



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**  
**March 3, 2026, 6:00 PM**

**AGENDA**

**CALL TO ORDER**

**MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENTATIONS**

1. Presentation: Friends of the Environment
2. Proclamation Recognizing the 100 Year Anniversary of the Magnolia Inn 4
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**PUBLIC COMMENT**

**APPROVAL OF AGENDA**

**APPROVAL OF CONSENT AGENDA**

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4. Request Ratification of the Seventeenth and Eighteenth Extensions of **Resolution No. 2025-45**, Local State of Emergency Related to October 26-October 27, 2025 Flood Event 164
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### **CITY MANAGER'S REPORT**

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

### **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, March 17, 2026, 6:00 p.m., Regular Session
2. Tuesday, April 7, 2026, 6:00 p.m., Regular Session

3. Tuesday, April 21, 2026, 6:00 p.m., Regular Session
4. Tuesday, May 5, 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:** March 3, 2026

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Proclamation Recognizing the 100 Year Anniversary of the Magnolia Inn

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**Introduction:**

This item provides an opportunity for the City Council to recognize the 100-year anniversary of the Magnolia Inn, located at 347 E. 3rd Avenue.

**Discussion:**

Constructed in 1926 as a residence for the Heim family, the Magnolia Inn is an example of Mediterranean Revival architecture. The structure retains many of its original historic features, including a Spanish tile roof, multi-lite windows, grouped columns, and a porte cochère. Lewis “L.C.” and Anna Heim made significant contributions to the Mount Dora community, including the donation of streetlights along Old Highway 441 from downtown Mount Dora to Sylvan Shores, as well as the donation of the City’s baseball park and funds for a grandstand and other park improvements.

The property was converted into a bed and breakfast in the 1990s and has operated as the Magnolia Inn since that time. The year 2026 marks the 100th anniversary of its construction.

**Budget Impact:**

None.

**Strategic Impact:**

Supports Strategic Initiative 1 – Promote Economic Development  
Goal 3: Promote tourism by recognizing and promoting Mount Dora’s historic assets and heritage tourism.

**Recommendation:**

The Mayor, on behalf of the City Council, recognize the Magnolia Inn for its 100-year anniversary and read the proclamation into the record.

**Attachment(s):**

1. Attachment #1 History of the Magnolia Inn
2. Magnolia Inn 100 Year Anniversary Proclamation

Prepared by: Michele Janiszewski, Deputy Planning Director

Reviewed by:

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 2/19/2026

Final Approval - 2/19/2026



**CITY OF  
MOUNT  
DORA**

**Planning and Development**  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7113  
plandev@cityofmountdora.com

**DATE:** March 3, 2026  
**TO:** City Council  
**FROM:** Michele Janiszewski, AICP, Deputy Planning Director  
**RE:** **347 E 3<sup>rd</sup> Avenue (Location); L. R. Heim House (Property Name); Sandra J. and Joseph N. Jimenez Life Estate (Owner).**

**Property Information:**

**Address:** 347 E 3<sup>rd</sup> Avenue      **Current Use:** Magnolia Inn Bed & Breakfast  
**Zoning District:** R-1      **Land Use:** Medium Residential

**Structure Information:**

**Date of Construction:** 1926      **Style:** Mediterranean Revival  
**Siding:** Stucco      **Stories:** Two  
**Roof Type:** Hip      **Chimneys:** Two; Brick  
**Roof Material:** Spanish Tile      **Porch:** One, Open

**Background on Architectural Style:**

Spanish and other Mediterranean-influenced styles were most common in California, Arizona, New Mexico, Texas, and Florida, states with a tradition of Spanish colonial architecture. The principal Mediterranean-derived styles were Italian Renaissance, Mission, and Spanish Colonial Revival. These revival styles date to the 1880s.

Florida's Spanish heritage and semi-tropical climate favored use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival churches and hotels in St. Augustine developed by Henry Flagler and others during the 1880s.

During the great Florida land boom of the 1920s, architects and builders applied Spanish, Spanish Colonial Revival, Mission, and other Mediterranean-influenced designs to a wide spectrum of buildings. Although the term "Mediterranean Revival" is indiscriminately applied to all buildings with features derived from Mediterranean architecture, many, particularly those designed by architects, were consciously modeled on formal styles.

**Characteristics:**

Plan: Irregular.  
Height: Two Stories.

# ATTACHMENT #1

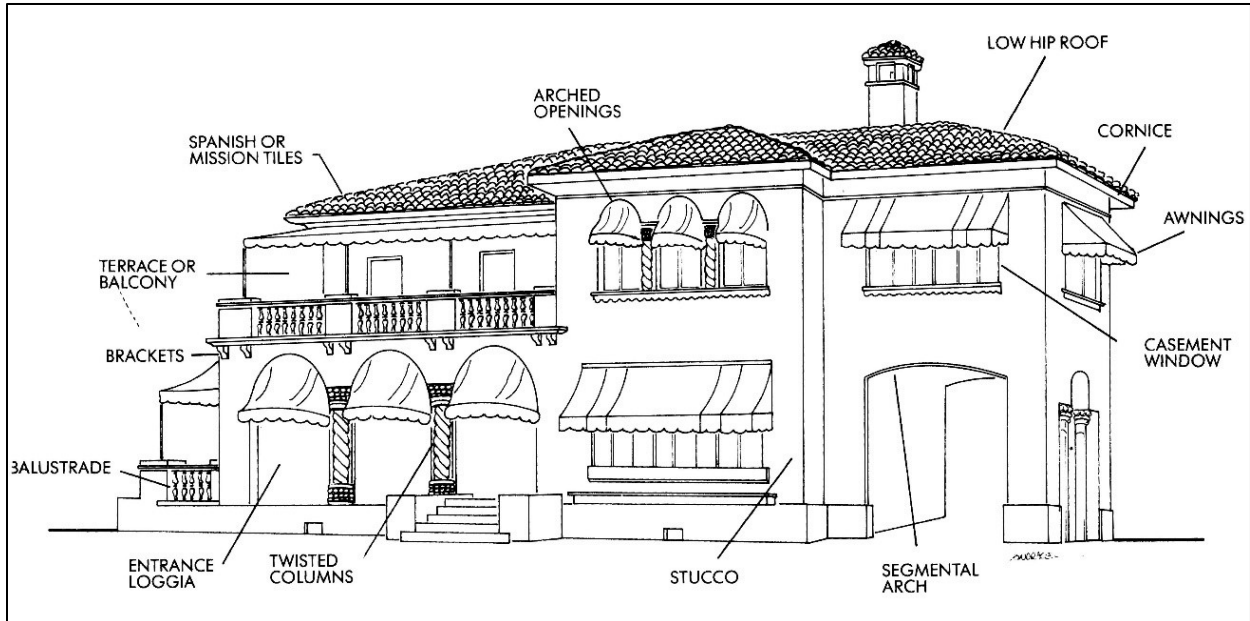
347 E 3<sup>rd</sup> Avenue  
March 3, 2026

Primary Exterior Material: Stucco.

Roof Type: Hip Roof or Flat with Curvilinear Parapet (Mission).

Roof Surfacing: Barrel, French Interlocking Tile.

Detailing: Plaster and Terracotta Detailing Highlighting Arches, Columns, Window Surrounds, Cornices, and Parapets, Wrought Iron Grilles, Balconies, and Balconets.



The Magnolia Inn Bed and Breakfast exemplifies the Mediterranean Revival style with its stuccoed exterior, hip roof with Spanish tiles, and balconies.



# ATTACHMENT #1

347 E 3<sup>rd</sup> Avenue  
March 3, 2026

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## **Property History:**

The Heim family frequently visited Mount Dora from their home in Danbury Township, Connecticut prior to moving to Florida in 1924 (Exhibit A). The family consisted of Lewis and Anna E. Heim, husband and wife, and their children Florence E. and Charles R. (Exhibit B).

The Heim family arrived around 1924, after hearing about the town from a former Sunday school student named Robert "Bob" White. Louis Heim was a businessman and inventor who made his fortune with the invention of machines and mechanical bearings. He began with hat-making machines and then precision-made bearings for automobiles, trucks, tanks and submarines.

In April of 1924, L.C. Heim purchased the property from Louis R. and Jessie C. Tremain who were settling the estate of the late Georgia Tremain, widow to Ross C. Tremain (Exhibit C). That same month, the Tampa Morning Tribune announced that L.R. Heim purchased the home of the late Mrs. R.C. Tremain and "will make improvements thereon with the avowed intention to make it the finest winter home in this section" (Exhibit D).

Upon settling in Mount Dora, Louis and Anna Heim became involved in many town activities and constructed a large home at 347 E. Third Avenue. The 1920 Sanborn Maps show a dwelling in the approximate location of the existing structure, but the difference between the 1920 and 1926 maps suggest that the previous house occupied by the late R.C. Tremain was demolished for the construction of the current residence (Exhibit E). The 1930 Census for Mount Dora shows them residing at 347 Woodland Avenue (platted name for Third Avenue), Mount Dora (Exhibit F).

Mr. Heim is most noted for the development of the Sylvan Shores subdivision in the late 1920s. In 1932 he donated the street lights along Old Highway 441 around Lake Dora. C. M. Gudgeon was hired to oversee the installation of these lights, that ran from downtown Mount Dora to the Sylvan Shores neighborhood. This installation became known as the "white way" because of how they lit up the drive around the lake. These lights are still in operation in 2021.

Eleventh Avenue which was the main road leading to Tavares was also given the name of Heim Road for his contributions to the City. Heim served as vice-president and Board member for the First National Bank of Mount Dora. He purchased the Mount Dora Topic newspaper and owned it for a short period of time.

In addition, to his contributions to the City of Mount Dora, Mr. Heim donated a sizeable tract of land on the corner of Liberty Street and Simpson Street and built a baseball field and grandstand, which is named after him (Exhibit G). The town's amateur baseball team, called the Vikings, played ball there in the 1920s. In 2021, the Mount Dora High School baseball teams continue to play baseball on Heim Field.

In 1936 the Heims sold their property to A. A. Tanner and moved back north (Exhibit H).

## **Attachments:**

Exhibits

1998 Site File

2008 Site File

ATTACHMENT #1

Exhibit A.

THE TAMPA MORNING TRIBUNE, MONDAY, JANUARY 9, 1922

## MOUNT DORA

MOUNT DORA, Jan. 8.—(Special.)  
—Among the recent visitors to this city registered at the Alton, were, P. J. Morgan and wife, and Mr. and Mrs. W. S. Staley and family, all of Tampa. Mr. Morgan is assistant postmaster and Mr. Staley owner of the Staley Auto Rent Service there. They left enroute for Leesburg, their old home-town, to visit friends and relatives.

Clay P. Barnes, who is very popular among the younger set, returned to the University of Georgia at Athens after a pleasant holiday visit to his parents, Mr. and Mrs. George Barnes.

E. D. Parker of the Pioneer Rubber Company, of New York, returned Thursday on account of important business. Mr. Parker is a very prominent winter resident here.

Chief of Police C. E. Mitchell made a special business trip to Sanford one day last week.

Mr. and Mrs. L. R. Heim and son Charles of Danbury, Conn., prominent winter residents here, have returned for the coming season.

W. C. Evans left for St. Petersburg for a few days. While there Mr. Evans will visit relatives and await the arrival of his nephew who will spend the winter here with him.

# ATTACHMENT #1 Exhibit B.

STATE OF CONNECTICUT COUNTY OF FAIRFIELD TOWNSHIP OR OTHER DIVISION OF COUNTY													
DEPARTMENT OF COMMERCE AND LABOR - BUREAU OF THE CENSUS THIRTEENTH CENSUS OF THE UNITED STATES, 1910 - POPULATION													
NAME OF INSTITUTION													
ENumerated by me on the _____ day of _____ 1910													
NAME OF INSTITUTION													
(Insert name of institution, if any, and indicate the language in which the entries are made. See instructions.)													
LOCATION.	NAME	RELATION.	PERSONAL DESCRIPTION.										
Home number (in title or tenths) Number of death (in order of birth) Number of family (in order of relation)	of each person whose place of abode on April 15, 1910, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on April 15, 1910. Omit children born since April 15, 1910.	Relationship of this person to the head of the family.	Sex. Color or race. Age at last birthday. Whether single, married, widowed, or divorced. Number of years of present marriage. Whether born man or woman.	Whether able to read, write, speak, or understand English.	Number of years of present marriage.	Whether born man or woman.	Whether able to read, write, speak, or understand English.	Whether able to read, write, speak, or understand English.	Whether able to read, write, speak, or understand English.	Whether able to read, write, speak, or understand English.	Whether able to read, write, speak, or understand English.	Whether able to read, write, speak, or understand English.	Whether able to read, write, speak, or understand English.
61 X 4 7 4	Putt Louis	Head of household	M	W	40	5							
63 20 26	Beim Lewis	Wife	F	W	36	12							
	Anna E	Daughter	F	W	8	5							
	Florence E	Son	M	W	2	5							
	Charles R	Son	M	W	2	5							

# ATTACHMENT #1

## Exhibit C.

WARRANTY DEED	WALKER, EVANS & GODWELL CO., CHARLESTON, S. C. 29163
<p>THIS INDENTURE, Made this <u>19<sup>th</sup></u> day of <u>April</u> A. D. 192<u>4</u>.</p> <p>BETWEEN <u>Louis R. Iremain and Jessie C. Iremain, his wife.</u></p> <p>of the County of <u>Lake</u> and State of <u>Florida</u></p> <p>parties of the first part, and <u>Lewis R. Heim</u></p> <p>of the County of <u>Danbury</u> and State of <u>Conn.</u></p> <p>parties of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of <u>one dollar and other valuable considerations</u> Dollars</p> <p>to <u>them</u> in hand paid, the receipt whereof is hereby acknowledged, have <u>been</u> granted, bargained, sold and transferred, and by these presents do <u>grant, bargain, sell and transfer</u> unto the said parties of the second part and <u>his</u> heirs and assigns forever, all that certain parcel of land lying and being in the County of <u>Lake</u> and State of <u>Florida</u> more particularly described as follows:</p> <p><u>The South two hundred and twenty (220) feet of Lot 10 according to Iremain's Plat or Subdivision. Map of said subdivision being on record in the office of the Clerk of the Circuit Court of Lake County on page 17 of plat Book no. 2. also described as follows. Beginning at the South east corner of lot 10 of Iremain's Subdivision running thence North two hundred and twenty (220) feet. thence west parallel to Woodland Avenue one hundred and fifty (150) feet. thence south two hundred and twenty (220) feet. thence east on the North side of Woodland Avenue one hundred and fifty (150) feet to place of beginning.</u></p> <p><u>Iremain's Plat above referred to being a subdivision of Blocks 4, 5, and a part of 6 of Hough's Plat of the N. W. 1/4 of the N. W. 1/4 of Section 32 Tp. 19 S. Range 27 East.</u></p> <p style="text-align: center;">(#7.50 revenue stamp cancelled)</p>	
<p>TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.</p> <p>And the said parties of the first part do <u>covenant</u> with the said parties of the second part that <u>they are</u> lawfully seized of the said premises, that they are free from all incumbrances and that <u>they have</u> good right and lawful authority to sell the same; and the said parties of the first part do <u>hereby</u> fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.</p> <p>IN WITNESS WHEREOF, the said parties of the first part have <u>hereunto set their</u> hand, s. and seal, s., the day and year above written.</p>	
<p>Signed, sealed and delivered in our presence:</p> <p><u>Mary M. Trule</u></p> <p><u>W. H. Cartledge</u></p>	<p><u>Louis R. Iremain</u> (SEAL)</p> <p><u>Jessie C. Iremain</u> (SEAL)</p>
<p>STATE OF <u>Florida</u></p> <p>County of <u>Lake</u></p> <p>I HEREBY CERTIFY, That on this <u>19<sup>th</sup></u> day of <u>April</u> A. D. 192<u>4</u>, before me personally appeared <u>Louis R. Iremain and Jessie C. Iremain, his wife.</u> to me known to be the person <u>so</u> described in and who executed the foregoing conveyance to <u>Lewis R. Heim</u> and severally acknowledged the execution thereof to be <u>their</u> free act and deed for the uses and purposes therein mentioned; and the said <u>Jessie C. Iremain</u> the wife of the said <u>Louis R. Iremain</u> on a separate and private examination taken and made by and before me and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance, for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable in and to the lands therein described, and that she executed said deed freely and voluntarily and without any constraint, fear, apprehension or compulsion of or from her said husband.</p> <p>WITNESS my signature and official seal, at <u>Mount Dora</u> in the County of <u>Lake</u> and State of <u>Florida</u> the day and year last aforesaid. <u>(Notarial Seal)</u></p>	
<p><u>Mary M. Trule</u> (SEAL)</p> <p><u>Notary Public for the State of Florida - My commission expires March, 13, 1927.</u></p>	
<p>STATE OF FLORIDA, }          County of Lake }          I, T. C. Smyth, Clerk of the Circuit Court in and for Lake County, State of Florida, certify that the foregoing is a full and true transcript of the original which was filed for record in my office on this <u>1<sup>st</sup></u> day of <u>May</u> A. D. 192<u>4</u>, and duly recorded on this <u>1<sup>st</sup></u> day of <u>May</u> A. D. 192<u>4</u>.</p> <p style="text-align: right;"><u>T. C. Smyth</u> Clerk</p> <p style="text-align: right;">D. C.</p>	
RECORD VERIFIED	

THE TAMPA MORNING TRIBUNE, TUESDAY, APRIL 29, 1924

## MANY DEVELOPMENT PROJECTS AFOOT IN TAVARES AND LAKE

TAVARES, Fla., April 26.—Seeking a location in the state for a large enterprise I. T. McCue of Missouri left Saturday with the intention of returning to Eustis and making that the seat of his operations. Mr. McCue will be associated with capitalists from Kansas City.

L. R. Heim of Danbury, Conn., has purchased the home of the late Mrs. R. C. Tremain, Mt. Dora and will make improvements thereon with the avowed intention to make it the finest winter home in this section.

W. H. Grimm of Waukon, Ia., has purchased a lot in Mt. Dora and will erect a winter home this summer.

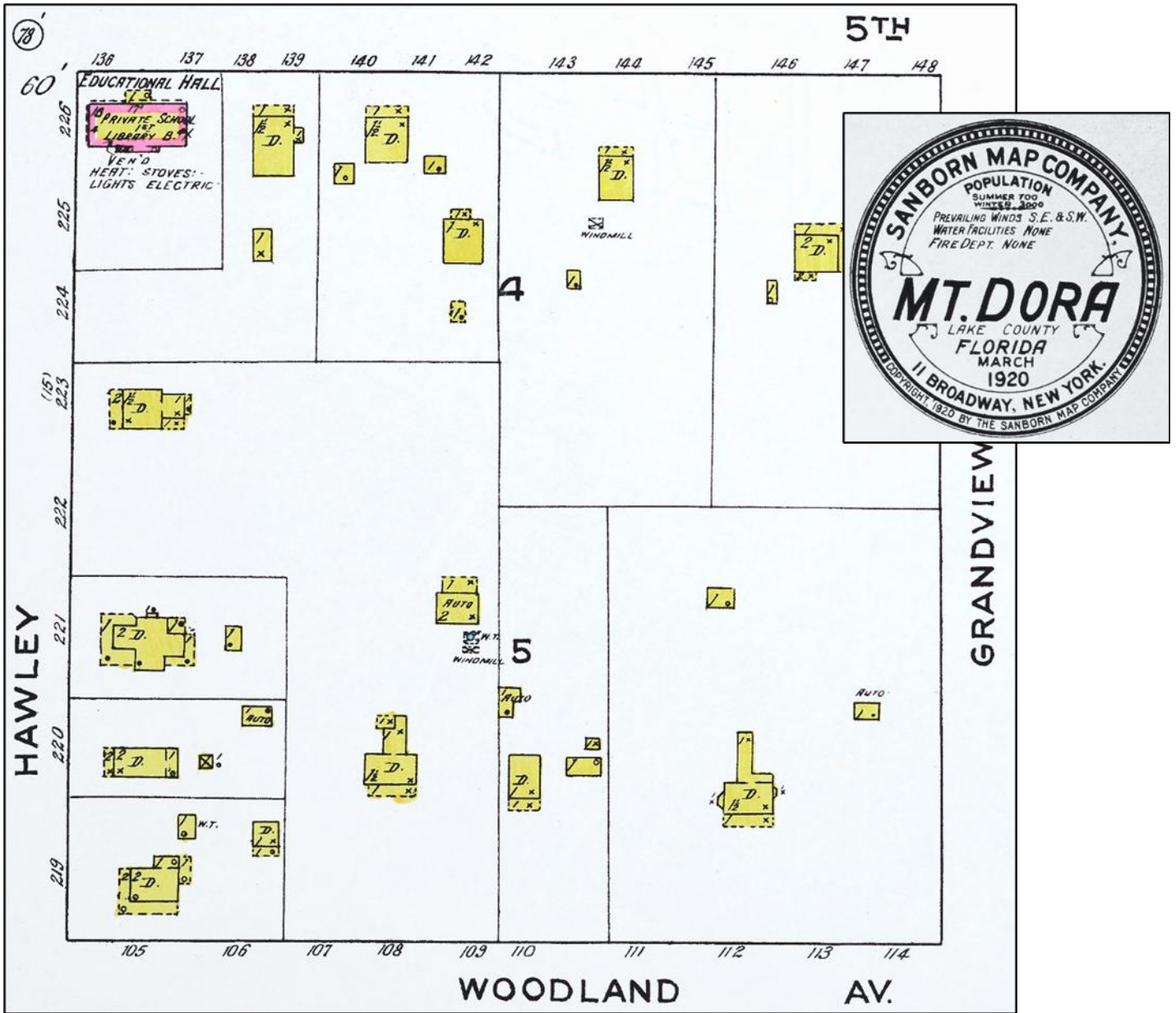
Fred Parks of Joliet, Ill., a promoter and financier, is at Howey completing plans for a water and lighting system for that town. He has also secured a section of the townsite and will put on a selling and building campaign for better type of homes. This new enterprise will take in the property along Lake Harris drive and Palm avenue, or about 60 per cent of the original town site.

Wilford M. Bright of Walker, Minn., who purchased a grove and home at Clermont, has returned home and the last part of the auto journey was made in a blinding snow storm. He longed for the sunny southland then more than ever. In a long interview to his home paper he tells of the beauties and possibilities of Florida. He and his family will take up their permanent residence at Clermont next October.

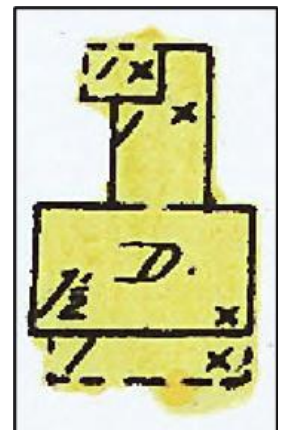
ATTACHMENT #1

Exhibit E.

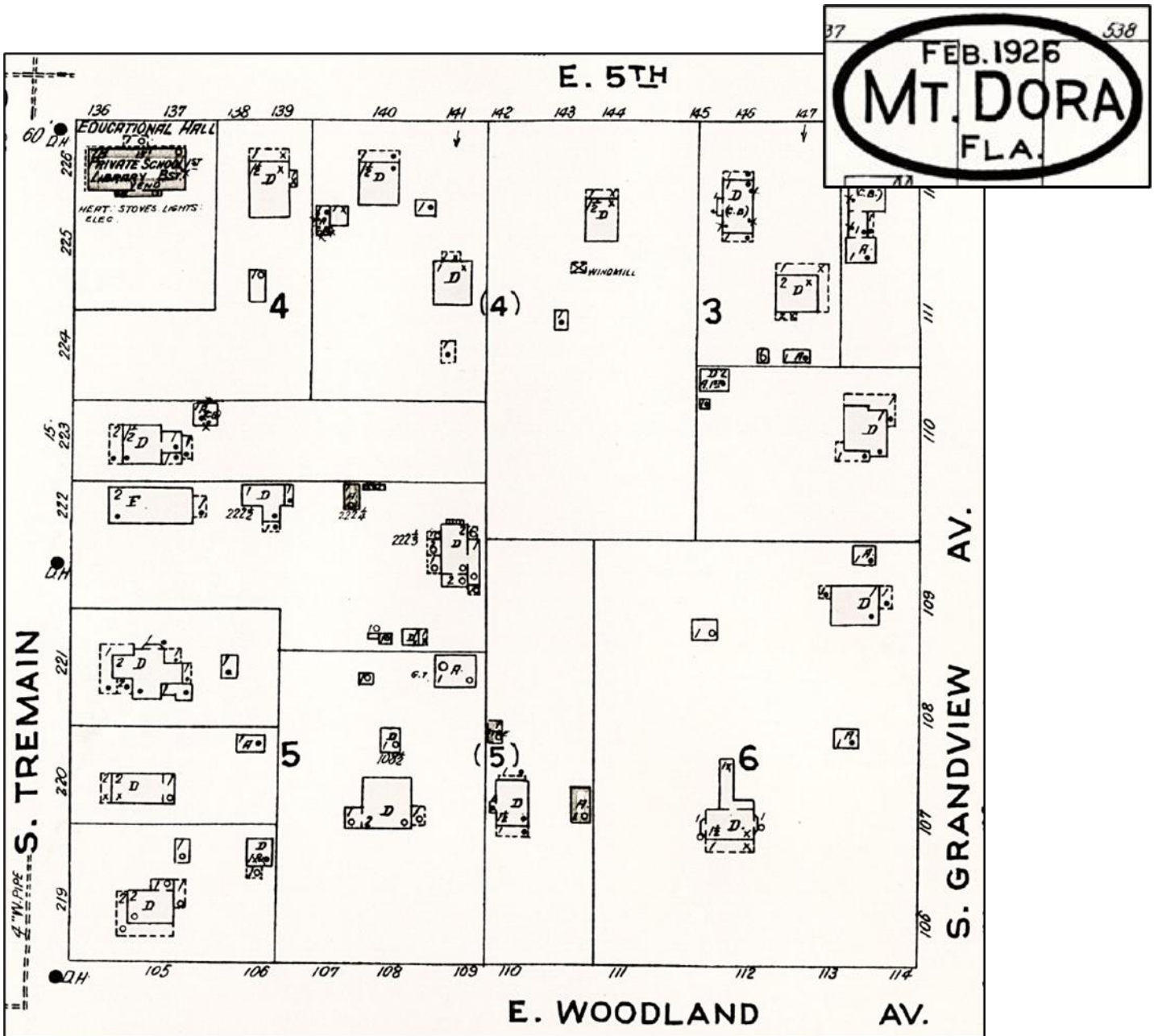
1920 Sanborn Map



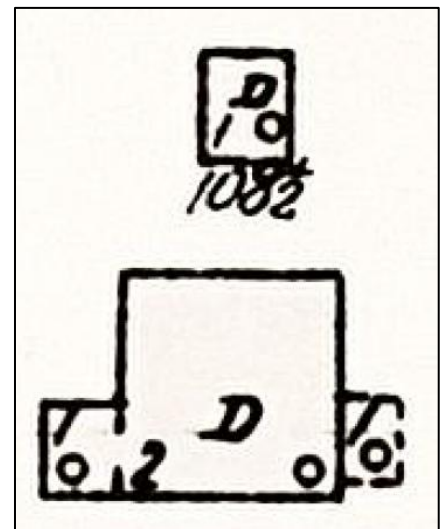
The yellow indicates that the structure is a frame building and the D indicates that it is a dwelling. The X Indicates shingle roofs and the numbers indicate the number of stories showing that the main structure is one and half stories, the additions on the north are one story, and the front porch is one story.



**ATTACHMENT #1**  
 1926 Sanborn Map (Black and White)



Here, the structure is shown as two stories with a one-story addition on the west and east side of the main structure. The empty circle indicates a slate or tin roof.



# ATTACHMENT #1 Exhibit F.

State Florida  
 County Lake  
 Incorporated place Mount Dora  
 Ward of city Lake  
 Block No. 1000  
 DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS  
 FIFTEENTH CENSUS OF THE UNITED STATES: 1930  
 POPULATION SCHEDULE

Serial number of individual	Name	RELATION	HOME DATA	PERSONAL DESCRIPTION	EDUCATION	PLACE OF BIRTH	MARRIAGE, DIVORCE, ETC.	CITIZENSHIP, ETC.	OCCUPATION AND INDUSTRY	PROPERTY	MARRIAGE, DIVORCE, ETC.		CITIZENSHIP, ETC.	OCCUPATION AND INDUSTRY	PROPERTY
											Year	Age			
1	Charles St														
2	First Avenue														
3	Woodlang Avenue														
4	4th St														
5	Donnelly														
6	Donald														
7	348 344	Elyse Harold E	Head	W	17	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
8	348 344	Bessie R	Wife -H	W	49	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
9	348 344	Anna Louise R	Daughter	W	12	Massachusetts	Single	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
10	348 344	James R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
11	348 344	William R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
12	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
13	348 344	Charles R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
14	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
15	348 344	William R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
16	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
17	348 344	Charles R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
18	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
19	348 344	William R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
20	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
21	348 344	Charles R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
22	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
23	348 344	William R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
24	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
25	348 344	Charles R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
26	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
27	348 344	William R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
28	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
29	348 344	Charles R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
30	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
31	348 344	William R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
32	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
33	348 344	Charles R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
34	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
35	348 344	William R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
36	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
37	348 344	Charles R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
38	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
39	348 344	William R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
40	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
41	348 344	Charles R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
42	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
43	348 344	William R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
44	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
45	348 344	Charles R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
46	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
47	348 344	William R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
48	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
49	348 344	Charles R	Head	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	
50	348 344	Anna R	Wife -H	W	42	Massachusetts	Married	U.S. born	Hotel	Hotel	1917	U.S. born	Hotel	Hotel	

347	354	368	William Lewis R	Head	015000	R	No	W	47	34	No	23	No	Ch
			Anna R	Wife -H					47	32	No	21	No	Ch
			Charles R	Head					47	22	No	3	No	Ch
453	355	369	Chapman James J	Head	05000	R	No	W	47	62	No	36	No	Ch

ATTACHMENT #1  
Exhibit G.

THE FLORIDA TIMES-UNION, JACKSONVILLE, FLORIDA, THURSDAY, APRIL 30, 1925.

Mount Dora will have this summer one of the prettiest ball parks in the state. The Mount Dora Topic says that L. R. Heim, wealthy resident of that city, has purchased the baseball park and presented it to the city to be used as a permanent athletic field. Besides giving the park, Mr. Heim added a few more thousand dollars to his gift to build a grandstand and otherwise beautify and improve the park. The property is deeded to the town of Mount Dora, with the stipulation that it is to be the permanent athletic field of the town. Of course, this will give the baseball, football, basketball and other teams a permanent home and relieve them of all financial worries. The donor of this remarkable gift is an enthusiastic sportsman, believes in clean outdoor exercise and at the same time especially desires the young people to have a place where they can indulge in athletic sports, both for amusement and health. The citizens of Mount Dora no doubt appreciate this gift very much, and will make the best use of their splendid athletic field.

# ATTACHMENT #1

## Exhibit H.

WARRANTY DEED

DEED RECORD 169

THIS INDENTURE, MADE this 24th day of July A. D. 1936,  
 BETWEEN Anna Elizabeth Heim and L. R. Heim, her husband

of the County of Lake and State of Florida

parties of the first part, and A. A. Tanner  
 whose permanent address is Rising Sun

of the County of Cecil and State of Maryland  
 part y of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of  
TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS Dollars  
 to them in hand paid, the receipt whereof is hereby acknowledged, have ye granted, bargained, sold and transferred and by  
 these presents, do grant, bargain, sell and transfer unto the said party of the second part and his heirs and  
 assigns forever, all that certain parcel of land lying and being in the County of Lake and State of  
Florida more particularly described as follows:

The south two hundred and twenty (220) feet of Lot 10, according to Tremain's Plat or  
 subdivision, map of said subdivision being on record in the office of the Clerk of the  
 Circuit Court of Lake County on page 17 of Plat Book 2, also described as follows:  
 beginning at the Southeast corner of Lot 10 of Tremain's subdivision, running thence  
 North 220 feet, thence west parallel to Woodland Avenue 150 feet, thence South 220  
 feet, thence East on the North side of Woodland Avenue 150 feet to the place of beginning.  
 Tremain's plat above referred to being a subdivision of Blocks 4, 5 and a part of 6,  
 Hough's Plat of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 32, Tp. 19 S. R. 27 E.

(10¢ Fla. doc. stamp cancelled)

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of  
 dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD, the same in fee simple  
 forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises,  
 that they are free from all encumbrances and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant to title to said land, and will defend the same against  
 the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal, the day and year above written.

Signed, sealed and delivered in our presence:

<p><u>Ruth M. Bradley</u>  <u>Dorothy C. Perry</u></p>	}	<p><u>Anna Elizabeth Heim</u> (SEAL)  <u>L. R. Heim</u> (SEAL)</p>
--	---	--

STATE OF CONNECTICUT  
 County of FAIRFIELD

I HEREBY CERTIFY, That on this 24th day of July A. D. 1936  
 before me personally appeared Anna Elizabeth Heim and L. R. Heim, her husband

to me known to be the persons described in and  
 who executed the foregoing conveyance to A. A. Tanner  
 and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said  
Anna Elizabeth Heim  
L. R. Heim

the wife of the said L. R. Heim  
 on a separate and private examination taken and made by and before me and separately and apart from her said husband, did acknowledge that  
 she made herself a party to the said Deed of Conveyance, for the purpose of renouncing, relinquishing and conveying all her right, title and  
 interest, whether of dower or of separate property, statutory or equitable in and to the lands therein described, and that she executed said deed  
 freely and voluntarily and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal, at Fairfield  
 in the County of Fairfield and State of Connecticut

the day and year last aforesaid. (Notarial Seal) Edward E. Dillistin (SEAL)  
 Notary Public  
 Comm. expires Feb. 1st, 1938.

STATE OF FLORIDA, }  
 County of Lake }  
 I, Geo. J. Dykes Clerk of the Circuit Court in and for Lake County, State of Florida, certify that the fore-  
 going is a full and true transcript of the original which was filed for record in my office on the 3rd day of  
September A. D. 1936, and duly recorded on this the 3rd day of September  
 A. D. 1936.

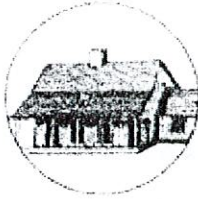
Geo. J. Dykes, Clerk  
 RECORD VERIFIED \_\_\_\_\_, D. C.

fr

ATTACHMENT #1

Site #8 LA 2480
Recorder # MM22-18
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

Original
Update
(give site#)



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 3.0 11/96

Consult Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) L. R. Heim House
Survey Mount Dora Historical Survey Phase II
National Register Category (Please check one: consult with Site File before using last four): building structure district site object

LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St., Ave., etc.) 347 E 3rd Ave
Cross Streets (nearest / between) Tremain / Grandview
City / Town (within 3 miles) Mount Dora
County Lake Tax Parcel #(s) 1476127
Subdivision name Tremain's Plat Block Lot Lot 10
Ownership (Please check one): private-profit private-individual city county Native American private-nonprofit private-unspecified state federal foreign unknown
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name & Date Eustis 1966 PR 1980
Township 19S Range 27E Section 32 1/4 section: NW SW SE NE Irregular-name: NA
Landgrant NA UTM: Zone 16 17 Easting 0 Northing 0
Plat or other map (map's name, location) Plat Book 2 Page 17

DESCRIPTION

Style\* Mediterranean Revival Exterior Plan\* Irregular Number of Stories 2
Structural System(s)\* Balloon wood frame
Foundation: Type(s)\* Continous Material(s)\* Unknown
Exterior Fabric(s)\* Stucco
Roof: Type(s)\* Hip Material(s)\* Spanish tile
Roof secondary strucs. (dormers etc.)\* Hip dormers
Chimney: No. 2 Material(s)\* Brick Location(s)\* Exterior, wall;/ Offset
Windows (types, materials, etc.)\* DHS;12/1; wood; /DHS; 9/1;wood; ; Leaded glass

Main Entrance (stylistic details) Entryway set off with grouped columns supporting the one story roof, front door feature sidelights, etc.
Porches: #open 1 #closed 0 #incised Location(s) S
Porch roof type(s) Hip
Exterior Ornament Spanish tile roof, multi-lite windows, grouped columns, porte cochere

Interior Plan\* Irregular interior plan
Condition (Please check one): excellent good fair deteriorated ruinous
Surroundings (N=None, S=Some, M=Most, A=All/nearly all): commercial residential institutional undeveloped
Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)
The house is set back from 3rd Avenue. A one story garage is located to the rear and side of the lot, adjacent to the house.

Archaeological Remains Check if Archaeological Form completed
\* Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

NR DATE DELIST DATE
KEEPER-NR ELIGIBILITY SHPO-NR ELIGIBILITY LOCAL DESIGNATION:
National Register Criteria for Evaluation a b c d (See National Register Bulletin 15, p. 2)

**HISTORICAL STRUCTURE FORM**

Consult *Guide to Historical Structure Forms* for detailed instructions.

**HISTORY**

Construction date: Exactly \_\_\_\_\_ (year) Approximately 1926 (year) Earlier than \_\_\_\_\_ (year) Later than \_\_\_\_\_ (year)  
 Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
 Moves:  yes  no  unknown Dates \_\_\_\_\_ Original address \_\_\_\_\_  
 Alterations:  yes  no  unknown Dates \_\_\_\_\_ Nature\* \_\_\_\_\_  
 Additions:  yes  no  unknown Dates \_\_\_\_\_ Nature\* \_\_\_\_\_  
 Original Use\* (give date ranges) Residence  
 Intermediate Uses\* (give date ranges) \_\_\_\_\_  
 Present Use\* (give date ranges) Residence, Bed and Breakfast Inn  
 Ownership History (especially original owner, dates, profession, etc.) LR Heim was brought to Mount Dora by Robert White, a member of his Sunday school class in Danbury CT. He may have come as early as 1916, but his first documented presence is in 1924. He owned a Ball bearing manufacturing plant in CT. Heim purchased land around Lake Gertrude known as Chautauqua Park, and had Orrin Sadler re-survey it into the subdivision, Sylvan Shores. Heim provided nine miles of streets and sidewalks, water mains, street lights, and installed telephone cable. He was the VP of the Mount Dora Bank & Trust Co. in March of 1926. In 1932 he provided \$50,000 to keep the bank open during the bank moratorium. Heim donated the Heim Field ball park on Liberty to the City. He also donated the street lights on old 441 on the shore of Lake Dora. He owned the Mount Dora Topic newspaper in the late 1920s. Sylvan Shores did not thrive, and he sold it to Walter Drake of Hudson OH in 1934. He sold his house to Arthur Tanner in the 1930s and left town.

\*Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

**RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> formal archaeological survey             | <input type="checkbox"/> past surveys search at FMSF                                | <input checked="" type="checkbox"/> local library research     | <input checked="" type="checkbox"/> Sanborn maps          |
| <input type="checkbox"/> informal archaeological inspection       | <input type="checkbox"/> past sites search at FMSF                                  | <input checked="" type="checkbox"/> non-local library research | <input checked="" type="checkbox"/> subdivision maps      |
| <input type="checkbox"/> Public Lands Survey (DEP)                | <input type="checkbox"/> FL Archives (Gray Building)                                | <input type="checkbox"/> building permits                      | <input checked="" type="checkbox"/> plat maps             |
| <input type="checkbox"/> tax records/property deeds               | <input checked="" type="checkbox"/> FL Photo Archives (Gray Building)               | <input type="checkbox"/> demolition permits                    | <input checked="" type="checkbox"/> local newspaper files |
| <input checked="" type="checkbox"/> tax records only              | <input type="checkbox"/> occupant/owner interview                                   | <input type="checkbox"/> commercial permits                    |   |
| <input type="checkbox"/> interior inspection                      | <input type="checkbox"/> neighbor interview   | <input type="checkbox"/> occupation permits                    |   |
| <input checked="" type="checkbox"/> other methods (specify) _____ | local historical society research, interview with old families, local history books |  |   |

**SURVEYOR'S EVALUATION OF SITE (Check one choice on each line)**

Potentially eligible for local register?  yes: name register at right  no  insufficient info Name of local register if eligible: Mount Dora  
 Individually eligible for National Register?  yes  no  insufficient info \_\_\_\_\_  
 Potential contributor to Nat. Reg. district?  yes  no  insufficient info \_\_\_\_\_  
 Area(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
Community Planning and Development  
 Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)  
This is one of Mount Dora's finest houses. It is well built, and may have been contrusted by LR Heim's favorite builder, James Stout. Heim was a great benefactor to Mount Dora, so the house is significant historically as well as architecturally.

**DOCUMENTATION (Photos, Plans, etc.)**

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) Clerk of Court, Archives Research, Longstreet: *The Story of Mount Dora*, typscript, Cele Shaw, *History of Sylvan Shores*, Edgerton; *Memories of Mount Dora*, *Mount Dora Topic*, 3-25-26  
 Photographs (required) B&W print(s) at least 3 x 5, at least one main facade.  
 Location of negatives & negative numbers Melanie V. Barr 216 NE 5<sup>th</sup> St. Gainesville FL 32601 352-377-4217

**RECORDER**

Name (last name first) / Address / Phone / Fax / Email / Affiliation Barr, Melanie, 216 NE 5<sup>th</sup> St. Gainesville FL 32601  
 Phone/Fax 352-377-4217, e-mail - mvbdt@gru.net

Remember: Use a *Supplement for Site Forms* or other continuation sheet for descriptions that do not fit in the spaces above.

**REQUIRED:** (1) USGS 7.5' MAP WITH STRUCTURE PINPOINTED IN RED  
 (2) LARGE SCALE STREET OR PLAT MAP  
 March 3, 2026 City Council Regular Session Agenda Packet Page 19 of 271



# ATTACHMENT #1 HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA02938  
 Recorder # 328  
 Field Date 3/15/2008  
 Form Date 3/15/2008  
 FormNo 200803  
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

## GENERAL INFORMATION

Site Name (address if none) MAGNOLIA INN BED AND BREAKFAST Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> \_\_\_\_\_  
 Survey or Project Name \_\_\_\_\_ Survey# \_\_\_\_\_  
 National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>347</u>	<u>East</u>	<u>3RD</u>	<u>Avenue</u>	

Cross Streets (nearest/ between) \_\_\_\_\_  
 City / Town (within 3 miles) Mount Dora In Current City Limits? YES  
 County Lake Tax Parcel #(s) \_\_\_\_\_  
 Subdivision Name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Ownership \_\_\_\_\_  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 Route to (especially if no street address) \_\_\_\_\_

## MAPPING

USGS 7.5' Map Name \_\_\_\_\_ Publication Date >> EUSTIS; 1980  
 Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> 19S ; 27E ; 32; UNSP  
 Irregular Section Name: \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 UTM: Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_  
 Plat or Other Map (map's name, location) \_\_\_\_\_

## DESCRIPTION

Style Italian Renaissance Revival Other Style \_\_\_\_\_  
 Exterior Plan Irregular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 2.5  
 Structural System(s) >> Wood frame  
 Other Structural System(s) \_\_\_\_\_  
 Foundation Type(s) >> Continuous  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) >> Poured Concrete Footing  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) >> Stucco  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) >> Hip  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) >> \_\_\_\_\_  
 Other Roof Material(s) \_\_\_\_\_  
 Roof Secondary Structure(s) (dormers etc) >> \_\_\_\_\_  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys 2  
 Chimney Material \_\_\_\_\_  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) \_\_\_\_\_

# HISTORICAL STRUCTURE FORM

8LA02938

## DESCRIPTION (continued)

Window Descriptions CASEMENT 8, 8/1, 6/1, 12/1

Main Entrance Description (stylistic details) \_\_\_\_\_

Porches: #open 1 #closed \_\_\_\_\_ #incised \_\_\_\_\_ Location(s) \_\_\_\_\_

Porch Roof Types(s) \_\_\_\_\_

Exterior Ornament \_\_\_\_\_

Interior Plan \_\_\_\_\_

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: \_\_\_\_\_ Residential: MOSTly this category

Institutional: \_\_\_\_\_ Undeveloped: \_\_\_\_\_

Ancillary Features (Number / type of outbuildings, major landscape features) \_\_\_\_\_

Archaeological Remains (describe): \_\_\_\_\_

If archaeological remains are present, was an Archaeological Site Form completed? \_\_\_\_\_

Narrative Description (optional) \_\_\_\_\_

## HISTORY

Construction year 1926

Architect (last name first): \_\_\_\_\_

Builder (last name first): \_\_\_\_\_

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

### Structure Use History

Use \_\_\_\_\_ Year Use Started \_\_\_\_\_ Year Use Ended \_\_\_\_\_ >> Bed & Breakfast;;

Other Structure Uses \_\_\_\_\_

Ownership History (especially original owner, dates, profession, etc.) \_\_\_\_\_

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> Examine local tax records

Other research methods \_\_\_\_\_

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible \_\_\_\_\_

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance \_\_\_\_\_

>>

Other Historical Associations \_\_\_\_\_

Explanation of Evaluation (required) Because the resource retains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.

# HISTORICAL STRUCTURE FORM

ATTACHMENT #1

8LA02938

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: \_\_\_\_\_ Maintaining Organization: \_\_\_\_\_  
File or Accession #: \_\_\_\_\_ Descriptive Information: \_\_\_\_\_

>> \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles  
Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL  
Recorder Affiliation Bland & Associates, Inc Other Affiliation \_\_\_\_\_  
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

Cultural Resource Type: SS  
Electronic Form Used: S110  
Form Type Code: NORM  
Form Quality Ranking: NEW  
Form Status Code: SCAT

SHPO's Evaluation of Resource

\_\_\_\_\_ Date \_\_\_\_\_

Supplement Information Status: NO SUPPLEMENT  
Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: \_\_\_\_\_  
Computer Entry Date: 5/28/2008

Form Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

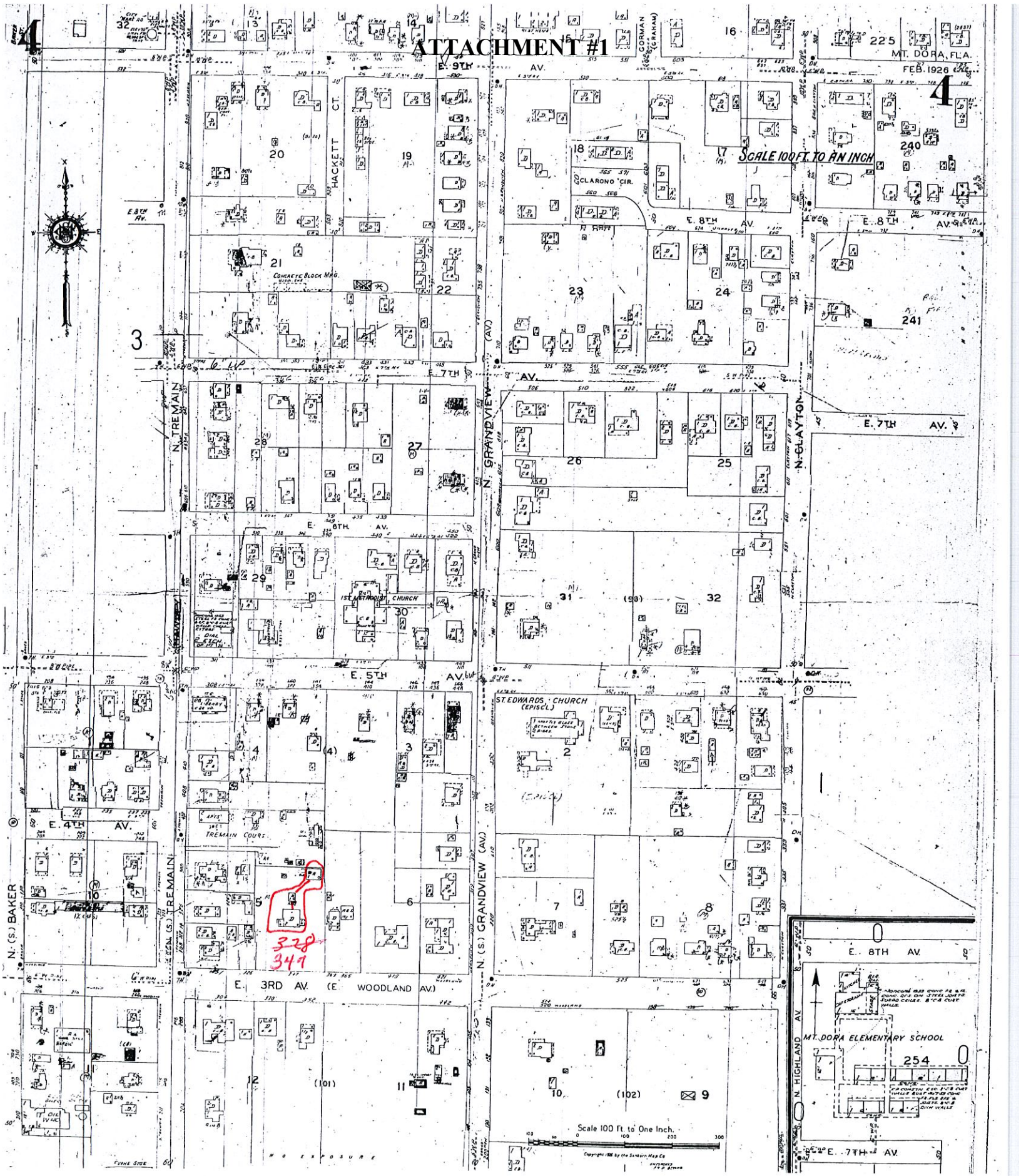
### REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

ATTACHMENT #1

MT. DORA, FLA.  
FEB. 1926

SCALE 100 FT. TO AN INCH



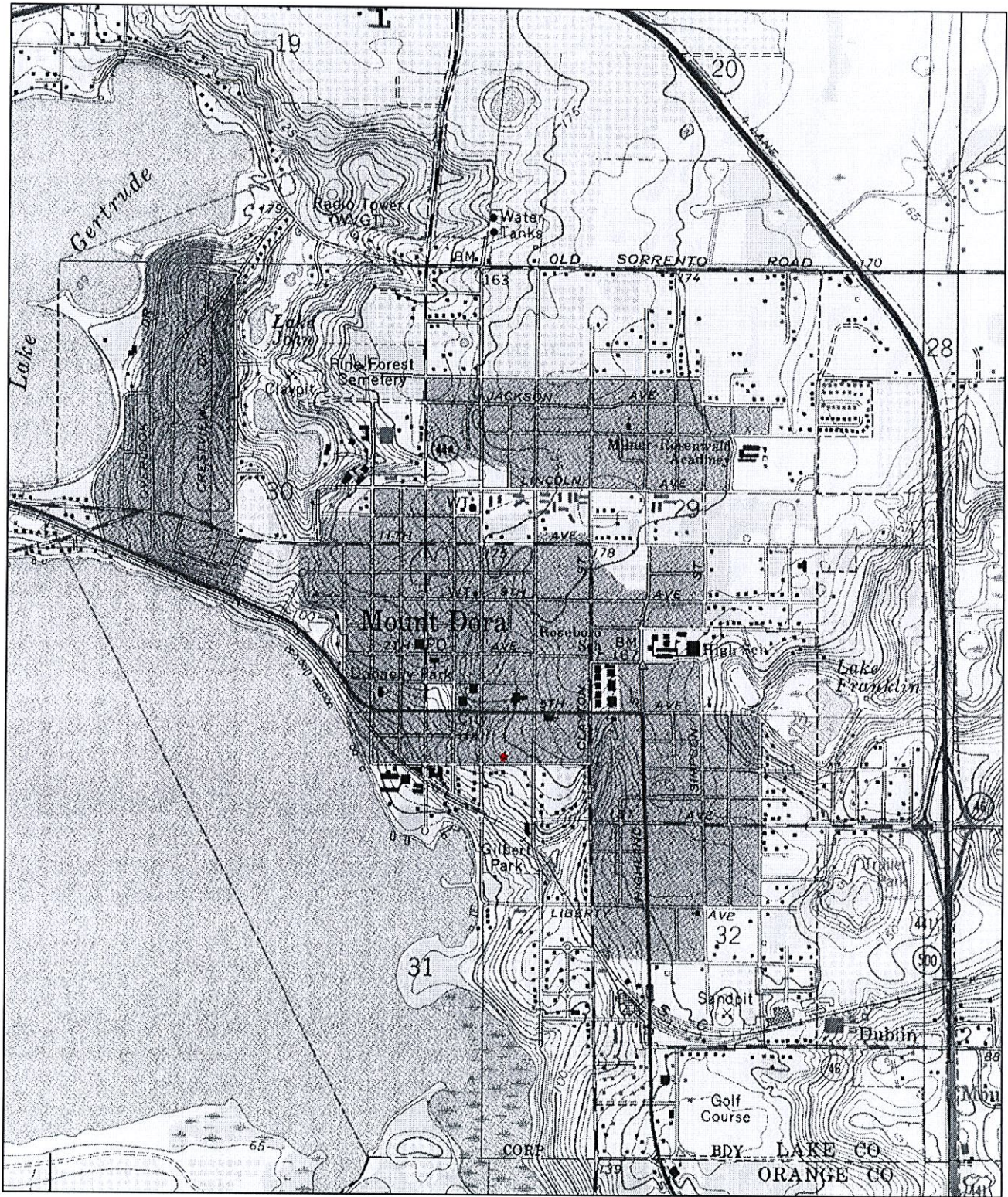
LA2938

**LA02938-200803**

**Supplementary Printout**

- > **USGS map name/year of publication or revision:**  
EUSTIS;1980
  
- > **Township/Range/Section/Qtr:**  
19S ;27E ;32;UNSP
  
- > **Structural system(s):**  
Wood frame
  
- > **Foundation types:**  
Continuous
  
- > **Foundation materials:**  
Poured Concrete Footing
  
- > **Exterior fabrics:**  
Stucco
  
- > **Roof types:**  
Hip
  
- > **Roof materials:**
  
- > **Roof secondary structures (dormers etc):**
  
- > **Change status/year changed/date noted/nature:**
  
- > **Original, intermediate, present uses/year started/year ended:**  
Bed & Breakfast;;
  
- > **Research methods:**  
Examine local tax records  
FL Master Site File-Cultural Resources  
Pedestrian
  
- > **Area(s) of historical significance:**
  
- > **Repositories: Collection/Housed/Accession#/Describe**
  
- > **[Other name(s)]:**

# ATTACHMENT #1



Map provided by MyTopo.com

LA 2938  
 -328 347

347

LA2938





## PROCLAMATION

### *Celebrating the 100th Anniversary of the Magnolia Inn*

**WHEREAS**, the Magnolia Inn, located at 347 E. 3rd Avenue, was constructed as a residence for the Heim family in 1926; and

**WHEREAS**, the structure was constructed in the Mediterranean Revival architectural style and retains many of its original historic features, including a Spanish tile roof, multi-lite windows, grouped columns, and a porte cochere; and

**WHEREAS**, Lewis "L.C." Heim ingrained himself in the Mount Dora community through his development of the Sylvan Shores neighborhood, service as Vice President and Board Member of the First National Bank of Mount Dora, and brief ownership of the Mount Dora Topic; and

**WHEREAS**, Lewis "L.C." Heim and Anna Heim are renowned for their notable contributions to the community, including the donation of streetlights along Old Highway 441 from downtown Mount Dora to Sylvan Shores, as well as the donation of land for a baseball park to the City, along with additional funds to construct a grandstand and provide other park improvements; and

**WHEREAS**, on January 5, 2010, the structure was included on the City of Mount Dora's Local Register of Historic Sites and awarded a Historic Marker in recognition of its cultural and architectural significance; and

**WHEREAS**, the City of Mount Dora proudly recognizes and honors the Magnolia Inn on the occasion of its 100th anniversary;

**NOW, THEREFORE**, I, James L. Homich, Mayor of the City of Mount Dora, Florida, by virtue of the authority vested in me, do hereby proclaim March 3, 2026, as **THE 100TH ANNIVERSARY OF THE MAGNOLIA INN** in the City of Mount Dora, and urge all citizens to join me and the City Council in recognizing this historic asset in our community.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Mount Dora to be affixed this 3rd day of March, 2026.

