S 89-45-04 W ALONG SAID S LINE 40.55 FT, N 0-34-52 W 219.40 FT, N 01-50-54 W 228.24 FT, N 0-08-51 W 128.86 FT, N 01-53-48 E 100.50 FT, N 0-26-38 W 199.88 FT, N 0-40-29 W 446.35 FT TO N LINE OF E 1/2 OF NE 1/4 OF SE 1/4, N 89-53-36 E 45.02 FT TO POB FOR RD R/W-- ORB 1608 PG 1712 ORB 2440 PG 2175		
<p><b>NOTE:</b> This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</p>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SCHOOL - PUBLIC (8300)	0	0		28.680	Acre		\$387,180.00	\$387,180.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	SCHOOL BUILDING (SCX)	1	UT	2001	\$5,355,000.00

## Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">1608 / 1712</a>	05/08/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1231 / 1596</a>	06/01/1993	Warranty Deed	Unqualified	Vacant	\$35,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated December 16, 2025 City Council Regular Session Agenda Packet

## Attachment 2

selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$5,742,180	\$5,742,180	\$0	5.0364	\$0.00
SCHOOL BOARD STATE	\$5,742,180	\$5,742,180	\$0	3.1240	\$0.00
SCHOOL BOARD LOCAL	\$5,742,180	\$5,742,180	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$5,742,180	\$5,742,180	\$0	0.2940	\$0.00
NORTH LAKE HOSPITAL DIST	\$5,742,180	\$5,742,180	\$0	0.4100	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$5,742,180	\$5,742,180	\$0	0.1793	\$0.00
LAKE COUNTY MSTU STORMWATER	\$5,742,180	\$5,742,180	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$5,742,180	\$5,742,180	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$5,742,180	\$5,742,180	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$5,742,180	\$5,742,180	\$0	0.4800	\$0.00
				<b>Total:</b> 13.5721	<b>Total:</b> \$0.00

### Exemptions Information

**This property is benefitting from the following exemptions with a checkmark ✓**

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

# Attachment 2

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**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.  
Property data updated nightly.  
**Site Notice**

98 35106

THIS INSTRUMENT PREPARED BY:  
DEL G. POTTER, Esquire  
POTTER, CLEMENT AND LOWRY  
308 East Fifth Avenue  
Mount Dora, FL 32757

Attachment 002 RECEIVED FOR  
TF 1.00 EXCISE TAXES  
MORT. DOC.  
DEED DCG 3,500.00  
NOT  
JAMES C. WATKINS, CLERK LAKE CO. FL  
BY 88 D.C.

D.P. BOOK 1608 PAGE 1712

This Warranty Deed Made and executed the 8<sup>th</sup> day of May, 1998,

by DAVID L. BROWN, a single person,  
whose address is: 21619 S.R. 46, Mount Dora, FL 32757,  
hereinafter called the grantor,

to THE SCHOOL BOARD OF LAKE COUNTY,  
whose address is: 201 W. Burleigh Blvd., Tavares, FL 32778,  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee", include all the parties to this instrument and their heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations).

**Witnesseth:** That the grantor, for and in consideration of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

The Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4; and the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida.  
ALSO: The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 27 East, lying and being in Lake County, Florida.  
ALSO: The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

Parcel I.D. No. 2719270004-000-01300 & 01301 & 01400

**SUBJECT** to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

**Together** with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with the said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Linda L. Cerwinsky*  
LINDA L. CERWINSKY  
*W. Glenn Tyre*  
W. Glenn Tyre

*David L. Brown*  
DAVID L. BROWN

STATE OF FLORIDA  
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of May, 1998, by DAVID L. BROWN, a single person, who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification.

*Linda L. Cerwinsky*  
Notary Public  
My Commission Expires:



Return to  
POTTER, CLEMENT & LOWRY  
308 East Fifth Avenue  
Mount Dora, Florida 32757

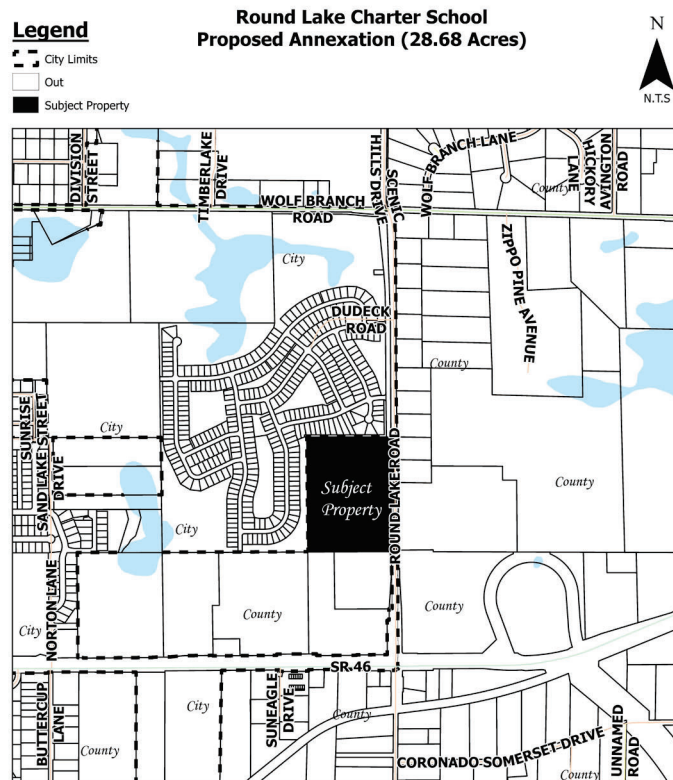
RECORDED  
RECORD VERIFIED  
LAKE COUNTY, FL  
MAY 13 8 20 AM '98

# NOTICE OF ANNEXATION CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to annex land within the area shown on the map in this advertisement. Final hearing on the voluntary annexation, Ordinance No. 2025-22, will be held on Tuesday, December 16, 2025 at 6:00 p.m., or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

## ORDINANCE NO: 2025-22

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND WEST OF ROUND LAKE ROAD; 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.**



Date Printed: 10/10/2025 3:12 PM



Page 2 - Annexation

The proposed ordinance with complete legal description (metes and bounds) may be inspected by the public at the City Clerk's Office or the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

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

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department 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.

Non-Legal Dates Published Twice on:

December 5, 2025

December 12, 2025

**NOTICE OF PROPOSED ENACTMENT  
ORDINANCE NO. 2025-22  
CITY OF MOUNT DORA, FLORIDA**

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2025-22. The final public hearing on the ordinance will be held on Tuesday, December 16, 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 2025-22 is as follows:

**ORDINANCE NO: 2025-22**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND WEST OF ROUND LAKE ROAD; 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.**

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 Planning and Development Department, 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.

Published Legal Notice: December 12, 2025

**ORDINANCE NO: 2025-22**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND WEST OF ROUND LAKE ROAD; 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.**

**WHEREAS**, the School Board of Lake County (Property Owner) is the fee simple owner of the property generally located north of State Road 46 and west side of Round Lake Road in unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit “A”** (Property); and

**WHEREAS**, pursuant to Florida Statutes, Section 171.044, the Property Owner has filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora bearing the signature of all owners of the Property; and

**WHEREAS**, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property will not result in the creation of an enclave, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

**WHEREAS**, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

**WHEREAS**, the City has determined that all procedural and notice requirements mandated by Florida Statutes, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws related to the voluntary annexation of property have been followed and satisfied.

**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. VOLUNTARY ANNEXATION.** The Property generally located north of State Road 46 and west side of Round Lake Road in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described below:

The Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

ALSO: The South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 27 East, lying and being in Lake County, Florida.

ALSO: The North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

**SECTION 3. EFFECT OF ANNEXATION.** On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

**SECTION 4. AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES.** City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council District Two (2) is hereby amended to include the Property, more particularly described below:

The Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

ALSO: The South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 27 East, lying and being in Lake County, Florida.

ALSO: The North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 27 East, Lake County, Florida.

**SECTION 5. FILING REQUIREMENTS.** In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

**SECTION 6. IMPLEMENTING ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance and the rezoning on the Property. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

**SECTION 7. SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

**SECTION 8. LIMITED CODIFICATION AND SCRIVENER'S ERRORS.** The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. 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.

**SECTION 9. CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 10. SEVERABILITY.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 11. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

**FIRST READING: December 2, 2025**

**SECOND READING: December 16, 2025**

**PASSED AND ADOPTED this 16<sup>th</sup> day of December, 2025**

*Signatures on next page.*

---

**JAMES HOMICH**  
**MAYOR of the City of Mount Dora, Florida**

ATTEST:

---

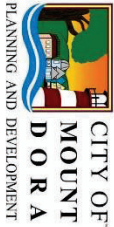
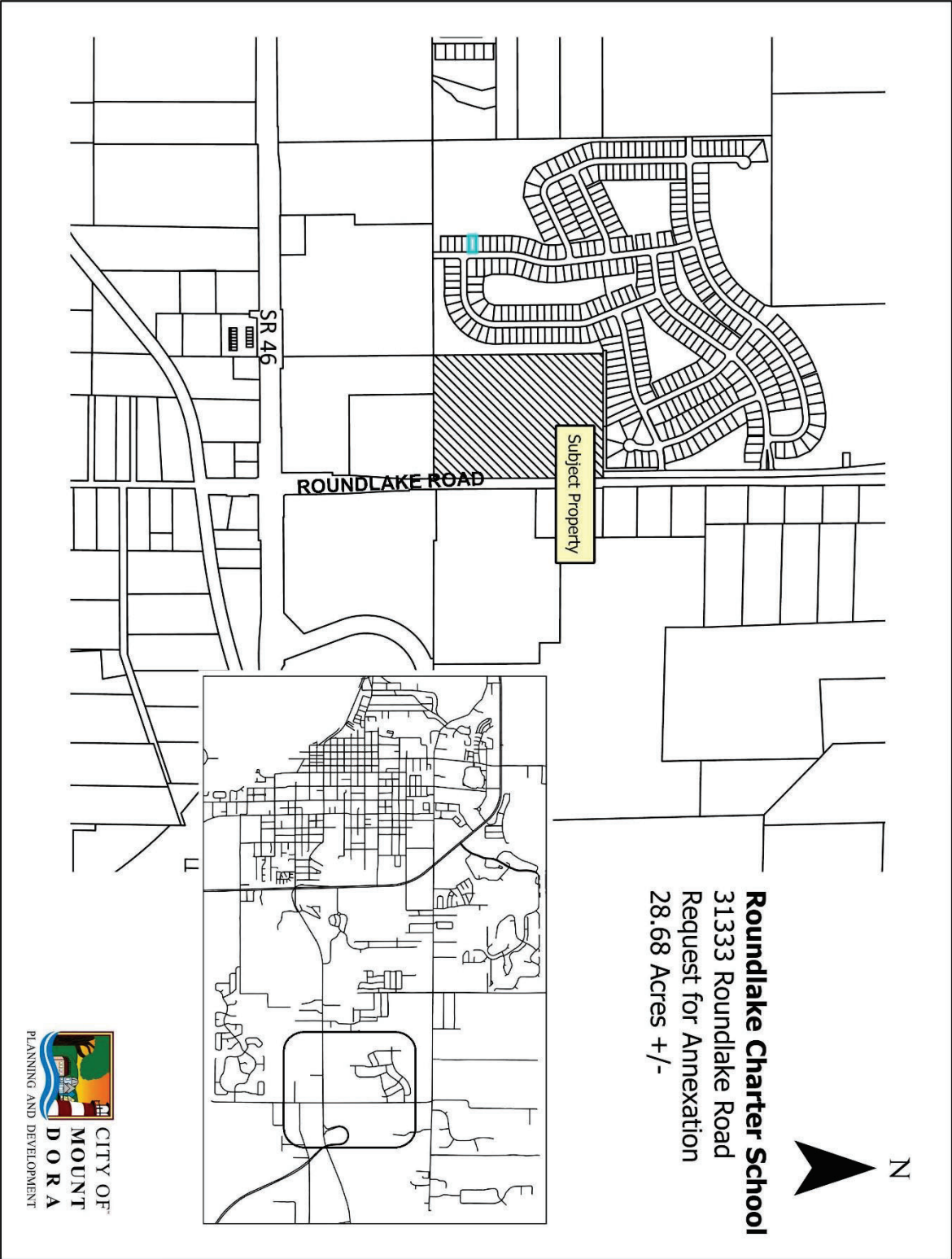
JEANANN HAND  
CITY CLERK

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

---

Patrick Brackins, City Attorney

**EXHIBIT "A"**  
Property Depiction





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

---

**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Approval of the Final Reading and Adoption of **Ordinance No. 2025-25**, Annexation, City of Mount Dora (1.38 Acres)

---

**Introduction:**

This is a request for City Council to approve the second reading and adoption of Ordinance No. 2025-25 to annex 1.38 acres owned by the City of Mount Dora.

Call Up Item  
Mayor Asks Attorney to Read Ordinance by Title Only  
City Manager Background  
Public Hearing  
Discussion  
Council Action

**Discussion:**

As required by Florida Statutes, Section 166.041(4), the completed Business Impact Estimate is provided in Attachment #1. The staff report and application are provided in Attachment #2. The advertisements for the adoption hearing are provided in Attachment #3.

The sequences of events leading to presentation to City Council are as follows:

1. The application was completed and processed in October.
2. The Development Review Committee reviewed the application and had no concerns or objections to the annexation request, and has forwarded the application to City Council.
3. The City Council at their regularly scheduled meeting held on December 2, 2025, approved the First Reading of Ordinance No. 2025-25 and the request to hold a hearing for the Second Reading and Adoption.

Upon annexation, the property's Future Land Use will be assigned from County Regional Office

to City Public Lands and Institutions. The zoning will be assigned from County Planned Commercial to City Public Lands and Institutions.

**Budget Impact:**

The City's ad valorem tax base will increase once the property is incorporated into the city limits. The annexation application fee of \$2,000.00 has been waived in accordance with the annexation incentive program established via Resolution No. 2021-05, adopted by City Council on January 5, 2021.

**Strategic Impact:**

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

The City's annexation program is consistent with Growth Management Goals for the city, which include the annexation of areas within the JPA which are logical and do not create enclaves.

**Recommendation:**

City Council approve the Final Reading of Ordinance No. 2025-25.

**Attachment(s):**

1. Attachment 1 - Business Impact Estimate\_ SR 46 FDOT
2. Attachment 2 - Annexation Summary Report
3. Attachment 3 - Legal Publications
4. Ordinance 2025-25 Annexation\_ SR 46 FDOT Surplus Parcel

Prepared by: Michele Janiszewski, Deputy Planning Director

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/4/2025

Approved - 12/4/2025

Approved - 12/4/2025

Approved - 12/9/2025

Approved - 12/9/2025

Final Approval - 12/9/2025

**ORDINANCE BUSINESS IMPACT ESTIMATE**

*Florida Statutes, Section 166.041(4)*

**ORDINANCE NUMBER: 2025-25**

**ORDINANCE TITLE: Annexation of 1.39 +/- acres owned by City of Mount Dora**

**DEPARTMENT: Planning & Zoning**

**MEETING DATE: December 2, 2025 (First Reading)  
December 16, 2025 (Second Reading)**

---

*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: 2025-25**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND EAST OF WEKIVA RIDGE DRIVE; 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.**

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 law<sup>1</sup> 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;

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

## ATTACHMENT #1

- 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):  
**This ordinance annexes 1.39 +/- acres into the city limits. The property is located within the JPA which supports the City's long-term vision.**
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):  
**N/A**



**CITY OF  
MOUNT  
DORA**

**Planning and Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7113  
Fax: 352-735-7191**

**E-mail: [plandev@cityofmoundora.com](mailto:plandev@cityofmoundora.com)**

---

**ANNEXATION SUMMARY REPORT  
FDOT SURPLUS SR 46 PARCEL**

---

**Report Date:**

November 12, 2025

**Reference/Support:**

Section 1.3, *LDC*

Chapter 171, *Florida Statutes*

Mount Dora and Lake County Joint Planning Agreement (JPA)

**Background:**

Owner/Applicant: City of Mount Dora

Existing Use: Vacant

Parcel ID 27-19-27-0004-000-01600

Alt. Key 1708940

Site Area (Acres) 1.39

Proposed Use: Vacant

Future Land Use: County Regional Office

Proposed FLU: City Public Lands and Institutions (PLI)

Current Zoning: County Planned Commercial (CP) District

Proposed Zoning: City Public Lands and Institutions (PLI)

City Council District: Two (2)

JPA: Yes

**Surrounding Property Table:**

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg. Office	Ag	Vacant
South	County	Reg. Office	LM	Truck Service
	City	County PUD	City PUD	Vacant
East	County	Reg. Office	Ag	Vacant
West	County	Reg. Office	Ag	Vacant

**Analysis:**

The subject property is located in the City/County Joint Planning Area (JPA), and is contiguous to the City limits along the south side of the property. The property is located north of State Road 46 and east of Wekiva Ridge Drive. The City of Mount Dora submitted an application for Voluntary Annexation. The City acquired the subject property from the Florida Department of Transportation (FDOT) through property surplus program donation following the State Road 46 widening project. There are no development plans for the subject property.

Applications for a small-scale Comprehensive Plan Amendment and Rezoning have been submitted to be reviewed concurrently.

**Notification:**

JPA Notice to Lake County: November 20, 2025  
Notice to Lake County BCC [Ch. 171.044(3) F.S]: November 20, 2025  
Ordinance Enactment Legal Ad: December 12, 2025  
Non-Legal Ad (1): December 5, 2025  
Non-Legal Ad (2): December 12, 2025  
Notice after adoption per 171.044(6) F.S.: Date to be scheduled

**Public Hearing Schedule:**

DRC: October 29, 2025  
City Council 1<sup>st</sup> Reading: December 2, 2025  
City Council 2<sup>nd</sup> Reading/Adoption: December 16, 2025



**Attachments:**

Vicinity Map  
Application (Staff Initiated)

# VICINITY MAP

## Legend

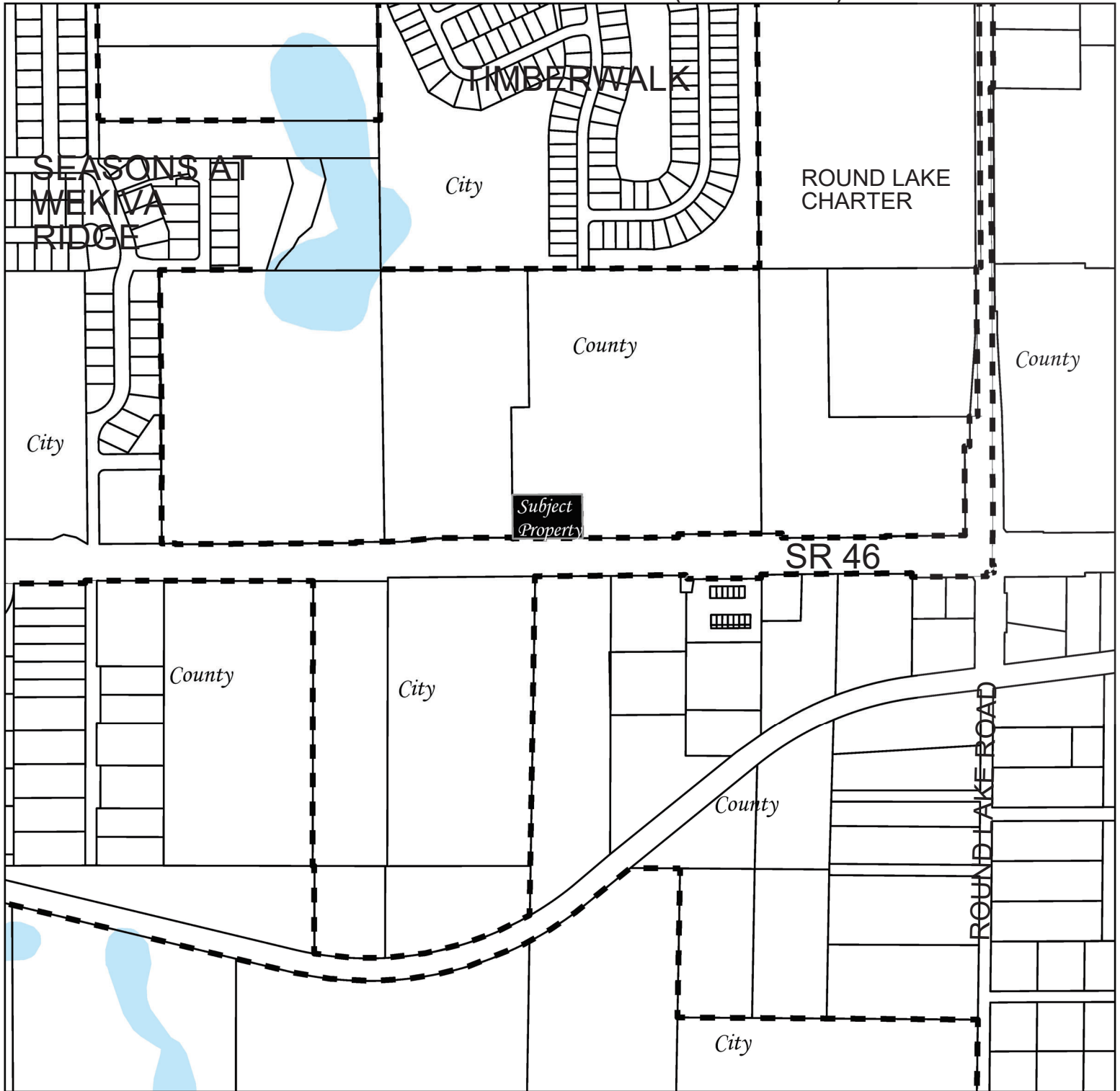
City Limits

 In  
 Out

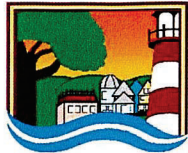
 Subject Property



FDOT Surplus Parcel - State Road 46  
PROPOSED ANNEXATION (1.39 ACRES)



Date Printed: 10/10/2025 12:38 PM



CITY OF MOUNT DORA

PLANNING AND DEVELOPMENT

Attachment #2

ANNX25-05

City of Mount Dora Planning & Development 510 N. Baker St. Mount Dora, FL 32757 352-735-7112

PlanDev@CityofMountDora.com

VOLUNTARY ANNEXATION APPLICATION

Date: Oct 2025 Project Address: 21019 SR 46

1. Applicant's Name: City of Mount Dora

Company's Name:

Address: 510 N. Baker

City, State & Zip: Mount Dora, FL 32757

Phone: E-mail:

2. Property Owner's Name(s): Same as Applicant

Company's Name:

Address:

City, State & Zip:

Phone: E-mail:

3. The property generally located (list adjacent streets): North of 46 between Wekiva Ridge Drive & Roundlake

5. Alt Key(s): 1708940

6. Size of property in Acres: 1.39 Square Feet:

7. Does property have, or will it have City Water and Sewer? Yes No unknown @ this time

8. Does property have, or will it have Well or Septic Tank? Yes No

9. Current Zoning District (County): Regional Office Planned Commercial or CP

10. Future Land Use Category (County): Regional Office

11. Requested Zoning District (City): PLT

12. Requested Future Land Use Category (City): PLI

Attachment #2

13. Present use and structures on the property (list number of residential dwelling units):

Undeveloped

14. Public or Private Roadways\*:

N/A

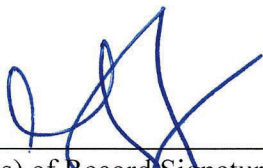
*\*Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*

15. Is this project within the Joint Planning Agreement boundaries?  Yes  No

Property owners of land outside the City of Mount Dora who desire to be incorporated within the City of Mount Dora may petition for annexation subject to Florida law and the requirements of the City of Mount Dora.

