Mount Dora

Parks, Recreation, and Open Space Master Plan

Volume 1

I. Inventory
II. Analysis
III. Public Meetings
IV. Survey Results

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THE RMPK GROUP
Community and Regional Planning
Environmental Planning
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Volume 1

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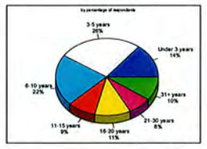

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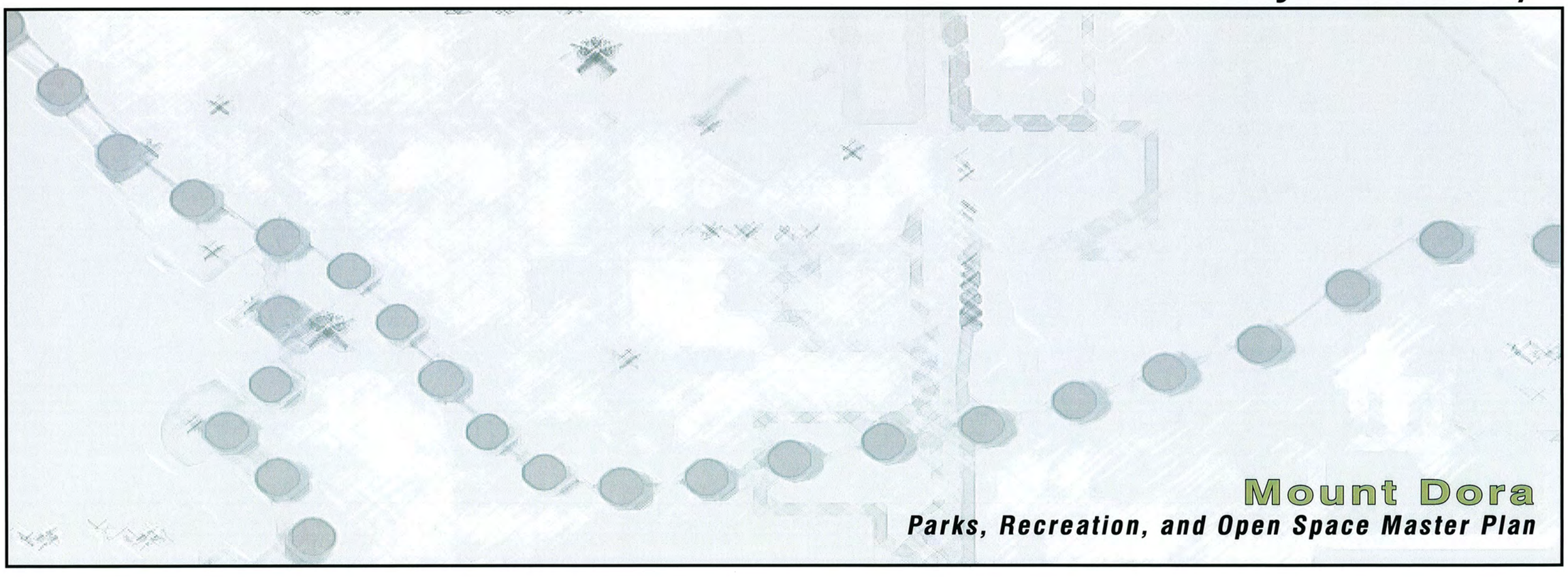
Volume 1

Chapter: I

Project Inventory



Mount Dora

Parks, Recreation, and Open Space Master Plan

Chapter I- Project Inventory

A. CITY-WIDE INVENTORY

A1. HISTORY OF MOUNT DORA

The State of Florida opened Florida to homesteading in 1846. Soon the first homesteader in Mount Dora arrived. David M. Simpson acquired 160 acres on August 10, 1874. He built his first home on S. Grandview St., later the site of the Stokely house. The McDonald, Stone, Drawdy, Donnelly and Sadler families followed him and the birth of Mount Dora began.

Mount Dora was originally named Royellou after the children, Roy, Ella and Louis, of early settler Roy Tremain. The name was officially changed to Mount Dora on February 12, 1883. The population at that time was just a handful of families.

One account of how Mount Dora got its name follows. Lake Dora was named after Dora Ann Drawdy in an 1848 government survey, prepared under the supervision of James A. Gould. She and her husband Jim had arrived in the area from Augusta, Georgia, shortly after the state was opened for homesteaders in 1846. They and their three small children traveled by wagon and oxcart with chickens, geese, and seeds, plus some livestock. They stopped at a ridge between what are now known as Lakes Dora and Beauclair, staked out 164 acres, cut down saplings for a corral, and built a small log cabin to live in. Dora noticed an unusual tree on the property, which turned out to be a grapefruit, the budwood of which was the beginning of the grapefruit industry in Florida.

As the story goes, U. S. Government surveyors had camped near the Drawdy homestead. Dora Drawdy gave them meals and did their laundry. For repayment, the surveyors named the lake after Dora. Other historical accounts indicate that Dora Ann Drawdy was not in the area until after 1850, but that the lake had been named by the government surveyors as early as 1846 and certainly by 1848.

As time passed, the little town began to grow. Banks, schools, shops, clubs and all the necessary supporting industries began to spring up. One of the important support industries was the hotel business. In 1882-83, the Lakeside Inn was built. It was "modernized" in 1924 and two additional buildings were constructed. In 1930, the Inn became the winter retreat of former President Calvin Coolidge and his wife.

Today, Mount Dora is a quaint small town with high energy. Numerous tourists come to shop in the charming shops and eat in the delightful restaurants. There are a number of homes and buildings on the National Register of Historic Places. The area also attracts boaters, antique hunters, walkers and bikers. The City is host to several large events including the Antique Boat Show, the Bicycle Festival, the Arts Festival, and the Festival of Exotic Cars, Craft Fair, the Christmas Walk, Light Up Mount Dora, the Festival of Music and Literature and more.

1. Blair Park

Type	Address	Size (AC)	Use	Amenities
Pocket Park	**Oakland Dr. & Sylvan Dr.**	0.10	**Passive**	Bench. View of Lake Gertrude.

Blair Park is a corner lot that abuts a residential unit. It has great views of Lake Gertrude but is not well maintained. The park is .10 acres and contains a sidewalk to the lake and one bench.

1

2. Cauley Lott Park

Type	Address	Size (AC)	Use	Amenities
Neighborhood Park	**Highland St. & Pine St.**	2.14	**Active**	1 large pavilion, 4 small pavilions, restrooms, 14 picnic tables, 2 grills, playgrounds, 2 basketball courts, outdoor amphitheatre

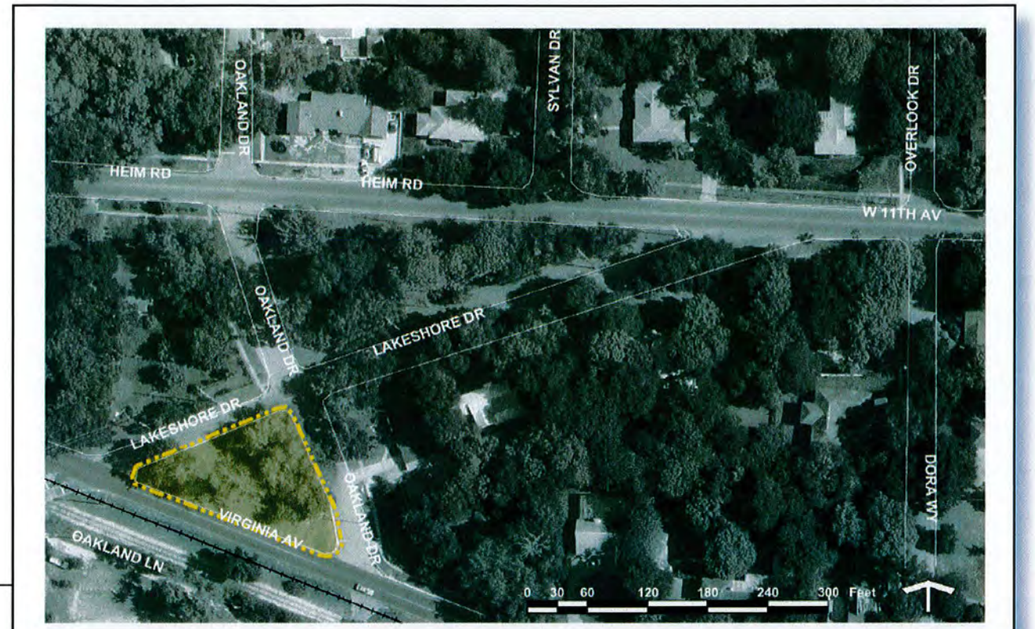
Cauley Lott Park is located in a primarily African-American neighborhood. Although it is fenced, it experiences a lot of vandalism. The basketball courts are well used. A recent FRDAP grant was used to repave the asphalt parking area and install new play equipment. Other improvements include replacement of the grills, renovated plumbing, installation of asphalt skirts around the basketball courts and installation of vandal-resistant lighting. A grant in the amount of $29,340 from Lake County combined with the FRDAP grant will be used to replace the existing playground equipment and to enhance the landscaping. This is the home to the Black Heritage Festival. The park is 2.14 acres and contains a restroom, 5 picnic pavilions, 14 picnic tables, 4 benches, 6 grills, 2 basketball courts, a large open-air amphitheater and a playground. The park is named after Mr. Cauley Lott. Among numerous other duties, Mr. Lott was a member of the City Council and Chairperson of the Library Committee.

2

3. Chautauqua Park

Type	Address	Size (AC)	Use	Amenities
Pocket Park	**Virginia Ave. & Oakland Dr.**	0.25	**Passive**	Benches

Chautauqua Park has been adopted by the Lakes and Hill Garden Club. It has recently received enhanced landscaping and new irrigation; however, the irrigation is a problem to maintain. The park is .25 acres and contains 1 bench. The site is on the original Chautauqua grounds. The South Florida Chautauqua of Mount Dora was one of the first in the south and was established in 1889.



3

4. Childs Park

Type	Address	Size (AC)	Use	Amenities
Urban Park	**Alexander St. & 4th Ave.**	0.11	**Passive**	Fountain, restrooms

Childs Park is located adjacent to the Chamber of Commerce in downtown Mount Dora. The Men's Garden Club has adopted it and maintains the landscaping. The city only mows the grass. The park is .11 acres and contains 8 benches, a fountain and a restroom. Mr. Stanton Childs was an engineer and business person and a long-time supporter of Mount Dora. The park was named in honor of him.

4

5. City Docks

Type	Address	Size (AC)	Use	Amenities
Special-Use Park	**End of 4th Ave.**	0.27	**Active**	Fishing docks

The 4th Avenue City Docks are small and cannot accommodate a lot of boats. The Rusty Anchor lake tour boat uses it. There is a problem with stormwater runoff that creates invasive vegetation. The area requires a level of maintenance that is not possible with the existing manpower. The docks could be redesigned to hold more boats as there is sufficient parking to accommodate an increase.

5

6. Community Building

Type	Address	Size (AC)	Use	Amenities
Community Building	**520 N. Baker St.**	0.57	**Active**	Restrooms, stage, auditorium, kitchen, meeting room

The Community Building is located across from Donnelly Park and is the site of City Council meetings, concerts and performances. It includes a 700+ seat auditorium with a stage and dressing rooms. The downstairs portion of the building includes meeting rooms and a kitchen. This building was built in 1929 and is showing its age. Parking is shared with City Hall. The building is a source of revenue from rental fees. Some renovation was done about 8 years ago, but additional renovation is needed.

6

7 & 8. Donnelly Park & Building

Type	Address	Size (AC)	Use	Amenities
Urban Park	**5th Ave. & Baker St.**	1.63	**Active**	Donnelly Park Bldg., restrooms, fountain, 11 shuffleboard courts, tennis court, stage
Community Center	**530 N. Donnelly St.**	0.57	**Active**	Restrooms, meeting room

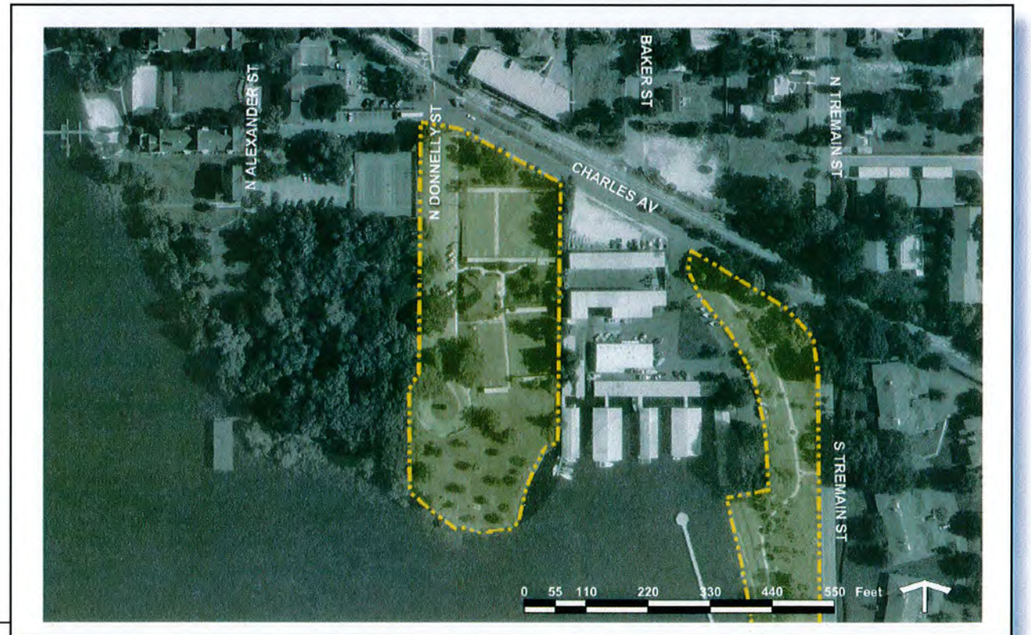
The Donnelly Park & Building is a popular gathering area for city residents. The park is 1.63 acres and has the Donnelly Park Building, restrooms, a fountain, 11 shuffleboard courts, a tennis court, 56 benches, 1 pavilion, and a performance area. There is no permanent lighting or sound system for staged events. The City purchased a light bank by combining city funds with a grant from the Mount Dora Community Trust. Mr. J. P. Donnelly sold the land to the city for a low price.

7, 8

9. Elizabeth Evans Park

Type	Address	Size (AC)	Use	Amenities
Urban Park	**Edgerton Court**	4.00	**Active**	Gazebo, picnic table, seawall, lawnbowling, clubhouse, pavilion

Elizabeth Evans Park is located at the end of Edgerton Court and abuts the lawn bowling area. This passive park has exceptional views to Lake Dora. The park was created using fill and muck so the sod is "squishy" when it is wet. There is exotic vegetation along the shoreline. The park is 4.0 acres and has a gazebo, picnic table, 7 benches, the lawn bowling clubhouse, and lawn bowling courts. The park was named for Mrs. Elizabeth Evans who had been Chairperson of the Park Board, President of the Women's Club and a City Councilperson.



9

10. Forest Park

Type	Address	Size (AC)	Use
Open Space Park	**Off Donnelly St. behind Library**	12.00	**Undeveloped**

Forest Park is a watershed that runs into Lake John so that development is not possible. The west side is undeveloped and heavily wooded. The park is 12 acres. A foot trail runs through it.

10

11. Frank Bown Field I & II

Type	Address	Size (AC)	Use	Amenities
Special-Use Park	**Pine Ave.**	14.65	**Active**	Bleachers

Frank Brown Fields I & II are approximately 11 acres. One side is open space and used to be a baseball field. The other side is heavily wooded and may be wetland. It contains 2 benches, a multi-use field used for practice by local youth sport groups, a baseball field and bleachers.

11

12. Gilbert Park

Neighborhood Park	**Tremain St. & Liberty St.**	5.5	**Active**	Pavilion, 18 picnic tables, 4 grills, restrooms, playground, nature walk, 2 croquet courts

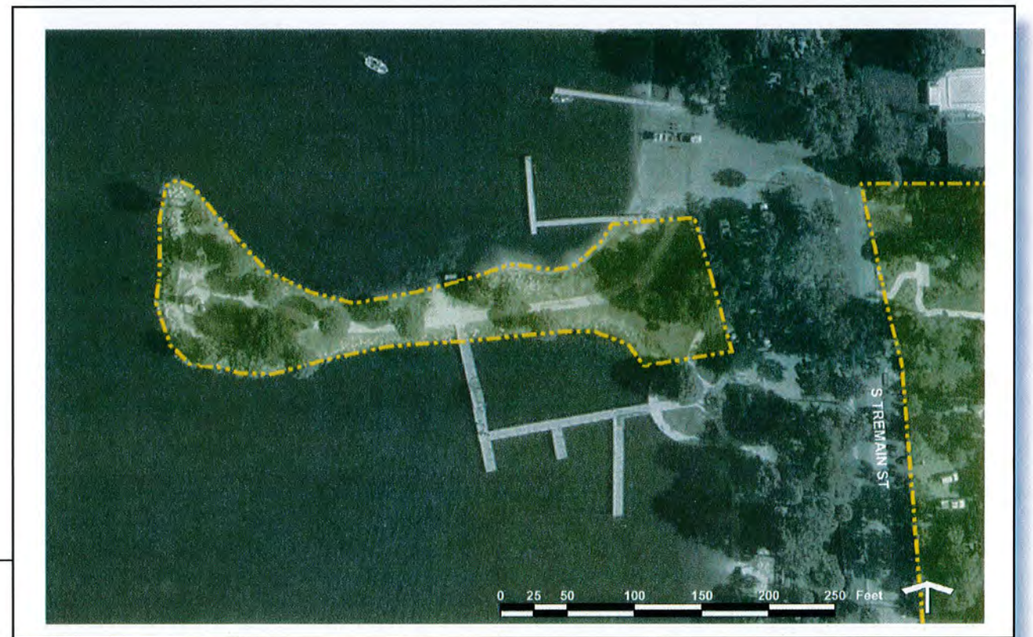
Gilbert Park is located on at Tremain St. and Liberty Avenue on the "street side" of Lake Dora adjacent to the boat launching ramps. A high demand for lake access makes the ramps popular which creates a demand for vehicular/ trailer parking in the park. The parking area separates the restroom from the play area. The Croquet Club maintains the courts. There is an erosion problem created by the lack of grass caused by the parking. The park is 6 acres and has a restroom, a picnic shelter, 25 picnic tables, 5 benches, a playground, a racquetball court, a nature walk and 2 croquet courts. Alexander Creek runs along the north side of the park and is bordered by walls and gardens. The park was named for the donor, Mr. Earl Gilbert.

12

13. Grantham Point

Type	Address	Size (AC)	Use	Amenities
Urban Park	**Tremain St. across from Gilbert Park on Lake Dora**	1.57	**Passive**	2 picnic tables, lighthouse

Grantham Point has a lighthouse that was built with donations in 1986. The irrigation has been removed. There is a concern about erosion. The park is 1.57 acres and has 2 picnic tables and a nature walk.



13

14. Heim Field

Type	Address	Size (AC)	Use	Amenities
Special Use Park	**Simpson St. & Liberty Ave.**	4.00	**Active**	Concession Bldg., bleachers, press box, restrooms, score board

Heim Field is completely surrounded by a neighborhood. The field is used by the high school baseball team for their regular home games. The school also helps maintain the field; however, it needs to be renovated. The park is 4 acres and has a concession building, bleachers, press box, restrooms and a score board. Mr. L. R. Heim was the developer of Sylvan Shores, helped found the First National Bank, and owned the town newspaper. He donated the land to the city for a park.

14

15. Lake Franklin Park

Type	Address	Size (AC)	Use	Amenities
Pocket Park	**Groveland & Pinecrest Rd.**	.22	**Passive**	

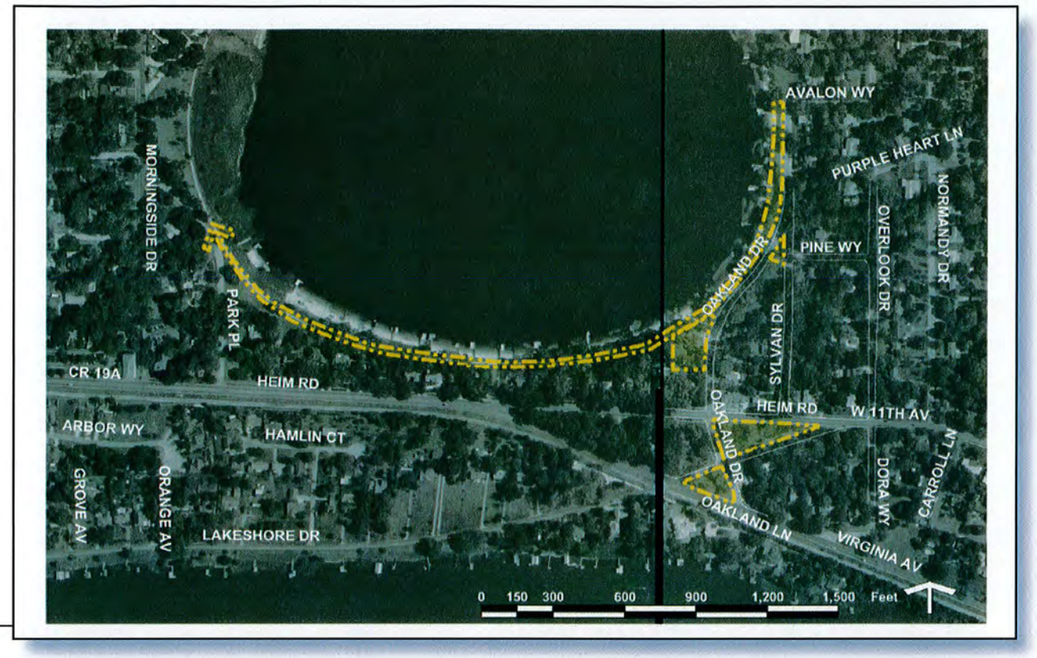
Lake Franklin Park is a small triangular piece surrounded by residential units. It is wooded and undeveloped. This park has a bench.

15

16. Lake Gertrude Walkway

Type	Address	Size (AC)	Use	Amenities
Greenway Trail	**S. Lake Gertrude Oakland Dr. - Park Place**	.5 miles	**Passive**	Wide sidewalk

Along the southern edge of Lake Gertrude. This wide walkway is a good amenity to the local community that provides views of Lake Gertrude. In most places the walkway runs behind homes and private docks.