---

James L. Homich, Mayor



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

---

**DATE:** March 3, 2026  
**TO:** Honorable Mayor and City Council Members  
**FROM:** Vince Sandersfeld, City Manager  
**SUBJECT:** Proclamation Recognizing Women's History Month

---

**Introduction:**

This item provides an opportunity for the Mayor to read a proclamation recognizing March as Women's History Month.

**Discussion:**

Women's History Month is observed nationally each March to honor the contributions and achievements of women throughout American history. The observance grew from Women's History Week, first celebrated in 1980, and was expanded to a month-long recognition by Congress in 1987.

Women have played a vital role in shaping communities, the economy, government, education, the military, the arts, sciences, and countless other fields. Recognizing Women's History Month provides an opportunity to celebrate these contributions and to inspire future generations of leaders.

**Budget Impact:**

None.

**Strategic Impact:**

Supports Strategic Initiative 4 – Provide High-Quality Services  
Goal 12: Provide high-quality programs to benefit all age groups, by fostering community engagement and civic recognition.

**Recommendation:**

The Mayor read the proclamation into the record.

**Attachment(s):**

1. Proclamation Women's History Month

Prepared by: Kimberly LaFlamme, Deputy City Clerk

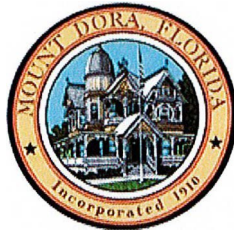
Reviewed by:

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 2/19/2026

Final Approval - 2/19/2026



## PROCLAMATION

**WHEREAS**, American women have played a vital and indispensable role in strengthening our communities, our nation, and the world; and

**WHEREAS**, women have been leaders in movements for equality and social progress, including the fight for suffrage, labor rights, and civil rights; and

**WHEREAS**, the contributions of women, from the earliest days of our nation to the present, have shaped our history and society; and

**WHEREAS**, in 2026, the theme "*Leading the Change: Women Shaping a Sustainable Future*" is recognized to highlight the voices of women who have paved the way for future generations; and

**WHEREAS**, it is vital to recognize that, despite these achievements, there is still work to be done to achieve full equality and to honor the diverse experiences of all women;

**NOW, THEREFORE**, I, James L. Homich, Mayor of the City of Mount Dora, Florida, on behalf of the City Council of the City of Mount Dora, Florida, do hereby proclaim March 2026 as **WOMEN'S HISTORY MONTH**.

**IN WITNESS WHEREOF**, I hereunto set my hand and cause the Seal of the City of Mount Dora to be affixed this 3<sup>rd</sup> day of March 2026.

---

James L. Homich, Mayor



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

---

**DATE:** March 3, 2026  
**TO:** Honorable Mayor and City Council Members  
**FROM:** Vince Sandersfeld, City Manager  
**SUBJECT:** Proclamation Recognizing Irish American Heritage Month

---

**Introduction:**

This item provides an opportunity for the Mayor to read a proclamation recognizing March as Irish American Heritage Month.

**Discussion:**

Irish American Heritage Month was first recognized by Presidential proclamation in 1991. March was selected in honor of Saint Patrick's Day, observed annually on March 17. Throughout our nation's history, Irish immigrants and their descendants have made lasting contributions to American society in fields such as public service, industry, education, literature, science, and business. This proclamation recognizes those contributions and celebrates the cultural heritage of Irish Americans.

The City of Mount Dora will host its annual St. Patrick's Day Block Party on Tuesday, March 17, 2026, at Sunset Park as part of this celebration.

**Budget Impact:**

None

**Strategic Impact:**

Supports community engagement and cultural recognition initiatives.

**Recommendation:**

Mayor to read the Proclamation into the record.

**Attachment(s):**

1. Proclamation Irish American Heritage Month

Prepared by: Kimberly LaFlamme, Deputy City Clerk

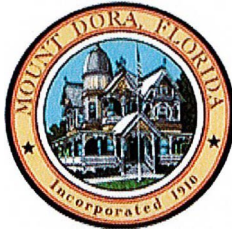
Reviewed by:

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 2/19/2026

Final Approval - 2/19/2026



## PROCLAMATION

**WHEREAS**, Irish immigrants played a vital role in America's War for Independence and in shaping our nation's system of government; and

**WHEREAS**, Irish Americans have made lasting contributions to the political, military, religious, educational, and cultural life of the United States; and

**WHEREAS**, many Irish Americans have served with distinction in the United States Armed Forces and in public service at the local, state, and national levels; and

**WHEREAS**, Irish heritage and traditions—celebrated through music, literature, faith, and family values—continue to enrich communities across our nation; and

**WHEREAS**, Irish heritage has deep roots in Florida dating back to the 1500s, including leadership in Spanish "La Florida" and service in the development of our state; and

**WHEREAS**, Irish descendant John P. Donnelly came to Mount Dora in 1879, built one of the City's most prominent historic buildings, helped found the town, and served as its first mayor; and

**WHEREAS**, the City of Mount Dora recognizes the importance of honoring the history and achievements of Irish Americans within our community; and

**WHEREAS**, it is fitting and proper to recognize and celebrate the rich cultural heritage and many valuable contributions of Irish Americans;

**NOW, THEREFORE**, I, James L. Homich, Mayor of the City of Mount Dora, Florida, do hereby proclaim March 2026 as **IRISH AMERICAN HERITAGE MONTH**

**IN WITNESS WHEREOF**, I hereunto set my hand and cause the Seal of the City of Mount Dora to be affixed this 3rd day of March 2026.

---

James L. Homich, Mayor



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

---

**DATE:** March 3, 2026

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Ratification of the Lake County Library Impact Grant Application for Simpson Farmhouse Expansion Project

---

**Introduction:**

This is a request for Council to ratify the City's application for the Lake County Library Impact Grant Application for the Simpson Farmhouse Expansion Project. The project includes expanding parking spaces from 8 to 23, creating outdoor public use space (Phase 1) and building a 2,300 sq ft meeting room facility directly behind the farmhouse (Phase 2). This Lake County Library Impact Fee grant application is for the Phase 1 engineering plans. Grant application submittal due date is Sunday March 1, 2026, in advance of the City Council meeting.

**Discussion:**

The 2025–26 deliverable for the Simpson Farmhouse Expansion project is completion of the civil site design for Phase 1. This task authorization is pending review and approval of the attached Lake County Library Impact Fee grant application.

Phase 1 includes grading; expansion of parking on both the north and south sides of the Simpson Farmhouse; reconfiguration of the fence surrounding Goat Pond; expanded public access to the green space around the pond; additional seating overlooking the pond; extension of the sidewalk from Donnelly Street to the Forest Preserve north entrance; installation of a crosswalk at the library entrance; and installation of interpretive and ecosystem signage. Phase 2 will include construction of the meeting room facility.

Half Engineering produced a concept site plan for the project in 2023–24 (Attachment #1). Bentley Group produced an architectural concept plan for the new building in 2024–25 (Attachment #2). The intent of these plans is to connect the two buildings with sidewalks and landscaping, guide visitors from both sites to shared parking areas, expand public green space around Goat Pond and improve connectivity to the Forest Preserve. Care was taken to match rooflines and window styles. Particular emphasis was placed on reducing the visual impact of the new building from Donnelly Street and creating an attractive southern façade facing W. 20th Street, which are the two most visible vantage points.

The Library Advisory Board reviewed these plans on June 9, 2025. The Historic Preservation Board reviewed the plans on June 25, 2025.

At its February 9, 2026 meeting, the Library Advisory Board recommended City Council approval of this grant application.

**Budget Impact:**

The grant application requests \$50,000, representing approximately 38% of Halff Engineering’s task authorization of \$132,558.

The FY 2025–26 project budget is \$320,501 (GL #310-5555-580.62-01-LI2303), funded through Mount Dora Library Impact Fee funds.

**Strategic Impact:**

Strategic Initiative #3, Goal 7, Objective 7.1 - Expand infrastructure to meet the needs of a growing community.

Strategic Initiative #1, Goal 2, Objective 2.1 - Promote pedestrian access throughout the City.

**Recommendation:**

City Council to ratify the grant application.

**Attachment(s):**

1. ATTACHMENT #1 - SFH Halff Site Concept Plan 7-12-24
2. ATTACHMENT #2 - SFH Bentley Concept 2024-25
3. LCLS Library Impact Fee Application - Mount Dora 2026

Prepared by: Cathy Lunday, Library Director

Reviewed by:

Cathy Lunday, Library Director

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 - 2/17/2026

Approved - 2/17/2026

Approved - 2/17/2026

Approved - 2/17/2026

Approved - 2/23/2026

Approved - 2/23/2026

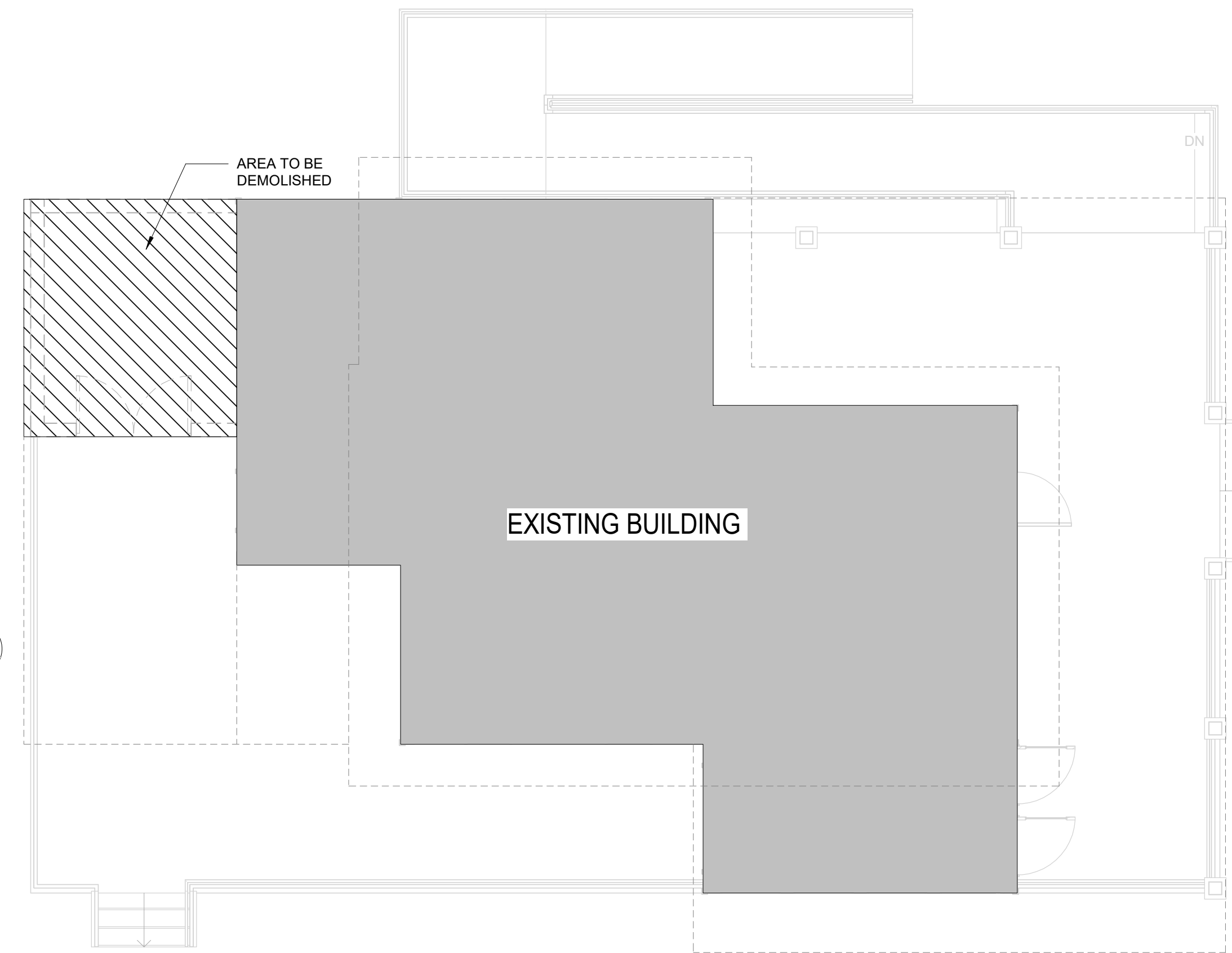
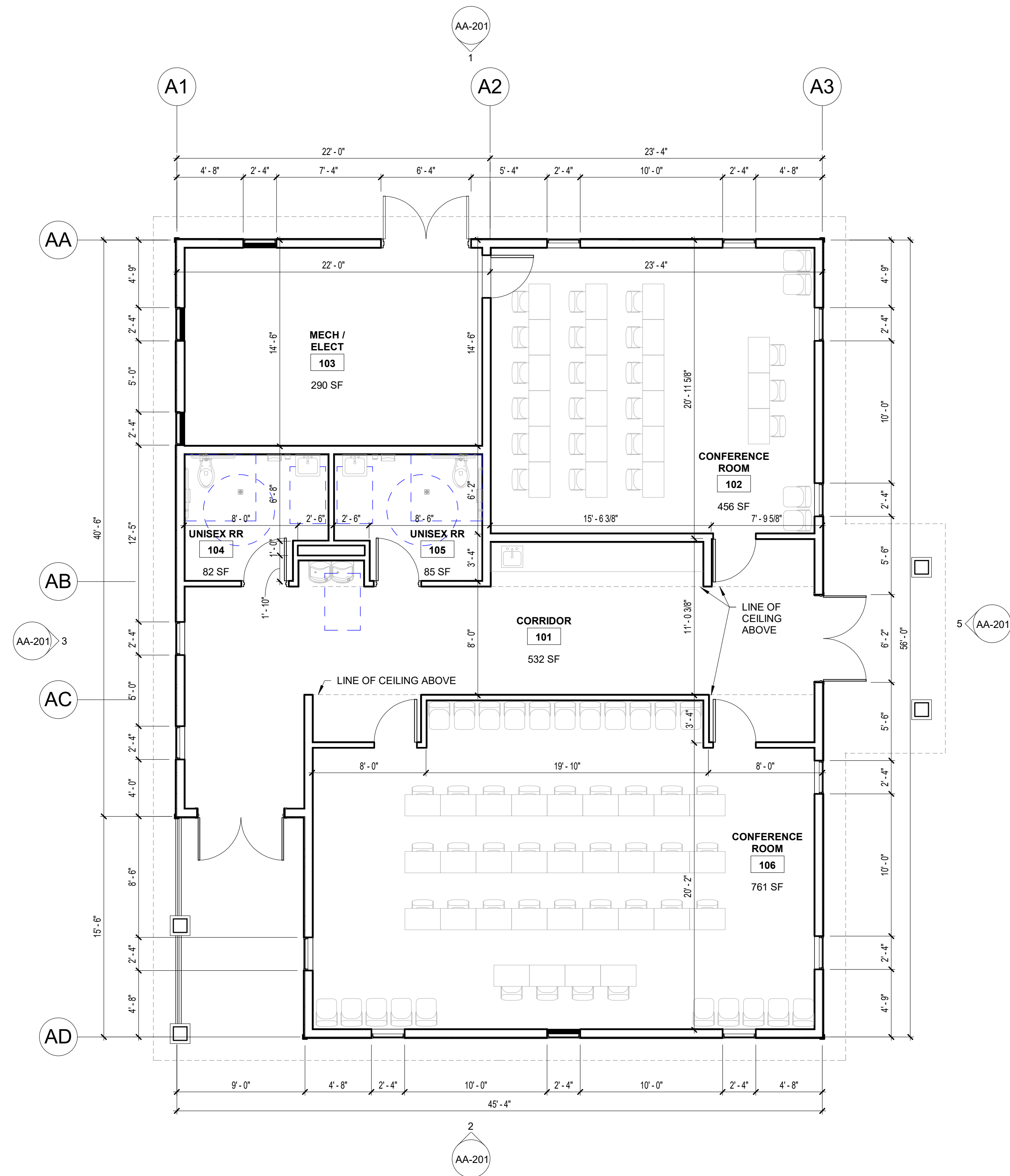
Final Approval - 2/23/2026



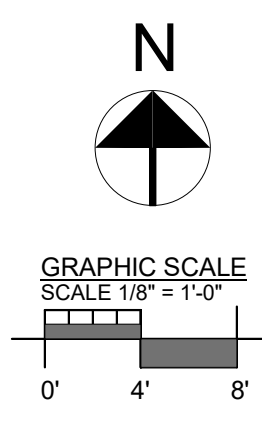


**DIMENSION GENERAL NOTES:**

- SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
- ALL DIMENSIONS TO INTERIOR PARTITIONS ARE TYPICALLY TAKEN FROM FACE OF STEEL OR FACE OF MASONRY.
- ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF MASONRY TO OUTSIDE OF MASONRY.
- SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
- COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
- CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
- CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
- REFER TO SHEET AA-002 FOR SYMBOL & NOTATION LEGEND.
- ALL FURNITURE SHOWN DASHED, SEE EQUIPMENT PLANS FOR SCOPE OF WORK.



**1** FIRST FLOOR PLAN - DIMENSIONED  
3/16" = 1'-0"



NO.	DATE	DESCRIPTION	BY

SCALE: NOTED  
 DRAWN BY: MARIA SANTOS  
 PROJECT MNGR: GJFS  
 PROJ. #: 2024.049.A  
 DATE: 04/10/2025

ISSUED FOR:  PRELIMINARY  PERMITTING  BIDDING  FINAL  CONSTRUCTION  RECORD DWG

PRELIMINARY DRAWINGS  
 CONCEPTUAL PHASE  
 NOT FOR CONSTRUCTION

BPE CA NO.: 00005898  
 BPA&D CA NO.: AAC002023

**BENTLEY**

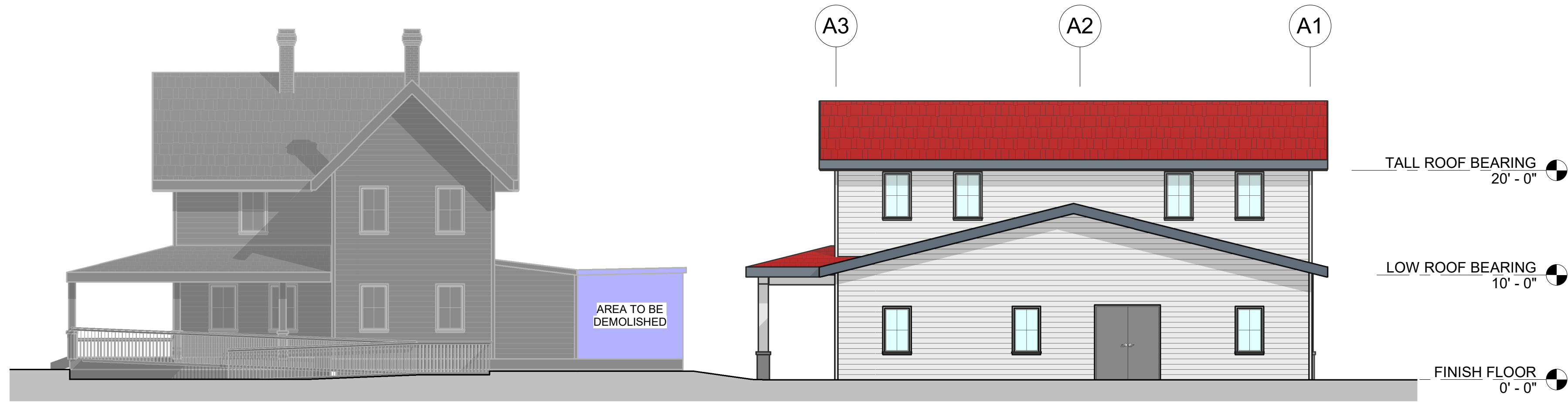
651 WEST WARREN AVENUE  
 SUITE 200  
 LONGWOOD, FLORIDA 32750  
 T 407.331.6116  
 WWW.BENTLEYGROUPINC.COM

CITY OF MOUNT DORA  
 SIMPSON FARMHOUSE  
 EXPANSION  
 1995 N DONNELLY ST., MOUNT DORA, FL

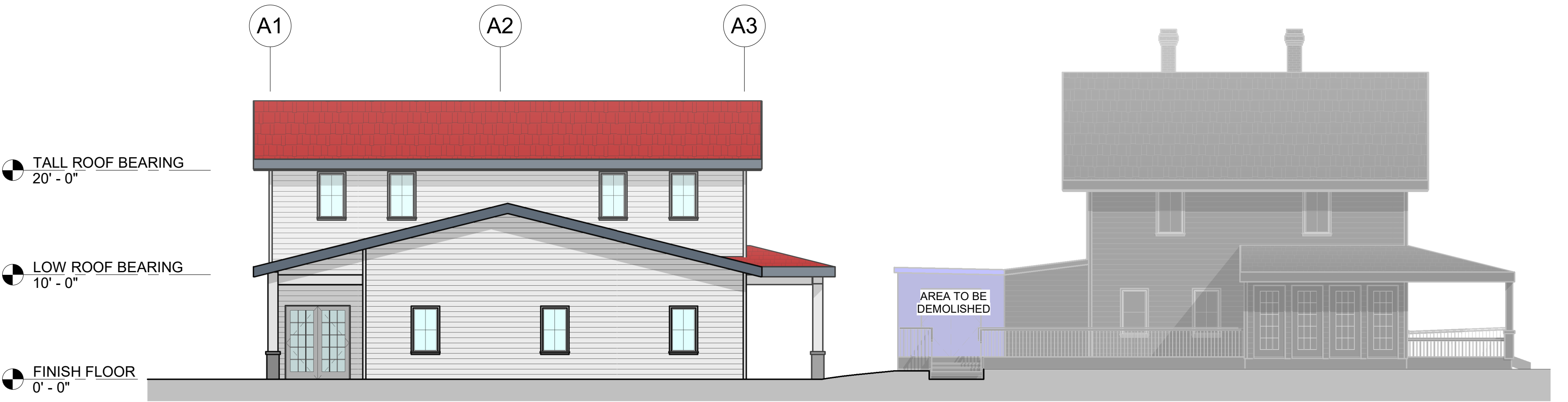
**AA-110**  
 CONCEPTUAL PHASE  
 NOT FOR CONSTRUCTION

DIMENSION PLAN

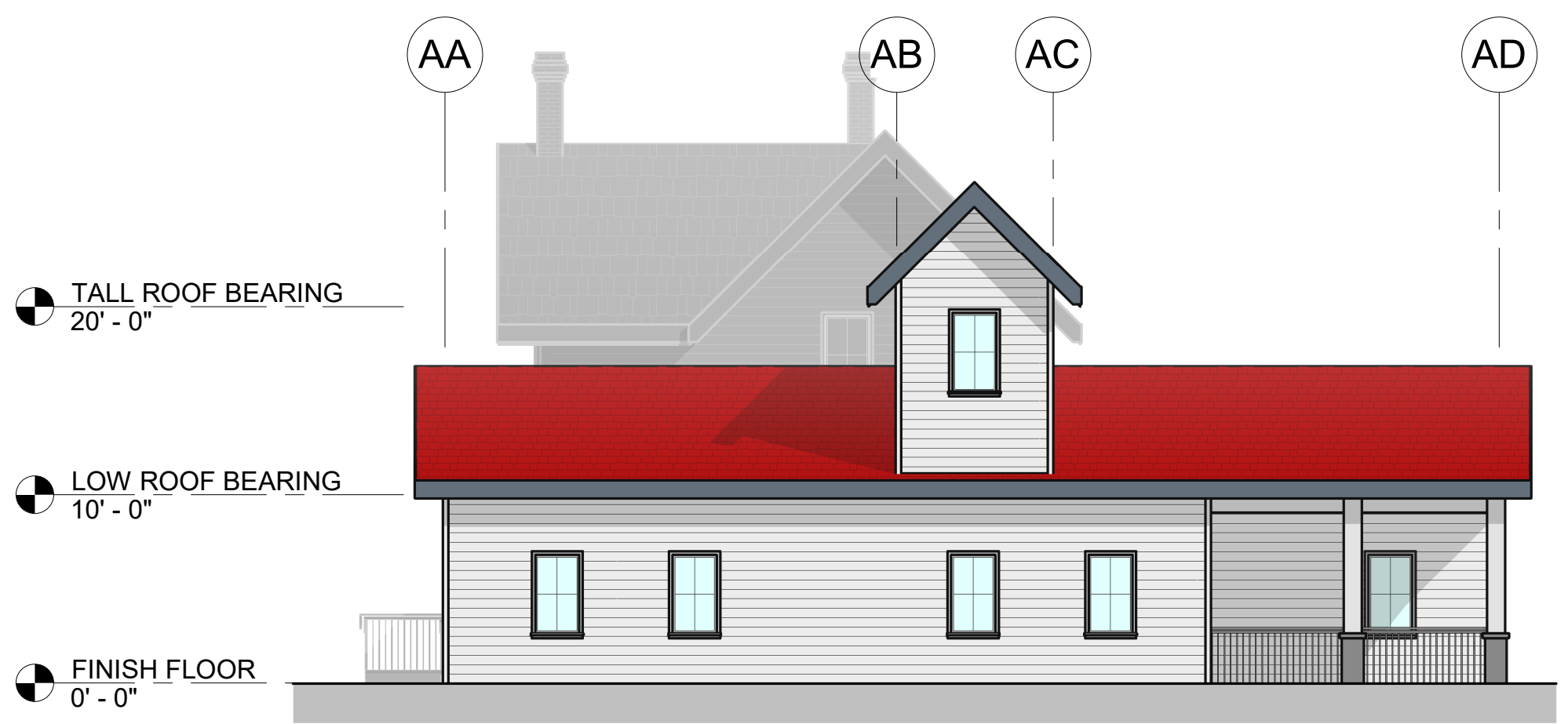




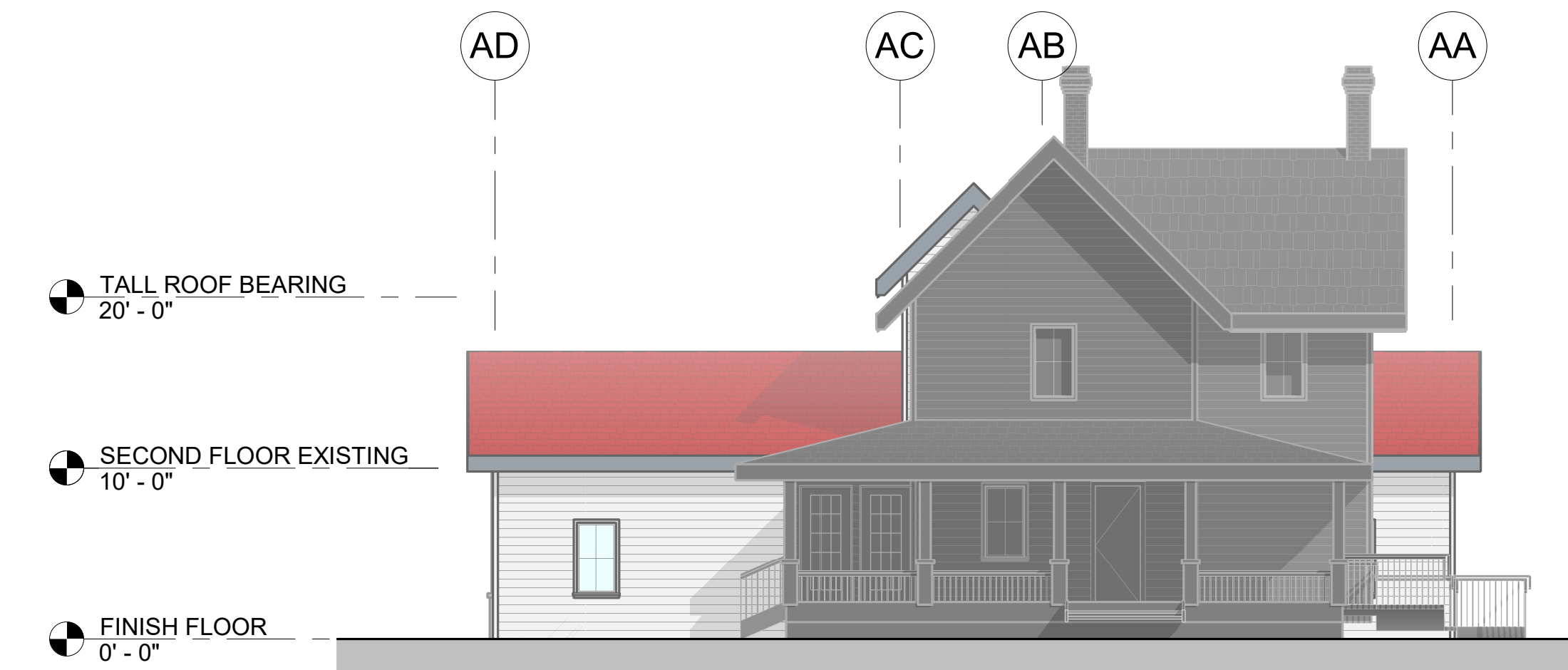
1 NORTH ELEVATION  
1/8" = 1'-0"



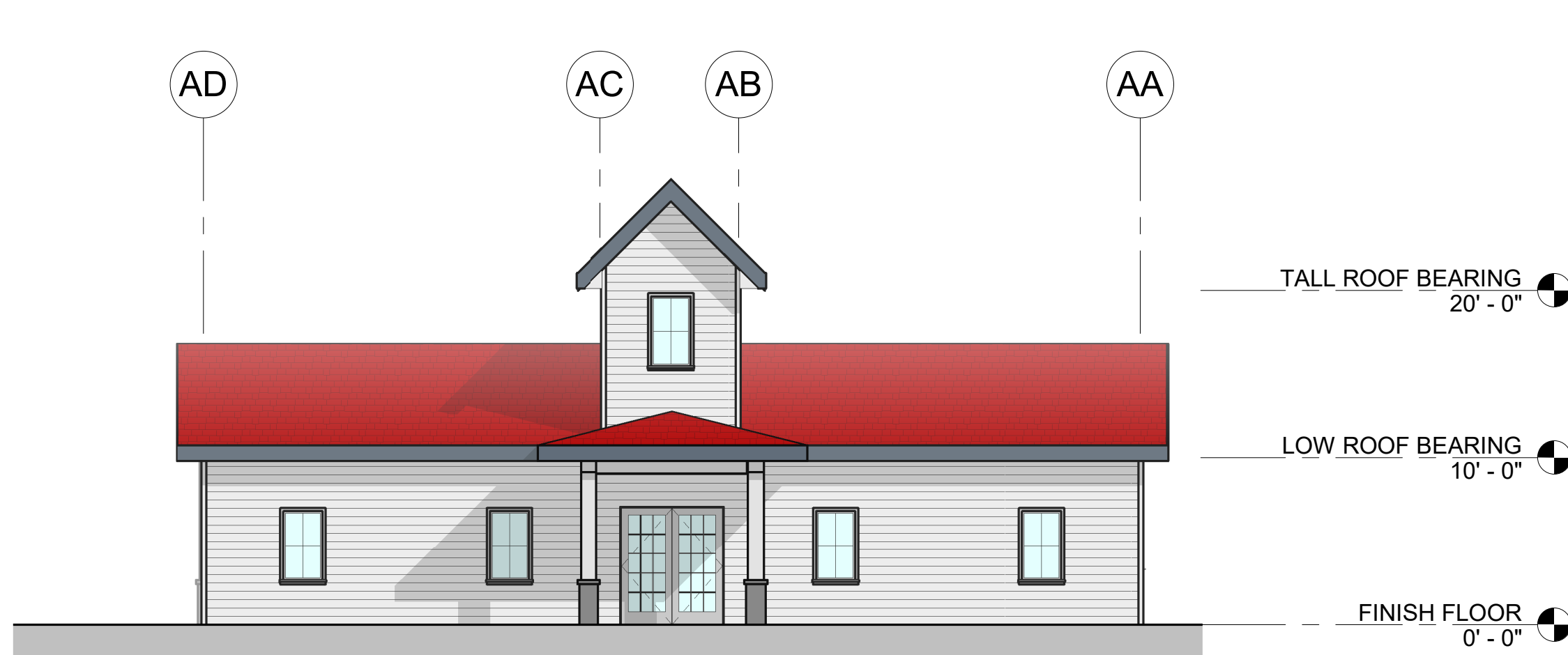
2 SOUTH ELEVATION  
1/8" = 1'-0"



3 WEST ELEVATION  
1/8" = 1'-0"



4 OVERALL EAST ELEVATION  
1/8" = 1'-0"



5 EAST ELEVATION  
1/8" = 1'-0"

NO.	DATE	DESCRIPTION	BY	PRELIMINARY	PERMITTING	BIDDING	FINAL	CONSTRUCTION	RECORD DWG
SCALE: NOTED DRAWN BY: MARIA SANTOS PROJECT MNGR: GCF/S PROJ. #: 2024.049.A DATE: 04/10/2025 ISSUED FOR: <input checked="" type="checkbox"/> PRELIMINARY <input type="checkbox"/> PERMITTING <input type="checkbox"/> BIDDING <input type="checkbox"/> FINAL <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> RECORD DWG									
PRELIMINARY DRAWINGS CONCEPTUAL PHASE NOT FOR CONSTRUCTION									
BPE CA NO.: 00005898 BPA&D CA NO.: AAC002023 <b>BENTLEY</b> 651 WEST WARREN AVENUE SUITE 200 LONGWOOD, FLORIDA 32750 T 407.331.6116 WWW.BENTLEYGROUPINC.COM									
CITY OF MOUNT DORA SIMPSON FARMHOUSE EXPANSION 1995 N DONNELLY ST., MOUNT DORA, FL BUILDING ELEVATIONS									
SHEET NO.	AA-201								
CONCEPTUAL PHASE NOT FOR CONSTRUCTION									

Appendix A

Lake County Library Impact Fees  
**PROJECT APPLICATION**  
Application Deadline: March 1

**1. APPLICANT INFORMATION**

A. LEGAL NAME OF APPLICANT (Government)

\_\_\_\_\_

B. APPLICANT ADDRESS

Street \_\_\_\_\_ PO Box if applicable \_\_\_\_\_

City \_\_\_\_\_ Zip Code \_\_\_\_\_

C. APPLICATION REQUIREMENTS (Both 1 and 2 are required)

1. \_\_\_ County library impact fee is assessed within municipality, or

\_\_\_ Municipality collects local library impact fee which is equal to or greater than county library impact fee, or

\_\_\_ Municipality collects local library impact fee which is less than county library impact fee and remits the difference between local and county impact fee to county.

2. \_\_\_ Municipality has a library which is a member of the Lake County Library System (LCLS), or

\_\_\_ Is a newly created library which has submitted a letter of intent for the municipality's library to become a Member of the LCLS in accordance with LCC-7.

D. APPROVAL TO SUBMIT APPLICATION (By library governing body or City Administrator)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title

**2. LIBRARY INFORMATION**

A. NAME OF LIBRARY \_\_\_\_\_

B. LIBRARY ADDRESS \_\_\_ Current \_\_\_ Future

Street \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

**3. PROJECT MANAGER** (Library Director)

A. Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**4. TYPE OF PROJECT**

A. \_\_\_ CONSTRUCTION  
\_\_\_ Design & Engineering    \_\_\_ New Building    \_\_\_ Expansion

B. \_\_\_ COLLECTIONS  
\_\_\_ System-Wide

C. \_\_\_ TECHNOLOGY (System-wide projects only.)

D. \_\_\_ EQUIPMENT

**5. THIS PROJECT IS INCLUDED IN (PLANNED PROJECTS):** (Maximum of 5 points) (Mark all that apply)

\_\_\_ City or County Capital Improvement Plan  
\_\_\_ Lake County Library System Long Range Plan of Service  
\_\_\_ Lake County Library System Annual Plan of Service  
\_\_\_ Other (Describe) \_\_\_\_\_

**6. COST OF TOTAL PROJECT** (Estimated) \_\_\_\_\_

**7. AMOUNT REQUESTED** (Maximum of 10 points) \_\_\_\_\_

**8. PERCENT OF PROJECT ELIGIBLE FOR IMPACT FEES** \_\_\_\_\_

**9. PRIMARY SOURCE OF IMPACT FEES:** (Maximum of 10 points)

\_\_\_ Applicant contributes to countywide library impact fee fund (10 points)  
\_\_\_ Applicant collects and retains impact fees locally (-10 points)

**10. PRIOR PROJECT SUBMISSIONS** (Maximum of 10 points)

A. Is this a new project request:

\_\_\_ Yes (skip to section 11)  
\_\_\_ No (complete Sections 10.B and 10.C)

B. Year(s) requested: \_\_\_ Was the project previously approved by the Library Advisory Board?

\_\_\_ Yes                      \_\_\_ No

If Yes, what year(s) was the project approved: \_\_\_\_\_

C. Has project previously received funding from library impact fees?

\_\_\_\_ Yes                      \_\_\_\_ No

If Yes, was the project request \_\_\_\_ partially or \_\_\_\_ fully funded?

Year/s \_\_\_\_\_ Amount \$ \_\_\_\_\_

**11. PROJECT NARRATIVE** – (Include as an attachment; no more than 3 pages. Maximum of 35 points)

**a. Brief project description. (5)**

*Include project history and expected outcomes of the completed project. For construction projects, include a walkthrough of the facility, including the programmatic layout. For collection and equipment projects, outline expected use and how project will be supported after acquisition.*

**b. Justification for use of impact fees. (5)**

*What is the historical growth and expected growth in the service area of the project? Why are impact fees justified? How is this an expansion of capacity and not addressing a deficiency? How is this project sustainable in your budget? How will this project effect staff?*

**c. Describe need for project. (5)**

*Provide statistics and anecdotal information supporting the need. For collection projects, describe the gaps in the local collection, the system collection or areas of future growth that will be met by the project? What is the need for expansion or new construction? What expansion of capacity will the requested equipment provide?*

**d. Describe the project's benefit to the local community. (5)**

*How will the local community benefit from this project? What are the desired outcomes for the local community? How will the local community use the project? How will the project contribute to new or improved services?*

**e. Describe how the project will benefit county-wide library service. (10)**

*What new or expanded services will be provided to the Lake County Library System cooperative and/or County residents? How does this project address expansion of capacity?*

**f. Provide an itemized cost estimate for equipment requests (for equipment grants only) (5)**

**12. INITIAL YEAR OF PARTICIPATION IN THE COOPERATIVE \_\_\_\_\_**

**13. COMPLETED BY: \_\_\_\_\_ DATE: \_\_\_\_\_**  
(Name / Title)

RETURN THIS FORM TO: DIRECTOR OF THE LAKE COUNTY OFFICE OF  
LIBRARY SERVICES  
418 W. Alfred St., Suite C, Tavares, FL 32778

---

**Staff Use Only**

Project Rating \_\_\_\_\_ Project Ranking \_\_\_\_\_  
Recommended Level of Funding \_\_\_\_\_  
Approved Level of Funding \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Our fees for the services described are outlined in the following table. We have provided “Lump Sum Fees” for the services identified in the Scope of Work. Lump Sum Fees do not include Reimbursable Expenses directly associated with the project (travel, mileage, reproduction, supplies, and other non-labor reimbursable costs.) Our fee schedule is as follows:

**SUMMARY FEE SCHEDULE**

PHASE 100	\$3,600.00
PHASE 200 (Hourly; Not to Exceed)	\$3,000.00
PHASE 300	\$9,950.00
PHASE 400	\$60,000.00
PHASE 500	\$8,000.00
PHASE 600	\$10,868.00
PHASE 700	\$2,950.00
PHASE 800	\$8,000.00
PHASE 900 (Hourly; Not to Exceed)	\$10,000.00
PHASE 1000	\$5,000.00
PHASE 9999	\$2,500.00 (AS NEEDED)
<b>TOTAL (Includes PHASE 9999)</b>	<b>\$123,868.00</b>

**SUMMARY FEE SCHEDULE (OPTIONAL SERVICE IF REQUIRED)**

PHASE 1100	\$4,730.00
PHASE 1200	\$3,960.00
<b>OPTIONAL SERVICES TOTAL</b>	<b>\$8,690.00</b>
<b>GRAND TOTAL WITH OPTIONAL SERVICES</b>	<b>\$132,558.00</b>

## **Project Narrative**

This application seeks to secure \$50,000 in Lake County Library Impact Fee funds for the engineering plans for Phase I of the Simpson Farmhouse Expansion Plan, which is projected to cost \$132,558. If awarded, the City of Mount Dora intends to fund 62% of this phase of the project, with the Lake County Library Impact Fee distribution accounting for 38% of the cost. Prior to this phase of the project, the City of Mount Dora has funded both extensive surveys of the Simpson Farmhouse grounds and architectural renderings of the expansion. City Council approval of this next action is pending the resolution of this application.

The Mount Dora library campus is comprised of a 25-acre learning commons, all managed by the Library Director: 22,660 sq ft public library, one-acre Nunan Butterfly Garden, 14-acre Forest Preserve and four-acre Simpson Farmhouse. Currently, the Mount Dora library offers approximately 90 in-person programs and instructional classes a month, all of which are free and open to all. These monthly programs take place all over the library campus: story times in the Nunan Butterfly Garden, guided nature walks in Forest Preserve, clubs and support groups in the Simpson Farmhouse and everything else inside the library's four meeting rooms.

Since 2008, when it was given to the city for the library to manage, the Simpson Farmhouse has proven ideal for smaller groups. Parking spaces have not kept up with demand and increasingly, patrons must park at the library's paved lot, walk to the farmhouse and cross busy W. Jackson Street to reach the farmhouse. The Simpson Farmhouse Expansion Project was launched in 2023-24, with the intent of completing the library's campus with a new meeting center directly behind the farmhouse and connecting sidewalks and parking, linking all library-related amenities together (ATTACHMENT #1).

## **Project Description**

The Simpson Farmhouse Expansion project is divided into two phases; this application proposes to complete the civil engineering plans for Phase I. Briefly, Phase I of the project will expand parking spaces to 23 paved spaces directly adjacent to the farmhouse, expand the green space around Goat Pond and build a connecting sidewalk and crosswalk to the library and its parking lot. Phase II of the project proposes to build a 2,300 sq ft, two-room meeting facility directly behind the Simpson Farmhouse, to accommodate additional programs and classes. Two classrooms, seating 35 and 50 each, will contain state-of-the-art display technology and will be used for a combination of free library programming and facility rentals. Once Phase 1 is complete, engineering plans will be developed for Phase 2, culminating in its construction.

Identical to how the Simpson Farmhouse has been managed since 2008, the new meeting room facility will continue to be utilized as a library space, holding library programs and managed by staff reporting to the Library Director. The Simpson Farmhouse Wi-Fi network is provided by Lake County IT via the Lake County Library System Interlocal Agreement and the expanded facility and adjacent outdoor amenity will share this network as well.

## **Use of Lake County Library Impact Fees**

The Simpson Farmhouse Expansion project qualifies for Lake County Library Impact Fee funding as it is the direct result of the expanding usage of the library driven by new residents. The Mount Dora library serves a large population of patrons who live outside the limits of the City of Mount Dora. Over 50% of the library's circulation is generated by patrons who do not have a Mount Dora zip code. Non-Mount Dora residents account for over 40% of study room usage. The library's six weekly story times attract patrons from as far away as Orlando, Zellwood and Sumter County.

Mount Dora is experiencing rapid growth, with its population increasing by over 12% since 2020 to an estimated 18,896 in 2026. The city's population is projected to exceed 20,000 by April 2026. The city is expanding through major development projects like the 850-acre Wolf Branch Innovation District, new residential communities and commercial expansions. The Simpson Grove development alone will result in over 300 rental units, 80 townhomes and over 120 single family homes, all within one mile of the W.T. Bland Public Library. Similarly, Lake County is experiencing rapid growth, with the population surpassing 479,000 by 2026, driven by a greater than 60% increase since 2010. Lake County ranks among the top three-five fastest-growing counties in Florida. According to its official website, Lake County will experience even more growth in the coming decades, with forecasts predicting the population will exceed 525,000 by the year 2035.

### **Expansion**

The expansion of meeting room space does not address a deficit, as the library's meeting room capacity already exceeds most other Lake County libraries' capacities. The library currently offers:

- 160-person Community Room and 132-person Children's Program Room
- 12-person Archives Room, 3 two-person study rooms, 12-person Technology Lab
- 20-person outdoor pavilion at the Nunan Butterfly Garden
- 30-person outdoor pavilion on the boardwalk of Forest Preserve
- 50-person indoor meeting facility at the Simpson Farmhouse

### **Need for the Project**

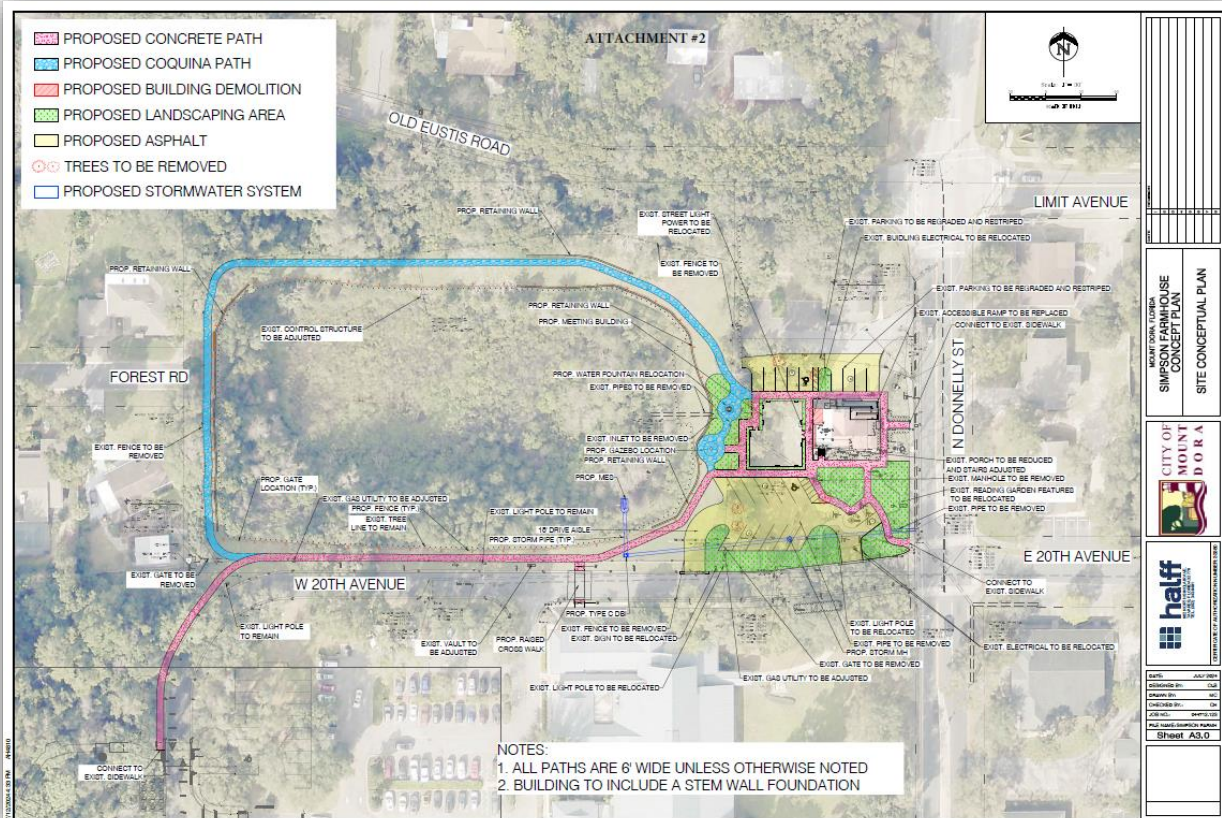
The library currently attracts 2,000 to 3,000 program attendees each month. However, the program attendance statistics could be even higher if there were available space for meetings. On many days, the library's meeting rooms are double and triple-booked, with demand still unmet. Our community's expanding population drives the increased demand for library's well-funded programming schedule, which in turn drives the need for expanded meeting room spaces, as well as parking spaces and greater accessibility between all the buildings.