**CERTIFICATION AND SIGNATURE**

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

  
Owner(s) of Record Signature(s)  
Michelle Janiszewski  
Deputy Planning  
Director

10-9-2025  
Date

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	STATE OF FLORIDA	<b>Alternate Key:</b>	1708940
<b>Mailing Address:</b>	719 S WOODLAND BLVD DELAND, FL 32720-6834 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	27-19-27-0004-000-01600
		<b>Millage Group and City:</b>	0002 Unincorporated
		<b>2024 Total Certified Millage Rate:</b>	13.5721
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	21619 STATE ROAD 46 MOUNT DORA FL, 32757	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	W 210 FT OF S 330 FT OF E 1/2 OF SW 1/4 OF SE 1/4, E 100 FT OF S 330 FT OF W 1/2 OF SW 1/4 OF SE 1/4--LESS S 135 FT N OF CENTERLINE OF SR 46 FOR RD R/W-- ORB 4803 PGS 2008 2210		
<p><b>NOTE:</b> This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</p>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT STATE (8087)	0	0		1.390	Acre	\$39,594.00	\$39,594.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">4803 / 2210</a>	06/03/2016	Quit Claim Deed	Unqualified	Improved	\$0.00
<a href="#">4803 / 2208</a>	06/03/2016	Warranty Deed	Unqualified	Improved	\$0.00
<a href="#">4382 / 241</a>	09/12/2013	Warranty Deed	Unqualified	Improved	\$259,900.00
<a href="#">4355 / 1080</a>	07/09/2013	Certificate of Title	Unqualified	Improved	\$0.00
<a href="#">2082 / 2246</a>	03/05/2002	Warranty Deed	Qualified	Improved	\$325,000.00
<a href="#">1404 / 2029</a>	12/01/1995	Warranty Deed	Unqualified	Improved	\$1.00
<a href="#">1404 / 2034</a>	11/01/1995	Warranty Deed	Unqualified	Improved	\$1.00
<a href="#">1404 / 2032</a>	11/01/1995	Warranty Deed	Unqualified	Improved	\$1.00
<a href="#">1365 / 123</a>	05/01/1995	Warranty Deed	Unqualified	Improved	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$39,594	\$31,940	\$0	5.0364	\$0.00
SCHOOL BOARD STATE	\$39,594	\$39,594	\$0	3.1240	\$0.00
SCHOOL BOARD LOCAL	\$39,594	\$39,594	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$39,594	\$31,940	\$0	0.2940	\$0.00
NORTH LAKE HOSPITAL DIST	\$39,594	\$31,940	\$0	0.4100	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$39,594	\$31,940	\$0	0.1793	\$0.00
LAKE COUNTY MSTU STORMWATER	\$39,594	\$31,940	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$39,594	\$31,940	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$39,594	\$31,940	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$39,594	\$31,940	\$0	0.4800	\$0.00
				<b>Total:</b> 13.5721	<b>Total:</b> \$0.00

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.  
Property data updated nightly.  
**Site Notice**

Attachment #2

June 26, 2025  
This instrument prepared by  
Robin D Derr  
Under the direction of  
J RYAN MAHLER, II, ATTORNEY  
Department of Transportation  
719 South Woodland Boulevard  
DeLand, Florida 32720-6834

PARCEL NO 104,Part  
SECTION 11130  
F P NO 238275-3  
P M NO 6136-2024  
STATE ROAD 46  
COUNTY Lake

**QUITCLAIM DEED**  
Public Purpose

THIS INDENTURE, Made this 8<sup>th</sup> day of August, 2025, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd , DeLand, FL 32720, to the CITY OF MOUNT DORA, a Florida municipal corporation, Party of the Second Part, whose post office address is 510 North Baker Street, Mount Dora, FL 32757

**WITNESSETH**

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes, and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on 08/08/2025, pursuant to the provisions of Section 337 25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part without consideration, to be used solely for public purposes

NOW, THEREFORE, THIS INDENTURE WITNESSETH That the Party of the First Part does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337 25, Florida Statutes, all that certain land situate in Lake County, Florida, viz

**See Exhibit A attached hereto and made a part hereof**

## Attachment #2

PARCEL NO 104,Part  
SECTION 11130  
F P NO 238275-3  
PAGE 2

SUBJECT to all Utilities in place and in use to the maintenance thereof and all other liens and encumbrances on said land, recorded or unrecorded

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part

REVERTER - The property herein described is to be used for providing facilities or services for the benefit of the public by the Party of the Second Part. If the property ceases to be used for the above described purpose all property rights shall revert back to the said Party of the First Part

***[Signature page to follow]***

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed,

Attachment #2

PARCEL NO 104,Part  
SECTION 11130  
F P NO 238275-3  
PAGE 3

attested by its Executive Secretary, on the date first above written

ATTEST Sharon Liehr  
Type/Print Name Sharon Liehr  
Executive Secretary  
Address 719 S Woodland Blvd  
Deland, FL 32720

(Affix Department Seal)

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

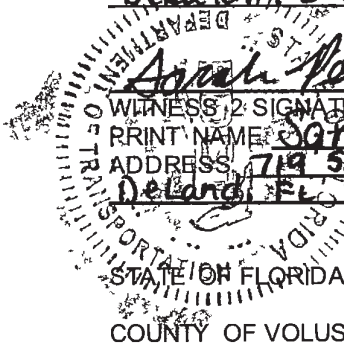
By John E. Tyler, P.E.  
Print/type Name John E. Tyler, P.E.  
District Five Secretary

Signed, sealed and delivered in  
The presence of two witnesses

Sharon Liehr  
WITNESS 1 SIGNATURE LINE  
PRINT NAME Sharon A Liehr  
ADDRESS 719 S. Woodland Blvd  
Deland, FL 32720

Legal Review  
[Signature]  
Office of General Counsel

Sarah Peacock  
WITNESS 2 SIGNATURE LINE  
PRINT NAME Sarah Peacock  
ADDRESS 719 S. Woodland Blvd.  
Deland, FL 32720



STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 8th day of August, 2025, by  
John E. Tyler, District Secretary for District Five, who is personally known to  
me, or who has produced \_\_\_\_\_ as identification

Sharon A Liehr  
Type/print name Sharon A Liehr  
Notary Public in and for the  
County and State last aforesaid  
My Commission Expires Sep 23, 2025

(Affix Notary Seal)



## Attachment #2

PARCEL NO 104,Part  
 SECTION 11130  
 F P NO 238275-3  
 PAGE 4

**EXHIBIT A****PARCEL 104-Part****SECTION 11130  
 F P No 238275-3**

That part of

“THE EAST 100 FEET OF THE SOUTH 330 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, AND THE WEST 210 FEET OF THE SOUTH 330 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, ALL OF THE ABOVE LYING AND BEING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY ”

(Also being the lands described in Official Records Book 4803, Page 2208, of the Public Records of Lake County, Florida )

Less and Except

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range 27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3, thence South 01°57'55" East along the East line of said Section 27, a distance of 2622 62 feet to a rail road spike at the East 1/4 Corner of said Section 27 and the West 1/4 Corner of Section 26, Township 19 South, Range 27 East, thence South 00°23'00" East along said East line 2646 05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69 46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27, thence departing said East line, South 89°36' 18" West along said centerline and the Southerly line of the Southeast 1/4 of said Section 27, a distance of 1796 99 feet to a point on the Monumented East line of the West 210 00 feet of the South 330 00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27 at Station 124+72 47 of said centerline, thence departing said centerline, North 00°42'16" West along said Monumented East line, 33 08 feet to the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING, thence departing said Monumented East line, South 89°36'04" West along said Existing Right of Way line, 309 97 feet to the Monumented West line of the West 80 00 feet of the East 100 00 feet of the South 718 00 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 27, thence departing said Existing Right of Way line,

## Attachment #2

PARCEL NO 104,Part  
SECTION 11130  
F P NO 238275-3  
PAGE 5

North 00°42'16" West along said Monumented Westline, 101 94 feet to a point on a line lying 135 00 feet North of and parallel to said centerline, thence North 89°36'18" East along said parallel line, 309 97 feet, to a point on the Monumented East line of the West 210 00 feet of the South 330 00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27, thence, departing said parallel line, South 00°42'16" East along said Monumented East line, 101 92 feet to the POINT OF BEGINNING

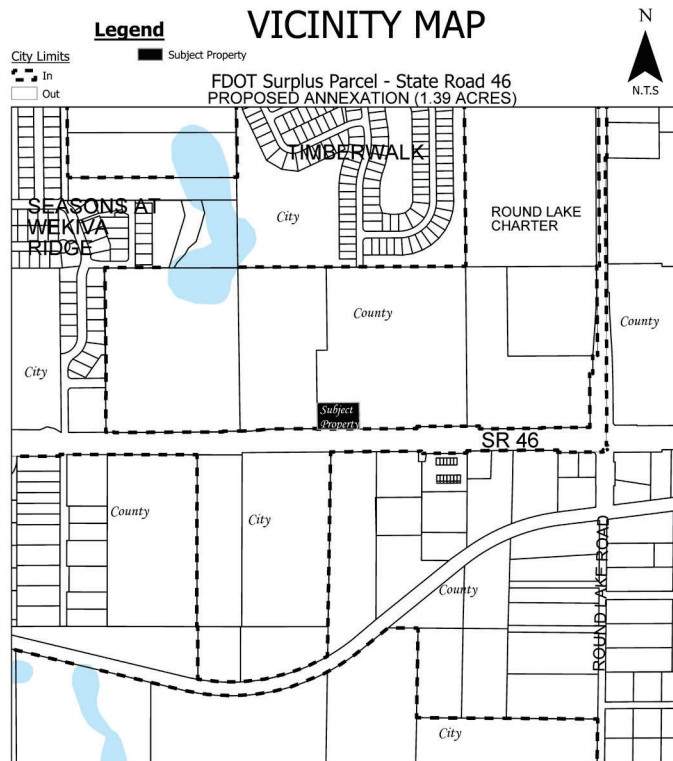
CONTAINING 1 388 Acres, more or less

# NOTICE OF ANNEXATION CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to annex land within the area shown on the map in this advertisement. Final hearing on the voluntary annexation, Ordinance No. 2025-25, will be held on Tuesday, December 16, 2025 at 6:00 p.m., or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

## ORDINANCE NO: 2025-25

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH OF STATE ROAD 46 AND EAST OF WEKIVA RIDGE DRIVE; 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.**



Page 2 - Annexation

The proposed ordinance with complete legal description (metes and bounds) may be inspected by the public at the City Clerk's Office or the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

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

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department 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.

Non-Legal Dates Published Twice on:

December 5, 2025

December 12, 2025

Attachment 3  
**NOTICE OF PROPOSED ENACTMENT  
ORDINANCE NO. 2025-22  
CITY OF MOUNT DORA, FLORIDA**

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2025-23. The final public hearing on the ordinance will be held on Tuesday, December 16, 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 2025-22 is as follows:

**ORDINANCE NO: 2025-22**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND WEST OF ROUNDLAKE ROAD; 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.**

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 Planning and Development Department, 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.

Published Legal Notice: December 12, 2025

**ORDINANCE NO: 2025-25**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH OF STATE ROAD 46 AND EAST OF WEKIVA RIDGE DRIVE; 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.**

**WHEREAS**, the City of Mount Dora (Property Owner) is the fee simple owner of the property generally located north of State Road 46 and east side of Wekiva Ridge Drive unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit "A"** (Property); and

**WHEREAS**, pursuant to Florida Statutes, Section 171.044, the Property Owner has filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora bearing the signature of all owners of the Property; and

**WHEREAS**, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property will not result in the creation of an enclave, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

**WHEREAS**, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

**WHEREAS**, the City has determined that all procedural and notice requirements mandated by Florida Statutes, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws related to the voluntary annexation of property have been followed and satisfied.

**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. VOLUNTARY ANNEXATION.** The Property generally located north of State Road 46 and east side of Wekiva Ridge Drive in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described per **Exhibit “B”**;

**SECTION 3. EFFECT OF ANNEXATION.** On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

**SECTION 4. AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES.** City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council District Two (2) is hereby amended to include the Property, more particularly described per **Exhibit “B”**;

**SECTION 5. FILING REQUIREMENTS.** In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

**SECTION 6. IMPLEMENTING ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance and the rezoning on the Property. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

**SECTION 7. SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

**SECTION 8. LIMITED CODIFICATION AND SCRIVENER’S ERRORS.** The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. 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.

**SECTION 9.**            **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 10.**        **SEVERABILITY.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 11.**        **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

**FIRST READING:            December 2, 2025**

**SECOND READING:        December 16, 2025**

**PASSED AND ADOPTED this 16<sup>th</sup> day of December, 2025**

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**JAMES HOMICH**  
**MAYOR of the City of Mount Dora, Florida**

ATTEST:

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**JEANANN HAND**  
**CITY CLERK**

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

---

Patrick Brackins, City Attorney





**Exhibit "B"**  
Legal Description

That part of:

"THE EAST 100 FEET OF THE SOUTH 330 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; AND THE WEST 210 FEET OF THE SOUTH 330 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; ALL OF THE ABOVE LYING AND BEING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY."

(Also being the lands described in Official Records Book 4803, Page 2208, of the Public Records of Lake County, Florida.)

Less and Except:

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range 27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3; thence South 01°57'55" East along the East line of said Section 27, a distance of 2622.62 feet to a rail road spike at the East 1/4 Corner of said Section 27 and the West 1/4 Corner of Section 26, Township 19 South, Range 27 East; thence South 00°23'00" East along said East line 2646.05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69.46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27; thence departing said East line, South 89°36' 18" West along said centerline and the Southerly line of the Southeast 1/4 of said Section 27, a distance of 1796.99 feet to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27 at Station 124+72.47 of said centerline; thence departing said centerline, North 00°42'16" West along said Monumented East line, 33.08 feet to the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Monumented East line, South 89°36'04" West along said Existing Right of Way line, 309.97 feet to the Monumented West line of the West 80.00 feet of the East 100.00 feet of the South 718.00 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 27; thence departing said Existing Right of Way line,

North 00°42' 16" West along said Monumented West line, 101.94 feet to a point on a line lying 135.00 feet North of and parallel to said centerline; thence North 89°36'18" East along said parallel line, 309.97 feet, to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27; thence, departing said parallel line, South 00°42'16" East along said Monumented East line, 101.92 feet to the POINT OF BEGINNING.

CONTAINING 1.388 Acres, more or less.



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

---

**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Approval of Final Reading and Adoption of **Ordinance No. 2025-26**, Small-Scale Future Land Use Map Amendment for City of Mount Dora Property (1.38 +/- Acres)

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**Introduction:**

This is a request for City Council to approve the final reading and adoption of Ordinance No. 2025-26.

Call Up Item

Mayor Asks Attorney to Read Ordinance by Title Only

City Manager Background

Applicant Presentation (Staff Initiated)

Testimony by others on behalf of the applicant or opposition with a legitimate interest in the matter, who can provide substantial competent evidence.

Rebuttal by Applicant

Discussion

Council Action

**Discussion:**

As required by Florida Statutes, Section 166.041(4), the completed Business Impact Estimate is provided in Attachment #1. This request is associated with land use action. Additional information on the request and the application are provided in Attachment #2 (PZC/LPA Staff Report). The advertisements for the adoption hearing are provided in Attachment #3.

The sequence of events leading to the presentation to City Council are as follows:

1. The Development Review Committee (DRC) reviewed the Small-Scale Future Land Use Map Amendment and had no comments or objections to the request.
2. The Planning and Zoning Commission (PZC), acting as the Local Planning Agency, at their regularly scheduled meeting held on November 19, 2025, recommended approval of the Small-Scale Future Land Use Map Amendment.

3. The City Council at their regularly scheduled meeting held on December 2, 2025, approved the First Reading of Ordinance No. 2025-26 and the request to hold a hearing for the Second Reading and Adoption.

**Budget Impact:**

There are no budgetary impacts on the City with regard to processing the future land use map application.

**Strategic Impact:**

GOAL 1: Economic Development. Future Land Use Map amendments which address density and/or intensity changes are consistent with Growth Management and Economic Development Goals to foster development and growth opportunities.

**Recommendation:**

City Council Approve the final reading of Ordinance No. 2025-26.

**Attachment(s):**

1. Attachment 1 - Business Impact Estimate
2. Attachment 2 - PZC Memo\_ FDOT\_ FLUM
3. Attachment 3 - Legal Publications
4. Ordinance 2025-26\_ FDOT Surplus 20251121

Prepared by: Michele Janiszewski, Deputy Planning Director

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/4/2025

Approved - 12/5/2025

Approved - 12/5/2025

Approved - 12/9/2025

Approved - 12/9/2025

Final Approval - 12/10/2025

ATTACHMENT 1

**ORDINANCE BUSINESS IMPACT ESTIMATE**

*Florida Statutes, Section 166.041(4)*

**ORDINANCE NUMBER: 2025-26**

**ORDINANCE TITLE: Future Land Use Amendment on +/- 1.38 acres located north of State Road 46**

**DEPARTMENT: Planning and Zoning**

**MEETING DATE: December 2, 2025 (First Hearing)  
December 16, 2026 (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. 2025-26**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SR 46 AND EAST OF WEKIVA RIDGE DRIVE, AND THE 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.**

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 law<sup>1</sup> 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;

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

## ATTACHMENT 1

- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- 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):

This ordinance changes the land use on +/- 1.38 acres located north of State Road 46.

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):

N/A



**CITY OF  
MOUNT  
DORA**

**Planning and Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7113  
Fax: 352-735-7191**

**E-mail: [plandev@cityofmoundora.com](mailto:plandev@cityofmoundora.com)**

**DATE:** November 19, 2025

**TO:** Planning and Zoning Commission

**FROM:** Development Review Committee  
Ryan Winkler, AICP, Senior Planner

**RE:** Request for Future Land Use Map Amendment (Small-Scale) from County Regional Office to City Public Lands and Institutions; 1.39 +/- acres (Site Area); generally located north of State Road 46 and east of Wekiva Ridge Drive (Location); 21619 State Road 46, Mount Dora (Site Address); City of Mount Dora (Owners, Applicant).  
Project No. FLUM25-04

**Recommendation:**

Staff recommends approval of the above-referenced request for the Small-Scale Future Land Use Map Amendment. Approval subject to annexation.

**References/Support:**

City of Mount Dora Comprehensive Plan 2045  
City of Mount Dora Land Development Code  
Chapter 163 Florida Statutes

**Background/Information:**

The applicant is requesting an amendment to the City's Future Land Use Map associated with an annexation. The proposed amendment will change approximately 1.39 acres from County Regional Office to City Public Lands and Institutions. The request for future land use map amendment does not proposed any new development of the subject property.

EXISTING FLU	PROPOSED FLUM	SITE AREA	MAXIMUM INTENSITY ALLOWED
County Regional Office	City Public Lands and Institutions	1.39 acres	42,383.88-sf

Note: Intensity based on usable lands (less floodplain and wetland areas).

*Development Summary - Maximums Intensity:*

- From: County Regional Office Maximum Square Footage (FAR 3.0 x 1.39 acres):  
181,645.20-sf
- City proposed Public Lands and Institutions (PLI) designation maximum: (FAR 0.70 x 1.39 acres): 42,383.88-sf

*Future Land Use Element Policy 4.g(10): Public Lands and Institutions:* This category may

include public lands owned by the City, County, State, Federal Government or school board. Also included in this category may be churches, cemeteries, and other public or quasi-public lands including elementary, middle, and high schools. Maximum impervious surface ratio is 0.70. Maximum FAR is 0.70.