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17. Leisure Service Office

Type	Address	Size (AC)	Use	Amenities
Special Use Park	**418 S. Tremain St.**	1.19	**Active**	Parking, Building available for another use after Leisure Service relocates.

The Leisure Services Office is located across from Gilbert Park. The Division of Recreation is expected to move to the City Hall Annex in the spring of 2004. The Boy Scout House is also on the property and on the waterfront of Lake Dora. It is approximately 50 years old.

17

18. Lillie Property

Type	Address	Size (AC)	Use	Amenities
Vacant	**South of Cauley Lott Park**	.25	**Undeveloped**	

The Lillie Property is adjacent to Cauley Lott Park and is currently undeveloped.

18

19. Lincoln Avenue Recreation Area

Type	Address	Size (AC)	Use	Amenities
Community Park	**Lincoln Ave.**	37.00	**Active**	2 picnic tables, restrooms, 2 handball/ racquetball, 6 tennis courts, 4 baseball fields, concession Bldg., pool building, swimming pool, kiddie pool

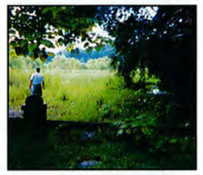
Lincoln Avenue Rec. Center is a popular, heavily-used, active park. The eastern half of the park is an old transfer station that drops steeply to U.S 441. The park is 37 acres and contains 2 restrooms, a picnic shelter, 3 picnic tables, 6 benches, 2 racquetball courts, 6 tennis courts, 4 baseball fields and the swimming pool.

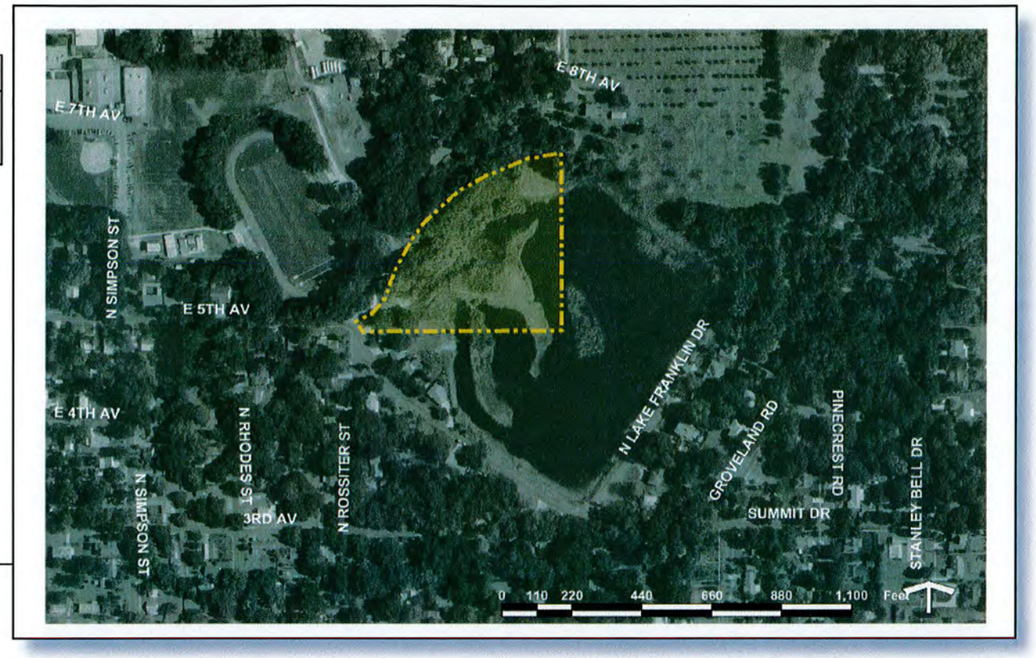
19

20. Lions Memorial Park

Type	Address	Size (AC)	Use	Amenities
Open Space Park	**Lake Franklin Dr. & 5th Ave.**	12.00	**Undeveloped**	

Lions Memorial Park was dedicated by the Lions Club and is located on Lake Franklin. It is a hilly, scrubbed covered, undeveloped park that backs up to the high school. This park is 12 acres.





20

21. Martin Luther King Center

Type	Address	Size (AC)	Use	Amenities
Special Use Park	**803 Florida Ave.**	0.50	**Active**	Restrooms, stage, kitchen, meeting room

The Martin Luther King Center is a community building with a stage and kitchen. It is used for meetings and an after-school program. This center sits on .5 acres.

21

22. Mount Dora Basketball Court

Type	Address	Size (AC)	Use	Amenities
Playlot	**Highland St. next to High School**	1.35	**Active**	1 basketball court

The Mount Dora Basketball Court is located on the site of the new high school and will be deeded over to them. Since a FRDAP grant was used to develop the site, some type of conversion process will have to be done. This area contains 1.35 acres.

22

23. Mount Dora Golf Association

Type	Address	Size (AC)	Use	Amenities
Special Use Park	**1100 Highland St.**	85.0	**Active**	18-hole Golf Course, 2 Tennis.

The Mount Dora Golf Club is a semi- public course. The City of Mount Dora owns the land. The club is managed through a lease with the city. There are 2 tennis courts, and 18-hole golf course and a clubhouse. This area is 85 acres.

23

24. Palm Island Building (Boy Scout Pavillion)

Type	Address	Size (AC)	Use	Amenities
Special Use	**411 S. Tremain St.**		**Active**	

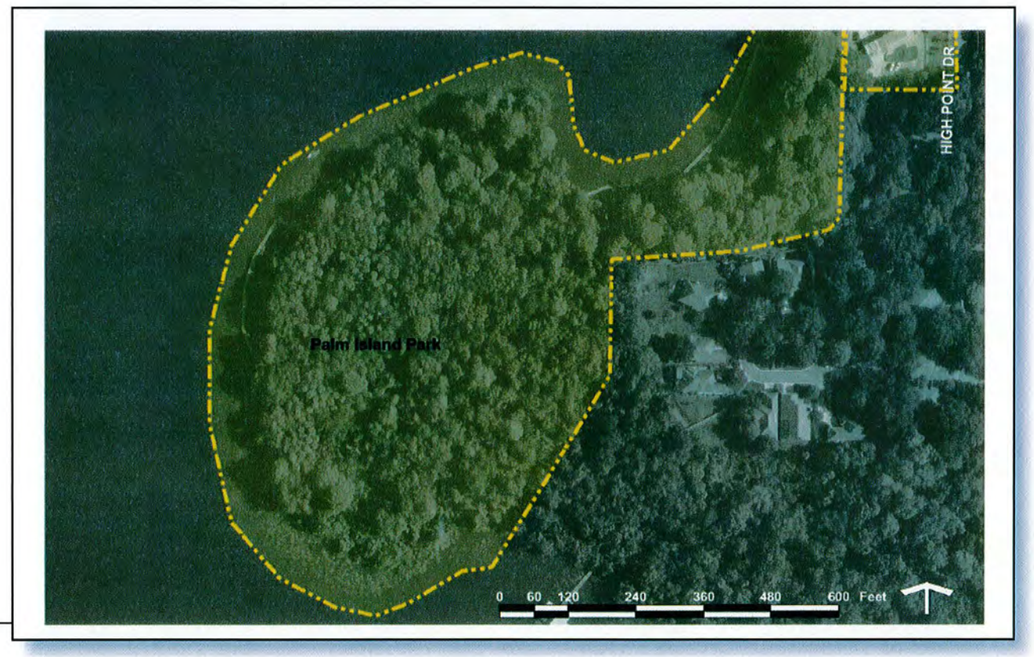
The Palm Island Building is home to Mount Dora's Boy Scouts and at one time was a bait shop.

24

25. Palm Island Park

Type	Address	Size (AC)	Use	Amenities
Open Space Park	**Tremain St. on Lake Dora**	13.50	**Passive**	3 pavilions, 5 picnic tables, 2 grills, .5 mile boardwalk/trail

Palm Island Park is located on the waterfront of Lake Dora. It is 13.5 acres and has 3 picnic shelters, 8 benches, 5 picnic tables, 2 grills and a .5 mile boardwalk.



25

26. Pine Crest Park

Type	Address	Size (AC)	Use	Amenities
Pocket Park	**Hilltop Dr. & Normandy Dr.**	0.15	**Passive**	Benches

Pine Crest Park is a passive park that contains 1 benches. It is not well maintained. It is .15 acres.

26

27. Pine Forest Cemetery

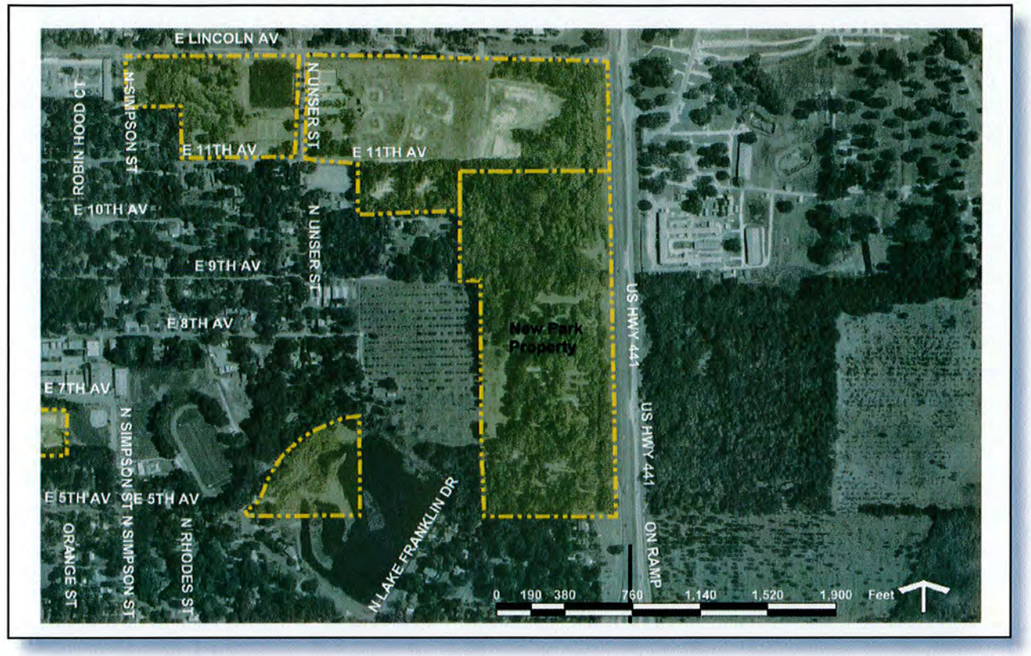
Type	Address	Size (AC)	Use	Amenities
Special Use	**Donnelly St.**	60.0	**Passive**	Benches, office building, storage building, information shelter

Pine Forest Cemetery is 60 acres and is almost out of space for additional plots. It has benches, an office building, a storage facility and an information kiosk.

27

28. Recreation and Nature Park (New Park Property)

Type	Address	Size (AC)	Use	Amenities
Open Space	**HWY 441- South of Lincoln Ave.**	34.58	**Undeveloped**	



28

29. Simpson Cove

Type	Address	Size (AC)	Use	Amenities
Urban Park	**Tremain St. across from Gilbert Park on Lake Dora**	.58	**Active**	3 fishing piers, 2 boat ramps, 20 station exercise course

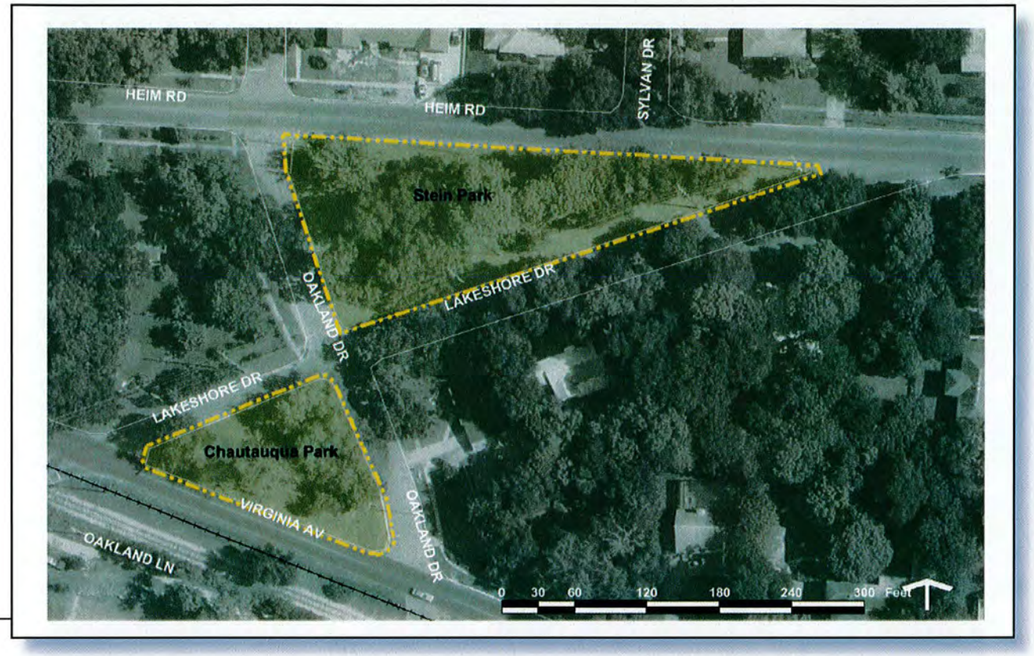
Simpson Cove is located on the waterfront of Lake Dora. Volunteers built the sidewalk and there is a trust fund for maintenance. The newest addition is an archway made from tiles. It is .58 acres and contains 3 fishing piers, 2 boat ramps and a 20-station exercise course.

29

30. Stein Park

Type	Address	Size (AC)	Use	Amenities
Pocket Park	**Heim Rd. & Oakland Dr.**	0.56	**Passive**	Benches

Stein Park is a passive park that contains large trees. It is .56 acres and has 2 benches. Henry Stein, for whom the park is named, was the owner of Sylvan Shores.



30

31. Sylvan Park

Type	Address	Size (AC)	Use	Amenities
Open Space Park	**Gertrude Place**	0.35	**Passive**	Benches

Sylvan Park is a small park of .35 acres and has 4 benches. It is located on the south end of Lake Gertrude.

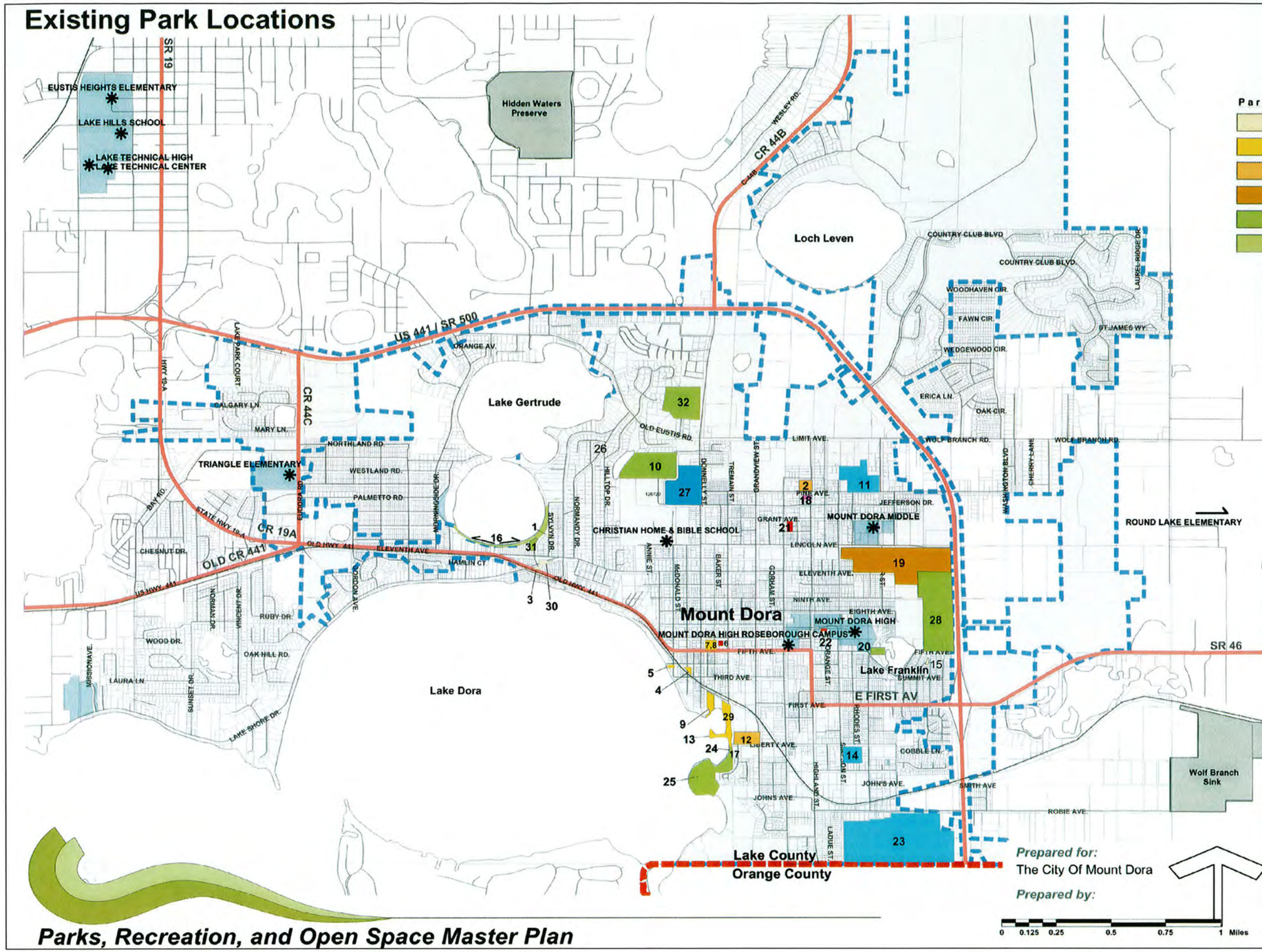
31

32. Waite Property

Type	Address	Size (AC)	Use	Amenities
Open Space Park	**Donnelly St.- North of Library**	15.1	**Undeveloped**	Large undeveloped site with tree cover.

32

Existing Park Locations



Legend

- City Limit
- County Line
- School Location

Park Type

- Pocket Park
- Urban Park
- Neighborhood Park
- Community Park
- Open Space Park
- Greenway Trail
- Vacant
- Special Use

County Owned Lands

- Government Owned
- L.C.W.A. Holdings

Prepared for:
The City Of Mount Dora

Prepared by:

0 0.125 0.25 0.5 0.75 1 Miles

Mount Dora- City Parks

	Name	Type	Use
1	Blair Park	Pocket Park	Passive
2	Cauley Lott Park	Neighborhood Park	Active
3	Chautauqua Park	Pocket Park	Passive
4	Childs Park	Urban Park	Passive
5	City Docks	Special-Use Park	Active
6	Community Building	Community Building	Active
7	Donnelly Park	Urban Park	Active
8	Donnelly Park Building	Community Center	Active
9	Elizabeth Evans Park	Urban Park	Active
10	Forest Park	Open Space Park	Undeveloped
11	Frank Brown Field I & II	Special Use Park	Active
12	Gilbert Park	Neighborhood Park	Active
13	Grantham Point	Urban Park	Passive
14	Heim Field (baseball)	Special Use Park	Active
15	Lake Franklin Park	Pocket Park	Passive
16	Lake Gertrude Walkway	Greenway Trail	Passive
17	Leisure Services Office	Special Use Park	Active
18	Lillie Property	Vacant	Undeveloped
19	Lincoln Ave. Recreation Area	Community Park	Active
20	Lions Memorial Park	Open Space Park	Undeveloped
21	Martin Luther King Center	Special Use	Active
22	Mount Dora Basketball Court	Play Lot	Active
23	Mount Dora Golf Club	Special Use Park	Active
24	Palm Island Building	Special Use	Active
25	Palm Island Park	Open Space Park	Passive
26	Pine Crest Park	Pocket Park	Passive
27	Pine Forest Cemetary	Special Use	Pasive
28	Recreation and Nature Park	Open Space Park	Undeveloped
29	Simpson Cove	Urban Park	Active
30	Stein Park	Pocket Park	Passive
31	Sylvan Park	Open Space Park	Passive
32	Waite Property	Open Space Park	Undeveloped

Parks, Recreation, and Open Space Master Plan

Existing Park Facilities Inventory

PARK	RESTROOM	SHELTERS	PICNIC TABLES	BENCHES	GRILLS	PLAYGROUND	RACQUETBALL	TENNIS	SOCCER FIELD	BASEBALL FIELD	T-BALL FIELDS	SHUFFLEBOARD	BOAT RAMPS	BOARD WALK	FISHING PIER	POOL	FOUNTAIN	BASKETBALL	STAGE/ AMPHIT	MEETING HALL	NATURE WALK	LAWN BOWLING	CROQUET	GOLF COURSE	EXERCISE COURSE
Blair				1																					
Cauley Lott	1	5	14	4	6	1												2	1						
Chautauqua				1																					
Childs	1			8																					
City Docks															1										
Community Building	3																		1	1					
Donnelly	1	1		56				1				11					1		1	1					
Elizabeth Evans		1	1	7																1		14			
Forest																									
Frank Brown Fields				2					1	1															
Gilbert	1	1	25	5	1	1															1	2			
Grantham Point			2																						
Heim Field	1	2								1															

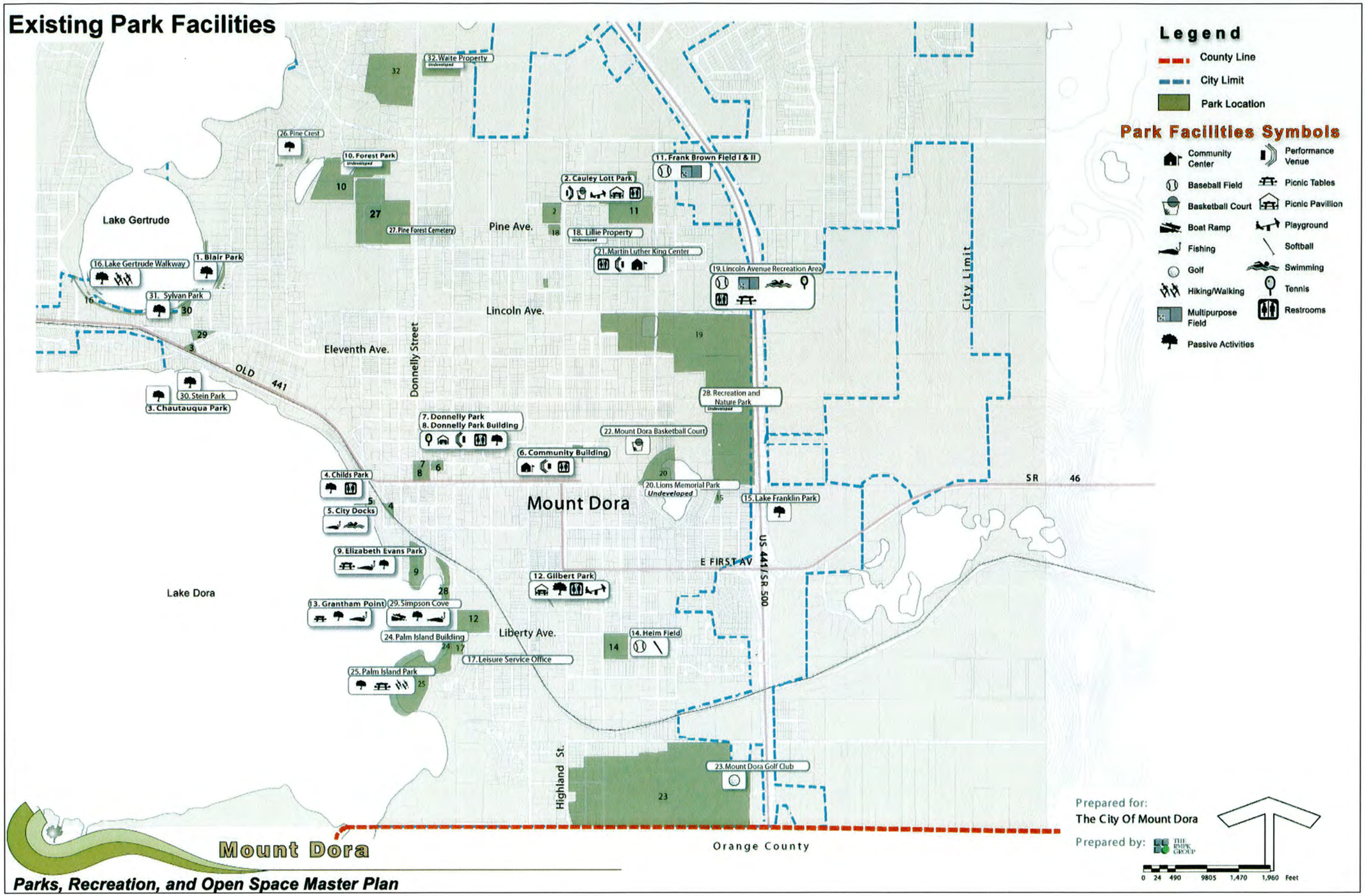
Table 1 - Mount Dora Existing Park Facilities Inventory.

