



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

Mount Dora City Hall
510 North Baker Street, Mount Dora, FL 32757
December 16, 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

Mayor Homich expressed sympathy for a long-married couple who had been members of the community for many years. A moment of silence was observed in their honor and in recognition of recent tragedies.

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the Flag was led by Mayor Homich.

ROLL CALL

Members Present

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

Also Present

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

Members Not Present

John Cataldo, District 1, Vice-mayor

PUBLIC COMMENT

Mayor Homich opened public comment.

Bill Johnson, 415 Forest Road, spoke about flood issues.

Brian Ruderman, 3926 Foxtail Lane, spoke about speeding and posting speed limit signs.

Mayor Homich closed 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
2. Request Approval of Amendment 7 to the Solid Waste Agreement between the City of Mount Dora and Waste Management, Inc. of Florida
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
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
5. Request Approval of Meeting Minutes

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

BOARD APPOINTMENTS

1. City of Mount Dora Advisory Board and Committee Appointments

Councilmember Rolfson proposed the appointment of Lynn Tipton to the Historic Preservation Board and the reappointment of Thomas Decker to the Public Arts Commission. He withdrew the proposed appointment of Angel Gunderson to the Historic Preservation Board.

Councilmember Crail proposed the reappointments of Harris Turner to the Planning and Zoning Commission and Maryann McNamara to the Public Arts Commission and the appointments of Joseph Newton to the Historic Preservation Board and Warin Epstein to the Parks and Recreation Advisory Board.

Mayor Homich proposed the reappointments of Det Jokes to the Historic Preservation Board and Lindsay Perreault to the Public Arts Commission, and the appointment of Marlene Straughan to the Parks and Recreation Advisory Board.

Councilmember Walker proposed the reappointment of Rosalyn Harris to the Northeast CRA Advisory Board and Tom Dring to the Planning and Zoning Commission, and the appointments of John Abner to the Parks and Recreation Advisory Board and Janet Manchon to the Public Arts Commission.

Councilmember Bryant proposed the appointment of Robert Pearson to the Public Arts Commission.

The above appointments and withdrawals were approved by unanimous voice vote.

ACTION ITEMS

1. Request for Direction Related to RFP 25-GS-002 Paid Parking Services

Community Development Director Adam Sumner presented information regarding RFP 25-GS-002 for paid parking services. Staff reported significant vendor interest, multiple inquiries during the RFP process, and receipt of one formal proposal. Initial feedback from the selection committee was shared. Council discussion on this matter will continue at a future meeting.

Mr. Sumner described the City's dissatisfaction with the options presented to them in response to the RFP.

Council discussed the inadequacy of a parking vendor's proposal, citing issues with customer service, lack of cost transparency, and vague client data. They recommended canceling the current RFP and reconsidering future procurement strategies. The Council agreed to cancel the solicitation and explore other parking management options.

Council discussed how one-way street implementation may affect the City in ways that may change the City's need for paid parking.

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

MOTION BY COUNCILMEMBER ROLFSON TO DIRECT STAFF TO CANCEL RFP AND REJECT THE VENDOR'S PROPOSAL; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

Following discussion, the motion was clarified as a limited action to cancel the current paid parking RFP, with broader parking policy issues to be considered separately in the future. Councilmembers expressed reluctance to proceed with paid parking at this time, citing limited parking inventory, significant ongoing staff workload, and the need to first evaluate the impacts of the approved one-way street conversion. Members also noted the absence of a clear public mandate and mixed feedback from downtown merchants.

Staff reported that piggybacking on another contract was not feasible due to CRA procurement requirements and cybersecurity restrictions. Staff further advised that any future RFP would require clear Council policy direction regarding the number and location of spaces, rate structure, hours of operation, and treatment of local rates, permits, and event days.

Council emphasized the importance of enforcing existing four-hour parking limits, noting that merchant concerns focus more on enforcement than on paid parking. Interest was expressed in improving signage, evaluating enforcement options, and gathering broader merchant feedback. Staff will coordinate with Police, Finance, and the City Manager's Office to review enforcement approaches.

By consensus, Council directed staff not to initiate a new paid parking solicitation at this time, to focus on enforcement and current capital projects, and to revisit paid parking in the future after operational impacts and staffing capacity are better understood.

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

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

Mr. Brackins read Ordinance No. 2025-21 by title only.

ORDINANCE NO: 2025-21

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF US HIGHWAY 441 AND EAST OF SR 44; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER’S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Staff told Council that this is the second reading and final reading adoption. This is the annexation property 144 acres on the north side of US Highway 441, this action will start the city's permitting of the home sites that are being planned with Taylor Morrison, and there has been no changes to the ordinance itself. All requirements have been met and staff recommends approval.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT ORDINANCE NO. 2025-21, ANNEXATION, TAYLOR MORRISON OF FLORIDA, INC. (144.13 +/- ACRES); COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

- 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)

Mr. Brackins read Ordinance No. 2025-22 by title only.