**Land Use Report:**

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg. Office	Ag	Vacant
South	County	Reg. Office	LM	Truck Service
	City	County PUD	City PUD	Vacant
East	County	Reg. Office	Ag	Vacant
West	County	Reg. Office	Ag	Vacant

Request Type: Small-Scale Future Land Use Map Amendment

Existing Use: Vacant

Proposed Use: Vacant

Proposed Future Land Use: City Public Lands and Institutions

Current Future Land Use: County Regional Office

Current Zoning: County Planned Commercial (CP) District

Proposed Zoning: City Public Lands and Institutions (PLI)

JPA: Yes, City of Mount Dora and Lake County Joint Planning Agreement

Overlay Zones/Areas: N/A

Critical State Concern: No

Site Area: 1.39 +/- acres

Housing: N/A. The proposed Future Land Use change not applicable related to the impacts on the projected housing population of City's Comprehensive Plan. Proposal is for non-residential designations.

Traffic: N/A. The proposed Future Land Use change not applicable to the impacts on traffic. The school use is existing.

Wastewater: *Infrastructure Element Policy 1.d:* Average Daily Flow: Flow requirements from commercial, industrial, institutional, or other special

development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise. The proposed change will not negatively impact current capacity and will reduce capacity needs for the site as the current FAR is 1.0 as opposed to the proposed FAR of 0.70. There are no development plans for the subject property that will affect wastewater capacity.

**Potable Water:** The minimum design for water distribution systems shall provide for at least 100 percent of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. Fire flows in commercial, institutional, industrial areas and apartment or multiunit complexes, shall provide a minimum of 1,500 gpm at a 20 psi residual pressure. The proposed change and will not negatively impact capacity. There are no development plans for the subject property that will affect wastewater capacity.

**Reclaim Water:** Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Policy 1.c(1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available at this location.

**Solid Waste:** City's standard is 7.1 pounds per capita per day (LOS disposal).

**Stormwater:** Protect water resources in Mount Dora. Control of erosion, sedimentation and flooding are mandatory. Limit post-improvement stormwater discharge to pre-improvement rates based on the 25-year, 96-hour storm. Building first floor elevations must be flood-free for the 100-year, 96-hour storm. Comply with Land Development Code Chapter 6.2 drainage standards.

**Habitat:** The property is currently developed with minimal natural lands and habitats. No wetlands appear on property. Soil composition includes various soil types lie within the subject property boundary: Myakka Sand, Placid and Myakka Fine Sands, St. Lucie Sand, Orsino Sand, and Tavares Sand.

The subject site development does not propose impact to any unique or ecologically significant area of vegetation or Habitat.

**Wetlands/  
Environmental:** The property does not include any wetlands. The property is not designated within the flood zone.

*Note: Data analysis support documents on-file with the project application.*

**Notification:**

JPA Notice to Lake County: November 20, 2025  
Legal Ad for PZC: November 7, 2025  
Notice to Lake County BCC [Ch. 171.044(3) F.S]: November 20, 2025  
Ordinance Enactment Legal Ad: December 12, 2025  
Non-Legal Ad: December 12, 2025

**Public Hearing Schedule:**

DRC: October 29, 2025  
PZC: November 19, 2025  
City Council (Adoption): December 12, 2025 (Single public hearing)  
Note: Section 163.3187(2) Florida Statutes requires only one public hearing before City Council for Small-Scale Future Land Use Map Amendments. These are only associated with amendments 50.00 acres or less.



**Attachments:**

Vicinity Map  
Composite (City & County) FLU Map  
Proposed Land Use Exhibit  
Proposed Future Land Use Map II-2a  
Application

# VICINITY MAP

## Legend

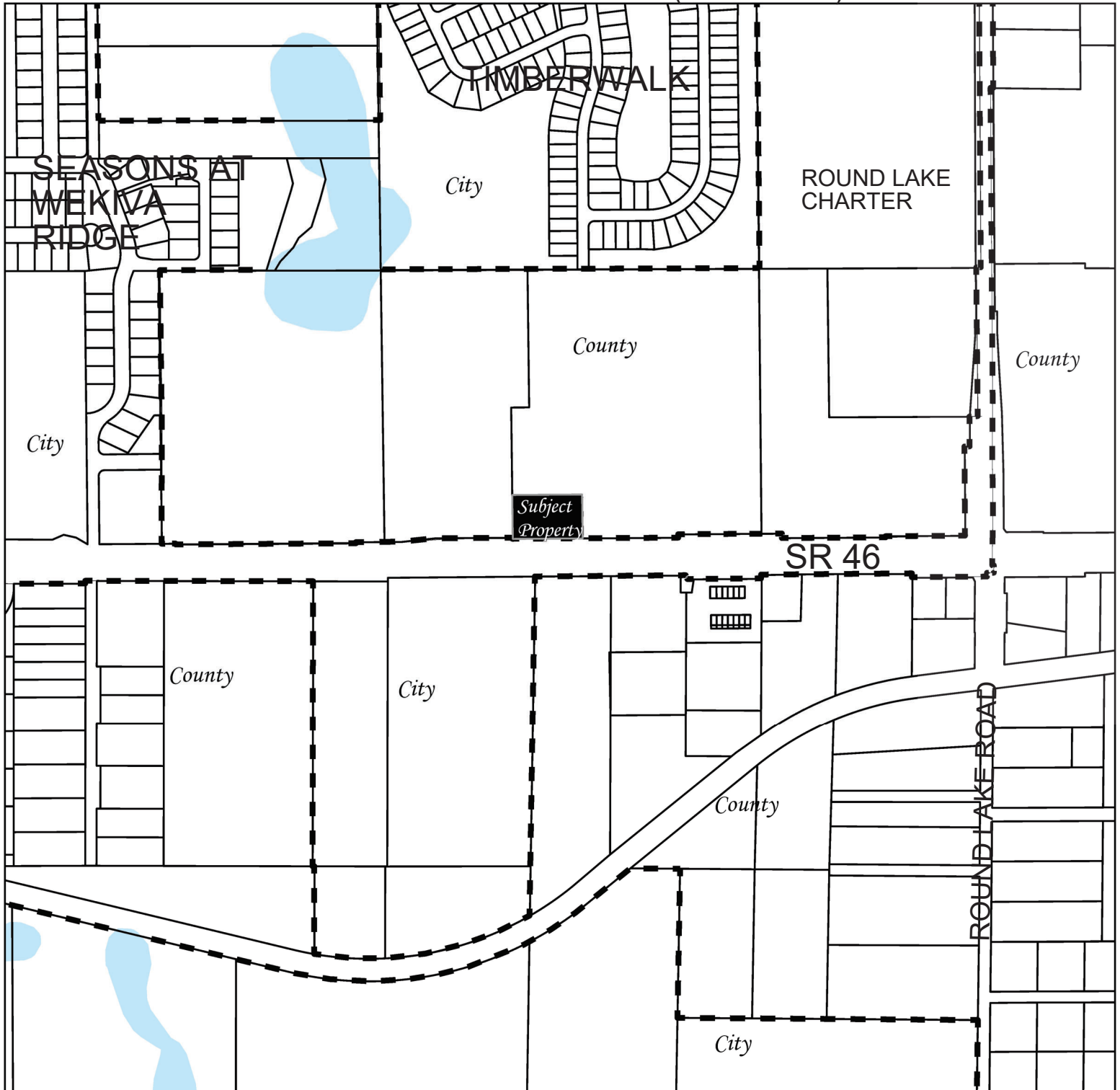
City Limits

 In  
 Out

 Subject Property



FDOT Surplus Parcel - State Road 46  
PROPOSED ANNEXATION (1.39 ACRES)



Date Printed: 10/10/2025 12:38 PM

# Future Land Use Map Composite City & Lake County

N



## Legend

City Limits



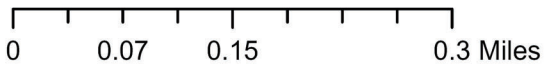
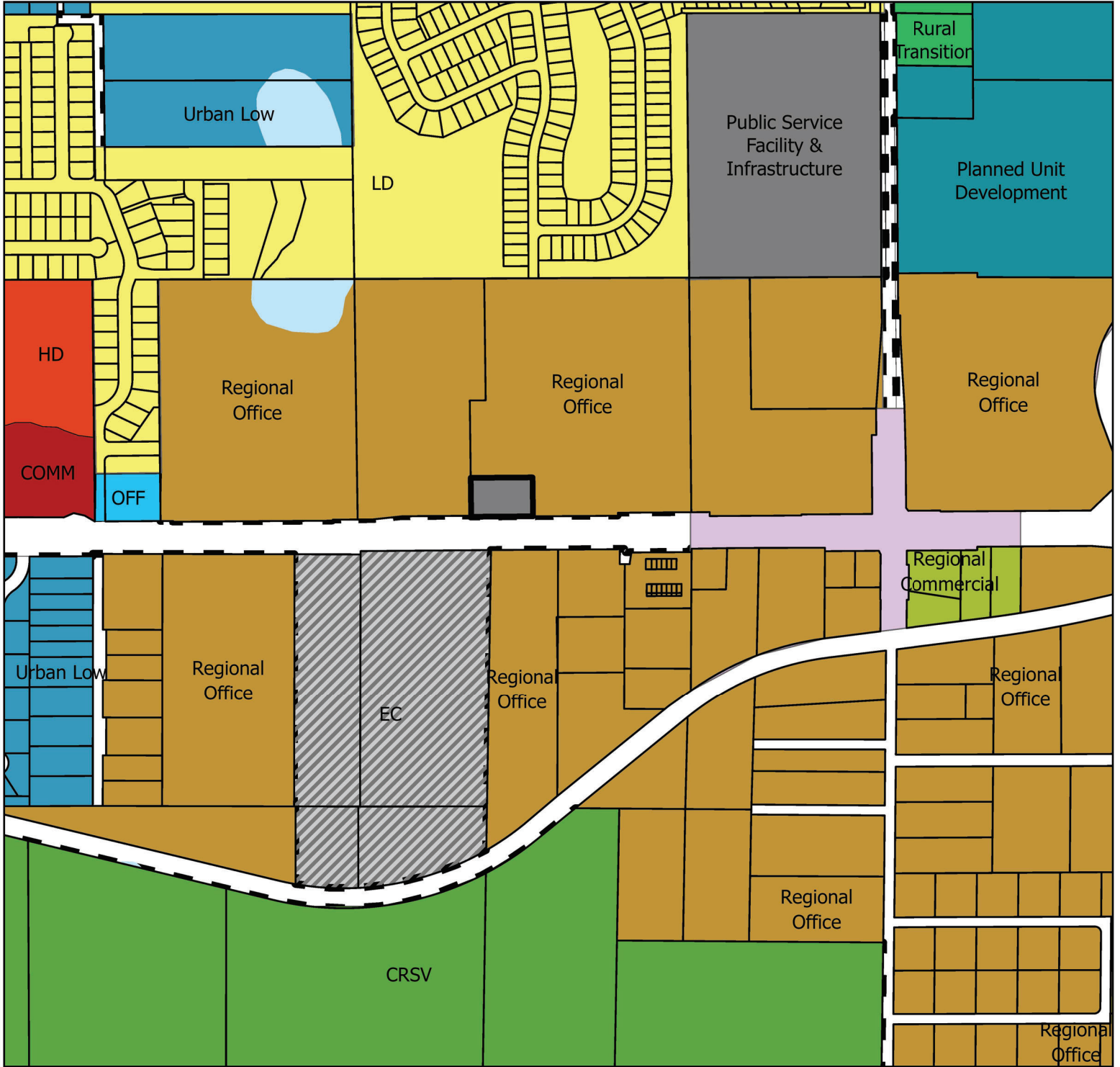
In



Out



Subject Property



# City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

### LEGEND:

- Mixed Use Traditional (MU-1)
- Mixed Use Downtown (MU-2)
- Employment Center
- Residential Professional/Office
- Low Density Residential (2.5 DU/AC or Less)
- Low/Medium Density Residential (4 DU/AC or Less)
- Medium Density Residential (6 DU/AC or Less)
- High Density Residential (18 DU/AC or Less)
- Industrial
- Commercial
- Office
- Recreation
- Public Lands/Institutions
- Conservation
- Water Bodies/Lakes

### Features

- City Limits
- JPA
- Rail Road

## FLUM Amendment

Owner City of Mount Dora  
21619 State Road 46, Mount Dora  
1.39 +/- Acres

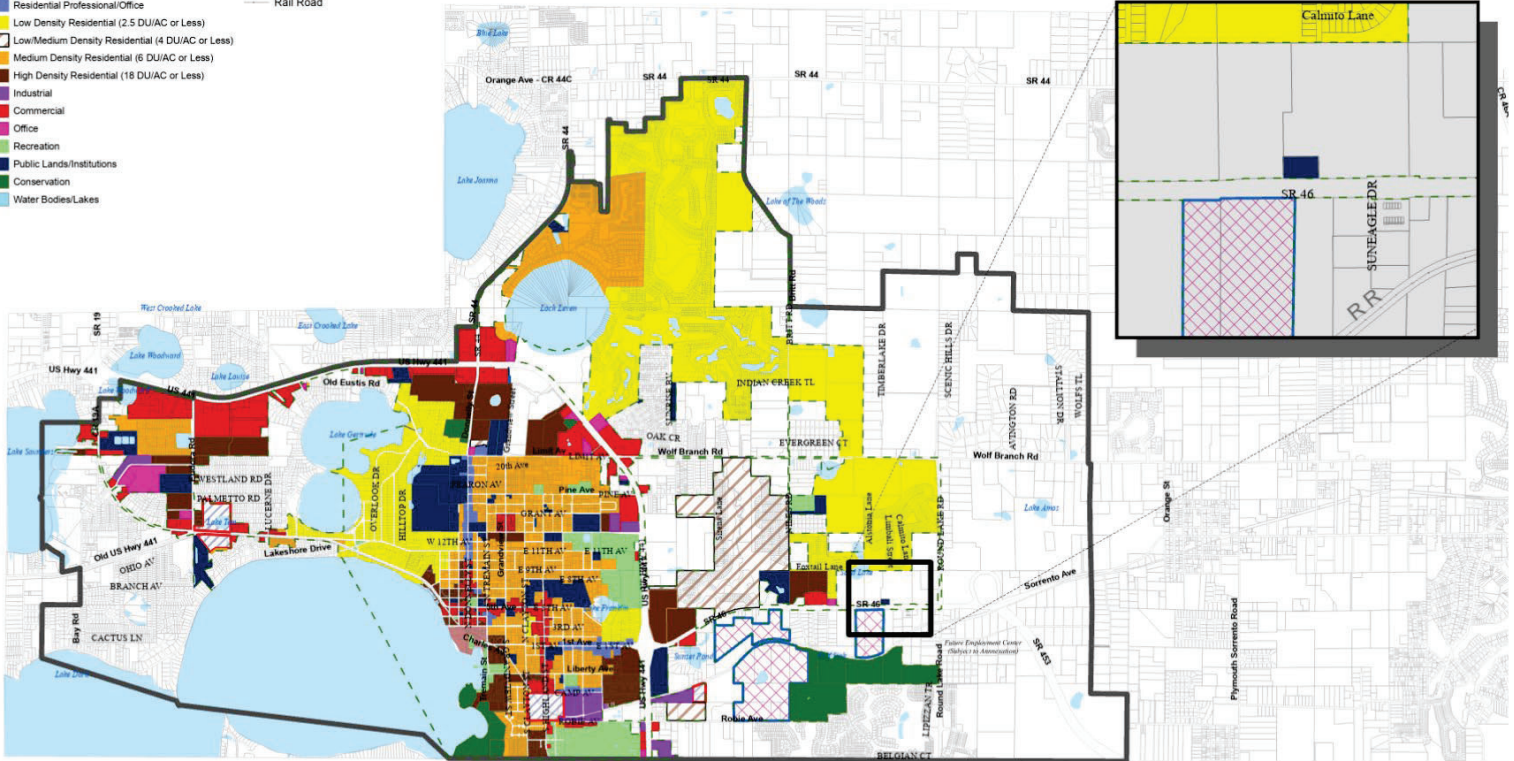
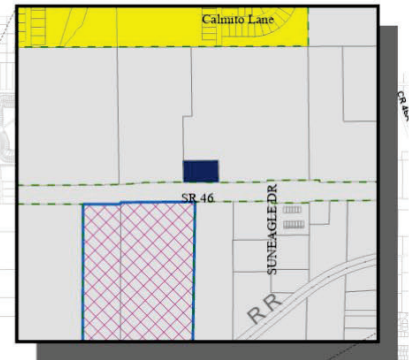
Current FLU: County Regional Office  
Proposed FLU: Public Lands and Institutions

Exhibit "A"  
Ordinance No. 2025-26



## Map II-2a

Small-Scale FLUM Amendment



Print Date: 11/12/2025

Path: U:\PlanDev Admin\PM\ANNEXATION\SR 46 FDOT Parcel Transfer to City\Maps\FLUM Composite Map\DOT\SR 46 SU\Map II-2a.aprx

Prepared by: Mount Dora Planning and Development Dept.  
510 North Baker Street  
Mount Dora, FL 32727  
352-735-7112



CITY OF  
MOUNT  
DORA

FLUM25-04

City of Mount Dora  
Planning and Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7112  
E-mail: [plandev@cityofmountdora.com](mailto:plandev@cityofmountdora.com)

FUTURE LAND USE MAP AMENDMENT  
SMALL-SCALE (10 ACRES OR LESS)  
APPLICATION

Date : Oct. 2025 Project Name: FDOT SURPLUS PROPERTY

1. Applicant's Name: City of Mount Dora

Company's Name: \_\_\_\_\_

Address: 510 N. Baker

City, State & Zip: Mount Dora, FL 32739

Phone: \_\_\_\_\_ E-mail: planning@mountdora.gov

2. Owner's Name: \_\_\_\_\_

Company's Name: \_\_\_\_\_

Address: See Above

City, State & Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

3. The property generally located and list adjacent streets: SR 46

4. The address(es) of the property: 21019 SR 46

5. Size of property in Acres: 1.39 Square Feet: \_\_\_\_\_

6. Current Zoning District: CP by ordinance 2014-4

7. Requested Zoning District: PLI

(Separate application required for change in zoning district)

8. Future Land Use Category : Regional office

9. Requested Future Land Use Category: PLI

10. Present use and structures on the property (list number of residential dwelling units):

undeveloped

11. Building Size Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_

12. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North				
South				
East				
West				

(districts/categories may be abbreviated)

*See Staff Report*

13. Present use and structures on the property (list number of residential dwelling units):

\_\_\_\_\_

14. Proposed use of property: \_\_\_\_\_

City use

15. List the specific Comprehensive Plan Policy that allows proposed use: \_\_\_\_\_

\_\_\_\_\_

16. State the reason for this request: seeking to annex and establish city land use.

17. Describe changed condition justifying the amendment: "

\_\_\_\_\_

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: \_\_\_\_\_

\_\_\_\_\_

19. Describe the extent to which the proposed amendment is compatible with existing land uses: \_\_\_\_\_

\_\_\_\_\_

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: \_\_\_\_\_

no development plans @ this time

21. Describe the extent of environmental impacts on the resources of proposed amendment: \_\_\_\_\_

\_\_\_\_\_

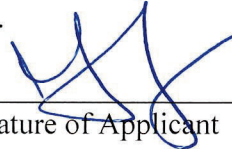
22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: \_\_\_\_\_

\_\_\_\_\_

**CERTIFICATION AND SIGNATURE**

**AFFIDAVIT**

I, Michele Janiszewski, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.



Signature of Applicant

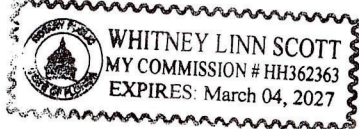
Michele Janiszewski

Print or Type Name

STATE OF FLORIDA  
COUNTY OF LAKE  
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 9th day of October 2025 by Michele Janiszewski who is personally known to me or who has produced \_\_\_\_\_ as identification and who did \_\_\_\_\_ or did not  take an oath.