Continued on next page

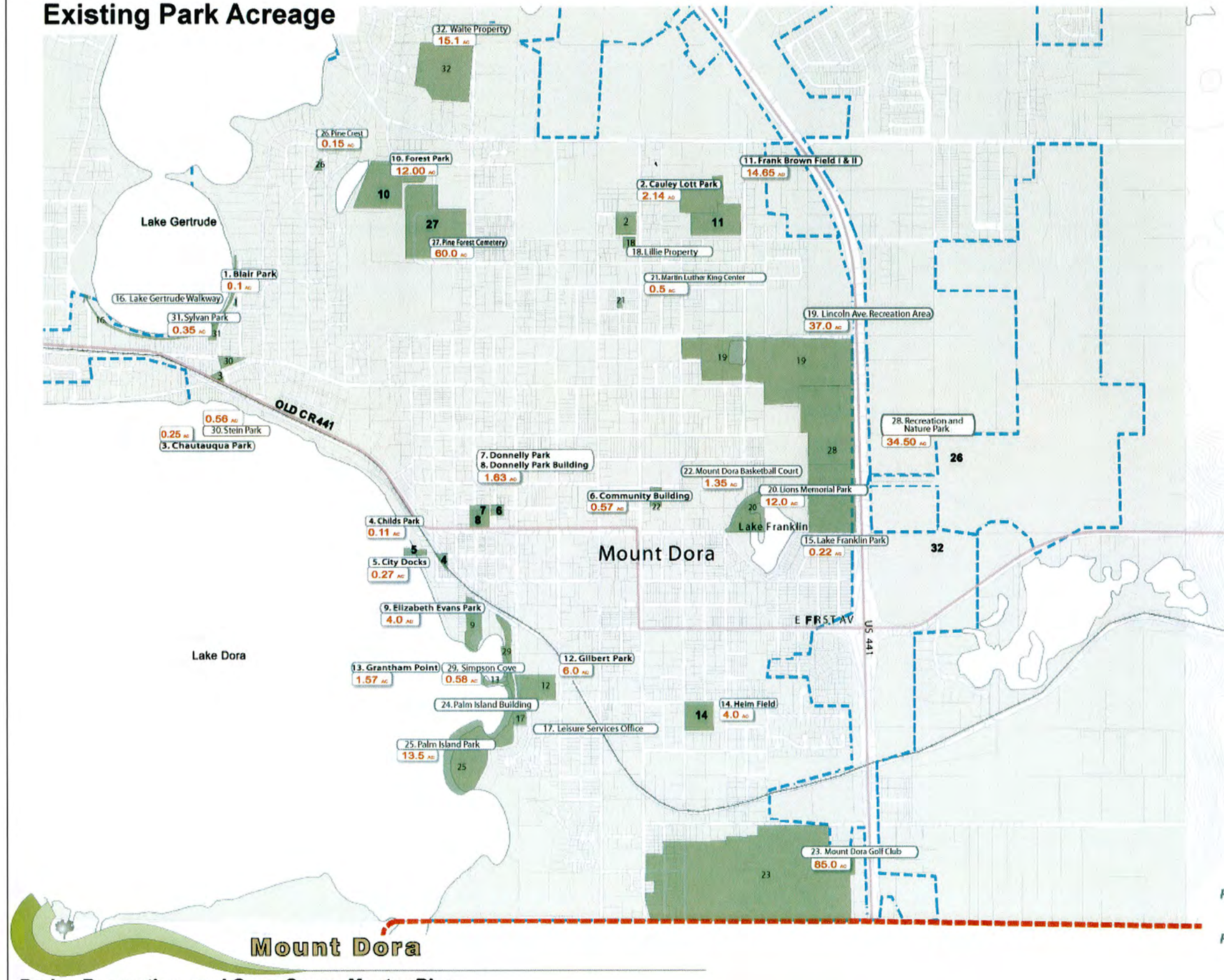
Existing Park Facilities Inventory

PARK	RESTROOM	SHELTERS	PICNIC TABLES	BENCHES	GRILLS	PLAYGROUND	RACQUETBALL	TENNIS	SOCCER FIELD	BASEBALL FIELD	T-BALL FIELDS	SHUFFLEBOARD	BOAT RAMPS	BOARD WALK	FISHING PIER	POOL	FOUNTAIN	BASKETBALL	STAGE/AMPHITH	MEETING HALL	NATURE WALK	LAWN BOWLING	CROQUET	GOLF COURSE	EXERCISE COURSE
Lake Franklin				1																					
Lincoln Ave. Rec. Center	2	1	3	6			2	6		4						1									
Lion's Memorial																									
Martin Luther King Center	1																		1	1					
Mount Dora Basketball Court																		1							
Mount Dora Golf Club								2												1				1	
Palm Island Building	1																								
Palm Island Park		3	5	2	2																1				1
Pine Crest				6																					
Simpson Cove		1		8									2		3										1
Stein				2																					
Sylvan				4																					
Waite Property																									
TOTAL	**10**	**15**	**50**	**111**	**9**	**2**	**2**	**9**	**1**	**6**	**0**	**11**	**2**	**1**	**4**	**1**	**1**	**3**	**4**	**5**	**2**	**14**	**2**	**1**	**2**

Table 1 (continued) - Existing Park Facilities Inventory.


Existing Park Facilities
Legend
County Line
City Limit
Park Location
Park Facilities Symbols
Community Center
Baseball Field
Basketball Court
Boat Ramp
Fishing
Golf
Hiking/Walking
Multipurpose Field
Passive Activities
Performance Venue
Picnic Tables
Picnic Pavilion
Playground
Softball
Swimming
Tennis
Restrooms
32. Waite Property
26. Pine Crest
10. Forest Park
2. Cauley Lott Park
11. Frank Brown Field I & II
27. Pine Forest Cemetery
18. Lillie Property
21. Martin Luther King Center
19. Lincoln Avenue Recreation Area
16. Lake Gertrude Walkway
1. Blair Park
31. Sylvan Park
30. Stein Park
3. Chautauqua Park
28. Recreation and Nature Park
7. Donnelly Park
8. Donnelly Park Building
22. Mount Dora Basketball Court
6. Community Building
4. Childs Park
20. Lions Memorial Park
Undeveloped
15. Lake Franklin Park
5. City Docks
9. Elizabeth Evans Park
12. Gilbert Park
13. Grantham Point
29. Simpson Cove
24. Palm Island Building
17. Leisure Service Office
14. Helm Field
25. Palm Island Park
23. Mount Dora Golf Club
Lake Gertrude
Lake Dora
Mount Dora
Pine Ave.
Lincoln Ave.
Eleventh Ave.
Liberty Ave.
E FIRST AV
Donnelly Street
Highland St.
OLD 441
US 441/SR 500
SR 46
City Limit
Orange County
Prepared for:
The City Of Mount Dora
Prepared by:
0 24 490 9805 1,470 1,960 Feet
Mount Dora
Parks, Recreation, and Open Space Master Plan

Existing Park Acreage



Legend

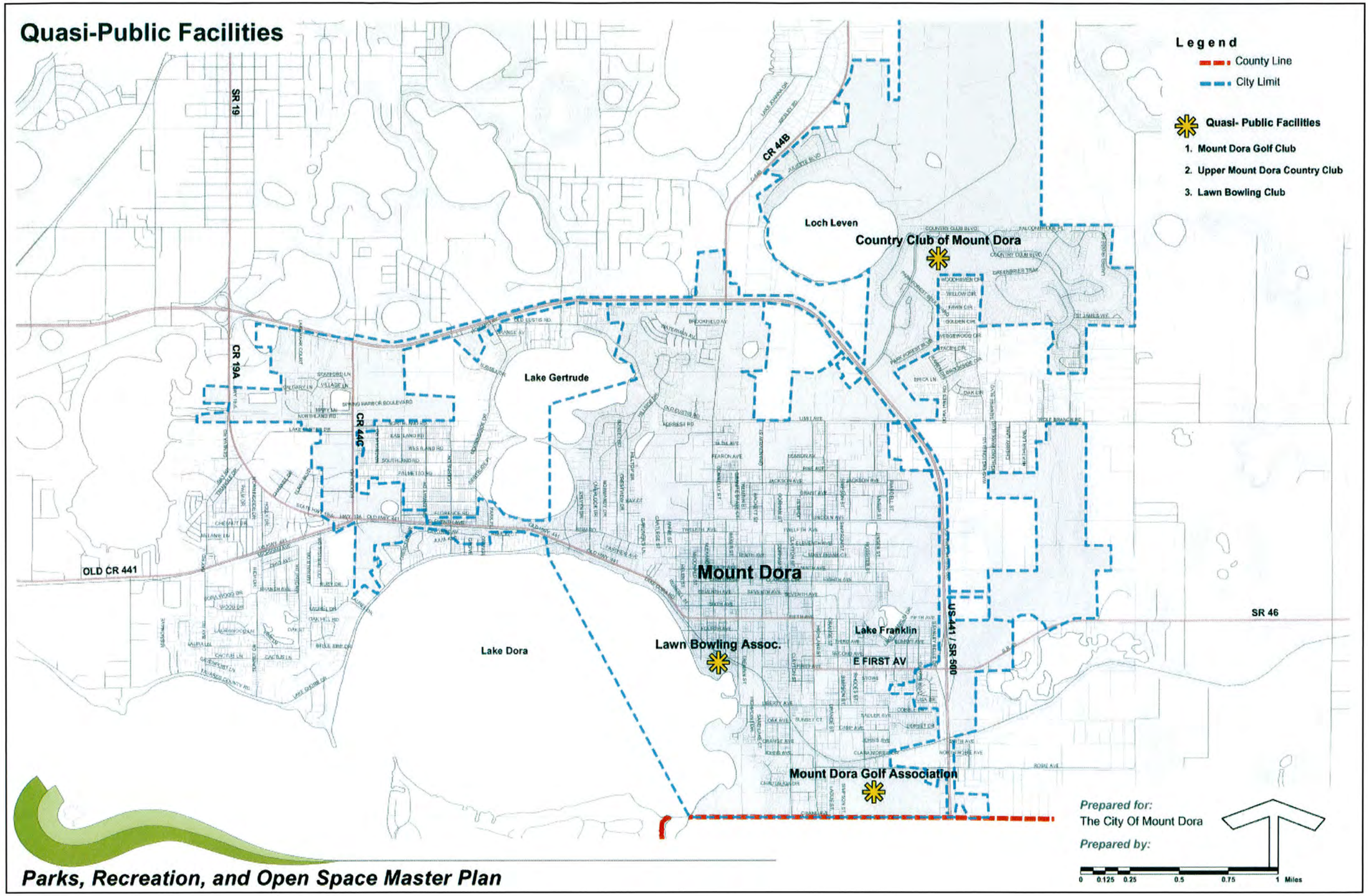
- County Line
- City Limit
- Park Location

#	Name	Type	Size (AC)
1	Blair Park	Open Space Park	0.10
2	Cauley Lott Park	Neighborhood Park	2.14
3	Chautauqua Park	Open Space Park	0.25
4	Childs Park	Urban Park	0.11
5	City Docks	Special Use Park	0.27
6	Community Building	Community Center	0.57
7	Donnelly Park	Urban Park	1.63
8	Donnelly Park Building	Community Center	0.57
9	Elizabeth Evans Park	Open Space Park	4.00
10	Forest Park	Open Space Park	12.00
11	Frank Brown Field I & II	Open Space Park	11.00
12	Gilbert Park	Neighborhood Park	5.5
13	Grantham Point	Open Space Park	1.57
14	Helm Field (baseball)	Special Use Park	4.00
15	Lake Franklin Park	Open Space Park	0.1
16	Lake Gertrude Walkway	Open Space Park	0.6
17	Leisure Services Office	Special Use Park	1.19
18	Lillie Property	Neighborhood Park	0.50
19	Lincoln Ave. Recreation Area	Community Park	37.00
20	Lions Memorial Park	Open Space Park	12.00
21	Martin Luther King Center	Community Center	.5
22	Mount Dora Basketball Court	Neighborhood Park	1.35
23	Mount Dora Golf Club	Special Use Park	--
24	Palm Island Building	Special Use Park	--
25	Palm Island Park	Open Space Park	13.50
26	Pine Crest Park	Open Space Park	0.25
27	Recreation and Nature Park	Community Park	34.50
28	Pine Forest Cemetery	Open Space Park	60.00
29	Simpson Cove	Open Space Park	0.58
30	Stein Park	Open Space Park	0.35
31	Sylvan Park	Open Space Park	0.56
32	Waite Property	Open Space Park	15.1
		Total Acreage	221.69

Prepared for:

Prepared by: THE RMPG GROUP

0 245 490 980 1,470 1,960 eet


Quasi-Public Facilities
Legend
County Line
City Limit
Quasi- Public Facilities
1. Mount Dora Golf Club
2. Upper Mount Dora Country Club
3. Lawn Bowling Club
SR 19
CR 19A
CR 44B
CR 44C
OLD CR 441
US 441 / SR 500
SR 46
Loch Leven
Country Club of Mount Dora
Lake Gertrude
Lake Dora
Lake Franklin
Mount Dora
Lawn Bowling Assoc.
Mount Dora Golf Association
E FIRST AV
Prepared for:
The City Of Mount Dora
Prepared by:
0 0.125 0.25 0.5 0.75 1 Miles

PROPOSED FUTURE PARKS AND LAND PRESERVES

The **Waite Property** is 15.1 aces of undeveloped park property. It contains invasive vegetation and wetlands. Future improvements will be determined during the Master Planning process.

The **New Park Property** is approximately 35 acres of sloped land. It is known that gopher tortoises inhabit the property. There is a natural spring. Future improvements will be determined during the master Planning process.

FUTURE PARK IMPROVEMENTS

Cauley Lott Park (2003-2004)– Mount Dora has received a FRDAP grant that will be used to enhance the landscaping and make other improvements to the park.

Improved picnic pavilion:
- New barbecue grills
- New vandal proof lights
- Updated faucets and fixtures
- Removal of walls around bathrooms

Concrete apron around basketball courts
Replace landscaping
Replace children's playground with new equipment

Frank Brown Fields(2004) – The baseball field will be renovated.
Development of one multi-use practice field
- Grading
- Irrigation with re-use water
- Grassing
- Mulch parking area
- Paved parking for handicapped
- Signage
- Lighting

Grantham Point Park - A new walkway, stabilization, a seawall/bulkhead and enhanced landscaping is budgeted. The city has plans to construct a new boardwalk as funds become available.

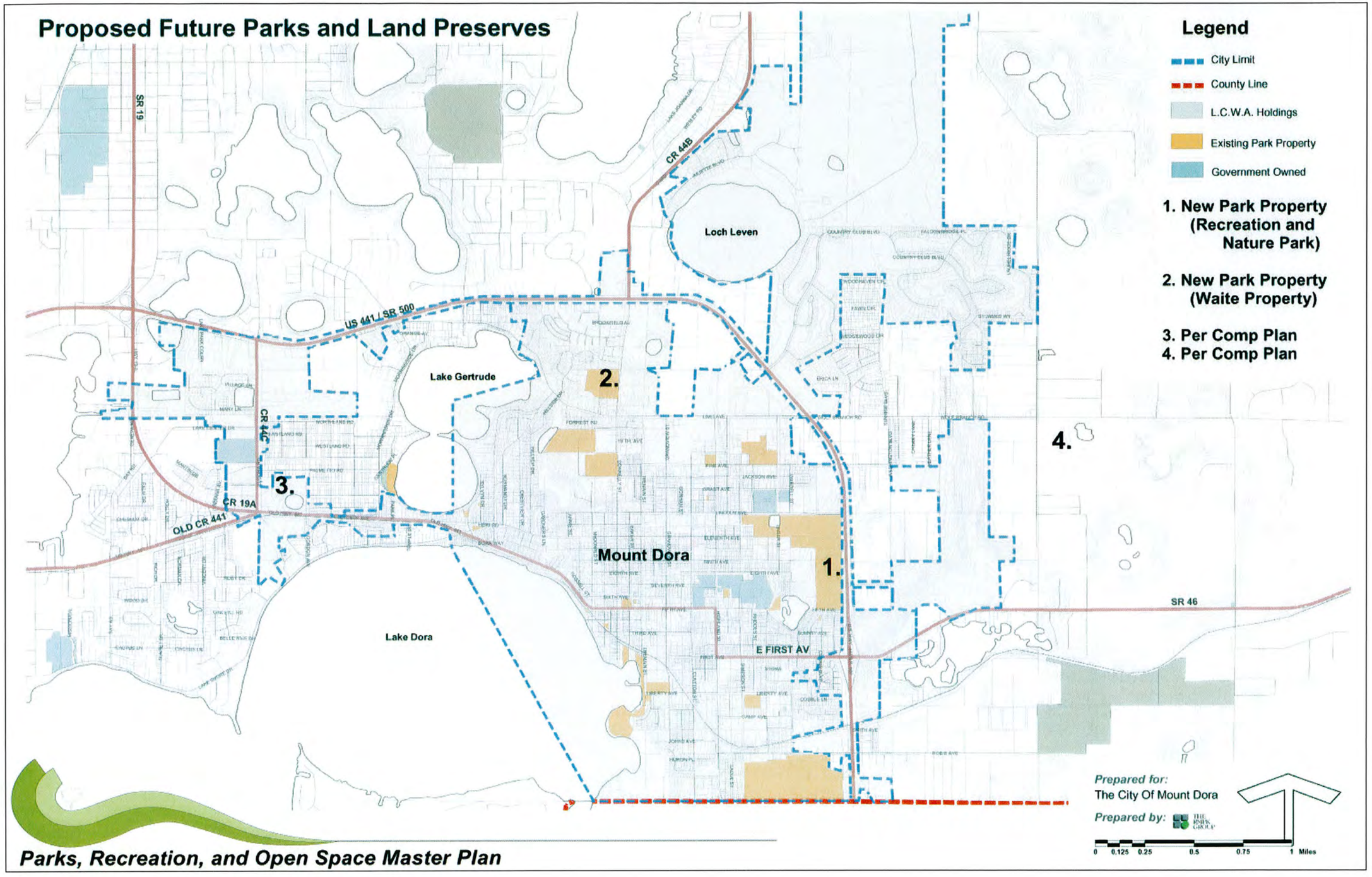
Mount Dora Middle School- 1 Softball field and 1 soccer field are in the plan for new Middle School improvements.

Mount Dora High School- 1 Soccer field is in the plan for new High School improvements.

Palm Island Boardwalk – Replacement of the boardwalk is planned as funds become available.

Lincoln Avenue Ball Field Complex
Phase 1(2003-2004)-
Development of 2 new fields -
-Little League baseball
-Girls/Women's Softball
Field preparation - grading, irrigation and grassing
Dugouts
Lighting
Scorekeeper tables
Bleachers (portable)

Phase 2(Future)-
Reconfiguration of 2 fields to form a hub.
New concession stand and restrooms.



Parks, Recreation, and Open Space Master Plan

A3. CULTURAL AND NATURAL RESOURCES

(a) Cultural Resources

Mount Dora is blessed with a wide variety of cultural and historical elements. The Train Depot was built in 1915 and used as such until 1950. It is now the home of the Mount Dora Chamber of Commerce. The first general store was built out over the lake in 1884 next to what is now the Lakeside Inn. The goods were delivered by boat directly to the store. The Mount Dora Yacht Club was organized in 1913 and rapidly became a social institution in Mount Dora. The Donnelly family set aside land for the Pine Forest Cemetery in 1866. It has been enlarged to 20 acres. The W. T. Bland Public Library has over 58,000 items and is home to one of the best collections of books on Florida. Mount Dora's first black school was located at the corner of Jackson Avenue and Highland Street. The original building for the Ice House Theater was originally an ice storage plant, a citrus packinghouse and a youth center during World War II. It opened as a theater in 1949 and has been used as a theater since. The Community Building in Donnelly Park has been a cultural and social center since 1929. Gilbert Park was dedicated to the city in 1922. The Lawn Bowling Club was established in 1928 with the construction of 3 bowling lanes. Elizabeth Evans Park was dedicated in 1926. The Royellou Museum was built in 1923 and served first as a firehouse, then later as the city jail and police station. It is now home to the Mount Dora Historical Society.