Recent library projects receiving both City of Mount Dora funding as well as Lake County Library Impact Fee funding include the 2021 expanded parking lot, 2022 Early Reader Room, 2022 new Manga collection and 2023 expanded adult shelving.

### **Benefits to the Community**

Once built, the new Simpson Farmhouse Meeting Center will represent a 20% increase in the library's meeting room capacity. This will enable the return of AARP Tax Aide's eleven-week in-person tax prep program and additional weekend programs, classes and concerts that currently have no available space. The planned exteriors include outdoor seating areas, musical sculptures and pathways, providing much in-demand green spaces where visitors and library patrons can gather. Requests for mid-sized meeting rooms from homeschool groups, financial companies and other small businesses will be able to be accommodated, providing greater community engagement. The Simpson Farmhouse Expansion project will ensure that the library will be able to meet the programming and meeting room needs of an expanding population in the years and decades ahead.

# ATTACHMENT #1





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

---

**DATE:** March 3, 2026

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Approval of the Agreement with PSG Concrete & Excavation, LLC for Annual Tree Supply and Installation Services

---

**Introduction:**

This is a request for City Council to approve the agreement with PGS Concrete & Excavation, LLC for the annual tree supply and installation services.

**Discussion:**

The City of Mount Dora's Urban Forestry Department is responsible for maintaining and enhancing the City's urban tree canopy. In September 2025, the City's Purchasing Division issued Invitation to Bid (ITB) No. 26-EL-001 to solicit bids for annual tree supply and installation services. On February 3, 2026, City Council approved the award of ITB No. 26-EL-001 to PSG Concrete & Excavation, LLC. Execution of the agreement is required to proceed with services.

The proposed contract with PSG Concrete & Excavation, LLC will be for a three-year term and will provide for the purchase and installation of trees within City rights-of-way, parks, and City-owned properties. All trees will be sourced from nurseries certified by the Florida Nursery, Growers and Landscape Association (FNGLA), and all installations will be performed in accordance with University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) tree planting standards. The contract includes trees ranging in size from 15-gallon to 100-gallon containers, with the majority of trees anticipated to be 30-gallon size.

**Budget Impact:**

This action by itself does not result in any cost to the City. Costs will be determined based on the projects and services requested by the Urban Forestry Department. Funding is available from the Tree Bank GL account.

**Strategic Impact:**

Strategic Initiative 2: Beautify Mount Dora

Goal 4 — Promote urban greening throughout the City with special focus on corridors, parks, open spaces, and gateways

**Recommendation:**

City Council to approve the agreement with PGS Concrete & Excavation, LLC. for the annual tree supply and installation services for the City.

**Attachment(s):**

1. 26-EL-001- Notice of Award
2. PSG Concrete & Excavation Agreement

Prepared by: vedderl vedderl, Administrative Assistant

Reviewed by:

Mark Miller, City Urban Forester/Arborist  
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 - 2/17/2026

Approved - 2/17/2026

Approved - 2/17/2026

Approved - 2/17/2026

Approved - 2/23/2026

Approved - 2/23/2026

Final Approval - 2/23/2026



**CITY OF  
MOUNT  
DORA**

**Whitney M. Donovan  
Purchasing Coordinator  
510 N. Baker Street  
Mount Dora, FL 32757  
Voice: 352-735-7176**

**E-mail: [donovanw@mountdora.gov](mailto:donovanw@mountdora.gov)**

Purchasing Division

---

Date: February 17, 2026

To: All Submitting Vendors

Re: **NOTICE OF AWARD: ITB # 26-El-001 - Annual Tree Supply and Installation Service**

On December 8, 2025, at 2:00 P.M. ITB submittals for the above referenced project were received. The apparent low bidder was presented to the City of Mount Dora City Council on February 3, 2026 under a recommendation of award as the best option for meeting City requirements.

The City of Mount Dora City Council has approved the recommendation of award for ITB # 26-EL-001, to PSG Concrete & Excavation, LLC.

If you have any questions regarding the procurement procedures, please contact me via fax at 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 receiving your submittals on future projects.

Regards,

**Whitney M. Donovan**  
Purchasing Coordinator  
Purchasing Division  
City of Mount Dora

## AGREEMENT

**THIS AGREEMENT** is made by and between the CITY OF MOUNT DORA, a Florida municipal corporation, with its principal address located at 510 N. Baker Street, Mount Dora, Florida 32757, hereinafter referred to as the “CITY”, and PSG CONCRETE & EXCAVATION, LLC, a Foreign Limited Liability Company, with its local address located at 2101 Stratford Drive, Deland, FL 32724, hereinafter referred to as the “CONTRACTOR”.

### **WITNESSETH:**

**WHEREAS**, the parties hereto have agreed to the terms and conditions cited herein.

**NOW THEREFORE**, in consideration of the mutual covenants contained herein, the parties agree as follows:

#### **SECTION 1. RECITALS.**

The above Recitals are true and correct and are incorporated herein by this reference.

#### **SECTION 2. TERM.**

This Agreement shall commence on the Effective Date, as defined herein, and remain in effect for an initial term of three (3) years (the “Initial Term”), unless sooner terminated as set forth herein. This Agreement may be renewed for two (2) additional one-year periods (each a “Renewal Term” and collectively with the Initial Term referred to as the “Term”) by mutual written consent of the Parties.

#### **SECTION 3. SCOPE OF SERVICES.**

The CONTRACTOR shall be responsible for performing the services described in **Exhibit “1”** attached hereto on an as needed basis. To the extent of any conflict between **Exhibit “1”** and the terms and conditions of this Agreement, the terms and conditions of this Agreement shall prevail.

#### **SECTION 4. WARRANTY.**

The CONTRACTOR agrees to provide a full warranty to the CITY for all services which it provides hereunder for one full year following the date of final completion of such services. In the event that the CONTRACTOR is called to perform warranty work, the CONTRACTOR will be responsible for all costs incurred in repairing the warranted services. To the extent applicable, any manufacturer’s warranty on materials provided or installed shall be in addition to the warranty required hereunder.

#### **SECTION 5. OBLIGATIONS OF THE CONTRACTOR.**

Obligations of the CONTRACTOR shall include, but not be limited to, the following:

- A. It is understood that the CONTRACTOR shall provide and pay for all labor, tools, materials, permits, equipment, transportation, supervision, and any and all other items or services, of any type whatsoever, which may be necessary to fully complete and deliver the goods and/or services requested by the CITY, and shall not have the authority to create or cause to be filed any liens for labor and/or materials on or against the CITY or any property owned by the CITY. Such lien, attachment, or encumbrance, until it is removed, shall preclude any and all claims or demands for any payment expected by virtue of this Agreement.
- B. The CONTRACTOR will ensure that all of its employees, agents, subcontractors, representatives, volunteers, and the like, fully comply with all of the terms and conditions set herein when providing services for the CITY in accordance herewith.
- C. The CONTRACTOR will maintain an adequate and competent staff and remain authorized to do business within the State of Florida. The CONTRACTOR may subcontract the services requested by the CITY; however, the CONTRACTOR is fully responsible for the satisfactory completion of all subcontracted work.

**SECTION 6. STANDARD OF CARE.**

- A. The CONTRACTOR has represented to the CITY that it possesses a level of knowledge, experience, and expertise that is commensurate with firms in the areas of practice required for the services to be provided. By executing this Agreement, the CONTRACTOR agrees that the CONTRACTOR will exercise that degree of care, knowledge, skill, and ability as any other similarly situated contractor possessing the degree of skill, knowledge, experience, and expertise, working on similar activities. The CONTRACTOR shall perform the services requested in an efficient manner consistent with the CITY’s stated objectives and standards.
- B. The CONTRACTOR covenants and agrees that it and its employees, agents, subcontractors, representatives, volunteers, and the like, shall be bound by the same standards of conduct as stated above.

**SECTION 7. COMPENSATION.**

- A. Compensation for services completed by the CONTRACTOR will be in accordance with Florida Statutes, section 218.70, Florida’s Prompt Payment Act. The amount to be paid under this Agreement for services shall be in accordance with the pricing schedule submitted by CONTRACTOR in its bid submission as set forth in **Exhibit “2.”** The CONTRACTOR will invoice the City based upon actual quantities as delivered at the unit pricing set forth in **Exhibit “2.”** Such pricing shall remain in effect through the end of the Initial Term. Pricing for Renewal Terms may be adjusted, at the City’s sole discretion, based on changes in the Consumer Price Index for All Urban Consumers (CPI-U), South Urban Region; All Items, Not Seasonally Adjusted, Series ID: CUUR0300SA0, CUUS0300SA0, as published by

the United States Bureau of Labor Statistics, for the preceding twelve-month period. Any proposed pricing adjustments shall be submitted in writing to the City for approval at least ninety (90) calendar days prior to a Renewal Term. No pricing adjustments shall be effective unless and until such adjustments are memorialized by written amendment as set forth herein. To the extent of any conflict between **Exhibit “2”** and the terms and conditions of this Agreement, the terms and conditions of this Agreement shall prevail.

- B. Services to be performed in accordance with this Agreement are subject to the annual appropriation of funds by the CITY. In its sole discretion, the CITY reserves the right to forego use of the CONTRACTOR for any work which may fall within the Scope of Services listed herein. In the event the CITY is not satisfied with the services provided by the CONTRACTOR, the CITY will hold any amounts due until such time as the CONTRACTOR has appropriately addressed the problem, so long as the CITY has provided notice of defect to the CONTRACTOR.

**SECTION 8.            TERMINATION.**

The CITY may terminate this Agreement, with or without cause, given thirty (30) days written notice to the other party. In the event of termination, payment due to CONTRACTOR will be pro-rated for work performed.

**SECTION 9.            PAYMENT WHEN SERVICES ARE TERMINATED.**

- A. In the event of termination of this Agreement by the CITY, and not due to the fault of the CONTRACTOR, the CITY shall compensate the CONTRACTOR for all services performed prior to the effective date of termination.
- B. In the event of termination of this Agreement due to the fault of the CONTRACTOR, or at the written request of the CONTRACTOR, the CITY shall compensate the CONTRACTOR for all services completed, prior to the effective date of termination, which have resulted in a usable product, or otherwise tangible benefit to the CITY. All such payments shall be subject to an off-set for any damages incurred by the CITY resulting from any delay occasioned by early termination. This provision shall in no way be construed as the sole remedy available to the CITY in the event of breach by the CONTRACTOR.

**SECTION 10.         INSURANCE.**

- A. The CONTRACTOR shall maintain the following types of insurance, with the respective limits, and shall provide proof of same to the CITY, in the form of a Certificate of Insurance prior to the start of any work hereunder:
  - 1. AUTOMOBILE:
    - a. Combined Single Limit: \$300,000 per accident,

**OR**

b. Bodily Injury: \$300,000 per person,

**AND**

Property Damage: \$100,000 per accident;

2. GENERAL LIABILITY: One Million Dollars (\$1,000,000.00) each occurrence;
  3. GENERAL AGGREGATE: Two Million Dollars (\$2,000,000.00);
  4. WORKERS' COMPENSATION: Employers' liability insurance which covers the statutory obligation for all persons engaged in the performance of the work required hereunder with limits not less than One Million Dollars (\$1,000,000.00) per occurrence. Evidence of qualified self-insurance status will suffice for this subsection.
- B. For every insurance policy required hereunder, the CONTRACTOR shall provide the CITY with a Certificate of Insurance evidencing such coverage for the duration of this Agreement. Said Certificate of Insurance shall be dated and show:
1. The name of the insured CONTRACTOR,
  2. The specified job by name and job number,
  3. List the "CITY OF MOUNT DORA" as an Additional Insured,
  4. Recognizes the Indemnification requirements of this Agreement.
  5. The name of the insurer,
  6. The number of the policy,
  7. The effective date,
  8. The termination date,
  9. A statement that the insurer will mail notice to the CITY at least thirty (30) days prior to any material changes in the provisions or cancellation of the policy.
- C. The CONTRACTOR shall name the "City of Mount Dora" as an additional insured, to the extent of the service to be provided under the agreement, on all insurance policies required hereunder with the exception of Workers' Compensation, and provide the CITY with proof of same.
- D. Receipt of certificates or other documentation of insurance or policies or copies of policies by the CITY, or by any of its representatives, which indicates less coverage than is required, does not constitute a waiver of the CONTRACTOR's obligation to fulfill the insurance requirements specified herein.

- E. The CONTRACTOR shall ensure that any subcontractor(s), hired to perform any of the duties contained in the Scope of Services of this Agreement, maintain the same insurance requirements set forth herein. In addition, the CONTRACTOR shall maintain proof of same on file and made readily available upon request by the CITY.
  
- F. The CONTRACTOR hereby waives for itself and for its insurers and underwriters, all rights which each of them may hold to recover in subrogation, indemnity, contribution or by direct cause of action for any damages, losses and costs of defense for risks against which insurance is provided, whether or not the same is required to be provided. The CONTRACTOR shall obtain consents, endorsements or such other action by insurers and underwriters as may be necessary to establish that the waiver of subrogation, indemnity, contribution and direct cause of action shall not abrogate, limit or otherwise affect any insurance provided by the CONTRACTOR and shall deliver evidence of the same to the to the CITY upon reasonable request.
  
- G. The CITY shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the CONTRACTOR and/or subcontractor providing such insurance.
  
- H. All insurance carriers shall have an AM Best Rating of at least A- and a size of VII or larger. The General Liability and Workers' Compensation policies shall have a waiver of subrogation in favor of the City of Mount Dora. The liability policies shall be Primary/Non-Contributory.

**SECTION 11. CITY OBLIGATIONS.**

At the CONTRACTOR's request, the CITY agrees to provide, at no cost, all pertinent information known to be available to the CITY to assist the CONTRACTOR in providing and performing the required services.

**SECTION 12. ENTIRE AGREEMENT.**

This Agreement, including referenced exhibits and attachments hereto, constitutes the entire agreement between the parties and shall supersede, replace and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or affect whatsoever on this Agreement.

**SECTION 13. APPLICABLE LAW, VENUE, JURY TRIAL.**

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, exclusive venue shall lie in Lake County, Florida. **The parties hereby waive their right to trial by jury in any action,**

proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.

**SECTION 14. PUBLIC RECORDS.**

A. Pursuant to Florida Statutes, Section 119.0701:

**IF YOU HAVE QUESTIONS REGARDING THE APPLICATION OF FLORIDA STATUTES, CHAPTER 119, TO YOUR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS:**

**CITY CLERK: JEANANN HAND  
510 NORTH BAKER STREET  
MOUNT DORA, FL 32757  
(352) 735-7126  
[HANDJ@CITYOFMOUNTDORA.COM](mailto:HANDJ@CITYOFMOUNTDORA.COM)**

B. CONTRACTOR agrees to comply with public records laws, specifically to:

1. Keep and maintain public records required by the CITY to perform the services set forth herein.
2. Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law.
3. Ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to the CITY.
4. Upon completion of the contract, transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR or keep and maintain public records required by the CITY to perform the services set forth herein. If the CONTRACTOR transfers all public records to the CITY upon completion of the contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the contract, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

**SECTION 15. INDEPENDENT CONTRACTOR.**

This Agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the CONTRACTOR, its employees, subcontractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the CITY for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. The CONTRACTOR will retain sole and absolute discretion in the judgment of the manner and means of carrying out the CONTRACTOR's activities and responsibilities hereunder.

**SECTION 16. APPLICABLE LICENSING.**

The CONTRACTOR, at its sole expense, shall obtain all required federal, state, and local licenses, occupational and otherwise, required to successfully provide the services set forth herein.

**SECTION 17. COMPLIANCE WITH ALL LAWS.**

The CONTRACTOR, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, county, and municipal governments, as well as their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this Agreement or are adopted at any time following the execution of this Agreement.

**SECTION 18. INDEMNIFICATION.**

The CONTRACTOR agrees to be liable for any and all damages, losses, and expenses incurred, by the CITY, in any way related to the services provided herein and this Agreement, caused by the acts and/or omissions of the CONTRACTOR, or any of its employees, agents, subcontractors, representatives, volunteers or the like. The CONTRACTOR agrees to indemnify and hold the CITY harmless for any and all such claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the CONTRACTOR, or any of its employees, agents, subcontractors, representatives, volunteers, or the like through and including any appeals in any way related to the services provided herein and this Agreement. Said indemnification, defense, and hold harmless actions shall not be limited by any required insurance coverage amounts set forth herein and shall survive termination or natural termination of this Agreement. The CONTRACTOR waives any and all right or opportunity to contest the enforceability of this Section and agrees that in the event this Section, or any part thereof, is found unenforceable by the final unappealable judgment of a court of competent jurisdiction, this Section shall be construed so as to be enforceable to the maximum extent permitted by applicable law.

**SECTION 19.**            **BANKRUPTCY OR INSOLVENCY.**

If the CONTRACTOR shall file a Petition in Bankruptcy, or if the same shall be adjudged bankrupt or insolvent by any Court, or if a receiver of the property of the CONTRACTOR shall be appointed in any proceeding brought by or against the CONTRACTOR, or if the CONTRACTOR shall make an assignment for the benefit of creditors, or proceedings shall be commenced on or against the CONTRACTOR's operations of the premises, the CITY may terminate this Agreement immediately notwithstanding any notice requirements set forth herein.

**SECTION 20.**            **BINDING EFFECT.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and/or assigns.

**SECTION 21.**            **ASSIGNMENT.**

This Agreement shall only be assignable by the CONTRACTOR upon the express written consent of the CITY.

**SECTION 22.**            **SEVERABILITY.**

All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid. If necessary, to preserve the intent of the parties, the parties shall negotiate in good faith to amend this Agreement, adopting a substitute provision for the one deemed invalid or unenforceable that is legally binding and enforceable.

**SECTION 23.**            **WAIVER.**

Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, or condition, or right of election, but same shall remain in full force and effect.

**SECTION 24.**            **NOTICE.**

The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the CITY and the CONTRACTOR. All notices required and/or made pursuant to this Agreement to be given to the CITY and the CONTRACTOR shall be in writing and given by way of the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

CITY: City of Mount Dora  
Attention: City Manager  
510 N. Baker Street  
Mount Dora, Florida 32756

CONTRACTOR: PSG Concrete & Excavation, LLC  
2101 Stratford Drive  
Deland, FL 32724

**SECTION 25. MODIFICATION.**

The covenants, terms, and provisions of this Agreement may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

**SECTION 26. HEADINGS.**

All headings of the sections, exhibits, and attachments contained in this Agreement are for the purpose of convenience only and shall not be deemed to expand, limit, or change the provisions contained in such sections, exhibits, and attachments.

**SECTION 27. ADMINISTRATIVE DOCUMENTATION CONFLICT.**

In the event the CITY issues a purchase order, memorandum, letter, or any other instrument addressing the services, work, and materials to be provided and performed pursuant to this Agreement, it is hereby specifically agreed and understood that any such purchase order, memorandum, letter, or other instrument is for the CITY's internal purposes only, and any and all terms, provisions, and conditions contained therein, whether printed or written, shall in no way modify the covenants, terms, and provisions of this Agreement and shall have no force or effect thereon. Likewise, any invoice or other instrument issued by the CONTRACTOR shall in no way modify the covenants, terms and provisions of this Agreement and shall have no force or effect thereon.

**SECTION 28. CONFLICT OF INTEREST.**

The CONTRACTOR warrants that the CONTRACTOR has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Agreement, and that the CONTRACTOR has not paid or agreed to pay any person, company, corporation, individual, or firm any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this Paragraph, the CITY shall have the right to terminate this Agreement immediately, without liability and without regard to the notice requirements set forth herein.

**SECTION 29. PUBLIC ENTITY CRIMES.**

As required by section 287.133, Florida Statutes, the CONTRACTOR warrants that it is not on the convicted contractor list for a public entity crime committed within the past thirty-six (36) months. The CONTRACTOR further warrants that it will neither utilize the services of, nor contract with, any supplier, subcontractor, or consultant in connection with this Agreement for a period of thirty-six (36) months from the date of being placed on the convicted contractor list.

**SECTION 30. JOINT AUTHORSHIP.**

This Agreement shall be construed as resulting from joint negotiation and authorship. No part of this Agreement shall be construed as the product of any one of the parties hereto.

**SECTION 31. EQUAL OPPORTUNITY EMPLOYER.**

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all subcontractors it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.

**SECTION 32. AUDITING, RECORDS, AND INSPECTION.**

In the performance of this Agreement, the CONTRACTOR shall keep books, records, and accounts of all activities, related to the Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records, and accounts related to the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the CITY and shall be retained by the CONTRACTOR, for a period of five (5) years after termination or completion of the Agreement or until the full CITY audit is complete, whichever comes first. The CITY shall retain the right to audit the books during the Five (5) year retention period. All books, records, and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, chapter 119, Florida Statutes. The CITY also has the right to conduct an audit within sixty (60) days from the effective date of this Agreement to determine whether the CONTRACTOR has the ability to fulfill its contractual obligations to the satisfaction of the CITY. The CITY has the right to terminate this Agreement based upon the findings in this audit without regard to any notice requirement for termination.

**SECTION 33. SOVEREIGN IMMUNITY.**

The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of the CITY for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida

Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law. This section shall not limit any remedies as specifically contained in this Agreement.

**SECTION 34. EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY).**

Pursuant to Florida Statutes, Section 448.095, the CONTRACTOR shall be registered with and utilize the U.S. Department of Homeland Security’s E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, the CONTRACTOR shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security’s E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to the CONTRACTOR stating that the subcontractor does not employ, contract with or subcontract with any ineligible individuals and the CONTRACTOR must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement by the CITY without regard to any notice otherwise required herein. In the event the CITY incurs costs as a result of the CONTRACTOR’S breach of this provision, any and all such costs shall be paid by the CONTRACTOR immediately upon receipt of notice of the same from the CITY. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: <http://www.dhs.gov/E-Verify>.

**SECTION 35. SCRUTINIZED COMPANIES.**

Pursuant to § 287.135, *Florida Statutes*, CONTRACTOR hereby certifies that CONTRACTOR is not on the Scrutinized Companies or Other Entities that Boycott Israel List and is not engaged in a boycott of Israel. CONTRACTOR further agrees that CONTRACTOR will not subcontract with any entity that is on the Scrutinized Companies or Other Entities that Boycott Israel List or engaged in a boycott of Israel. As defined in § 215.473, *Florida Statutes*, a “company” includes “all wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of such entities or business associations, that exist for the purpose of making profit.” CONTRACTOR certifies that none of CONTRACTOR’s subsidiaries, parent companies, or affiliates are on the Scrutinized Companies or Other Entities that Boycott Israel List or engaged in a boycott of Israel. In the event CONTRACTOR, or any of its subsidiaries, parent companies, or affiliates, is placed on the Scrutinized Companies or Other Entities that Boycott Israel List or engages in a boycott of Israel during the term of this Contract, CONTRACTOR shall immediately notify the CITY. CONTRACTOR acknowledges that failure to comply with this provision, including any false certification, may subject CONTRACTOR to civil penalties, termination of the Contract, and other remedies available under the law.

**SECTION 36. HUMAN TRAFFICKING AFFIDAVIT.**

CONTRACTOR hereby certifies that CONTRACTOR does not use coercion for labor or services, as defined in § 787.06, *Florida Statutes*, and that CONTRACTOR has provided to the

CITY the Human Trafficking Affidavit, attached hereto and included within **Exhibit “2”**, and incorporated herein by reference.

**SECTION 37. ELECTRONIC SIGNATURES.**

This Agreement may be executed in multiple counterparts, each one of which shall be deemed an original, but all of which together shall constitute the same Agreement. Electronic signatures shall be valid and sufficient to bind any party to this Agreement. Signatures to this Agreement transmitted by facsimile, email or other electronic transmission (for example, through the use of a Portable Document Format or “pdf” file) shall be valid and effective to bind the party so signing. All such signatures will be deemed to be original signatures for all purposes.

**SECTION 38. ATTACHMENTS.**

The CONTRACTOR hereby certifies and acknowledges the truthfulness and accuracy of any and all attachments submitted to the CITY as part of the CONTRACTOR’s response to the CITY’s solicitation for the Agreement. All such attachments are hereby ratified and if the CONTRACTOR knowingly submitting such attachments to the CITY with false or incorrect information such submittal shall be deemed a material breach of this Agreement for which automatic termination without notice shall be justified. Any such termination shall be in addition to any and all other remedies available to the CITY.

**[SIGNATURES ON FOLLOWING PAGE]**

**[THE REST OF THIS PAGE LEFT INTENTIONALLY BLANK]**

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Agreement effective the 27 day of January, 2026.

**CITY OF MOUNT DORA**

\_\_\_\_\_  
**Vince Sandersfeld, City Manager**

ATTEST:

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

**PSG CONCRETE & EXCAVATION, LLC**

By: \_\_\_\_\_  
*(Signature)*

Print: Ken Wood

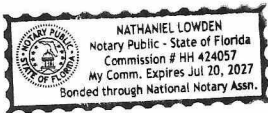
Title: Managing Member

**STATE OF FLORIDA**  
**COUNTY OF Volusia**

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization of Ken Wood, as Managing Member, of PSG Concrete & Excavation, LLC, who personally swore or affirmed that ~~he/she is~~ authorized to execute this Agreement and thereby bind the Contractor, and who is personally known to me or who produced \_\_\_\_\_ as identification, and who did/did not take an oath this 27 day of January, 2026.

(stamp)

*(Signature)*  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida



# **Exhibit “1”**

# Invitation to Bid

NUMBER  
ITB #26-EL-001



## ANNUAL TREE SUPPLY AND INSTALLATION SERVICES

*Whitney Donovan*  
*Purchasing Coordinator*

## LEGAL NOTICE

Notice is hereby given that the City of Mount Dora is accepting electronic responses only, for sealed Invitation To Bid ITB# 26-EL-001, to provide certain electric utility improvement services. Bids will be received until 2:00 p.m. on December 8, 2025.

### **ITB# 26-EL-001 “ANNUAL TREE SUPPLY AND INSTALLATION SERVICES”**

A non-mandatory pre-bid meeting is applicable for this solicitation.

All meetings, unless noted otherwise, will be held via electronic meeting format. Please be advised that dates and times, are subject to change and updates posted on the City of Mount Dora’s website at [www.mountdora.gov](http://www.mountdora.gov), on [www.demandstar.com](http://www.demandstar.com) and in the City Hall Lobby.

The City of Mount Dora does not discriminate based on age, race, color, sex, religion, national origin, disability or marital status.

NOTE: Electronic responses will be the only method allowed for Bidders to respond to this solicitation. Electronic responses are to be provided via DemandStar only. All submittals must be compatible with Microsoft Office 2007. PDF files are acceptable. Bidding will be done through a secure locked box. Bidders can only view/submit their Bid and will not have access to any other Bidder's submittals. The Bidder's Bid may be changed at the Bidder's discretion until the due date and time have been reached at which time the Bidder will no longer change or have access to the electronic bid submittal. The City will then open the Bids. Bidders who are bidding for the first time are strongly encouraged to contact DemandStar by e-mailing questions to DemandStar at www.demandstar.com. All bids must be received by the date and time specified above, when they will be opened, via computer, and publicly read aloud. The bid time shall be scrupulously observed. The City shall not be responsible for delays or internet outages caused by any occurrence. The City website does not accommodate electronic responses to bids. Receipt of a bid in any other form does not satisfy this requirement. No exceptions will be made.

If you have obtained this document from a source other than directly from DemandStar by Onvia.com you are not on record as a plan holder. The Purchasing Department takes no responsibility to provide Addenda to parties not listed as plan holders. The Bidder is responsible for verifying they have received all Bid Addenda.

CAUTION: Bidders should take caution that the City is not responsible for any power outages or internet failures. It is suggested that you upload your response in adequate time to assure that it will post on the day prior to the closing date.

## 1) INTRODUCTION/OVERVIEW

### A) Purpose/Objective

The City of Mount Dora has issued this Invitation to Bid (hereinafter, "ITB"), as a joint solicitation on behalf of the City, the Community Redevelopment Area (CRA) and the Northeast Community Redevelopment Area (Northeast CRA), with the sole purpose and intent of obtaining Bids from interested and qualified firms offering to provide certain Utility Services, in accordance with the specifications stated and/or attached herein/hereto.

The City desires to contract with one successful Bidder to provide the requested services for the City, CRA and Northeast CRA as applicable. The successful Bidder will hereinafter be referred to interchangeably as the "Bidder, Firm, Vendor or Contractor".

If awarded, a contract to provide these services will be effective on the date contract is approved by the City of Mount Dora, City Council (herein after, the "Council"), signed by all required parties and filed with the City Clerk.

As is more fully explained in Section "6L" of this ITB, an award, if made, will be made to the best overall bidder(s) whose bid is most advantageous to the City, taking into consideration the evaluation factors set forth in this ITB. The City will not use any other factors or criteria in the evaluation of the Bids received.

### B) Background

The City serves an area of 12.26 square miles with a population of approximately 18,652. The City's fiscal year begins on October 1st and ends on September 30th. The Finance Department maintains the funds and accounts of the City. The Finance Department is responsible for the custody and accounting of funds of each department.

More detailed information on the government and its finances can be found in City of Mount Dora’s Annual Comprehensive Financial Report (ACFR) for fiscal year 2023-2024 and in the City’s Annual Budget for fiscal year 2025-2026. Copies of these documents may be viewed on [www.mountdora.gov](http://www.mountdora.gov). The City of Mount Dora is exempt from any and all state, local and federal taxes.

**C) Inquiries**

Direct questions related to this **ITB** to Whitney Donovan, Purchasing Coordinator, and submit such questions in writing to: [donovanw@mountdora.gov](mailto:donovanw@mountdora.gov). Please include the page and paragraph number for each question in order to ensure that questions asked are responded to correctly.

Bidders must clearly understand that the only official answer or position of the City will be the one stated in writing from [donovanw@mountdora.gov](mailto:donovanw@mountdora.gov). All questions asked, along with the answers rendered will be electronically distributed to firms registered for this solicitation and additionally posted on the City website ([www.mountdora.gov](http://www.mountdora.gov)) and on DemandStar ([www.demandstar.com](http://www.demandstar.com)).

**D) Method of Source Selection**

The City is using the Competitive Sealed Bids methodology of source selection for this procurement, as authorized by Resolution 2021-107 and 2024-36 (amendment) establishing and adopting the City Purchasing Policy. Each Bid will be reviewed to determine if the Bid is responsive to the **ITB**. Bids deemed to be non-responsive may be rejected without being evaluated by the Purchasing Coordinator. The responsible city department will make a recommendation to the City Council who will make the final selection(s). A responsive Bid is one which has been signed and submitted by the specified Bid deadline, and has provided the information required to be submitted with the Bid. Poor formatting, poor documentation, incomplete or unclear information may be considered substandard submissions and may adversely impact the evaluation of a Bid. Bidders who fail to comply with the required and/or desired elements of this **ITB** do so at their own risk.

The City may, as it deems necessary, conduct discussions with responsible Bidders determined to be in contention for being selected for award for the purpose of clarification to assure full understanding of, and responsiveness to solicitation requirements.

**E) Pre-Bid Meeting**

A pre-bid conference is not applicable for this solicitation.

A  non-mandatory  mandatory pre-bid meeting will be held on November 17, 2025, commencing promptly at 11:00 am, and will be held in the Public Works Conference Room, located at 401 Limit Ave, Mount Dora, Florida 32757.

If this pre-bid conference is denoted as “mandatory,” prospective Bidders must be present in order to submit a bid response.

**F) Projected Timetable**

The following projected timetable should be used as a working guide for planning purposes only. The City reserves the right to adjust this timetable as required during the course of the **ITB** process.

Events	Dates
Issue <b>ITB</b> Notice	November 10, 2025
Non-Mandatory Pre-Bid Meeting	November 17, 2025 @ 11:00 am
Last Date for Receipt of Written Questions	November 24, 2025 – 4:00 pm
Addendum Issued (If Applicable)	December 1, 2025
Bid Due/ Opening Date (via Zoom-See Exhibit “D”)	December 8, 2025 @ 2:00 pm
Issue Notice of Recommendation	December 18, 2025
City Council Meeting Date (anticipated)	January 16, 2025

**2) GENERAL DESCRIPTION / SCOPE OF SERVICES**

It is the intent of this solicitation to engage one (1) or more qualified contractor(s) to provide the required **Annual Tree Supply and Installation Services** on an as needed basis, via written Task Authorizations, and per the Scope of Work and Specifications found in this ITB, subsequent Agreement and Task Authorizations. The Bidder awarded this ITB must meet or exceed all terms, conditions and specifications of the City of Mount Dora. It is the City’s intent to award to a primary and a secondary Contractor to provide the services identified in the ITB. The secondary Contractor must be available to respond to as needed calls for service as addressed in the scope of work.

**SCOPE OF SERVICES**

See Exhibit “A” attached below for a general project description.

See Exhibit “B” attached below for a detailed Scope of Work.

See Exhibit “C” attached below for applicable Special Conditions.

See Exhibit “D” attached below for a list of tree types to be planted/installed.

The City of Mount Dora Urban Forestry Department is requesting bids for the annual purchase of various trees species along with a turnkey installation process. All trees to be routinely installed each year will be a 30-gallon size. There will be opportunity to potentially install up to 175 trees annually in up to two (2) planting cycles. The initial 100 trees will be split into two annual planting cycles. In addition, there may be opportunity, upon City request, for miscellaneous tree plantings. The miscellaneous trees may be of various gallon sizes as noted on the bid pricing form (See Exhibit “E“.) Occasionally and upon City request, there may be need to install different tree types then listed herein at various gallon sizes. The tree cost percentage markup, as found on the bid pricing form, will be applied to all tree purchases.

Work under this solicitation award will be assigned to the successful Contractor(s) via Task Authorization on an as needed basis. Project specific scope of work, specifications and any pertinent special conditions will be provided to the successful contractor as specific to each individual assigned project.

**MINIMUM CONTRACTOR REQUIREMENTS**

The following mandatory minimum requirements have been established, subject to the City’s right to waive minor irregularities. The Bidders shall provide proof of the minimum qualification by furnishing

copies of letters, certificates, etc. (as applicable); which clearly document said qualifications.

- A. The Bidder must be in good standing and must not be listed in the System for Award Management (SAM) as an excluded party.
- B. All licenses required by the Bidder, whose businesses and profession(s) are regulated by the Florida Department of Business and Professional Regulation must be active and current for the duration of the contract.
- C. The Bidder must have been issued a certificate of authority through the Department of State in compliance with Florida Statute 607.1501 if applicable. Bidder shall provide documentation to demonstrate meeting this minimum requirement with your Bid response. Include local business tax receipts, corporation documents with date of inception, and the certificate of authority if applicable.
- D. Evidence of authority to conduct commercial business in the State of Florida – **Provide Sunbiz report showing your company registered as “Active”.**
- E. Professional Licenses – Provide all licenses that qualify the firm for the type of work as identified herein. Vendor will be a licensed business with all necessary State of Florida requirements and certifications to serve as an operating business in the State of Florida.
- F. If you are not a single prime contractor, you will be required to list all subcontractors to be used for this project and their professional licenses.
- G. Minimum 5 years of experience in the installation of various tree types in park and residential locations in the State of Florida, possessing specialized equipment, and employing trained operators and installers.

Failure to provide the appropriate documentation with your Bid will be grounds for deeming your Bid non-responsive and removing it from further consideration.

### **COMPENSATION**

- 1. The City of Mount Dora agrees to pay the successful Contractor(s) for the performance of the services listed herein per the unit pricing amount(s) as shown in the “Bid Pricing Form” included herein for the work performed based upon unit price quantities. Upon request the successful Contractor(s) will review City provided project scope of work and specifications for the work needed. The Contractor(s) will provide the City with a detailed quote/proposal based upon the project information provided. The City will review the quote/proposal and either accept or deny the quote proposal. If accepted, the City will provide the Contractor(s) with a complete and fully executed Task Authorization form and a Purchase Order. The Contractor(s) shall request the City for approval in any quantities that exceed the task authorization, prior to the work performed. The invoice and supporting documents/reports received from the successful Contractor(s), pursuant to an Agreement, will be reviewed and approved by the City, indicating services have been rendered in conformity with the Agreement. The Invoice will be paid in accordance with the State of Florida Prompt Payment Act.

### **3) SUBCONTRACTORS**

The successful bidder shall not employ subcontractors without the advance written permission of the City. At no time will any assigned project be 100% performed by sub-contractors.

#### 4) CITY'S RIGHT TO INSPECT

The City or its authorized Agent shall have the right to inspect the Contractor's files to determine status of work on this project.

#### 5) TERMS AND CONDITIONS OF CONTRACT

An Agreement resulting from this ITB shall be subject to the terms and conditions set forth in a City Agreement and any terms and conditions included in this ITB. The City reserves the right to include in any Agreement document such terms and conditions, as it deems necessary for the proper protection of the rights of the City. The City will not be obligated to sign any contracts, agreements or other documents provided by the Contractor with their submittal. No guarantee of work or amount of work is stated or intended. The City reserves the right to issue a separate solicitation for individual project needs.

**Initial Agreement Term:** The initial Agreement term will be for a period of three (3) years.

**Agreement Renewal Periods:** There will be two (2) one-year renewal periods. Renewals must be mutually agreed upon in writing.

The above results in a possible five (5) year contract.

All pricing submitted under this ITB shall remain in effect for the duration of the Initial Agreement Term. The City will consider Contractor's written requests for rate increases at no less than 90 days prior to each Agreement renewal dates ("Agreement Anniversary Date.") Increases shall be based on the Consumer Price Index calculation or a maximum of 10%, whichever is less. The Consumer Price Index to be applied is, "All items in South Urban, All Urban Consumers, Not Seasonally Adjusted (South Area) ("CPI-U"), Series ID CUUR0300SA0, CUUS0300SA0" for the previous twelve (12) month period.

Failure to submit a written request for an increase will result in no rate increase until a request is made prior to the following renewal period. The City reserves the right to accept or reject any increase request.

#### 6) GENERAL TERMS AND CONDITIONS

##### A) **Licenses**

The Contractor is required to possess the correct occupational license, professional license, and any other authorizations necessary to carry out and perform the work required pursuant to all applicable Federal, State and Local Law, Statutes, Ordinances, and rules and regulations of any kind.

If required and/or requested, copies of the required licenses must be submitted with the bid response indicating that the entity proposing, as well as the team assigned to the City account, are properly licensed to perform the activities or work included in the contract documents. A Contractor, with an office within the City is also required to have a business tax receipt. If you have questions regarding required professional licenses and Business Tax Receipt, contact the Finance Department at (352) 735-7120.

**B) Principals/Collusion**

By submission of this Bid, the undersigned, as Bidder, does declare that the only person or persons interested in this ITB as principal or principals is/are named therein and that no person other than therein mentioned has any interest in this ITB or in the contract to be entered into; this Bid is made without connection with any person, company or parties making a Bid, and that it is in all respects fair and in good faith without collusion or fraud.

**C) Taxes**

The City is exempt from Federal Excise and State of Florida Sales Tax.

**D) Relation of City**

It is the intent of the parties hereto that the Contractor shall be legally considered an independent contractor, and that neither the Contractor nor their employees shall, under any circumstances, be considered employees or agents of the City, and that the City shall be at no time legally responsible for any negligence on the part of said Contractor, their employees or agents, resulting in either bodily or personal injury or property damage to any individual, firm, or corporation.

**E) Term Contracts – Fund Availability**

If funds are not appropriated for continuance of a term contract to completion, cancellation will be accepted by this Contractor on thirty (30) days prior written notice.

**F) Termination**

Should the Contractor be found to have failed to perform his services in a manner satisfactory to the City, the City may terminate this Agreement immediately for cause; further the City may terminate this Agreement for convenience with a thirty (30) day written notice. The City shall be sole judge of non-performance.

**G) Liability**

The Contractor will not be held responsible for failure to complete contract due to causes beyond its control, including, but not limited to, work stoppage, fires, civil disobedience, riots, rebellions, Acts of Nature and similar occurrences making performance impossible or illegal.

**H) Indemnity**

The successful Bidder shall indemnify and hold the City harmless from any and all liabilities, damages, losses and costs, recognizing any applicable limitations under Florida law, with such indemnification and hold harmless requirements included in the final Agreement executed between the City and said successful Bidder.

**I) Assignment**

The Contractor(s) shall not assign, transfer, convey, sublet or otherwise dispose of this contract, or of any or all of its rights, or interest therein, or his or its power to execute such contract to any person, company or corporation without prior written consent of the City.

**J) Lobbying/Cone of Silence**

All Contractors are hereby placed on **NOTICE** that the City does not wish to be lobbied, either individually or collectively about a matter for which a firm has submitted a Bids.

Firms and their agents are not to contact members of the City Council for such purposes as meeting or introduction, luncheons, dinners, etc. During the process, **from Bid advertisement to final Council approval**, no firm or their agent shall contact any other employee of the City in reference to this Bid, with the exception of the Finance Director or his designee(s). Failure to abide by this provision may serve as grounds for disqualification for award of this contract to the Contractor.

**K) Single Bid**

Each Bidder must submit, with their bid, all of the required forms included in this **ITB**. Only **one** bid from a legal entity as a primary will be considered. A legal entity that submits a bid as a primary or as part of a partnership or joint venture submitting as primary may not then act as a sub-Contractor to any other Bidder submitting under the same **ITB**.

If a legal entity is not submitting as a primary, or, that legal entity may not act as a sub-CONTRACTOR to any other firm or firms submitting under the same **ITB** nor act as part of a partnership or joint venture to the primary. All submittals in violation of this requirement will be deemed non-responsive and rejected from further consideration.

**L) Protest Procedures**

Any appeal or protest to the Request for Bid shall be governed by the City of Mount Dora's Purchasing Policy.

**M) Public Entity Crime**

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, bid, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, bid, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, bids, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or CONTRACTOR under a contract with any public entity; and may not transact business with any public entity for a period of 36 months following the date of being placed on the convicted vendor list.

**N) Conflict of Interest**

Bidder shall complete the Conflict of Interest Affidavit included as an attachment to this **ITB** document. Disclosure of any potential or actual conflict of interest is subject to City staff review and does not in and of itself disqualify a firm from consideration.

These disclosures are intended to identify and or preclude conflict of interest situations during contract selection and execution.

**O) Responsible Vendor Determination**

Prospective Vendor is hereby notified that Florida Statutes, Section 287.05701, requires that the City may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the responding party is a responsible Vendor.

**P) Prohibition of Gifts to City Employees**

No organization or individual shall offer or give, either directly or indirectly, any favor, gift, loan, fee, service or other item of value to any City employee, as set forth in Chapter 112, Part III, Florida Statutes, the current City Ethics Ordinance, and City Administrative Policy. Violation of this provision may result in one or more of the following consequences: a. Prohibition by the individual, firm, and/or any employee of the firm from contact with City staff for a specified period of time; b. Prohibition by the individual and/or firm from doing business with the City for a specified period of time, including but not limited to: submitting bids, **ITB**, and/or quotes; and, c. immediate termination of any contract held by the individual and/or firm for cause.

**Q) Immigration Reform and Control Act**

Bidder acknowledges, and without exception or stipulation, any firm(s) receiving an award shall be fully responsible for complying with the provisions of the Immigration Reform and Control Act of 1986 as located at 8 U.S.C. 1324, et seq. and regulations relating thereto, as either may be amended. Failure by the awarded firm(s) to comply with the laws referenced herein shall constitute a breach of the award agreement and the City shall have the discretion to unilaterally terminate said agreement immediately.

**R) Scrutinized Company List – State of Florida Requirement**

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Bid on a Contract to provide any goods or services to a public entity, may not submit a Bid on a Contract with a public entity for the construction or repair of a public building or public work, may not submit Bids on leases of real property to a public entity, may not be awarded or perform work as a Contractor, supplier, subcontractor, or consultant under a Contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 F.S., for CATEGORY TWO for a period of thirty six (36) months from the date of being placed on the convicted vendor list.

The list of “Scrutinized Companies” is created pursuant to Section 215.473, Florida Statutes. A copy of the current list of “Scrutinized Companies” can be found at the following link:

<https://www.sbafla.com/reporting/>

The company representative authorized to sign, on the required form found below, on behalf of the bidder, CERTIFIES that the company identified as the Respondent is not listed on either the Scrutinized Companies with Activities in Sudan List; or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not on the Scrutinized Companies or Other Entities that Boycott Israel List or participating in a boycott of Israel; and does not have any business operations with Cuba or Syria. Authorized representative understands that pursuant to Sections 287.135 and 215.473, Florida Statutes, the submission of a false certification may subject the Respondent Company to civil penalties, attorney's fees, and/or costs.

**S) Billing Instructions – Awarded Professional Consultants**

Invoices, unless otherwise indicated, must show Work Order or Purchase Order numbers and shall be submitted in to the City of Mount Dora, Accounts Payable at 510 North Baker Street, Mount Dora, FL 32757. Specific format of the invoice shall be worked out between the City and the Contactor prior to the first invoice being submitted. Payment shall be made in accordance with the Florida Prompt Payment Act, as amended from time to time.

**7) INSTRUCTIONS FOR BID**

**A) Compliance with the ITB**

Bids must be in strict compliance with this **ITB**. Failure to comply with all provisions of the **ITB** may result in disqualification of Bids.

**B) Acknowledgment of Insurance Requirements**

By signing the Insurance Requirements included in this **ITB**, Bidder acknowledges these conditions include Insurance Requirements.

It should be noted by the Bidder that, in order to meet the City's requirements, there may be additional insurance costs to the Bidder's firm. It is, therefore, imperative that the Bidder discuss these requirements with the Bidder's insurance agent, as noted on the Insurance Check List, so that allowances for any additional costs can be made by the Bidder.

The Bidder's obligation under this provision shall not be limited in any way by the agreed upon contract price, or the Bidder's limit of, or lack of, sufficient insurance protection.

Bidder also understands that the evidence of required insurance may be required within five (5) business days following notification of its offer being accepted; otherwise, the City may rescind its acceptance of the Bidder's bid.

The specific insurance requirements for this solicitation are included as part of this solicitation.

**C) Acknowledgment of Bonding Requirements**

By signing its bid, and if applicable, Bidder acknowledges that it has read and understands the bonding requirements for this bid. Requirements for this solicitation are checked.

Not Applicable at this time.

Bid Bond: Shall be submitted with Bid response in the form of AIA Form 310, or via irrevocable letter of credit. The bid bond will be in a sum equal to 5% of the total bid amount.

The Bid Bond shall be retained by the City as liquidated damages if the successful Bidder fails to execute and deliver to the City the unaltered contract, or fails to deliver any required Performance and Payment Bonds or Certificates of Insurance, all within twenty-one (21) calendar days after receipt of the Notice of Selection for Award. Bid Bonds shall be executed by a corporate surety licensed under the laws of the State of Florida to execute such bonds, with conditions that the surety will, upon demand, forthwith make payment to the City upon said bond. The Bid Bonds of the three (3) highest ranked Bidders shall be held until the contract has been executed by the successful Bidder and same has been delivered to the City together with the required bonds and insurance, after which all three (3) Bid Bonds shall be released to the respective Bidders. All other Bid Bonds shall be released within fourteen (14) calendar days of the Evaluation Committee meeting date for shortlisting. No bids including alternates shall be withdrawn within one hundred and eighty (180) days after the bid closing date thereof. If a bid is not accepted within said time period it shall be deemed rejected and the Bid Bond shall be released to the Bidder. In the event that the City awards the contract prior to the expiration of the one hundred and eighty (180) day period without selecting any or all alternates, the City shall retain the right to subsequently award to the successful Bidder said alternates at a later time and approved by the Finance Director or designee, and the successful Bidder.

Performance and Payment Bonds: For projects estimated to be in excess of \$200,000, bonds shall be submitted, **on a per project basis**, by the Contractor(s) receiving award, **and written for 100% of the per project Quote/Proposal/Purchase Order award amount**, with the cost borne by the Bidder receiving an award. The Performance and Payment Bonds shall be underwritten by a surety authorized to do business in the State of Florida and otherwise acceptable to Owner; provided, however, the surety shall be rated as "A-" or better as to general policy holders rating and Class V or higher rating as to financial size category and the amount required shall not exceed 5% of the reported policy holders' surplus, all as reported in the most current Best Key Rating Guide, published by A.M. Best Company, Inc. of 75 Fulton Street, New York, New York 10038.

Should the contract amount be less than \$500,000, the requirements of Section 287.0935, F.S. shall govern the rating and classification of the surety.

Each project security provided under the subsequent contract shall be in force throughout the final completion and acceptance of the individual project as applicable.

If the surety for any bond furnished by Contractor is declared bankrupt, becomes insolvent, its right to do business is terminated in the State of Florida, or it ceases to meet the requirements imposed by the Contract Documents, the Contractor shall, within five (5) calendar days thereafter, substitute another bond and surety, both of which shall be subject to the Owner's approval.

#### **D) Delivery of Bids**

All ITB responses are to be delivered **before 2:00 p.m., local (EST) time**, on or before **December 8, 2025** via electronic submission at [www.demandstar.com](http://www.demandstar.com) only.

The City shall not bear the responsibility for Bids submitted past the stated date and/or time indicated.

**E) Evaluation of Bids (Procedure)**

The City's procedure for selecting is as follows:

Subsequent to the closing of the ITB, the Purchasing Coordinator, shall review the bids received and verify whether each bid is responsive to all material requirements of the published ITB.

1. The Purchasing Coordinator, City Urban Forester/Arborist and the Electric Utility Director, shall review all responsive bids received and verify each bid appears to be responsive to all other material requirements of the published ITB.
2. Vendor selection will be based on the lowest priced, compliant, qualified, responsive and responsible bid unless specified otherwise in the **ITB**.
3. The City reserves the right to withdraw this **ITB** at any time and for any reason, and/or to issue such clarifications, modifications and/or amendments as it may deem appropriate.
4. Receipt of a bid by the City or a submission of a bid to the City offers no rights upon the Bidder nor obligates the City in any manner.
5. Acceptance of the bid does not guarantee issuance of any other governmental approvals.

**F) Ambiguity, Conflict, or Other Errors in the ITB**

If a Bidder discovers any ambiguity, conflict, discrepancy, omission, or other error in the **ITB**, Bidder shall immediately notify the Purchasing Coordinator, noted herein, of such error in writing and request modification or clarification of the document. The Purchasing Coordinator will make modifications by issuing a written addendum/revision and will give written notice to all parties who have received this **ITB** from the Finance Department.

The Bidder is responsible for clarifying any ambiguity, conflict, discrepancy, omission, or other error in the **ITB** prior to submitting the Bid or it shall be waived.

**G) Bid, Presentation, and Protest Costs**

The City will not be liable in any way for any costs incurred by any Bidder in the preparation of its Bid in response to this **ITB**, nor for the presentation of its Bid and/or participation in any discussions, negotiations, or, if applicable, any protest procedures.