SEAL:



  
Notary Public

Whitney Linn Scott  
Print or Type Name

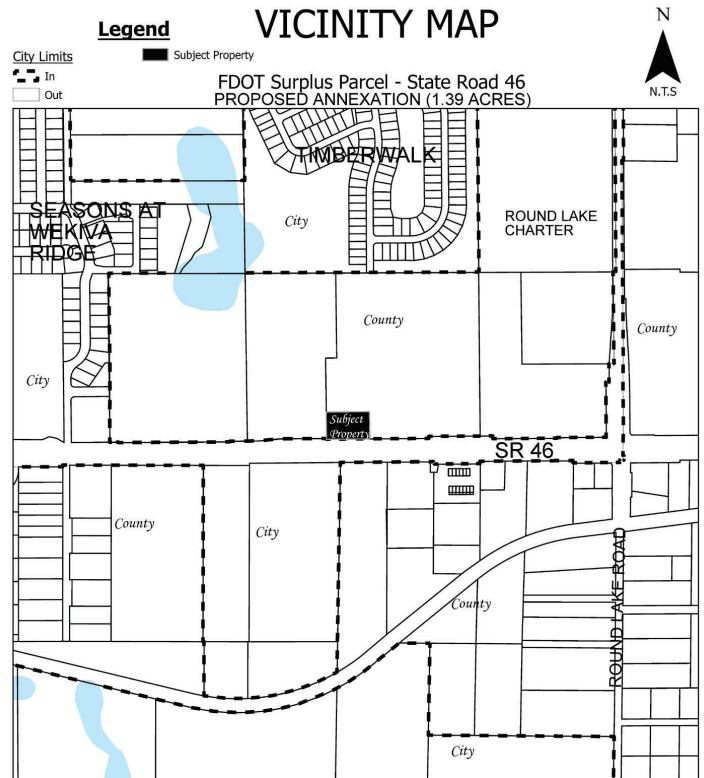
**NOTICE OF COMPREHENSIVE PLAN CHANGE  
FUTURE LAND USE MAP AMENDMENT  
ORDINANCE NO. 2025-26  
CITY OF MOUNT DORA, FLORIDA**

Notice is hereby given that the Planning and Zoning Commission and the City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-26 for proposed changes to the City of Mount Dora Comprehensive Plan to amend the Future Land Use Map. The title and substance of proposed Ordinance is as follows:

**ORDINANCE NO: 2025-26**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SR 46 AND EAST OF WEKIVA RIDGE DRIVE, AND THE 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 MAP 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.**

Further, the adoption of Ordinance No. 2025-26 includes a Future Land Use Map Amendment changing certain lands from County Regional Office to City Public Lands and Institutions as depicted on the map of this advertisement below:



Date Printed: 10/10/2025 12:38 PM



The City of Mount Dora Local Planning Agency (Planning and Zoning Commission) will conduct a public hearing to consider this ordinance on **Wednesday, November 19, 2025 at 10:00 a.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The City Council of the City of Mount Dora, Florida will conduct public hearing to consider the adoption of Ordinance No. 2025-26 on **Tuesday, December 16, 2024**. The meeting will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed comprehensive plan amendment.

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 Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department 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.

For Questions or Comments, please email staff at **[planning@mountdora.gov](mailto:planning@mountdora.gov)**.

Title in 18 point

2 column, 10.5 inch; Non-legal

Publish: November 7, 2025

**NOTICE OF PROPOSED ENACTMENT  
ORDINANCE NO. 2025-26  
CITY OF MOUNT DORA, FLORIDA**

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance No. 2025-26. The final public hearing on the ordinance will be held on **Tuesday, December 16, 2025 at 6:00 p.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance No. 2025-26 is as follows:

**ORDINANCE NO: 2025-26**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SR 46 AND EAST OF WEKIVA RIDGE DRIVE, AND THE 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.**

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 Planning and Development Department, 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.

Published (Legal Notice): December 12, 2025

**ORDINANCE NO: 2025-26**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SR 46 AND EAST OF WEKIVA RIDGE DRIVE, AND THE 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.**

**WHEREAS**, the City of Mount Dora is committed to planning and managing for future growth and redevelopment of property located within the City limits; and

**WHEREAS**, the Florida Statutes, Section 163.3167 empowers the City of Mount Dora to adopt and amend the City of Mount Dora Comprehensive Plan 2045; and

**WHEREAS**, pursuant to Florida Statutes, Section 163.3187, the City of Mount Dora (Property Owner) submitted an application requesting 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 pertaining to that property located north of State Road 46 and east of Wekiva Ridge Drive, as depicted in **Exhibit "A"** attached hereto (Property); and

**WHEREAS**, the proposed Comprehensive Plan Amendment qualifies as small-scale development amendment because the Property is not more than fifty acres in size, the proposed amendment does not involve a text change to the goals, policies and objectives of the City and only proposes a land use change to the City's Future Land Use Map and,

**WHEREAS**, the Property is not located within an area of critical state concern; and

**WHEREAS**, in accordance with applicable law, notice of the proposed Comprehensive Plan amendment was provided to Lake County and to the public by way of publication in a newspaper of general circulation in the City; and

**WHEREAS**, on November 19, 2025, the City of Mount Dora Planning and Zoning Commission approved the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property; and

**WHEREAS**, Florida Statutes, Section 163.3187(2) requires that the City conduct only one public hearing for Small-Scale Future Land Use Map Amendments; and

**WHEREAS**, after conducting a public hearing, the City of Mount Dora finds that the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA:**

**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. APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP.**

A. The Future Land Use designation of City Public Lands and Institutions is hereby assigned to that Property located on the north side of SR 46 and east of Wekiva Ridge Drive, identified by a portion of Tax Parcel ID # 27-19-27-0004-000-01600, Alt. Key # 1708940, and more particularly described as:

PARCEL NO. 104,PART  
SECTION 11130  
F.P. NO. 238275-3  
That part of:

"THE EAST 100 FEET OF THE SOUTH 330 FEET OF THE WEST $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ ; AND THE WEST 210 FEET OF THE SOUTH 330 FEET OF THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ ; ALL OF THE ABOVE LYING AND BEING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY."

(Also being the lands described in Official Records Book 4803, Page 2208, of the Public Records of Lake County, Florida.)

Less and Except:

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range 27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3; thence South 01°57'55" East along the East line of said Section 27, a distance of 2622.62 feet to a rail road spike at the East 1/4 Corner of said Section 27 and the West 1/4 Corner of Section 26, Township 19 South, Range 27 East; thence South 00°23'00" East along said East line 2646.05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69.46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27; thence departing said East line, South 89°36' 18" West along said centerline and the Southerly line of the Southeast 1/4 of said Section 27, a distance of 1796.99 feet to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27 at Station 124+72.47 of said centerline; thence departing said centerline, North 00°42'16" West along said Monumented East line, 33.08 feet to the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Monumented East line, South 89°36'04" West along said Existing Right of Way line, 309.97 feet to the Monumented Westline of the West 80.00 feet of the East 100.00 feet of the South 718.00 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 27; thence departing said Existing Right of Way line, North 00°42'16" West along said Monumented Westline, 101.94 feet to a point on a line lying 135.00 feet North of and parallel to said centerline; thence North 89°36'18" East along said parallel line, 309.97 feet, to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27; thence, departing said parallel line, South 00°42'16" East along said Monumented East line, 101.92 feet to the POINT OF BEGINNING.

CONTAINING 1.388 Acres, more or less.

B. The Future Land Use Map II-2a of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, adopted by City of Mount Dora Ordinance 2020-04, on June 16, 2020; amended by City of Mount Dora Ordinance No. 2023-01, on January 17, 2023, is hereby amended to include the Future Land Use assignment set forth herein.

**SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as are 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 effectual and prudent.

**SECTION 4. SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the requested Future Land Use change and amendment to Future Land Use Map II-2a of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, as well

as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

**SECTION 5. NON-CODIFICATION AND SCRIVENER'S ERRORS.** The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. 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.

**SECTION 6. CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon adoption; however, pursuant to Florida Statutes, Section 163.3187, the subject small-scale Future Land Use Map amendment shall become effective 31 days after adoption of this Ordinance by the City, unless otherwise challenged within 30 days after said adoption. In the event of a timely challenge, the subject small-scale Future Land Use Map amendment shall become effective once the Florida Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted small-scale Future Land Use Map amendment is in compliance with the Plan.

**FIRST READING: December 2, 2025**

**SECOND READING: December 16, 2025**

**PASSED AND ADOPTED this 16th day of December, 2025**

---

**JAMES HOMICH**  
**MAYOR of the City of Mount Dora, Florida**

**ATTEST:**

---

**JEANANN HAND**  
**CITY CLERK**

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

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Patrick Brackens, City Attorney

# EXHIBIT "A"

## Future Land Use Map Amendment

### City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

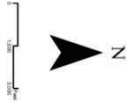
**FLUM Amendment**  
 Owner: City of Mount Dora  
 21619 State Road 46, Mount Dora  
 1.39 +/- Acres  
 Current FLU: County Regional Office  
 Proposed FLU: Public Lands and Institutions



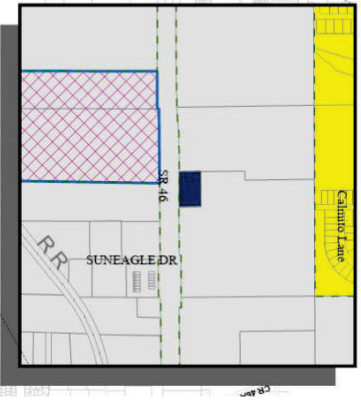
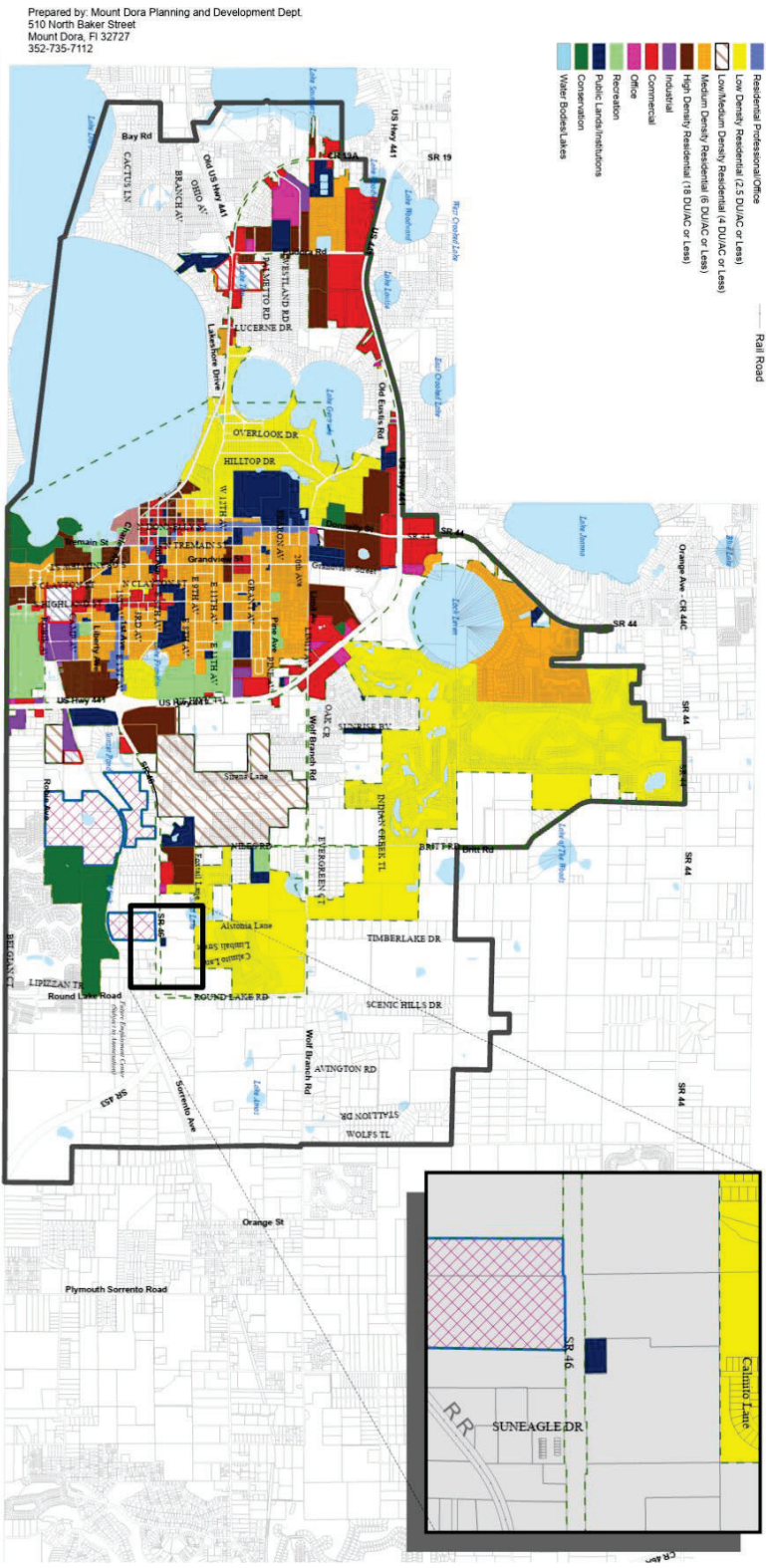
**Exhibit "A"**  
 Ordinance No. 2025-26

**Map II-2a**

Small-Scale FLUM Amendment



- LEGEND:**
- Mixed Use Traditional (MU-1)
  - Mixed Use Downtown (MU-2)
  - Employment Center
  - Residential Professional/Office
  - Low Density Residential (2.5 DU/AC or Less)
  - Medium Density Residential (4 DU/AC or Less)
  - High Density Residential (8 DU/AC or Less)
  - Industrial
  - Commercial
  - Office
  - Recreation
  - Public Lands/Institutions
  - Conservation
  - Water Bodies/Lakes
- Features**
- City Limits
  - JPA
  - Rail Road



Prepared by: Mount Dora Planning and Development Dept.  
 510 North Baker Street  
 Mount Dora, FL 32727  
 352-735-7112  
 Print Date: 11/12/2025  
 Path: U:\P\Draw Admin\MANAGEMENT\SR 46 FLOOR Parcel Transfer to CIV Maps\FLUM Composite Maps\flumSR 46 2025-26.aprx



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

---

**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Approval of Final Reading and Adoption of **Ordinance No. 2025-27**,  
Change in Zoning for City of Mount Dora Property (1.38 +/- Acres)

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**Introduction:**

This is a request for City Council to approve the Second Reading and Adoption of Ordinance No. 2025-27.

Call Up Item

Mayor Asks Attorney to Read Ordinance by Title Only

City Manager Background

Applicant Presentation (Staff Initiated)

Testimony by others on behalf of the applicant or opposition with a legitimate interest in the matter, who can provide substantial competent evidence.

Rebuttal by Applicant

Discussion

Council Action

**Discussion:**

As required by Florida Statutes, Section 166.041(4), Attachment #1 is the completed Business Impact Estimate. This request is associated with land use type action. The staff report and application are provided in Attachment #2. Legal advertisements for public hearings are included in Attachment #3.

The sequence of events leading to the presentation before City Council are as follows:

1. The Development Review Committee (DRC) reviewed the rezoning application and had no comments or objections to the request.
2. The Planning and Zoning Commission (PZC) at their regularly scheduled meeting held on November 19, 2025, recommended approval of the rezoning request.

3. The City Council, at their regularly scheduled meeting held on December 2, 2025, approved the First Reading of Ordinance No. 2025-27 and scheduled a hearing for the Second Reading and Final adoption.

**Budget Impact:**

There are no budgetary impacts on the City in regards to the processing a rezoning application.

**Strategic Impact:**

GOAL 1: Economic Development. Rezoning requests which address density and intensity changes are consistent with Growth Management Goals.

**Recommendation:**

City Council approve the Final Reading of Ordinance No. 2025-27.

**Attachment(s):**

1. Attachment 1 - Business Impact Estimate
2. Attachment 2 - PZC Memo\_ FDOT Rezoning
3. Attachment 3 - Legal Publications
4. Ordinance 2025-27\_ Rezoning\_ FDOT Surplus SR 46

Prepared by: Michele Janiszewski, Deputy Planning Director

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/4/2025

Approved - 12/5/2025

Approved - 12/5/2025

Approved - 12/9/2025

Approved - 12/9/2025

Final Approval - 12/10/2025

**ORDINANCE BUSINESS IMPACT ESTIMATE**

*Florida Statutes, Section 166.041(4)*

**ORDINANCE NUMBER: 2025-27**

**ORDINANCE TITLE: Rezones +/- 1.39 acres of property along State Road 46 which was recently annexed into the city limits**

**DEPARTMENT: Planning & Zoning**

**MEETING DATE: December 2, 2025  
December 16, 2025**

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*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: 2025-27**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY PLANNED COMMERCIAL (CP) BY ORDINANCE #2014-4 TO CITY PUBLIC LANDS AND INSTITUTIONS (PLI) FOR PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND EAST OF WEKIVA RIDGE DRIVE, COMPRISING 1.39 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.**

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 law<sup>1</sup> 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;

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

- 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;
- 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):

This ordinance rezones +/- 1.39 acres of property owned by the City of Mount Dora from County Planned Commercial to City Public Lands and Institutes.

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):

N/A



**CITY OF  
MOUNT  
DORA**

**Planning and Development**

**510 N. Baker St.**

**Mount Dora, FL 32757**

**352-735-7113**

**Fax: 352-735-7191**

**E-mail: [plandev@cityofmountdora.com](mailto:plandev@cityofmountdora.com)**

**DATE:** November 19, 2025

**TO:** Planning and Zoning Commission

**FROM:** Development Review Committee  
Ryan Winkler, AICP, Senior Planner

**RE:** Request for Change in Zoning from CP (County) to PLI (City) for 1.39 Acres; located on the north side of State Road 46 and east of Wekiva Ridge Drive (Location); 21619 State Road 46, Mount Dora (Site Address); City of Mount Dora (Owner, Applicant); Project No.: Z25-04

**Recommendation:**

Staff recommends approval of the above-referenced request for change in zoning from County CP to City PLI and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment.

**Reference/Support:**

Section 3.3. LDC

**Background:**

Owners: City of Mount Dora  
 Applicants: City of Mount Dora  
 Existing Use: Vacant  
 Proposed Use: Vacant  
 Proposed Zoning: City PLI (Public Lands and Institutions)  
 Current Zoning: County CP (Planned Commercial)  
 Future Land Use: County Regional Office  
 Proposed FLU: City Public Lands and Institutions  
 Overlay Zones/Areas: None  
 FAR Maximum: 0.70  
 Site Area: 1.39 +/- acres  
 JPA: Yes

**Surrounding Property Table:**

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg. Office	Ag	Vacant
South	County	Reg. Office	LM	Truck Service
	City	County PUD	City PUD	Vacant
East	County	Reg. Office	Ag	Vacant
West	County	Reg. Office	Ag	Vacant

The applicant is requesting a change of the zoning district for approximately 1.39 acres located at 21619 State Road 46, generally located north side of State Road 46 and east of Wekiva Ridge Drive. The applicant has submitted annexation and future land use amendment applications to run concurrently with the rezoning application. There are no development plans for the subject property.

The PLI zoning district is established to provide areas for public and institutional uses. Areas of the city in which this district is most appropriate are designated as “public lands and institutions” on the future land use map of the comprehensive plan; however this district is also permitted within all other land use designations (Section 3.4.13 *LDC*).

A review of the criteria in Section 3.3.4 of the Land Development Code reveals the following:

1. The need and justification for the change: The proposed change in zoning is associated with an annexation. Annexation of lands required assignment of both City Future Land Use and zoning designations. The property was acquired by the City of Mount Dora from the Florida Department of Transportation (FDOT) through the Surplus program. There are no proposed uses part of this rezoning request.
2. The effect of the change, if any, on the particular property and on surrounding property: The proposed City PLI should not have a negative effect on this property nor on the surrounding property. The proposed zoning is consistent with the land use pattern and character of the area. Again, as stated in previous criteria, the proposed change in zoning is less intense and will have less impacts on City services.
3. The relationship of the proposed amendment to the purpose of the City’s *Comprehensive Plan*, with appropriate consideration as to whether the proposed change will further the purpose of this Code and the Plan: Again, the proposed change in zoning is associated with an annexation. The proposed PLI zoning will require a small-scale Future Land Use Map Amendment from County Regional Office to City Public Lands and Institutions. The proposed change to PLI and City PLI is consistent with the City’s *Comprehensive Plan*.
4. The availability and provision of adequate services and facilities: Services and facilities are currently available to this property. As of the writing of this report, capacity at Wastewater Treatment Plant #2 is currently reaching or at capacity. No new unpermitted or unapproved projects will receive final development order until capacity becomes available.
5. The impact on the natural environment: There are no adverse impacts on the natural environment as a result of this rezoning. Applicant does not propose any development as part of this rezoning application.