The Mount Dora Woman's Club established the Annie E. Donnelly Park in 1924. One of the most prominent structures in Mount Dora is the Donnelly House built in 1893. It is home to the Masonic Temple Lodge. The Mount Dora Public Library was established in 1905 by the Ladies Improvement Society. The name was changed to the W. T. Bland Public Library when the existing building was built in 1995.

1. Mount Dora Train Depot

2. The First General Store

3. Mount Dora Yacht Club

4. City Dock- 1950's

5. Waterfront

6. City Hall (1960) and Community Building (1929)

7. Casting Club- 1948

7. Shuffle Board Club- 1940's

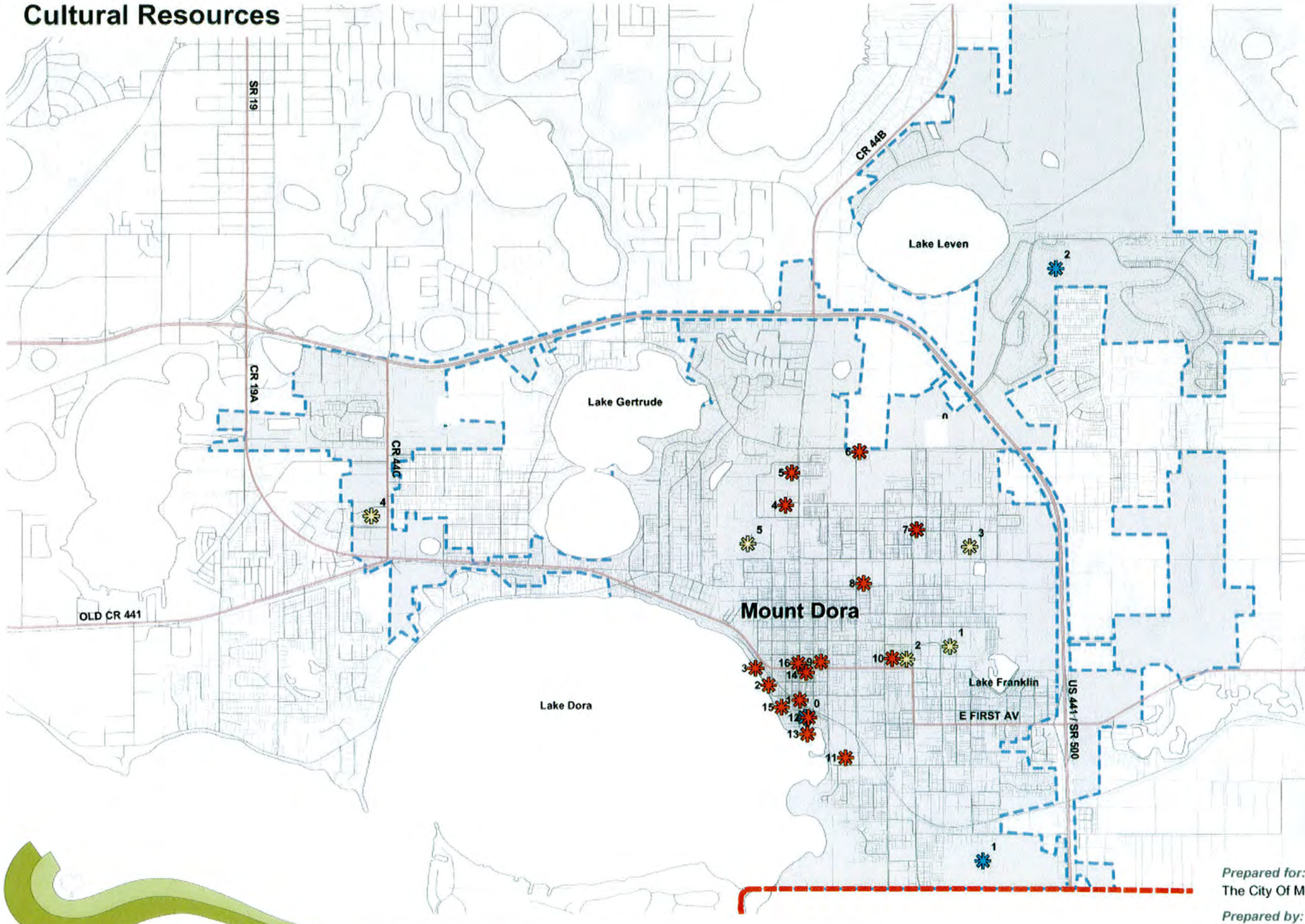
8. Lawn Bowling Club- 1940's

9. Mount Dora Regatta- 1954

10. Donnelly House

11. Donnelly Street Scenes and Donnelly Park

Cultural Resources



Legend

- County Line
- City Limit

Quasi- Public Facilities

1. Mount Dora Golf Association
2. Country Club of Mount Dora

Schools

1. Mount Dora High School
2. Roseborough Elem. School
3. Mount Dora Middle School
4. Triangle Elementary
5. Mount Dora Christian Bible School (K-12)

Historic Points

1. Mount Dora Train Depot
2. Location of First General Store
3. Mount Dora Yacht Club
4. Pine Forest Cemetery
5. W.T. Bland Public Library
6. Unity House
7. First Afican American School
8. Ice House Theater
9. M. D. Community Building
10. Roseborough School
11. Gilbert Park
12. Lawn Bowling Club
13. Elizabeth Evans Park
14. Royellou Museum
15. Lakeside Inn
16. Donnelly House

Prepared for:
The City Of Mount Dora

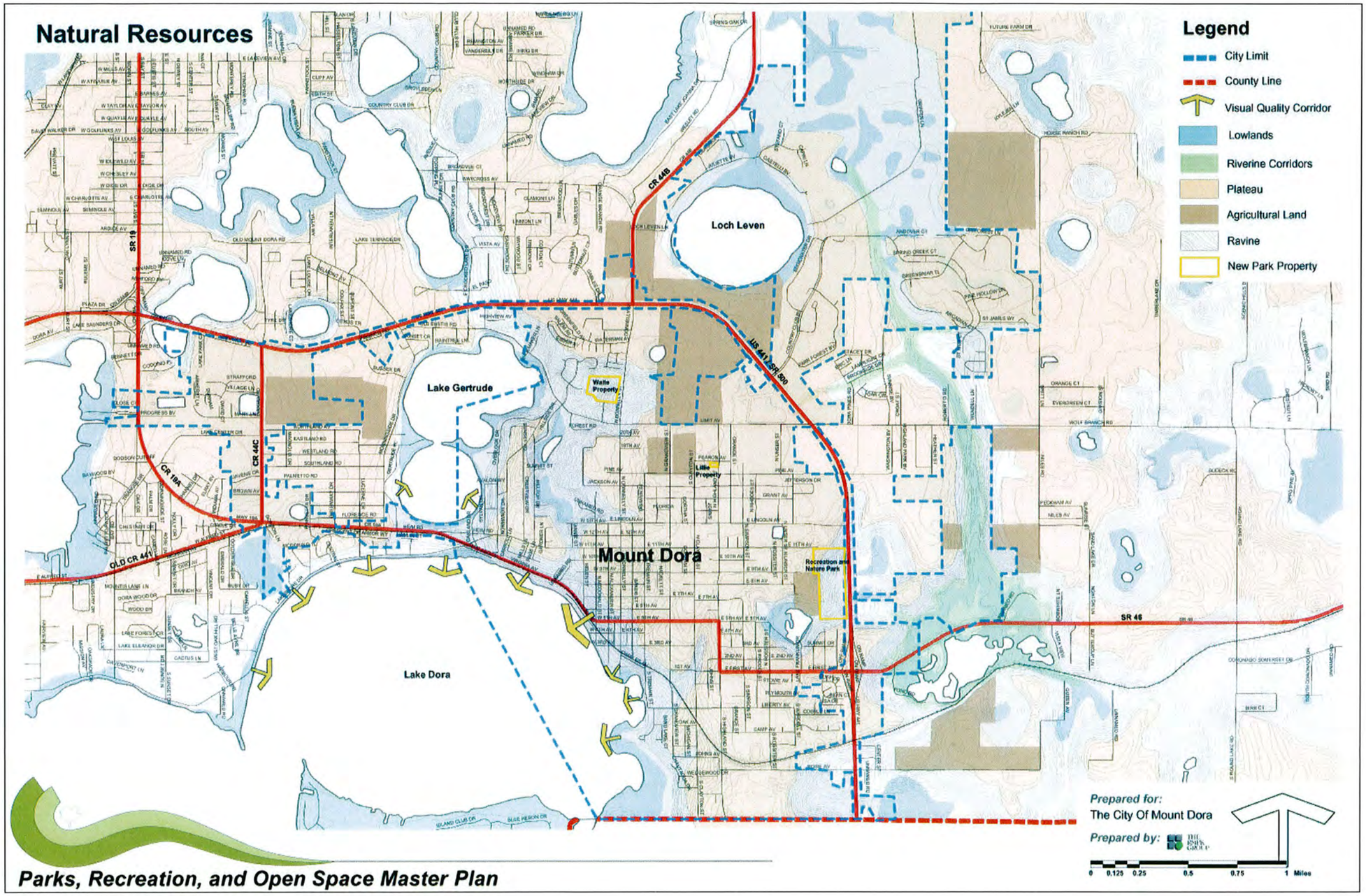
Prepared by:

0 0.125 0.25 0.5 0.75 1 Miles

Parks, Recreation, and Open Space Master Plan

(b) Natural Resources

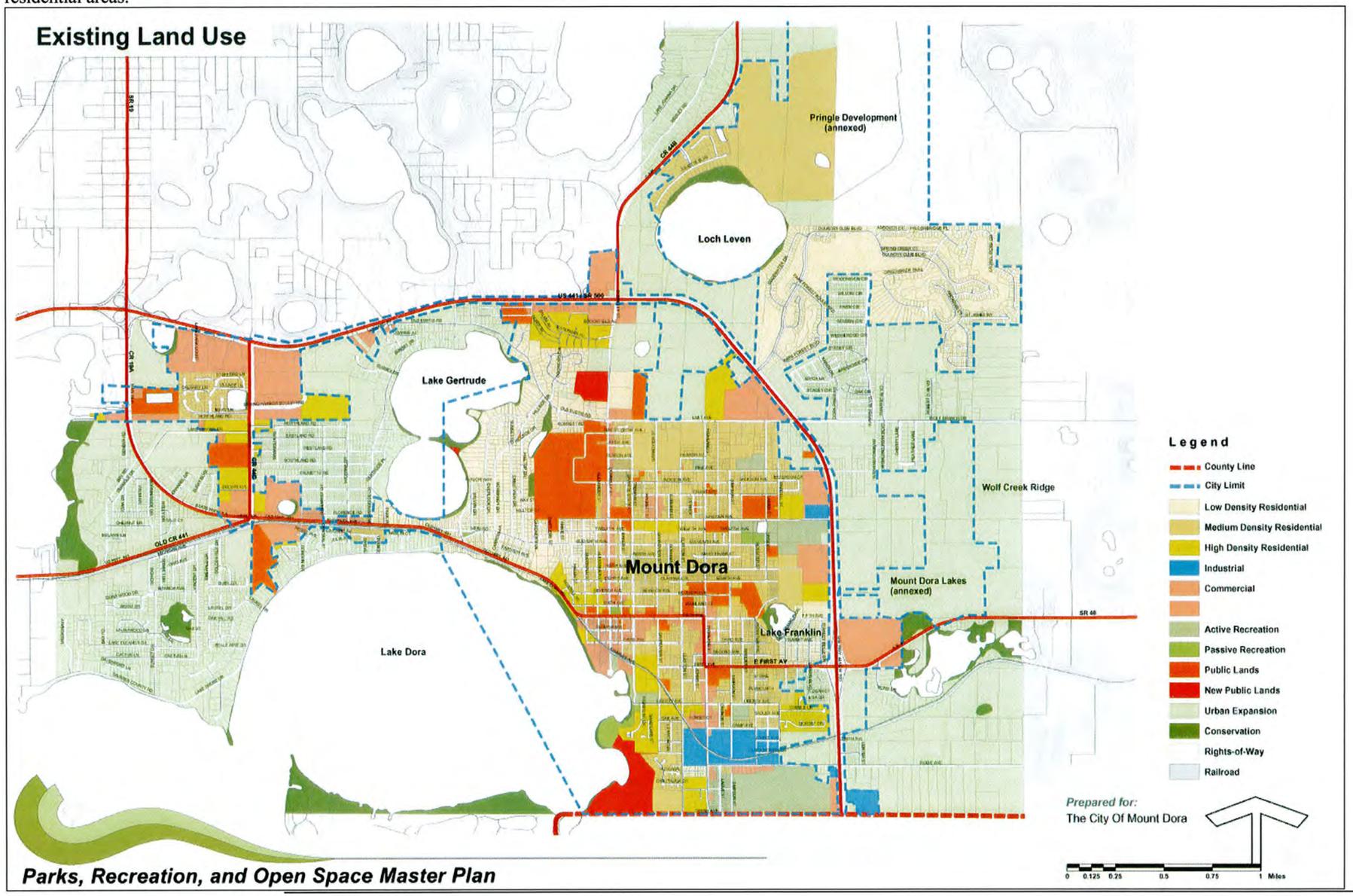
Mount Dora has a varied terrain with steep slops that end in riverines and high areas with plateaus suitable for construction. There are numerous lake views to Lake Dora, Lake Gertrude and the small lakes in the community.



A4. EXISTING LAND USE SETTINGS

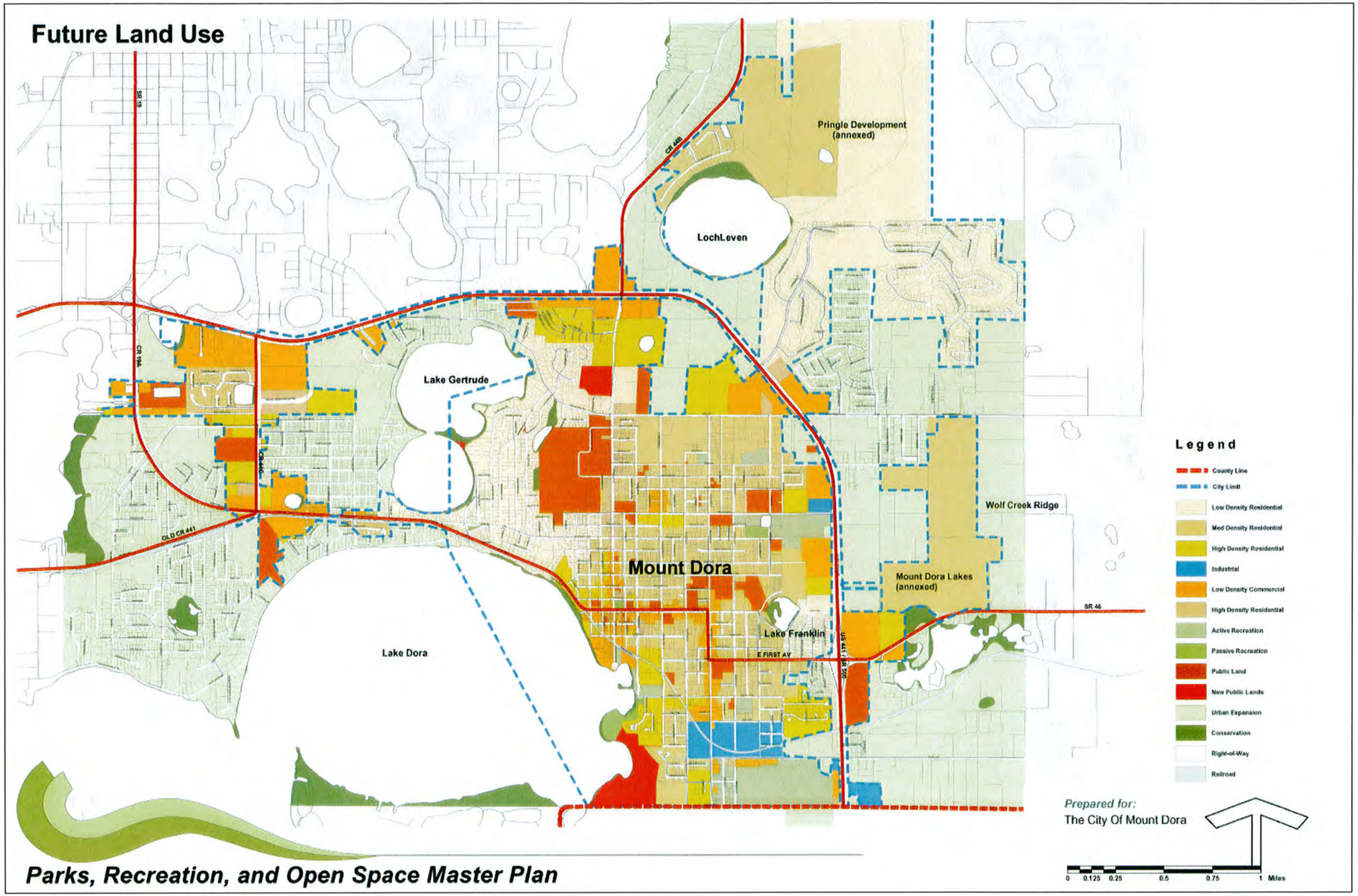
(a) Existing Land Use

The existing land-use of Mount Dora is one that has progressively lower densities of both residential and commercial land-use as one moves out from the central business district. The central business district includes public lands, a mix of high to medium density residential, and a mix of high to medium density commercial. The majority of the recreational lands are located close to the medium density residential areas.



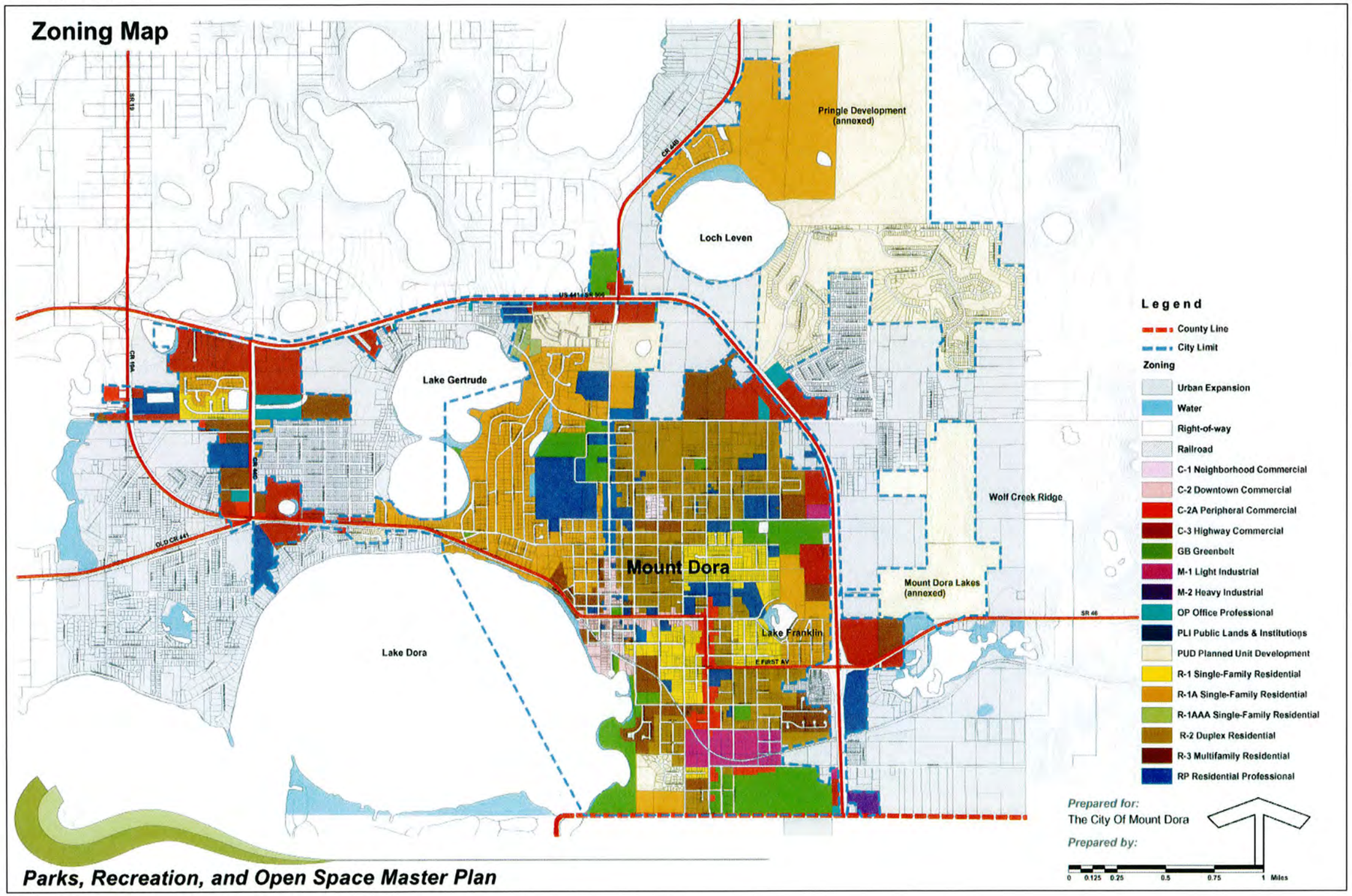
(b) Future Land Use

The future land-use of Mount Dora calls for the expansion of medium density residential lands and a new area of high density residential to the east.