**H) Acceptance or Rejection of Bids**

The right is reserved by the City to waive any minor irregularities in any Bid, to reject any or all Bids, to re-solicit for Bids, if desired, and upon recommendation and justification by the City to accept the Bid which in the judgment of the City is deemed the most advantageous for the public and the City.

Any Bid which is incomplete, conditional, obscured or which contains irregularities of any kind, may be cause for rejection. In the event of default of the successful Bidder, or their refusal to enter into the City contract, the City reserves the right to accept the Bid of any other Bidder or to re-advertise using revised documentation, at its sole discretion.

**I) Requests for Clarification of Bids**

Requests by the Purchasing Coordinator to a Bidder(s) for clarification of Bids(s) shall be in writing. Bidder's failure to respond to request for clarification may deem Bidder to be non-responsive, and may be just cause to reject its Bid.

**J) Validity of Bids**

No Bid can be withdrawn after it is filed unless the Bidder makes their request in writing to the City prior to the time set for the closing of Bids.

All Bids shall be valid for a period of one hundred eighty (180) days from the date of submission to accommodate evaluation and selection process.

**K) Response Format**

The Bid shall be deemed an offer to provide services to the City. In submitting a Bid, the respondent declares that he/she understands and agrees to abide by all specifications, provisions, terms and conditions of same, and all ordinances and policies of the City. The Bidder agrees that if the contract is awarded to him/her, he/she will perform the work in accordance with the provisions, terms and conditions of the contract and subsequent Task Authorizations.

To facilitate the fair evaluation and comparison of Bids, all Bids must conform to the guidelines set forth in this **ITB**. Any portions of the Bid that do not comply with these guidelines must be so noted and explained and submitted with the Bid. However, any Bid that contains such variances may be considered non-responsive.

Bids should be prepared simply and economically, providing a straightforward concise description of the Bidder's approach and ability to meet the City's needs, as stated in the **ITB**.

The items listed below shall be submitted with each Bid and should be submitted in the order shown. Each section noted below should be clearly labeled, with pages numbered and separated by tab sheets. Failure by a Bidder to include all listed items may result in the rejection of its Bid.

**Tab 1 – Company Executive Summary/General**

Present in concise terms, a description of your firm and its capabilities.

At a minimum the following information will be included:

1. Business Structure
2. Number of Years Company is in Business
3. Proof of Insurance

4. Provide examples of relevant experience.
5. Provide examples of Value Added services you can provide to the City.

Provide a list of current litigations, outstanding judgments and liens, if any, against the Contractor that may have been filed in the last five (5) years.

**Tab 2 –Bidder Qualifications**

Express the qualifications and specific capability of all principal staff that will be assigned to the City of Mount Dora projects. Include names, qualifications, and experience of each individual including their responsibilities. Also include designation of any primary and secondary responsibility.

Provide a brief resume including, but limited to:

1. Name and title
2. Job assignment for this project
3. How many years with this firm
4. Project Examples with relevant tree services experience:
  - Encompassing installation of various tree types of 30 gallon size, and describing the method used for such planting.
    - a. Include, with the name of agency/company the work performed:
    - b. Description of the project(s),
    - c. Total value of the project(s)
    - d. Time-frame for completion of services rendered
5. Expand if additional services outside of supply and installation were rendered which contributed to the success of the planting project.
6. Education/Licenses/Certifications.
7. Other experience and qualifications that are all relevant to this type of City project.
8. Provide examples of any value added services you can provide to the City.

"Dollar value" refers to the monetary value of a project. For Tab 2, Item 7 please provide information about the individual's experience. For the second bullet, please include, when applicable, the dollar amount of the accomplishment.

**Tab 3 – Scope Response-Scope of Services**

1. Describe your understanding of the scope of services and the City’s needs and any specialized skills available from your company. Clearly describe the methodology which will be used to perform, including a work plan for the desired services. Include information as to the level of staff to be assigned and a list of equipment available for this project.
2. List any Bidder exceptions to the Scope of Services.

Bidders shall submit all requested information for Tabs 1-3 and in the above order. Failure to do so may result in disqualification from further consideration.

**L) Bid Evaluation Factors**

All Bids will be subject to a review and evaluation process by the Purchasing Coordinator, the City's Urban Forester/Arborist and the Electric Utility Director or designee. Award of this ITB shall be based on the lowest priced, qualified, responsive and responsible bid.

**M) Drug-Free Workplace:**

In accordance with Florida Statute 287.087, preference shall be given to businesses with drug-free workplace programs. Whenever two or more Bids which are equal with respect to quality and service are received by the City for the procurement of commodities or contractual services, a Bids received from a business that furnishes a form certifying that it is a Drug Free Workplace shall be given preference in the award process. NOTE: In the event, the submitter wishes to provide items specified above and beyond the stated requirements of this request at "no cost" to the City of Mount Dora, these services should be identified and included in the request response.

**N) Tie Breaker:**

If there are tie bids, meaning everything except the information relating to the Bidder is the same, the following methods shall be used in the order below to break the tie:

- Drug free workplace policy in place.
- If one has or had a contract with the City and performance is or was satisfactory. If performance of a tie Bidder who has or had a contract with the City and performance is or was not satisfactory, the other tie-Bidder is awarded.
- Time of Bid delivery may be used as a final tie-breaker if the above does not result in breaking a tie.

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- 8) **REQUIRED FORMS - (ALL MUST BE COMPLETED AND SUBMITTED WITH YOUR BID.)** All forms required by the ITB shall be fully completed and executed by an authorized representative that can legally bind the Respondent.

Required Forms:

1. Bidders Checklist Form
2. Bidders Qualification Form
3. F.S.S. Section 287.138 Certification Form
4. Affidavit of Compliance with Florida Statutes, Section 288.0071
5. Vendor Certification Regarding Scrutinized Companies' List Form
6. Human Trafficking Affidavit Form
7. Conflict of Interest Affidavit Form
8. Declaration Statement Form
9. Insurance Requirements Form
10. Drug Free Workplace Certification Form
11. Non-Collusion Affidavit of Prime Bidder Form
12. Acknowledgements Form
13. Compliance with Public Records Law Form
14. Reference Form
15. Public Entity Crimes Statement Form
16. Company Information Form
17. Sub-Contractor Listing Form
18. Completed W9
19. Bid Pricing Form
20. Addenda (if applicable)

**BIDDER CHECK LIST**

**IMPORTANT: Please read carefully, sign in the spaces indicated and return with your Bids.**

Bidder should check off each of the following items as the necessary action is completed:

- All required and applicable forms have been signed and included (see page above.)
- All information as requested in the Bidder's Bid Form is included.
- Any addenda have been signed and included.
- The Bids must be submitted via [www.demandstar.com](http://www.demandstar.com) no later than the specified due date and time. (Otherwise Bids cannot be considered.)

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Fax No.

**BIDDER QUALIFICATION FORM**

Have you, at any time, failed to complete a contract?  Yes  No

**STATEMENT OF LITIGATION:**

Are there any judgments, claims or suits pending or outstanding by or against you?

Yes  No

If the answer to either question is yes, submit details on separate sheet. List all lawsuits that have been filed by or against your firm in the last five (5) years:

---

---

**CONTRACT TOTALS:**

List total contract amount for work performed on all completed and similar projects in the past five (5) years, whether as an individual firm or as part of a joint venture.

\$ \_\_\_\_\_ **Total Contract Amount for work done on all past related projects.**

**REFERENCES:**

Bank(s) Maintaining Account(s): \_\_\_\_\_

---

Surety/Underwriter: (if required) \_\_\_\_\_

---

Other References: (Use additional sheets if necessary)

---

---

**TYPE OF FIRM:**

Corporation/Years in Business: \_\_\_\_\_. If firm is a corporation, please list state in which it is incorporated: \_\_\_\_\_. If firm is a corporation, by signing this form, Bidder certifies that the firm is authorized to do business in the State of Florida.

Partnership/Years in Business: \_\_\_\_\_

Sole Proprietorship/Years in Business: \_\_\_\_\_

Other: Please list: \_\_\_\_\_

Pursuant to information for prospective Bidders for the above-mentioned proposed project, the undersigned is submitting the information as required with the understanding that it is only to assist in determining the Bids of the organization to perform the type and magnitude of work intended, and further, guarantee the truth and accuracy of all statements herein made. We will accept your determination of Bids without prejudice.

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Fax No.

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**FLORIDA STATUTES, SECTION 287.138  
CERTIFICATION**

I, \_\_\_\_\_ (person) \_\_\_\_\_, as the \_\_\_\_\_ (title) \_\_\_\_\_ of \_\_\_\_\_ (entity) \_\_\_\_\_, do hereby certify that \_\_\_\_\_ (entity) \_\_\_\_\_: (i) is not owned by the government of a foreign country of concern as defined by Florida Statutes, Section 287.138; (ii) does not have the government of a foreign country of concern, as defined by Florida Statutes, Section 287.138, as a controlling interest owner; (iii) is not organized under the laws of a foreign country of concern, as defined by Florida Statutes, Section 287.138; and (iv) does not have its principal place of business in a foreign country of concern as defined by Florida Statutes, Section 287.138.

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

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

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

(stamp)

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

**AFFIDAVIT OF COMPLIANCE WITH SECTION 288.0071, FLORIDA STATUTES,  
ECONOMIC INCENTIVES TO FOREIGN ENTITIES OF CONCERN**

Before me, a notary public, in and for the State of Florida – at large, personally appeared, \_\_\_\_\_, and having first made due oath or affirmation, states:

\_\_\_\_\_  
*(Write Name Here)*

1. My name is \_\_\_\_\_.  
*(Write Name Here)*

2. I am the \_\_\_\_\_ of \_\_\_\_\_.  
*(Insert Job Title) (Insert Company Name)*

3. The Company was formed in \_\_\_\_\_ and is a \_\_\_\_\_.  
*(Country and State) (List the Type of Entity (ex.: LLC, Inc., etc.))*

4. I am duly authorized and empowered and have sufficient knowledge to execute and deliver this Affidavit.

5. I affirm that the Company is not:

- a. Owned or controlled by the government of the People’s Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People’s Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic (collectively and individually, a Foreign Country of Concern), including any agency of or any other entity of significant control of such Foreign Country of Concern. Where ‘controlled by’ means *having possession of the power to direct or cause the direction of the management or policies of a company, whether through ownership of securities, by contract, or otherwise; or a person or entity that directly or indirectly has the right to vote 25 percent or more of the voting interests of the company or that is entitled to 25 percent or more of its profits is presumed to control the foreign entity; or*
- b. A partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a Foreign Country of Concern, or a subsidiary of such entity.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Signed and Delivered on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
Signature of Affiant

\_\_\_\_\_  
Printed Name

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

The foregoing instrument was acknowledged 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 Agreement and thereby bind the Firm, and who is personally known to me or who produced as identification, and who did/did not take an oath this day of \_\_\_\_\_, 2025.

(stamp)

\_\_\_\_\_  
NOTARY PUBLIC

**VENDOR CERTIFICATION REGARDING  
SCRUTINIZED COMPANIES' LISTS**

Respondent Vendor Name: \_\_\_\_\_

Name of Company: \_\_\_\_\_

FEIN: \_\_\_\_\_

Authorized Representative's Name and Title:  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Sections 287.135 and 215.473, Florida Statutes, prohibit Florida municipalities from contracting with companies, for goods or services equal to or over \$1,000,000 that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or to engage in any Business operations with Cuba or Syria. Sections 287.135 and 215.4725 also prohibit Florida municipalities from contracting with companies or other entities, for goods or services equal to or over \$100,000.00 that are on the list of Scrutinized Companies or Other Entities that Boycott Israel or are engaged in a boycott of Israel.

The list of "Scrutinized Companies" is created pursuant to Section 215.473, Florida Statutes. A copy of the current list of "Scrutinized Companies" can be found at the following link:

<https://www.sbafla.com/reporting/>

As the person authorized to sign on behalf of the Respondent Vendor, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List; or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; or the Scrutinized Companies or Other Entities that Boycott Israel and is not participating in a boycott of Israel; and does not have any business operations with Cuba or Syria. I understand that pursuant to Sections 287.135 and 215.473, Florida Statutes, the submission of a false certification may subject the Respondent Vendor to civil penalties, attorney's fees, and/or costs.

I understand and agree that the City may immediately terminate any contract resulting from this solicitation upon written notice if the company referenced above are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) for any contract for goods or services of one hundred thousand dollars (\$100,000.00) or more, it has been placed on the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars (\$1,000,000) or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria.

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

Authorized Signature (Name and Title): \_\_\_\_\_

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

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

Signature Bidder/Proposer understands and agrees that the City may immediately terminate any contract resulting from this solicitation upon written notice if the company referenced above are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) for any contract for goods or services of one hundred thousand dollars (\$100,000.00) or more, it has been placed on the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars (\$1,000,000) or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria. Lists are created pursuant to section 215.473, Florida Statutes.

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**HUMAN TRAFFICKING AFFIDAVIT**

In compliance with § 787.06, Florida Statutes, this Affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Mount Dora (the “Governmental Entity”).

The undersigned, on behalf of the entity listed below (the “Nongovernmental Entity”), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.
2. I am an officer or representative of \_\_\_\_\_, a nongovernmental entity, and I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.
3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in § 787.06, Florida Statutes, as may be amended from time to time.
4. If at any time in the future the Nongovernmental Entity does use coercion for labor or services, the Nongovernmental Entity will immediately notify the Governmental Entity and no contracts may be executed, renewed, or extended between the parties.
5. I have read the foregoing Affidavit and confirm that the facts stated in it are true and are made for the benefit of and reliance by the Governmental Entity.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Company

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

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

The foregoing instrument was acknowledged 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 Agreement and thereby bind the Nongovernmental Entity, and who is personally known to me or who produced \_\_\_\_\_ as identification, and who did/did not take an oath this \_\_\_\_ day of \_\_\_\_\_, 2025.

(stamp)

\_\_\_\_\_  
NOTARY PUBLIC

**CONFLICT OF INTEREST AFFIDAVIT**

By the signature below, the firm (employees, officers and/or agents) certifies, and hereby discloses, that, to the best of their knowledge and belief, all relevant facts concerning past, present, or currently planned interest or activity (financial, contractual, organizational, or otherwise) which relates to the proposed work; and bear on whether the firm (employees, officers and/or agents) has a possible conflict have been fully disclosed.

Additionally, the firm (employees, officers and/or agents) agrees to immediately notify in writing the Finance Director, or designee, if any actual or potential conflict of interest arises during the contract and/or project duration.

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Fax No.

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

The foregoing instrument was acknowledged 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 Agreement and thereby bind the Firm, and who is personally known to me or who produced \_\_\_\_\_ as identification, and who did/did not take an oath this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

(stamp)

\_\_\_\_\_  
NOTARY PUBLIC

## DECLARATION STATEMENT

City of Mount Dora  
510 North Baker Street  
Mount Dora, FL 32757

**RE: ITB NO. 26-EL-001 - “Annual Tree Supply and Installation Services”**

Dear Mayor and Council Members:

The undersigned as Bidder, or on behalf of Bidder, declares that this Response is submitted without any other understanding, agreement or connection with any person, corporation, or firm submitting a Response for the same purpose and that the Response is in all respects fair and without collusion or fraud.

The undersigned as Bidder, or on behalf of Bidder, further declares that this Response is in compliance in every respect with all the Instructions to Bidders issued prior to the opening of the Responses.

The undersigned as Bidder, or on behalf of Bidder, if selected, agrees to commence negotiations in good faith and execute an appropriate City document for the purpose of establishing a formal contractual relationship with the City for the performance of all requirements to which the Response pertains as set forth in **ITB #26-EL-001 “ANNUAL TREE SUPPLY AND INSTALLATION SERVICES.”**

IN WITNESS WHEREOF, WE have hereunto subscribed our names on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ in the City of \_\_\_\_\_, in the State of \_\_\_\_\_.

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Fax No.

## INSURANCE REQUIREMENTS

### INSURANCE TYPE

### REQUIRED LIMITS

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> 1. Worker's Compensation   | Statutory Limits of Florida Statutes, Chapter 440 and all Federal Government Statutory Limits and Requirements. |
| <input checked="" type="checkbox"/> 2. Commercial General Liability (Occurrence Form) patterned after the current I.S.O form with no limiting endorsements.  | <u>Bodily Injury &amp; Property Damage</u><br><br><b>\$1,000,000</b> single limit per occurrence                |
| <input checked="" type="checkbox"/> 3. Indemnification: To the maximum extent permitted by Florida law, the Contractor/Vendor/Firm shall indemnify and hold harmless the City of Mount Dora, its officers and employees from any and all liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees and paralegals' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor/Vendor/Firm or anyone employed or utilized by the Contractor/Vendor/Firm in the performance of this Agreement. This indemnification obligation shall not be construed to negate, abridge or reduce any other rights or remedies which otherwise may be available to an indemnified party or person described in this paragraph. |   |

This section does not pertain to any incident arising from the sole negligence of the City of Mount Dora.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> 4. Automobile Liability  | <b>\$ 500,000</b> Each Occurrence<br>Owned/Non-owned/Hired<br>Automobile Included |
| <input type="checkbox"/> 5. Other Insurance as indicated below:<br>Errors and Omissions or Professional<br>Malpractice Coverage  | <b>\$ 1,000,000</b> Per Occurrence  |
| <input type="checkbox"/> 6. Aircraft Liability \$1,000,000 each occurrence combined single limit for bodily injury liability and property damage liability.  |   |
| <input checked="" type="checkbox"/> 7. Contractor shall ensure that all subcontractors comply with the same insurance requirements that he is required to meet. The same Contractor shall provide City with certificates of insurance meeting the required insurance provisions. |   |
| <input checked="" type="checkbox"/> 8. The City of Mount Dora must be named as " <b>ADDITIONAL INSURED</b> " on the Insurance Certificate for Commercial General Liability where required.   |   |

**INSURANCE REQUIREMENTS**

(Continued)

- 9. The City of Mount Dora shall be named as the Certificate Holder. NOTE--The "Certificate Holder" should read as follows:

City of Mount Dora  
Mount Dora, Florida

No City Division, Department, or individual name should appear on the Certificate. No other format will be acceptable.

- 10. **Thirty (30) Days Cancellation Notice** required.

- 11. The Certificate must state **ITB #26-EL-001 "ANNUAL TREE SUPPLY AND INSTALLATION SERVICES"**

=====  
**BIDDER'S AND INSURANCE AGENT'S STATEMENT:**

We understand the insurance requirements of these specifications and that the evidence of insurability may be required within five (5) days of the award of **ITB**.

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Fax No.

\_\_\_\_\_  
Insurance Agency

\_\_\_\_\_  
Signature of Bidder's Agent

## DRUG-FREE WORKPLACE PROGRAM CERTIFICATION

Preference to businesses with drug-free workplace programs. -- Whenever two or more bids, Bids, or replies that are equal with respect to price, quality, and service are received by the state or by any political subdivision for the procurement of commodities or contractual services, a bid, Bid, or reply received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

- (1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- (2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- (3) Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
- (4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than 5 days after such conviction.
- (5) Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.
- (6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

**Does the individual responding to this solicitation certify that their firm has implemented a drug-free workplace program in accordance with the provision of Section 287.087, Florida Statutes, as stated above?**

- YES  
 NO

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
Email

**NON-COLLUSION AFFIDAVIT OF PRIME QUALIFIER**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

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

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

\_\_\_\_\_, being first duly sworn, deposes and says that:

I am the \_\_\_\_\_ of \_\_\_\_\_, (Bidder) which has submitted a Response to City of Mount Dora ITB #26-EL-001.

I am fully informed respecting the preparation and contents of the Response to ITB #26-EL-001, and of all pertinent circumstances respecting such Response.

Neither the Bidder nor any of its officers, partners, owners, agent representatives, employees or parties in interest, including this Affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person, to fix the price or prices in the Bidder's Response to ITB #26-EL-001, or that of any other Bidder, or to fix any overhead, profit or cost element of the Response price or the price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the CITY OF MOUNT DORA.

The price or prices quoted in the Bidder's Response to ITB #26-EL-001 are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this Affiant.

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
Email

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

The foregoing instrument was acknowledged 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 Agreement and thereby bind the Firm, and who is personally known to me or who produced \_\_\_\_\_ as identification, and who did/did not take an oath this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

(stamp)

\_\_\_\_\_  
NOTARY PUBLIC

**ACKNOWLEDGEMENTS**

**ITB #26-EL-001  
“ANNUAL TREE SUPPLY AND INSTALLATION SERVICES”**

**To: City of Mount Dora  
510 N. Baker Street  
Mount Dora, FL 32757**

\_\_\_\_\_ (Bidder) guarantees its Response to ITB #26-EL-001 for a period not to exceed one hundred twenty (180) days from the date its Response was submitted to the City of Mount Dora unless an extension is granted by the Bidder.

The Contractor, by signing these **ITB** Submittal pages, acknowledges and agrees to abide by all the terms, conditions, and specifications contained in this **ITB** Document.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
(Month) (Year)

INDIVIDUAL, LIMITED LIABILITY COMPANY,  
PARTNERSHIP, OR OTHER FORM OF ENTITY WHICH IS NOT A CORPORATION

By: \_\_\_\_\_ / \_\_\_\_\_  
(Signature) (Print name)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

Taxpayer/Employer Identification Number (TIN/EIN): \_\_\_\_\_

**CORPORATION**

By: \_\_\_\_\_ / \_\_\_\_\_  
(Signature) (Print name)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

Taxpayer/Employer Identification Number (TIN/EIN): \_\_\_\_\_

State of Incorporation:

Corporate President: \_\_\_\_\_  
(Print Name)

Corporate Secretary: \_\_\_\_\_  
(Print Name)

Corporate Treasurer: \_\_\_\_\_  
(Print Name)

CORPORATE SEAL

Attest By: \_\_\_\_\_  
Secretary

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

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CITY OF  
MOUNT  
D O R A

### COMPLIANCE WITH THE PUBLIC RECORDS LAW

Upon award recommendation or ten (10) days after opening, submittals become “public records” and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Bidders must invoke the exemptions to disclosure provided by law in the response to the solicitation, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary. The submission of a Bid authorizes release of your firm’s credit data to the CITY.

If the company submits information exempt from public disclosure, the company must identify with specificity which pages/paragraphs of their bid/Bid package are exempt from the Public Records Act, identifying the specific exemption section that applies to each. The protected information must be submitted to the CITY in a separate envelope marked accordingly.

By submitting a response to this solicitation, the company agrees to defend the CITY in the event we are forced to litigate the public records status of the company’s documents.

Company Name: \_\_\_\_\_

Authorized representative (printed): \_\_\_\_\_

Authorized representative (signature): \_\_\_\_\_

Project Number: **ITB #26-EL-001**

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

## REFERENCES FORM

Provide the business names, contact persons and telephone numbers of four (4) references for which the firm has provided services described in this ITB for three (3) years or more within the last five (5) years. Include relationships with governmental agencies. It is our intent to contact these references during the evaluation process.

1. Name of Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Point of Contact: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Email address: \_\_\_\_\_  
Service(s) Provided: \_\_\_\_\_  
\_\_\_\_\_  
Dates of Service: \_\_\_\_\_
  
2. Name of Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Point of Contact: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Email address: \_\_\_\_\_  
Service(s) Provided: \_\_\_\_\_  
\_\_\_\_\_  
Dates of Service: \_\_\_\_\_
  
3. Name of Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Point of Contact: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Email address: \_\_\_\_\_  
Service(s) Provided: \_\_\_\_\_  
\_\_\_\_\_  
Dates of Service: \_\_\_\_\_
  
4. Name of Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Point of Contact: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Email address: \_\_\_\_\_  
Service(s) Provided: \_\_\_\_\_  
\_\_\_\_\_  
Dates of Service: \_\_\_\_\_

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3) (A), FLORIDA STATUTES,  
ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. THIS SWORN STATEMENT IS SUBMITTED to the City of Mount Dora by: \_\_\_\_\_ [NAME] as the \_\_\_\_\_ [TITLE] of \_\_\_\_\_ [BUSINESS ENTITY] and its Federal Employer Identification Number (FEIN) is \_\_\_\_\_.
2. I understand that a “public entity crime” as defined in Florida Statutes, Section 287.133 (1)(g), means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that “convicted” or “conviction” as defined in Florida Statutes, Section 287.133(1)(b), means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an “affiliate” as defined in Florida Statutes, Section 287.133(1)(a), means:
  - a. A predecessor or successor of a person convicted of a public entity crime; or
  - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a “person” as defined in Florida Statutes, Section 287.133(1)I, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provisions of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. The statement which I have marked below is true in relation to the entity submitting this sworn statement. Indicate which statement applies:

\_\_\_\_\_Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity, nor any affiliates of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order).

**I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF MOUNT DORA IS FOR THE CITY OF MOUNT DORA ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE CITY OF MOUNT DORA PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN FLORIDA STATUTES, SECTION 287.017, FOR CATEGORY TWO, OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.**

\_\_\_\_\_  
(Signature)

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

The foregoing instrument was acknowledged 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 Agreement and thereby bind the Firm, and who is personally known to me or who produced \_\_\_\_\_ as identification, and who did/did not take an oath this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

(stamp)

\_\_\_\_\_  
NOTARY PUBLIC







# EXHIBIT “A”

## PROJECT DESCRIPTION

This is an ongoing tree purchase and turnkey tree installation services contract located within the City of Mount Dora’s right-of-ways, parks, buildings or other designated areas within the City of Mount Dora.

The City anticipates the annual purchase and installation of seventy-five (75) trees at a thirty (30) gallon size. The City reserves the right to purchase and install an additional twenty-five (25) trees at a thirty (30) gallon size if deemed in the best interest of the City. The successful Contractor(s) shall furnish all materials, equipment, truck, trailers, tools, supplies, staff and supervision for supplying a variety of 30 gallon trees and their subsequent installation per the ISA and IFAS standards for all work performed.

All trees will be purchased and approved by both the City Urban Forester/Arborist and Contractor/Vendor, using an approved FNGLA Nursery who provides Florida Fancy or Florida Grade #1 trees. Trees used will be selected by the City Urban Forestry division for vetting/approval of specific planting locations. The City anticipates two annual planting seasons to be applied under this ITB and contract.

All work assignments/projects are issued by means of a City Task Authorization, establishing a per assigned project cost based upon the assigned contractor’s quotation utilizing unit pricing submitted under this ITB. All City approved Task Authorizations establish a “Not to Exceed” amount for the assigned project.

In the event the Contractor is unable to meet the City’s requirements and schedules, the City reserves the right to award assigned work to another contractor or use other resources to perform this work.

Exceptions to the scope of work as presented shall be noted in the proposer’s ITB.

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# EXHIBIT “B”

## SCOPE OF WORK

The Contractor/Vendor will be **purchasing and planting/installing** various types of thirty (30) gallon trees in City vetted locations throughout designated areas/locations within the City of Mount Dora. Tree Selection/Purchase and subsequent Planting/Installation will be performed per the following scope of work:

1. The City of Mount Dora has provided a list of tree species to be planted/ installed under Exhibit “D” of this ITB.
2. Trees selected shall be Florida Fancy or a minimum Florida Grade #1;
3. Upon award, the successful Contractor(s) shall provide, to the City Urban Forestry Department, a list of at least three suitable Tree Nurseries where quality trees will be purchased. Such nurseries must be a FNGLA Nursery. All listed nurseries must be reviewed and approved by the City Urban Forester/Arborist. Tree purchases considered from sources other than listed must be approved in advance by the City. All trees will be inspected by the City prior to the installation process;
4. Contractor/Vendor will be required to pick-up all noted trees from the selected nursery, for the purpose of installing/planting those trees throughout the City of Mount Dora;
5. Contractor/Vendor will be shown all vetted locations, for purpose of providing any comments on said locations, prior to ordering the specific trees and will be provided a written list noting all planting locations;
6. Each tree planting/install location will require utility locates to be performed prior to planting/install start. Failure to obtain proper locates will result in the Contractor being responsible for all damage costs.
7. The planting/install process will follow the highest level of ISA & IFAS standards at all times;
8. Each tree will be planted/installed with at least three (3) cubic feet of agreed planting media, thoroughly watered in at the time of planting, properly staked with a two (2) or three (3) stake method, pine bark mulch around the root ball and a tree watering gator bag installed;
9. City will supply a team of “Tree Stewards” which will attend to the watering needs of each tree installed/planted;
10. Tree groupings will be between thirty to fifty (30-50) trees at a time, with an average of forty (40) trees.
11. A minimum of up to one hundred (100) trees to be planted/installed per contracted year in up to two (2) annual planting cycles;
12. This work is for general installation of individual trees, any additional consideration outside of general installation will be addressed on an individual as needed basis.
13. Once Contractor has received the City list of approved/vetted tree planting locations (vetted and approved by both City and Contractor) the Contractor will have a maximum of two (2) weeks to plant/install the vetted trees. The Contractor will provide the City with a definitive completion date as part of each approved City Task Authorization document.

# EXHIBIT “C”

## SPECIAL CONDITIONS

### PERMITS

Required utility locates may result in permit costs from outside agencies. The Contractor will be responsible for acquiring all permits, including DOT, Peoples Gas Transmission and Distribution, shall be completed by the contractor, and included as part of the submitted unit pricing. The Contractor will be responsible for complying with all provisions set forth within each permit. The contractor must confine work activities to the assigned project property, easements or public right-of-way. Failure to keep work activities to the authorized work zone shall make the Contractor liable for damage claims and property restoration. The contractor shall immediately notify the City if any significant deviation or if a problem occurs.

### SAFETY

The Contractor shall conduct all operations in a safe manner and in accordance with all local, state, federal (such as OSHA), and any city regulations. The City reserves the right to inspect the Contractor’s safety and training records prior to and after the award of the contract or task order. The Contractor shall immediately correct any unsafe conditions identified by the City. In some cases, if the Contractor fails to immediately correct such unsafe conditions, The City may either have the unsafe conditions corrected by others at the Contractor's expense or direct that the work be stopped immediately in the area of the unsafe condition.

### SIGNAGE BARRICADING AND SITE SAFETY

The Contractor is responsible for providing and installing all necessary warning, and safety devices including proper shoring and potential barricading that would protect the safety and health of the public and construction workers until the work has been finished and accepted. All barricading, signage, and safety equipment will be provided by the Contractor, and included as part of the submitted unit pricing.

If the work is carried on or adjacent to any street, alley, or public place, the Contractor shall, at the Contractor’s own cost and expense, furnish, erect, and maintain sufficient barricades, fences, lights, and danger signals, and shall take such other precautionary measures as are necessary for the protection of persons or property and of the work.

### PROJECT COMPLETION/SCHEDULE

The City and Contractor shall establish a reasonable documented completion date at the beginning of each project. Work at any individual site shall be completed, including restoration in a timely fashion. If the Contractor is unable to meet the completion date established, the Contractor must promptly notify the City. The City will work with the Contractor through delays not caused by the Contractor such as weather, etc. The City requires any delays to be reported immediately on the scheduled workday. The City reserves the right to alter work in progress for emergencies or as deemed necessary. The City will establish the Contractor work hours and work days on a per project basis.

## **SITE CONDITIONS**

If the Contractor encounters rock and or similar material, the City Representative must be notified immediately prior to continuation in order to determine a rock price and how to proceed. The City does not provide equipment staging areas.

## **MATERIALS**

Unless otherwise noted, the Contractor is to supply all materials, equipment, fuel, tools and labor needed to complete the job safely and within the proposed timeline.

## **UTILITIES AND LINE LOCATES**

The Contractor will be responsible for obtaining all necessary excavation locations (locates) and coordinating with other utilities in the work vicinity prior to digging. Other facilities may be present and each site shall be thoroughly researched prior to any work beginning. Florida Sunshine 811 network, <https://sunshine811.com/>.

## **CLEANUP AND RESTORATION**

The Contractor shall be responsible for the cleanup and restoration of all areas disturbed in any way during the course of installation. The level of surface restoration must be equal to the original undisturbed condition or at a level approved by the City or permit specifications. The Contractor shall bring the surface to its original shape and finished grade. The Contractor is responsible for the control and disposal of all spoils onsite at each job location, in accordance with all State, Federal, and local requirements.

## **DAMAGES**

Where damage occurs outside of the job site (i.e. Sod replacement, landscaping, fencing, concrete, and/or asphalt) the Contractor will make these repairs at their expense. Cleanup and restoration must be approved by the City representative before work is considered complete. Surfaces shall be restored to original or better condition and to the satisfaction of the City, governing authorities, and ROW owners.

## **WORK DAYS AND HOURS**

Work days will be Monday through Friday with work hours from 7:00 am to 3:00 pm. No work shall begin before 7:00 am each day and all work shall cease by 3:00 pm each day.

## **MAXIMUM TIME FOR COMPLETION (PER PLANTING CYCLE/INSTALL PERIOD)**

A maximum period of two (2) weeks will be adhered to for each planting cycle/install period. Both Contractor and the City will vet and approve tree locations per planting cycle. Once Contractor has received the approved vetted tree locations the Contractor will have two (2) weeks to complete the install of all noted and vetted trees for that cycle. Contractor will provide a specific completion date to the City prior to each planting cycle. For trees falling outside of the routine cycle of one hundred (100) trees, said tree plantings will follow the same protocol requiring a two (2) week completion.

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## **EXHIBIT “D” Tree Variety List**

1. Cathedral Oak – *Quercus virginiana*
2. Nuttall Oak – *Quercus texana* (formally *nuttallii*)
3. Wing Elm – *Ulmus alata*
4. Red Maple – *Acer rubrum*
5. Eastern Redbud - *Cercis canadensis*
6. Red Bottlebrush – *Callistemon citrinus*
7. Tabebuia – *Handroanthus umbellatus* (formally *Tabebuia umbellata*)
8. Crape Myrtle – *Lagerstroemia indica* (variety of colors, red, purple, pink but the larger cultivars)

NOTE: The City reserves the right to add or remove tree varieties as determined to be in the best interest of the City.

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# EXHIBIT “E”

## BID PRICING FORM

The quantities listed are estimates only. The City reserves the right to add or remove trees annually.

Therefore, the undersigned, Hereinafter called “Bidder” hereby certifies that he/she has familiarized himself/herself with the extent of the services, and having examined carefully the scope of services herein, propose to furnish all labor, equipment, transportation, fuel, tools and all associated services without exception, for “ANNUAL TREE SUPPLY AND INSTALLATION SERVICES”. **Extended Total will be utilized for bid award purposes.**

DESCRIPTION	ANNUAL ESTIMATED QUANTITY	UNIT OF MEASURE (Size)	UNIT PRICE <b>(Planting/Installation Services only)</b>	EXTENDED TOTAL
	For bidding purposes only.			
Annual Planting/Installation of Trees (Varieties noted in Exhibit “D”)	75	30 Gallon	\$ _____ / tree	\$

**Bid Extended Total (written):** \_\_\_\_\_ and \_\_\_\_\_/100

**Below items are for additional and miscellaneous Tree Planting/Installation Service needs only.** Additional and Miscellaneous plantings listed below will only occur if/when requested by the City:

<u>Additional</u> Planting/Installation of Trees (Varieties noted in Exhibit “D”)	100 (up to)	30 Gallon	\$ _____ / tree
<u>Miscellaneous Tree Plantings</u> (Varieties noted in Exhibit “D”)	25	15 Gallon	\$ _____ / tree
Miscellaneous Tree Plantings (Varieties noted in Exhibit “D”)	25	45 Gallon	\$ _____ / tree
Miscellaneous Tree Plantings (Varieties noted in Exhibit “D”)	25	65 Gallon	\$ _____ / tree
Miscellaneous Tree Plantings (Varieties noted in Exhibit “D”)	25	100 Gallon	\$ _____ / tree

### Tree Purchases:

**Percentage markup on Tree Purchase Cost:** \_\_\_\_\_ %. The percentage markup above shall be applied to each nursery invoice and shall include all labor, equipment, tools, fuel and associated services needed for the loading transport of trees from a nursery to the City. As proof of tree cost, Contractor will be required to provide a copy of each nursery invoice corresponding to a contractor invoice submitted to the City.

All costs in connection with the successful completion of the individual projects assigned, including furnishing all materials, equipment, fuel, supplies, appurtenances; and performing all necessary labor and supervision to fully complete the Work, shall be included in the unit and/or lump sum prices bid. All Work not specifically set forth as a pay item on the Price Bid Form shall be considered a subsidiary obligation of the Contractor and all costs in connection therewith shall be included in the prices offered. All Contractor billing will be based upon approved TASK AUTHORIZATION quantities and total. A subsequent Purchase Order will be issued based on the City approved Task Authorization.

I/we, the undersigned, as authorized signatory to commit the firm, do hereby accept in total all the terms and conditions stipulated and referenced in this ITB document and do hereby agree that if a contract is offered it will abide by the terms and conditions presented in the ITB document or as negotiated pursuant thereto. The undersigned, having familiarized him/herself with the terms of the ITB documents, local conditions, and the cost of the work at the place(s) where the work is to be done, hereby proposes and agrees to perform within the time stipulated, all work required in accordance with the Scope of Services and other documents including Addenda, if any, on file at the City of Mount Dora Purchasing Division for the price(s) as set forth herein in the Price Bid Form. The signature(s) below are an acknowledgment of my/our full understanding and acceptance of all the terms and conditions set forth in this ITB document or as otherwise agreed to between the parties in writing.

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Company Authorized Representative Name: \_\_\_\_\_

Signature/Date: \_\_\_\_\_

**PLEASE INCLUDE IN YOUR PRICING ABOVE ANY OTHER POTENTIAL ADDITIONAL SERVICES THAT MAY BE REQUIRED AND ASSOCIATED WITH COSTS.**

(Return both Pages of this Bid Pricing Form with your submittal)

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# EXHIBIT “F”

## ZOOM MEETING ACCESS INFORMATION

### Solicitation Opening via ZOOM:

**Topic: Opening ITB 26-EL-001**

**Time: Dec 8, 2025 02:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/85198377453?pwd=goWOyotHJQ7V0LDueCHkzF0C5OdSXv.1>**

**View meeting insights with Zoom AI Companion**

**<https://us06web.zoom.us/launch/edl?muid=c1c3b132-2219-4c89-9b78-82e8fdecec29>**

**Meeting ID: 851 9837 7453**

**Passcode: 717073**

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**One tap mobile**

**+13052241968,,85198377453#,,,,\*717073# US**

**+13126266799,,85198377453#,,,,\*717073# US (Chicago)**

**Join instructions**

**<https://us06web.zoom.us/meetings/85198377453/invitations?signature=x-olrwAE2IqZbjm-GtTA4TazmcxjPXvN418cIxbCBaA>**

# **Exhibit “2”**

# Invitation to Bid

NUMBER  
ITB #26-EL-001



## ANNUAL TREE SUPPLY AND INSTALLATION SERVICES

*Whitney Donovan*  
*Purchasing Coordinator*

**PSG Concrete & Excavation, LLC**

**Tab 1 - Company Executive Summary/General**

Florida Limited Liability Company  
PSG CONCRETE & EXCAVATION, LLC

**Filing Information**

Document Number L21000418831

FEI/EIN Number 87-2759907

Date Filed 09/22/2021

Effective Date 09/22/2021

State FL Status ACTIVE

**Principal Address**

2101 STRATFORD DRIVE

DELAND, FL 32724

**Mailing Address**

2101 STRATFORD DRIVE

DELAND, FL 32724

**Registered Agent Name & Address** WOOD, KENNETH

2101 STRATFORD DRIVE

DELAND, FL 32720

**Authorized Person(s) Detail Name & Address**

Title Managing Member

WOOD, KENNETH A

2101 STRATFORD DRIVE

DELAND, FL 32720

PSG has over ten year's experience with multiple, municipal, MSA contracts that include the removal and installation of trees.

PSG maintains quality control by not using sub-contractors, owning of all equipment, and having the owner on-site on projects

COI attached.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Brown & Brown Insurance Services, Inc. P.O. Box 2412  Daytona Beach FL 32115-2412	<b>CONTACT NAME:</b> Leighane Hall <b>PHONE (A/C, No, Ext):</b> (386) 239-5743 <b>E-MAIL ADDRESS:</b> Leighane.Hall@bbrown.com	<b>FAX (A/C, No):</b> (386) 323-9172
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b>  PSG CONCRETE & EXCAVATION, LLC 2101 STRATFORD DRIVE  DELAND FL 32724	<b>INSURER A:</b> Auto-Owners Insurance Company	<b>NAIC #</b> 18988
	<b>INSURER B:</b> American Builders Insurance Company	11240
	<b>INSURER C:</b> Southern - Owners Insurance Company	10190
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: 25-26

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y		224682-72748067-25	02/28/2025	02/28/2026	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000						
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y		53-748067-00	02/28/2025	02/28/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	BODILY INJURY (Per person) \$						
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			53-748067-01	02/28/2025	02/28/2026	EACH OCCURRENCE \$ 1,000,000
	AGGREGATE \$						
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	WCV-0329312-03	02/28/2025	02/28/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	E.L. EACH ACCIDENT \$ 1,000,000						
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE NOTES FOR POLICY COVERAGE FORMS  
 CERTIFICATE HOLDER IS ADDITIONAL INSURED AND WAIVER OF SUBROGATION APPLIES AS REQUIRED BY WRITTEN CONTRACT AND IF APPLICABLE, PER THE FORMS LISTED ON THE ATTACHED ADDITIONAL REMARKS SCHEDULE.  
 30 DAY NOTICE OF CANCELLATION, EXCEPT FOR NON-PAYMENT OF PREMIUM, WILL BE PROVIDED TO THE CERTIFICATE HOLDER BY THE CARRIER FOR GENERAL LIABILITY AND AUTO LIABILITY.

**CERTIFICATE HOLDER****CANCELLATION**

UTILITIES COMMISSION CITY OF NEW SMYRNA BEACH C/O: MY COI P.O. BOX #501970, 8710 BASH ST INDIANAPOLIS IN 46256	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  
---	--

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AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_

# ADDITIONAL REMARKS SCHEDULE

Page \_\_\_\_ of \_\_\_\_

AGENCY Brown & Brown Insurance Services, Inc.		NAMED INSURED PSG CONCRETE & EXCAVATION, LLC	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

## ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER:** 25      **FORM TITLE:** Certificate of Liability Insurance: Notes

### CURRENT BLANKET POLICY FORMS

#### GENERAL LIABILITY

- 1) 55373 0517 - BLANKET ADDITIONAL INSURED (ADDITIONAL INSURED - ONGOING OPERATIONS & COMPLETED OPERATIONS, PRIMARY AND NON CONTRIBUTORY)
- 2) 65034 (6-22) FLORIDA - COMMERCIAL GENERAL LIABILITY PLUS COVERAGE - WITH LIMITED HIRED AUTO AND NON-OWNED AUTO LIABILITY (ADDITIONAL INSURED - LESSOR OF EQUIPMENT, ADDITIONAL INSURED - MANAGER OR LESSOR OF PREMISES, WAIVER OF SUBROGATION)

#### AUTO LIABILITY

- 1) 58504 0115 - DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE - BLANKET COVERAGE (ADDITIONAL INSURED)
- 2) 58583 0115 - WAIVER OF OUR RIGHT TO RECOVER PAYMENTS (WAIVER OF SUBROGATION) - BLANKET (WAIVER OF SUBROGATION)
- 3) 58540 1219 - PRIMARY AND NONCONTRIBUTORY - BLANKET COVERAGE (PRIMARY & NON-CONTRIBUTORY)

#### WORKERS COMPENSATION

- 1) WC000313 0484 - WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT (WAIVER OF SUBROGATION)

#### UMBRELLA LIABILITY

UMBRELLA POLICY APPLIES IN EXCESS OF THE GENERAL LIABILITY, AUTO LIABILITY AND EMPLOYERS LIABILITY

**PSG Concrete & Excavation, LLC**

**Tab - 2 - Bidder Qualifications**

Ken Wood, Managing Member  
Equipment operator  
5 years with firm  
multi acre private residence in Deland, FL.  
45, thirty gallon trees planted  
\$10,000  
march 2025- march 2025

City of Port Orange  
3- year master service agreement including  
replacing of concrete sidewalks and 30 gallon landscape trees  
\$500,000 plus  
2023-2026

City of South Daytona  
3- year master service agreement including  
replacing of concrete sidewalks and 30 gallon landscape trees  
\$500,000 plus  
2023-2026

Jacob Pearson, Foreman  
tree, mulch, stake, gator bag installation  
5 years with firm  
multi acre private residence in Deland, FL.  
45, thirty gallon trees planted  
\$10,000  
march 2025- march 2025

City of Port Orange  
3- year master service agreement including  
replacing of concrete sidewalks and 30 gallon landscape trees  
\$500,000 plus  
2023-2026

City of South Daytona  
3- year master service agreement including  
replacing of concrete sidewalks and 30 gallon landscape trees  
\$500,000 plus  
2023-2026

Nathan Lowden, Driver  
Driver  
5 years with firm  
multi acre private residence in Deland, FL.  
45, thirty gallon trees planted  
\$10,000  
march 2025- march 2025

City of Port Orange  
3- year master service agreement including  
replacing of concrete sidewalks and 30 gallon landscape trees  
\$500,000 plus  
2023-2026

City of South Daytona  
3- year master service agreement including  
replacing of concrete sidewalks and 30 gallon landscape trees  
\$500,000 plus  
2023-2026

PSG Concrete & Excavation, LLC

**Tab 3 - Scope Response-Scope of Services**

PSG fully understands the scope of services and has qualified and experienced personnel to execute the work orders. We have relationships with multiple tree nurseries, employees that are certified in heavy equipment and CDL's, who have done this type of work many times.

**Work Plan:**

Mobilize upon request to nursery and load trees in a 22 yard dump truck or flat bed trailer depending on size or quantity and properly securing.

After locates have been received, using a mini excavator or skid steer with auger and tree spade, we excavate, install and properly secure trees, while adding proper medium and water bags.


**BIDDER CHECK LIST**

**IMPORTANT: Please read carefully, sign in the spaces indicated and return with your Bids.**

Bidder should check off each of the following items as the necessary action is completed:

- All required and applicable forms have been signed and included (see page above.)
- All information as requested in the Bidder's Bid Form is included.
- Any addenda have been signed and included.
- The Bids must be submitted via [www.demandstar.com](http://www.demandstar.com) no later than the specified due date and time. (Otherwise Bids cannot be considered.)

PSG Concrete & Excavation, LLC  
Company

  
\_\_\_\_\_  
Authorized Signature

Ken Wood, Managing Member  
Printed Name & Title

nlowden@psgconcrete.com  
Email kwood@psgconcrete.com

2101 Stratford Drive  
Address

Deland, FL 32724  
City, State, Zip Code

386-804-4678  
Telephone No.

N/A  
Fax No.

## BIDDER QUALIFICATION FORM

Have you, at any time, failed to complete a contract?  Yes  No

### STATEMENT OF LITIGATION:

Are there any judgments, claims or suits pending or outstanding by or against you?

Yes  No

If the answer to either question is yes, submit details on separate sheet. List all lawsuits that have been filed by or against your firm in the last five (5) years:

---

---

### CONTRACT TOTALS:

List total contract amount for work performed on all completed and similar projects in the past five (5) years, whether as an individual firm or as part of a joint venture.

\$ 7,000,000.00 **Total Contract Amount for work done on all past related projects.**

### REFERENCES:

Bank(s) Maintaining Account(s): Chase Bank 2596 Enterprise Rd, Orange City, FL 32763

(386) 775-0209

Surety/Underwriter: (if required) \_\_\_\_\_

---

Other References: (Use additional sheets if necessary)

See attached reference form

---

### TYPE OF FIRM:

Corporation/Years in Business: \_\_\_\_\_. If firm is a corporation, please list state in which it is incorporated: \_\_\_\_\_. If firm is a corporation, by signing this form, Bidder certifies that the firm is authorized to do business in the State of Florida.


Partnership/Years in Business: \_\_\_\_\_

Sole Proprietorship/Years in Business: 5 years

Other: Please list: \_\_\_\_\_

Pursuant to information for prospective Bidders for the above-mentioned proposed project, the undersigned is submitting the information as required with the understanding that it is only to assist in determining the Bids of the organization to perform the type and magnitude of work intended, and further, guarantee the truth and accuracy of all statements herein made. We will accept your determination of Bids without prejudice.

PSG Concrete & Excavation, LLC  
Company

  
\_\_\_\_\_  
Authorized Signature

Ken Wood, Managing Member  
Printed Name & Title

nlowden@psgconcrete.com  
Email kwood@psgconcrete.com

2101 Stratford Drive  
Address

Deland, FL 32724  
City, State, Zip Code

386-804-4678  
Telephone No.

N/A  
Fax No.

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**FLORIDA STATUTES, SECTION 287.138  
CERTIFICATION**

I, Ken Wood (person) \_\_\_\_\_, as the Managing Member (title) \_\_\_\_\_ of \_\_\_\_\_ (entity) PSG Concrete & Excavation, LLC, do hereby certify that PSG Concrete & Excavation, LLC (entity) \_\_\_\_\_: (i) is not owned by the government of a foreign country of concern as defined by Florida Statutes, Section 287.138; (ii) does not have the government of a foreign country of concern, as defined by Florida Statutes, Section 287.138, as a controlling interest owner; (iii) is not organized under the laws of a foreign country of concern, as defined by Florida Statutes, Section 287.138; and (iv) does not have its principal place of business in a foreign country of concern as defined by Florida Statutes, Section 287.138.



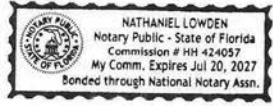
Print: Ken Wood  
Title: Managing Member

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

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization of Ken Wood, who personally swore or affirmed that he/she is authorized to execute this Oath and who is personally known to me or who produced \_\_\_\_\_ as identification, and who did/did not take an oath this 2 day of December, 2025.

(stamp)

Nathaniel G Lowden  
NOTARY PUBLIC, State of Florida




**AFFIDAVIT OF COMPLIANCE WITH SECTION 288.0071, FLORIDA STATUTES,  
ECONOMIC INCENTIVES TO FOREIGN ENTITIES OF CONCERN**

Before me, a notary public, in and for the State of Florida – at large, personally appeared, Ken Wood, and having first made due oath or affirmation, states:  
(Write Name Here)

1. My name is Ken Wood.  
(Write Name Here)
2. I am the Managing Member of PSG Concrete & Excavation, LLC.  
(Insert Job Title) (Insert Company Name)
3. The Company was formed in Florida and is a LLC.  
(Country and State) (List the Type of Entity (ex.: LLC, Inc., etc.))
4. I am duly authorized and empowered and have sufficient knowledge to execute and deliver this Affidavit.
5. I affirm that the Company is not:
  - a. Owned or controlled by the government of the People’s Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People’s Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic (collectively and individually, a Foreign Country of Concern), including any agency of or any other entity of significant control of such Foreign Country of Concern. Where ‘controlled by’ means *having possession of the power to direct or cause the direction of the management or policies of a company, whether through ownership of securities, by contract, or otherwise; or a person or entity that directly or indirectly has the right to vote 25 percent or more of the voting interests of the company or that is entitled to 25 percent or more of its profits is presumed to control the foreign entity; or*
  - b. A partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a Foreign Country of Concern, or a subsidiary of such entity.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Signed and Delivered on this 2 day of December, 2025.

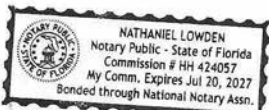
BY:   
Signature of Affiant  
Ken Wood  
Printed Name

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization of Ken Wood, as Managing Member of PSG Concrete & Excavation, LLC, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced as identification, and who did/did not take an oath this day of December, 2025.