Planning and Zoning Commission Meeting November 19, 2025  
Change in Zoning – FDOT State Road 46 Surplus Parcel  
Page 3

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**Notifications:**

JPA Notice to Lake County: November 20, 2025  
Legal Notice PZC/CC: November 20, 2025  
Notice to Surrounding Owners: November 7, 2025  
Non-Legal with Map Ad City Council 1<sup>st</sup> Reading: November 7, 2025  
Ordinance Enactment Legal Ad: December 12, 2025  
Non-Legal with Map Ad City Council Adoption: December 5, 2025

**Public Hearing Schedule:**

DRC: October 29, 2025  
PZC: November 19, 2025 10:00 am)  
City Council 1st Reading: December 2, 2025 (6:00 pm)  
City Council 2nd Reading/Adoption: December 16, 2025 (6:00 pm)


**Attachments:**

Vicinity Map  
Aerial Map  
Zoning Area Map

# VICINITY MAP

## Legend

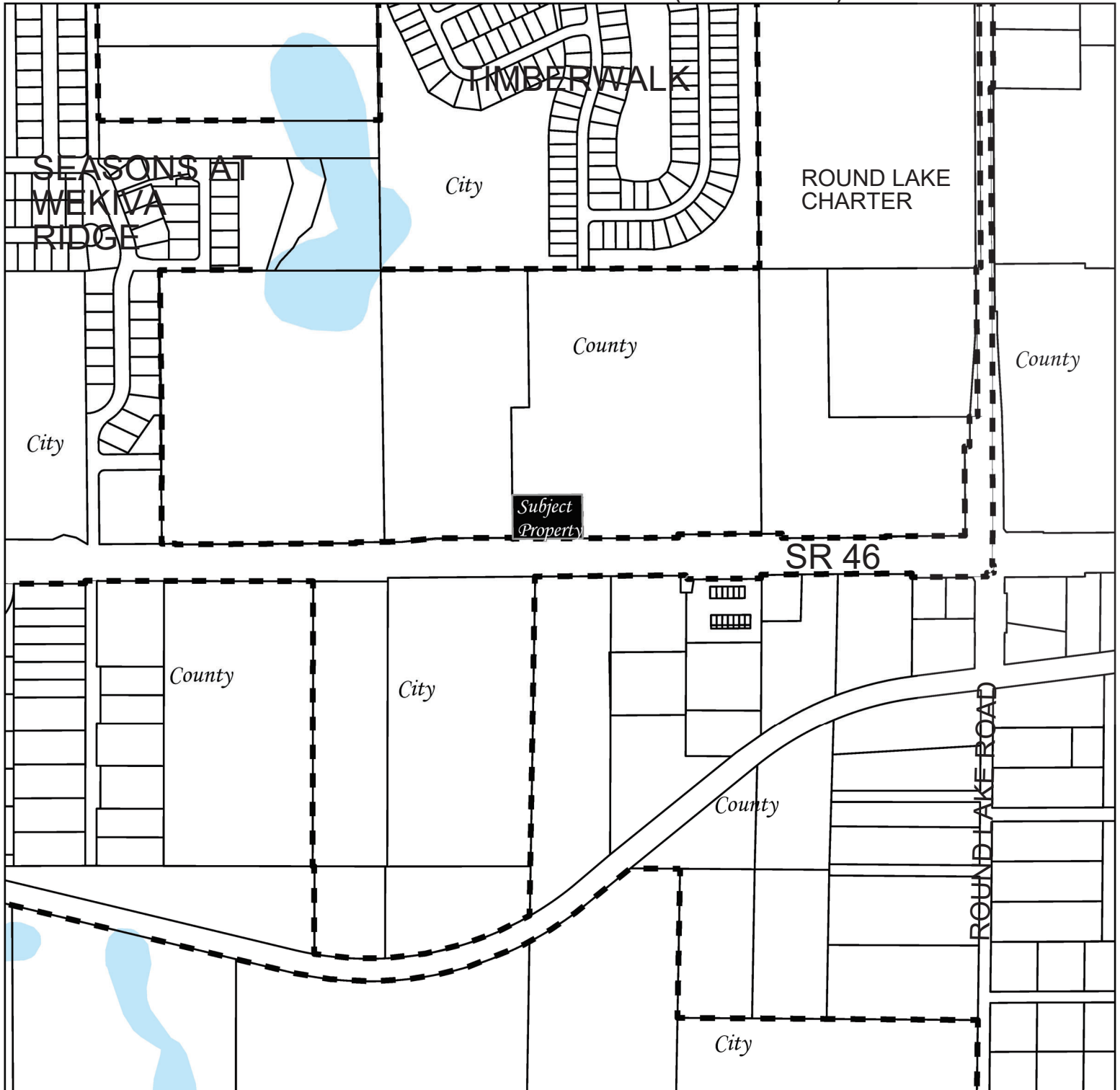
City Limits

 In  
 Out

 Subject Property



FDOT Surplus Parcel - State Road 46  
PROPOSED ANNEXATION (1.39 ACRES)



Date Printed: 10/10/2025 12:38 PM

# Zoning District Composite City & Lake County

N



## Legend

City Limits



In

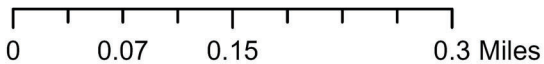
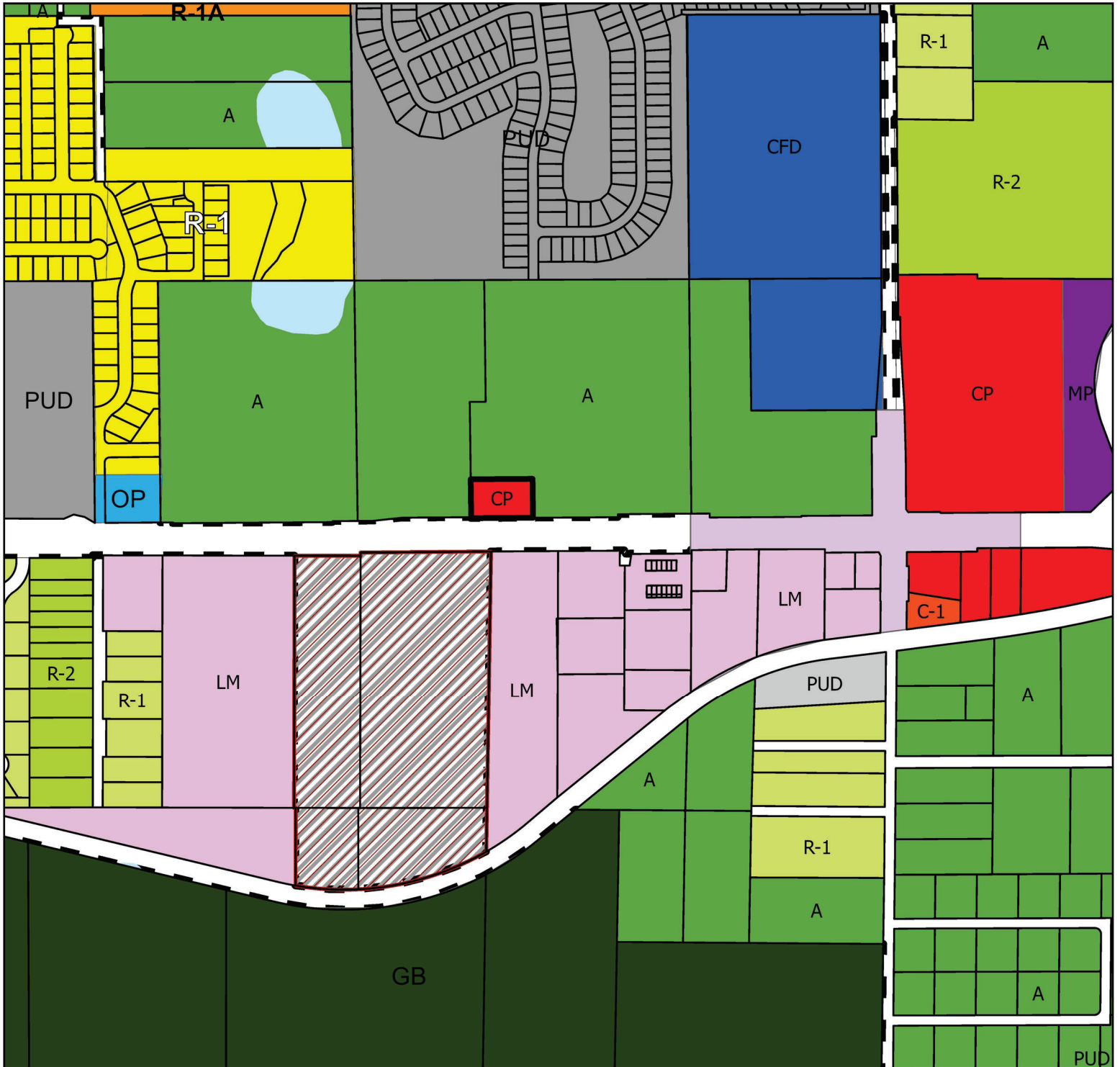


Out



Subject Property

21619 State Road 46, Mount Dora  
County Planned Commercial (CP)  
to City Public Lands and Institutions (PLI)



# City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

## LEGEND:

- Mixed Use Traditional (MU-1)
- Mixed Use Downtown (MU-2)
- Employment Center
- Residential Professional/Office
- Low Density Residential (2.5 DU/AC or Less)
- Low/Medium Density Residential (4 DU/AC or Less)
- Medium Density Residential (6 DU/AC or Less)
- High Density Residential (18 DU/AC or Less)
- Industrial
- Commercial
- Office
- Recreation
- Public Lands/Institutions
- Conservation
- Water Bodies/Lakes

## Features

- City Limits
- JPA
- Rail Road

Attachment 2

**FLUM Amendment**  
Owner City of Mount Dora  
21619 State Road 46, Mount Dora  
1.39 +/- Acres

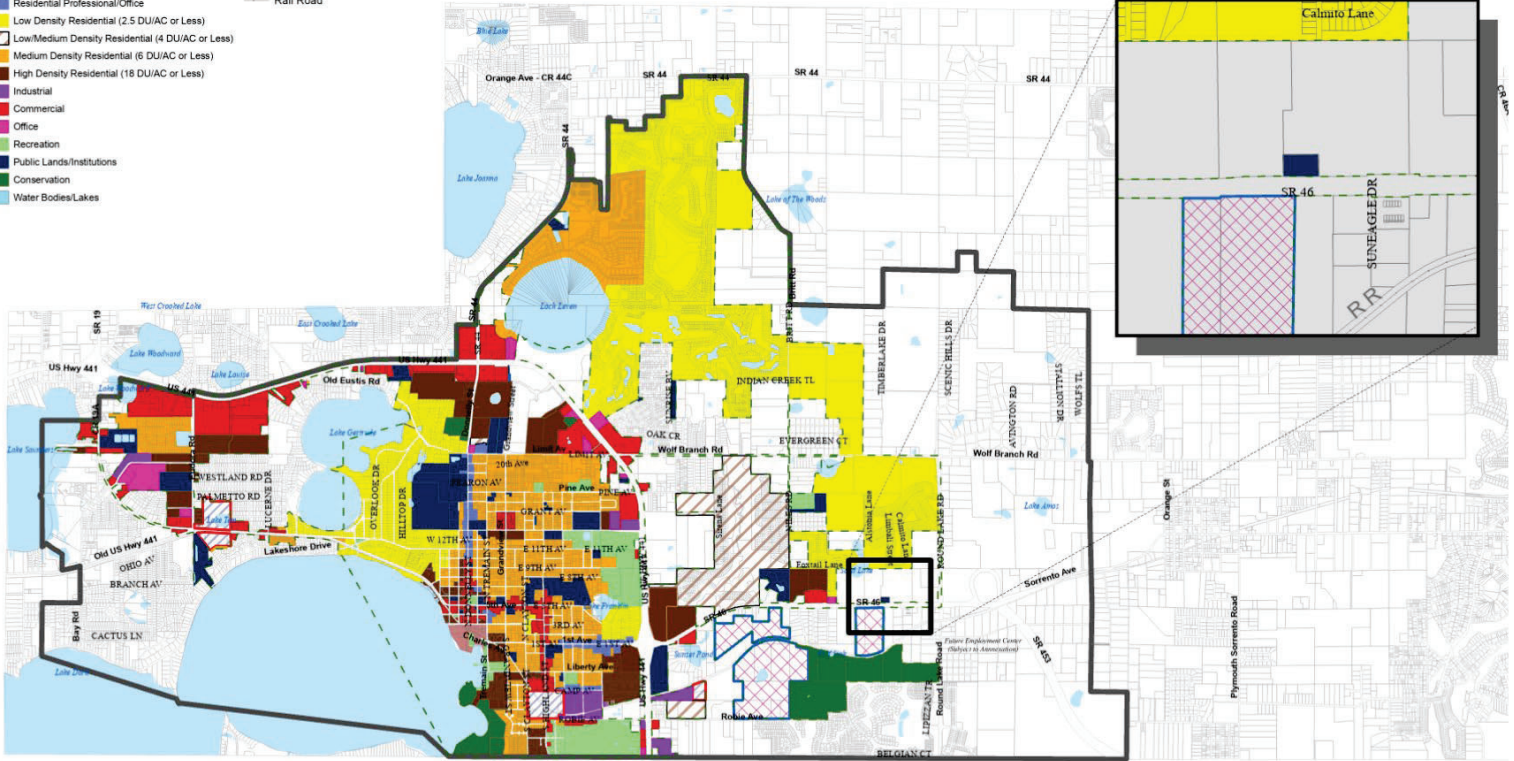
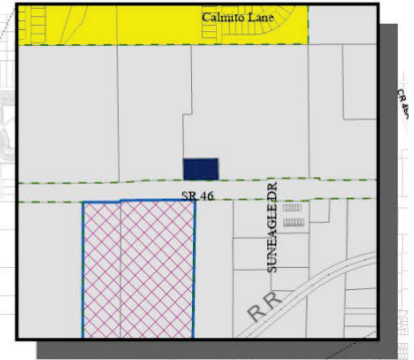
Current FLU: County Regional Office  
Proposed FLU: Public Lands and Institutions

Exhibit "A"  
Ordinance No. 2025-26



## Map II-2a

Small-Scale FLUM Amendment



Print Date: 11/12/2025

Path: U:\PlanDev Admin\PM\ANNEXATION\SR 46 FDOT Parcel Transfer to City\Maps\FLUM Composite Map\DOT\SR 46 SUN EAGLE.spprx

Prepared by: Mount Dora Planning and Development Dept.  
510 North Baker Street  
Mount Dora, FL 32727  
352-735-7112



CITY OF  
MOUNT  
DORA

Z25-04

City of Mount Dora  
Planning and Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7112  
Fax: 352-735-7191

E-mail: [plandev@cityofmoundora.com](mailto:plandev@cityofmoundora.com)

REZONING  
APPLICATION

Date: Oct. 2025

1. Applicant's Name: City of Mount Dora  
 Company's Name: Planning and Zoning  
 Address: 510 N. Baker  
 City, State & Zip: Mount Dora, FL 32735  
 Phone: \_\_\_\_\_ E-mail: planning@mountdora.gov
2. Owner's Name: see above  
 Company's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State & Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_
3. The property generally located and list adjacent streets: SR46 between  
Nekiva Ridge + Round Lake
4. The address(s) of the property: 21019 SR46
5. Size of property in Acres: 1.39 Square Feet: —
6. Current Zoning District: CP by Ordinance 2014-4
7. Requested Zoning District: PLI
8. Future Land Use Category: Regional Office; Seeking PLI
9. Present use and structures on the property (list number of residential dwelling units):  
Undeveloped

10. Building Size (Existing): none

11. Proposed use of property: City use

12. State the reason for this request, per Section 3.3 of the City's land Development Code (attached additional sheets and support data):

Annexing ~~the~~ into City limits and seeking to establish a city zoning district

13. Is the proposed use permissible in the requested district? yes

14. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North				
South				
East				
West				

(districts/categories may be abbreviated)

See Staff Report

**CERTIFICATION AND SIGNATURE**

**AFFIDAVIT**

I, Michele Janiszewski, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.

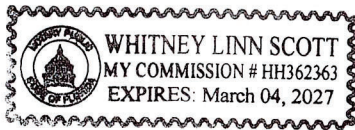
  
Signature of Applicant

Michele Janiszewski  
Print or Type Name

STATE OF FLORIDA  
COUNTY OF LAKE  
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 9th day of October 2025 by Michele Janiszewski who is personally known to me or who has produced \_\_\_\_\_ as identification and who did \_\_\_\_\_ or did not  take an oath.

SEAL:



  
Notary Public

Whitney Linn Scott  
Print or Type Name

INSTRUMENT #2025101174  
OR BK 6580 PG 1795 - 1799 (5 PGS)  
DATE: 8/18/2025 9:37:00 AM  
GARY J. COONEY, CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER, LAKE COUNTY, FLORIDA  
RECORDING FEES \$44.00

June 26, 2025  
This instrument prepared by  
Robin D. Derr  
Under the direction of  
J. RYAN MAHLER, II, ATTORNEY  
Department of Transportation  
719 South Woodland Boulevard  
DeLand, Florida 32720-6834

PARCEL NO. 104,Part  
SECTION 11130  
F.P. NO. 238275-3  
P.M. NO. 6136-2024  
STATE ROAD 46  
COUNTY Lake

**QUITCLAIM DEED**  
Public Purpose

THIS INDENTURE, Made this 8<sup>th</sup> day of August, 2025, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to the CITY OF MOUNT DORA, a Florida municipal corporation, Party of the Second Part, whose post office address is 510 North Baker Street, Mount Dora, FL 32757.

**WITNESSETH**

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on 08/08/2025, pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part without consideration, to be used solely for public purposes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337.25, Florida Statutes, all that certain land situate in Lake County, Florida, viz:

**See Exhibit A attached hereto and made a part hereof**

PARCEL NO. 104,Part  
SECTION 11130  
F.P. NO. 238275-3  
PAGE 2

SUBJECT to all Utilities in place and in use to the maintenance thereof and all other liens and encumbrances on said land, recorded or unrecorded.

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

REVERTER - The property herein described is to be used for providing facilities or services for the benefit of the public by the Party of the Second Part. If the property ceases to be used for the above described purpose all property rights shall revert back to the said Party of the First Part.

***[Signature page to follow]***

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed,

PARCEL NO. 104,Part  
SECTION 11130  
F.P. NO. 238275-3  
PAGE 3

attested by its Executive Secretary, on the date first above written.

ATTEST: Sharon Liehr  
Type/Print Name: Sharon Liehr  
Executive Secretary  
Address: 719 S.Woodland Blvd.  
Deland, FL 32720

(Affix Department Seal)

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

By: John E. Tyler, P.E.  
Print/type Name: John E. Tyler, P.E.  
District Five Secretary

Signed, sealed and delivered in  
The presence of two witnesses

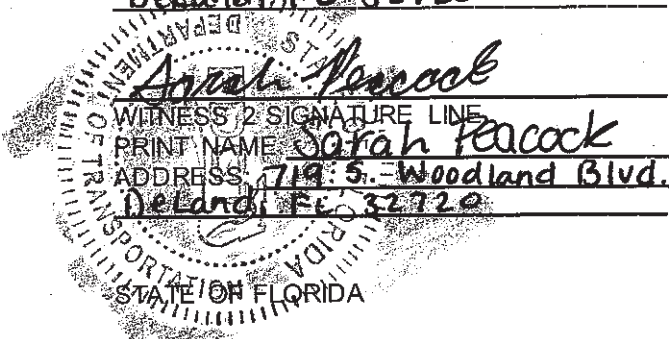
Sharon Liehr

WITNESS 1 SIGNATURE LINE  
PRINT NAME: Sharon A. Liehr  
ADDRESS: 719 S. Woodland Blvd  
Deland, FL 32720

Legal Review:

[Signature]  
Office of General Counsel

WITNESS 2 SIGNATURE LINE  
PRINT NAME: Sarah Peacock  
ADDRESS: 719 S. Woodland Blvd.  
Deland, FL 32720

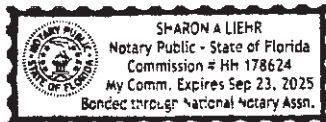


COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 8th day of August, 2025, by  
John E. Tyler, District Secretary for District Five, who is personally known to  
me, or who has produced \_\_\_\_\_ as identification.

Sharon Liehr  
Type/print name: Sharon A. Liehr  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: Sep 23, 2025

(Affix Notary Seal)



PARCEL NO. 104,Part  
SECTION 11130  
F.P. NO. 238275-3  
PAGE 4

**EXHIBIT A**

**PARCEL 104-Part**

**SECTION 11130  
F.P. No. 238275-3**

That part of:

"THE EAST 100 FEET OF THE SOUTH 330 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; AND THE WEST 210 FEET OF THE SOUTH 330 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; ALL OF THE ABOVE LYING AND BEING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY."

(Also being the lands described in Official Records Book 4803, Page 2208, of the Public Records of Lake County, Florida.)

Less and Except:

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range 27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3; thence South 01°57'55" East along the East line of said Section 27, a distance of 2622.62 feet to a rail road spike at the East 1/4 Corner of said Section 27 and the West 1/4 Corner of Section 26, Township 19 South, Range 27 East; thence South 00°23'00" East along said East line 2646.05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69.46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27; thence departing said East line, South 89°36' 18" West along said centerline and the Southerly line of the Southeast 1/4 of said Section 27, a distance of 1796.99 feet to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27 at Station 124+72.47 of said centerline; thence departing said centerline, North 00°42'16" West along said Monumented East line, 33.08 feet to the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Monumented East line, South 89°36'04" West along said Existing Right of Way line, 309.97 feet to the Monumented West line of the West 80.00 feet of the East 100.00 feet of the South 718.00 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 27; thence departing said Existing Right of Way line,

PARCEL NO. 104,Part  
SECTION 11130  
F.P. NO. 238275-3  
PAGE 5

North 00°42'16" West along said Monumented Westline, 101.94 feet to a point on a line lying 135.00 feet North of and parallel to said centerline; thence North 89°36'18" East along said parallel line, 309.97 feet, to a point on the Monumented Eastline of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27; thence, departing said parallel line, South 00°42'16" East along said Monumented East line, 101.92 feet to the POINT OF BEGINNING.

CONTAINING 1.388 Acres, more or less.



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

---

**DATE:** June 17, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Adoption of **Resolution 2025-28**, Accepting a Donation of Surplus Property from the Florida Department of Transportation (FDOT) for a Public Purpose

---

**Introduction:**

This is a request for Council to adopt Resolution 2025-28 accepting the donation of surplus property by FDOT to the City of Mount Dora for a public purpose.

**Discussion:**

The Florida Department of Transportation (FDOT) has prepared a quitclaim deed for donation to the City of Mount Dora of a 1.388 acre tract that is the remainder of the former Loomis Family Funeral Home property that FDOT acquired in recent years to widen SR 46. Mount Dora will receive the part of the parcel that FDOT purchased that was not needed to widen SR 46. Following adoption of Resolution 2025-28, FDOT will execute the quitclaim deed granting the property to the City.

It is a condition of acceptance of a FDOT surplus property donation that the municipality must put the property to use for a public purpose. An exhibit that shows the property location and present condition is attached.

FDOT requires the City to sign a Petition for Waiver of Reservation of Oil Gas and Other Mineral Rights. The petition document is attached and ready for signature by the Mayor.

**Budget Impact:**

No budget impact.

**Strategic Impact:**

Objective 5.7 - Acquire land by developer donation or City direct purchase as green space becomes available.