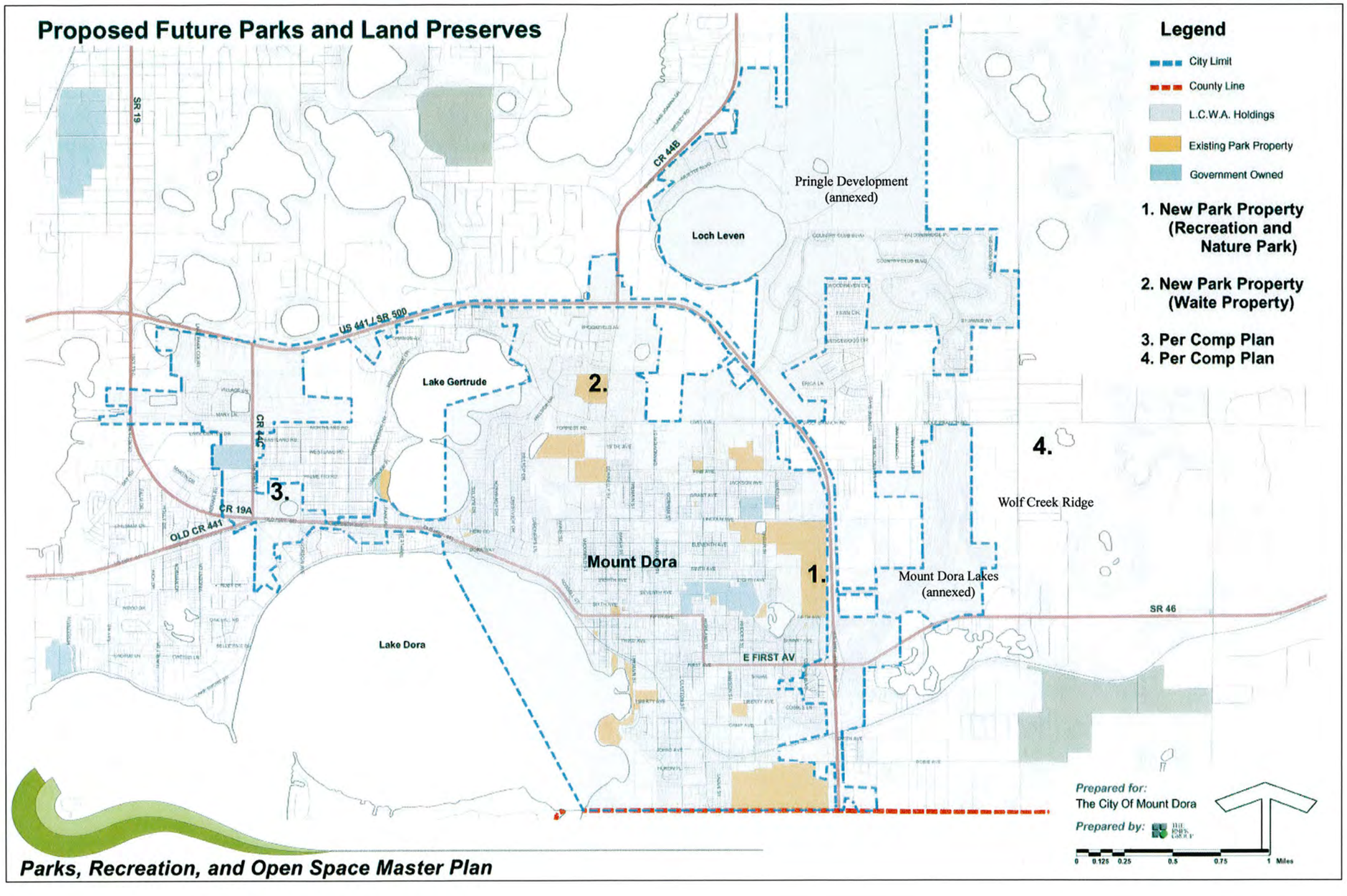
(c) Zoning

The zoned areas of Mount Dora include mostly residential designation. These areas designated residential are supported by smaller areas of commercial, office and industrial. The opportunities for recreational expansion for the City of Mount Dora lie within the areas that are designated as greenbelt and or public lands.



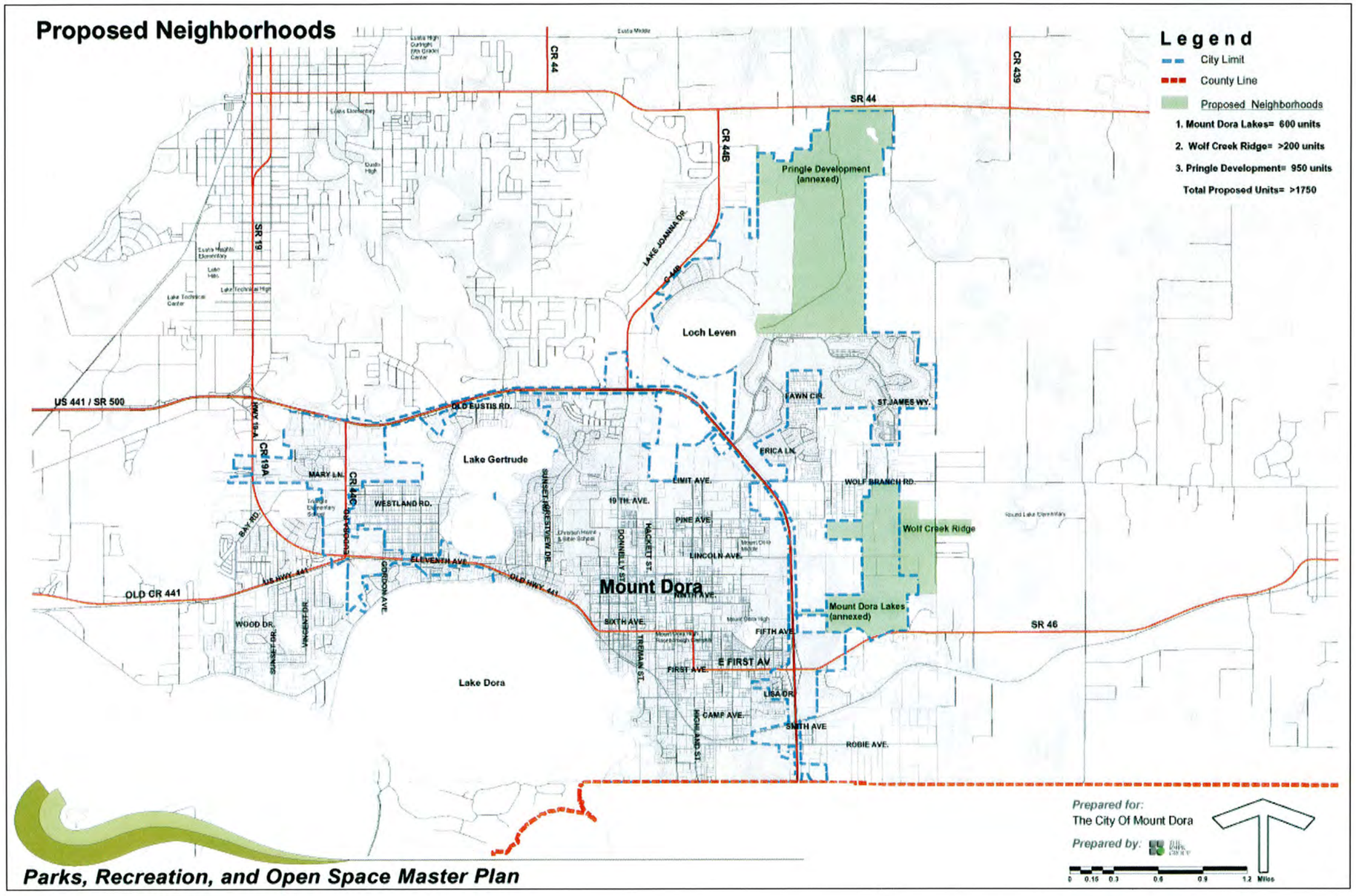
(d) Comprehensive Plan Parks Element

The following future park locations are points designated in the Comprehensive Plan.



(e) Pending Developments

The majority of the existing neighborhoods lie inside the loop of new HW 441. A number of proposed developments are concentrated in an area directly east of downtown just on the other side of HW 441. The neighborhoods of Dora Pines and Sylvan Shores are currently county enclaves.



A5. DEMOGRAPHICS

(a) Census Overview

The population total in Mount Dora in the 2000 Census was 9,309. 23% of the population is under 18. 52% of the population is between 18 and 64. 23% of the population is 65 and over. 77% of the population is white. 19% of the population is African American. 2.7% of the population is other. Between 1990 and 2000, the population grew from 7,198 to 9.418 for a total of 2,200 or 31%.

Comparative Analysis Of General Demographic Characteristics

LOCATION	MOUNT DORA	%	EUSTIS	%	LEESBURG	%	LAKE COUNTY	%	ORANGE COUNTY	%	SEMINOLE COUNTY	%
Total Population	9,418	100	15,106	100	15,956	100	210,528	100	896,344	100	365,196	100
Male	4,354	46.2	6,905	45.7	7,275	45.6	101,866	48.4	443,716	49.5	178.776	49.0
Female	5,064	53.8	8,201	54.3	8,681	54.4	108,662	51.6	452,628	50.5	186,420	51.0
Under 5 years	542	5.8	933	6.2	1,006	6.3	10,993	5.2	61,375	6.8	23,062	6.3
5 to 9 years	538	5.7	984	6.5	1,093	6.9	12,277	5.8	65,241	7.3	26,208	7.2
10 to 14 years	540	5.7	942	6.2	1,070	6.7	12,484	5.9	63,672	7.1	27,571	7.5
15 to 19 years	494	5.2	890	5.9	964	6.0	10,849	5.2	63,342	7.1	24,802	6.8
20 to 24 years	420	4.5	789	5.2	863	5.4	8,286	3.9	70.763	7.9	21,559	5.9
25 to 34 years	890	9.4	1,067	10.6	1,784	11.2	21,510	10.2	149.055	16.6	51,933	14.2
35 to 44 years	1,155	12.3	1,909	12.6	1,843	11.6	28,494	13.5	153,621	17.1	64,959	17.8
45 to 54 years	1,143	12.1	1,688	11.2	1,704	10.7	24,413	11.6	112,513	12.6	54,636	15.0
55 to 59 years	570	6.1	700	4.6	734	4.6	12,102	5.7	37,413	4.2	18,385	5.0
60 to 64 years	568	6.0	780	5.2	707	4.4	13,517	6.4	29,390	3.3	13,228	3.6
65 to74 years	1,142	12.1	1,708	11.3	1,697	10.6	30,268	14.4	49,369	505	21,392	5.9
75 to 84 years	962	10.2	1,513	10.0	1,649	10.3	19,641	9.3	30,947	3.5	13,468	3.7
85 years +	454	4.8	663	4.4	842	5.3	5,694	2.7	9,643	1.1	3,993	1.1

Table 2- Comparative Analysis based on Age.

Source: U. S. Census Bureau, 2000 Census

Comparative Analysis Of General Demographic Characteristics

LOCATION	MOUNT DORA	%	EUSTIS	%	LEESBURG	%	LAKE COUNTY	%	ORANGE COUNTY	%	SEMINOLE COUNTY	%
One race	9,309	98.8	14,930	98.8	15,731	98.6	208,051	98.8	865,573	96.6	357,252	97.8
White	7,277	77.3	11,616	76.9	10,627	66.6	184,138	87.5	614,830	68.6	300,948	82.4
Black	1,806	19.2	2,867	19.0	4,646	29.1	17,503	8.3	162,899	18.2	34,764	9.5
American Indian	16	0.2	52	0.3	43	0.3	701	0.3	3,079	0.3	1,087	0.3
Asian	65	0.7	95	0.6	213	1.3	1,667	0.8	30,033	3.4	9,115	2.5
Native Hawaiian	5	0.1	14	0.1	1	0.0	76	0.0	843	0.1	163	0.0
Other	140	1.5	286	1.9	201	1.3	3,966	1.9	53,889	6.0	11,175	3.1
Two or more races	109	1.2	176	1.2	225	1.4	2,477	1.2	30,771	3.4	7,944	2.2

Source: U. S. Census Bureau, 2000 Census

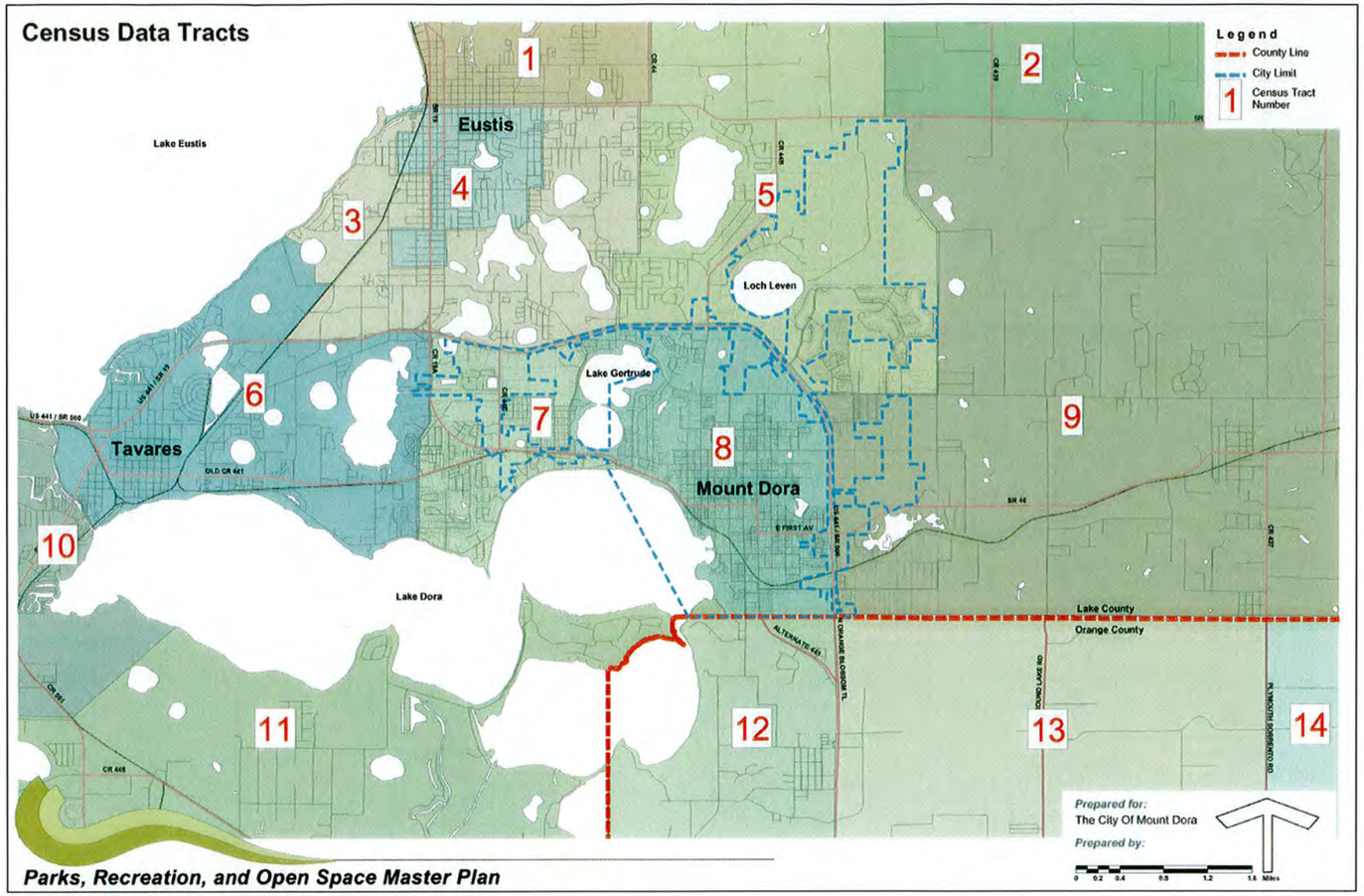
Table 3- Comparative Analysis based on Race.

Comparative Analysis Of General Demographic Characteristics

LOCATION	MOUNT DORA	%	EUSTIS	%	LEESBURG	%	LAKE COUNTY	%	ORANGE COUNTY	%	SEMINOLE COUNTY	%
Number of Households	4,150	100	6,438	100	6,813	100	88,383	100	336.366	100	139,631	100
Less then $10,000	498	12.0	681	10.6	1,065	15.6	7,414	8.4	26,043	7.7	7,895	5.7
$10,000 to $14,999	326	7.9	670	10.4	713	10.5	6,395	7.2	19,257	5.7	5,945	4.3
$15,000 to $24,999	656	15.8	1.074	16.7	1,525	22.4	14,052	15.9	45,394	13.5	14,354	10.3
$25,000 to $34,999	532	12.8	987	15.3	891	13.1	13,755	15.6	48,697	14.5	16,937	12.1
$35,000 to $49,000	604	14.6	1,254	19.5	1,064	15.6	17,205	19.5	62,169	18.5	25,617	18.3
$50,000 to $74,999	824	19.9	961	14.9	945	13.9	16,167	18.3	66,785	19.9	29,545	21.2
$75,000 to $99,999	321	7.7	360	5.6	303	4.4	7,085	8.0	31,904	9.5	17,175	12.3
$100,000 to $149,000	215	5.2	324	5.0	215	3.2	4,132	4.7	22,682	6.7	14,292	10.2
$ 150,000 to $199,000	85	2.0	78	1.2	28	0.4	1,021	1.2	6,099	1.8	3,869	2.8
$200,000 or more	89	2.1	49	0.8	64	0.9	1,157	1.3	7,336	2.2	4,002	2.9
Median Income	$36,086		$32,032		$25,988		$36,903		$41,311		$49,326	

Source: U. S. Census Bureau, 2000 Census

Table 4- Comparative Analysis Of Income Per Household



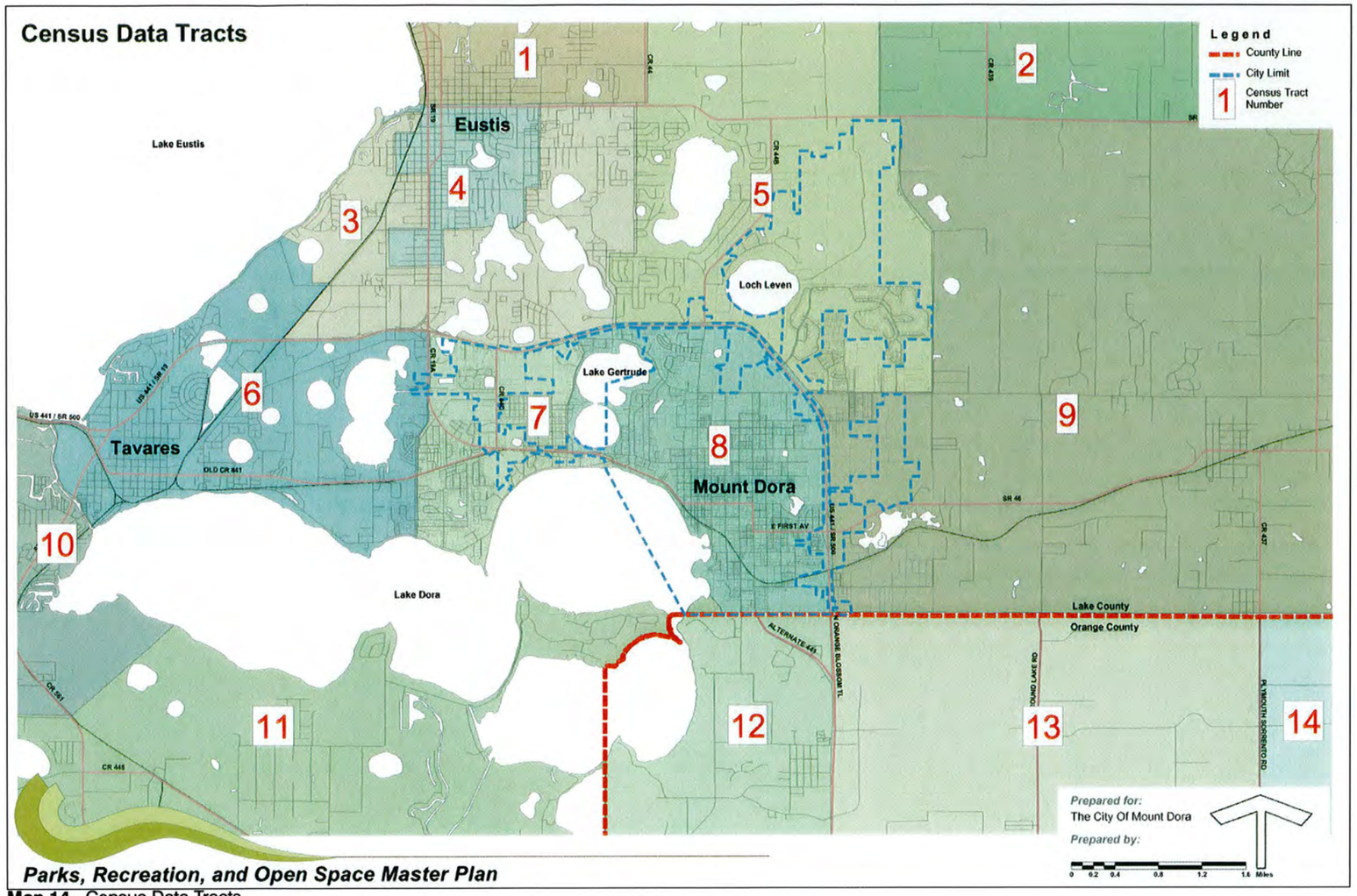
Map 14- Census Data Tracts

Note: The full extent of some tracts do note appear on map.