(stamp)

  
NOTARY PUBLIC



**VENDOR CERTIFICATION REGARDING  
SCRUTINIZED COMPANIES' LISTS**

Respondent Vendor Name: Ken Wood

Name of Company: PSG Concrete & Excavation, LLC

FEIN: 87-2759907

Authorized Representative's Name and Title:  
Ken Wood, Managing Member

Address: 2101 Stratford Drive, DeLand FL 32724

Phone Number: 386-804-4678 Email Address: kwood@psgconcrete.com and  
nlowden@psgconcrete.com

Sections 287.135 and 215.473, Florida Statutes, prohibit Florida municipalities from contracting with companies, for goods or services equal to or over \$1,000,000 that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or to engage in any Business operations with Cuba or Syria. Sections 287.135 and 215.4725 also prohibit Florida municipalities from contracting with companies or other entities, for goods or services equal to or over \$100,000.00 that are on the list of Scrutinized Companies or Other Entities that Boycott Israel or are engaged in a boycott of Israel.

The list of "Scrutinized Companies" is created pursuant to Section 215.473, Florida Statutes. A copy of the current list of "Scrutinized Companies" can be found at the following link:

<https://www.sbafla.com/reporting/>

As the person authorized to sign on behalf of the Respondent Vendor, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List; or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; or the Scrutinized Companies or Other Entities that Boycott Israel and is not participating in a boycott of Israel; and does not have any business operations with Cuba or Syria. I understand that pursuant to Sections 287.135 and 215.473, Florida Statutes, the submission of a false certification may subject the Respondent Vendor to civil penalties, attorney's fees, and/or costs.

I understand and agree that the City may immediately terminate any contract resulting from this solicitation upon written notice if the company referenced above are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) for any contract for goods or services of one hundred thousand dollars (\$100,000.00) or more, it has been placed on the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars (\$1,000,000) or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria.

Certified By: Ken Wood

Authorized Signature (Name and Title):  Managing Member

Print Name: Ken Wood

Print Title: Managing Member

Signature Bidder/Proposer understands and agrees that the City may immediately terminate any contract resulting from this solicitation upon written notice if the company referenced above are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) for any contract for goods or services of one hundred thousand dollars (\$100,000.00) or more, it has been placed on the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars (\$1,000,000) or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria. Lists are created pursuant to section 215.473, Florida Statutes.

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**HUMAN TRAFFICKING AFFIDAVIT**

In compliance with § 787.06, Florida Statutes, this Affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Mount Dora (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.
2. I am an officer or representative of PSG Concrete & Excavation, LLC, a nongovernmental entity, and I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.
3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in § 787.06, Florida Statutes, as may be amended from time to time.
4. If at any time in the future the Nongovernmental Entity does use coercion for labor or services, the Nongovernmental Entity will immediately notify the Governmental Entity and no contracts may be executed, renewed, or extended between the parties.
5. I have read the foregoing Affidavit and confirm that the facts stated in it are true and are made for the benefit of and reliance by the Governmental Entity.

  
Authorized Signature

PSG Concrete & Excavation, LLC  
Company

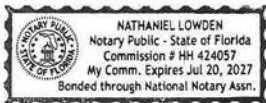
Ken Wood  
Printed Name

Managing Member  
Title

**STATE OF FLORIDA**  
**COUNTY OF Volusia**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization of Ken Wood, as Managing Member of PSG Concrete & Excavation, LLC, who personally swore or affirmed that ~~he/she is authorized~~ to execute this Agreement and thereby bind the Nongovernmental Entity, and who is personally known to me or who produced \_\_\_\_\_ as identification, and who ~~did~~ not take an oath this 2 day of December, 2025.

(stamp)



  
NOTARY PUBLIC

**CONFLICT OF INTEREST AFFIDAVIT**

By the signature below, the firm (employees, officers and/or agents) certifies, and hereby discloses, that, to the best of their knowledge and belief, all relevant facts concerning past, present, or currently planned interest or activity (financial, contractual, organizational, or otherwise) which relates to the proposed work; and bear on whether the firm (employees, officers and/or agents) has a possible conflict have been fully disclosed.

Additionally, the firm (employees, officers and/or agents) agrees to immediately notify in writing the Finance Director, or designee, if any actual or potential conflict of interest arises during the contract and/or project duration.

PSG Concrete & Excavation, LLC  
Company

2101 Stratford Drive  
Address

  
Authorized Signature

Deland, FL 32724  
City, State, Zip Code

Ken Wood, Managing Member  
Printed Name & Title

386-804-4678  
Telephone No.

kwood@psgconcrete.com and  
Email nlowden@psgconcrete.com

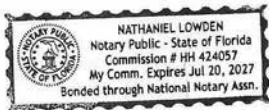
N/A  
Fax No.

**STATE OF FLORIDA**  
**COUNTY OF Volusia**

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization of Ken Wood, as Managing Member, of PSG Concrete & Excavation, LLC, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced as identification, and who did/did not take an oath this 2 day of December, 2025.

(stamp)

Nathaniel G. Lowden  
NOTARY PUBLIC



## DECLARATION STATEMENT

City of Mount Dora  
510 North Baker Street  
Mount Dora, FL 32757

**RE: ITB NO. 26-EL-001 - “Annual Tree Supply and Installation Services”**

Dear Mayor and Council Members:

The undersigned as Bidder, or on behalf of Bidder, declares that this Response is submitted without any other understanding, agreement or connection with any person, corporation, or firm submitting a Response for the same purpose and that the Response is in all respects fair and without collusion or fraud.

The undersigned as Bidder, or on behalf of Bidder, further declares that this Response is in compliance in every respect with all the Instructions to Bidders issued prior to the opening of the Responses.

The undersigned as Bidder, or on behalf of Bidder, if selected, agrees to commence negotiations in good faith and execute an appropriate City document for the purpose of establishing a formal contractual relationship with the City for the performance of all requirements to which the Response pertains as set forth in **ITB #26-EL-001 “ANNUAL TREE SUPPLY AND INSTALLATION SERVICES.”**

IN WITNESS WHEREOF, WE have hereunto subscribed our names on this 2 day of December, 2025 in the City of Deland, in the State of Florida.

PSG Concrete & Excavation, LLC  
Company

  
Authorized Signature

Ken Wood, Managing Member  
Printed Name & Title

kwood@psgconcrete.com and  
Email nlowden@psgconcrete.com

2101 Stratford Drive  
Address

Deland, FL 32724  
City, State, Zip Code

386-804-4678  
Telephone No.

N/A  
Fax No.

## INSURANCE REQUIREMENTS

INSURANCE TYPE	REQUIRED LIMITS
<input checked="" type="checkbox"/> 1. Worker's Compensation	Statutory Limits of Florida Statutes, Chapter 440 and all Federal Government Statutory Limits and Requirements.
<input checked="" type="checkbox"/> 2. Commercial General Liability (Occurrence Form) patterned after the current I.S.O form with no limiting endorsements.	<u>Bodily Injury &amp; Property Damage</u>  <u>\$1,000,000</u> single limit per occurrence
<input checked="" type="checkbox"/> 3. Indemnification: To the maximum extent permitted by Florida law, the Contractor/Vendor/Firm shall indemnify and hold harmless the City of Mount Dora, its officers and employees from any and all liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees and paralegals' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor/Vendor/Firm or anyone employed or utilized by the Contractor/Vendor/Firm in the performance of this Agreement. This indemnification obligation shall not be construed to negate, abridge or reduce any other rights or remedies which otherwise may be available to an indemnified party or person described in this paragraph.	

This section does not pertain to any incident arising from the sole negligence of the City of Mount Dora.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> 4. Automobile Liability  | <b>\$ 500,000</b> Each Occurrence Owned/Non-owned/Hired Automobile Included |
| <input type="checkbox"/> 5. Other Insurance as indicated below:<br>Errors and Omissions or Professional Malpractice Coverage   | <b>\$ 1,000,000</b> Per Occurrence  |
| <input type="checkbox"/> 6. Aircraft Liability \$1,000,000 each occurrence combined single limit for bodily injury liability and property damage liability.  |   |
| <input checked="" type="checkbox"/> 7. Contractor shall ensure that all subcontractors comply with the same insurance requirements that he is required to meet. The same Contractor shall provide City with certificates of insurance meeting the required insurance provisions. |   |
| <input checked="" type="checkbox"/> 8. The City of Mount Dora must be named as " <b>ADDITIONAL INSURED</b> " on the Insurance Certificate for Commercial General Liability where required.   |   |

**INSURANCE REQUIREMENTS**  
(Continued)

9. The City of Mount Dora shall be named as the Certificate Holder. NOTE--The "Certificate Holder" should read as follows:

City of Mount Dora  
Mount Dora, Florida

No City Division, Department, or individual name should appear on the Certificate. No other format will be acceptable.

10. **Thirty (30) Days Cancellation Notice** required.
11. The Certificate must state **ITB #26-EL-001 "ANNUAL TREE SUPPLY AND INSTALLATION SERVICES"**

=====

BIDDER'S AND INSURANCE AGENT'S STATEMENT:

We understand the insurance requirements of these specifications and that the evidence of insurability may be required within five (5) days of the award of **ITB**.

PSG Concrete & Excavation, LLC

Company



Authorized Signature

Ken Wood, Managing Member

Printed Name & Title

kwood@psgconcrete.com and  
Email nlowden@psgconcrete.com

Brown & Brown Insurance Services, Inc.

Insurance Agency

  
Signature of Bidder's Agent

2101 Stratford Drive

Address

Deland, FL 32724

City, State, Zip Code

386-804-4678

Telephone No.

N/A

Fax No.

## DRUG-FREE WORKPLACE PROGRAM CERTIFICATION


Preference to businesses with drug-free workplace programs. -- Whenever two or more bids, Bids, or replies that are equal with respect to price, quality, and service are received by the state or by any political subdivision for the procurement of commodities or contractual services, a bid, Bid, or reply received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

- (1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- (2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- (3) Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
- (4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than 5 days after such conviction.
- (5) Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.
- (6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

**Does the individual responding to this solicitation certify that their firm has implemented a drug-free workplace program in accordance with the provision of Section 287.087, Florida Statutes, as stated above?**

YES  
 NO

PSG Concrete & Excavation, LLC  
Company

  
Authorized Signature

Ken Wood, Managing Member  
Printed Name & Title

kwood@psgconcrete.com and  
Email nlowden@psgconcrete.com

2101 Stratford Drive  
Address

Deland, FL 32724  
City, State, Zip Code

386-804-4678  
Telephone No.

**NON-COLLUSION AFFIDAVIT OF PRIME QUALIFIER**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

State of Florida

County of Volusia

Ken Wood, being first duly sworn, deposes and says that:

I am the Managing Member of PSG Concrete & Excavation, LLC, (Bidder) which has submitted a Response to City of Mount Dora ITB #26-EL-001.

I am fully informed respecting the preparation and contents of the Response to ITB #26-EL-001, and of all pertinent circumstances respecting such Response.

Neither the Bidder nor any of its officers, partners, owners, agent representatives, employees or parties in interest, including this Affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person, to fix the price or prices in the Bidder's Response to ITB #26-EL-001, or that of any other Bidder, or to fix any overhead, profit or cost element of the Response price or the price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the CITY OF MOUNT DORA.

The price or prices quoted in the Bidder's Response to ITB #26-EL-001 are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this Affiant.

PSG Concrete & Excavation, LLC  
Company

2101 Stratford Drive  
Address

  
Authorized Signature

Deland, FL 32724  
City, State, Zip Code

Ken Wood, Managing Member  
Printed Name & Title

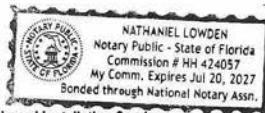
386-804-4678  
Telephone No.

kwood@psgconcrete.com and  
Email nlowden@psgconcrete.com

**STATE OF FLORIDA**  
**COUNTY OF Volusia**

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization of Ken Wood, as Managing Member, of PSG Concrete & Excavation, LLC who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced identification and who did/did not take an oath this 2 day of December, 2025.

(stamp)



Nathaniel G. Lowden  
NOTARY PUBLIC

**ACKNOWLEDGEMENTS**

**ITB #26-EL-001  
“ANNUAL TREE SUPPLY AND INSTALLATION SERVICES”**


**To: City of Mount Dora  
510 N. Baker Street  
Mount Dora, FL 32757**

PSG Concrete & Excavation, LLC (Bidder) guarantees its Response to ITB #26-EL-001 for a period not to exceed one hundred twenty (180) days from the date its Response was submitted to the City of Mount Dora unless an extension is granted by the Bidder.

The Contractor, by signing these **ITB** Submittal pages, acknowledges and agrees to abide by all the terms, conditions, and specifications contained in this **ITB** Document.

Dated this 2 day of December, 2025  
(Month) (Year)

INDIVIDUAL, LIMITED LIABILITY COMPANY,  
PARTNERSHIP, OR OTHER FORM OF ENTITY WHICH IS NOT A CORPORATION

By:  / Ken Wood  
(Signature) (Print name)

Address: 2101 Stratford Drive, DeLand FL 32724

Telephone: ( 386 ) 804-4678 Email: kwood@psgconcrete.com and nlowden@psgconcrete.com

Taxpayer/Employer Identification Number (TIN/EIN): 87-2759907

**CORPORATION**

By: N/A / \_\_\_\_\_  
(Signature) (Print name)

Address: \_\_\_\_\_

Telephone: ( \_\_\_\_\_ ) \_\_\_\_\_ Email: \_\_\_\_\_

Taxpayer/Employer Identification Number (TIN/EIN): \_\_\_\_\_

State of Incorporation:

Corporate President: \_\_\_\_\_  
(Print Name)

Corporate Secretary: \_\_\_\_\_  
(Print Name)

Corporate Treasurer: \_\_\_\_\_  
(Print Name)

CORPORATE SEAL

Attest By: \_\_\_\_\_  
Secretary

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

Remainder of Page Intentionally Left Blank



CITY OF  
MOUNT  
D O R A

### COMPLIANCE WITH THE PUBLIC RECORDS LAW


Upon award recommendation or ten (10) days after opening, submittals become “public records” and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Bidders must invoke the exemptions to disclosure provided by law in the response to the solicitation, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary. The submission of a Bid authorizes release of your firm’s credit data to the CITY.

If the company submits information exempt from public disclosure, the company must identify with specificity which pages/paragraphs of their bid/Bid package are exempt from the Public Records Act, identifying the specific exemption section that applies to each. The protected information must be submitted to the CITY in a separate envelope marked accordingly.

By submitting a response to this solicitation, the company agrees to defend the CITY in the event we are forced to litigate the public records status of the company’s documents.

Company Name: PSG Concrete & Excavation, LLC

Authorized representative (printed): Ken Wood

Authorized representative (signature): 

Project Number: **ITB #26-EL-001**

Date: 12/2/25

## REFERENCES FORM

Provide the business names, contact persons and telephone numbers of four (4) references for which the firm has provided services described in this ITB for three (3) years or more within the last five (5) years. Include relationships with governmental agencies. It is our intent to contact these references during the evaluation process.

1. Name of Company: City of Port Orange  
Address: 1000 City Center Circle, Port Orange, FL 32129  
Point of Contact: Denyce Frey  
Phone #: 386-506-5752 Email address: dfrey@port-orange.org  
Service(s) Provided: 3 year master service agreement including, excavation concrete, asphalt, de-watering, tree replacement  
Dates of Service: 2023-2026
  
2. Name of Company: City of South Daytona  
Address: 1672 S. Ridgewood Ave. South daytona fl  
Point of Contact: Luke Strydom  
Phone #: 386-898-4585 Email address: lstrydom@southdaytona.org  
Service(s) Provided: 3 year Master service agreement including sidewalk, curb gutter sod, trees,  
Dates of Service: 2023-2026
  
3. Name of Company: City of Daytona Beach  
Address: 301 S. Ridgewood Avenue, Daytona Beach, FL 32114  
Point of Contact: Kristine Dieulio  
Phone #: 386-871-6937 Email address: dieuliokristine@codb.us  
Service(s) Provided: 3 year Master service agreement including sidewalk, curb gutter sod trees  
Dates of Service: 2024-2026
  
4. Name of Company: Lake County Schools  
Address: 201 W Burleigh BLVD Tavares, FL  
Point of Contact: Gary Rogers  
Phone #: 352-267-5290 Email address: rogersg@lake.k12.fl.us  
Service(s) Provided: two - 3 year contracts one for ADA compliancy and concrete the other for site work including sod and tree removal/replace  
Dates of Service: 2023-2026

Type text here

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3) (A), FLORIDA STATUTES,  
ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. THIS SWORN STATEMENT IS SUBMITTED to the City of Mount Dora by: Ken Wood [NAME] as the Managing Member [TITLE] of PSG Concrete & Excavation, LLC [BUSINESS ENTITY] and its Federal Employer Identification Number (FEIN) is 87-2759907.
2. I understand that a “public entity crime” as defined in Florida Statutes, Section 287.133 (1)(g), means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that “convicted” or “conviction” as defined in Florida Statutes, Section 287.133(1)(b), means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an “affiliate” as defined in Florida Statutes, Section 287.133(1)(a), means:
  - a. A predecessor or successor of a person convicted of a public entity crime; or
  - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a “person” as defined in Florida Statutes, Section 287.133(1)I, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provisions of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. The statement which I have marked below is true in relation to the entity submitting this sworn statement. Indicate which statement applies:

X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity, nor any affiliates of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF MOUNT DORA IS FOR THE CITY OF MOUNT DORA ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE CITY OF MOUNT DORA PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN FLORIDA STATUTES, SECTION 287.017, FOR CATEGORY TWO, OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

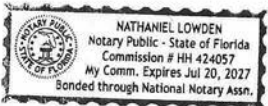
[Signature]  
(Signature)

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization of Ken Wood, as Managing Member, of PSG Concrete & Excavation, LLC, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced \_\_\_\_\_ as identification, and who did/did not take an oath this 2 day of December, 2025.

(stamp)

Nathaniel G Lowden  
NOTARY PUBLIC







# Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

<b>Print or type.</b> See Specific Instructions on page 3.	<p><b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  <b>PSG Concrete &amp; Excavation, LLC</b></p> <p><b>2</b> Business name/disregarded entity name, if different from above</p>	
	<p><b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p><input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC     <input type="checkbox"/> C Corporation     <input type="checkbox"/> S Corporation     <input type="checkbox"/> Partnership     <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p><b>5</b> Address (number, street, and apt. or suite no.) See instructions.  <b>2101 Stratford Drive</b></p> <p><b>6</b> City, state, and ZIP code  <b>Deland, FL 32724</b></p>	<p><b>7</b> List account number(s) here (optional)</p> <p>Requester's name and address (optional)</p>

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>	
[ ] [ ] [ ] - [ ] [ ] - [ ] [ ] [ ] [ ]	
<b>or</b>	
<b>Employer identification number</b>	
8 7 - 2 7 5 9 9 0 7	

## Part II Certification

- Under penalties of perjury, I certify that:
- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
  - I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
  - I am a U.S. citizen or other U.S. person (defined below); and
  - The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶ <b>1/20/25</b>
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

All costs in connection with the successful completion of the individual projects assigned, including furnishing all materials, equipment, fuel, supplies, appurtenances; and performing all necessary labor and supervision to fully complete the Work, shall be included in the unit and/or lump sum prices bid. All Work not specifically set forth as a pay item on the Price Bid Form shall be considered a subsidiary obligation of the Contractor and all costs in connection therewith shall be included in the prices offered. All Contractor billing will be based upon approved TASK AUTHORIZATION quantities and total. A subsequent Purchase Order will be issued based on the City approved Task Authorization.

I/we, the undersigned, as authorized signatory to commit the firm, do hereby accept in total all the terms and conditions stipulated and referenced in this ITB document and do hereby agree that if a contract is offered it will abide by the terms and conditions presented in the ITB document or as negotiated pursuant thereto. The undersigned, having familiarized him/herself with the terms of the ITB documents, local conditions, and the cost of the work at the place(s) where the work is to be done, hereby proposes and agrees to perform within the time stipulated, all work required in accordance with the Scope of Services and other documents including Addenda, if any, on file at the City of Mount Dora Purchasing Division for the price(s) as set forth herein in the Price Bid Form. The signature(s) below are an acknowledgment of my/our full understanding and acceptance of all the terms and conditions set forth in this ITB document or as otherwise agreed to between the parties in writing.


Company Name: PSG Concrete & Excavation, LLC

Address: 2101 Stratford Drive

Telephone Number: 386-804-4678 OR 386-847-4988

Email Address: kwood@psgconcrete.com and  
nlowden@psgconcrete.com

Company Authorized Representative Name: Ken Wood

Signature/Date:  12/2/25

**PLEASE INCLUDE IN YOUR PRICING ABOVE ANY OTHER POTENTIAL ADDITIONAL SERVICES THAT MAY BE REQUIRED AND ASSOCIATED WITH COSTS.**

(Return both Pages of this Bid Pricing Form with your submittal)

Remainder of This Page Intentionally Left Blank

[Previous On List](#)  
 [Next On List](#)  
 [Return to List](#)



**No Events    No Name History**

## Detail by Entity Name

Florida Limited Liability Company  
 PSG CONCRETE & EXCAVATION, LLC

### Filing Information

<b>Document Number</b>	L21000418831
<b>FEI/EIN Number</b>	87-2759907
<b>Date Filed</b>	09/22/2021
<b>Effective Date</b>	09/22/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2101 STRATFORD DRIVE  
 DELAND, FL 32724

### Mailing Address

2101 STRATFORD DRIVE  
 DELAND, FL 32724

### Registered Agent Name & Address

WOOD, KENNETH  
 2101 STRATFORD DRIVE  
 DELAND, FL 32720

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

WOOD, KENNETH A  
 2101 STRATFORD DRIVE  
 DELAND, FL 32720

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	03/07/2024
2025	01/22/2025

**BRUCE VICKERS, TAX COLLECTOR**

OSCEOLA COUNTY, STATE OF FLORIDA

LOCAL BUSINESS TAX RECEIPT

**ACCOUNT NO.**

211846

**EXPIRATION**

SEPTEMBER 30, 2026

**2026**

**BUSINESS TYPE:**

5001 MISCELLANEOUS CONTRACTOR

**BUSINESS:**

PSG Concrete & Excavation LLC

2101 Stratford Dr

Deland, FL 32724

Concrete Flatwork



07/01/2025

Oper N/A

Till Internet

Paid 30.00

Rcpt.#014448

**Location:**

OUT OF COUNTY

226302

TRANSFER

ORIGINAL TAX

AMOUNT

PENALTY

COLLECTION COST

TOTAL

0.00

30.00

0.00

0.00

0.00

30.00

BRUCE VICKERS CFC, TAX COLLECTOR  
P.O. BOX 422105, KISSIMMEE FL 34742-2105  
407-742-4000

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

**THIS LOCAL BUSINESS TAX RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA AND OSCEOLA COUNTY ORDINANCE 95-10, AS AMENDED**

The law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to State Law, all Local Business Tax Receipts shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax Receipt for the delinquent establishment. A 25% penalty shall be imposed on any person engaged in any new business, occupation or profession without first obtaining an Osceola County Local Business Tax Receipt. PLUS: if delinquent more than 150 days, subject to civil actions and penalties, and a penalty of up to \$250.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permits that may be required by law.

This form becomes a receipt when validated by the Tax Collector. Note: Display in accordance with the county ordinance. Local Business Tax Receipts are subject to change according to law.

PSG Concrete & Excavation LLC  
2101 Stratford Dr  
Deland, FL 32724

## BID PRICING FORM

The quantities listed are estimates only. The City reserves the right to add or remove trees annually.

Therefore, the undersigned, Hereinafter called "Bidder" hereby certifies that he/she has familiarized himself/herself with the extent of the services, and having examined carefully the scope of services herein, propose to furnish all labor, equipment, transportation, fuel, tools and all associated services without exception, for "ANNUAL TREE SUPPLY AND INSTALLATION SERVICES". **Extended Total will be utilized for bid award purposes.**

DESCRIPTION	ANNUAL ESTIMATED QUANTITY	UNIT OF MEASURE (Size)	UNIT PRICE <b>(Planting/Installation Services only)</b>	EXTENDED TOTAL
	For bidding purposes only.			
Annual Planting/Installation of Trees  (Varieties noted in Exhibit "D")	75	30 Gallon	\$ <u>139.00</u> / tree	\$10,425.00

**Bid Extended Total (written):** Ten Thousand, Four Hundred, Twenty Five Dollars and 00 /100

**Below items are for additional and miscellaneous Tree Planting/Installation Service needs only.** Additional and Miscellaneous plantings listed below will only occur if/when requested by the City:

<u>Additional</u> Planting/Installation of Trees (Varieties noted in Exhibit "D")	100 (up to)	30 Gallon	\$ <u>139.00</u> / tree
<u>Miscellaneous Tree Plantings</u> (Varieties noted in Exhibit "D")	25	15 Gallon	\$ <u>104.00</u> / tree
Miscellaneous Tree Plantings (Varieties noted in Exhibit "D")	25	45 Gallon	\$ <u>169.00</u> / tree
Miscellaneous Tree Plantings (Varieties noted in Exhibit "D")	25	65 Gallon	\$ <u>229.00</u> / tree
Miscellaneous Tree Plantings (Varieties noted in Exhibit "D")	25	100 Gallon	\$ <u>339.00</u> / tree

### Tree Purchases:

**Percentage markup on Tree Purchase Cost:** 15 %. The percentage markup above shall be applied to each nursery invoice and shall include all labor, equipment, tools, fuel and associated services needed for the loading transport of trees from a nursery to the City. As proof of tree cost, Contractor will be required to provide a copy of each nursery invoice corresponding to a contractor invoice submitted to the City.



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

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**DATE:** March 3, 2026

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Approval of Change Order for the Purchase of Police Motorcycles

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**Introduction:**

City Council approval of Change Order for the Purchase of Police Motorcycles.

**Discussion:**

The City of Mount Dora participates in the Florida Sheriff's Association Cooperative Purchasing Program for the purchase of police vehicles and motorcycles. Orlando Harley-Davidson is a designated dealer under this program and has a preferred maintenance service department that is responsive and timely repairs. The police department has three used police motorcycles; two (2) 2012 Electra Glides and one (1) 2016 Electra Glides. Council previously approved the purchase of two (2) Harley-Davidson police motorcycles during the current budget cycle. The approval was based on an estimated purchase price of \$52,998.00, less a proposed \$12,400.00 trade-in value for three (3) used police motorcycles.

Subsequent review determined that, consistent with City policy, surplus equipment should be disposed of through the City's designated auction process rather than as a dealer trade-in. As a result, staff is requesting approval of a change-order to purchase the two (2) motorcycles at the full price of \$52,998.00 and to dispose of the three (3) used motorcycles through auction.

**Budget Impact:**

The total revised purchase price is \$53,412 which includes freight, state-required tire and battery fees, and electronic filing charges. This represents an increase of \$12,814 over the originally approved net trade-in amount of \$40,598. This expense is budgeted in the discretionary sales tax fund, under GL 111-1710-521.64-01.

**Strategic Impact:**

Traffic enforcement plays a significant role in maintaining roadway safety for our residents and visitors. Updated motorcycles provide enhanced reliability and safety features for officers assigned to traffic enforcement duties.

Strategic Initiative 4: Provide High-Quality Services

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

Objective 11.1: Provide an environment within the Police and Fire Departments that encourages long careers, retention and advancements. This includes proper training and development.

**Recommendation:**

City Council approve the change order authorizing the purchase of two (2) police motorcycles and authorizing disposal of the three (3) surplus motorcycles through the City’s designated auction process.

**Attachment(s):**

1. Attachment #1 Police Motorcycle Purchase Order
2. Police Motorcycle Change Order

Prepared by: Michael Gibson, Chief of Police

Reviewed by:

Michael Gibson, Chief of Police

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 - 2/17/2026

Approved - 2/19/2026

Approved - 2/19/2026

Approved - 2/19/2026

Approved - 2/23/2026

Approved - 2/23/2026

Final Approval - 2/23/2026



# CITY OF MOUNT DORA

## ATTACHMENT #1

510 N Baker St  
Mount Dora, Florida 32757  
Phone:(352) 735-7120 Fax: (352) 385-2406  
Email: accountspayable@mountdora.gov

## PURCHASE ORDER

NO.: 26-01783  
DATE: 10/07/25  
VENDOR NO.: 102637

### Issued To:

ORLANDO HARLEY-DAVIDSON  
3770 37TH ST  
ORLANDO FL 32805

### Ship To:

POLICE  
PAMELA KLIM-BJURMARK  
1300 NORTH DONNELLY ST  
Mount Dora, FL 32757

### PO Description: TWO 2026 SOLO-TYPE HARLEY-DAVIDSON POLICE ROAD GLIDES

Quantity	Unit	Description	Unit Cost	Amount
2	EA	MOTORCYCLES 111-1710-521.64-01	\$20,299.00	\$40,598.00
			TOTAL:	\$40,598.00

### Notes:

Please send all invoices directly to accountspayable@mountdora.gov


The Purchase Order Number MUST appear on all Packing Slips and Invoices.

The City is Tax Exempt Unless Otherwise Represented Above.

FL TAX # 85-8012621644C-3

FED ID # 59-6000380

The City reserves the right to amend, change or cancel this Purchase Order or any part thereof without recourse from the vendor shown. This Purchase Order is void 180 days after the listed delivery date above unless extended by written permission of the City.



\_\_\_\_\_  
Authorized Signature

# ATTACHMENT #1

## TERMS AND CONDITIONS

- 1. AGREEMENT.** This Purchase Order including the terms and conditions hereof, and other documents attached or referenced by the City constitute the sole and entire agreement between the parties hereto. The City does hereby retain the Supplier to furnish those goods and/or services and perform those tasks as described in this Purchase Order and as further described in any additional documents attached hereto by the City and incorporated herein. This Purchase Order shall be construed and interpreted under the laws of the State of Florida. In the event of legal action in connection with this Purchase Order, venue shall lie in Lake County, Florida. The parties hereby waive their right to trial by jury in any action which may be brought pursuant to this Purchase Order.
- 2. DELIVERY OF GOODS AND SERVICES.** Failure to deliver the items or provide the service hereby ordered strictly within the time specified shall entitle the City to cancel this Purchase Order holding the Supplier accountable therefor, and may charge the Supplier with any increased cost or other loss incurred thereon pursuant to Florida Statutes, Chapter 672, unless deferred shipment is requested and agreed to by the City in writing. Payment or acceptance of any item after the delivery date shall not constitute a waiver of the City's right to cancel this order with respect to subsequent deliveries.
- 3. WARRANTY.** Supplier warrants all materials and services covered by this order to conform strictly to the specifications, drawings or samples as specified or furnished, and to be free from latent or patent defects in material or workmanship. If no quality is specified, the Supplier warrants to City that the goods or services shall be of the best grade of their respective kinds, or will meet or exceed the applicable standards for the industry represented, and is fit for City's particular purpose. Supplier further warrants that at the time the goods or services are accepted by City, they shall have been produced, sold, delivered and furnished in strict compliance with all applicable Federal and State laws, municipal ordinances, regulations, rules, labor agreements, and working conditions to which the goods or services are subject. In addition to, and not in lieu of the above, that at the time of acceptance, the goods or services are applicable, meet or exceed the applicable standards imposed by (a) Consumer Product Safety Act, (b) Occupational Safety and Health Act (Public Law 91-5961, as amended), (c) Fair Labor Standards Act, as amended, and (d) the goods and services furnished hereunder are free of any claims or liens of whatever nature whether rightful or otherwise of any person, corporation, partnership or association.
- 4. MODIFICATIONS.** This Purchase Order can be modified or rescinded only in writing executed by the parties.
- 5. TERMINATION.** The City may, by written notice to the Supplier, terminate this Purchase Order, in whole or in part, at any time, either for the City's convenience or because of the failure of the Supplier to fulfill Supplier's agreement obligations. Upon receipt of such notice of termination, Supplier shall discontinue any further deliveries unless the notice directs otherwise. In such event, City shall be liable only for materials or components procured, or work done, or supplies partially fabricated within the authorization of this Purchase Order. In no event shall City be liable for incidental or consequential damages by reason of such termination.
- 6. INDEMNIFICATION.** The Supplier agrees to be liable for any and all damages, losses, and expenses incurred, by the City in any way related to the goods and/or services provided herein, caused by the acts and/or omissions of the Supplier. The Supplier agrees to indemnify, defend and hold the City harmless for any and all such claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the Supplier through and including any appeals in any way related to the goods and/or services provided herein. Said indemnification, defense, and hold harmless actions shall not be limited by any required insurance coverage and shall survive termination or natural expiration of this Agreement. The Supplier waives any and all right or opportunity to contest the enforceability of this paragraph and agrees that in the event this paragraph, or any part hereof, is found unenforceable by the final unappealable judgment of a court of competent jurisdiction, this paragraph shall be construed so as to be enforceable to the maximum extent permitted by applicable law. It is understood and agreed that the City retains all rights, benefits and entitlements of sovereign immunity in accordance with Florida Statutes, Section 768.28.
- 7. INSURANCE.** Supplier shall obtain and maintain in force adequate insurance as directed by the City. Supplier may also be required to carry workers' compensation insurance in accordance with the laws of the State of Florida. Supplier shall furnish the City with Certificate of Insurance upon request. Any certificate requested shall be provided to the City within ten (10) days from notice. Supplier shall notify the City in the event of cancellation, material change, or alteration related to the Supplier's insurance coverage. **All policies shall name the City of Mount Dora as an additional insured.**
- 8. INSPECTION.** All goods and services are subject to inspection and rejection by the City at any time including during their manufacture, construction or preparation notwithstanding any prior payment or inspection. Without limiting any of the rights it may have, the City, at its option, may require the Supplier, at the Supplier's expense, to: (a) promptly repair or replace any or all rejected goods, or to cure or re-perform any or all rejected services, or (b) to refund the price of any or all rejected goods or services. All such rejected goods will be held for the Supplier's prompt inspection at the Supplier's risk. Nothing contained herein shall relieve, in any way, the Supplier from the obligation of testing, inspection and quality control.
- 9. TAXES.** The City of Mount Dora is not subject to tax.
- 10. FLORIDA PROMPT PAYMENT ACT.** Suppliers shall be paid in accordance with the State of Florida Prompt Payment Act, Section 218.70, Florida Statutes, upon submission of proper invoice(s) to the City of Mount Dora, 510 N. Baker St. Mount Dora Florida 32757. Invoices are to be billed at the prices stipulated. All invoices must reference the City's Purchase Order number.
- 11. DISCOUNT PAYMENT TERMS.** It shall be understood that the cash discount period to the City will be from the date of the invoice and not from the receipt of goods/services.
- 12. PRICE PROTECTION.** Supplier warrants that the price(s) set forth herein are equal to the lowest net price and the terms and conditions of sale are as favorable as the price(s), terms, and conditions afforded by the Supplier to any other customer for goods or services of comparable grade or quality during the term hereof. Supplier agrees that any price reductions made in the goods or services covered by this Purchase Order, subsequent to its acceptance but prior to payment therefor, will be applicable to this Purchase Order.
- 13. PACKAGING AND SHIPPING.** Unless otherwise specified, all products shall be packed, packaged, marked, and otherwise prepared for shipment in a manner that is: (a) in accordance with good commercial practice; and (b) acceptable to common carriers for shipment at the lowest rate for the particular product, adequate to insure safe arrival of the product at the named destination and for storage and protection against weather. Supplier shall mark all containers with necessary lifting, handling and shipping information and also this Purchase Order number. An itemized packing sheet must accompany each shipment. All shipments, unless specified differently, shall be FOB destination.
- 14. QUANTITY.** The quantities of goods, as indicated on the face hereof, must not be exceeded without prior written authorization from the City. Excess quantities may be returned to Supplier at Supplier's expense in the sole discretion of the City.
- 15. ASSIGNMENT.** Supplier may not assign, transfer or subcontract any part of this Purchase Order or any right or obligation hereunder without the City's written consent. Any unauthorized assignment, transfer or subcontract shall be null and void.
- 16. EQUAL OPPORTUNITY EMPLOYER.** The City is an Equal Employment Opportunity (EEO) employer and, as such, requires all Suppliers or vendors to comply with EEO regulations with regards to gender, age, race, veteran status, country of origin and creed as may be applicable to the Supplier. Any authorized subcontracts shall make reference to this clause with the same degree of application being encouraged. When applicable, the Supplier shall comply with all State and Federal EEO regulations.
- 17. RIGHT TO AUDIT RECORDS.** The City shall be entitled to audit the books and records of Supplier to the extent that such books and records relate to performance under this Purchase Order or any supplement to this Purchase Order. Supplier shall maintain such books and records for a period of five (5) years from the date of final payment under this Purchase Order unless the City otherwise authorizes a shorter period in writing.
- 18. FISCAL YEAR FUNDING APPROPRIATION.** Goods and/or services to be provided in accordance with the Purchase Order are subject to the annual appropriation of funds by the City in its sole discretion.
- 19. FAILURE TO ACCEPT PURCHASE ORDER.** Failure of the Supplier to accept this Purchase Order as specified may be cause for cancellation. Suppliers who default are subject to suspension and/or debarment in the sole discretion of the City.
- 20. AGREEMENT AND PURCHASE ORDER CONFLICT.** To the extent of any conflict between this Purchase Order or any purchase order or other document issued by the Supplier the terms and conditions of this Purchase Order shall prevail. Whenever the terms and conditions of any Main/Master Agreement, between the City and the Supplier, conflict with this Purchase Order, the terms and conditions of the Main/Master Agreement shall prevail.
- 21. FLORIDA PUBLIC RECORDS ACT.** Vendor must allow public access to all documents, papers, letters or other material, whether made or received in conjunction with this Purchase Order which are subject to the public records act, Florida Statutes, Chapter 119.
- 22. E-VERIFY. EMPLOYMENT ELIGIBILITY VERIFICATION.** Supplier shall be registered with the U.S. Department of Homeland Security's E-Verify system to provide goods or perform work under this Purchase Order and shall fully comply with the requirements of Florida Statutes, Section 448.095. Information on the E-Verify Program may be obtained at the Department of Homeland Security website: <http://www.dhs.gov/E-Verify>.



# CITY OF MOUNT DORA

Whitney Donovan- Purchasing  
510 North Baker Street  
Mount Dora, FL 32757  
Phone: 352-735-7176  
[donovanw@mountdora.gov](mailto:donovanw@mountdora.gov)

Purchasing Division

## CHANGE ORDER – PURCHASE ORDERS

Today's Date: 02/09/2026

Original PO Number: 26-01783

Original PO Amount: \$40,598.00

Change Order Number: 1

PO issued to: Orlando Harley-Davidson (Vendor Name)

The following change(s) are requested to the purchase order per the attached documentation:

+ / - line # 1 by \_\_\_\_\_ (qty) @ \$12,814.00 /unit GL #: 111-1710-521.64-01

+ / - line # \_\_\_\_\_ by \_\_\_\_\_ (qty) @ \$ \_\_\_\_\_ /unit GL #: \_\_\_\_\_

+ / - line # \_\_\_\_\_ by \_\_\_\_\_ (qty) @ \$ \_\_\_\_\_ /unit GL #: \_\_\_\_\_

**Reason for Purchase Order Change:** Increase cost by \$12,814.00 for the cost that was supposed to be received for the trade in of other motorcycles to be completed at a later date. The additional costs on the invoices received from Orlando Harley-Davidson are for electronic filing, freight and FL tire and battery fees.

**New Purchase Order Total with Change Order:** \$53,412.00

**Cancel Entire PO: YES or NO (circle one)**

The City Manager or designee shall have the authority to approve and execute all change orders and amendments and to approve price escalation/de-escalation changes, according to the terms of the particular contract providing the change does not exceed 10% (not to exceed \$100,000 in total in cumulative) of the latest approved contract value for the contract. Amendments to contracts greater than these amounts must be approved by City Council.

All change orders issued which modify a contract, the original and revised total cost of which exceeds 10% (not to exceed \$100,000 in total in cumulative), shall require Council approval, unless otherwise specified in the Purchasing Policy.

	<b>SIGNATURE APPROVALS</b>
_____ Division Manager	 _____ Department Head
_____ Finance Director	_____ City Manager (Not to Exceed 10% of latest approved value up to a cumulative total of \$100,000)
_____ City Council (Over a total value of \$100,000)	

Customer Invoice
Invoice No: 355699
Sold On: 2/6/26
Console No: 107
Merchant ID: 7438658
P.O. No:
Cashier: LBROW
Tax Exempt: Y

Sold To
Customer: 42970 / CITY OF MOUNT DORA PD
Phone:
Email:
Ship To Address:

Item Number	Description	Delivered Quantity	Special Order Quantity	Cancelled Quantity	Bin Code	List	Extended Amount
1HD1AJ615TB610216	2026 HD FLTRXP	1.00	0.00			25,624.00	25,624.00
1HD1AJ615TB610216	*ELECTRONIC FILING	1.00	0.00			203.50	203.50
1HD1AJ615TB610216	FL TIRE FEE	1.00	0.00			2.00	2.00
1HD1AJ615TB610216	FREIGHT	1.00	0.00			875.00	875.00
1HD1AJ615TB610216	FL BATTERY FEE	1.00	0.00			1.50	1.50

Payment Details
THANK YOU FOR SHOPPING WITH US! NO RETURNS ON ELECTRICAL OR PAINTED PARTS 20% RESTOCKING FEE ON SPECIAL ORDER 30 DAYS FOR RETURNS & EXCHANGES
March 3, 2026 City Council Regular Session Agenda Packet

Item Total:	0.00
Discount:	0.00
Shipping Charges:	0.00
Deposit Down Payment:	0.00
Deductible(s):	0.00
Other Tax & Fees:	0.00
Total Sales Tax:	0.00
Deposit Payments Applied:	26,706.00
Total Amount Due:	-26,706.00
Total Received:	0.00
Change Paid:	0.00
Amount Financed:	0.00
SO Balance Due:	0.00
Layaway Balance Due:	0.00

CERTIFICATE OF ORIGIN FOR A VEHICLE

HARLEY-DAVIDSON

DATE

Dec 29, 2025

INVOICE NO.

84666115

VEHICLE IDENTIFICATION NO.

1HD1AJ615TB610216

YEAR

2026

MAKE

HARLEY-DAVIDSON

BODY TYPE

MOTORCYCLE

SHIPPING WEIGHT

866

H.P. (S.A.E.)

1977CC/115HP

G.V.W.R.

1360

NO. CYLS.

2

SERIES OR MODEL

2026 FLTRXP DOM

ENGINE NUMBER \*AJ6T610216\*

I, the undersigned authorized representative of the company, firm or corporation named below, hereby certify that the new vehicle described above is the property of the said company, firm or corporation and is transferred on the above date and under the Invoice Number indicated to the following distributor or dealer.

NAME OF DISTRIBUTOR, DEALER, ETC.

HD American Road, LLC  
DBA: Orlando Harley-Davidson  
3770 37th St  
ORLANDO FL 32805-6617  
US

It is further certified that this was the first transfer of such new vehicle in ordinary trade and commerce.



HARLEY-DAVIDSON MOTOR COMPANY

BY:

(SIGNATURE OF AUTHORIZED REPRESENTATIVE)

(AGENT)

HD6057822

MILWAUKEE, WISCONSIN

CITY - STATE

Customer Invoice
Invoice No: 355697
Sold On: 2/6/26
Console No: 107
Merchant ID: 7438658
P.O. No:
Cashier: LBROW
Tax Exempt: Y

Sold To
Customer: 42970 / CITY OF MOUNT DORA PD
Phone:
Email:
Ship To Address:

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Total Received:	0.00
Change Paid:	0.00
Amount Financed:	0.00
SO Balance Due:	0.00
Layaway Balance Due:	0.00

CERTIFICATE OF ORIGIN FOR A VEHICLE

HARLEY-DAVIDSON

DATE

Dec 22, 2025

INVOICE NO.

84665246

VEHICLE IDENTIFICATION NO.

1HD1AJ615TB609695

YEAR

2026

MAKE

HARLEY-DAVIDSON

BODY TYPE

MOTORCYCLE

SHIPPING WEIGHT

866

H.P. (S.A.E.)

1977CC/115HP

G.V.W.R.

1360

NO. CYLS.

2

SERIES OR MODEL

2026 FLTRXP DOM

ENGINE NUMBER

\*AJ6T609695\*

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ORLANDO FL 32805-6617  
US

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HARLEY-DAVIDSON MOTOR COMPANY

BY:

*[Signature]*

(SIGNATURE OF AUTHORIZED REPRESENTATIVE)

(AGENT)

HD6057664

MILWAUKEE, WISCONSIN

CITY - STATE

# Quote for City of Mount Dora Police Department

DATE: 10/7/2025

Attached is the quote for the motorcycle, parts and labor as requested by your agency.

Item	Qty.	U/M	Description	Unit Price	Total Price
1	2	Each	2026 Solo-Type all white Harley-Davidson Police Road Glide (FLTRXP) 3 Year Factory Warranty or 60,000 miles Deliver Date: 90 days from date of order Motorcycle comes equipped with emergency lights, siren and amplifier.	\$26,499.00	\$52,998.00
2	2	Each	Trade-in 2012 Electra Glides	(\$4,000.00)	(\$8,000.00)
3	1	Each	Trade-in 2016 Electra Glides	(\$4,400.00)	(\$4,400.00)
<b>Total</b>					<b>\$40,598.00</b>

All delivery costs are included in this quote. Parts and labor per requested build sheet included in unit price and attached to bid. Prices quoted are valid for 90 calendar days from date of bid unless otherwise stated. Attached is vehicle summary page and parts and labor quote.

Florida Sheriff's Association Cooperative Purchasing Contract number is FSA25-VEL33.0 Pursuit, Administrative, and Other Vehicles.

Bidding Company:  
Orlando Harley-Davidson  
3770 37<sup>th</sup> Street  
Orlando, FL 32805

Rob Crane  
[rcrane@orlandoharley.com](mailto:rcrane@orlandoharley.com)  
405-669-5767

Customer Invoice
Invoice No: 355699
Sold On: 2/6/26
Console No: 107
Merchant ID: 7438658
P.O. No:
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Sold To
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THANK YOU FOR SHOPPING WITH US!  
 NO RETURNS ON ELECTRICAL OR PAINTED PARTS  
 20% RESTOCKING FEE ON SPECIAL ORDER  
 30 DAYS FOR RETURNS & EXCHANGES

March 3, 2026 City Council Regular Session Agenda Packet

Item Total:	0.00
Discount:	0.00
Shipping Charges:	0.00
Deposit Down Payment:	0.00
Deductible(s):	0.00
Other Tax & Fees:	0.00
Total Sales Tax:	0.00
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Change Paid:	0.00
Amount Financed:	0.00
SO Balance Due:	0.00

**CERTIFICATE OF ORIGIN FOR A VEHICLE**

**HARLEY-DAVIDSON**

DATE

Dec 29, 2025

INVOICE NO.

84666115

VEHICLE IDENTIFICATION NO.

1HD1AJ615TB610216

YEAR

2026

MAKE

HARLEY-DAVIDSON

BODY TYPE

MOTORCYCLE

SHIPPING WEIGHT

866

H.P. (S.A.E.)

1977CC/115HP

G.V.W.R.

1360

NO. CYLS.

2

SERIES OR MODEL

2026 FLTRXP DOM

ENGINE NUMBER \*AJ6T610216\*

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US

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**HARLEY-DAVIDSON MOTOR COMPANY**

BY: \_\_\_\_\_

(SIGNATURE OF AUTHORIZED REPRESENTATIVE)

(AGENT)

HD6057822

**MILWAUKEE, WISCONSIN**

CITY - STATE

Customer Invoice
Invoice No: 355697
Sold On: 2/6/26
Console No: 107
Merchant ID: 7438658
P.O. No:
Cashier: LBROW
Tax Exempt: Y

Sold To
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CERTIFICATE OF ORIGIN FOR A VEHICLE

HARLEY-DAVIDSON

DATE

Dec 22, 2025

INVOICE NO.

84665246

VEHICLE IDENTIFICATION NO.

1HD1AJ615TB609695

YEAR

2026

MAKE

HARLEY-DAVIDSON

BODY TYPE

MOTORCYCLE

SHIPPING WEIGHT

866

H.P. (S.A.E.)

1977CC/115HP

G.V.W.R.

1360

NO. CYLS.

2

SERIES OR MODEL

2026 FLTRXP DOM

ENGINE NUMBER

\*AJ6T609695\*

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ORLANDO FL 32805-6617  
US

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HARLEY-DAVIDSON MOTOR COMPANY

BY:

(SIGNATURE OF AUTHORIZED REPRESENTATIVE)

(AGENT)

HD6057664

MILWAUKEE, WISCONSIN

CITY - STATE

# Quote for City of Mount Dora Police Department

DATE: 10/7/2025

Attached is the quote for the motorcycle, parts and labor as requested by your agency.

Item	Qty.	U/M	Description	Unit Price	Total Price
1	2	Each	2026 Solo-Type all white Harley-Davidson Police Road Glide (FLTRXP) 3 Year Factory Warranty or 60,000 miles Deliver Date: 90 days from date of order Motorcycle comes equipped with emergency lights, siren and amplifier.	\$26,499.00	\$52,998.00
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<b>Total</b>					<b>\$40,598.00</b>

All delivery costs are included in this quote. Parts and labor per requested build sheet included in unit price and attached to bid. Prices quoted are valid for 90 calendar days from date of bid unless otherwise stated. Attached is vehicle summary page and parts and labor quote.

Florida Sheriff's Association Cooperative Purchasing Contract number is FSA25-VEL33.0 Pursuit, Administrative, and Other Vehicles.

Bidding Company:  
Orlando Harley-Davidson  
3770 37<sup>th</sup> Street  
Orlando, FL 32805

Rob Crane  
[rkrane@orlandoharley.com](mailto:rkrane@orlandoharley.com)  
405-669-5767



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

---

**DATE:** March 3, 2026

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Ratification of the Seventeenth and Eighteenth Extensions of Resolution No. 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 Seventeenth and Eighteenth Extensions of Resolution No. 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 January 26, 2026. 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
8th	12/22/2025	01/06/2026	12/29/2025
9th	12/29/2025	01/06/2026	01/05/2026
10th	01/05/2026	01/06/2026	01/12/2026
11th	01/12/2026	01/20/2026	01/19/2026
12th	01/19/2026	01/20/2026	01/26/2026
13th	01/26/2026	02/03/2026	02/02/2026
14th	02/02/2026	02/03/2026	02/09/2026
15th	02/09/2026	02/17/2026	02/16/2026
16th	02/16/2026	02/17/2026	02/23/2026
17th	02/23/2026	03/03/2026	03/02/2026
18th	03/02/2026	03/03/2026	03/09/2026

**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 Seventeenth and Eighteenth Extensions of Resolution No. 2025-45, Local State of Emergency Related to the October 26-October 27, 2025 Flood event.

**Attachment(s):**

1. 03.03.2026.SEVENTEENTH EXTENSION OF RESOLUTION 2025-45
2. 03.03.2026.EIGHTEENTH 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 - 2/11/2026

Approved - 2/11/2026

Approved - 2/12/2026

Approved - 2/23/2026

Approved - 2/23/2026

Final Approval - 2/23/2026

## SEVENTEENTH 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.

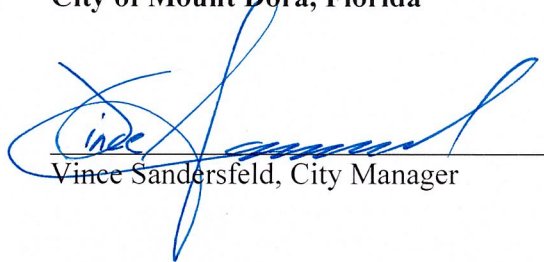
**NOW, THEREFORE, BE IT RESOLVED** that effective February 23, 2026, the City of Mount Dora does hereby extend the previously declared local state of emergency for all territory within the legal boundaries of the City of Mount Dora for an additional 7-day duration, up to and including March 2, 2026.