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

**Recommendation:**

Council adopt Resolution 2025-28 accepting donation of surplus property from FDOT for a public purpose and authorize the Mayor to sign the Petition for Waiver of Reservation of Oil Gas and Other Mineral Rights as required by FDOT to complete the transfer.

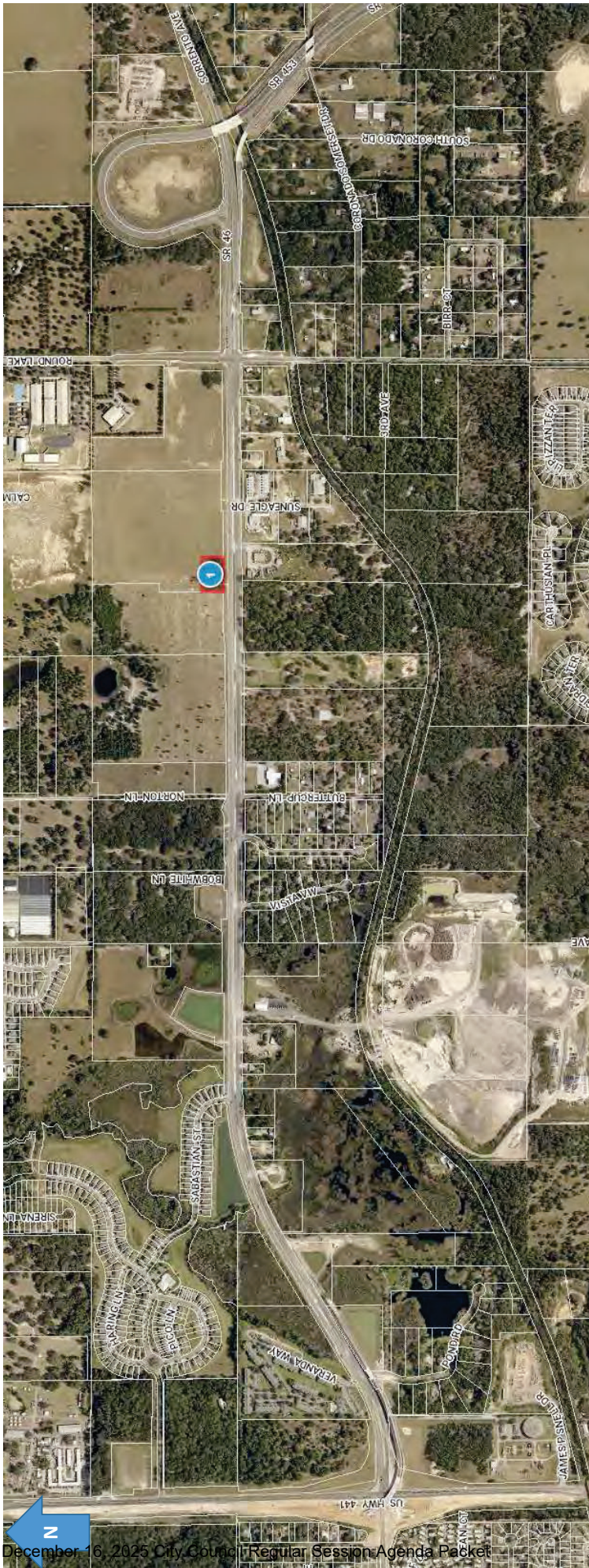
**Attachment(s):**

1. Location Maps FDOT Parcel Remainder at SR 46
2. Petition for Waiver of Res of Oil Gas and Other Mineral Rights\_mayor
3. Resolution\_2025-28.CityAcceptance\_FDOTproperty

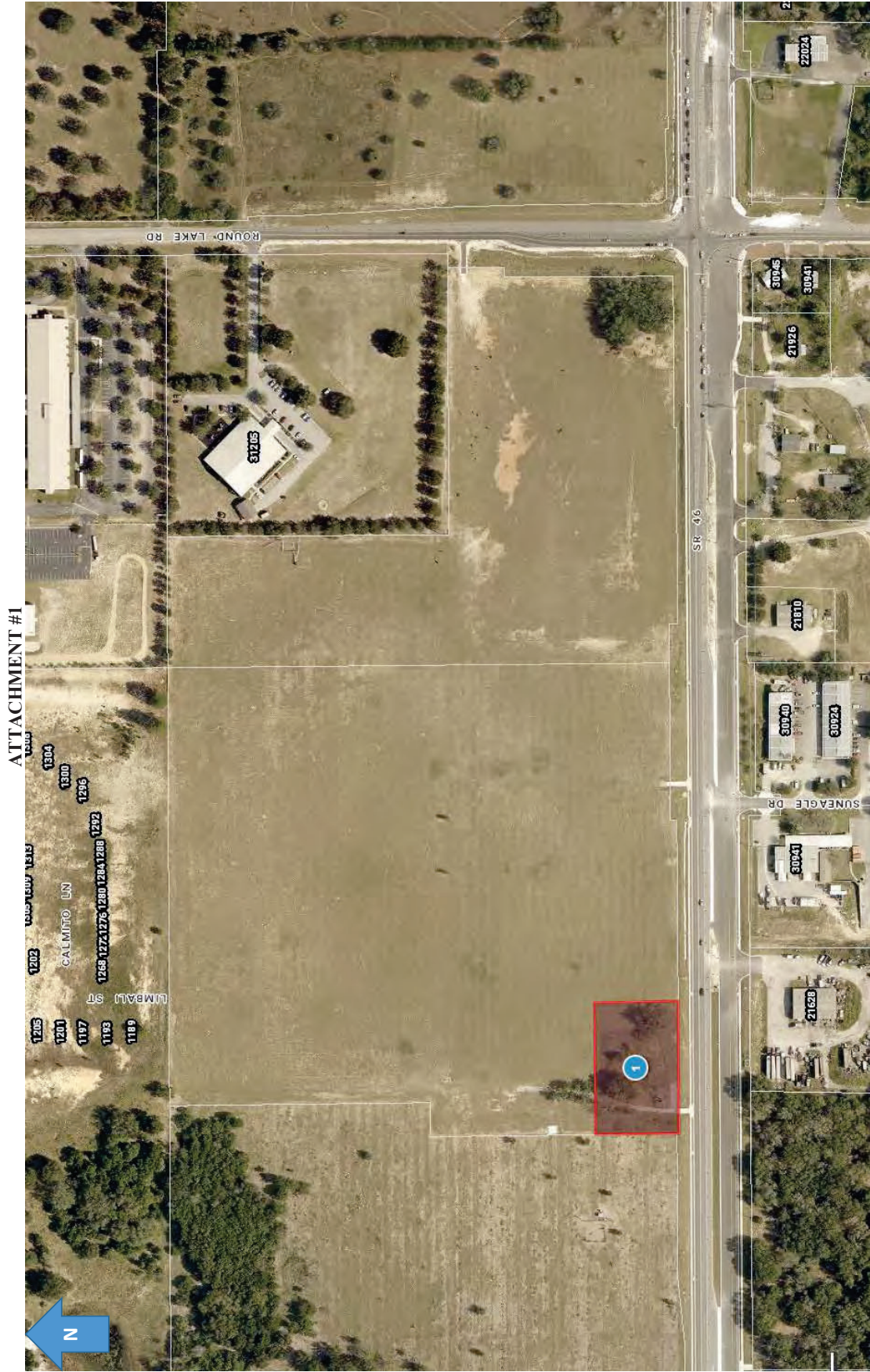
Prepared by: GEORGE MAREK, Public Works Director  
Reviewed by: GEORGE MAREK, Public Works Director  
Matthew Dodson, Budget Officer  
Jennifer Gates, Accounting Manager  
City Attorney,  
Jeanann Hand, City Clerk  
Vince Sandersfeld, City Manager

Approved - 6/4/2025  
Approved - 6/4/2025  
Approved - 6/6/2025  
Approved - 6/10/2025  
Approved - 6/10/2025  
Final Approval - 6/10/2025

ATTACHMENT #1



Public Purpose Surplus of 1.39 acre FDOT Remainder Property on SR 46



Public Purpose Surplus of 1.39 acre FDOT Remainder on SR 46

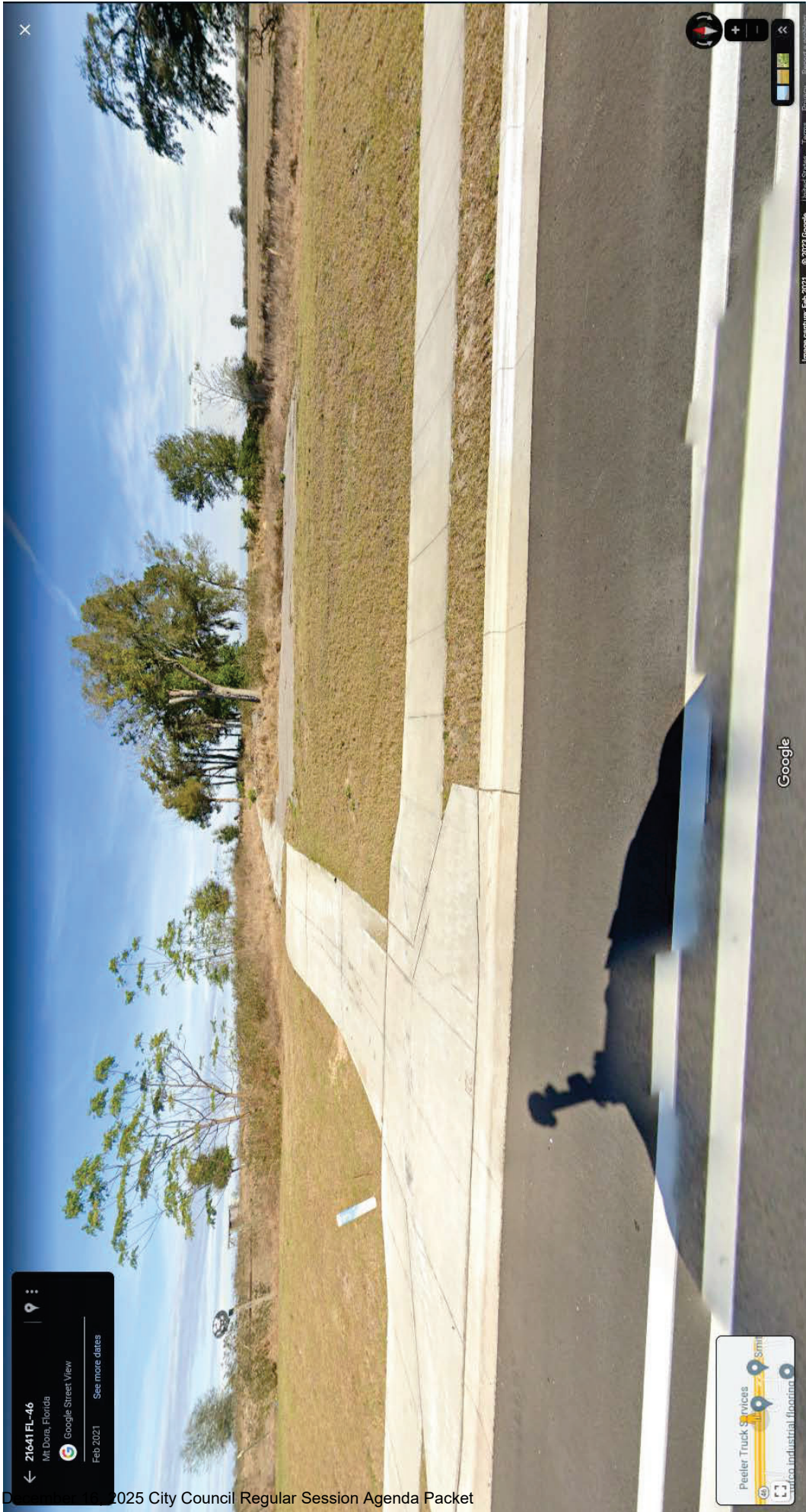
ATTACHMENT #1



**AltKey: 1708940**  
 Google Maps | Street View | EagleView | |  
 Parcel Number: 271927000400001600  
 Parcel Status: Valid  
 Parcel Type: Land Base  
 Section: 27  
 Township: 19  
 Range: 27  
 Subdivision: 0004  
**OwnerName: STATE OF FLORIDA**  
 OwnerAddress: 719 S WOODLAND BLVD  
 OwnerCity: DELAND  
 OwnerState: FL  
 OwnerZip: 32720-6834  
 OwnerProvince: Null  
 OwnerCountry:  
**PropertyAddress: 21619 STATE ROAD 46**  
 GISSubNumber: 0  
 SubdivisionName: Null  
 Vacant: Yes  
 YearBuilt: Null  
 ComResStatus: Null  
 LandValue: 29036  
 BuildingValue: Null  
 MiscValue: Null  
 TotalJustValue: 29036  
 LastSalePrice: 0  
 LastSaleDate: 6/3/2016  
 Exemptions: 16  
 Millage: 0002  
 LastTaxAmount: 0  
 LandUseCode: 8000  
 LandUseDescription: Null  
 PropertyClassCode: Null  
 PropertyClassDescription: Null  
 PropertyName: Null  
 DeedAcct: Null  
 DeedAcctCode: 8000  
 PoolIndicator: N  
 NumberOfBuildings: 0  
 TotalLivingArea: Null  
**Acres: 1.3874**

Public Purpose Surplus of 1.39 acre FDOT Remainder on SR 46

ATTACHMENT #1



Public Purpose Surplus of 1.39 acre FDOT Remainder on SR 46

**PETITION FOR WAIVER  
OF RESERVATION OF  
OIL, GAS AND OTHER MINERAL RIGHTS**

The undersigned hereby petitions Seller, **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**, to waive the reservation of oil, gas and other mineral rights as described in §270.11, Florida Statutes. Petitioner states that the nature of the property is in no way situated to be utilized by the Seller for mining or collection of said oil, gas, or other minerals. (See legal description attached.)

City of Mount Dora:

James L. Homich, Mayor

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Sign Name:

\_\_\_\_\_  
Date:

**WAIVER**

The **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION** hereby grants this Petition and agrees not to reserve the above described rights.

FDOT:  
State of Florida, Department of Transportation

By: \_\_\_\_\_

John Tyler, P.E.

Date: \_\_\_\_\_

Legal Review: \_\_\_\_\_

Date: \_\_\_\_\_

**RESOLUTION NO. 2025-28**

**A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO CERTAIN REAL PROPERTY IDENTIFIED AS PARCEL 104,PART, WHICH IS NO LONGER NEEDED FOR STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION PURPOSES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ACCEPTANCE OF REAL PROPERTY FOR PUBLIC PURPOSES; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER’S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR DIRECTION TO CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the State of Florida Department of Transportation (FDOT) has constructed improvements to State Road No. 46, Section No. 11130, F.P. No. 238275-3, in Lake County, Florida; and

**WHEREAS**, FDOT has indicated that certain described real property which is owned by FDOT, which has been identified as Parcel 104,Part, and which is no longer needed for FDOT purposes, is appropriate to be acquired by the City of Mount Dora; and

**WHEREAS**, the City of Mount Dora has made application to FDOT to execute and deliver a quitclaim deed to the City of Mount Dora, conveying all rights, title and interest that the State of Florida, Department of Transportation has in and to said real property as described in **Exhibit “A”** attached hereto; and

**WHEREAS**, with said request having been duly considered and approved by FDOT, the City has determined that acquiring said real property, without consideration, to be used solely for public purposes, pursuant to the provisions of Florida Statutes, Section 337.25, advances a legitimate public purpose and is in the best interest, health, safety and welfare of the public.

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

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

**SECTION 2. Acceptance of Real Property for Public Purposes.** The City of Mount Dora hereby accepts the deed in favor of the City of Mount Dora, conveying, without consideration, all right, title and interest of the State of Florida, Department of Transportation in and to said real property described in **Exhibit “A”**, attached hereto, and certifies that said real property will be

used solely for public purposes pursuant to the provisions of Florida Statutes, Section 337.25.

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

**SECTION 4. Savings Clause.** All prior actions of the City pertaining to acceptance and use of the real property described in **Exhibit “A”** attached hereto, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

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

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

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

**SECTION 8. Directions to City Clerk.** The City Clerk is hereby directed to forward a certified copy of the Resolution to the State of Florida Department of Transportation at 719 South Woodland Boulevard, DeLand, Florida 32720-6834.

**SECTION 9. Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_ day of June, 2025.

\_\_\_\_\_  
**JAMES HOMICH**  
**Mayor of the City of Mount Dora, Florida**

ATTEST:

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

\_\_\_\_\_  
Jeanann Hand  
City Clerk

\_\_\_\_\_  
Patrick Brackins  
City Attorney

INSTRUMENT #2025101173  
OR BK 6580 PG 1792 - 1794 (3 PGS)  
DATE: 8/18/2025 9:37:00 AM  
GARY J. COONEY, CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER, LAKE COUNTY, FLORIDA  
RECORDING FEES \$27.00

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Resolution No. 2025-28

1 of 3

used solely for public purposes pursuant to the provisions of Florida Statutes, Section 337.25.

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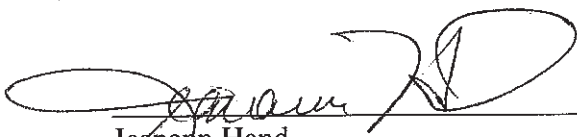
PASSED AND ADOPTED this 17 day of June, 2025.

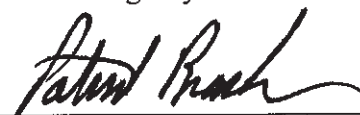
  
\_\_\_\_\_  
**JAMES HOMICH**  
Mayor of the City of Mount Dora, Florida



ATTEST:

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

  
\_\_\_\_\_  
Jeanann Hand  
City Clerk

  
\_\_\_\_\_  
Patrick Brackins  
City Attorney

Resolution No. 2025-28  
2 of 3

**EXHIBIT "A"****PARCEL NO. 104,Part****SECTION 11130****F.P. NO. 238275-3**

THAT PART OF THE EAST 100 FEET OF THE SOUTH 330 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; AND THE WEST 210 FEET OF THE SOUTH 330 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; ALL OF THE ABOVE LYING AND BEING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY.

(Also being the lands described in Official Records Book 4382, Page 241, of the Public Records of Lake County, Florida.)

Less and Except:

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range 27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3; thence South 01°57'55" East along the East line of said Section 27, a distance of 2622.62 feet to a rail road spike at the East ¼ Corner of said Section 27 and the West ¼ Corner of Section 26, Township 19 South, Range 27 East; thence South 00°23'00" East along said East line 2646.05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69.46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27; thence departing said East line, South 89°36' 18" West along said centerline and the Southerly line of the Southeast ¼ of said Section 27, a distance of 1796.99 feet to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East ½ of the Southwest ¼ of the Southeast ¼ of said Section 27 at Station 124+72.47 of said centerline; thence departing said centerline, North 00°42'16" West along said Monumented East line, 33.08 feet to the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Monumented East line, South 89°36'04" West along said Existing Right of Way line, 337.57 feet to the Monumented West line of the West 80.00 feet of the East 100.00 feet of the South 718.00 feet of the Southwest ¼ of the Southeast ¼ of said Section 27; thence departing said Existing Right of Way line, North 00°42'16" West along said Monumented West line, 101.94 feet to a point on a line lying 135.00 feet North of and parallel to said centerline; thence North 89°36'18" East along said parallel line, 309.97 feet, to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East ½ of the Southwest ¼ of the Southeast ¼ of said Section 27; thence, departing said parallel line, South 00°42'16" East along said Monumented East line, 101.92 feet to the POINT OF BEGINNING.

CONTAINING 1.388 Acres, more or less.

Resolution No. 2025-28

3 of 3

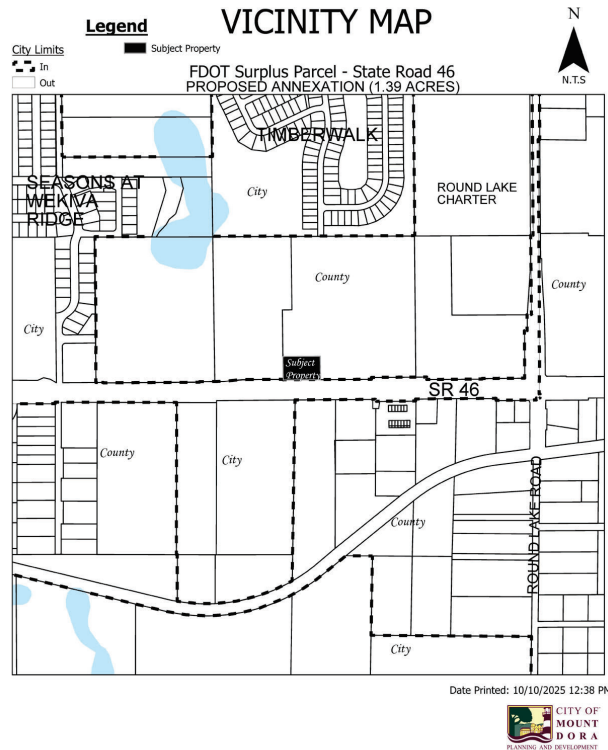
# NOTICE OF ZONING CHANGE ORDINANCE NO. 2025-27 CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the Planning and Zoning Commission and the City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-27 for proposed changes to the City of Mount Dora Zoning Map. The title and substance of proposed Ordinance is as follows:

## ORDINANCE NO: 2025-27

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY PLANNED COMMERCIAL (CP) BY ORDINANCE #2014-4 TO CITY PUBLIC LANDS AND INSTITUTIONS (PLI) FOR PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND EAST OF WEKIVA RIDGE DRIVE, COMPRISING 1.39 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.**

Further, the adoption of Ordinance No. 2025-27 includes a Zoning Map Amendment changing certain lands from County Planned Commercial (CP) zoning district by Ordinance #2014-4 to City Public Lands and Institutions (PLI) zoning district as depicted on the map of this advertisement below:



The City of Mount Dora Local Planning Agency (Planning and Zoning Commission) will conduct a public hearing to consider this ordinance on **Wednesday, November 19, 2025 at 10:00 a.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2025-27 on **Tuesday, December 2, 2025** and **Tuesday, December 16, 2025**. Both meetings will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed change in zoning.