Population and Age Structure

Tract #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total Population	7597	9361	5786	3876	5058	7555	4703	7762	7715	5109	4109	2386	5183	5304
Male	3530	4842	2295	1844	2458	3747	2153	3615	3835	2262	2028	1204	2479	2632
Female	4067	4519	2891	2032	2600	3808	2550	4147	3880	2847	2081	1182	2704	2672
Age 5 & under	502	536	284	240	230	236	269	468	489	185	201	159	265	414
Age 5 to 17	1368	1889	761	719	745	801	625	1245	1533	527	739	445	777	1167
Age 18 to 21	304	365	193	198	135	291	195	306	320	137	145	89	192	236
Age 22 to 29	637	662	413	415	234	504	369	584	565	255	258	192	328	517
Age 30 to 39	830	1397	565	531	515	871	546	923	1198	421	548	300	531	962
Age 40 to 49	808	1596	661	484	813	878	592	1021	1356	439	688	387	627	827
Age 50 to 64	1176	1705	840	544	1147	1351	859	1287	1368	934	813	450	864	767
Age 65 & up	2032	1211	1469	745	1239	2623	1238	1928	886	2211	717	358	1599	414
Median Age	**42.4**	**39**	**45.4**	**37**	**48.2**	**52.4**	**45.4**	**43.4**	**38.4**	**61.3**	**47.2**	**40.3**	**48**	**35.5**

Source: U. S. Census Bureau, 2000 Census



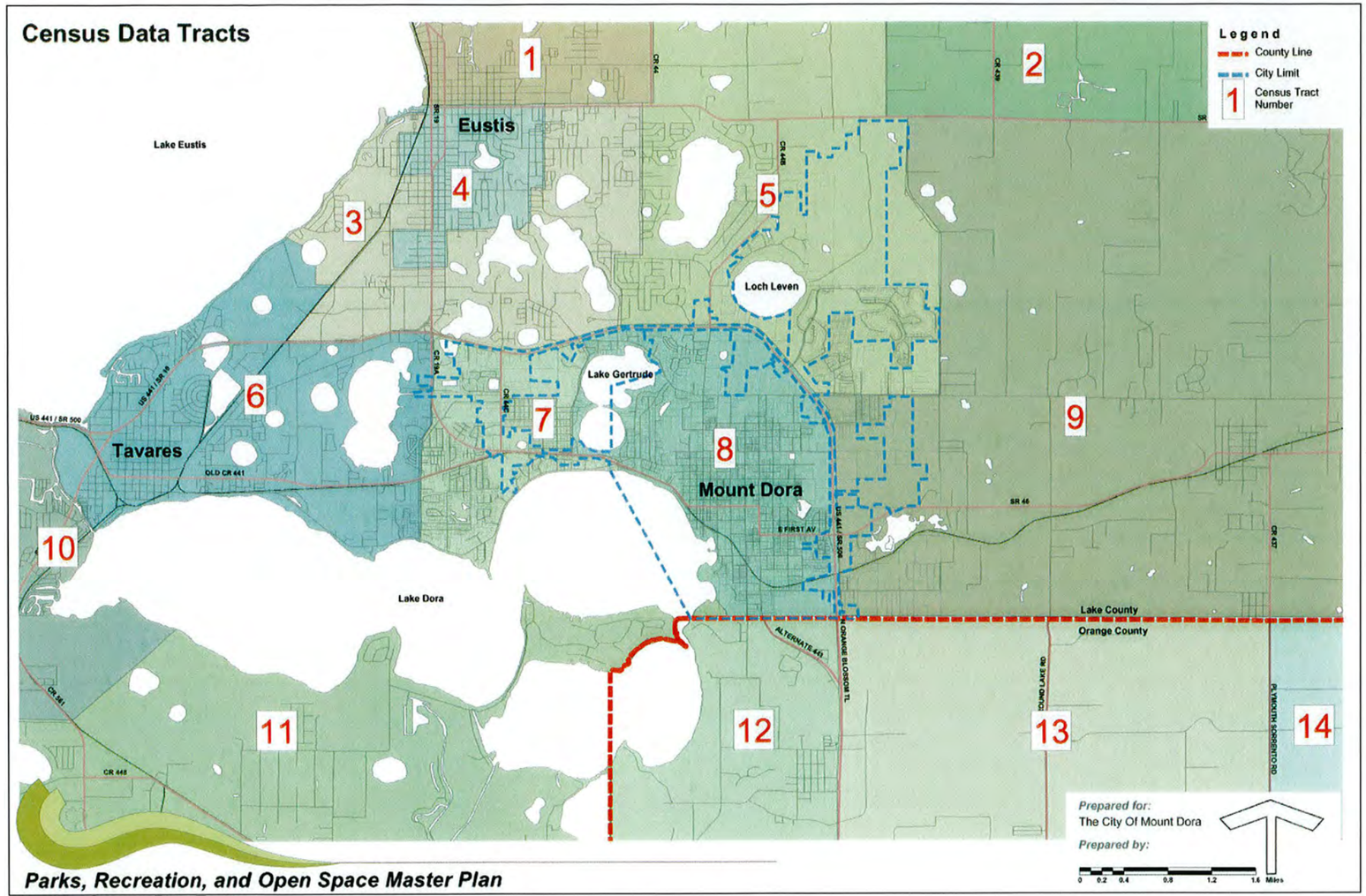
Map 14- Census Data Tracts

Note: The full extent of some tracts do note appear on map.

Family Composition

Tract #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Married W/ Children	453	811	358	46	446	342	316	466	768	204	381	141	295	558
Married WO/ Children	1153	1290	722	423	1081	1398	718	1076	1054	1148	688	318	917	532
# Of Male Children	60	132	31	46	17	33	28	65	76	29	25	18	23	64
# Of Female Children	297	153	138	129	56	176	117	235	142	120	50	58	74	124
# Of Families	2185	2608	1356	978	1662	2116	1302	2060	2205	1623	1213	655	1475	1416
Average Family Size	**2.82**	**3.01**	**2.83**	**3**	**2.69**	**2.5**	**2.75**	**2.85**	**3.05**	**2.43**	**2.89**	**3.03**	**2.86**	**3.22**

Source: U. S. Census Bureau, 2000 Census



Map 14- Census Data Tracts

Note: The full extent of some tracts do note appear on map.

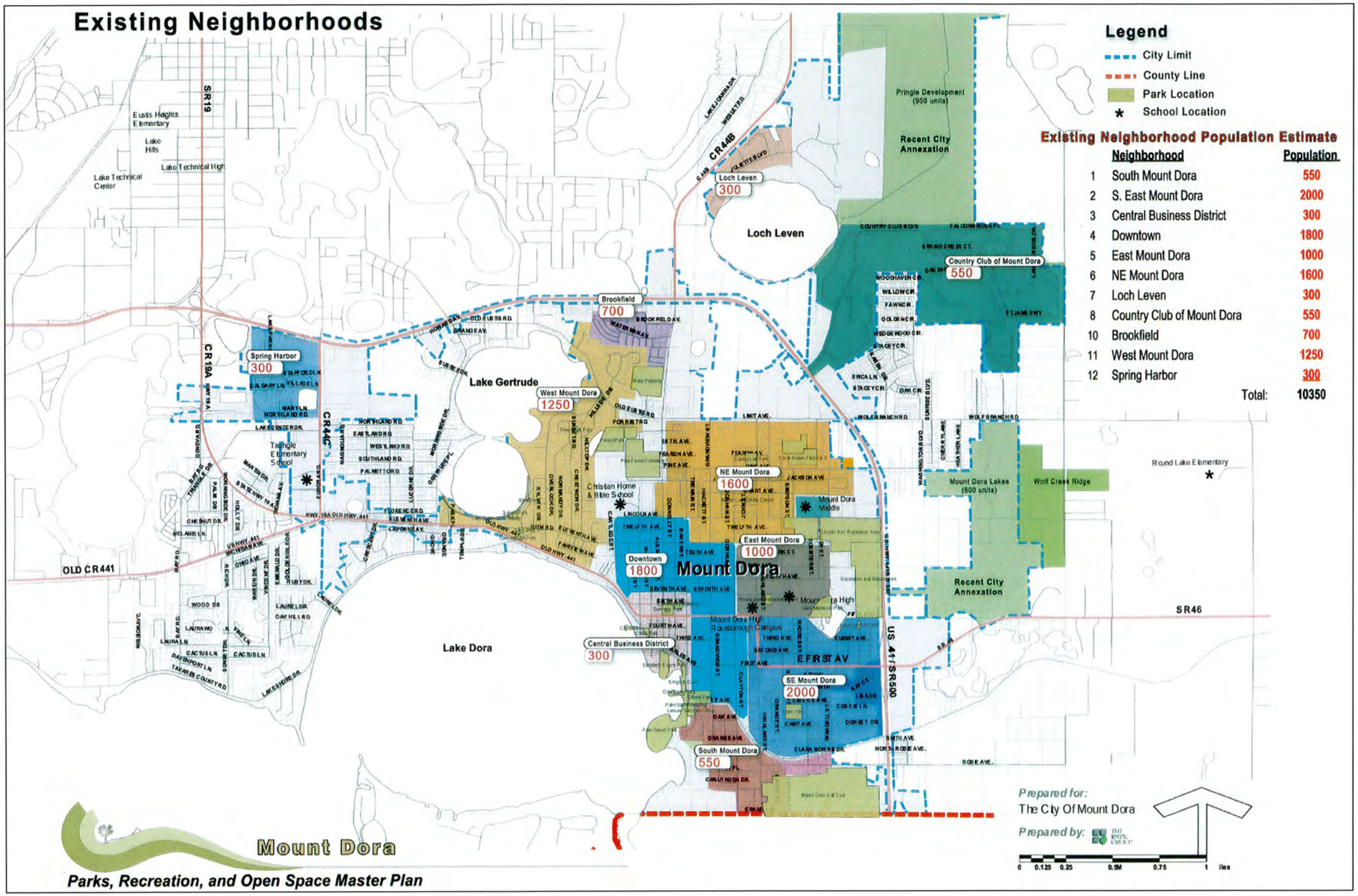
Ethnic Composition

Tract #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total Population	7597	9361	5786	3876	5058	7555	4703	7762	7715	5109	4109	2386	5183	5304
White	5161	8977	4565	3308	4775	6785	4222	5816	7011	4582	3744	1095	4015	4870
Black	2145	81	412	416	124	565	263	1678	324	367	69	564	880	155
American Indian	34	47	10	12	6	21	19	12	40	16	18	5	19	23
Asian	19	28	51	24	54	34	57	54	74	52	6	17	36	61
Native Hawaiian	9	9	1	2	3	6	0	5	6	1	1	0	0	5
Other	137	102	93	55	57	69	91	107	154	45	205	80	165	110
Two or More Races	92	117	54	59	39	75	51	90	106	46	66	25	68	80
Hispanic	567	383	232	239	196	284	272	483	492	121	414	415	612	553

Source: U. S. Census Bureau, 2000 Census

(b) Neighborhood Composition

The majority of the existing neighborhoods lie inside the loop of new HW 441. A number of proposed developments are concentrated in an area directly east of downtown just on the other side of HW 441. The neighborhoods of Dora Pines and Sylvan Shores are currently county enclaves.



A6. ADMINISTRATION

In 2002, the decision was made to divide the Department of Parks and Recreation into two divisions under different departments. As a result, Recreation is a division of the Leisure Services that also includes the Library Division. The Parks Division is in the Public Services Department that also includes the divisions of public works, electric, sewer collection and water distribution, water and wastewater operations, fleet management, and building maintenance.

The Parks Division maintains 33 areas including the 40-acre cemetery. The maintenance of parks is done by two-man crews on a once-a-week basis. There are currently 10 full-time and 1 part-time employees. Additional manpower necessary to maintain the cemetery comes from the maintenance crews after the parks have been maintained. The maintenance is a "mow-and-blow" type of maintenance, which is a minimal type of maintenance. Additional to the park maintenance, this crew also works on a work order basis to address special items and requests, emergencies, etc. The priorities to balance the routine maintenance with the work orders are determined on a daily, case-by-case basis. This crew is augmented with other city employees to assist during both special events coordinated by the city and those events that are coordinated by private entities. The special event crew has been cut from 15 to 10 due to budgetary restraints. A breakdown of personnel positions and budget categories is below.

The maintenance equipment seems to be adequate for the required work. The hand-held maintenance equipment is kept at the Public Services Maintenance Complex on Highland St. The mowers are kept at the maintenance building at the cemetery on Donnelly St. This requires that each maintenance crew must visit two locations to load all of the equipment necessary to perform the required work. The inventory includes 5 small pick-up trucks, 1 one-ton truck, 3 trailers, 6 tractors, 14 various mowers, and weedeaters.

A separate division under Public Services performs the maintenance on the structural facilities. There is no breakdown of how much time and funding is spent on facilities in parks and recreation facilities, as opposed to the other structural facilities in the city.

The Recreation Division has 5 full time and 26 part time positions. The tentative budget for FY 2004 is $492,209. Revenue is projected to be $47,350 with the majority of the revenue coming from Activity Fees, which is the fee that users pay to participate in the programs. $11,150 comes from donations. A breakdown of personnel positions and budget categories is below.

The Recreation Division offers a variety of programs throughout the year with the largest being the summer camp program that is attended by approximately 120 children. This year, it was held in the Roseborough Elementary School and utilized the gymnasium and several classrooms. Some programs, such as tennis clinics, tai chi, water aerobics, etc., are contracted to private instructors. Registration for all programs is done through the Leisure Services offices. Programs for adults are limited. The most popular are yoga and tai chi.

The Recreation Division coordinates several special events throughout the year including Kid's Fest, concerts in the park, and Childrens Christmas in the Park. These events attract from 200 to 2,000 people.

The Recreation Division operates the pool. A full-time head lifeguard oversees 11 part-time lifeguards. The pool is open on Saturday and some evenings during the week. There is a nominal charge to use the facility. The Division manages a swim team. Additionally, the swim team from the High School uses the facility. The most popular activities at the pool are the open swim and lap swimming. Other programs include water aerobics, family swim, and lifeguard certification.

The City of Mount Dora does not organize the following sports leagues but works with them to provide assistance:

- Junior Hurricanes – Football and Cheerleading – The city has donated money in the past to help pay for uniforms but they are not a regular part of the city's budget. They have put in a formal request via the City's grant program for 2003-2004 budget year which is funded by the City Council and will not be part of the Recreation budget. The city provides a practice location at Frank Brown Field and the use of Heim Field when they need a lighted practice field. There are no fees involved. The children who participate in this are ages 5 to 14.
- Mount Dora Middle School Bowling League – The city assists the Mount Dora Middle School Bowling League by providing the use of one of the Recreation buses and a driver to transport them from the Middle School to the bowling alley. The league runs from October through April.
- Mount Dora Little League – The city does not charge the league to use the city ball fields located on Lincoln and Unser. When needed, they also have access to Heim Field. The City is adding 2 new ball fields with lights, dugouts, irrigation and turf.
- Mount Dora Swim Team – The team uses the Municipal Pool for practice and pays a nominal amount for its use. The pool is also used at times for swim meets.

Personnel – Recreation			
POSITION	FY 2002	FY 2003	FY 2004
Cultural/Special Events Coordinator	1 PT	1	0
Recreation Programmer	1	1	1
Athletic Coordinator	1	0	0
Coach	2	0	0
Recreation Aide II	1 PT	1 PT	1 PT
Recreation Aide	1 PT	1 PT	1 PT
Recreation Assistant	0	13 PT	13 PT
Head Lifeguard	0	1	1
Lifeguards	11 PT	11 PT	11 PT
Park Ranger	1 PT	0	0
Administrative Assistant	1 PT	2	2
Total Full Time Positions	4	5	5
Total Part Time Positions	16	26	26
The Director of Leisure Services position is budgeted in the Library budget.			
Personnel – Parks			
POSITION	FY 2002	FY 2003	FY 2004
Parks Foreman	1 PT	1 PT	1 PT
Park Ranger	1 PT	1	1
Maintenance Worker	0	1	1
Grounds Maintenance Worker	6	7	7
Seasonal Grounds Maintenance	2	1	1
Electrician	1 PT	0	0
Total Full Time Positions	8	10	10
Total Part Time Positions	3	1	1

Budget - Recreation			
EXPENSES	FY 2002	FY 2003	FY 2004
Personal Services	342,262	364,376	283,571
Operating	153,498	162,248	173,746
Capital	8,563	50,000	28,500
Allocations	10,333	24,553	6,392
TOTAL	**514,656**	**601,177**	**492,209**
REVENUES	FY 2002	FY 2003	FY 2004
Grants	0	1,500	0
Pool Fees	5,169	4,000	4,000
Swim Lessons	1,940	2,040	2,000
Pool Rental		1,200	1,200
Steppers	4,868	5,164	4,000
Activity Fees	32,942	25,000	25,000
Donations	6,594	7,800	11,150
TOTAL	**51,513**	**45,204**	**47,350**
Budget - Parks			
EXPENSES	FY 2002	FY 2003	FY 2004
Personal Services	234,345	283,753	234,541
Operating	122,369	116,763	128,209
Capital	12,009	7,000	0
Allocations	10,323	10,666	0
TOTAL	**379,046**	**418,182**	**362,750**

Table 5- FY 2002-2004- Parks and Recreation Personnel and Budget.

City of Mount Dora Leisure Services Department	
Recreation Division	
Participant Contacts	
FY 2001 - 2002	
PROGRAM	**PARTICIPANT CONTACTS**
Youth Programs	
Art Camp	650
Summer Day Camp	4,587
Tennis Clinics	1,776
Steppers	1,435
After School Program	8,653
Youth Chorus	648
Martin Luther King Sleepover	75
Youth Dances	200
Holiday Camp	437
Sub-total	**17,811**
Adult Programs	
Yoga	354
Tai Chi	866
Fiber Arts	108
Tennis Clinics	118
2 Basket Classes	24
Fimo Class	25
Unfinished Projects	6
Sub-total	**1,501**
Aquatic Programs	
Water Aerobics	1,177
Open Swim	3,087
Lap Swimming	1,851
Swim Team	3,266
Family Swim	281
Sub-total	**9,662**
Cultural and Special Events	
Mother J	2,000
3rd Annual Mickey Carroll & Friends	1,200
6th Annual Kids Fest	1,500
2 Concerts in the Park	1,000
Fall Festival	300
1st Annual Step Show	680
Ibini Tera	150
Sub-total	**6,830**
Total Contacts	**35,804**

Table 6- FY 2001-2002- Recreation Division Particapant Contacts.

City of Mount Dora Leisure Services Department		
Recreation Division		
Participant Contacts		
FY 2002 - 2003		
PROGRAM	**DATES**	**PARTICIPANT CONTACTS**
Youth Programs		
Art Camp	10/1/02 - 9/30/03	940
Tennis Clinics		
Clinic #1	10/14/02 - 11/16/02	88
Clinic #2	11/18/02 - 12/21/02	80
Clinic #3	2/3/03 - 3/1/03	88
Clinic #4	3/3/03 - 4/5/03	96
Clinic #5	4/7/03 - 5/1/03	104
Summer Tennis Camp	6/2/03 - 7/10/03	860
Clinic #6	7/28/03 - ?	116
Clinic #7	?	*
Steppers	10/1/02 - 9/30/03	3,605
After School Program	8/14/02 - 05/28/03	9,000
Youth Chorus	9/9/02 - 4/28/03	714
Martin Luther King Sleepover	1/17/03	96
Youth Dances (1 x per month)	Dec - Feb, May - July	360
Holiday Camp		
Christmas	12/23/2002 - 01/07/03	218
Spring Break	3/05/03 - 3/22/03	219
Girls Softball Clinic	1/2/03 - 1/4/03	42
Basketball Clinic	6/28/03	24
Children's Christmas in the Park		500
Summer Day Camp	6/4/2003 - 7/24/03	2,605
Middle School Bowling (1 x per week)	Oct - April	720
Sub-total		**19,535**
Adult Programs		
Yoga	10/1/02 - 9/30/03	1,560
Tai Chi	10/1/02 - 9/30/03	850
Tennis Clinics		
Clinic #1	10/14/02 - 11/16/02	24
Clinic #2	11/18/02 - 12/21/02	24
Clinic #3	2/3/03 - 3/1/03	16
Clinic #4	3/3/03 - 4/5/03	16
Clinic #5	4/7/03 - 5/1/03	20
Clinic #6	8/11/03 - ?	8
Clinic #7	?	*
Beading Class	6/20/03	28
Knitting Classes	1/21/03	5
Fiber Arts	10/1/02 - 9/30/03	81
Unfinished Projects	8/15/03 - 8/16/03	
Prescription Drug	10/15/03	20
Sub-total		**2,652**
Aquatic Programs		
Water Aerobics	10/1/02 - 9/30/03	645
Open Swim	6/2/03 - 8/2/03	1,681
Lap Swimming	10/1/02 - 9/30/03	1,360
Swim Team	10/1/02 - 9/30/03	1,711
Family Swim		340
Water Polo		225
Lifeguard Certification		16
Swim with Santa	12/21/2002	15
Underwater Easter Egg Hunt	4/19/2003	20
Sub-total		**6,013**

Table 7- FY 2002-2003- Recreation Division Participant Contacts.

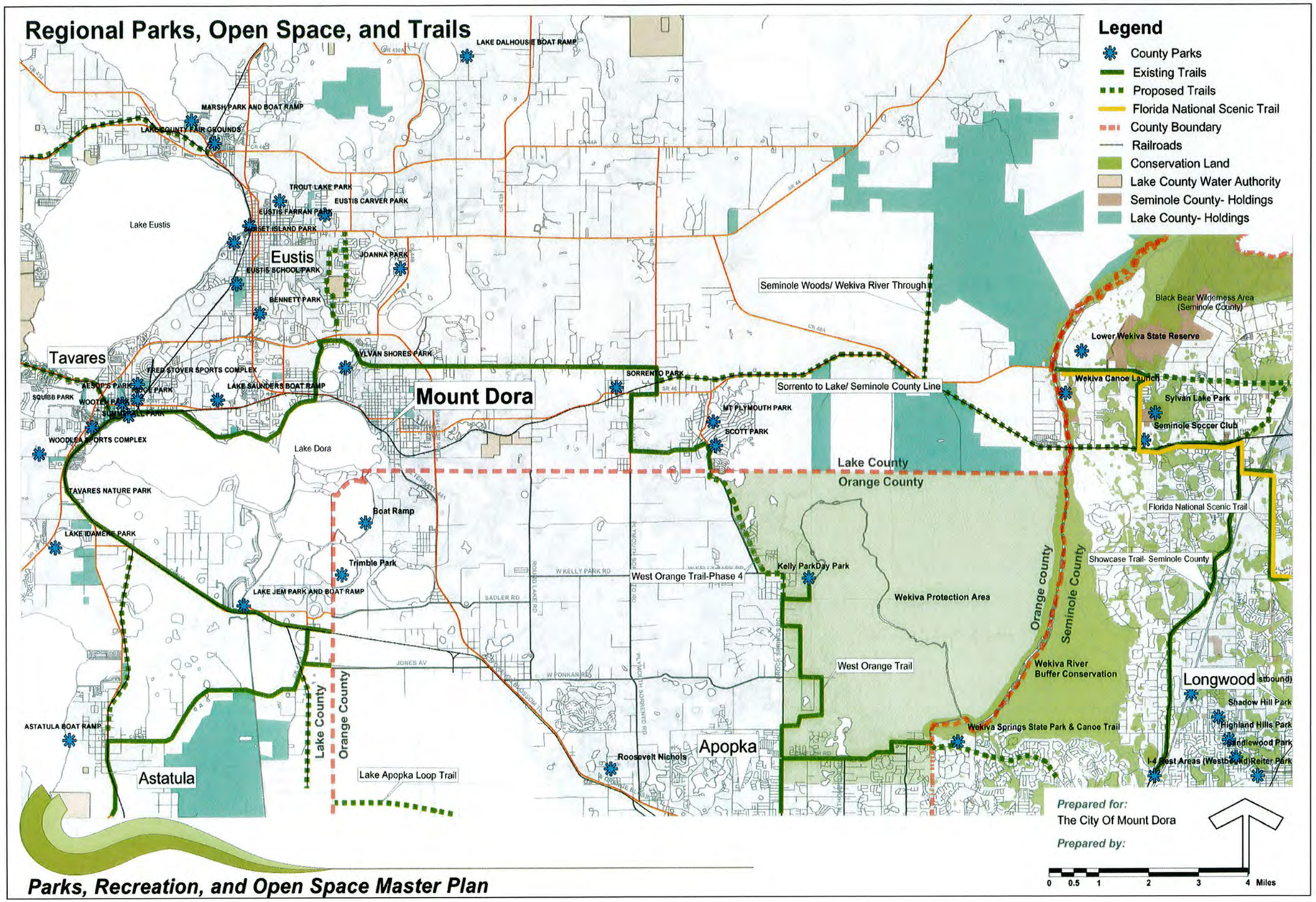
Continued on next page

Cultural and Special Events		
3th Annual Mickey Carroll & Friends	3/8/2003	1,000
7th Annual Kids Fest	7/4/2003	2,000
Concerts in the Park		
The Boomers	12/7/2002	300
Earth Day	4/19/2003	300
Skeens & Leigh	4/26/2003	200
Jim Carlton	6/14/2003	300
Fun House	8/9/2003	300
2nd Annual Step Show	3/29/2003	1,250
Ibini Tera	9/20/2003	
Swinging on a Sunday Mother's Day Concert	5/11/2003	700
Memorial Day Concert	5/25/2003	300
Light Up the Sky with Jazz & Blues	7/4/2003	1,500
Unity in the Community Archway Dedication	5/10/2003	75
Nunsense Production	Oct	2,000
Sub-total		**10,225**
Total Contacts		**38,425**
* needs to be updated 9/30/03		

Table 7 (continued)- FY 2002-2003- Recreation Division Participant Contacts.