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.

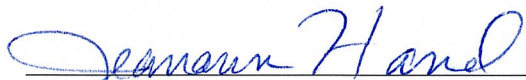
**PASSED AND ADOPTED** this 23 day of FEBRUARY, 2026

**RATIFIED AT A THE \_\_\_\_\_, 2026 CITY COUNCIL REGULAR SESSION.**


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

  
\_\_\_\_\_  
Vince Sandersfeld, City Manager

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

## **EIGHTEENTH 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 March 2, 2026, 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 March 9, 2026.

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 \_\_\_\_\_, 2026

**RATIFIED AT A THE \_\_\_\_\_, 2026 CITY COUNCIL REGULAR SESSION.**

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

\_\_\_\_\_  
Vince Sandersfeld, City Manager

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*

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



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

---

**DATE:** March 3, 2026  
**TO:** Honorable Mayor and City Council Members  
**FROM:** Vince Sandersfeld, City Manager  
**SUBJECT:** Request Approval of Meeting Minutes

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**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. 02.03.2026.Regular Session Minutes\_DRAFT
2. 02.03.2026.Northeast CRA Board Minutes\_DRAFT

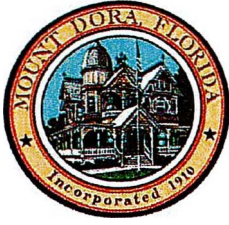
Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Vince Sandersfeld, City Manager

Final Approval - 2/24/2026





**CITY OF MOUNT DORA, FLORIDA**  
**CITY COUNCIL REGULAR SESSION MINUTES**  
Mount Dora City Hall  
510 North Baker Street, Mount Dora, FL 32757  
February 3, 2026, 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. Presentation Mount Dora Half Marathon & 5K

Council received a presentation recognizing Vicky Blate for her contributions to Mount Dora through the organization of running events since 2012. Council noted the growth of these events from approximately 200 participants in 2012 to more than 1,500 participants by 2022. The Mount Dora Half Marathon and 5K each December, with a 5K run on Saturday and Half Marathon on Sunday, drew nearly 1,500 runners for each event last year.

The events were recognized for their high quality, strong volunteer support, and positive economic and reputational impact on the City. Council acknowledged the role of volunteers, community organizations, and partnerships that have contributed to the continued success of these events.

2. Presentation Wolf Branch Innovation District Brand Summary

Council received a presentation on the Wolf Branch Innovation District brand concept, developed collaboratively with Lake County. The brand was described as reflecting Mount Dora's heritage, values, and character. The proposed logo incorporates a live oak tree, symbolizing permanence, resilience, and community.

Council discussed the importance of ensuring the brand aligns with community identity and preserves Mount Dora’s distinct sense of place.

Direction was provided to gather additional Council feedback and finalize materials for future presentation to the Lake County Board of County Commissioners.

3. Proclamation Recognizing Black History Month

Councilmember Walker read the proclamation into the record.

**PUBLIC COMMENT**

Mayor Homich opened public comment.

Jeff Paris, 142 West Fourth Avenue, spoke about traffic concerns.

Fred Boone, 5960 Sacred Oak Avenue, spoke about the financial condition of Mount Dora and questioned whether this is related to the number of traffic tickets being written.

Frank Kirwin, 1110 East Fifth Avenue, spoke about 4th of July fireworks and would like fireworks to take place on the 4th of July because of this special occasion of being the nation's 250th anniversary.

Andrew Harris, Mount Dora, UCANN festival committee president, spoke about the upcoming African American History Festival at Cauley Lott Park. He invited those present to attend the festival.

Brian Rudeman, 3926 Foxtail Lane, spoke about a traffic problem and thanked the City for addressing it.

Bailey Stack, 1175 East Fifth Avenue, spoke about his poll on social media regarding City concerns.

Mayor Homich closed public comment.

**APPROVAL OF AGENDA**

**APPROVAL OF CONSENT AGENDA**

1. Request Approval to Use State Forfeiture Funds to Purchase Closed-Loop Artificial Intelligence Software
2. Request Approval of Contract Extension for Utility Tree Trimming and Vegetation Management Services
3. Request Ratification of Public Works Vehicles Grant
4. Request Approval of Amendment 1 to SS4A Federal Grant for Safe Streets and Roads

5. Request Approval for Intent to Award: ITB # 26-EL-001 – Annual Tree Supply and Installation Services
6. Request Approval of Change Order #1 for Purchase Order 25-01991 - Generator Repairs
7. Request Approval – Work Authorization #1: Purchase and Installation of Substation Distribution Electrical Breaker
8. Request Approval of Work Authorization #1: Utility Tree Trimming and Vegetation Management Services
9. Request Approval of Amendment 1 to Agreement with Core and Main LP providing for an Advanced Metering Infrastructure
10. Request Ratification of the Thirteenth and Fourteenth Extensions of Resolution 2025-45, Local State of Emergency Related to October 26-October 27, 2025 Flood Event
11. Request Approval of Meeting Minutes

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

### **BOARD APPOINTMENTS**

1. Lake-Sumter MPO Technical Advisory Committee Primary and Alternate Member Appointments.

Council discussed appointments to the Lake-Sumter Metropolitan Planning Organization (MPO) Technical Advisory Committee, designating Michele Janiszewski as the City’s primary representative and Misty Sommer as the alternate.

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

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

### **ACTION ITEMS**

1. Interlocal Agreement Options with Lake County Regarding Tax Increment Revenues for the Northeast Community Redevelopment Area Expansion

The City Attorney advised that the City and the Mount Dora Northeast Community Redevelopment Agency received two settlement proposals from Lake County related to pending CRA expansion litigation. He requested authorization to convene an attorney–client shade meeting pursuant to section 286.011(8), Florida Statutes, to discuss settlement negotiations and litigation-related expenses, outlining the statutory requirements and limitations. The following was stated by Mr. Brackins:

“Pursuant to Section 280 6.011(8), Florida Statutes, I am requesting City Council convene a private attorney-client session to discuss settlement negotiations or strategy related to litigation

expenditures as to the pending litigation in the case of Lake County, Florida versus City of Mount Dora, Florida and the Mount Dora Northeast Community Redevelopment Agency case number 2025-CA-00766, currently pending in the Fifth Judicial Circuit Court in and for for Lake County, Florida. As you are aware, the parties have attempted to resolve their dispute under Florida's Governmental Conflict Resolution Act, Section 164.101, Florida Statutes. The City and the CRA have received two alternative settlement proposals from the county, and I am requesting the City Council convene a shade meeting under Section 280 6.011(8), a and b, for the sole purpose of discussing settlement negotiations or strategy related to litigation expenditures pursuant to the statute. This request is being made at an open public meeting, and if approved by the City Council, the public will receive a reasonable notice of the time and place of the shade meeting. Under the statute, the only persons permitted to attend the attorney-client meeting are the members of the governing body, the City Manager, the City Attorney and a certified court reporter. The entire session will be recorded by the court reporter, and no portion of the shade meeting will be off the record. The transcript shall be filed with the City Clerk within a reasonable time following the meeting, and it shall become a public record upon the conclusion of the litigation. The session shall commence at an open meeting, where the mayor shall announce the commencement and estimated length of the attorney-client session and the names of all persons attending. At the conclusion of the attorney-client session, the public meeting shall be reopened and the mayor shall announce the termination of the attorney-client meeting. Thus, at this time, I am requesting the City Council approve my request for an attorney-client session under Section 286.011(8), Florida Statutes.”

Council discussed the request and the need for further legal guidance before taking action on the settlement proposals.

***MOTION BY COUNCILMEMBER ROLFSON TO AUTHORIZE THE CITY ATTORNEY TO CONVENE AN ATTORNEY-CLIENT SHADE MEETING SCHEDULED FOR 5:00 P.M. ON FEBRUARY 17, 2026, PRIOR TO THE REGULAR COUNCIL MEETING, WITH PROPER NOTICE TO BE PROVIDED; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.***

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

1. Request Approval of First Reading of **Ordinance No. 2025-23**, Small-Scale Future Land Use Map Amendment, School Board of Lake County, Round Lake Charter School (28.68 +/- Acres)

Mr. Brackins read Ordinance No. 2025-23 by title only.

ORDINANCE NO: 2025-23

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

Mr. Sandersfeld introduced the companion ordinance to a recently approved annexation concerning future land use and zoning for an existing site.

Deputy Planning Director Michele Janiszewski explained that the request was a small-scale comprehensive plan amendment for approximately 28 acres owned by the Lake County School District and developed as Round Lake Charter School. The property was annexed into the City in the prior month. Staff recommended assigning the City's Public Lands and Institutions future land use and zoning designation, consistent with the property's existing institutional use and equivalent to the County's prior designation. Ms. Janiszewski noted that the Planning and Zoning Board recommended approval at its December meeting.

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

**MOTION BY COUNCILMEMBER WALKER TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-23, SMALL-SCALE FUTURE LAND USE MAP AMENDMENT, SCHOOL BOARD OF LAKE COUNTY, ROUND LAKE CHARTER SCHOOL; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.**

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

- 2. Request Approval First Reading of **Ordinance No. 2025-24**, Change in Zoning, School Board of Lake County, Round Lake Charter School (28.68 +/- Acres)

Mr. Brackins read Ordinance No. 2025-24 by title only.

ORDINANCE NO: 2025-24

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY COMMUNITY FACILITY DISTRICT (CFD) TO CITY PUBLIC LANDS AND INSTITUTIONS (PLI) FOR PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND WEST OF ROUND LAKE ROAD, COMPRISING 28.68 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.

Mr. Brackins swore in staff for this quasi-judicial item.

Ms. Janiszewski told Council that this item rezones the district mentioned in the prior item. The zoning change is from Community Facility to Public Lands and Institutions.

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

***MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-24, CHANGE IN ZONING, SCHOOL BOARD OF LAKE COUNTY, ROUND LAKE CHARTER SCHOOL; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.***

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

**DISCUSSION ITEMS**

1. Annual Budget for Fiscal Year 2026–2027

Council discussed whether to establish a goal to maintain the current millage rate (rollback rate) for the FY 2026–27 budget. Council acknowledged the desire to maintain stable tax revenues. Concerns were raised that setting a millage goal at this time would be premature, given:

- Uncertainty in property valuations
- Pending revenue forecasts
- Potential state-level tax changes, and
- Infrastructure and resiliency needs following recent flooding.

Council agreed that additional financial data and projections are needed before establishing a millage goal. Consensus direction was given to defer the decision until more comprehensive budget information is available.

**CITY MANAGER'S REPORT**

1. Required Audit Planning Communications Letter with Governance

No discussion on the material provided in the agenda packet.

2. Mount Dora Police Operation Update

Mr. Sandersfeld provided updates in response to public concerns regarding traffic stops and police practices.

Council was advised that policies are under review and that community feedback is being actively considered.

The Police Department reported a significant reduction in shootings in the Northeast community, attributed to revised strategies and targeted enforcement.

Council emphasized the importance of public safety, transparency, and appropriate use of established administrative processes for citizen concerns.

**CITY ATTORNEY'S REPORT**

No report.

*At 7:54 p.m., Mayor Homich adjourned the City Council meeting to call to order the scheduled Northeast CRA Board meeting.*

*Mayor Homich called the City Council meeting back to order at 7:55 p.m.*

**COMMUNICATIONS AND REPORTS**

Councilmember Crail stated he was pleased that residents from the Northeast attended and voiced their concerns. He spoke in support of recent speed and traffic enforcement efforts.

Councilmember Walker commented on the upcoming African American History Festival and the topping-out ceremony. He also spoke regarding the naming of the Northeast Recreation Center.

Councilmember Bryant thanked staff for the recent newsletter. He reported on the Tallahassee Legislative Action Days, noting that Florida League of Cities staff were outstanding. He requested updates on priority projects, including the odor issue and ongoing stormwater projects.

Councilmember Rolfson spoke about attending Florida League of Cities Legislative Action Days and invited the FLC President to attend a future Council meeting. He also commented on the topping-out ceremony and mentioned upcoming workshops.

Councilmember Dawson discussed Florida League of Cities Legislative Action Days and expressed support for speed enforcement efforts, noting they were initiated in his neighborhood through a petition.

Vice-mayor Cataldo commented on festivals bringing large crowds to the streets and expressed interest in discussing street closures. He asked whether temporary repairs could be made to potholes in the parking lot at Third Avenue while long-term plans are developed. He noted that residents and visitors enjoy City festivals and feel safe attending them.

Mayor Homich advised that the Lake County Board of County Commissioners approved a Planned Unit Development near Lake Yale, converting approximately 208 acres from Rural Transition to Urban Low-Density.

**ADJOURNMENT**

There being no further business for discussion, the meeting adjourned at approximately 8:20 p.m.

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

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



**CITY OF MOUNT DORA, FLORIDA**  
**NORTHEAST CRA BOARD**  
**MEETING MINUTES**  
February 3, 2026, 6:00 p.m.  
Mount Dora City Hall  
510 North Baker Street, Mount Dora, Florida 32757

---

**CALL TO ORDER**

Having been duly advertised as required by law, at 7:54 p.m., Chairperson James Homich called to order the Northeast Community Redevelopment Agency Board meeting in the Mount Dora City Hall Council Chamber.

**ROLL CALL**

Members Present

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

Also Present

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

**ACTION ITEMS**

1. Interlocal Agreement Options with Lake County Regarding Tax Increment Revenues for the Northeast Community Redevelopment Area Expansion

This item was not considered by the Board at this time, as the City Council voted to hold an attorney–client shade meeting to discuss the matter prior to taking further action.

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

**PUBLIC COMMENT**

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

**ADJOURNMENT**

There being no further business for discussion, the meeting adjourned at approximately 7:55 p.m.

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

---

Jeanann Hand, City Clerk

DRAFT



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

---

**DATE:** March 3, 2026

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Interlocal Agreement with Lake County Regarding Tax Increment Revenues for the Northeast Community Redevelopment Area Expansion

---

**Introduction:**

This is a request for City Council to consider an Interlocal Agreement with Lake County regarding tax increment revenues for the Northeast Community Redevelopment Area (CRA) Expansion.

**Discussion:**

On February 17, 2026, a shade meeting with the City Council, City Attorney, City Manager, and a court reporter was held pursuant to Section 286.011(8), Florida Statutes, to discuss pending litigation against the City and the Northeast Community Redevelopment Agency. The shade meeting resulted from Lake County, Florida v. City of Mount Dora, et al., Case No. 2025-CA-00766, currently pending in the Fifth Judicial Circuit Court for Lake County, Florida. Discussions were confined to settlement negotiations and strategy related to litigation expenditures.

After the shade meeting concluded and the public meeting was reopened, the City Council voted to direct the City Attorney to prepare a draft counteroffer with changes to Section 2.01(iii) of the Lake County's proposed Option 1 Interlocal Agreement, providing the Northeast CRA receive or retain 55% of the tax increment financing (TIF) payable from Lake County and that Lake County retain 45% of the portion of such increment from its General Fund under Section 163.387(1), Florida Statutes. The City Attorney has prepared a proposed revision to Section 2.01(iii), consistent with the City Council's direction, for the City Council to consider as a formal counteroffer. The proposed changes provide clarification as to where and what the Lake County's retained General Fund revenues should be spent, within and adjacent to the Northeast CRA Boundary, for County road, intersection, sidewalk, and stormwater management repairs and improvements. The proposed language specifies that said funds should first be used for Limit Avenue from Donnelly Street to U.S. 441 and Pine Avenue from N. Wardell St. to U.S. 441.

**Budget Impact:**

The Northeast CRA Expansion areas include all land value, Phase One Commercial, all residential, and Phase Two Commercial properties. These estimates are calculated for the remaining life of the CRA (sunset year 2049), assuming a 3% annual increase in property values using current millage rates.

**Ambulance MSTU**

Lake County would retain one hundred percent (100%) of the increment accruable to and payable from Lake County's Ambulance MSTU that is derived from the Redevelopment Area, including the Expansion Area. The resulting annual revenue decrease to the Northeast CRA funds is \$67,440 based on 2025 tax roll data. Based on a 3% growth rate and the MSTU millage rate staying the same, the total revenue through 2049 would be \$2,460,190. This roughly the annual cost of one EMT for the life of the agency. This decrease will be offset by the new TIF paid from the expansion area, given the residential population of the Northeast CRA, the Expansion area and the commercial development in the expansion area, this is an appropriate use of this retained MSTU revenue for the Lake County Ambulance service.

**TIF Projections**

3% Annual Assessed Property Value Increase		2049 Sunset
<b>All Land Value, Phase One Commercial, All Residential &amp; Phase 2 Commercial 95% TIF paid to Northeast CRA, 5% retained by Taxing Authorities</b>		<b>Amount Retained by Taxing Authority</b>
Total City TIF Paid to CRA	\$16,311,114	
Total County TIF Paid to CRA	\$13,013,680	
Total TIF Paid to CRA	\$29,324,794	
<b>All Land Value, Phase One Commercial, All Residential &amp; Phase 2 Commercial 75% TIF paid to Northeast CRA, 25% retained by Taxing Authorities</b>		<b>Amount Retained by Taxing Authority 25%</b>
Total City TIF Paid to CRA	\$12,877,195	-\$3,433,919
Total County TIF Paid to CRA	\$10,033,255	-\$2,980,425
Total TIF Paid to CRA	\$21,664,926	-\$7,659,868
<b>All Land Value, Phase One Commercial, All Residential &amp; Phase 2 Commercial 60% TIF paid to Northeast CRA, 40% retained by Taxing</b>		<b>Amount Retained by Taxing Authority 40%</b>
Total City TIF Paid to CRA	\$10,301,756	-\$6,009,358
Total County TIF Paid to CRA	\$8,219,166	-\$4,794,514
Total TIF Paid to CRA	\$17,524,886	-\$11,799,908
<b>All Land Value, Phase One Commercial, All Residential &amp; Phase 2 Commercial 55% TIF paid to Northeast CRA, 45% retained by Taxing</b>		<b>Amount Retained by Taxing Authority 45%</b>
Total City TIF Paid to CRA	\$9,374,201	-\$6,936,913
Total County TIF Paid to CRA	\$7,067,652	-\$5,946,028
Total TIF Paid to CRA	\$16,441,853	-\$12,882,941
This assumes a Northeast CRA Sunset date in 2049,		
This assumes City maintains a 6.3 millage rate.		
This assumes Lake County maintains a 5.0264 millage.		
Assumes 100% completion of Residential in 2027.		
Assumes 100% completion of Phase One Commercial in 2026.		
Assumes 100% completion of Phase Two Commercial in 2030.		
Assumes a 3% annual growth rate.		

The chart above is the projected TIF Revenues paid to the Northeast CRA over the life of the agency by the taxing authorities based on different percentages that have been discussed. The **positive** numbers are the totals of the annual TIF payments to the Northeast CRA from the taxing authorities. The **negative** numbers are the general fund revenues retained by the taxing authorities. TIF restrictions do **not apply to the retained general fund revenues for the taxing authorities**. Please keep in mind the perspective that these projections are presented from. These are TIF Revenue projections prepared by the CRA staff for the purpose of

budgeting for future projects and expenses. Any reduction from the 95% state allotment or the 75% offer that the Norheat CRA made is a reduction in future revenue, hence the depiction as a negative number in the chart above. The negative numbers are positive revenue savings for the taxing authorities.

**Strategic Impact:**

CRA revenue policy decisions are a core fiscal governance function and align with using restricted funds to the fullest ability and managing long-term financial sustainability.

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

Goal 7: Develop new infrastructure to support sustainable growth management

Strategic Initiative 5 – Invest in Fiscal and Human Resources

Goal 13: Identify and seek alternative funding sources.

**Recommendation:**

City Council to consider and approve sending the proposed counteroffer to Lake County Board of County Commissioners for its consideration and acceptance to resolve the pending litigation between the parties.

**Attachment(s):**

1. MD - Lake Count ILA track changes PAB 26.2.23 (partial)
2. MD - Lake County ILA (Increment Revenue Reduction) pab as 26.2.23

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

Adam Sumner, Community Development Director

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 2/24/2026

Approved - 2/24/2026

Approved - 2/24/2026

Approved - 2/24/2026

Approved - 2/24/2026

Final Approval - 2/24/2026

**INTERLOCAL AGREEMENT BETWEEN  
LAKE COUNTY, FLORIDA, AND  
CITY OF MOUNT DORA, FLORIDA  
REGARDING TAX INCREMENT REVENUES**

**THIS INTERLOCAL AGREEMENT** (the “Agreement”) is made by and between **LAKE COUNTY**, a political subdivision existing under the Constitution and State Laws of Florida (“County”), the **CITY OF MOUNT DORA**, a municipal corporation existing under the State of Laws of Florida (“Mount Dora”), and the **NORTHEAST COMMUNITY REDEVELOPMENT AGENCY**, a dependent special district (“Agency”); collectively (the “Parties”).

**WHEREAS**, Lake County is a non-chartered political subdivision of the State of Florida; and

**WHEREAS**, Mount Dora is a municipal corporation existing under the laws of State of Florida; and

**WHEREAS**, Chapter 163, Part III, Florida Statutes, known as the “Community Redevelopment Act of 1969” (the “Redevelopment Act”) governs the creation and operation of community redevelopment agencies; and

**WHEREAS**, pursuant to the Redevelopment Act, the City of Mount Dora created the Northeast Community Redevelopment Agency within its boundaries, which is a duly created and existing community redevelopment agency authorized to receive “increment revenues” (“Increment”) as defined in Section 163.340(22), Florida Statutes, and calculated pursuant to Section 163.387(1), Florida Statutes; and

**WHEREAS**, the Agency oversees the Trust Fund for the Northeast Redevelopment Area (the “Redevelopment Area”); and

**WHEREAS**, on March 18, 2025, Mount Dora adopted Ordinance No. 2024-20, modifying the boundaries of the Redevelopment Area and adopting the Northeast Community Agency Redevelopment Plan 2024; and

**WHEREAS**, the area of the Agency’s boundary expansion adopted via Ordinance No. 2024-20 (as may have been subsequently amended to correct any scrivener’s errors) is described and graphically depicted in **Exhibit A**, attached hereto (the “Expansion Area”); and

**WHEREAS**, Section 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969,” (the “Cooperation Act”) permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

**WHEREAS**, the Parties find this Interlocal Agreement to be necessary, proper, and convenient to the exercise of their powers, duties, and purposes authorized by law; and

**WHEREAS**, this Interlocal Agreement is entered into pursuant to the powers and authority granted to the Parties under the Constitution and laws of the State of Florida, including, but not limited to the authority of Section 163.01, Florida Statutes; and

**WHEREAS**, Section 163.387(3)(b), Florida Statutes, provides that alternate provisions contained in an interlocal agreement between a taxing authority and the governing body that created the community redevelopment agency may supersede the provisions of this section with respect to that taxing authority; and

**WHEREAS**, the Parties wish to enter into this Agreement pursuant to provisions of Section 163.387(3)(b); and

**WHEREAS**, the Parties are in agreement that a portion of the current amount of Increment as calculated pursuant to Section 163.387(1) paid by the Parties to the Trust Fund of the Redevelopment Area is not currently necessary for redevelopment purposes; and

**WHEREAS**, the Parties are in agreement that reduction of such Increment paid by Lake County and Mount Dora would allow both entities to use the funds comprising such reduction for general governmental purposes (as well ambulance services in the case of Lake County); and

**WHEREAS**, the Parties wish to exercise jointly their common powers and authority concerning the amount of appropriation of Increment to the Trust Fund for the Redevelopment Area which will result in Lake County's and Mount Dora's retention of a portion of each Party's Increment payment calculated pursuant to Section 163.387(1), Florida Statutes, as specified herein.

**NOW, THEREFORE**, it is hereby agreed by the Parties as follows:

## **ARTICLE I INTRODUCTION**

**Section 1.01**     **Authority.** This Interlocal Agreement is entered into pursuant to the authority set forth in the Cooperation Act, the Redevelopment Act, and other applicable laws.

**Section 1.02**     **Recitals and Exhibits.** The recitals so stated are true and correct and by this reference are incorporated herein.

**Section 1.03**     **Authority to Contract.** The execution of this Interlocal Agreement has been duly authorized by the appropriate official bodies of the Parties, each Party has complied with all applicable requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

## ARTICLE II INCREMENT REVENUES

**Section 2.01 Northeast Community Redevelopment Area.** The Parties agree that Increment for the Redevelopment Area shall continue to be calculated pursuant to Section 163.387(1) of the Act.

- (i) Notwithstanding same, commencing on January 1, 2026, and on each January 1 thereafter for the duration of the time period that Increment for the Redevelopment Area accruable to Lake County continues to become due, Lake County shall, as consideration for entering into this Agreement:
  - (a) Retain **Forty Five Percent (45%)** of the portion of such Increment accruable to and payable from Lake County's General Fund which is derived from the Expansion Area.
  - (b) Retain **One Hundred Percent (100%)** of the portion of such Increment accruable to and payable from Lake County's Ambulance MSTU which is derived from the Redevelopment Area including the Expansion Area.
- (ii) Notwithstanding same, commencing on January 1, 2026, and on each January 1 thereafter for the duration of the time period that Increment for the Redevelopment Area accruable to Agency continues to become due, Agency shall, as consideration for entering into this Agreement ~~retain~~ receive **Fifty Five Percent (55%)** of the portion of such Increment accruable to and payable from Lake County's General Fund which is derived from the Expansion Area.
- (iii) Lake County hereby agrees, to the greatest extent possible ~~and where warranted~~, to use its share of the retained incremental General Fund revenues for County road, intersection, improvements, sidewalks, and stormwater management repairs and improvements associated with County owned and maintained roads within or near or adjacent to the Redevelopment Area including, ~~but not limited to, first to~~ Limit Avenue from Donnelly Street to U.S. 441 and Pine Avenue from N. Wardell St. to U.S. 441, but also to other such County transportation or stormwater management facilities within or adjacent to the Redevelopment Agency Boundary Area, State Road 44 (f/k/a County Road 44B) and U.S. 441.

## ARTICLE III MISCELLANEOUS PROVISIONS

**Section 3.01 Limitations on Governmental Liability.** Nothing in this Interlocal Agreement shall be deemed a waiver of immunity limits of liability of any of the Parties beyond any statutory limited waiver of immunity or limits of liability contained in Section 768.28, Florida Statutes, as amended, or other statutes. Nothing in this Interlocal Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim, which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**Section 3.02 Negotiation at Arm's Length.** This Interlocal Agreement has been negotiated fully between the Parties as an arm's length transaction and with the assistance of legal counsel. All Parties participated fully in the preparation of this Interlocal Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, the Parties are deemed to have drafted, chosen, and selected the language, and the language in question will not be interpreted or construed against any of the Parties.

**Section 3.03 Notices.** Any notices required or allowed to be delivered shall be in writing and be deemed to be delivered when: (i) hand delivered to the official hereinafter designated, or (ii) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to a Party at the address set forth opposite the Party's name below, or at such other address as the Party shall have specified by written notice to the other Parties delivered in accordance herewith.

If to Lake County: County Manager  
P.O. Box 7800  
Tavares, Florida 32778

With a copy to: Lake County Attorney  
P.O. Box 7800  
Tavares, Florida 32778

If to Mount Dora/Agency: City Manager  
510 North Baker Street  
Mount Dora, Florida 32757

With a copy to: Andrew J. Hand/Patrick Brackins  
Shepard, Smith, Hand & Brackins, PA  
2300 Maitland Center Parkway  
Suite 100  
Maitland, Florida 32751

**Section 3.04 Assignment or Transfer.** No Party may assign or transfer its rights or obligations under this Interlocal Agreement to another unit of local government, political subdivision, or agency of the State of Florida without the prior written consent of the other Parties. No Party may transfer its rights or obligations under this Interlocal Agreement to a private party or entity.

**Section 3.05 Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the Lake County, Mount Dora, the Agency, and their respective successors.

**Section 3.06 Filing.** The Mount Dora City Clerk is hereby authorized and directed, after approval of this Interlocal Agreement by the respective governing bodies of the Parties and the execution thereof by the duly qualified and authorized officers of each of the Parties hereto, to cause this Interlocal Agreement to be filed with the Clerk of the Circuit Court in Lake County, Florida, in accordance with the requirements of Section 163.01(11) of the Cooperation Act.

**Section 3.07 Applicable Law and Venue.** This Interlocal Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. Venue shall lie in Lake County, Florida for any action, in equity or law, with respect to the enforcement or interpretation of this Interlocal Agreement.

**Section 3.08 Severability.** If any part of this Interlocal Agreement is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalid, illegal or unenforceable part shall be deemed severable and the remaining parts of this Interlocal Agreement shall continue in full force and effect provided that the rights and obligations of the Parties are not materially prejudiced and the intentions of the Parties can continue to be effected.

**Section 3.09 Joint Effort.** The preparation of this Interlocal Agreement has been a joint effort of the Parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

**Section 3.10 No Third-Party Beneficiaries.** This Agreement is an administrative agreement generated solely for the benefit of the Parties hereto and no right or cause of action shall accrue by reason of or for the benefit of any third-party. Nothing in this Agreement, expressed or implied, is intended nor shall it be construed to confer upon or give any person or entity any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the Parties hereto and their respective representatives, heirs, successors, and assigns.

**Section 3.11 Mutual Cooperation.** The Parties agree to cooperate and deliver any further documents or perform any additional acts to accomplish the agreements set forth herein.

**Section 3.12 Construction.** This Interlocal Agreement is the result of the negotiations among and between the Parties and such that all Parties have contributed materially and substantially to its preparation and shall not be construed more strictly against one party than the other.

**Section 3.13 Intent and Interpretation.** This Agreement shall not be construed as modifying or altering the governmental powers of the Parties as they now exist or may be modified in the future, except as are lawfully and expressly provided by the terms of this Agreement.

**Section 3.14 Entire Agreement.** This instrument and its exhibits constitute the entire agreement between the Parties and supersede all previous discussions, understandings and agreements between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the Parties in writing by formal amendment.

**Section 3.15 Effective Date.** This Interlocal Agreement shall become effective upon the filing of same pursuant to Section 3.06 above.

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND THE CITY OF MOUNT DORA  
REGARDING TAX INCREMENT REVENUES

---

**IN WITNESS WHEREOF**, the Parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on the date and year first above written.

**COUNTY**

ATTEST:

LAKE COUNTY, FLORIDA, through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Gary Cooney, Clerk  
Board of County Commissioners  
Of Lake County, Florida

\_\_\_\_\_  
Leslie Campione, Chairman

This \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Approved as to form and legality:

\_\_\_\_\_  
Melanie Marsh  
County Attorney

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND THE CITY OF MOUNT DORA  
REGARDING TAX INCREMENT REVENUES

---

**CITY OF MOUNT DORA, FLORIDA**

By: \_\_\_\_\_  
James L. Homich Mayor

This \_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

By: \_\_\_\_\_  
Jeanann Hand, Clerk

APPROVED AS TO FORM AND LEGALITY  
AS TO CITY OF MOUNT DORA ONLY.

\_\_\_\_\_  
Patrick Brackins/Andrew J. Hand, City Attorney

**NORTHEAST COMMUNITY  
REDEVELOPMENT AGENCY**

By: \_\_\_\_\_  
James L. Homich, Chair

This \_\_\_ day of \_\_\_\_\_, 2026.

Attest:

By: \_\_\_\_\_  
Jeanann Hand, Clerk

APPROVED AS TO FORM AND LEGALITY  
AS TO AGENCY ONLY.

\_\_\_\_\_  
Patrick Brackins/Andrew J. Hand, City Attorney

**INTERLOCAL AGREEMENT BETWEEN  
LAKE COUNTY, FLORIDA, AND  
CITY OF MOUNT DORA, FLORIDA  
REGARDING TAX INCREMENT REVENUES**

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**WHEREAS**, Chapter 163, Part III, Florida Statutes, known as the “Community Redevelopment Act of 1969” (the “Redevelopment Act”) governs the creation and operation of community redevelopment agencies; and

**WHEREAS**, pursuant to the Redevelopment Act, the City of Mount Dora created the Northeast Community Redevelopment Agency within its boundaries, which is a duly created and existing community redevelopment agency authorized to receive “increment revenues” (“Increment”) as defined in Section 163.340(22), Florida Statutes, and calculated pursuant to Section 163.387(1), Florida Statutes; and

**WHEREAS**, the Agency oversees the Trust Fund for the Northeast Redevelopment Area (the “Redevelopment Area”); and

**WHEREAS**, on March 18, 2025, Mount Dora adopted Ordinance No. 2024-20, modifying the boundaries of the Redevelopment Area and adopting the Northeast Community Agency Redevelopment Plan 2024; and

**WHEREAS**, the area of the Agency’s boundary expansion adopted via Ordinance No. 2024-20 (as may have been subsequently amended to correct any scrivener’s errors) is described and graphically depicted in **Exhibit A**, attached hereto (the “Expansion Area”); and

**WHEREAS**, Section 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969,” (the “Cooperation Act”) permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

**WHEREAS**, the Parties find this Interlocal Agreement to be necessary, proper, and convenient to the exercise of their powers, duties, and purposes authorized by law; and

**WHEREAS**, this Interlocal Agreement is entered into pursuant to the powers and authority granted to the Parties under the Constitution and laws of the State of Florida, including, but not limited to the authority of Section 163.01, Florida Statutes; and

**WHEREAS**, Section 163.387(3)(b), Florida Statutes, provides that alternate provisions contained in an interlocal agreement between a taxing authority and the governing body that created the community redevelopment agency may supersede the provisions of this section with respect to that taxing authority; and

**WHEREAS**, the Parties wish to enter into this Agreement pursuant to provisions of Section 163.387(3)(b); and

**WHEREAS**, the Parties are in agreement that a portion of the current amount of Increment as calculated pursuant to Section 163.387(1) paid by the Parties to the Trust Fund of the Redevelopment Area is not currently necessary for redevelopment purposes; and

**WHEREAS**, the Parties are in agreement that reduction of such Increment paid by Lake County and Mount Dora would allow both entities to use the funds comprising such reduction for general governmental purposes (as well ambulance services in the case of Lake County); and

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  - (a) Retain **Forty Five Percent (45%)** of the portion of such Increment accruable to and payable from Lake County's General Fund which is derived from the Expansion Area.
  - (b) Retain **One Hundred Percent (100%)** of the portion of such Increment accruable to and payable from Lake County's Ambulance MSTU which is derived from the Redevelopment Area including the Expansion Area.
- (ii) Notwithstanding same, commencing on January 1, 2026, and on each January 1 thereafter for the duration of the time period that Increment for the Redevelopment Area accruable to Agency continues to become due, Agency shall, as consideration for entering into this Agreement receive **Fifty Five Percent (55%)** of the portion of such Increment accruable to and payable from Lake County's General Fund which is derived from the Expansion Area.
- (iii) Lake County hereby agrees, to the greatest extent possible, to use its share of the retained incremental General Fund revenues for County road, intersection, sidewalk, and stormwater management repairs and improvements associated with County owned and maintained roads within or adjacent to the Redevelopment Area including, first to Limit Avenue from Donnelly Street to U.S. 441 and Pine Avenue from N. Wardell St. to U.S. 441, but also to other such County transportation or stormwater management facilities within or adjacent to the Redevelopment Agency Boundary.

## ARTICLE III MISCELLANEOUS PROVISIONS

**Section 3.01 Limitations on Governmental Liability.** Nothing in this Interlocal Agreement shall be deemed a waiver of immunity limits of liability of any of the Parties beyond any statutory limited waiver of immunity or limits of liability contained in Section 768.28, Florida Statutes, as amended, or other statutes. Nothing in this Interlocal Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim, which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

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**Section 3.03 Notices.** Any notices required or allowed to be delivered shall be in writing and be deemed to be delivered when: (i) hand delivered to the official hereinafter designated, or (ii) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to a Party at the address set forth opposite the Party's name below, or at such other address as the Party shall have specified by written notice to the other Parties delivered in accordance herewith.

If to Lake County: County Manager  
P.O. Box 7800  
Tavares, Florida 32778

With a copy to: Lake County Attorney  
P.O. Box 7800  
Tavares, Florida 32778

If to Mount Dora/Agency: City Manager  
510 North Baker Street  
Mount Dora, Florida 32757

With a copy to: Andrew J. Hand/Patrick Brackins  
Shepard, Smith, Hand & Brackins, PA  
2300 Maitland Center Parkway  
Suite 100  
Maitland, Florida 32751

**Section 3.04 Assignment or Transfer.** No Party may assign or transfer its rights or obligations under this Interlocal Agreement to another unit of local government, political subdivision, or agency of the State of Florida without the prior written consent of the other Parties. No Party may transfer its rights or obligations under this Interlocal Agreement to a private party or entity.

**Section 3.05 Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the Lake County, Mount Dora, the Agency, and their respective successors.

**Section 3.06 Filing.** The Mount Dora City Clerk is hereby authorized and directed, after approval of this Interlocal Agreement by the respective governing bodies of the Parties and the execution thereof by the duly qualified and authorized officers of each of the Parties hereto, to cause this Interlocal Agreement to be filed with the Clerk of the Circuit Court in Lake County, Florida, in accordance with the requirements of Section 163.01(11) of the Cooperation Act.

**Section 3.07 Applicable Law and Venue.** This Interlocal Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. Venue shall lie in Lake County, Florida for any action, in equity or law, with respect to the enforcement or interpretation of this Interlocal Agreement.

**Section 3.08 Severability.** If any part of this Interlocal Agreement is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalid, illegal or unenforceable part shall be deemed severable and the remaining parts of this Interlocal Agreement shall continue in full force and effect provided that the rights and obligations of the Parties are not materially prejudiced and the intentions of the Parties can continue to be effected.

**Section 3.09 Joint Effort.** The preparation of this Interlocal Agreement has been a joint effort of the Parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

**Section 3.10 No Third-Party Beneficiaries.** This Agreement is an administrative agreement generated solely for the benefit of the Parties hereto and no right or cause of action shall accrue by reason of or for the benefit of any third-party. Nothing in this Agreement, expressed or implied, is intended nor shall it be construed to confer upon or give any person or entity any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the Parties hereto and their respective representatives, heirs, successors, and assigns.

**Section 3.11 Mutual Cooperation.** The Parties agree to cooperate and deliver any further documents or perform any additional acts to accomplish the agreements set forth herein.

**Section 3.12 Construction.** This Interlocal Agreement is the result of the negotiations among and between the Parties and such that all Parties have contributed materially and substantially to its preparation and shall not be construed more strictly against one party than the other.

**Section 3.13 Intent and Interpretation.** This Agreement shall not be construed as modifying or altering the governmental powers of the Parties as they now exist or may be modified in the future, except as are lawfully and expressly provided by the terms of this Agreement.

**Section 3.14 Entire Agreement.** This instrument and its exhibits constitute the entire agreement between the Parties and supersede all previous discussions, understandings and agreements between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the Parties in writing by formal amendment.

**Section 3.15 Effective Date.** This Interlocal Agreement shall become effective upon the filing of same pursuant to Section 3.06 above.

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND THE CITY OF MOUNT DORA  
REGARDING TAX INCREMENT REVENUES

---

**IN WITNESS WHEREOF**, the Parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on the date and year first above written.

**COUNTY**

ATTEST:

LAKE COUNTY, FLORIDA, through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Gary Cooney, Clerk  
Board of County Commissioners  
Of Lake County, Florida

\_\_\_\_\_  
Leslie Campione, Chairman

This \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Approved as to form and legality:

\_\_\_\_\_  
Melanie Marsh  
County Attorney

**CITY OF MOUNT DORA, FLORIDA**

By: \_\_\_\_\_  
James L. Homich Mayor

This \_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

By: \_\_\_\_\_  
Jeanann Hand, Clerk

APPROVED AS TO FORM AND LEGALITY  
AS TO CITY OF MOUNT DORA ONLY.

\_\_\_\_\_  
Patrick Brackins/Andrew J. Hand, City Attorney

**NORTHEAST COMMUNITY  
REDEVELOPMENT AGENCY**

By: \_\_\_\_\_  
James L. Homich, Chair

This \_\_\_ day of \_\_\_\_\_, 2026.

Attest:

By: \_\_\_\_\_  
Jeanann Hand, Clerk

APPROVED AS TO FORM AND LEGALITY  
AS TO AGENCY ONLY.

\_\_\_\_\_  
Patrick Brackins/Andrew J. Hand, City Attorney

## EXHIBIT A: LEGAL DESCRIPTION OF EXPANSION AREA

### Legal Description of Expansion Area

The following narrative summarizes the parcels contained within the proposed Northeast CRA expansion area and their associated legal descriptions. Taken in total the following narrative comprises all of the individual parcels' legal descriptions for the proposed expansion area. Please note that this does not constitute an official survey legal description of the proposed expansion area boundaries as may be prepared by a licensed surveyor but represents a summary of the individual TIF-Contributing participating parcels' legal descriptions as provided by Lake County's Property Appraiser's Office and used verbatim

#### 1. Alternate Key: 1445647

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-39 WEST ALONG THE SOUTH LINE 1329.70 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE RUN NORTH 04-15-21 EAST 43.50 FEET FOR THE POINT OF BEGINNING, THENCE RUN NORTH 89-26-19 WEST 366.84 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 385 FEET, A CHORD BEARING OF NORTH 65-23-56 WEST AND A CHORD DISTANCE OF 85.63 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 12-46-11 FOR A DISTANCE OF 85.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 223 FEET, A CHORD BEARING OF NORTH 82-59-34 WEST AND A CHORD DISTANCE OF 181.25 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 47-57-27 FOR A DISTANCE OF 186.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF NORTH 82-37-42 WEST AND A CHORD DISTANCE OF 20.61 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 48-41-09 FOR A DISTANCE OF 21.24 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 63.43 FEET, A CHORD BEARING OF NORTH 64-59-35 WEST AND A CHORD DISTANCE OF 14.82 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 13-24-54 FOR 14.85 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF NORTH 54-51-38 WEST AND A CHORD DISTANCE OF 14.48 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 33-40-47 FOR A DISTANCE OF 14.70 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 47 FEET, A CHORD BEARING OF NORTH 18-27-50 WEST AND A CHORD DISTANCE OF 31.47 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 39-06-50 FOR A DISTANCE OF 32.09 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 120 FEET, A CHORD BEARING OF NORTH 18-22-41 EAST AND A CHORD DISTANCE OF 71.31 FEET THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 34-34-11 FOR 72.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 432 FEET, A CHORD BEARING OF NORTH 22-16-01 EAST AND A CHORD DISTANCE OF 200.17 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 26-47-31 FOR A DISTANCE OF 202.01 FEET TO A POINT ON A NON-TANGENT LINE, THENCE RUN SOUTH 89-51-30 EAST 643.79 FEET, THENCE RUN SOUTH 04-15-21 WEST 361.11 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID LIMIT AVE THENCE RUN NORTH 89-26-19 WEST ALONG SAID NORTH RIGHT OF WAY LINE 35.07 FEET TO THE POINT OF BEGINNING ORB 6310 PG 556 560 ORB 6339 PG 151 178

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND THE CITY OF MOUNT DORA  
REGARDING TAX INCREMENT REVENUES

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**2. Alternate Key: 3816281**

SUNSET HEIGHTS PB 3 PG 34 FROM THE WEST 1/4 CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF FIDDLER AVENUE PB 76 PG 30, RUN SOUTH 06-13-22 WEST ALONG THE WEST LINE 1285.04 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20 RUN NORTH 89-55-02 EAST ALONG THE NORTH LINE 693.25 FEET FOR POINT OF BEGINNING, THENCE NORTH 05-14-16 EAST 1204.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25 FEET WITH A CHORD BEARING OF NORTH 47-23-15 EAST AND A CHORD DISTANCE OF 33.55 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 84-17-59 FOR A DISTANCE OF 36.78 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 89-32-15 EAST 139.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120 FEET WITH A CHORD BEARING OF SOUTH 75-30-02 EAST AND A CHORD DISTANCE OF 61.96 FEET THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 29-55-28 FOR A DISTANCE OF 62.67 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 60-32-18 EAST 330.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 102 FEET, A CHORD BEARING OF SOUTH 43-18-35 EAST AND A CHORD DISTANCE OF 60.42 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 34-27-25 61.34 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 26-04-53 EAST 67.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 107.50 FEET, A CHORD BEARING OF SOUTH 57-15-32 EAST AND A CHORD DISTANCE OF 111.30 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 62-21-18 FOR A DISTANCE OF 116.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 77 FEET, A CHORD BEARING OF SOUTH 60-29-25 EAST AND A CHORD DISTANCE OF 72.17 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 55-53-30 FOR A DISTANCE OF 75.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 95 FEET, A CHORD BEARING OF SOUTH 40-59-15 EAST AND A CHORD DISTANCE OF 27.90 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 16-53-09 FOR A DISTANCE OF 28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75 FEET, A CHORD BEARING OF SOUTH 29-21-24 EAST AND A CHORD DISTANCE OF 51.48 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 40-08-51 FOR A DISTANCE OF 52.55 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 459.78 FEET, A CHORD BEARING OF SOUTH 05-03-19 EAST AND A CHORD DISTANCE OF 67.79 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 08-27-20 FOR A DISTANCE OF 67.85 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF SOUTH 44-58-10 WEST AND A CHORD DISTANCE OF 35.84 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 91-35-38 FOR A DISTANCE OF 39.97 FEET TO A POINT OF NON-TANGENCY, THENCE RUN SOUTH 00-45-59 WEST 60 FEET, THENCE RUN NORTH 89-14-01 WEST 178.17 FEET, THENCE RUN SOUTH 06-06-46 WEST 630.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, RUN SOUTH 04-15-21 WEST 884.99 FEET, NORTH 89-51-30 WEST 643.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 432 FEET WITH A CHORD BEARING OF NORTH 07-03-15 EAST AND A CHORD DISTANCE OF 27.39 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 03-38-00 FOR A DISTANCE OF 27.39 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 05-14-16 EAST 856.44 FEET TO THE POINT OF BEGINNING ORB 6309 PG 2324 2330

**3. Alternate Key: 1445698**

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FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 02-18-14 EAST ALONG EAST LINE 2392.23 FEET, NORTH 87-41-46 WEST 421.40 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441 FOR THE POINT OF BEGINNING, THENCE RUN SOUTH 55-52-54 WEST 318.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 360 FEET, A CHORD BEARING OF SOUTH 67-34-19 WEST AND A CHORD DISTANCE OF 145.89 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 23-22-50 FOR A DISTANCE OF 146.91 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 79-15-44 WEST 38.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100 FEET, A CHORD BEARING OF SOUTH 58-26-59 WEST AND A CHORD DISTANCE OF 71.06 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 41-37-30 FOR A DISTANCE OF 72.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95 FEET, A CHORD BEARING OF SOUTH 41-24-01 WEST, AND A CHORD DISTANCE OF 12.47 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 07-31-33 FOR A DISTANCE OF 12.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 135 FEET, A CHORD BEARING OF SOUTH 24-20-29 WEST, AND A CHORD DISTANCE OF 95.98 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 41-38-37 FOR A DISTANCE OF 98.12 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 03-31-10 WEST 30.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF SOUTH 42-51-25 EAST, AND A CHORD DISTANCE OF 36.19 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 92-45-11 FOR A DISTANCE OF 40.47 FEET TO A POINT ON A NON-TANGENT LINE, THENCE RUN SOUTH 00-45-59 WEST 60 FEET RUN NORTH 89-14-01 WEST 106.11 FEET NORTH 00-45-59 EAST 60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF NORTH 44-58-10 EAST, AND A CHORD DISTANCE OF 35.84 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 91-35-58 FOR A DISTANCE OF 39.97 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 459.78 FEET, A CHORD BEARING OF NORTH 05-03-19 WEST AND A CHORD DISTANCE OF 67.79 FEET, THENCE TURN NORTHELY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 08-27-20 FOR A DIST OF 67.85 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75 FEET A CHORD BEARING OF NORTH 29-21-24 WEST AND A CHORD DISTANCE OF 51.48 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 40-08-51 FOR A DISTANCE OF 52.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 95 FEET, A CHORD BEARING OF NORTH 40-59-15 WEST AND A CHORD DISTANCE OF 27.90 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 16-53-09 FOR A DISTANCE OF 28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 77 FEET, A CHORD BEARING OF NORTH 60-29-25 WEST, AND A CHORD DISTANCE OF 72.17 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 55-53-30 FOR A DISTANCE OF 75.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 107.50 FEET, A CHORD BEARING OF NORTH 57-15-32 WEST, AND A CHORD DISTANCE OF 111.30 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 62-21-18 FOR A DISTANCE OF 116.99 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 26-04-53 WEST 67.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 102 FEET, A CHORD BEARING OF NORTH 43-18-35 WEST AND A CHORD DISTANCE OF 60.42 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 34-27-25 FOR A DISTANCE OF 61.34 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 60-32-18 WEST 330.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 120 FEET, A CHORD BEARING OF NORTH 75-30-02

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WEST, AND A CHORD DISTANCE OF 61.96 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 29-55-28 FOR A DISTANCE OF 62.67 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 89-32-15 WEST 139.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING SOUTH 47-23-15 WEST AND A CHORD DISTANCE OF 33.55 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 84-17-59 FOR A DISTANCE OF 36.78 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 05-14-16 WEST 2060.79 FEET TO THE POINT OF CURVATURE OF A CURVE WESTERLY HAVING A RADIUS OF 432 FEET, A CHORD BEARING OF SOUTH 20-27-01 WEST, AND A CHORD DISTANCE OF 226.71 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 30-25-31 FOR A DISTANCE OF 229.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE EASTERLY HAVING A RADIUS OF 120 FEET, A CHORD BEARING OF SOUTH 18-22-41 WEST, AND A CHORD DISTANCE OF 71.31 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 34-34-11 FOR A DISTANCE OF 72.40 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 47 FEET, A CHORD BEARING OF SOUTH 08-30-00 EAST AND A CHORD DISTANCE OF 15.67 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 19-11-22 FOR A DISTANCE OF 15.74 FEET TO A POINT ON A NON-TANGENT LINE, THENCE RUN SOUTH 71-54-14 WEST 52.35 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 170 FEET, A CHORD BEARING OF NORTH 12-50-25 EAST, AND A CHORD DISTANCE OF 131.88 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 45-38-42 FOR A DISTANCE OF 135.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 382 FEET, A CHORD BEARING OF NORTH 20-27-01 EAST AND A CHORD DISTANCE OF 200.47 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 30-25-31 FOR A DISTANCE OF 202.85 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 05-14-16 EAST 2138.72 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 20, THENCE RUN NORTH 89-32-15 EAST ALONG SAID NORTH LINE 206.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 180 FEET A CHORD BEARING OF SOUTH 75-30-02 EAST AND A CHORD DISTANCE OF 92.95 FEET, THENCE DEPARTING SAID NORTH LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 29-55-28 FOR A DISTANCE OF 94.01 FEET TO THE POINT OF TANGENCY RUN SOUTH 60-32-18 EAST 355.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180 FEET, A CHORD BEARING OF SOUTH 50-21-18 EAST, AND A CHORD DISTANCE OF 63.65 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 20-21-59 FOR A DISTANCE OF 63.98 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 40-10-19 EAST FOR 37.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 182 FEET, A CHORD BEARING OF SOUTH 45-31-44 EAST, AND A CHORD DISTANCE OF 33.98 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 10-42-49 FOR A DIST OF 34.03 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 50-53-08 EAST 20.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 77 FEET, A CHORD BEARING OF SOUTH 87-10-36 EAST, AND A CHORD DISTANCE OF 91.15 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 72-34-55 FOR A DISTANCE OF 97.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 95 FEET A CHORD BEARING OF SOUTH 85-38-12 EAST AND A CHORD DISTANCE OF 116.53 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 75-39-41 FOR A DISTANCE OF 125.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100 FEET, A CHORD BEARING OF SOUTH 76-20-01 EAST AND A CHORD DISTANCE OF 95.52 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 57-03-18 FOR A DISTANCE OF 99.58 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300 FEET, A CHORD BEARING OF NORTH 60-51-21 EAST AND A CHORD DISTANCE OF 148.03 FEET, THENCE RUN