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 Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department 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.

For Questions or Comments, please email staff at **[planning@mountdora.gov](mailto:planning@mountdora.gov)**.

Title in 18 point  
2 column, 10.5 inch; Non-legal  
Publish: November 7, 2025

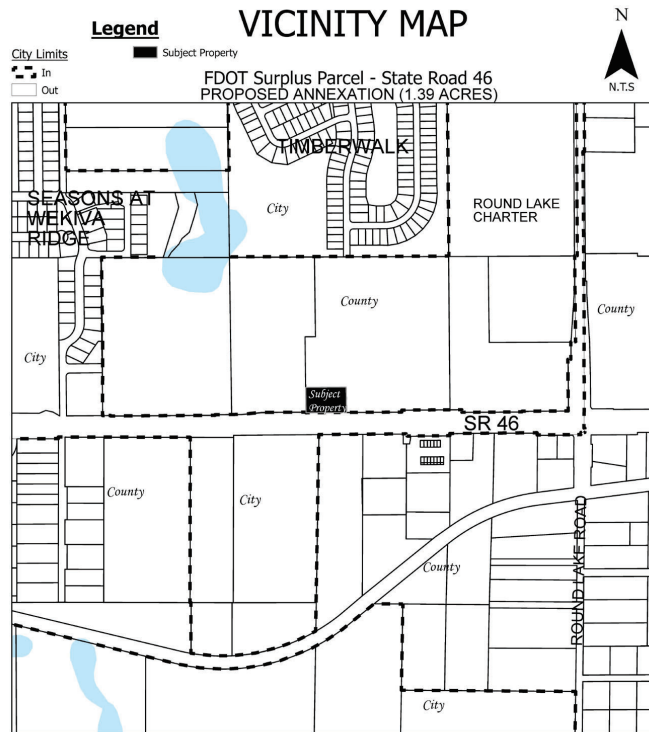
# NOTICE OF ZONING CHANGE ORDINANCE NO. 2025-27 CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida will conduct a public hearings to consider the adoption of Ordinance No. 2025-27 for proposed changes to the City of Mount Dora Zoning Map. The title and substance of proposed Comprehensive Plan Ordinance is as follows:

## ORDINANCE NO: 2025-27

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY PLANNED COMMERCIAL (CP) BY ORDINANCE #2014-4 TO CITY PUBLIC LANDS AND INSTITUTIONS (PLI) FOR PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND EAST OF WEKIVA RIDGE DRIVE, COMPRISING 1.39 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.**

Further, the adoption of Ordinance No. 2025-27 includes a Zoning Map Amendment changing certain lands from County Planned Commercial (CP) Zoning District by Ordinance #2014-4 to City Public Lands and Institutions (PLI) as depicted on the map of this advertisement below:



Date Printed: 10/10/2025 12:38 PM



The City Council of the City of Mount Dora, Florida will conduct a public hearing to consider the adoption of Ordinance No. 2025-27 on **December 16, 2025**. This meeting will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible.

Interested parties may appear at the meeting and be heard with respect to the proposed change in zoning.

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 Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department 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.

For Questions or Comments, please email staff at **[planning@mountdora.gov](mailto:planning@mountdora.gov)**.

Title in 18 point  
2 column, 10.5 inch; Non-legal

Publish: December 5, 2025

**NOTICE OF PROPOSED ENACTMENT  
ORDINANCE NO. 2025-27  
CITY OF MOUNT DORA, FLORIDA**

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance No. 2025-14. The final public hearing on the ordinance will be held on **Tuesday, December 16, 2025, at 6:00 p.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance No. 2025-27 is as follows:

**ORDINANCE NO: 2025-27**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY PLANNED COMMERCIAL (CP) BY ORDINANCE #2014-4 TO CITY PUBLIC LANDS AND INSTITUTIONS (PLI) FOR PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND EAST OF WEKIVA RIDGE DRIVE, COMPRISING 1.39 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.**

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 Planning and Development Department, 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

## Attachment 3

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

For Questions or Comments, please email [planning@cityofmounddora.com](mailto:planning@cityofmounddora.com)

Published (Legal Notice): December 12, 2025

**ORDINANCE NO: 2025-27**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY PLANNED COMMERCIAL (CP) BY ORDINANCE #2014-4 TO CITY PUBLIC LANDS AND INSTITUTIONS (PLI) FOR PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND EAST OF WEKIVA RIDGE DRIVE, COMPRISING 1.39 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.**

**WHEREAS**, City of Mount Dora (Property Owner) is the fee simple owner of the property submitted an application requesting a zoning district classification change and a Zoning Map amendment for that property located on the north side of State Road 46 and east of Wekiva Ridge Drive, as depicted on **Exhibit "A"**, attached hereto (Property); and

**WHEREAS**, the requested zoning district classification change and Zoning Map amendment are consistent with the City of Mount Dora Comprehensive Plan and meet the criteria established by Florida Statutes, Chapter 166; and

**WHEREAS**, pursuant to applicable law, notice has been given to Lake County and to the public by publication in a newspaper of general circulation in the City; and

**WHEREAS**, on November 19, 2025, the City of Mount Dora Planning and Zoning Commission recommended that the City Council adopt the requested zoning district classification change and Zoning Map Amendment and found same consistent with the City's Comprehensive Plan; and

**WHEREAS**, the City of Mount Dora held a duly noticed public hearing on the proposed zoning district classification change for the Property to City Public Lands and Institutions (PLI) considered the findings and advice of staff and considered the written information, oral comments and supporting data and analysis provided by citizens and all interested parties; and

**WHEREAS**, the City of Mount Dora finds such zoning district classification change and Zoning Map amendment consistent with the City's Comprehensive Plan and that same serves a

legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA:**

**SECTION 1. LEGISLATIVE FINDINGS AND INTENT.** The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted as legislative findings and intent of the City of Mount Dora.

**SECTION 2. ZONING DISTRICT CLASSIFICATION CHANGE.** Pursuant to City of Mount Dora Land Development Code, Chapter III, the Property as more particularly described below is rezoned to the Public Lands and Institutions (PLI) zoning classification from its previous designation as County Planned Commercial (CP) zoning district as legally described below;

That part of:

"THE EAST 100 FEET OF THE SOUTH 330 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; AND THE WEST 210 FEET OF THE SOUTH 330 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; ALL OF THE ABOVE LYING AND BEING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY."

(Also being the lands described in Official Records Book 4803, Page 2208, of the Public Records of Lake County, Florida.)

Less and Except:

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range 27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3; thence South 01 °57'55" East along the East line of said Section 27, a distance of 2622.62 feet to a rail road spike at the East 1/4 Corner of said Section 27 and the West 1/4 Corner of Section 26, Township 19 South, Range 27 East; thence South 00°23'00" East along said East line 2646.05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69.46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27; thence departing said East line, South 89°36' 18" West along said centerline and the Southerly line of the Southeast 1/4 of said Section 27, a distance of 1796.99 feet to a

point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 27 at Station 124+72.47 of said centerline; thence departing said centerline, North 00°42'16" West along said Monumented East line, 33.08 feet to the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Monumented East line, South 89°36'04" West along said Existing Right of Way line, 309.97feetto the Monumented Westline of the West 80.00 feet of the East 100.00 feet of the South 718.00 feet of the Southwest 1/4 of the Southeast1/4 of said Section 27; thence departing said Existing Right of Way line, North 00°42'16" West along said Monumented Westline, 101.94 feet to a point on a line lying 135.00feet North of and parallel to said centerline; thence North 89°36'18" East along said parallel line,309.97 feet, to a point on the Monumented East line of the West 210.00 feet of the South 330.00 feet of the East 1/2 of the Southwest ¼ of the Southeast 1/4 of said Section 27; thence, departing said parallel line, South 00°42'16" East along said Monumented East line, 101.92 feet to the POINT OF BEGINNING.

CONTAINING 1.388 Acres, more or less.

**SECTION 3. OFFICIAL ZONING MAP AMENDMENT.** The Official City Zoning Map of the City of Mount Dora shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance.

**SECTION 4. IMPLEMENTING ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as are 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 effectual and prudent.

**SECTION 5. SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the zoning district classification change and Zoning Map amendment related to the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

**SECTION 6. NON-CODIFICATION AND SCRIVENER'S ERRORS.** The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. 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.

**SECTION 7. CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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

**SECTION 9. EFFECTIVE DATE.** This Ordinance shall become effective immediately following such time that its companion Future Land Use Designation and Map amendment ordinance (Ordinance 2025-26) takes effect.

**FIRST READING: December 2, 2025**

**SECOND READING: December 16, 2025**

**PASSED AND ADOPTED this 16th day of December, 2025**

---

**JAMES HOMICH**  
**MAYOR of the City of Mount Dora, Florida**

ATTEST:

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**JEANANN HAND**  
**CITY CLERK**

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

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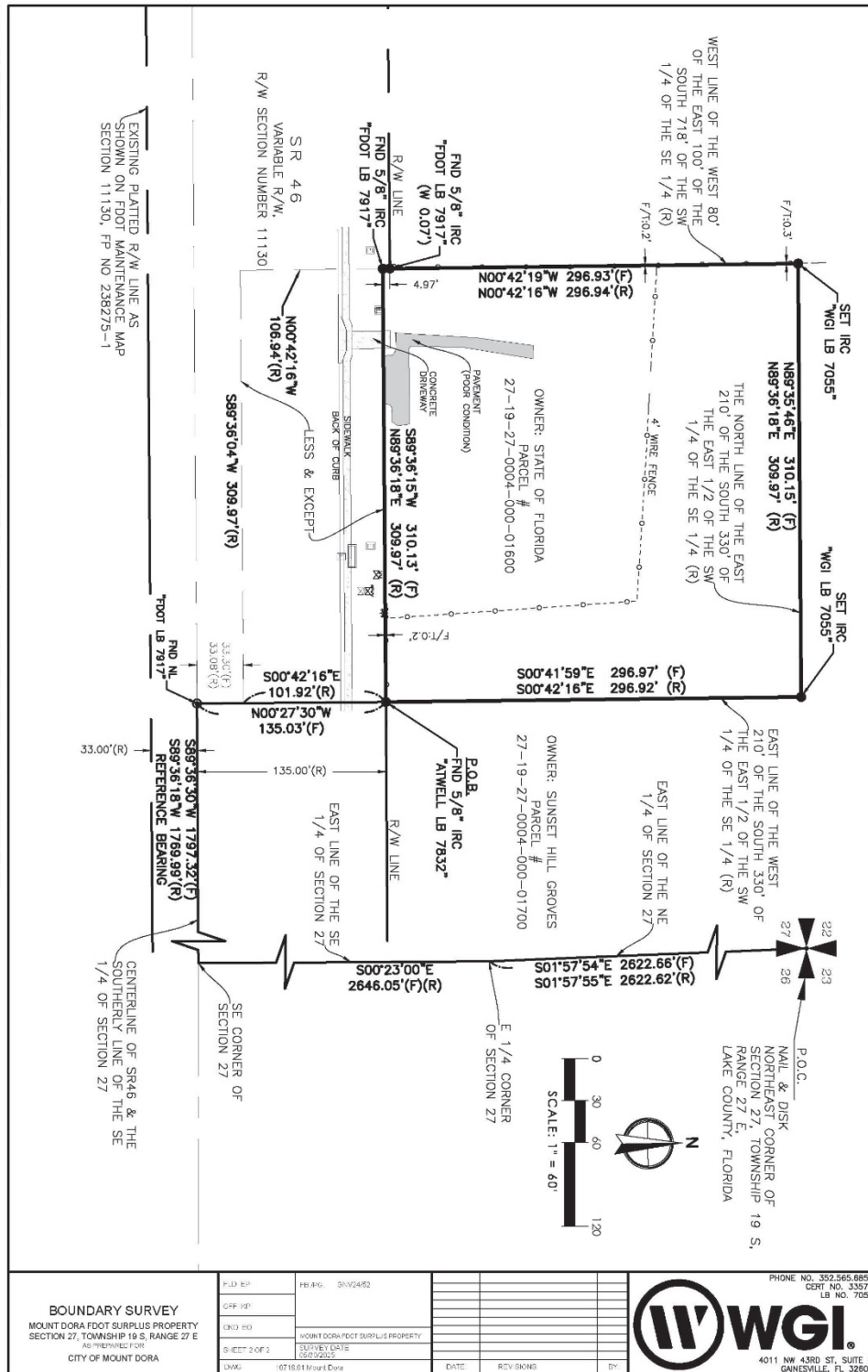
Patrick Brackins, City Attorney

**EXHIBIT "A"**  
**Property Depiction**

Ordinance No. 2025-27

Page 4 of 6







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

---

**DATE:** December 16, 2025

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Adoption of **Resolution No. 2025-II**, Approving Updates to the Master Fee Schedule

---

**Introduction:**

This is a request for City Council to approve Resolution No. 2025-44, Master Fee Schedule Updates.

**Discussion:**

Resolution No. 2025-44 includes Exhibit “A,” which outlines proposed updates to the Master Fee Schedule. City fees represent actual pass-through costs associated with providing various municipal services. The updated rate schedule is proposed to take effect on January 1, 2026.

The City maintains a Master Fee Schedule to clearly establish fees for a wide variety of services. The current schedule was adopted on September 16, 2025, by Resolution No. 2025-33. Updates are now necessary to ensure that all fees accurately reflect the cost of providing these services.

**Budget Impact:**

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

**Strategic Impact:**

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

**Recommendation:**

City Council approve Resolution No. 2025-44, approving updates the Master Fee Schedule.

**Attachment(s):**

1. Resolution 2025-44 Master Fee Schedule (with Exhibit A)

Prepared by: Matthew Dodson, Budget Officer

Reviewed by:

Matthew Dodson, Budget Officer

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 12/9/2025

Approved - 12/9/2025

Approved - 12/9/2025

Approved - 12/10/2025

Approved - 12/10/2025

Final Approval - 12/10/2025

**RESOLUTION NO. 2025-44**

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

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

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

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

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

**WHEREAS**, the City adopted its current Master Fee Schedule on September 16, 2025, under Resolution No. 2025-33; and

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

**WHEREAS**, the City has determined that certain fees for utilities and sanitation set forth in **Exhibit "A"** hereto should be modified as necessary for the particular program and service of function; and

**WHEREAS**, the City finds that but for the fee changes reflected in **Exhibit "A,"** all other fees adopted in the Master Fee Schedule, dated September 16, 2025, under Resolution 2025-33 should remain unchanged; and

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

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

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

**SECTION 2. Repeal and Replacement of Certain Utility and Sanitation Fees.** As reflected in Exhibit “A,” those utility and sanitation fees modified in red therein shall be changed and fully incorporated into the Master Fee Schedule, dated September 16, 2025, under Resolution 2025-33.

**SECTION 3. Adoption of Master Fee Schedule.**

**A.** The schedule of all City utility and sanitation collected fees attached hereto as **Exhibit “A”** is hereby approved and adopted for incorporation into the Master Fee Schedule.

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

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

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

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

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

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

**SECTION 9. Effective Date.** This Resolution shall take effect on January 1, 2026.

*[signatures on following page]*

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

---

James Homich, Mayor

ATTEST:

---

Jeanann Hand, City Clerk

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

---

Patrick Brackins, City Attorney

**Exhibit “A”**  
Revised Master Fee  
Schedule for Certain  
Utility and Sanitation Fees  
(All Changes in Red)

Exhibit "A" **ALL CHANGES IN RED**  
**CITY OF MOUNT DORA CITY FEE SCHEDULE**  
**Utility Rates**

Miscellaneous	CURRENT	Reso 2025-44	% change
Account Setup Fee - Residential & Non-Residential Accounts	\$30.00	\$30.00	0%
Hydrant & Temporary Meter Account Setup Fee (Water)	\$75.00	\$75.00	0%
Credit for signing up for Auto Draft & Ebill - New & Existing Accounts	-\$25.00	-\$25.00	0%
Late fee Penalty (3 Days past due)*	3%	3%	0%
*The 3% late fee will be added to accounts on the day after the due date plus 3 days from the invoice.			
**Staff may waive late fee penalty charge once in a twelve month period if requested by the customer.			
Reconnection Charge (Business Hours) added to account when payment is not received by 5:00pm the day before the cutoff date.	\$45.00	\$45.00	0%
Reconnection Charge (After Hours till 9 p.m.)	\$110.00	\$110.00	0%
Reconnection Charge (After Hours between 9 p.m. & 6 a.m.)	\$250.00	\$250.00	0%
Lock and Pull Meters	\$38.00	\$38.00	0%
Accounts that are not paid 5 to 7 business days after it has been turned off for non-payment, the City will either lock or pull those meters and an additional \$30.00 service fee will be charged to the account. All past due fees and service fees will need to be paid in full before service is restored. This fee is non-waivable and applies to each meter.			
Water Meter Tampering (Unauthorized access to meters or systems) + cost			
1st Offense	\$75.00	\$75.00	0%
2nd Offense	\$150.00	\$150.00	0%
3rd and subsequent tampering	\$250.00	\$250.00	0%
Electric Meter Tampering (Unauthorized access to meters or systems) + cost	\$250.00	\$250.00	0%
Lien File Fees	\$20.00	\$20.00	0%
Lien Research Fee - Standard three (3) business days	\$30.00	\$30.00	0%
Lien Research Fee - Expedited one (1) business day	\$50.00	\$50.00	0%
Meter test charge 5/8" & 3/4" - if determined NOT defective	\$20.00	\$20.00	0%
Meter test charge 1" - 1&1/2" - if determined NOT defective	\$25.00	\$25.00	0%
Meter test charge 2" and larger - if determined NOT defective	Cost of test	Cost of test	
Regular Backflow Monitor and Test	\$4.17	\$4.17	0%
Fire Backflow Monitor and Test	\$12.50	\$12.50	0%
Manual Read - monthly required charge for all temporary Hydrant meters	\$6.50	\$6.50	0%
Disconnection Charge - if required by Ordinance not related to a delinquent account	\$30.00	\$30.00	0%
Garage Sale Permits	\$5.00	\$5.00	0%
Garage Sale Permits - Online	Free	Free	
Storage Fee - related to any item abandoned, found and/or located on City right-of-way or easement and stored by the City (doesn't not include forfeiture / impoundment fees) per day	\$10.00	\$10.00	0%
Digital Meter Opt-Out - non-refundable enrollment fee	\$95.00	\$95.00	0%
Digital Meter Opt-Out - monthly manual meter reading fee	\$13.00	\$13.00	0%
The Digital Meter Opt-Out was supported by the Public Service Commission under Docket No. 20180088-EI			

**Deposits**

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

# CITY OF MOUNT DORA CITY FEE SCHEDULE

## Utility Rates

Water	CURRENT	Reso 2025-44	% change
Residential	\$40.00	\$40.00	0%
Temporary Hydrant Meter	\$1,500.00	\$1,500.00	0%
Wastewater			
Residential	\$75.00	\$75.00	0%
Irrigation			
Residential	\$60.00	\$60.00	0%
Reclaimed Water			
Residential	\$60.00	\$60.00	0%
Sanitation			
Residential	\$25.00	\$25.00	0%
Electric			
Residential	\$240.00	\$240.00	0%
Temporary Electric Meter	\$250.00	\$250.00	0%

### UTILITY PAYMENT PLANS

At the discretion of the City a payment plan may be established for accounts that are currently disconnected or have a past due balance greater than three hundred dollars (\$300.00). The monthly payment plan shall be for a period equal to the number of months in arrears but at no time longer than six months and will be in addition to the normal monthly utility bill. There will be no waiver/reduction of the accrued late fees and delinquency charges and an additional administration fee of \$30.00 will be charged for setting up and administering the payment plan. Upon establishment of the payment plan, agreement by the customer and receipt of the first payment then service can be restored. If a customer fails to complete the payment plan in full, the City shall be entitled to take all legal action permissible, including but not limited to, delivering the underlying utility lien to the county court for enforcement and/or forwarding this matter to a collection agency to secure payment.

No more than one payment plan per rolling 12 month period.