B. Regional Parks and Open Space Inventory

Mount Dora's neighbors are the cities of Eustis, Leesburg and Tavares. Lake County surrounds Mount Dora and is abutted by Orange and Seminole Counties. These cities and counties will be used in a comparative analysis of their parks and recreation systems.



B1. PARK FACILITIES INVENTORY

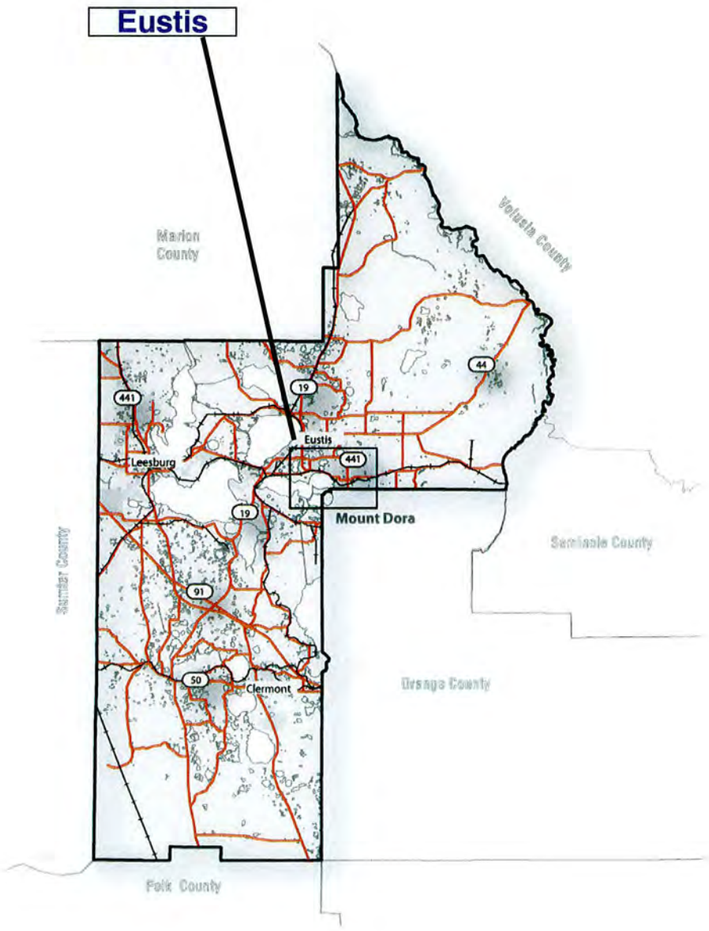
(a) Adjacent Municipalities

(1) EUSTIS PARKS AND RECREATION INVENTORY

PARK	CATEGORY	Restrooms	Picnic Area	Pavilions	Benches	Tennis	Playground	Basketball Court	Fishing	Boat Ramp	Boardwalk	Volleyball	Baseball Fields	Racquetball	Softball Fields	Multipurpose Field	Walking/Jogging Trail	Shuffleboard	Civic Center	Nature Area	Amphitheater	Pool
Bennett	N		X			X	1															
Cardinal Cove	C		X	X		1			X		X						X					
Carver	C		X	X				X			X	X			X							
Carver Park Annex	C		X	1										X		X				X		
Elizabeth Circle	N					1	1															
Ferran	C		X	X	X		1										X				X	
Seleen Tot-Lot	N		1				1															
Sunset Island	C		1	1		X	X	X						X			1					
Pendleton	C		1				1										1					
Aquatic Center	C																					2

Table 8- Eustis Parks and Recreation Inventory.

(P)laylot (N)eighborhood Park (C)ommunity Park (O)pen Space

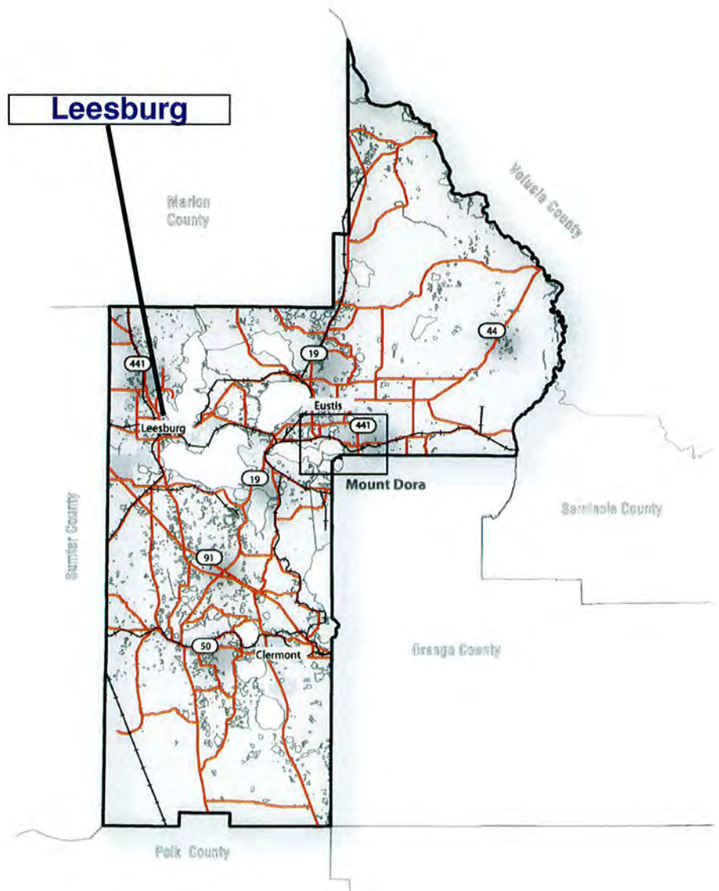


(2) LEESBURG PARKS AND RECREATION INVENTORY

PARK	CATEGORY	Restrooms	Picnic Area	Pavilions	Benches	Tennis	Playground	Basketball Court	Fishing	Boat Ramp	Boardwalk	Volleyball	Baseball Fields	Racquetball	Softball Fields	Multipurpose Field	Walking/Jogging Trail	Shuffleboard	Civic Center	Nature Area	Amphitheater	Pool	Fountain
Corrine Williams	N		5				1	1															
Herlong	C		7				1			1													
Jessie Holliman	N		1				1																
Lake Dixie	N																1						
Towne Square	M																						1
Venetian Gardens	C		14							1		2					1		2			1	
Palmetto Street Complex	S					4																	
Shuffleboard Complex	S																	24					
Babe Ruth Field	S							1					1										
Perkins Johnson	M				1																		
Sunshine/Webster	M				1																		

Table 9- Leesburg Parks and Recreation Inventory.

(P)laylot (N)eighborhood Park (C)ommunity Park (O)pen Space

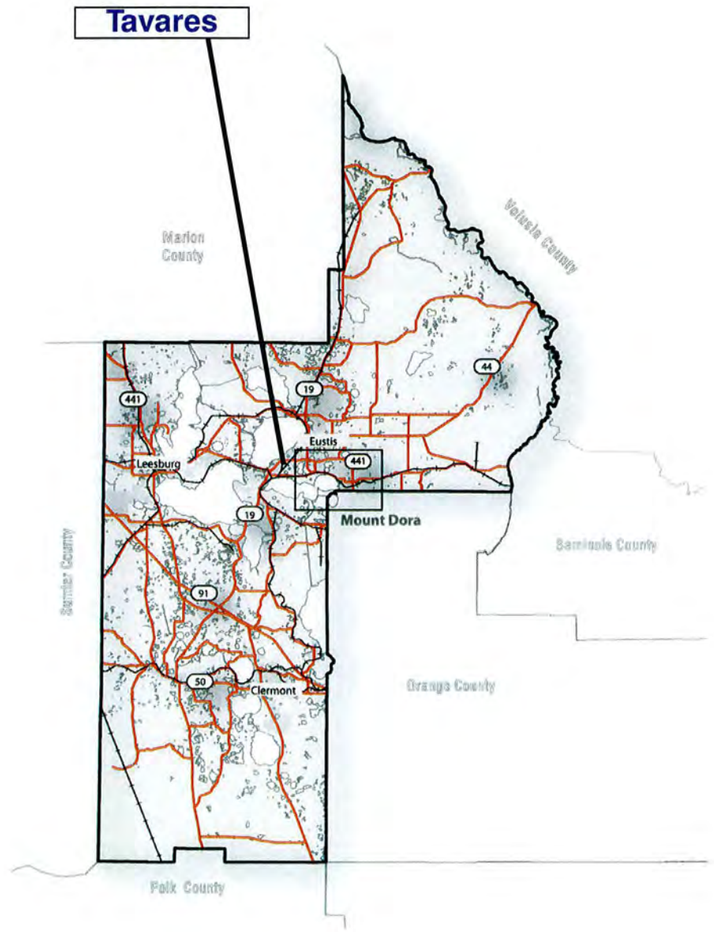


(3) TAVARES PARKS AND RECREATION INVENTORY

PARK	CATEGORY	Restrooms	Picnic Area	Pavilions	Benches	Tennis	Playground	Basketball Court	Fishing	Boat Ramp	Baseball Fields	Softball Fields	Multipurpose Field	Walking/Jogging Trail	Shuffleboard	Civic Center
Wooton Wonderland	C	1	1	5			1		1	2						
Fred Stover Sports Complex	C	1									3	1				
Woodlea Sports Complex	C	1									3		1			
Tavares Recreational Park	C	1	1						1	1						
Ridge	C				1										26	1
Summerall	C	1	1		4					1						
Aesop's	C		1		2	2								1		
Ingraham	N	1	1		5		1	1								1
Tavares Nature Park	C													1		
Squibb Park	N															
Shelby Park	N															
Magnolia Park	N															
Vista Park	N															

Table 10- Tavares Parks and Recreation Inventory.

(P)laylot (N)eighborhood Park (C)ommunity Park (O)pen Space

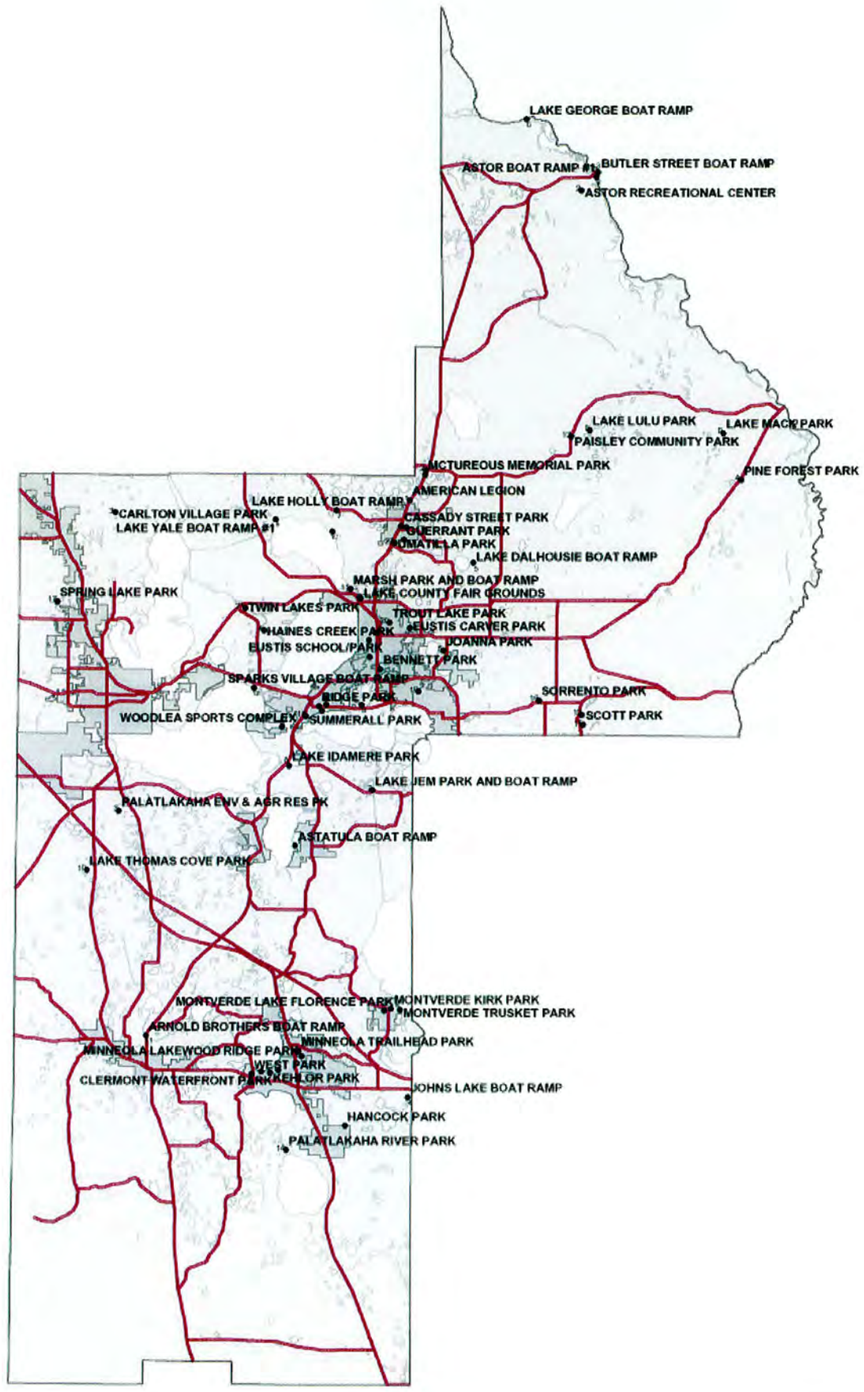


(b) Adjacent Counties

(1) LAKE COUNTY PARKS

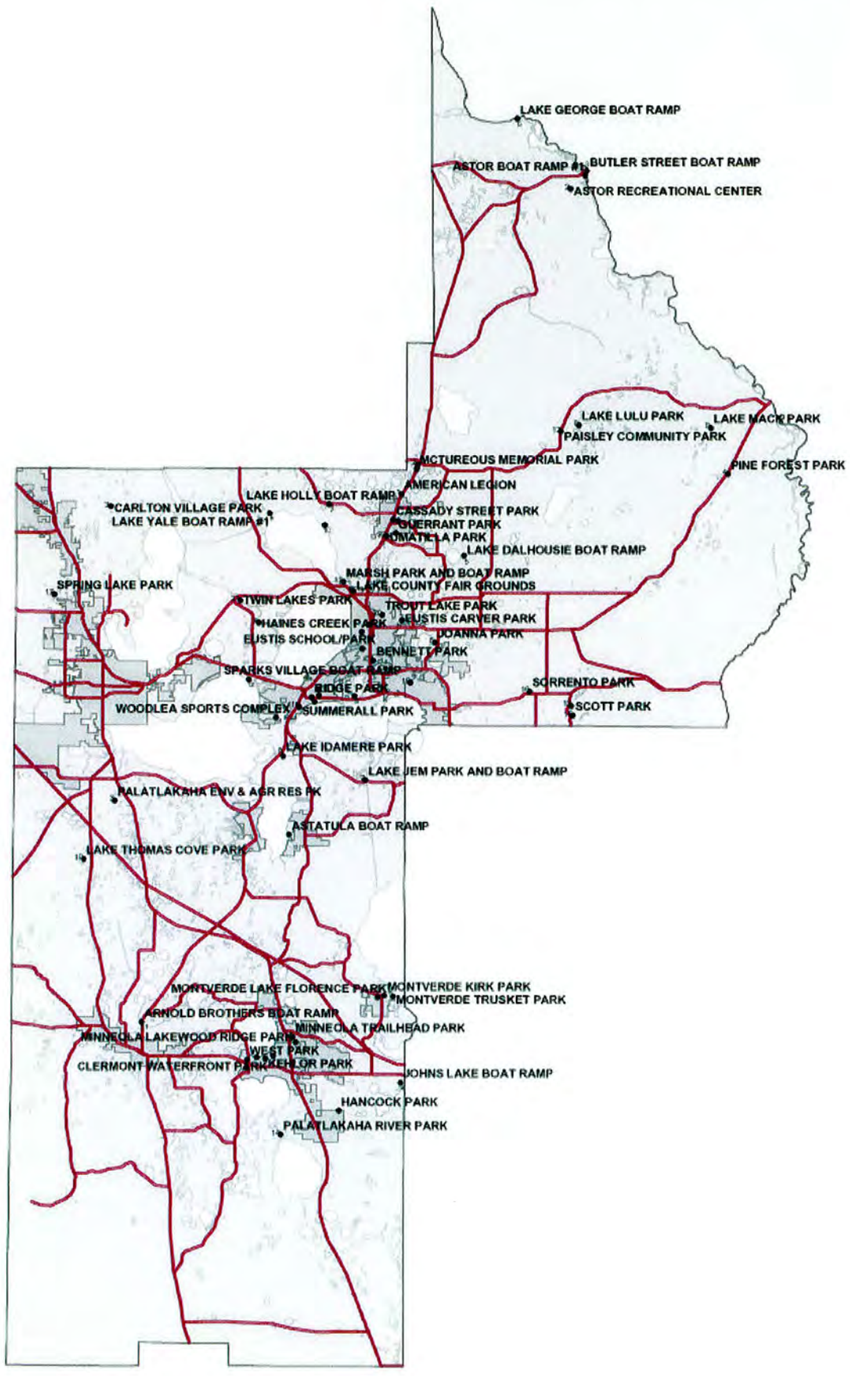
	Lake County Parks	Status	Acres	Category	Category
1.	Astor Lions Alco Road (CR 9588) Astor	Developed	10.00	Neighborhood	Active
2.	Carlton Village Park On Orange Circle, East of Lady Lake	Undeveloped	3.09	Neighborhood	Resource
3.	Haines Creek Park South Haines Creek Road (CR 5538) Tavares	Undeveloped	36.09	Community	Passive
4.	Lake Joanna Park Lake Joanna Drive Eustis	Undeveloped	0.50	Neighborhood	Resource
5.	Lake Idamere Park Off SR 19, Across from Fisherman's Cove Restaurant	Undeveloped	45.00	Community	Resource
6.	Lake Jem Park Off CR 448, on N side Apopka-Beauclaire Canal	Developed	11.00	Neighborhood	Passive
7.	Lake Mack Park Lake Mack Road (CR 8798) Lake Drive (CR 8598B)	Developed	1.65		Passive
8.	Marsh Park On Yale Retreat Road (CR 5-6655) Eustis	Developed	35.00	Conservation	Passive
9.	McTureous Memorial Park Highway 19 Altoona	Developed	2.56	Neighborhood	Passive
10.	Mt. Plymouth Park Lochmore Circle	Developed	0.40	Neighborhood	Passive
11.	Paisley Community Park On 42 next to Post Office	Developed	8.10	Neighborhood	Active
12.	Palatlakaha River Park Off Hull Road (CR 3-0942) on Palatlakaha River	Developed	23.00	Community	Resource
13.	PEAR Park University Avenue off of US-27, Leesburg	Undeveloped	268.00	Regional	Resource
14.	Pine Forest Park On Highway 44 East of Pine Lakes (approximately 3 miles)	Undeveloped	28.00	Community	Resource
15.	Scott Park Intersection of Aberdovey, Alpena St. & Braburn St	Developed	0.65	Neighborhood	Passive

Table 11- Lake County Parks.



16.	Sorrento Park Corner of church St & Doane Avenue Sorrento	Developed	3.38	Neighborhood	Active
17.	Spring Lake Park Springs Lake Blvd. Fruitland Park	Undeveloped	0.38	Neighborhood	Passive
18.	Sylvan Shores Park Park Avenue & Morningside Drive Mount Dora	Developed	4.94	Neighborhood	Passive
19.	Lake Thomas Cove Park Thomas Cove Drive	Undeveloped	4.60	Neighborhood	Passive
20.	Trout Lake Park Laurel Oak Drive east of SR 19 Eustis	Undeveloped	0.31	Neighborhood	Passive
21.	Twin Lakes Park CR 473 & Twin Lake Blvd., Bassville Park	Undeveloped	14.50	Neighborhood	Passive
22.	South Umatilla Park Ball Park Road Umatilla	Developed	4.00	Neighborhood	Passive
23.	Umatilla Veterans Hall Lot C in Glendale, Umatilla	Developed	0.75	Neighborhood	Passive
		Total Acreage	**506.71**		

Table 11 (continued)- Lake County Parks.