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NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 28-33-58 FOR A DISTANCE OF 149.57 FEET TO THE POINT OF TANGENCY THENCE RUN NORTH 46-34-22 EAST 284.31 FEET, RETURNING TO A POINT ON AFORESAID SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1810.08 FEET, A CHORD BEARING OF SOUTH 40-16-31 EAST AND A CHORD DISTANCE OF 15.58 FEET, THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 00-28-36 FOR A DISTANCE OF 15.59 FEET TO THE POINT OF TANGENCY THENCE RUN SOUTH 40-01-43 EAST 108.13 FEET TO THE POINT OF BEGINNING ORB 6310 PG 556 560 ORB 6339 PG 151 178

**4. Alternate Key: 1445710**

FROM THE SOUTHEAST CORNER OF SANDY RIDGE REPLAT PB 78 PG 76 THENCE NORTH 89-32-15 EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST 59.93 FEET FOR POINT OF BEGINNING, RUN NORTH 00-21-47 WEST 564.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF US HIGHWAY 441, THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 89-56-48 EAST 71.96 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY THENCE 1530.05 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 48-25-54 AND A CHORD BEARING AND DISTANCE OF SOUTH 65-50-45 EAST 1484.90 FEET, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE ALONG A NON-RADIAL LINE OF SOUTH 02-44-55 WEST 50.50 FEET, THENCE SOUTH 46-34-22 WEST 249.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, THENCE 149.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 300 FEET, A CENTRAL ANGLE OF 28-33-58 AND A CHORD BEARING AND DISTANCE OF SOUTH 60-51-21 WEST 148.03 FEET TO A POINT OF COMPOUND CURVATURE, THENCE 99.58 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100 FEET, A CENTRAL ANGLE OF 57-03-18 AND A CHORD BEARING AND DISTANCE OF NORTH 76-20-01 WEST 95.52 FEET TO A POINT OF REVERSE CURVATURE, THENCE 125.45 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 95 FEET, A CENTRAL ANGLE OF 75-39-44 AND A CHORD BEARING AND DISTANCE OF NORTH 85-38-12 WEST 116.53 FEET TO A POINT OF REVERSE CURVATURE, THENCE 97.54 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 77 FEET, A CENTRAL ANGLE OF 72-34-55 AND A CHORD BEARING AND DISTANCE OF NORTH 87-10-36 WEST 91.15 FEET TO A POINT OF TANGENCY, THENCE NORTH 50-53-08 WEST 20.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THENCE 34.03 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 182 FEET, A CENTRAL ANGLE OF 10-42-49 AND A CHORD BEARING AND DISTANCE OF NORTH 45-31-44 WEST 33.98 FEET TO A POINT OF TANGENCY, THENCE NORTH 40-10-19 WEST 37.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THENCE 63.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 180 FEET, A CENTRAL ANGLE OF 20-21-59 AND A CHORD BEARING AND DISTANCE OF NORTH 50-21-18 WEST 63.65 FEET TO A POINT OF TANGENCY, THENCE NORTH 60-32-18 WEST 355.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, THENCE 94.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 180 FEET, A CENTRAL ANGLE OF 29-55-28 AND A CHORD BEARING AND DISTANCE OF NORTH 75-30-02 WEST 92.95 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89-32-15 WEST 297.84 FEET TO THE POINT OF BEGINNING ORB 6309 PG 2340 2344

**5. Alternate Key: 3957318**

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 02-18-14 EAST ALONG THE EAST LINE 1294.87 FEET TO THE

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SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SOUTH 89-55-02 WEST 802.02 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89-55-02 WEST 448.95 FEET, RUN NORTH 06-06-46 EAST 630.61 FEET, SOUTH 89-14-01 EAST 207.14 FEET, SOUTH 00-45-59 WEST 50 FEET, SOUTH 89-14-01 EAST 50 FEET, NORTH 00-45-59 EAST 50 FEET, SOUTH 89-14-01 EAST 27.14 FEET, NORTH 00-45-59 EAST 60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF NORTH 42-51-25 WEST AND A CHORD DISTANCE OF 36.19 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 92-45-11 FOR A DISTANCE OF 40.47 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 03-31-10 EAST 30.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 135 FEET, A CHORD BEARING OF NORTH 24-20-29 EAST AND A CHORD DISTANCE OF 95.98 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 41-38-37 FOR A DISTANCE OF 98.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95 FEET, A CHORD BEARING OF NORTH 41-24-01 EAST AND A CHORD DISTANCE OF 12.47 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 07-31-33 FOR A DISTANCE OF 12.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100 FEET, A CHORD BEARING OF NORTH 58-26-59 EAST AND A CHORD DISTANCE OF 71.06 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 41-37-30 FOR A DISTANCE OF 72.65 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 79-15-44 EAST 38.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 360 FEET, A CHORD BEARING OF NORTH 67-34-19 EAST AND A CHORD DISTANCE OF 145.89 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 23-22-50 FOR A DISTANCE OF 146.91 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 55-52-54 EAST 14.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF SOUTH 87-26-39 EAST AND A CHORD DISTANCE OF 29.86 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 73-20-56 FOR A DISTANCE OF 32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 59 FEET, A CHORD BEARING OF NORTH 89-36-03 EAST AND A CHORD DISTANCE OF 75.26 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 79-15-32 FOR A DISTANCE OF 81.62 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 49-58-17 EAST 148.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF SOUTH 85-01-43 EAST AND A CHORD DISTANCE OF 35.36 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 90-00-00 FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 40-04-43 EAST FOR A DISTANCE OF 517.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF SOUTH 04-54-25 AND A CHORD DISTANCE OF 35.32 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 89-52-14 FOR A DISTANCE OF 39.21 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 49-50-32 WEST 84.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 59 FEET, A CHORD BEARING OF SOUTH 09-50-50 WEST AND A CHORD DISTANCE OF 75.84 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 79-59-23 FOR A DISTANCE OF 82.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45 FEET, A CHORD BEARING OF SOUTH 10-49-18 EAST AND A CHORD DISTANCE OF 29.78 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 38-39-05 FOR A DISTANCE OF 30.36 FEET TO A POINT ON A NON-TANGENT LINE, THENCE RUN SOUTH 60-49-17 WEST 603 FEET, SOUTH 46-20-24 WEST 219.78 FEET TO THE POINT OF BEGINNING ORB 6309 PG 2335

**6. Alternate Key: 3957326**

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 02-18-14 EAST ALONG EAST LINE 1870.42 FEET, NORTH 87-41-46 WEST 45.96 FEET FOR THE BEGINNING, RUN SOUTH 49-50-32 WEST 44.32 FEET TO THE POINT OF

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REGARDING TAX INCREMENT REVENUES

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CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65 FEET, A CHORD BEARING OF SOUTH 29-53-50 WEST AND A CHORD DISTANCE OF 44.35 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 39-53-23 FOR A DISTANCE OF 45.25 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20 FEET, A CHORD BEARING OF SOUTH 38-20-10 EAST AND A CHORD DISTANCE OF 29.86 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 96-34-37 FOR A DISTANCE OF 33.71 FEET TO A POINT ON A NON-TANGENT LINE, THENCE RUN SOUTH 49-58-47 WEST 48.69 FEET, SOUTH 60-49-17 WEST FOR A DISTANCE OF 21.77 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45 FEET, A CHORD BEARING OF NORTH 10-49-18 WEST AND A CHORD DISTANCE OF 29.78 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 38-39-05 FOR A DISTANCE OF 30.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 59 FEET, A CHORD BEARING OF NORTH 09-50-50 EAST AND A CHORD DISTANCE OF 75.84 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 79-59-23 FOR A DISTANCE OF 82.37 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 49-50-32 EAST 84.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF NORTH 04-54-25 EAST AND A CHORD DISTANCE OF 35.32 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 89-52-14 FOR A DISTANCE OF 39.21 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 40-01-43 WEST 517.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF NORTH 85-01-43 WEST AND A CHORD DISTANCE OF 35.35 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 90-00-00 FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 49-58-17 WEST 148.22 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 59 FEET, A CHORD BEARING OF SOUTH 89-36-03 WEST AND A CHORD DISTANCE OF 75.263 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 79-15-32 FOR A DISTANCE OF 81.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF NORTH 87-26-39 WEST AND A CHORD DISTANCE OF 29.86 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 73-20-56 FOR A DISTANCE OF 32 FEET TO A POINT ON A NON-TANGENT LINE, THENCE RUN NORTH 55-52-54 EAST 82.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 10 FEET, A CHORD BEARING OF SOUTH 20-19-43 EAST AND A CHORD DISTANCE OF 19.42 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 152-25-13 FOR A DISTANCE OF 26.60 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45 FEET, A CHORD BEARING OF NORTH 66-42-59 EAST, AND A CHORD DISTANCE OF 25.93 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 33-29-23 FOR A DISTANCE OF 26.30 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 49-58-17 EAST 128.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 59 FEET, A CHORD BEARING OF SOUTH 85-01-43 EAST AND A CHORD DISTANCE OF 83.44 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 90-00-0 FOR A DISTANCE OF 92.68 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 40-01-43 EAST 517.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 59 FEET, A CHORD BEARING OF SOUTH 04-54-24 WEST AND A CHORD DISTANCE OF 83.34 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 89-52-14 FOR A DISTANCE OF 92.54 FEET TO THE POINT OF BEGINNING ORB 6310 PG 556 560 ORB 6339 PG 151 178

**7. Alternate Key: 3957324**

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST, RUN NORTH 02-18-14 EAST ALONG SAID EAST LINE 1851.17 FEET FOR THE POINT OF BEGINNING, THENCE RUN SOUTH 48-58-47 WEST 107.86 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20 FEET, A CHORD BEARING OF NORTH 38-20-10 WEST AND A CHORD DISTANCE OF 29.86 FEET, THENCE RUN NORTHWESTERLY ALONG

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND THE CITY OF MOUNT DORA  
REGARDING TAX INCREMENT REVENUES

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THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 96-34-37 FOR A DISTANCE OF 33.71 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTLY HAVING A RADIUS OF 65 FEET, A CHORD BEARING OF NORTH 29-53-50 EAST AND A CHORD DISTANCE OF 44.35 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 39-53-23 FOR A DISTANCE OF 45.25 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 49-50-32 EAST FOR A DISTANCE OF 44.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 59 FEET, A CHORD BEARING OF NORTH 04-54-25 EAST AND A CHORD DISTANCE OF 83.34 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 89-52-15 FOR A DISTANCE OF 92.54 FEET TO THE POINT OF TANGENCY THENCE RUN NORTH 40-04-43 WEST 517.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 59 FEET A CHORD BEARING OF NORTH 85-01-43 WEST, AND A CHORD DISTANCE OF 83.44 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 90-00-00 FOR A DISTANCE OF 92.68 FEET TO THE POINT OF TANGENCY, THENCE RUN SOUTH 49-58-17 WEST 128.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45 FEET, A CHORD BEARING OF SOUTH 66-42-59 WEST AND A CHORD DISTANCE OF 25.93 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE FOR A DISTANCE OF 26.30 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 10 FEET, A CHORD BEARING OF NORTH 20-19-43 WEST AND A CHORD DISTANCE OF 19.42 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 152-25-13 FOR A DISTANCE OF 26.60 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 55-52-54 EAST 221.68 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, THENCE RUN SOUTH 40-01-43 EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 683.77 FEET, SOUTH 49-58-47 WEST 52.85 FEET TO THE POINT OF BEGINNING ORB 6310 PG 556 560 ORB 6339 PG 151 178

8. **Alternate Key: 3957322**

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 RUN NORTH 02-18-14 EAST 1854.40 FEET, THENCE NORTH 89-14-01 WEST 949.95 FEET FOR THE POINT OF BEGINNING, RUN NORTH 89-14-01 WEST 50 FEET, NORTH 00-45-59 EAST 50 FEET, SOUTH 89-14-01 EAST 50 FEET, SOUTH 00-45-59 WEST 50 FEET TO THE POINT OF BEGINNING ORB 6310 PG 556 560 ORB 6339 PG 151 178

9. **Alternate Key: 3957321**

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-39 WEST ALONG THE SOUTH LINE 2113.24 FEET, NORTH 06-12-46 EAST 44.44 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-12-46 EAST 433.13 FEET, SOUTH 89-43-39 EAST 110.53 FEET, SOUTH 05-14-16 WEST 41.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 382 FEET, A CHORD BEARING OF SOUTH 20-27-01 WEST AND A CHORD DISTANCE OF 200.47 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 30-25-31 FOR A DISTANCE OF 202.85 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 170 FEET, A CHORD BEARING OF SOUTH 12-50-25 WEST AND A CHORD DISTANCE OF 131.88 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 45-38-42 FOR A DISTANCE OF 135.43 FEET TO A POINT ON A NON-TANGENT LINE, THENCE RUN SOUTH 67-46-50 WEST 12.26 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 182 FEET, A CHORD BEARING OF SOUTH 12-43-04 EAST AND A CHORD DISTANCE OF 12.18 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 03-50-05 FOR A DISTANCE OF 12.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 55 FEET, A CHORD BEARING OF SOUTH 09-36-56 EAST AND A CHORD DISTANCE OF 9.62 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 10-02-21 FOR A DISTANCE OF 9.64 FEET TO THE POINT OF

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND THE CITY OF MOUNT DORA  
REGARDING TAX INCREMENT REVENUES

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COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF SOUTH 10-16-17 WEST AND A CHORD DISTANCE OF 12.83 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 29-44-04 FOR A DIST OF 12.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 65 FEET, A CHORD BEARING OF SOUTH 20-46-30 WEST AND A CHORD DISTANCE OF 9.89 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 08-43-39 FOR A DISTANCE OF 9.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF SOUTH 29-47-25 WEST AND A CHORD DISTANCE OF 11.57 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 26-45-29 FOR A DISTANCE OF 11.68 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 65 FEET, A CHORD BEARING OF SOUTH 53-55-28 WEST AND A CHORD DISTANCE OF 24.26 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 21-30-38 FOR A DISTANCE OF 24.40 FEET TO A POINT ON A NON-TANGENT LINE, THENCE RUN NORTH 89-53-17 EAST 16.03 FEET TO THE POINT OF BEGINNING ORB 6310 PG 556 560 ORB 6339 PG 151 178



LAKE COUNTY & MUNICIPLAITIES JOINT PLANNING AGREEMENT TO  
PRESERVE RURAL LANDS

The parties, Lake County, Astatula, Clermont, Eustis, Fruitland Park, Groveland, Howey-in-the- Hills, Lady Lake, Leesburg, Mascotte, Mineola, Montverde, Mount Dora, Tavares, and Umatilla, mutually agree as follows:

Lake County agrees not to change the zoning of any Rural or Rural Transition designated properties under its current Future Land Use Maps.

The Lake Municipalities agree not to annex any Rural or Rural Transition designated properties under Lake County's current Future Land Use Maps.



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

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**DATE:** March 3, 2026

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Adoption of **Resolution No. 2026-04**, Approving Updates to the Master Fee Schedule

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**Introduction:**

This is a request for City Council to adopt Resolution No. 2026-04, Master Fee Schedule Updates.

**Discussion:**

Resolution No. 2026-04 includes Exhibit “A,” which outlines proposed language updates to the utility rate and meter provisions within the Master Fee Schedule. Specifically, the exhibit addresses water, sewer, irrigation, reclaimed water, and stormwater fees, as well as related meter availability classifications (metered and non-metered).

The revisions clarify existing terminology and formatting associated with utility rates and meter types. These changes are strictly clerical and organizational in nature and do not modify any rates, charges, or customer billing practices.

The City maintains a Master Fee Schedule to clearly establish fees for a wide variety of services. The current schedule was adopted on December 16, 2025, through Resolution No. 2025-44.

**Budget Impact:**

There is no budget impact, as the proposed changes are limited to language updates only.

**Strategic Impact:**

Strategic Initiative 3: Strengthen and Expand Mount Dora's Infrastructure  
Strategic Initiative 4: Provide High-Quality Services

**Recommendation:**

City Council approve Resolution No. 2026-04, approving updates to the Master Fee Schedule.

**Attachment(s):**

1. Resolution 2026-04 - Master Fee Schedule
2. Exhibit A - Master Fee Schedule Update

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 - 2/17/2026

Approved - 2/17/2026

Approved - 2/17/2026

Approved - 2/23/2026

Approved - 2/23/2026

Final Approval - 2/23/2026

**RESOLUTION NO. 2026-04**

**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 AMENDMENT TO CERTAIN UTILITY RATES AND CATEGORIES; 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**, 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 December 16, 2025, under Resolution No. 2025-44; 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 and categories for utilities as 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 December 16, 2025, under Resolution 2025-44 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 Categories and Fees.** As reflected in **Exhibit “A,”** those utility categories and fees modified in red therein shall be changed and fully incorporated into the Master Fee Schedule, dated December 16, 2025, under Resolution 2025-44.

**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 March 3, 2026.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2026.

---

James Homich, Mayor

ATTEST:

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Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only.

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Patrick Brackins, City Attorney

**Exhibit “A” Revised Master Fee  
Schedule for Certain  
Utility and Fees (All Changes in Red)**

Resolution No. 2026-04

# CITY OF MOUNT DORA CITY FEE SCHEDULE

## Utility Rates

UTILITY RATES - ALL RATE CLASSES - INSIDE CITY	
Water	
Availability Per Unit ( <del>not metered</del> ) - monthly	CURRENT \$13.60
Availability Per Unit ( <del>metered</del> ) ( <u>Multi-Family</u> ) - monthly	\$9.51
0 to 8,977 ( per gallon) of Consumption	\$0.0026091
8,977 - 17,953 ( per gallon) of Consumption	\$0.0052182
17,953 - 26,930 ( per gallon) of Consumption	\$0.0078273
26,930 and up ( per gallon) of Consumption	\$0.0104365
Sewer	
Availability Per Unit ( <del>not metered</del> ) - monthly	CURRENT \$41.61
Availability Per Unit ( <del>metered</del> ) ( <u>Multi-Family</u> ) - monthly	\$29.15
All Consumption per gallon	\$0.0096767
- Residential Caps at 8,977 if no other meter	
- Commercial has no caps on consumption	
Irrigation	
Availability Per Unit ( <del>not metered</del> ) - monthly	CURRENT \$13.60
0 to 17,953 (per gallon) of Consumption	\$0.0052182
17,953 - 26,930 ( per gallon) of Consumption	\$0.0078273
26,930 and Up ( per gallon) of Consumption	\$0.0104365
Reclaimed Water	
Availability Per Unit ( <del>not metered</del> ) - monthly	CURRENT \$13.60
0 to 17,953 (per gallon) of Consumption	\$0.0007682
17,953 - 26,930 ( per gallon) of Consumption	\$0.0011451
26,930 and Up ( per gallon) of Consumption	\$0.0015220
Stormwater	
Stormwater fee - monthly	CURRENT \$18.90
UTILITY RATES - ALL RATE CLASSES - OUTSIDE CITY	
Water	
Availability Per Unit ( <del>not metered</del> ) - monthly	CURRENT \$17.00
Availability Per Unit ( <del>metered</del> ) ( <u>Multi-Family</u> ) - monthly	\$11.89
0 to 8,977 (per gallon) of Consumption	\$0.0032667
8,977 - 17,953 ( per gallon) of Consumption	\$0.0065206
17,953 - 26,930 ( per gallon) of Consumption	\$0.0097873
26,930 and up ( per gallon) of Consumption	\$0.0130413
Sewer	
Availability Per Unit ( <del>not metered</del> ) - monthly	CURRENT \$52.01
Availability Per Unit ( <del>metered</del> ) ( <u>Multi-Family</u> ) - monthly	\$36.43
All Consumption per gallon	\$0.0120958
- Residential Caps at 8,977 if no other meter	
- Commercial has no caps on consumption	
Irrigation	
Availability Per Unit ( <del>not metered</del> ) - monthly	CURRENT \$17.00
0 to 17,953 (per gallon) of Consumption	\$0.0065228
17,953 - 26,930 ( per gallon) of Consumption	\$0.0097842
26,930 and Up ( per gallon) of Consumption	\$0.0130456
Reclaimed Water	
Availability Per Unit ( <del>not metered</del> ) - monthly	CURRENT \$17.00
0 to 17,953 (per gallon) of Consumption	\$0.0009603
17,953 - 26,930 ( per gallon) of Consumption	\$0.0014314
26,930 and Up ( per gallon) of Consumption	\$0.0019025

**Note:** Strike-through constitutes deletions from existing text, underline constitutes additions.  
Multi Family defined as residential building with two or more separate units.



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

---

**DATE:** March 3, 2026

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Approval of **Resolution No. 2026-05**, Naming of the Community Resource and Recreation Center

---

**Introduction:**

This is a request for Council to approve of Resolution No. 2026-05, Naming of the Community Resource and Recreation Center.

**Discussion:**

The City broke ground for the Community Resource and Recreation Center on June 13, 2025. This project had been envisioned by Mount Dora residents for more than two decades. The facility will serve as a one-stop shop to provide residents of all ages and business owners with resources, tools, training, coaching, and mentoring to help them succeed.

The facility will house a technology lab, a basketball gymnasium, flex space (banquet hall), a commercial teaching kitchen, flex offices for resource providers, a conference room, locker rooms, restrooms, and ample parking. It will offer wellness programs, job training programs, job fairs, Small Business Development Center classes and business coaching, computer skills training classes, access to telehealth appointments via free high-speed internet, and community health fairs.

On February 10, 2026, the Northeast CRA Advisory Committee voted unanimously to recommend naming the facility in honor of Nathaniel Bell. Mr. Bell was the second African American City Councilmember to serve the City of Mount Dora. He was an educator who taught at Milner Rosenwald Academy before becoming assistant principal at Eustis Middle School. One of Mr. Bell's goals while serving on the City Council was completion of a recreation complex on Lincoln Avenue.

Mr. Bell was also passionate about affordable housing and paving streets in the Northeast community. He was elected in 1978 and served a two-year term. After his term, he continued serving the community through his Liberty Bell Bus Company. His bus transported children from the Northeast community to places they otherwise would not have had the opportunity to

attend, such as Florida A&M football games in Tallahassee. Mr. and Mrs. Bell lived across the street from the Martin Luther King Center on Florida Avenue.

Resolution No. 2021-123, approved on November 15, 2021, established the policy for naming City facilities.

#### Naming Prohibitions

1. Names currently in use will not be considered.
2. Names that are discriminatory or derogatory will not be considered.
3. Company names, corporate logos, insignias, brands, or direct advertising text shall not be used.

#### Significant or Historical People

City facilities may be named in honor of an individual. In such cases, the facility shall bear the name of the honoree. The honoree must have a significant tie to the City of Mount Dora and must have made a significant contribution to the history, progress, development, or culture of Mount Dora during his or her lifetime. The person must have been deceased for at least six (6) months and must have been a resident of the City of Mount Dora at the time the significant contributions were made. Ideally, the person should be directly associated in some way with the City facility being named.

Naming the facility in honor of Councilman Nathaniel Bell meets these criteria under the City's naming policy.

#### **Budget Impact:**

Signage for the Community Resource & Recreation Center is included in the Guaranteed Maximum Price (GMP) contract with the Construction Manager at Risk (CMAR) for this project. No additional or increased costs will be incurred as a result of this naming.

#### **Strategic Impact:**

This action supports Objective 1.4 of Goal 1 of the City's Strategic Plan: Economic Development — developing a standard brand image. It also provides an opportunity to support Objective 3.1 of Goal 3: Fiscal Resources — seeking public and private partnerships to conserve government funds and resources for priority projects.

#### **Recommendation:**

City Council to approve of Resolution No. 2026-05, Naming of the Community Resource and Recreation Center the **Nathaniel Bell Community Resource and Recreation Center**.

#### **Attachment(s):**

1. Resolution 2026-05 Bell Center (CLEAN)
2. Attachment #1 The Mount Dorans Excerpt

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 2/18/2026

Approved - 2/18/2026

Approved - 2/23/2026

Approved - 2/23/2026

Final Approval - 2/23/2026

**RESOLUTION NO. 2026-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA DECLARING THE COMMUNITY RESOURCE & RECREATION CENTER BE NAMED IN THE HONOR OF PAST CITY COUNCILMAN NATHANIEL BELL; 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.**

**WHEREAS**, The City of Mount Dora is constructing a Community Resource & Recreation Center at 1010 Lincoln Ave.; and

**WHEREAS**, this facility will be a one-stop shop to provide residents of all ages and business owners with resources, tools, training, coaching, and mentoring to help them succeed. The facility will house a technology lab, a basketball gymnasium, a flex space (banquet hall), a commercial teaching kitchen, flex offices for resource providers, a conference room, locker rooms, restrooms, and ample parking; and

**WHEREAS**, this facility will offer wellness programs, job training programs, job fairs, small business classes and business coaching, computer skills training classes, access to telehealth appointments via free high-speed internet access, free community health fairs; and

**WHEREAS**, On February 10, 2026, the Northeast CRA Advisory Committee voted unanimously to recommend naming the facility in honor of Nathaniel Bell. Mr. Bell was the second African American City Councilman to serve the City of Mount Dora. Mr. Bell was an educator who taught at the Milner Rosenwald Academy, before becoming the assistant principal at Eustis Middle School. One of Councilmen Bell's primary goals while serving on the City Council was completion of a recreation complex on Lincoln Avenue; and

**WHEREAS**, Mr. Bell was passionate about affordable housing and paving streets in the Northeast. Councilman Bell was elected in 1978 and served a two-year term. After his term, he continued to serve the community with his Liberty Bell Bus Company. His bus would take children from the Northeast community to places they would otherwise would not have had the opportunity to attend, such as Florida A&M football games in Tallahassee. Mr. & Mrs. Bell lived across the street from the Martin Luther King Center on Florida Ave.

**WHEREAS**, the City Council of the City of Mount Dora finds that the name of the new facility shall be the *Nathaniel Bell Community Resource & Recreation Center*.

**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. Facility Naming.** The new facility under construction shall, upon the effective date of this resolution, be named the *Nathaniel Bell Community Resource & Recreation Center*.

**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 of Mount Dora pertaining to the naming of the facility, 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 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. Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.

*(The rest of this page is left blank intentionally.)*

**PASSED AND ADOPTED this 3rd day of March, 2026.**

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**JAMES L. 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

# ATTACHMENT #1 THE MOUNT DORANS

## Nathaniel Bell

*Teacher, City Council Member, owner of a bus company, and a nice-to-know, friendly person, Nathaniel Bell contributed greatly to the community.*

Nathaniel Bell arrived in Mount Dora around 1954. Hired as a social studies teacher, he also devoted many hours to developing the MRA Glee Club. Traveling throughout the Central Florida area the Glee Club gained a reputation as "singers you don't want to miss." At least once during the year, they performed at the Lake Side Inn to help raise funds for the school, Milner Rosenwald Academy.

Going the extra mile for the school and its young people seemed natural for Bell, as he fell into the general practice of MRA Teachers. However, outside of the school domain, he felt a heart tug for the community's children. In a 1979 interview with the Mount Dora Topic, he said, "One of my big things is to take kids to attractions they've never seen. We'll talk about some place we want to go and if we can find enough people, we'll pile 'em into the bus and go."

The bus he referred to was one that he owned. He has always owned "an old raggedy bus of some sort" which he used to transport children to area ball games. Often, he took a bus load of children to Tallahassee or to Tampa to see the Florida A & M Rattlers play football.

## ATTACHMENT #1

### "Political Seeds Take Root"

In later years, Mr. Bell developed a business around buses, and now owns The Liberty Bell, a bus company widely known for its pleasure trips.

With that deep sense of care for the community, it was not surprising that Nathaniel Bell decided to run for City Council. He took office in 1979. Concerns that he brought before the Council included a need for street-paving and a need for improved, affordable housing. At the time, many of the side streets in East Town were unpaved.

For improved housing, Bell promoted an idea called "Homes-In-Partnership" Program. This plan granted homeowners loans under the condition that they would help build their houses. Over the next few years approximately 100 self-help houses underwent construction in East Town.

Another community goal promoted by Bell was the completion of a recreation complex on Lincoln Avenue.

While serving on City Council, Nathaniel Bell remained in his job as Assistant Principal of Eustis Middle School. He served a two-year term. Being only the second African American to serve on City Council, he felt a great sense of responsibility in speaking for East Town.

Progress churns slowly in small towns across the U.S.A., but Bell saw some results from his focused approach to issues. He attributes the successful fruition of the paving, housing, and recreation complex to the hard work of East Town citizens.

## ATTACHMENT #1

### THE MOUNT DORANS

Under other circumstances, the easy-going and very likeable Nathaniel Bell would have dismissed people's urges for him to take seat on Council. He never regarded himself as having political aspirations.

When he received the endorsement of retiring African American Councilman, Cauley Lott, he accepted the challenge in the spirit of one who has held other leadership positions. As a former classroom teacher and as an assistant principal, he had already practiced the art of proposing ideas, outlining goals, and researching underlying issues. He also knew how to exert some skill in extracting cooperation from recalcitrant players. Perhaps the critical factor in his move to politics came about because of a sense of obligation and duty.

Mr. Bell said, "Mr. Lott was retiring, and I felt I could do a pretty good job. I think I know more about the area where I live than others on the Council, and I can give more input about the problems here."

When Nathaniel Bell was elected to Council in 1978, he was 47 years old. In the years since his service, he remains active on different City committees. His daughter, Tasha, was in middle school at the time.

Mr. Bell is married to Jimmie Lee Bell, who taught at Milner Rosenwald Academy and completed her teaching career at Rosenborough Elementary School.



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

**DATE:** March 3, 2026

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Informational — Purchasing Division Report on Emergency Purchases

**Introduction:**

This is an opportunity to inform Council about emergency purchases.

**Discussion:**

Pursuant to Sections 3.4-1.I. of the City of Mount Dora Purchasing Policy adopted by City Council under Resolution No. 2021-107, information about the following emergency purchases are provided to City Council:

Description	Vendor	Amount Encumbered	Amount Spent
Donnelly St. Emergency Repair	Florida Department of Transportation		\$154,000
Thrill Hill Emergency Repairs	Cathcart Construction Company	\$91,125	0
Chautuaqua Subdivision Canal Dredge	Kimley-Horn & Associates	\$92,285	0
Chautuaqua Subdivision Stormwater Pond Repair	Kimley-Horn & Associates	\$40,733	\$16,293.20
Susazan Court (Lake Johns) Drainage Pipe Repair	Absolute Line Technologies	\$17,500	0
Potable 16" pipe relocation & expansion	Half Associates Inc	\$34,790	\$27,292.50

Reclaim 16" pipe relocation & expansion	Halff Associates Inc	\$34,790	\$27,292.50
Temporary Reclaim Pipe	Cathcart Construction Company	\$249,337	\$249,337
Public Works Building Retention Pond			0
George Court - Highlands of Mount Dora	Kimley-Horn & Associates	\$34,212	\$13,684.80
Dogwood Mountain Basin	Kimley-Horn & Associates	\$99,110	\$28,747.50
Donnelly St Underdrain	CathCart	\$189,240	0
Total:		\$883,122	\$516,647.80

**Budget Impact:**

As indicated in the attachments.

**Strategic Impact:**

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

Goal 7 – Develop new infrastructure to support sustainable growth management

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

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

Objective 8.5 – Implement Water and Wastewater maintenance programs to reduce operating costs and ensure reliable service.

Objective 8.6 – Perform NPDES-required inspections, monitoring, and repairs on the stormwater system.

These emergency purchases support the City’s commitment to maintaining critical infrastructure, protecting public safety, ensuring regulatory compliance, and preserving essential utility and stormwater systems.

**Recommendation:**

Informational only.

**Attachment(s):**

1. Temporary Reclaim - Cathcart
2. HALFF Pipe relocation - 10155643
3. HALFF Pipe relocation - 10157379
4. Chautuaqua - KIMLEY-HORN - 34617265

5. HALFF Pipe relocation - 10158862
6. George Court - Kimley Horn 33986850-1
7. George Court - KIMLEY-HORN - 34617280
8. Dogwood Mountain - KIMLEY-HORN - 34531435

Prepared by: Matthew Dodson, Budget Officer

Reviewed by:

Matthew Dodson, Budget Officer

Whitney Donovan, Purchasing Coordinator

Jennifer Gates, Finance Director

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 2/24/2026

Approved - 2/24/2026

Approved - 2/24/2026

Approved - 2/24/2026

Final Approval - 2/24/2026



# 5641 Mount Dora 16" Temp Reusemain Invoice #1

November 30th, 2025

Company	DESCRIPTION	Quantity	UNIT	MATERIALS		LABOR		SUB CONTRACT		CONTRACT		EQUIPMENT		TOTAL
				UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	COST CHANGE
<b>Subcontractor</b>														
All Florida HDD	Large Diameter Fusion (Invoice # 1121)	1.00	LS					\$ 18,500.00	\$ 18,500.00					\$ 18,500.00
All Florida HDD	18" IPS SDR 17 - 1600' (Invoice # 1121)	1.00	LS					\$ 59,574.57	\$ 59,574.57					\$ 59,574.57
All Florida HDD	Mobilization (Invoice # 1121)	1.00	LS					\$ 2,500.00	\$ 2,500.00					\$ 2,500.00
Carls Concrete Cutting	Saw cut asphlat (Invoice # 37011)	1.00	LS					\$ 1,050.00	\$ 1,050.00					\$ 1,050.00
									\$ -					\$ -
<b>Material</b>														
Ferguson Waterworks	18"x 16" MJ C153 Reducer (Invoice # 2196870)	2.00	EA	\$ 1,237.00	\$ 2,474.00									\$ 2,474.00
Ferguson Waterworks	16" MJ C153 45 Bend (Invoice # 2196870)	4.00	EA	\$ 1,354.00	\$ 5,416.00									\$ 5,416.00
Ferguson Waterworks	16" x 15" MJ C153 Long Sleeve (Invoice # 2196870)	2.00	EA	\$ 1,140.00	\$ 2,280.00									\$ 2,280.00
Ferguson Waterworks	16" PVC Wedge Restraint (Invoice # 2196870)	14.00	EA	\$ 609.00	\$ 8,526.00									\$ 8,526.00
Ferguson Waterworks	16" Sigma Bell Restraint (Invoice # 2196870)	8.00	EA	\$ 865.00	\$ 6,920.00									\$ 6,920.00
Ferguson Waterworks	42" x 20' HP DW Storm Pip (Invoice # 2196868)	40.00	LF	\$ 171.00	\$ 6,840.00									\$ 6,840.00
Ferguson Waterworks	16" DI MJ EDG REST (Invoice # 2197291)	2.00	EA	\$ 408.00	\$ 816.00									\$ 816.00
Ferguson Waterworks	Cored Manhole Brick (Invoice # 2197100)	1,040.00	EA	\$ 1.00	\$ 1,040.00									\$ 1,040.00
Ferguson Waterworks	Type 1 Portland Cement (Invoice # 2197100)	45.00	EA	\$ 16.00	\$ 720.00									\$ 720.00
Core & Main	8" MJ Reg Acc Set L/Gland (Invoice # Y184495)	1.00	EA	\$ 26.77	\$ 26.77									\$ 26.77
Fortiline Waterworks	3/4" Hose Bib No Lead (Invoice # 7176137)	2.00	EA	\$ 14.07	\$ 28.14									\$ 28.14
Fortiline Waterworks	3/4" x 520" Teflon Tape (Invoice # 7176137)	1.00	EA	\$ 2.26	\$ 2.26									\$ 2.26
Fortiline Waterworks	2" x 3/4" Galv Hex Bushing (Invoice # 7176137)	1.00	EA	\$ 10.08	\$ 10.08									\$ 10.08
Arrive Alive	Temporary Barrier Wall (Invoice # 00024067)	150.00	LF	\$ 75.00	\$ 11,250.00									\$ 11,250.00
<b>Rentals</b>														
United Rentals	Standard Portable Restroom (Invoice # 255070119-001)	2.00	EA	\$ 32.03	\$ 64.06									\$ 64.06
United Rentals	Service Restroom (Invoice # 255070119-001)	2.00	EA	\$ 128.78	\$ 257.56									\$ 257.56
United Rentals	Emergency Service Fee (Invoice # 255070119-001)	1.00	EA	\$ 400.00	\$ 400.00									\$ 400.00
United Rentals	Delivery Charge (Invoice # 255070119-001)	1.00	EA	\$ 120.00	\$ 120.00									\$ 120.00
United Rentals	Pickup Charge (Invoice # 255070119-001)	1.00	EA	\$ 120.00	\$ 120.00									\$ 120.00
United Rentals	Light Tower (Invoice # 255078263-001)	1.00	EA	\$ 614.76	\$ 614.76									\$ 614.76
United Rentals	Environmental Service Charge (Invoice # 255078263-001)	1.00	EA	\$ 12.29	\$ 12.29									\$ 12.29
United Rentals	Rental Protection (Invoice # 255078263-001)	1.00	EA	\$ 92.21	\$ 92.21									\$ 92.21
United Rentals	Standard Portable Restroom (Invoice # 255070119-002)	2.00	EA	\$ 32.03	\$ 64.06									\$ 64.06
United Rentals	Service Restroom (Invoice # 255070119-002)	2.00	EA	\$ 128.78	\$ 257.56									\$ 257.56
					\$ -									\$ -
<b>Mobilization</b>														
									\$ -					\$ -
<b>Cathcart Labor - Labor Burden 1.54</b>														
Cathcart	Justin Williams - General Superintendent	12.75	HRS					\$ 163.24	\$ 2,081.31					\$ 2,081.31

Cathcart	Justin Williams - General Superintendent (overtime)	6.00	HRS			\$ 253.02	\$ 1,518.13					\$ 1,518.13		
Cathcart	Nicholas Harper - Superintendent	28.25	HRS			\$ 74.05	\$ 2,091.91					\$ 2,091.91		
Cathcart	Nicholas Harper - Superintendent (overtime)	26.25	HRS			\$ 114.78	\$ 3,012.91					\$ 3,012.91		
Cathcart	Michael Chatburn - Transport	3.75	HRS			\$ 45.00	\$ 168.75					\$ 168.75		
Cathcart	William Anderson - Transport (overtime)	9.75	HRS			\$ 69.75	\$ 680.06					\$ 680.06		
Cathcart	Uriah Walker - Transport	1.50	HRS			\$ 45.00	\$ 67.50					\$ 67.50		
Cathcart	Uriah Walker - Transport (overtime)	12.75	HRS			\$ 69.75	\$ 889.31					\$ 889.31		
Cathcart	Antonio Rodriguez - Foreman	40.00	HRS			\$ 125.00	\$ 5,000.00					\$ 5,000.00		
Cathcart	Antonio Rodriguez - Foreman (overtime)	10.00	HRS			\$ 193.75	\$ 1,937.50					\$ 1,937.50		
Cathcart	Abraham Barajas - Operator	40.00	HRS			\$ 80.00	\$ 3,200.00					\$ 3,200.00		
Cathcart	Abraham Barajas - Operator (overtime)	11.25	HRS			\$ 124.00	\$ 1,395.00					\$ 1,395.00		
Cathcart	Jorge Gamez - Skilled Labor (overtime)	11.75	HRS			\$ 69.75	\$ 819.56					\$ 819.56		
Cathcart	Raul Gomez - Operator	12.00	HRS			\$ 80.00	\$ 960.00					\$ 960.00		
Cathcart	Raul Gomez - Operator (overtime)	18.25	HRS			\$ 124.00	\$ 2,263.00					\$ 2,263.00		
Cathcart	Ricardo Verduzco-Sanchez - Skilled Labor	40.00	HRS			\$ 45.00	\$ 1,800.00					\$ 1,800.00		
Cathcart	Ricardo Verduzco-Sanchez - Skilled Labor (overtime)	11.25	HRS			\$ 69.75	\$ 784.69					\$ 784.69		
Cathcart	Marcos Miranda - Skilled Labor	40.00	HRS			\$ 45.00	\$ 1,800.00					\$ 1,800.00		
Cathcart	Marcos Miranda - Skilled Labor (overtime)	11.25	HRS			\$ 69.75	\$ 784.69					\$ 784.69		
Cathcart	Luis Guzman - Skilled Labor (overtime)	12.25	HRS			\$ 69.75	\$ 854.44					\$ 854.44		
Cathcart	Dilan Arcaro - Skilled Labor	28.75	HRS			\$ 45.00	\$ 1,293.75					\$ 1,293.75		
Cathcart	Steven Kennedy - Operator	31.25	HRS			\$ 80.00	\$ 2,500.00					\$ 2,500.00		
Cathcart	Steven Kennedy - Operator (overtime)	12.25	HRS			\$ 124.00	\$ 1,519.00					\$ 1,519.00		
Cathcart	Oscar Aguirre - Skilled Labor	22.00	HRS			\$ 45.00	\$ 990.00					\$ 990.00		
Cathcart	Donald Hinch - Safety	5.25	HRS			\$ 45.00	\$ 236.25					\$ 236.25		
Cathcart	Conner Manning - Skilled Labor	22.00	HRS			\$ 45.00	\$ 990.00					\$ 990.00		
Cathcart	Henry Puckett - Skilled Labor	12.50	HRS			\$ 45.00	\$ 562.50					\$ 562.50		
Cathcart	Henry Puckett - Skilled Labor (overtime)	9.75	HRS			\$ 69.75	\$ 680.06					\$ 680.06		
Cathcart	Brian Wilson - Foreman	9.25	HRS			\$ 125.00	\$ 1,156.25					\$ 1,156.25		
Cathcart	Brian Wilson - Foreman (overtime)	12.50	HRS			\$ 193.75	\$ 2,421.88					\$ 2,421.88		
												\$ -		
<b>Cathcart Equipment</b>														
Cathcart Equipment	135 Size Excavator	53.00	HRS								\$ 137.00	\$ 7,261.00	\$ 7,261.00	
Cathcart Equipment	85 Size Excavator	31.00	HRS								\$ 85.00	\$ 2,635.00	\$ 2,635.00	
Cathcart Equipment	31 Skid Steer	28.00	HRS								\$ 85.00	\$ 2,380.00	\$ 2,380.00	
Cathcart Equipment	Front End Loader	53.00	HRS								\$ 137.00	\$ 7,261.00	\$ 7,261.00	
Cathcart Equipment	F-150 - General Superintendent - Justin Williams	18.75	HRS								\$ 24.00	\$ 450.00	\$ 450.00	
Cathcart Equipment	F-150 Superintendent - Nicholas Harper	54.50	HRS								\$ 24.00	\$ 1,308.00	\$ 1,308.00	
Cathcart Equipment	F-350 - Foreman - Antonio Rodriguez	50.00	HRS								\$ 38.00	\$ 1,900.00	\$ 1,900.00	
Cathcart Equipment	F-350 - Foreman - Brian Wilson	21.75	HRS								\$ 38.00	\$ 826.50	\$ 826.50	
											\$ -	\$ -	\$ -	
<b>SUB TOTALS</b>						\$ 48,351.75	\$ 44,458.45	\$ 81,624.57	\$ -	\$ 34,021.50	\$ 208,456.27			
<b>SALES TAX</b>				7.00%	\$ 3,384.62	0.00%	\$ -	0.00%	0.00%	0.00%	\$ 3,384.62			
<b>TOTAL DIRECT COSTS</b>					\$ 51,736.37	\$ 44,458.45	\$ 81,624.57	\$ -	\$ 34,021.50	\$ 211,840.89				
<b>CONTRACTOR'S MARKUP</b>				10.00%	\$ 5,173.64	10.00%	\$ 4,445.85	10.00%	\$ 8,162.46	10.00%	\$ -	10.00%	\$ 3,402.15	\$ 21,184.09
<b>SUB TOTAL WITH MARKUP</b>													\$ 233,024.98	
<b>Bond</b>											5.00%	\$ 11,651.25		
<b>Insurance</b>											2.00%	\$ 4,660.50		
<b>Total =</b>												\$ 249,337.00		



All Florida HDD LLC  
 4215 SW High Meadows Ave  
 Palm city, FL 34990

# Invoice

Date	Invoice #
11/4/2025	1121

Bill To
Cathcart Construction Company 1056 Willa Springs Drive Winter Springs, FL 32708 United States

Customer Job #	Terms	Due Date	Project
	Net 30	12/4/2025	#25118 Emerg. 18" Fusion...

*Entered on invoice*

Item Code	Description	Quantity	Price Each	Amount
Large Diameter F...	Large Diameter Fusion 1600' with Mj's	1	18,500.00	18,500.00
SDR 17	18" IPS SDR 17 1600'	1	59,574.57	59,574.57
Mobilization	Mobilization	1	2,500.00	2,500.00

Thank you for your business.	<b>Total</b>	\$80,574.57
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**CARL'S CONCRETE CUTTING & DRILLING INC.**

4975 E Irlo Bronson Memorial Hwy  
Saint Cloud, FL 34771-8724 US  
carlscdd@yahoo.com

# INVOICE

**BILL TO**

CATHCART CONSTRUCTION  
COMPANY-FL., LLC  
1056 WILLA SPRINGS DRIVE  
WINTER SPRINGS, FL 32708

**INVOICE #** 37011

**DATE** 11/04/2025

**DUE DATE** 12/04/2025

**TERMS** 30 DAYS

*Entered on invoice*

**P.O. # / JOB # / JOB NAME PO#**  
**PO 5641 MT DORA ASPHALT**  
**TRAIL**

**OPERATOR**  
**MAURICE & DARREN**

**JOB ADDRESS**  
**DONNELLY STREET- MT DORA**

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Slab-Sawing	THIRTY FEET OF SIX INCH DEEP ASPHALT SLAB CUT IN ONE AREA 588 FEET OF TEN INCH DEEP ASPHALT & LIMEROCK CUT IN ANOTHER AREA	1,050.00

PLEASE PAY BY CHECK

BALANCE DUE

**\$1,050.00**

**CARL'S CONCRETE CUTTING & DRILLING, INC.**

4975 E. Irlo Bronson Memorial Hwy.  
St. Cloud, FL 34771

Office 407-344-9889 • FAX 407-344-9887

JOB DATE 11-5-25

JOB NAME Donnelly

JOB NUMBER \_\_\_\_\_

JOB ADDRESS Donnelly St.  
MT. DORA

OPERATOR Mo & Darren

BILL TO CATHCART

QUANTITY		DESCRIPTION
30 <sup>#</sup>	1	6" Asphalt slab sawed
	2	
588 <sup>'</sup>	3	10" Asphalt + limestone
	4	
	5	
	6	2 SEPERATE AREAS

The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home office of the seller. All quotations and agreements are contingent upon strikes, accidents, fires and availability of materials and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the seller before final acceptance. Further, we assume no responsibility for damage caused by cutting buried pipe, conduit, voids, wood and steel beams.

TIME 11:15 TO 2:30

P. O. NO. \_\_\_\_\_

ACKNOWLEDGED BY 

COMPANY \_\_\_\_\_

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2196870	\$27,202.96	69654	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN  
 MAKING PAYMENT AND REMIT TO:**

FEL-ORLANDO WATERWORKS #126  
 PO BOX 100286  
 ATLANTA, GA 30384-0286

Please contact with Questions: 407-859-7473

**MASTER ACCOUNT NUMBER: 728336**

**SHIP TO:**

CATHCART CONSTR CO-FL LLC  
 1056 WILLA SPRINGS DRIVE  
 MT DORE EMERGENCY FIX  
 WINTER SPRINGS, FL 32708

CATHCART CONSTRUCTION CO  
 2800 N DONNELLY ST  
 MOUNT DORA, FL 32757

*Entered on invoice*

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
126	126	FL2SEM	5641 18X16 FIX	KTM	MT DORE EMERGENCY FIX	11/04/25	IO 117509

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
2		2 MJRLA1816	18X16 MJ C153 RED L/A	1237.000	EA	2474.00
4		4 MJ4LA16	16 MJ C153 45 BEND L/A	1354.000	EA	5416.00
2		2 MJLSLA16	16X15 MJ C153 LONG SLV L/A	1140.000	EA	2280.00
14		14 SSLCE16AP	16 PVC WDG REST *ONELOK W/A	609.000	EA	8526.00
8		8 SPWPC16	16 SIGMA BELL REST F/ C900 *PVLOK	865.000	EA	6920.00
<b>INVOICE SUB-TOTAL</b>						<b>25616.00</b>
				<b>TAX</b>	Seminole	<b>1586.96</b>

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH \*NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

**Due to the Thanksgiving holiday on Thursday, November 27th, please ensure all payments are submitted by Monday, November 24<sup>th</sup>.**

<b>TERMS:</b> NET 10TH PROX	<b>ORIGINAL INVOICE</b>	<b>TOTAL DUE</b>	<b>\$27,202.96</b>
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

**FERGUSON**  
**WATERWORKS**  
 801 THORPE ROAD  
 ORLANDO, FL 32824-8016

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2196868	\$7,275.40	69654	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN  
 MAKING PAYMENT AND REMIT TO:**

FEL-ORLANDO WATERWORKS #126  
 PO BOX 100286  
 ATLANTA, GA 30384-0286

Please contact with Questions: 407-859-7473

**MASTER ACCOUNT NUMBER: 728336**

**SHIP TO:**

CATHCART CONSTR CO-FL LLC  
 1056 WILLA SPRINGS DRIVE  
 MT DORE EMERGENCY FIX  
 WINTER SPRINGS, FL 32708

COUNTER PICK UP  
 801 THORPE ROAD  
 ORLANDO, FL 32824-8016

*Entered on invoice*

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
126	126	FL2ORA	5641 - 42" HP REPAIR	KTM	MT DORE EMERGENCY FIX	11/03/25	IO 117500

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
40	40	A426500201BPL	42X20 HP DW STORM SLD PL PIPE	171.000	FT	6840.00
			INVOICE SUB-TOTAL			6840.00
			TAX	Orange		435.40

\*\*\*\*\*  
 LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH "NP" IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

**Due to the Thanksgiving holiday on Thursday, November 27th, please ensure all payments are submitted by Monday, November 24<sup>th</sup>.**

<b>TERMS: NET 10TH PROX</b>	<b>ORIGINAL INVOICE</b>	<b>TOTAL DUE</b>	<b>\$7,275.40</b>
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

**FERGUSON**  
**WATERWORKS**  
 801 THORPE ROAD  
 ORLANDO, FL 32824-8016

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2197291	\$869.04	69654	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN  
 MAKING PAYMENT AND REMIT TO:**

FEL-ORLANDO WATERWORKS #126  
 PO BOX 100286  
 ATLANTA, GA 30384-0286

**MASTER ACCOUNT NUMBER: 728336**

**SHIP TO:**

Please contact with Questions: 407-859-7473

CATHCART CONSTR CO-FL LLC  
 1056 WILLA SPRINGS DRIVE  
 MT DORE EMERGENCY FIX  
 WINTER SPRINGS, FL 32708

COUNTER PICK UP  
 801 THORPE ROAD  
 ORLANDO, FL 32824-8016

*Entered on invoice*

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
126	126	FL2ORA	5641 - 16" MEGALUGS	KTM	5641 MT DORA EMERGEN	11/04/25	IO 117509

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
2	2	SSLDE16	16 DI MJ WDG REST GLND *ONELOK	408.000	EA	816.00
			INVOICE SUB-TOTAL			816.00
			TAX	Orange		53.04

\*\*\*\*\*  
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<b>TERMS: NET 10TH PROX</b>	<b>ORIGINAL INVOICE</b>	<b>TOTAL DUE</b>	<b>\$869.04</b>
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**WATERWORKS**

1470 BOBBY LEE POINT  
SANFORD, FL 32771-8077

Please contact with Questions: 407-859-7473

CATHCART CONSTR CO-FL LLC  
1056 WILLA SPRINGS DRIVE  
MT DORE EMERGENCY FIX  
WINTER SPRINGS, FL 32708

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2197100	\$1,883.20	69654	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN MAKING PAYMENT AND REMIT TO:**

FEL-SANFORD WATERWORKS #1113  
PO BOX 100286  
ATLANTA, GA 30384-0286

**MASTER ACCOUNT NUMBER: 728336**

**SHIP TO:**

CATHCART CONSTRUCTION CO  
SIMS PL & PALMETTO ST  
EUSTIS, FL 32726

*Entered on invoice*

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
1113	1113	FL2SEM	B&P	KTM	MT DORE EMERGENCY FIX	11/05/25	IO 117521

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
1040	1040	FS11111	CORED M/HOLE BRIC	1.000	EA	1040.00
45	45	TILPC	TYPE 1L PLND CMNT 94 LB BAG *X	16.000	EA	720.00
<b>INVOICE SUB-TOTAL</b>						<b>1760.00</b>
<b>TAX</b>						<b>123.20</b>
Seminole						

\*\*\*\*\*  
LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH \*NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

**Due to the Thanksgiving holiday on Thursday, November 27th, please ensure all payments are submitted by Monday, November 24<sup>th</sup>.**

<b>TERMS:</b> NET 10TH PROX	<b>ORIGINAL INVOICE</b>	<b>TOTAL DUE</b>	<b>\$1,883.20</b>
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.