WATER METERS INSTALLATION	CURRENT	Reso 2025-44	% change
¾ inch	\$414.40	\$414.40	0%
1 inch	\$466.20	\$466.20	0%
1 ½ inch	\$802.90	\$802.90	0%
2 inch	\$906.50	\$1,432.20	37%
4 inch	Cost + 10%	Cost + 10%	0%
6 inch	Cost + 10%	Cost + 10%	0%
Upgrades	Cost + 10%	Cost + 10%	0%
POTABLE WATER METERS INSTALLATION	CURRENT	Reso 2025-44	% change
<u>1 inch</u>		\$445.29	
<u>1 ½ inch</u>		\$883.19	
<u>2 inch</u>		\$1,432.20	
<u>4 inch</u>		Cost + 10%	
<u>6 inch</u>		Cost + 10%	
<u>Upgrades</u>		Cost + 10%	

### UTILITY RATES - ALL RATE CLASSES - INSIDE CITY

Water	CURRENT	Reso 2025-44	% change
Availability Per Unit (not metered) - monthly	\$12.77	\$13.60	6.50%
Availability Per Unit (metered) - monthly	\$8.93	\$9.51	6.50%
0 to 8,977 ( per gallon) of Consumption	\$0.0024499	\$0.0026091	6.50%
8,977 - 17,953 (per gallon) of Consumption	\$0.0048997	\$0.0052182	6.50%
17,953 - 26,930 (per gallon) of Consumption	\$0.0073496	\$0.0078273	6.50%
26,930 and up (per gallon) of Consumption	\$0.0097995	\$0.0104365	6.50%
Sewer	CURRENT	Reso 2025-44	% change
Availability Per Unit (not metered) - monthly	\$39.07	\$41.61	6.50%
Availability Per Unit (metered) - monthly	\$27.37	\$29.15	6.50%
All Consumption per gallon	\$0.0090861	\$0.0096767	6.50%
- Residential Caps at 8,977 if no other meter			
- Commercial has no caps on consumption			
Irrigation	CURRENT	Reso 2025-44	% change
Availability Per Unit (not metered) - monthly	\$12.77	\$13.60	6.50%
0 to 17,953 (per gallon) of Consumption	\$0.0048997	\$0.0052182	6.50%
17,953 - 26,930 (per gallon) of Consumption	\$0.0073496	\$0.0078273	6.50%
26,930 and Up (per gallon) of Consumption	\$0.0097995	\$0.0104365	6.50%
Reclaimed Water	CURRENT	Reso 2025-44	% change
Availability Per Unit (not metered) - monthly	\$12.77	\$13.60	6.50%
0 to 17,953 (per gallon) of Consumption	\$0.0007214	\$0.0007682	6.50%
17,953 - 26,930 (per gallon) of Consumption	\$0.0010752	\$0.0011451	6.50%
26,930 and Up (per gallon) of Consumption	\$0.0014291	\$0.0015220	6.50%

## CITY OF MOUNT DORA CITY FEE SCHEDULE

### Utility Rates

<b>Stormwater</b>	<b>CURRENT</b>	<b>Reso 2025-44</b>	<b>% change</b>
Stormwater fee - monthly	\$18.90	\$18.90	0%

<b>UTILITY RATES - ALL RATE CLASSES - OUTSIDE CITY</b>			
<b>Water</b>	<b>CURRENT</b>	<b>Reso 2025-44</b>	<b>% change</b>
Availability Per Unit (not metered) - monthly	\$15.96	<u>\$17.00</u>	6.50%
Availability Per Unit (metered) - monthly	\$11.17	<u>\$11.89</u>	6.50%
0 to 8,977 (per gallon) of Consumption	\$0.0030673	<u>\$0.0032667</u>	6.50%
8,977 - 17,953 (per gallon) of Consumption	\$0.0061227	<u>\$0.0065206</u>	6.50%
17,953 - 26,930 (per gallon) of Consumption	\$0.0091900	<u>\$0.0097873</u>	6.50%
26,930 and up (per gallon) of Consumption	\$0.0122453	<u>\$0.0130413</u>	6.50%
<b>Sewer</b>	<b>CURRENT</b>	<b>Reso 2025-44</b>	<b>% change</b>
Availability Per Unit (not metered) - monthly	\$48.84	<u>\$52.01</u>	6.50%
Availability Per Unit (metered) - monthly	\$34.21	<u>\$36.43</u>	6.50%
All Consumption per gallon	\$0.0113576	<u>\$0.0120958</u>	6.50%
- Residential Caps at 8,977 if no other meter			
- Commercial has no caps on consumption			
<b>Irrigation</b>	<b>CURRENT</b>	<b>Reso 2025-44</b>	<b>% change</b>
Availability Per Unit (not metered) - monthly	\$15.96	<u>\$17.00</u>	6.50%
0 to 17,953 (per gallon) of Consumption	\$0.0061247	<u>\$0.0065228</u>	6.50%
17,953 - 26,930 (per gallon) of Consumption	\$0.0091870	<u>\$0.0097842</u>	6.50%
26,930 and Up (per gallon) of Consumption	\$0.0122494	<u>\$0.0130456</u>	6.50%
<b>Reclaimed Water</b>	<b>CURRENT</b>	<b>Reso 2025-44</b>	<b>% change</b>
Availability Per Unit (not metered) - monthly	\$15.96	<u>\$17.00</u>	6.50%
0 to 17,953 (per gallon) of Consumption	\$0.0009017	<u>\$0.0009603</u>	6.50%
17,953 - 26,930 (per gallon) of Consumption	\$0.0013440	<u>\$0.0014314</u>	6.50%
26,930 and Up (per gallon) of Consumption	\$0.0017864	<u>\$0.0019025</u>	6.50%

SERVICE	DESCRIPTION	CURRENT	RESO 2025-44	NET	NET %
<b>RESIDENTIAL FEES</b>					
Sanitation	SA-CANS RS/GN/MF	\$ 25.02	<del>\$</del> 25.68	\$ 0.66	2.66%
<b>COMMERCIAL FEES</b>					
1 Toter x1/wk(Cans)	SA-TOTER 1X1	\$ 33.85	<del>\$</del> 34.10	\$ 0.24	0.72%
1 Toter x2/wk	SA-TOTER 1X2	\$ 65.40	<del>\$</del> 66.39	\$ 0.98	1.50%
1 Toter x3/wk	SA-TOTER 1X3	\$ 96.97	<del>\$</del> 98.67	\$ 1.71	1.76%
2 Toter x1/wk	SA-TOTER 2X1	\$ 66.70	<del>\$</del> 67.51	\$ 0.81	1.21%
2 Toter x2/wk	SA-TOTER 2X2	\$ 129.79	<del>\$</del> 132.06	\$ 2.27	1.75%
2 Toter x5/wk	SA-TOTER 2X5	\$ 319.01	<del>\$</del> 325.67	\$ 6.66	2.09%
3 Toter x1/wk	SA-TOTER 3X1	\$ 99.51	<del>\$</del> 100.90	\$ 1.38	1.39%
3 Toter x2/wk	SA-TOTER 3X2	\$ 194.11	<del>\$</del> 197.68	\$ 3.57	1.84%
4 Toter x1/wk	SA-TOTER 4X1	\$ 133.77	<del>\$</del> 135.51	\$ 1.74	1.30%
7 Toter x1/wk	SA-TOTER 7X1	\$ 232.22	<del>\$</del> 235.63	\$ 3.42	1.47%
Shared dumpster 8 yard x1/wk	SA-SH2	\$ 79.54	<del>\$</del> 80.20	\$ 0.66	0.83%
Shared dumpster	SA-RTSU	\$ 132.23	<del>\$</del> 133.36	\$ 1.13	0.85%
Shared dumpster 4 yard x2/wk	SA-SH3	\$ 134.08	<del>\$</del> 135.23	\$ 1.15	0.86%
Shared dumpster 8 yard x2/wk	SA-SH1	\$ 158.29	<del>\$</del> 159.66	\$ 1.37	0.86%
Shared dumpster	SA-REST	\$ 383.25	<del>\$</del> 386.65	\$ 3.40	0.89%
Dumpster 2 yard x1/wk	SA- D 2X1	\$ 136.18	<del>\$</del> 137.36	\$ 1.18	0.87%
Dumpster 2 yard x2/wk	SA- D 2X2	\$ 267.73	<del>\$</del> 270.09	\$ 2.36	0.88%
Dumpster 2 yard x3/wk	SA- D 2X3	\$ 395.36	<del>\$</del> 398.86	\$ 3.50	0.88%
Dumpster 2 yard x4/wk	SA- D 2X4	\$ 495.35	<del>\$</del> 499.75	\$ 4.41	0.89%
Dumpster 2 yard x5/wk	SA- D 2X5	\$ 609.20	<del>\$</del> 621.70	\$ 12.50	2.05%
Dumpster 2 yard x6/wk	SA- D 2X6	\$ 707.27	<del>\$</del> 713.58	\$ 6.32	0.89%
Dumpster 3 yard x1/wk	SA- D 3X1	\$ 203.86	<del>\$</del> 205.64	\$ 1.79	0.88%
Dumpster 3 yard x2/wk	SA - D 3X2	\$ 407.19	<del>\$</del> 410.79	\$ 3.60	0.89%
Dumpster 3 yard x3/wk	SA - D 3X3	\$ 610.45	<del>\$</del> 615.88	\$ 5.44	0.89%
Dumpster 3 yard x4/wk	SA - D 3X4	\$ 813.68	<del>\$</del> 820.95	\$ 7.27	0.89%
Dumpster 3 yard x5/wk	SA - D 3X5	\$ 1,016.48	<del>\$</del> 1,025.58	\$ 9.10	0.89%
Dumpster 3 yard x6/wk	SA - D 3X6	\$ 1,220.28	<del>\$</del> 1,231.21	\$ 10.92	0.90%
Dumpster 4 yard x1/wk	SA - D 4X1	\$ 263.73	<del>\$</del> 266.05	\$ 2.32	0.88%
Dumpster 4 yard x2/wk	SA - D 4X2	\$ 519.05	<del>\$</del> 523.67	\$ 4.62	0.89%
Dumpster 4 yard x3/wk	SA - D 4X3	\$ 766.41	<del>\$</del> 773.25	\$ 6.85	0.89%
Dumpster 4 yard x4/wk	SA - D 4X4	\$ 990.19	<del>\$</del> 999.05	\$ 8.86	0.89%
Dumpster 4 yard x5/wk	SA - D 4X5	\$ 1,198.19	<del>\$</del> 1,208.92	\$ 10.73	0.90%
Dumpster 4 yard x6/wk	SA - D 4X6	\$ 1,390.34	<del>\$</del> 1,402.81	\$ 12.47	0.90%

SERVICE	DESCRIPTION	CURRENT	RESO 2025-44	NET	NET %
DW- shared residential	SA- SHARED RS	\$ 29.37	\$ 29.77	\$ 0.40	1.37%
DW- shared commercial	SA- SHARED GN	\$ 33.77	\$ 34.02	\$ 0.24	0.72%
DW- restaurant A (1-49)	SA-RST1	\$ 102.04	\$ 102.15	\$ 0.11	0.11%
DW- restaurant B (50-99)	SA-RST2	\$ 203.82	\$ 204.02	\$ 0.21	0.10%
DW- restaurant C (over 100)	SA-RST3	\$ 407.47	\$ 407.87	\$ 0.40	0.10%
Dumpster 6 yard x1/wk	SA - D 6X1	\$ 383.49	\$ 386.89	\$ 3.39	0.88%
Dumpster 6 yard x2/wk	SA - D 6X2	\$ 754.55	\$ 761.28	\$ 6.73	0.89%
Dumpster 6 yard x3/wk	SA - D 6X3	\$ 1,113.88	\$ 1,123.86	\$ 9.98	0.90%
Dumpster 6 yard x4/wk	SA - D 6X4	\$ 1,461.28	\$ 1,474.37	\$ 13.09	0.90%
Dumpster 6 yard x5/wk	SA - D 6X5	\$ 1,767.33	\$ 1,783.18	\$ 15.85	0.90%
Dumpster 6 yard x6/wk	SA - D 6X6	\$ 2,049.67	\$ 2,068.06	\$ 18.39	0.90%
Dumpster 8 yard x1/wk	SA - D 8X1	\$ 503.22	\$ 507.70	\$ 4.48	0.89%
Dumpster 8 yard x2/wk	SA - D 8X2	\$ 1,005.89	\$ 1,014.89	\$ 9.00	0.90%
Dumpster 8 yard x3/wk	SA - D 8X3	\$ 1,484.92	\$ 1,498.22	\$ 13.30	0.90%
Dumpster 8 yard x4/wk	SA - D 8X4	\$ 1,948.14	\$ 1,965.63	\$ 17.49	0.90%
Dumpster 8 yard x5/wk	SA - D 8X5	\$ 2,395.41	\$ 2,416.91	\$ 21.50	0.90%
Dumpster 8 yard x6/wk	SA - D 8X6	\$ 2,821.07	\$ 2,846.41	\$ 25.34	0.90%
Dumpster 10 yard x1/wk	SA - D 10X1	\$ 627.91	\$ 633.50	\$ 5.59	0.89%
Dumpster 10 yard x2/wk	SA - D 10X2	\$ 1,255.23	\$ 1,266.48	\$ 11.25	0.90%
Dumpster 10 yard x3/wk	SA - D 10X3	\$ 1,882.65	\$ 1,899.54	\$ 16.89	0.90%
Dumpster 10 yard x4/wk	SA - D 10X4	\$ 2,509.95	\$ 2,532.49	\$ 22.54	0.90%
Dumpster 10 yard x5/wk	SA - D 10X5	\$ 3,137.35	\$ 3,165.54	\$ 28.19	0.90%
Dumpster 10 yard x6/wk	SA - D 10X6	\$ 3,764.64	\$ 3,798.48	\$ 33.84	0.90%
Dumpster lock	SA-LOCK	\$ 11.88	\$ 11.88	\$ -	0.00%
Extra 2 yard pickup	SA-XTRA2PU	\$ 56.38	\$ 56.61	\$ 0.23	0.40%
Extra 3 yard pickup	SA-XTRA3PU	\$ 74.44	\$ 74.75	\$ 0.30	0.41%
Extra 4 yard pickup	SA-XTRA4PU	\$ 99.22	\$ 99.61	\$ 0.40	0.40%
Extra 6 yard pickup	SA-XTRA6PU	\$ 148.79	\$ 149.40	\$ 0.61	0.41%
Extra 8 yard pickup	SA-XTRA8PU	\$ 198.44	\$ 199.26	\$ 0.82	0.41%
Extra 10 yard pickup	SA-XTRA10PU	\$ 248.02	\$ 249.03	\$ 1.02	0.41%
1 Cart x2/wk	SA-CART1X2	\$ 38.03	\$ 38.91	\$ 0.88	2.31%
2 Carts x2/wk	SA-CART2X2	\$ 76.08	\$ 77.85	\$ 1.77	2.33%
4 Carts x2/wk	SA-CART4X2	\$ 152.12	\$ 155.66	\$ 3.54	2.33%
Compactor 3 yard x4/wk	SA-CO 3X4	\$ 1,275.69	\$ 1,305.31	\$ 29.62	2.32%
Compactor 4 yard x4/wk	SA-CO 4X4	\$ 1,745.40	\$ 1,785.92	\$ 40.53	2.32%
Compactor 6 yard x2/wk	SA-CO 6X2	\$ 1,300.56	\$ 1,330.76	\$ -	0.00%
Compactor 6 yard x4/wk	SA-CO 6X4	\$ 2,114.73	\$ 2,188.75	\$ 74.02	3.50%
4 cubic yard Vertipak or Similar	SA-Vertipak - 4	\$ 100.70	\$ 103.05	\$ 2.34	2.33%
6 cubic yard Vertipak or Similar	SA-Vertipak - 6	\$ 150.07	\$ 153.56	\$ 3.48	2.32%
8 cubic yard Vertipak or Similar	SA-Vertipak - 8	\$ 193.49	\$ 197.99	\$ 4.50	2.33%

**CITY OF MOUNT DORA CITY FEE SCHEDULE**

**Electric Department**

Additional Information

<b>ELECTRIC UTILITY RATES</b>			
<b>Miscellaneous Rates</b>	<b>Current</b>	<b>Reso 2025-44</b>	<b>% change</b>
Private Area Light			
Install light on existing Pole	\$ 202.00	\$ 202.00	0.0%
Install light on new wood Pole	\$ 517.00	\$ 517.00	0.0%
Permanent Single Phase <u>up to 200 amps</u>	\$ <del>100.00</del>	\$ <u>262.11</u>	162.1%
<u>Permanent Single Phase up to 400 amps</u>		\$ <u>253.38</u>	
Permanent Three Phase up to 200 amperes	\$ <del>400.00</del>	\$ <u>280.08</u>	-30.0%
Permanent Three Phase over 200 amperes	\$ <del>550.00</del>	\$ <u>670.31</u>	21.9%
Overhead Service Drops	actual cost + 10%	actual cost + 10%	
All Other Overhead Service Drops,	actual cost + 10%	actual cost + 10%	
Underground Service	actual cost + 10%	actual cost + 10%	
<b>Connection Charges</b>			
Reconnection Charge if disconnected at pole + COST	\$ 175.00	\$ 175.00	0.0%
Temporary - Electric Meter	\$ <del>100.00</del>	\$ <u>131.06</u>	31.1%
Change over from one type of service to another	Subtract new service connection fee	Subtract new service connection fee	Subtract new service connection fee
Surge Protection one-time Installtion	\$ 40.00	\$ 40.00	0.0%
Surge Protection monthly lease	\$ 7.50	\$ 7.50	0.0%
Pole Attachment lease rate - cable	\$ 14.30	\$ 14.30	0.0%
Pole Attachment lease rate - telecom	\$ 20.58	\$ 20.58	0.0%
<b>Electric Residential</b>			
Customer Charge (per kw hour)	\$ 12.06	\$ 12.06	0.0%
Energy Charge (per kw hour)	\$ 0.054340	\$ 0.054340	0.0%
Power Cost (per kw hour)	\$ 0.051120	\$ 0.051120	0.0%
Gross Receipts Tax (percentage)	2.563%	2.563%	0.0%
<b>General Service - Non Demand</b>			
Single Phase (per month)	\$ 12.060000	\$ 12.06	0.0%
Three Phase (per month)	\$ 27.160000	\$ 27.16	0.0%
Energy Charge (per kw hour)	\$ 0.054340	\$ 0.054340	0.0%
<b>General Service - Demand</b>			
Customer Charge (per month)	\$ 27.160000	\$ 27.16	0.0%
Demand Charge (per kw hour-mo)	\$ 6.620000	\$ 6.62	0.0%
Energy Charge (per kw hour)	\$ 0.007570	\$ 0.007570	0.0%
<b>Public Street &amp; Highway Lighting Service</b>			
175 Watt Mercury Vapor	\$ 13.08	\$ 13.08	0.0%
100 Watt High Pressure Sodium	\$ 13.62	\$ 13.62	0.0%
150 Watt High Pressure Sodium	\$ 11.30	\$ 11.30	0.0%
Antique Lights - Highland Phase 1 & 2	\$ 13.62	\$ 13.62	0.0%
Antique Lights - Community Development	\$ 14.53	\$ 14.53	0.0%
400 Watt High Pressure Sodium - Palm Island	\$ 22.09	\$ 22.09	0.0%
400 Watt High Pressure Sodium Cobra - Highway	\$ 25.75	\$ 25.75	0.0%
400 Watt MH Shoebox - FBC/FBF	\$ 23.39	\$ 23.39	0.0%
26 Watt FL Acorn	\$ 13.83	\$ 13.83	0.0%
40 Watt FL Acorn	\$ 13.83	\$ 13.83	0.0%
40 Watt LED Acorn - Corncob	\$ 10.62	\$ 10.62	0.0%
55 Watt LED Acorn - Retrofit	\$ 12.39	\$ 12.39	0.0%
66 Watt LED Acorn - Sternberg	\$ 21.38	\$ 21.38	0.0%
110 Watt LED Cobra - Street	\$ 12.47	\$ 12.47	0.0%
80 Watt LED Cobra - Street	\$ 10.40	\$ 10.40	0.0%
<b>Private Area Lighting Service</b>			
100 Watt High Pressure Sodium	\$ 13.27	\$ 13.27	0.0%
57 Watt LED Dusk to Dawn	\$ 11.17	\$ 11.17	0.0%
<b>Power Cost</b>			
Power Cost Charge (per kwh)	\$ 0.0511200	\$ 0.0511200	0.0%
Subscription Solar Adjustment	\$ 0.0045000	\$ 0.0045000	0.0%
Note: Actual Cost charges are to include a 10% administrative fee.			



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

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**DATE:** December 16, 2025  
**TO:** Honorable Mayor and City Council Members  
**FROM:** Vince Sandersfeld, City Manager  
**SUBJECT:** Lobbyist Update

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**Introduction:**

Gray Robinson, P.A. represents the City of Mount Dora in activities related to the legislative process in Tallahassee, Florida. Their work includes identification of legislative priorities, formulation of strategy, research, communication with elected officials, and reporting the status of current work in progress.

**Discussion:**

Gray Robinson, P.A. supports the City of Mount Dora in respect to Legislative items and appropriations. Attached is the November 2025 Monthly Report.

**Budget Impact:**

Lobbyist Activities are funded in GL account 421-1910-536.31-11

**Strategic Impact:**

The contract with Gray Robinson, P.A. allows for cooperation from State, County, and surrounding communities toward the Innovation District and future infrastructure through grants and legislative processes.

**Recommendation:**

Informational Item.

**Attachment(s):**

1. Mount Dora November 2025 Report

Prepared by: Jeanann Hand, City Clerk  
Reviewed by:

Vince Sandersfeld, City Manager

Final Approval - 12/5/2025

**December 1, 2025**

**City of Mount Dora  
November Activity Report**

**Interim Committee Meeting Schedule**

- December 1-5 – Committee Week 5
- December 8-12 – Committee Week 6

The 2026 Regular Session begins Tuesday, January 13, 2026.

**Communications**

- Calls with Adam Sumner re Donnelly Street
- Interim Committee Week Updates/Newsletter
- Submitted House and Senate Appropriations Forms on behalf of the City of Mount Dora

**Next Steps**

- Continue to monitor and share updates on relevant grant opportunities
- Meet with delegation members re 2026 Legislative priorities
- GrayRobinson: Meet with House and Senate Subcommittee Appropriations Chair re Mount Dora appropriations requests

Ryan Matthews/Angela Drzewiecki