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.

Staff told Council that this is the final adoption reading of annexation, 28.68 acres. There has been no change to the ordinance, and Staff recommends approval of the adoption.

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

MOTION BY COUNCILMEMBER WALKER TO ADOPT ORDINANCE NO. 2025-22, ANNEXATION, SCHOOL BOARD OF LAKE COUNTY, ROUND LAKE CHARTER SCHOOL (28.68 +/- ACRES); COUNCILMEMBER BRYANT SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

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

Mr. Brackins read Ordinance No. 2025-25 by title only.

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.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT ORDINANCE NO. 2025-25 ANNEXATION, CITY OF MOUNT DORA (1.38 ACRES); COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

- 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)

Mr. Brackins read Ordinance No. 2025-26 by title only.

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.

Staff reported that this is establishing the future land use designation of property as public lands, institutional as a requirement of the surplus land that the city acquired from the Florida Department of Transportation. Florida Statute 163.3187 governs "small-scale development amendments," has a timing of when the adoption becomes effective, and that's listed in the ordinance. Staff recommends approval of small-scale land use amendment for adoption.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT ORDINANCE NO. 2025-26 , SMALL-SCALE FUTURE LAND USE MAP AMENDMENT FOR CITY OF MOUNT DORA PROPERTY (1.38 +/- ACRES), CITY OF MOUNT DORA (1.38 ACRES); COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

- 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)

Mr. Brackins read Ordinance No. 2025-27 by title only.

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.

Staff was sworn in by Mr. Brackins for this quasi-judicial hearing.

Staff reported that this is the assignment of the zoning district for the subject property just discussed in the previous ordinances. They'll establish a PLI zoning district, which is a public land institutional and consistent with future land use that was just designated on the property. Staff recommends approval of the change of zoning on the property as stated in the ordinance.

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

MOTION BY COUNCILMEMBER DAWSON TO ADOPT ORDINANCE NO. 2025-27, , CHANGE IN ZONING FOR CITY OF MOUNT DORA PROPERTY (1.38 +/- ACRES); MAYOR HOMICH SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

- 6. Request Adoption of Resolution No. 2025-44, Approving Updates to the Master Fee Schedule

Mr. Brackins read Resolution No. 2025-44 by title only.

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.

Staff presented Resolution 2025-11 updating the City’s Master Fee Schedule. The update includes utility-related adjustments reflecting increased costs for equipment, including meter installation changes and updated pricing distinctions between potable and reclaimed water meters. Staff clarified that a previously listed “no charge” entry appeared to be a typographical error and should reflect separate pricing for reclaimed water meters due to differing equipment costs. Minor wastewater and sanitation adjustments that were previously addressed under the consent agenda are now incorporated into the Master Fee Schedule to maintain consistency with the City’s overall rate structure.

Council discussion emphasized the importance of keeping fees aligned with the City’s cost of service. It was noted that the revisions are based on a prior utility rate study and that the 6.5% adjustment represents the lowest recommended increase within that study framework. Staff explained this approach is intended to remain fiscally prudent while minimizing the potential for larger rate impacts in future years. Council also acknowledged broader economic pressures, including rising infrastructure and equipment costs.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2025-44, APPROVING UPDATES TO THE MASTER FEE SCHEDULE; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

CITY MANAGER'S REPORT

Mr. Sandersfeld directed attention to the Lobbyist Update in the agenda packet, spoke about the scheduling of the topping-out ceremony for the Northeast Recreation Center, and the final design for the Donnelly Street repairs.

CITY ATTORNEY'S REPORT

Mr. Brackins spoke about CRA expansion litigation, a potential nuisance action, and a meeting at the Sullivan Ranches clubhouse.

COMMUNICATIONS AND REPORTS

Councilmember Rolfson spoke about the Mayor’s State of the City message.

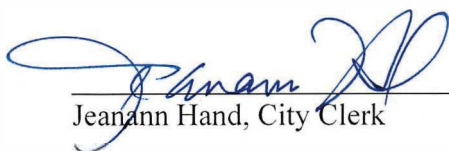
Councilmember Crail spoke favorably about retiring Public Works Director George Marek. Arborist Mark Miller.

Councilmember Walker echoed Councilmember Crail’s well wishes for Mr. Marek.

Mayor Homich thanked the Police Department for their presence at a Hannukah celebration.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 7:29 p.m.



Jeanann Hand, City Clerk



JAMES HOMICH, MAYOR
City of Mount Dora