# INVOICE

INVOICE NUMBER: 7176137  
 BILL OF LADING:  
 INVOICE DATE: 12/04/25  
 DUE DATE: 1/02/26

15850 Dallas Pkwy  
 Dallas, TX 75248  
 Payment Inquiries 704-788-9800

**Please Remit Payment To:**

Fortiline, Inc  
 PO Box 744053  
 Atlanta, GA 30374-4053  
 Federal Tax ID# 57-0819190

**Warehouse:**

FORTILINE KISSIMMEE  
 731 DUNCAN AVENUE  
 KISSIMMEE, FL 34744  
 Telephone: 321-250-3199

SOLD TO

SHIP TO

Customer Pickup

CATHCART CONSTRUCTION COMPANY  
 2564 CONNECTION POINT  
 OVIEDO, FL  
 32765

*Entered on invoice*

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS		
067		7176137	Pickup	223427	NET 30 DAYS		
PO NO	JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE		
5641	SHOP	SHOP	MJF	1/02/26	12/02/25		
PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
34HBNL	3/4" HOSE BIBB NO LEAD	EA	2	2	0	14.0700	28.14
34520TT	3/4X520" TEFLON TAPE	EA	1	1	0	2.2600	2.26
234GHB	2"X3/4" GALV HEX BUSHING	EA	1	1	0	10.0800	10.08



FORTILINE offers online payments and access to invoice copies for your convenience at <http://Fortiline.Billtrust.com>.

REGISTER TO ACCESS YOUR ONLINE ACCOUNT AT <http://FORTILINE.BILLTRUST.COM>

*Online Payments, View, and Download Invoices and Statements.*

AMOUNT DUE	\$40.48
TAX	\$3.03
FREIGHT	\$0.00
OTHER	\$0.00
<b>TOTAL DUE</b>	<b>\$43.51</b>

NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. AUTHORIZED RETURNS ARE SUBJECT TO RESTOCKING FEES. SPECIAL ORDER ITEMS ARE NOT RETURNABLE. ALL CLAIMS MUST BE FILED WITH THE CARRIER.

For TERMS and CONDITIONS of sale, please visit <http://www.fortiline.com>



**Arrive Alive Traffic Control**

507 Marvin C. Zanders Avenue  
 Apopka, FL 32703  
 407-578-5431

**E-INVOICE**

Invoice Date	Invoice No.
11/30/2025	00024067

Terms: Net 30

**Cathcart Construction Company**

Claudia Bosquez  
 1056 Willa Springs Dr  
 Winter Springs, FL 32708

**Job ID: 003349**

City of Mount Dora Low Pro  
 City of Mount Dora  
 Mt. Dora, FL

*Entered on invoice*

Customer	Customer Job No.	Customer P.O. No.	Period Covered		Foreman Name / Phone#			
CCC001			2/11/2025 - 11/30/2025					
Date	Description		From - To	Qty	Days	Total Qty	Price	Total
11/24/25	----- SALES / ONE-TIME CHARGES ----- TEMPORARY BARRIER- Low Profile - SALE *			150		150	\$75.00	\$11,250.00

Note: The \* indicates taxable items.

**We accept all major credit cards as payment. Please note there is a 3.5% convenience fee at the time of processing.**

<b>EQUIPMENT RENTAL TOTAL</b>	\$0.00
<b>SALES/ONE-TIME CHARGES</b>	\$11,250.00
<b>LABOR TOTAL</b>	\$0.00
<b>SUBTOTAL</b>	<u>\$11,250.00</u>
<b>SALES TAX (7%)</b>	\$787.50
<b>TOTAL CHARGES</b>	\$12,037.50
<b>PLEASE PAY THIS AMOUNT</b>	\$12,037.50

\*\*\* Job Not Complete \*\*\*



**Job Site** CATHCART  
 N DONNELLY ST  
 MOUNT DORA FL 32757  
**Office:** 407-629-2900 **Job:** 407-629-2900

**Customer #** : 3037531  
**Invoice Date** : 11/04/25  
**Date Out** : 11/01/25 05:00 PM  
**Billed Through** : 11/29/25 00:00  
**UR Job Loc** : N DONNELLY ST, MOUNT  
**UR Job #** : 873  
**Customer Job ID:**  
**P.O. #** : 5641  
**Requested By** : NICK HARPER  
**Approved By** : JUSTIN WILLIAMS  
**Salesperson** : CRAIG LIEBER

**Invoice Amount: \$1,012.13**

Terms: Net 30 Days  
 Payment options: Contact our credit office 704-916-4856  
**REMIT TO:** UNITED RENTALS (NORTH AMERICA), INC.  
 PO BOX 100711  
 ATLANTA GA 30384-0711

*Entered on invoice*

RENTAL ITEMS:							
Qty	Equipment	Description	Minimum	Day	Week	4 Week	Amount
2	600/2410	STANDARD PORTABLE RESTROOM	32.03	32.03	32.03	32.03	64.06
2	075/2070	SERVICE - RESTROOM 1X WEEKLY	128.78	128.78	128.78	128.78	257.56
Rental Subtotal:							321.62
SALES/MISCELLANEOUS ITEMS:							
Qty	Item		Price		Unit of Measure		Extended Amt.
1	EMERGENCY SERVICE FEE \$400 OPEN BRANCH FEE WEEKEND	[EMERGENCY/MCI]	400.000		EACH		400.00
1	DELIVERY RENTAL CONTRACT	[DELIVERY/MCI]	120.000		EACH		120.00
1	PICKUP ON RENTAL CONTRACT	[PICKUP/MCI]	120.000		EACH		120.00
Sales/Misc Subtotal:							640.00
Agreement Subtotal:							961.62
Tax:							50.51
Total:							1,012.13

COMMENTS/NOTES:

ONSITE CONTACT: NICK HARPER  
 CELL#: 321-318-4999

Billing period: 28 Days From 11/01/25 05:00 PM Thru 11/29/25 05:00 PM

CONTINUED

Effective February 1, 2024 and where permitted by law, United Rentals may impose a surcharge of 2.0% for credit card payments on charge accounts. This surcharge is not greater than our merchant discount rate for credit card transactions and is subject to sales tax.

NOTICE: This invoice is subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT IS BEING PROVIDED TO YOU UPON REQUEST.



# 255070119-001

Job Site

CATHCART  
 N DONNELLY ST  
 MOUNT DORA FL 32757

Office: 407-629-2900 Job: 407-629-2900

CATHCART CONSTRUCTION CO-FL  
 1056 WILLA SPRINGS DR  
 WINTER SPGS FL 32708-5214

Customer # : 3037531  
 Invoice Date : 11/04/25  
 Date Out : 11/01/25 05:00 PM  
 Billed Through : 11/29/25 00:00  
 UR Job Loc : N DONNELLY ST, MOUNT  
 UR Job # : 873  
 Customer Job ID:  
 P.O. # : 5641  
 Requested By : NICK HARPER  
 Approved By : JUSTIN WILLIAMS  
 Salesperson : CRAIG LIEBER

**Invoice Amount: \$1,012.13**

Terms: Net 30 Days  
 Payment options: Contact our credit office 704-916-4856  
 REMIT TO: UNITED RENTALS (NORTH AMERICA), INC.  
 PO BOX 100711  
 ATLANTA GA 30384-0711

Customer Accounting Page

Start Dt	End Date	Percent	Pre-Tax	Tax	Total
11/01/25	11/29/25	100	961.62	50.51	1012.13

Description	Code
JOB NUMBER	5641

\*\*\*\*\*



BRANCH CBA  
260 HICKMAN DR  
SANFORD FL 32771-6916  
407-320-9990

# 255078263-001

**Job Site** | CATHCART  
N DONNELLY ST  
MOUNT DORA FL 32757  
**Office:** 407-629-2900 **Job:** 407-629-2900

**Customer #** : 3037531  
**Invoice Date** : 11/18/25  
**Date Out** : 11/03/25 11:30 AM  
**Billed Through** : 12/01/25 00:00  
**UR Job Loc** : N DONNELLY ST, MOUNT  
**UR Job #** : 873  
**Customer Job ID:**  
**P.O. #** : 5641  
**Requested By** : NICK HARPER  
**Approved By** : NICK ORTHEY  
**Salesperson** : ROBERT LUCERO

**Invoice Amount: \$769.60**

Terms: Net 30 Days  
Payment options: Contact our credit office 704-916-4856  
**REMIT TO:** UNITED RENTALS (NORTH AMERICA),INC.  
PO BOX 100711  
ATLANTA GA 30384-0711

CATHCART CONSTRUCTION CO-FL  
1056 WILLA SPRINGS DR  
WINTER SPGS FL 32708-5214

*Entered on invoice*

RENTAL ITEMS:							
Qty	Equipment	Description	Minimum	Day	Week	4 Week	Amount
1	10676341	LIGHT TOWER, 4-7KW VERT MAST Make: ALLMAND BR Model: NIGHT-LITE PRO Serial: 39-000749 Meter out: 4494.30 Meter in: .00		109.62	276.74	614.76	614.76
						Rental Subtotal:	614.76
SALES/MISCELLANEOUS ITEMS:							
Qty	Item		Price	Unit of Measure	Extended Amt.		
1	ENVIRONMENTAL SERVICE CHARGE	[ENV/MCI]	12.290	EACH	12.29		
						Sales/Misc Subtotal:	12.29
						Agreement Subtotal:	627.05
						Rental Protection:	92.21
						Tax:	50.34
						Total:	769.60

**COMMENTS/NOTES:**

ONSITE CONTACT: NICK HARPER  
CELL#: 321-318-4999

Billing period: 28 Days From 11/03/25 11:30 AM Thru 12/01/25 11:30 AM

CONTINUED

Effective February 1, 2024 and where permitted by law, United Rentals may impose a surcharge of 2.0% for credit card payments on charge accounts. This surcharge is not greater than our merchant discount rate for credit card transactions and is subject to sales tax.

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BRANCH OBA  
260 HICKMAN DR  
SANFORD FL 32771-6916  
407-320-9990

# 255078263-001

Job Site

CATHCART  
N DONNELLY ST  
MOUNT DORA FL 32757

Office: 407-629-2900 Job: 407-629-2900

CATHCART CONSTRUCTION CO-FL  
1056 WILLA SPRINGS DR  
WINTER SPGS FL 32708-5214

Customer # : 3037531  
Invoice Date : 11/18/25  
Date Out : 11/03/25 11:30 AM  
Billed Through : 12/01/25 00:00  
UR Job Loc : N DONNELLY ST, MOUNT  
UR Job # : 873  
Customer Job ID:  
P.O. # : 5641  
Requested By : NICK HARPER  
Approved By : NICK ORTHEY  
Salesperson : ROBERT LUCERO

**Invoice Amount: \$769.60**

Terms: Net 30 Days  
Payment options: Contact our credit office 704-916-4856  
REMIT TO: UNITED RENTALS (NORTH AMERICA), INC.  
PO BOX 100711  
ATLANTA GA 30384-0711

Customer Accounting Page

Start Dt	End Date	Percent	Pre-Tax	Tax	Total
11/03/25	12/01/25	100	719.26	50.34	769.60

Description	Code
JOB NUMBER	5641

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# 255070119-002

Job Site

CATHCART  
 N DONNELLY ST  
 MOUNT DORA FL 32757

Office: 407-629-2900 Job: 407-629-2900

Customer # : 3037531  
 Invoice Date : 11/30/25  
 Date Out : 11/01/25 05:00 PM  
 Billed Through : 12/27/25 00:00  
 UR Job Loc : N DONNELLY ST, MOUNT  
 UR Job # : 873  
 Customer Job ID:  
 P.O. # : 5641  
 Requested By : NICK HARPER  
 Approved By : JUSTIN WILLIAMS  
 Salesperson : CRAIG LIEBER

CATHCART CONSTRUCTION CO-FL  
 1056 WILLA SPRINGS DR  
 WINTER SPGS FL 32708-5214

**Invoice Amount: \$344.13**

Terms: Net 30 Days  
 Payment options: Contact our credit office 704-916-4856  
**REMIT TO:** UNITED RENTALS (NORTH AMERICA),INC.  
 PO BOX 100711  
 ATLANTA GA 30384-0711

*Entered on invoice*

RENTAL ITEMS:							
Qty	Equipment	Description	Minimum	Day	Week	4 Week	Amount
2	600/2410	STANDARD PORTABLE RESTROOM	32.03	32.03	32.03	32.03	64.06
2	075/2070	SERVICE - RESTROOM 1X WEEKLY	128.78	128.78	128.78	128.78	257.56
						Rental Subtotal:	321.62
						Agreement Subtotal:	321.62
						Tax:	22.51
						Total:	344.13

COMMENTS/NOTES:

ONSITE CONTACT: NICK HARPER  
 CELL#: 321-318-4999

Billing period: 28 Days From 11/29/25 05:00 PM Thru 12/27/25 05:00 PM

CONTINUED

Effective February 1, 2024 and where permitted by law, United Rentals may impose a surcharge of 2.0% for credit card payments on charge accounts. This surcharge is not greater than our merchant discount rate for credit card transactions and is subject to sales tax.

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# 255070119-002

Job Site

CATHCART  
 N DONNELLY ST  
 MOUNT DORA FL 32757

Office: 407-629-2900 Job: 407-629-2900

CATHCART CONSTRUCTION CO-FL  
 1056 WILLA SPRINGS DR  
 WINTER SPGS FL 32708-5214

Customer # : 3037531  
 Invoice Date : 11/30/25  
 Date Out : 11/01/25 05:00 PM  
 Billed Through : 12/27/25 00:00  
 UR Job Loc : N DONNELLY ST, MOUNT  
 UR Job # : 873  
 Customer Job ID:  
 P.O. # : 5641  
 Requested By : NICK HARPER  
 Approved By : JUSTIN WILLIAMS  
 Salesperson : CRAIG LIEBER

**Invoice Amount: \$344.13**

Terms: Net 30 Days  
 Payment options: Contact our credit office 704-916-4856  
 REMIT TO: UNITED RENTALS (NORTH AMERICA),INC.  
 PO BOX 100711  
 ATLANTA GA 30384-0711

Customer Accounting Page

Start Dt	End Date	Percent	Pre-Tax	Tax	Total
11/29/25	12/27/25	100	321.62	22.51	344.13

Description	Code
JOB NUMBER	5641

\*\*\*\*\*



City of Mount Dora  
 Attn: Accounts Payable  
 510 N. Baker Street  
 Mount Dora FL 32757

Invoice Date: 12/04/2025  
 Invoice: 10155643  
 Project: 057806.019

Contract #: 24-GS-013

Attention: Accounts Payable, [accountspayable@cityofmountdora.com](mailto:accountspayable@cityofmountdora.com)  
 Project Name: Mount Dora/Donnelly St. WM and RM Emergency Replacement

For Professional Services Rendered through: November 23, 2025

Lump Sum	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000100 - Utility Engineering Design	43,440.00	50.00	21,720.00	0.00	21,720.00
000200 - Utility Permitting	5,040.00	60.00	3,024.00	0.00	3,024.00
000300 - Bidding Services	5,440.00	0.00	0.00	0.00	0.00
000400 - Project Administration	1,000.00	38.00	380.00	0.00	380.00
000500 - Construction Administration	14,160.00	0.00	0.00	0.00	0.00
<b>Total Lump Sum Services:</b>	<b>69,080.00</b>	<b>36.37</b>	<b>25,124.00</b>	<b>0.00</b>	<b>25,124.00</b>

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000999 - Reimbursables	500.00	0.00	0.00	0.00	0.00
<b>Total Hourly Not To Exceed Services:</b>	<b>500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Remaining Fee: 44,456.00

Total Earned to Date: 25,124.00  
 Less Previous Billed: 0.00  
**Amount Due this Invoice: 25,124.00**

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
 Reference Project 057806.019 and Invoice 10155643

Half Associates, Inc.  
P.O. Box 4897, Dept 331  
Houston, TX 77210  
Richardson, TX 75082

Accounts Payable  
City of Mount Dora  
Attn: Accounts Payable  
510 N. Baker Street  
Mount Dora, FL 32757

December 04, 2025  
Project No: 057806.019  
Invoice No: 10155643  
Invoice Total: \$25,124.00  
Contract #: 24-GS-013

057806.019 Mount Dora/Donnelly St. WM and RM Emergency Replacement

**Professional Services thru November 23, 2025**

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Phase 000000 Lump Sum Phases  
**Fee**

Billing Phase	Fee	Percent Comp	Earned To-Date	Previous Amount	Current Amount
000100 - Utility Engineering Design	43,440.00	50.00	21,720.00	0.00	21,720.00
000200 - Utility Permitting	5,040.00	60.00	3,024.00	0.00	3,024.00
000300 - Bidding Services	5,440.00	0.00	0.00	0.00	0.00
000400 - Project Administration	1,000.00	38.00	380.00	0.00	380.00
000500 - Construction Administration	14,160.00	0.00	0.00	0.00	0.00
Total Fee	69,080.00		25,124.00	0.00	25,124.00
	<b>Total Fee</b>				<b>25,124.00</b>
			<b>Total this Invoice</b>		<b>\$25,124.00</b>



City of Mount Dora  
 Attn: Accounts Payable  
 510 N. Baker Street  
 Mount Dora FL 32757

Invoice Date: 01/05/2026  
 Invoice: 10157379  
 Project: 057806.019

Contract #: 24-GS-013

Attention: Accounts Payable, [accountspayable@mountdora.gov](mailto:accountspayable@mountdora.gov)  
 Project Name: Mount Dora/Donnelly St. WM and RM Emergency Replacement

For Professional Services Rendered through: December 21, 2025

Lump Sum	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000100 - Utility Engineering Design	43,440.00	100.00	43,440.00	21,720.00	21,720.00
000200 - Utility Permitting	5,040.00	100.00	5,040.00	3,024.00	2,016.00
000300 - Bidding Services	5,440.00	0.00	0.00	0.00	0.00
000400 - Project Administration	1,000.00	38.00	380.00	380.00	0.00
000500 - Construction Administration	14,160.00	0.00	0.00	0.00	0.00
<b>Total Lump Sum Services:</b>	<b>69,080.00</b>	<b>70.73</b>	<b>48,860.00</b>	<b>25,124.00</b>	<b>23,736.00</b>

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000999 - Reimbursables	500.00	0.00	0.00	0.00	0.00
<b>Total Hourly Not To Exceed Services:</b>	<b>500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Remaining Fee: 20,720.00

Total Earned to Date: 48,860.00  
 Less Previous Billed: 25,124.00  
**Amount Due this Invoice: 23,736.00**

Outstanding Invoices:

Number	Date	Balance
10155643	12/04/2025	25,124.00
<b>Total</b>		<b>25,124.00</b>

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
 Reference Project 057806.019 and Invoice 10157379

<p><b>Please remit payment electronically to:</b></p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC.          Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104          Account Number: 2073089159554          ABA#: 121000248          Please send remittance information to: payments@kimley-horn.com</p>	<p><b>If paying by check, please remit to:</b></p> <p>KIMLEY-HORN AND ASSOCIATES, INC.          P.O. BOX 932520          ATLANTA, GA 31193-2520</p>
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CITY OF MOUNT DORA, FL  
 ATTN: ACCOUNTS PAYABLE  
 510 N. BAKER ST.  
 MT DORA, FL 32757

Federal Tax Id: 56-0885615  
 For Services Rendered through Dec 31, 2025

**Invoice Amount: \$10,183.25**

Invoice No: 34617265  
 Invoice Date: Dec 31, 2025  
 Project No: 148969019.1  
 Project Name: MT. DORA POST STORM RECON  
 Project Manager: GALLO, VICTOR  
 Client Reference: RFQ #24-GS-013  
 24-GS-013 GROUP A

**LUMP SUM**

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
PO#26-01957 - TASK 2 - CHAUTAUQUA DRIVE	40,733.00	40.00%	16,293.20	6,109.95	10,183.25
<b>Subtotal</b>	<b>40,733.00</b>	<b>40.00%</b>	<b>16,293.20</b>	<b>6,109.95</b>	<b>10,183.25</b>
<b>Total LUMP SUM</b>					<b>10,183.25</b>

**Total Invoice: \$10,183.25**



City of Mount Dora  
 Attn: Accounts Payable  
 510 N. Baker Street  
 Mount Dora FL 32757

Invoice Date: 01/29/2026  
 Invoice: 10158862  
 Project: 057806.019

Contract #: 24-GS-013

Attention: Accounts Payable, [accountspayable@mountdora.gov](mailto:accountspayable@mountdora.gov)  
 Project Name: Mount Dora/Donnelly St. WM and RM Emergency Replacement

For Professional Services Rendered through: January 25, 2026

Lump Sum	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000100 - Utility Engineering Design	43,440.00	100.00	43,440.00	43,440.00	0.00
000200 - Utility Permitting	5,040.00	100.00	5,040.00	5,040.00	0.00
000300 - Bidding Services	5,440.00	41.36	2,250.00	0.00	2,250.00
000400 - Project Administration	1,000.00	57.00	570.00	380.00	190.00
000500 - Construction Administration	14,160.00	23.20	3,285.00	0.00	3,285.00
<b>Total Lump Sum Services:</b>	<b>69,080.00</b>	<b>79.02</b>	<b>54,585.00</b>	<b>48,860.00</b>	<b>5,725.00</b>

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000999 - Reimbursables	500.00	0.00	0.00	0.00	0.00
<b>Total Hourly Not To Exceed Services:</b>	<b>500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Remaining Fee: 14,995.00

Total Earned to Date: 54,585.00  
 Less Previous Billed: 48,860.00  
**Amount Due this Invoice: 5,725.00**

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210

Reference Project 057806.019 and Invoice 10158862

<p><b>Please remit payment electronically to:</b></p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC.          Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104          Account Number: 2073089159554          ABA#: 121000248          Please send remittance information to: payments@kimley-horn.com</p>	<p><b>If paying by check, please remit to:</b></p> <p>KIMLEY-HORN AND ASSOCIATES, INC.          P.O. BOX 932520          ATLANTA, GA 31193-2520</p>
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CITY OF MOUNT DORA, FL  
 ATTN: ACCOUNTS PAYABLE  
 510 N. BAKER ST.  
 MT DORA, FL 32757

Federal Tax Id: 56-0885615  
 For Services Rendered through Nov 30, 2025

**Invoice Amount: \$3,421.20**

Invoice No: 33986850-1  
 Invoice Date: Nov 30, 2025

Project No: 148969019.1  
 Project Name: MT. DORA POST STORM RECON  
 Project Manager: GALLO, VICTOR

Client Reference: RFQ #24-GS-013  
 24-GS-013 GROUP A

**LUMP SUM**

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
PO#26-01956 - TASK 1 - GEORGE COURT	34,212.00	10.00%	3,421.20	0.00	3,421.20
<b>Subtotal</b>	<b>34,212.00</b>	<b>10.00%</b>	<b>3,421.20</b>	<b>0.00</b>	<b>3,421.20</b>
<b>Total LUMP SUM</b>					<b>3,421.20</b>

**Total Invoice: \$3,421.20**

<p><b>Please remit payment electronically to:</b></p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC.          Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104          Account Number: 2073089159554          ABA#: 121000248          Please send remittance information to: payments@kimley-horn.com</p>	<p><b>If paying by check, please remit to:</b></p> <p>KIMLEY-HORN AND ASSOCIATES, INC.          P.O. BOX 932520          ATLANTA, GA 31193-2520</p>
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CITY OF MOUNT DORA, FL  
 ATTN: ACCOUNTS PAYABLE  
 510 N. BAKER ST.  
 MT DORA, FL 32757

Federal Tax Id: 56-0885615  
 For Services Rendered through Dec 31, 2025

**Invoice Amount: \$10,263.60**

Invoice No: 34617280  
 Invoice Date: Dec 31, 2025  
 Project No: 148969019.1  
 Project Name: MT. DORA POST STORM RECON  
 Project Manager: GALLO, VICTOR  
 Client Reference: RFQ #24-GS-013  
 24-GS-013 GROUP A

**LUMP SUM**

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
PO#26-01956 - TASK 1 - GEORGE COURT	34,212.00	40.00%	13,684.80	3,421.20	10,263.60
<b>Subtotal</b>	<b>34,212.00</b>	<b>40.00%</b>	<b>13,684.80</b>	<b>3,421.20</b>	<b>10,263.60</b>
<b>Total LUMP SUM</b>					<b>10,263.60</b>

**Total Invoice: \$10,263.60**

<p><b>Please remit payment electronically to:</b></p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC.          Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104          Account Number: 2073089159554          ABA#: 121000248          Please send remittance information to: payments@kimley-horn.com</p>	<p><b>If paying by check, please remit to:</b></p> <p>KIMLEY-HORN AND ASSOCIATES, INC.          P.O. BOX 932520          ATLANTA, GA 31193-2520</p>
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CITY OF MOUNT DORA, FL  
 ATTN: GEORGE MAREK  
 510 N BAKER ST  
 MT DORA, FL 32757

Federal Tax Id: 56-0885615  
 For Services Rendered through Dec 31, 2025

**Invoice Amount: \$28,747.50**

Invoice No: 34531435  
 Invoice Date: Dec 31, 2025

Project No: 148969020.1  
 Project Name: DOGWOOD MOUNT BASIN STDY  
 Project Manager: GALLO, VICTOR

Client Reference: RFQ #24-GS-013  
 PO #26-01909

**LUMP SUM**

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 1 - PROJECT COORDINATION	3,360.00	100.00%	3,360.00	0.00	3,360.00
TASK 2 - DRAINAGE ANALYSIS	9,575.00	100.00%	9,575.00	0.00	9,575.00
TASK 3 - FIELD INSPECTION	7,450.00	100.00%	7,450.00	0.00	7,450.00
TASK 4 - TECHNICAL MEMORANDUM	16,725.00	50.00%	8,362.50	0.00	8,362.50
TASK 5 - GRANT FUNDING	62,000.00	0.00%	0.00	0.00	0.00
<b>Subtotal</b>	<b>99,110.00</b>	<b>29.01%</b>	<b>28,747.50</b>	<b>0.00</b>	<b>28,747.50</b>
<b>Total LUMP SUM</b>					<b>28,747.50</b>

**Total Invoice: \$28,747.50**



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

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**DATE:** March 3, 2026

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

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Informational — FY2025–2030 Strategic Plan Scorecard Status Report

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**Introduction:**

Informational item to provide the City Council with an update on the implementation progress of the City of Mount Dora FY2025–2030 Strategic Plan (Scorecard).

**Discussion:**

The purpose of this agenda item is to provide the City Council with an update on the implementation progress of the City of Mount Dora FY2025–2030 Strategic Plan, adopted by Resolution No. 2025-09 on April 15, 2025. This update reflects activity and performance measures through February 2026 and includes highlights from the Goals Scorecard and the Projects and Programs Accomplishments Report (January 2024 – January 2026). Overall, implementation remains aligned with the adopted Vision and Mission outlined in the Strategic Plan Update FY2025–2030.

The FY2025–2030 Strategic Plan establishes five major Strategic Initiatives:

1. Promote Economic Development
2. Beautify Mount Dora
3. Strengthen and Expand Infrastructure
4. Provide High-Quality Services
5. Invest in Fiscal and Human Resources

As of February 2026, the majority of FY2026 initiatives are On Target. Key Highlights Include:

- Strategic corridor marketing materials completed.
- Tourism campaign executed (Orlando City Soccer partnership).
- Fourth Avenue Dock feasibility study in progress.

- Beautification & Urban Greening
- Gateway landscaping and Donnelly Park tiered landscaping completed.
- 37 trees planted in FY26 to date, with 125 projected this fiscal year.
- Lake Dora Waterfront Master Plan grant awarded (\$1.5 million matching funds).
- Two acres secured in the Lancaster development for future park.
- Wastewater Treatment Plant expansion at 30% design; CMAR selected.
- Pavement Management Program scheduled for Spring 2026 implementation.
- Advanced Metering Infrastructure (AMI) project ongoing.
- Stormwater master planning accelerated following October 2025 flash flood event
- SO Fire Rating maintained at Class 2.
- 100% police officer retention since October 2024. Citizens Police Academy and public engagement events ongoing.
- Fire Station 34 in design phase.
- Monthly playground safety inspections and facility improvements continue.
- ADP HRIS implementation completed at zero additional cost.
- Compensation study underway (completion anticipated June 2026).
- BS&A cloud upgrade completed.
- Master Fee Schedule approved.
- 99% utilization of discretionary funds aligned with budget intent
- Additionally, the Accomplishments Report (pages 1–4) documents major capital investments including Donnelly Street Phase I resurfacing, Gilbert Park renovations, Public Works Complex completion, underground electric improvements, wastewater rehabilitation projects, and numerous park and facility enhancements.

**Budget Impact:**

All initiatives reflected in this update are funded within the adopted FY2025 and FY2026 budgets, approved CIP allocations, grant awards, or designated restricted funds. No additional budget amendment is requested at this time.

**Strategic Impact:**

This update directly advances all five Strategic Initiatives adopted under Resolution 2025-09 and demonstrates measurable progress toward:

Sustainable economic growth  
Infrastructure resilience and expansion  
Public safety excellence  
Environmental stewardship  
Organizational effectiveness and fiscal responsibility

**Recommendation:**

This item is presented for informational purposes. No formal action is required.

**Attachment(s):**

1. Strategic Plan Scorecard3-3-2026

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 2/19/2026

Final Approval - 2/19/2026

# 2025-2030 City of Mount Dora Goals Scorecard for February, 2026

Initiatives	Goals	Objectives	Status	FY'26 Target	Actual	Comment
<p style="text-align: center;"><b>1</b></p> <p style="text-align: center;"><b>Promote Economic Development</b></p> <p>Promote Economic Development to position Mount Dora with a diverse, vibrant, sustainable economy</p>	#1 - Promote strategic corridors for development and redevelopment	Create marketing material	Complete	Complete by Sept-2025	Complete	Site Selection Summaries developed promoting strategic corridors
		Collaborate w/ Developers, Development Organizations and Broker Agents	On Target	Meet with 8-12 Stakeholders per year	FY25 - 13 FY26 - 3	Routinely meet with various stakeholders to promote Economic Development.
		Complete revitalization Action Plan	On Target	Complete by Sept-2027	Contract by end of FY2026	Obtaining contract for services to develop revitalization action plan. Staff has engaged various land planning consultants (RMA and Retail Strategies)
		Enhance Permitting Processes	On Target	Develop Checklist	In Progress	Creating a business checklist of the required steps to receive a permit.
	#2 - Enhance alternate mobility Transportation modes including trail networks	Donnelly Boardwalk Project	On Target	Complete by Sep-2026	In Progress	Out for bid as part of the Donnelly Street replacement Project [washout event (FEMA Grant)]
		Sidewalk Repair	On Target	Follow Sidewalk repair plan	Grinding Natoma-done	Follow Sidewalk repair plan, including Repair/Replace -Lk Gertrude path, Strathmore, Ballark, Gandross; <b>Grinding</b> -Natoma Subdivision, 10th-5th from Tremain west
		Develop & Implement Transportation Plan	On Target	Complete by Sept-2027	Not started	Planned to start next fiscal year. Part of 2027 Comp. Plan EAR-Based Amendment Cycle
		Grants for trails & bike Corridors	On Target	Apply for 3 Grants	Two grants applied 3rd in process	We have applied for: State - Florida Communities Trust grant. County - Lake Forever grant. Federal Build Grant in process for application
		Develop Trails Master Plan	On Target	Complete by Sept-2027	Not started	Planned to start next fiscal year
		Update Comprehensive Plan & E.A.R. Amendments	On Target	Complete by Sept-2027	Not started	Planned to start next fiscal year
	#3 - Promote Tourism	Create Tourism Campaign each year	On Target	Complete Summer-2026	FY25 Complete FY26 summer	2025 Orlando City Soccer Campaign 2026 - Plan to start the campaign in the summer
		Purchase barrier to safeguard public	Complete	Complete by Sep-2026	Complete	MDPD purchased barriers and received delivery.
		Complete 4th Ave dock concept study & Seek grants	On Target	Complete by Sep-2026	In Progress	Concept drawings are being developed.

# 2025-2030 City of Mount Dora Goals Scorecard for February, 2026

Initiatives	Goals	Objectives	Status	FY'26 Target	Actual	Comment
<p style="text-align: center;"><b>2</b></p> <p style="text-align: center;"><b>Beautify Mount Dora</b> Enhance Mount Dora using landscaping, public Art, hardscape, and streetscapes</p>	#4 - Promote urban greening w/ special focus on corridors, parks, open spaces, & gateways	Plant at least 50 trees per year	On Target	FY25 50 Trees FY26 50 Trees	FY25 100 Trees FY26 37 Trees	Urban Forestry Dept. is on target to install 125 trees this fiscal year.
		Update Land Development Code with tree planting methods	Watch	Complete by Sep -2026	Delayed due to SB 180	Future amendment cycle to the Land Development Code pertaining to Landscaping. SB 180 put a hold on it as standards need further legal review.
		Recruit volunteers to care for plantings	On Target	Retain at least 20 volunteers	22	Friends of the environment work to make sure volunteers are available
		Add plants & irrigation at gateways	Complete	Complete by Sept, 2025	Completed all gateways	Complete welcome signs on Donnelly, Highland & 1st , and Highland at the golf course, also the Tremain Trail.
	# 5 - Beautification improvements to parks & open spaces	Landscape improvements to Donnelly Park	Complete	Complete by Sep-2025	Landscape complete	Installed tiered landscape and ADA access in the southwest corner of the park.
		Train Staff to care for green space	On Target	2 employees certified	1 certified	1 staff member received his certifications in pesticides and irrigation and another is in training.
		Underground Electric Lines on Donnelly	On Target	Complete by Sep-2030	Working w/ road designer	Expect to have Donnelly from Limit to Waterman completed by Sep-2026
		Streetscape Project -	Watch	Complete by Sep-2026	Moved to different objective	This objective is moving to one-way streets. It is in design to turn Alexander, Baker and Tremain into one way streets .
		Pursue grants to develop Lake Dora waterfront master Plan	Complete	Grant submitted by Sep-2026	Grant applied for and awarded.	Grant was applied for and has been awarded to Mount Dora for 1.5 million matching funds.
		Add lands, enhancements as feasible	Watch	Based on Budgeted funds		No new lands have been identified
	#6 - Enhance public green spaces	Identify potential locations for additional parks as developed	On Target	Provide for parks with new developments	-Working w/ developer. - Two acres in Lancaster Dev	Mount Dora received two acres in the Lancaster development to build a park; Working with developers on new land for park north of US 441. Pursued Trust for Public Lands on two sites in the downtown area. Cost constraints (no funds are available).

# 2025-2030 City of Mount Dora Goals Scorecard for February, 2026

Initiatives	Goals	Objectives	Status	FY'26 Target	Actual	Comment
<p style="text-align: center;"><b>3</b></p> <p><b>Strengthen and Expand Mount Dora's Infrastructure</b> Ensure Mount Dora's critical infrastructure is properly maintained and expanded as needed</p>	#7 - Develop new Infrastructure to support sustainable growth management	Improve Public Safety Infrastructure	On Target	Complete by Sep-2028	In Progress	Fire Station 34 in the design phase of the project.
		Expand Wastewater Treatment Plant	On Target	Complete by Sep-2030	30% design plan complete	CMAR contract is selected and 30% plans complete
		Construct potable water storage tank	On Target	Complete by Sep-2030	Not started	This project is scheduled to start in FY 2029
		Add Breaker at Electric Substation	On Target	Complete by April-2027	Vendor selected	Council Approved agreement with ABB on 2/3/26 for purchase & installation
		Increase Parking space inventory	Watch	FY25 5-10 FY26 5-10	FY25 22 (golf) 16 spaces FY26 0	Building Dept. Building purchase added 16 parking spaces. Staff continues to work with stakeholders to add parking spaces where feasible.
	#8 - Ensure that Utility and public works infrastructure is properly maintained.	Develop Pavement Management Program	On Target	4 streets from Pavement Assessment list	Schedule to begin Spring '26	Mill & overlay the next 4 streets on the Pavement Assessment List of 2023. This includes Lincoln, 8th, Alexander, and Grandview.
		Repair Sidewalks	On Target	Follow Sidewalk repair plan	Grinding Natoma-done	Follow Sidewalk repair plan, including Repair/Replace -Lk Gertrude path, Strathmore, Ballark, Gandross; <b>Grinding</b> -Natoma Subdivision, 10th-5th from Tremain west
		Upgrade Microsoft 365	On Target	Complete by Dec-2026	In Progress	All systems have been prepared to move to the cloud based software.
		Protect city IT network	On Target	Setup Zero-trust network	In Progress	Several required security appliances have been installed; One more required. Email clicks have been lowered.
		Water/Wastewater maintenance Program	On Target	Complete Maint. Program each year	FY2025 Complete	FY25 inspected 1,450 services, 35 main connections, 50 hydrant tests, 62 lift stations, 25 sewer connections, video inspection 4,419 sewer line and 132 manholes
		Perform NPDES permit inspection and repairs	On Target	Complete all needed inspections	Completed all newly installed	Complete inspections of newly installed stormwater infrastructure in the City.
	#9 - Maintain Parks equipment and city facilities	Maintain playground & sports equipment	On Target	Monthly inspections	performing monthly inspections	State requires an annual audit and periodic inspections. Mount Dora is inspecting monthly. An additional playground safety inspector is added for quicker response; Added new playground equipment in Gilbert Park
		Provide safe & functional workspace	On Target	Update work spaces	FY25 Public Works FY26 Annex	FY25 - Completion of Public Works Facility FY26 - Completion of Annex

# 2025-2030 City of Mount Dora Goals Scorecard for February, 2026

Initiatives	Goals	Objectives	Status	FY'26 Target	Actual	Comment
<p style="text-align: center;"><b>4</b></p> <p><b>Provide High-Quality Services</b> that sustain a vibrant, safe, and healthy community.</p>	#10 - Ensure Safe and reliable electric and water supply and effectively manage wastewater and stormwater	Install Advanced Metering Infrastructure	On Target	Complete by Sept.-2027	In Progress	Project ongoing: Finalizing contracts , Defined required meters, Designing communication sites
		Create Citywide GIS map	On Target	Map all Utilities assets by Sept. 2026	95% Complete	Developing a GIS map and data of all water, wastewater, and reclaim infrastructure for the Utilities service area.
		Convert 1 radial water line to loop system	On Target	Complete by Sept.-2028	In Progress	Complete master plan to loop water system radials by Sep-2026; Contracted with a design team to develop master plan
		Manage storm water runoff to minimize flooding	On Target	Complete stormwater plan for FY2026	In Progress	Various stormwater master plans are being developed for the Dogwood Mountain Drainage Basin. Other stormwater projects throughout the city are being scoped. The Flash Flood event of Oct. 2025 shifted priorities to address damaged stormwater systems.
	#11 - Ensure an exceptional level of Public Safety services	Retain Police and fire employees	On Target	Retain 75% of officers over 6 year period.	Since Oct-2024 100% retainage	Sponsoring candidates in the Police Academy and focusing on training. Also promoting an excellent culture that keeps people in Mount Dora
		Promote community engagement by educating the public	On Target	Hold CPA 2 times/yr.; Hold public events 4 times/yr.	25 CPA - 2 '26 CPA - 1 '25 event - 27 '26 event - 9	The Citizens Police Academy (CPA) -created to provide a better understanding of how the Police force works. Also other events were held to provide education and understanding.
		Perform annual fire inspections, short-term rental inspections, and pool inspections	On Target	Meet required inspections from Ordinance or Fire Prevention Code	FY25- complete as required FY26- on target	Mount Dora City Ordinance Fire Prevention Code requires these inspections. This was moved to the Building Dept. last year to perform these inspections more efficiently.
		Obtain enhanced ISO fire rating	On Target	Maintain ISO rating of 2	Received ISO Rating of 2	Completed the ISO inspection in November, 2025 and maintained a rating of 2.
	#12 - Parks & Rec., Resource & Rec. Center, and Library provide high quality programs	Develop premier festivals	On-Going	Adjust festivals based on new budget for FY27	Held Workshop 2/9/26 gathering suggestions	Various events have been reviewed and adjusted (e.g. Corn Festival, Last Call, etc.). New events programmed (St. Patrick's Day and Fall Festival)
		Assess summer educational, day-care and aquatics programs	On Target	Complete by end of summer	Camp assessment complete, Sept. 2025	After each camp season, a review and assessment is done. The changes are incorporated in the next camp season.

# 2025-2030 City of Mount Dora Goals Scorecard for February, 2026

Initiatives	Goals	Objectives	Status	FY'26 Target	Actual	Comment
<p><b>4</b></p> <p><b>Provide High-Quality Services</b> that sustain a vibrant, safe, and healthy community.</p>	<p>#12 - Parks &amp; Rec., Resource &amp; Rec. Center, and Library provide high quality programs</p>	Provide all demographics with program opportunities	Complete	Diverse and inclusive program, accepting all	Verified broad demographics	Delivering programming designed to ensure equitable access for residents of all ages and abilities, through participant scholarships and free summer swim lessons that reduce financial barriers.
		Perform farmhouse expansion	On Target	Complete Phase 1 Sep-2026	In Progress	Phase 1 for parking and site improvements planned FY25-26. Phase 2 for building expansion is pending funding.
		Create Nature Lab Learning space	On Target	Complete by Jun 2026	In Progress	Bid evaluation complete, vendor selected, and PO issued; Initial project meeting complete
		Continue with Forest preserve restoration	On Target	Complete by Sep-2027	In Progress	Vendor is selected and stakeholder meeting is scheduled for February, 2026 to finalize plans to be complete by end of FY 2025-26
<p><b>5</b></p> <p><b>Invest in Fiscal and Human Resources</b></p> <p>Building a resilient foundation for enhanced financial performance and organizational excellence.</p>	<p>#13 - Identify and seek alternative funding sources</p>	Pursue federal, state and local grants to fund city projects and studies	On Target	Complete by Sep-2027	FY25 - 7 apps. FY26 - 12 apps	FY25 Applied for 7 grants; Awarded 6 FY26 Applied for 12 grants Awarded 3 as of 2/5/26
		Use restricted funds to the fullest ability	Complete	Utilize 90% of Discretionary funds in budget	99% of expected revenue in budget	Discretionary fund use is very restricted . CIP projects were matched with fund allowances, maximizing use of fund.
		Refine and streamline the donation process for receiving donations.	Complete	Complete by Sep-2026	Complete	The City accepts any donations by delivering any item or money to the City
	<p>#14 - Retain and attract highly qualified talent</p>	Implement ADP for onboarding, performance reviews, payroll	Complete	Complete by Apr-2026	All ADP purchased products have gone live	The ADP implementation has been completed, consolidating multiple platforms into a single HRIS system. This was completed at zero additional cost and the elimination of one position within HR.
		Provide employee survey to help improve culture	Complete	Offer employee survey	Completed in FY25	Survey was offered where 66 % of the employees participated. As a result of survey changes are being made to improve work environment.
		Continuously review and adjust compensation packages to ensure they remain competitive.	On Target	Complete Compensation Study by Sep-26	In Progress	An external organization is conducting a comprehensive compensation study, which is scheduled for completion in June, 2026. The study will update job duty descriptions and compare positions against comparable public and private sector employers

# 2025-2030 City of Mount Dora Goals Scorecard for February, 2026

Initiatives	Goals	Objectives	Status	FY'26 Target	Actual	Comment
<p style="text-align: center;"><b>5</b></p> <p><b>Invest in Fiscal and Human Resources</b></p> <p>Building a resilient foundation for enhanced financial performance and organizational excellence.</p>	#14 - Retain and attract highly qualified talent	Create new structure for promotions & salary increases	On Target	Complete by Sep-26	In Progress	The review of the pay grade matrix has been completed with all Directors. The upcoming compensation study will be used to establish this new structure for promotions and salaries.
		Implement mentorship and leadership development	On Target	Complete by Sep-27	In Progress	Program will begin summer '26 with selection process. Mentors will be trained and then actual mentorship is scheduled to begin in late 2026.
		Provide leadership training to PD & encourage officers to pursue higher education	On Target	Provide leadership training	Developing Program	Adding new leadership program to address real-world management challenges and provide practical tools to strengthen leadership effectiveness, with a planned kickoff in May 2026. (for all employees)
		Update City Employee policies and Procedures	Complete	Complete Policy Update	New Policy approved	Council approved employee policy on May 20, 2025
	#15 - Provide Accounting services and advance IT systems	Upgrade BS&A to cloud system	Complete	Complete by Sept. 2025	Complete	Now using BS&A Cloud. Continuing to tweak system to get the most out of it.
		Improve FEMA reimbursement process	On Target	Complete by Sep-2027	In Progress	State has reviewed policies and have provided recommendations. Beginning to make changes to the policies.
		Update allocations for utility billing	On Target	Complete by Sep-2026	In Progress	Administration allocation complete; Stormwater is in progress
		Review master fee schedule	Complete	Complete by Jan each year	Complete for FY25, FY26	Council approved fee schedule on Jan. 7, 2025 meeting Council approved fee schedule on Dec. 16, 2025 meeting

## **City of Mount Dora Projects and Programs Accomplishments Report January 2024 – January 2026**

This document provides an addendum to the Strategic Plan Status Update summarizing major projects and program accomplishments completed or advanced between January 2024 and January 2026. The attached report highlights department-level progress across public safety, infrastructure, utilities, parks and facilities, economic development, and organizational initiatives, and is intended to provide a clear record of delivered outcomes and capital investments supporting the City's strategic goals.

### **Strategic & Financial**

Adopted the FY2025–2030 Strategic Plan, establishing long-term policy direction and priorities.

Published the FY2024 audited financial results (ACFR), reinforcing financial transparency and accountability.

### **Emergency Response**

Coordinated with state and county partners to respond to the October 26–27, 2025 flash flood.

Initiated infrastructure repairs including the Donnelly Street washout, stormwater ponds, and utilities.

### **Police Department**

Received a state grant for Meridian Barriers to enhance event safety.

Implemented School Zone Traffic Cameras as part of the Child Safety Initiative.

Completed Fire Station #34 Administration Building and facility improvements.

Achieved departmental re-accreditation.

### **Parks & Recreation and Facilities**

Paved the 11th Avenue tennis court parking lot.

Began construction of public restrooms on Unser Street (completion time-frame Winter 2026).

Renovated the Parks Department building.

Completed Gilbert Park playground and restroom renovations.

Addressed erosion issues at Donnelly Park stairs.

Added and renovated pickleball courts at Donnelly Park.

Constructed Donnelly Park three-tier landscaping, erosion wall, and irrigation improvements.

Completed Lincoln Avenue Community Park restroom renovations.

Implemented City Hall beautification and apron renovations.

Completed landscaping and irrigation upgrades at City Hall and the Community Building.

Repaired, sealed, and replaced pavers in Sunset Park and the pedestrian mall.

Renovated restrooms at Sunset Park and Gilbert Park.

Completed Frank Brown Park renovations including fields, pavilions, shade structures, fountains, and bleachers.

Constructed the Summerview Park basketball court.

### **Building Department**

Purchased the Historic Office Building at 308 5<sup>th</sup> Avenue using Building Dept. funds (no general funds used). The building site purchase added 16 new City parking spaces and two additional on-street spaces. This action shelved the previous concept to add 2<sup>nd</sup> story to City Hall with saving of general fund monies.

### **Public Works**

Initiated an odor source identification study with an environmental engineer in coordination with the County.

Installed speed bumps on Jefferson Drive.

Completed sidewalk repairs on Park Forest Boulevard.

Constructed drainage improvements on Hilltop Drive.

Completed Phase I of Donnelly Street resurfacing.

Restored the St. Andrews washout.

Advanced and completed the Liberty Avenue stormwater project.

Completed streetscape repairs including stormwater grating, railing, curb, and pedestrian safety improvements.

### **Water & Wastewater Utilities**

Rehabilitated the north ground storage tank at Potable Water Plant #1.

Installed new chemical injection piping and submersible mixers.

Replaced tank feed valves and renovated the emergency generator fuel storage tank.

Removed, refurbished, and returned Well #1 to service at Potable Water Plant #2.

Installed new chemical injection lines and completed facility painting.

Completed security gate automation and pump expansion coupling replacements.

Replaced sludge dewatering boxes and chlorine contact chamber valves at Wastewater Plant #1.

Completed liner repairs, fencing improvements, reclaimed water upgrades, and LED lighting conversions.

Adopted the Wastewater Facility Plan and advanced expansion design for Wastewater Plant #2. 100% engineering drawing anticipated Winter 2026/2027.

Completed disc filter retaining wall reconstruction, basin drainage, and sand filter rehabilitation.

### **Electric Utility**

Completed undergrounding of electric lines along Dora Drawdy Way, improving system resilience and streetscape quality.

Received a Florida Municipal Power Agency (FMPA) Award recognizing electric system reliability and resilience.

Completed the Public Works Complex.

Initiated the Advanced Metering Infrastructure (AMI) project.

Constructed North Donnelly underground circuit Phase I.

Upgraded Grantham Point underground equipment.

Replaced and upgraded substation distribution breakers and transformers.

Completed Lincoln Avenue streetlight improvements.

### **Planning, CRA & Economic Development**

Continued drafting reinstatement of the City–County Joint Planning Agreement.

Awarded a \$50,000 State Historical Resources grant.

Completed Main Street Leasing lot upgrades for additional golf cart and motorcycle parking.

Completed CRA commercial visual improvement projects including Mount Dora Yacht Club and Whiskey Kitchen.

Broke ground on the Northeast CRA Community Resource and Recreation Center.

Completed Habitat for Humanity preservation and repair projects.

Restored 67 concrete street markers and completed downtown signage improvements.

Launched tourism marketing campaigns including Brightline and Orlando City Soccer.

Implemented the Freebee parking shuttle service.

### **Technology, Forestry & Sustainability**

Installed fiber, Wi-Fi, and security cameras at Summerview Park.

Completed server area network storage migration and cybersecurity appliance implementation.

Executed Tree Canopy Resiliency Grant and planted over 175 trees citywide.

Expanded the Neighborhood Tree Program and celebrated Florida Arbor Day.

Advanced the Safe Trees for Every Pedestrian (STEP) program planning.