Water Access Sites

	Water Access Sites	Acres	Location
1.	Arnold Brothers Boat Ramp	0.15	SR 19 2 miles north of Groveland
2.	Astatula Boat Ramp	.25	End of Florida Avenue (CR 2945) Astatula
3.	Butler Street Boat Ramp	0.23	End of Butler Street Astor
4.	John's Lake Boat Ramp	1.30	Off Lake Blvd (CR 1370) Clermont
5.	Lake Dalhousie Boat Ramp	.70	End of Burnhan Road (CR 5-5981) Eustis
6.	Lake George Boat Ramp	.70	End of Lake George off Blue Creek Lodge Astor
7.	Lake Holly Boat Ramp	.50	Off CR 450, South Tip of Lake Holly Umatilla
8.	Lake Jem Boat Ramp *	11.00	Off CR 448, on N. side Apopka-Beauclaire Canal
9.	Lake Saunders Boat Ramp	.50	Lake view & Saunders Drive Tavares
10.	Lake Yale Boat Ramp West	.70	End of Thomas Boat Land Road (CR 5-7940)
11.	Lake Yale Boat Ramp East	1.50	End of Lake Yale Boat Ramp Road off Yale Hammock Road
12.	Marsh Park Boat Ramp *	35.00	On Lake Yale Retreat Road (CR 5-6655)
13.	Pearl Street Boat Ramp	.25	Pearl Street, Astor
14.	Sparks Village Boat Ramp	0.23	CR 1-4636A Tavares
	Total Acreage	**7.01**	***In the park.**

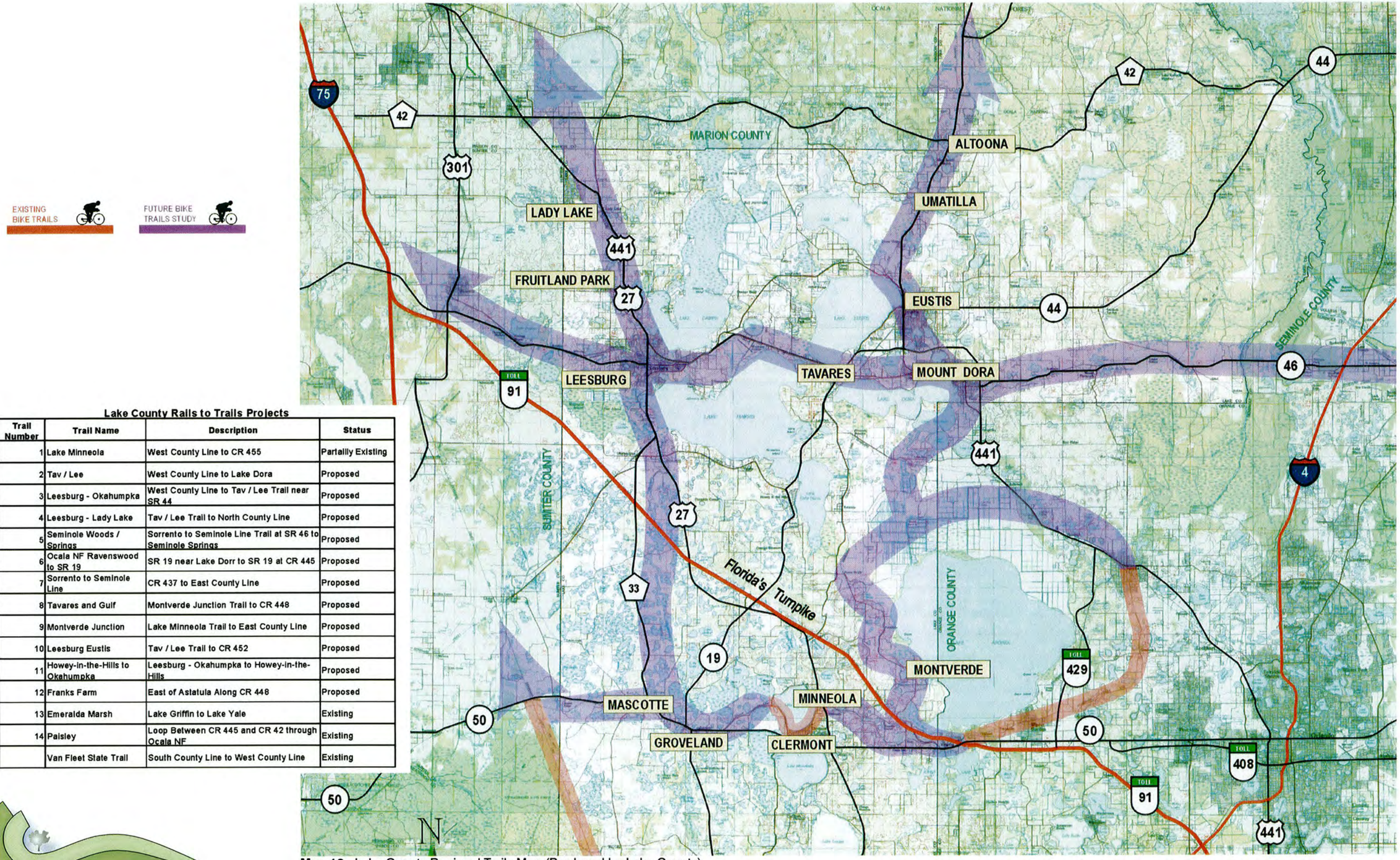
Table 12- Lake County Water Access Sites.

Lake County Parks Statistics

Statistics	
Total Park Acres incl. Water Sites	513.72
Active Acres	21.48
Developed Active	21.48
Undeveloped Active	-0-
Passive Acres	117.64
Developed Passive	60.95
Undeveloped Passive	56.69
Resource Based Acres	367.59
Total Developed Acres	105.43
Total Undeveloped Acres	401.28

Table 13- Lake County Parks- Statistics.

LAKE COUNTY BICYCLE AND PEDESTRIAN TRAILS



Lake County Rails to Trails Projects

Trail Number	Trail Name	Description	Status
1	Lake Minneola	West County Line to CR 455	Partially Existing
2	Tav / Lee	West County Line to Lake Dora	Proposed
3	Leesburg - Okahumpka	West County Line to Tav / Lee Trail near SR 44	Proposed
4	Leesburg - Lady Lake	Tav / Lee Trail to North County Line	Proposed
5	Seminole Woods / Springs	Sorrento to Seminole Line Trail at SR 46 to Seminole Springs	Proposed
6	Ocala NF Ravenswood to SR 19	SR 19 near Lake Dorr to SR 19 at CR 445	Proposed
7	Sorrento to Seminole Line	CR 437 to East County Line	Proposed
8	Tavares and Gulf	Montverde Junction Trail to CR 448	Proposed
9	Montverde Junction	Lake Minneola Trail to East County Line	Proposed
10	Leesburg Eustis	Tav / Lee Trail to CR 452	Proposed
11	Howey-in-the-Hills to Okahumpka	Leesburg - Okahumpka to Howey-in-the-Hills	Proposed
12	Franks Farm	East of Astatula Along CR 448	Proposed
13	Emeralda Marsh	Lake Griffin to Lake Yale	Existing
14	Paisley	Loop Between CR 445 and CR 42 through Ocala NF	Existing
	Van Fleet State Trail	South County Line to West County Line	Existing

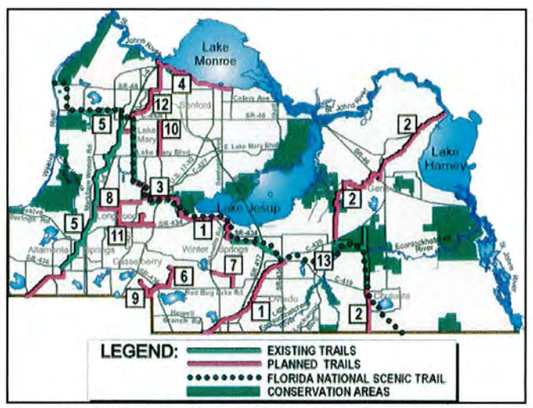
Map 16- Lake County Regional Trails Map (Produced by Lake County)

REGIONAL BICYCLE AND PEDESTRIAN TRAILS

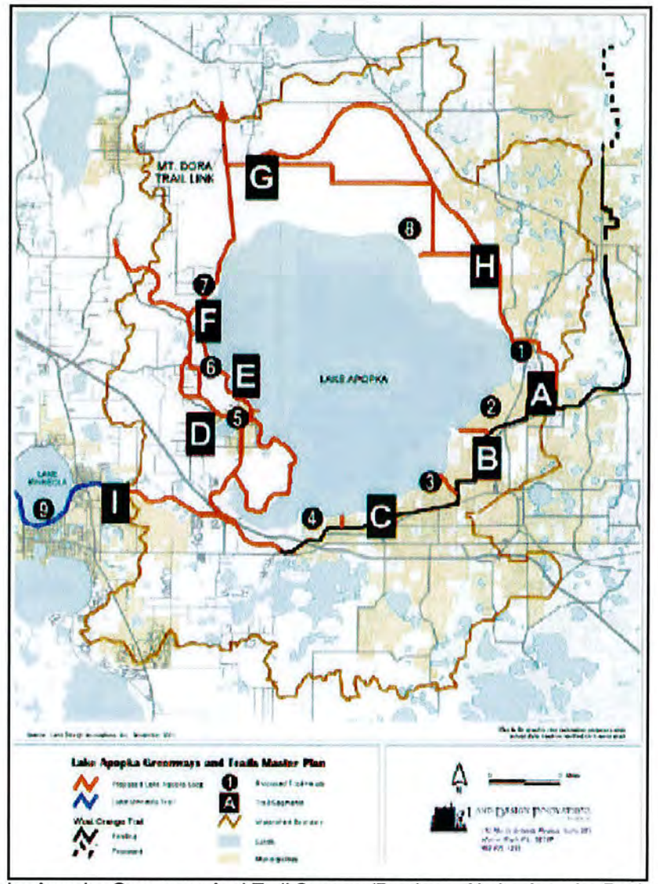
Lake Apopka Greenway and Trail System

The greenway/trail segments include:

Segment A – Magnolia Park to Ocoee Property
Segment B - Ocoee to Winter Garden
Segment C - Winter Garden to Oakland Nature Preserve
Segment D - Oakland Nature Preserve to Montverde
Segment E - Montverde to Lake County Lake-
Segment F - Lake County Lakefront Preserve to Aquatic Park
Segment G - Aquatic Park to Bird Sanctuary/Nature Center
Segment H - Bird Sanctuary/Nature Center to Magnolia Park
Segment I – Lake Apopka Loop to Lake Minneola Urban Waterfront Park



Map 17- Seminole County Trails Map (Produced by Seminole County)



Map 18- Lake Apopka Greenway And Trail System (Product of Lake Apopka Basin Master Plan)

(2) SEMINOLE COUNTY PARKS AND RECREATION INVENTORY

PARK	CATEGORY	Restrooms	Picnic Area	Pavilions	Camping	Tennis	Volleyball	Playground	Basketball Court	Fishing	Canoe/Kayak	Boat Ramp	Boardwalk	Racquetball	Soccer Field	Baseball Fields	Softball Fields	Multipurpose Field	Rollerhockey	Jogging Trail	Amphitheater
Big Tree	C	X	X										X								
Bookertown	N			X				X	X								X				
Cameron Wight	N		X	X						X		X									
C. S. Lee	N		X	X						X		X									
Greenwood Lakes	C	X		X		X	X	X									X		X	X	
Jamestown	N		X	X				X	X												
Kewannee	N	X	X	X				X	X				X							X	
Lake Dot	C		X							X				X							
Lake Jessup	N		X	X						X		X	X								
Lake Mills	R	X	X	X	X		X	X		X			X							X	X
Lake Monroe	N		X	X						X		X									

Table 14- Seminole County Parks and Recreation.

(P)laylot (N)eighborhood Park (C)ommunity Park (O)pen Space (R)ecreation

SEMINOLE COUNTY PARKS AND RECREATION INVENTORY

PARK	CATEGORY	Restrooms	Picnic Area	Pavilions	Camping	Tennis	Volleyball	Playground	Basketball Court	Fishing	Canoe/Kayak	Boat Ramp	Boardwalk	Racquetball	Soccer Field	Baseball Fields	Softball Fields	Multipurpose Field	Rollerhockey	Jogging Trail	Amphitheater
Little Big Econ	R										X										
Midway	N		X	X				X	X												
Mullet Lake	R	X	X	X	X					X		X									
Red Bug Lake	R	X	X	X		X	X	X	X	X	X		X	X	X		X				X
Roseland	N		X	X				X	X												
Sanlando	R	X	X	X		X	X	X						X		X					X
Softball Complex	R	X						X									X				X
Soldier's Creek	R	X	X							X			X				X	X			
Sunland	C		X			X		X	X								X				
Sylvan Lake	R	X	X	X		X	X	X		X	X		X	X	X		X				X
Winwood	N		X	X				X	X								X				

Table 14(continued)- Seminole County Parks and Recreation.

(P)laylot (N)eighborhood Park (C)ommunity Park (O)pen Space (R)ecreation

(3) ORANGE COUNTY PARKS AND RECREATION INVENTORY

PARK	CATEGORY	Rental Facilities	Picnic Area	Rental Pavilions	Camping	Tennis	Volleyball	Equestrian Trail	Hiking Trail	Bicycling	Skating	Swimming	Playground	Basketball Court	Fishing	Canoe/Kayak	Boat Ramp	Disc Golf	Butterfly Garden	Benches	Soccer Field	Baseball Fields	Softball Fields	Multipurpose Field	Golf Practice Facility	Recreation Programs
Barnett	R	X	X	X			X						X		X		X	X				X	X		X	X
Clarcona	C	X	X		X			X		X	X															
Honolulu	N												X							X						
Kelly/Rock Springs	R	X		X	X				X			X	X							X						X
Magnolia	C	X		X	X								X		X		X			X						X
Roosevelt Nichols	N		X	X									X									X				
Trimble	C		X	X	X										X		X									
West Orange	R							X	X	X	X															
Killarney Station	R			X				X		X			X						X	X						
Winter Garden	R			X				X		X			X							X						
Chapin Station	R			X		X		X		X			X							X		X				

Table 15- Orange County Parks and Recreation.

(P)laylot (N)eighborhood Park (C)ommunity Park (O)pen Space (R)ecreation

ORANGE COUNTY PARKS AND RECREATION INVENTORY

PARK	CATEGORY	Rental Facilities	Picnic Area	Rental Pavilions	Camping	Tennis	Volleyball	Equestrian Trail	Hiking Trail	Bicycling	Skating	Swimming	Playground	Basketball Court	Fishing	Canoe/Kayak	Boat Ramp	Disc Golf	Butterfly Garden	Benches	Soccer Field	Baseball Fields	Softball Fields	Multipurpose Field	Golf Practice Facility	Recreation Programs
Apopka Vineland	R			X		X		X		X										X						
Wheatley	N		X	X		X							X							X		X		X		
Apopka Station	N		X										X													
Tom Staley	R																			X						
Lake Mann Pier	C														X											
Lester Mandell	N		X										X											X		
Roosevelt Martin	N		X										X	X	X											
Orlo Vista	C		X	X		X			X				X	X										X		X
R.D. Keene	C		X												X		X			X						
Rose Place	C		X								X		X	X										X		
Shadow Bay	R		X	X		X	X		X				X	X	X					X						X
Tibet-Butler Preserve	R								X										X							X
West Orange	C																									

Table 15(continued)- Orange County Parks and Recreation.

(P)laylot (N)eighborhood Park (C)ommunity Park (O)pen Space (R)ecreation

ORANGE COUNTY PARKS AND RECREATION INVENTORY

PARK	CATEGORY	Rental Facilities	Picnic Area	Rental Pavilions	Camping	Tennis	Volleyball	Equestrian Trail	Hiking Trail	Bicycling	Skating	Swimming	Playground	Basketball Court	Fishing	Canoe/Kayak	Boat Ramp	Disc Golf	Butterfly Garden	Benches	Soccer Field	Baseball Fields	Softball Fields	Multipurpose Field	Golf Practice Facility	Recreation Programs
George Bailey	C		X										X										X			
West Beach	N		X				X						X													
Cypress Grove	R		X				X						X	X										X		X
Arcadia Acres	C			X									X													
Beeman	N																			X						
Bithlo Community	C		X	X			X						X									X		X		X
Cady Way	R		X						X	X	X		X													
Donnybrook	N										X		X	X						X						
Downey	C		X	X								X	X	X	X							X	X			X
Ft. Christmas	R		X	X		X	X						X	X										X		
Howell Branch Presv	R								X											X						

Table 15(continued)- Orange County Parks and Recreation.

(P)laylot (N)eighborhood Park (C)ommunity Park (O)pen Space (R)ecreation

ORANGE COUNTY PARKS AND RECREATION INVENTORY

PARK	CATEGORY	Rental Facilities	Picnic Area	Rental Pavilions	Camping	Tennis	Volleyball	Equestrian Trail	Hiking Trail	Bicycling	Skating	Swimming	Playground	Basketball Court	Fishing	Canoe/Kayak	Boat Ramp	Disc Golf	Butterfly Garden	Benches	Soccer Field	Baseball Fields	Softball Fields	Multipurpose Field	Golf Practice Facility	Recreation Programs
Little Econ Greenway	R							X	X	X	X					X										
Marks St. Senior Cntr.	C																									X
Millennium	N														X					X						
Econ Sports Complex	C																				X					
Goldenrod	N		X			X							X	X												
Barber	C						X				X			X	X						X					
Bear Creek Rec Complex	C			X			X						X									X	X	X		X
Big Oak	C																			X						
Crystal Lake	N																			X						
Ft. Gatlin Rec Complex	C		X			X	X					X	X	X												X
Hal Scott Preserve	R				X			X	X						X											
Hourglass	N																			X						
Kaley Square	N		X										X													

Table 15(continued)- Orange County Parks and Recreation.

(P)laylot (N)eighborhood Park (C)ommunity Park (O)pen Space (R)ecreation

ORANGE COUNTY PARKS AND RECREATION INVENTORY

PARK	CATEGORY	Rental Facilities	Picnic Area	Rental Pavilions	Camping	Tennis	Volleyball	Equestrian Trail	Hiking Trail	Bicycling	Skating	Swimming	Playground	Basketball Court	Fishing	Canoe/Kayak	Boat Ramp	Disc Golf	Butterfly Garden	Benches	Soccer Field	Baseball Fields	Softball Fields	Multipurpose Field	Golf Practice Facility	Recreation Programs
Moss	R		X	X	X		X		X			X	X				X							X		X
Padgett	N																			X						
S. Orange Sports Comp.	C												X									X				
Split Oak Forest	R							X	X																	
Turnbull	N			X		X							X	X										X		
Warren	C		X	X		X	X					X	X											X		X

Table 15(continued)- Orange County Parks and Recreation.

(P)laylot (N)eighborhood Park (C)ommunity Park (O)pen Space (R)ecreation

(C) Private Facilities:

BOAT CHARTERS/CRUISES

Bartholomew's Yesteryear Cruises
12423 Highway 441, Tavares
Sightseeing boat tours

Captain Charlie's Dora Canal and Lake Cruises
Gator Inlet Marina, Highway 441, Tavares
Sightseeing boat tours

Dave's Dora Canal Cruises
Narrated sightseeing boat cruises
Tavares

Captain Spencer's Tours and Charters
32311 Angler Ave., Leesburg
Sightseeing boat tours

Dead River Vic's Dora Canal and River Cruises
3351 W. Burleigh Blvd., Tavares
Sightseeing boat tours

Fun Boats Rental and Charters
Lakeside Inn, Mount Dora
Boat rental and charters

Heritage Lake Tours
11801 N. Highway 441, Tavares
Narrated wildlife boat tours

Lake Harris Cruises
10400 CR 48, Howey-in-the-Hills
Scenic boat tours

Morgan's Fish Camp
4056 Picciola Rd., Fruitland
Sightseeing boat tours

Rusty Anchor
440 W. 4th, Mount Dora
Sightseeing boat tours

FISH CAMPS

Astor
Big Bass Bait & Tackle
Clermont
Lake Susan Lodge & Marina
Fruitland Park
Morgan's Mobile Home Park and Fish Camp
Twin Palms Family Resort
Lady Lake
Lake Griffin Marina
Pine Island Marina
Leesburg
Big Cypress Cottages Resort
Black Bass Resort
Florida Angler's Resort
Haines Creek RV Village Resort
Lazy Oaks Resort
Tavares
Lake Harris Lodge
Palm Gardens RV Park/Cottages

GOLF COURSES

Clermont
Clerbrook
Diamond Players Club
Green Valley County Club
Kings Ridge Golf Club
Palisades County Club
Swiss Fairways, Inc.
Eustis
Black Bear Golf Club
Grand Island
Wedgewood Golf Course
Howey-In-The-Hills
Bella Vista Golf & Yacht Club
Mission Inn Golf & Tennis Club
Lady Lake
Glenview Champions Golf Club
Hacienda Hills Golf Club
Harbor Lakes County Club
Nancy Lopez Legacy Golf Club
Orange Blossom Hills Golf Club
Tierra Del Sol Golf Club
Leesburg
Cranes Roost at Plantation
Monarch Golf Club
Otter Creek at Plantation
Pennbrooke Fairways
Mount Dora
Mount Dora Golf Club
The County Club of Mount Dora
Mount Plymouth
Mount Plymouth Golf Club
Tavares
BayTree Golf Course
Deer Island Golf & Lake Club
The Links at Village Green

HORSEBACK RIDING

Continental Acres Equine Resort and Austin Carriage Museum
3000 Marion County Rd., Weirsdale
Horseback riding, training, carriage rides

Fiddlers Green Ranch
42725 W. Altoona Rd., Altoona
Guest ranch with guided tours in the Ocala Forest. Horse rental, lake, tennis, pool

Rocking Horse Stables
44300 SR 19, Altoona
Horseback riding, overnight camping

Carpe Diem Horsemanship
42725 W. Altoona, Altoona
Trail riding

English Acres
26100 CR 46A, Sorrento
Trail riding

Fiddler's Green Ranch
Demko Rd., Altoona
Trail riding

Lock Eden Equestrian Center
23327 E. SR 44, Eustis
Trail riding

McKie Equine Communication Skills
44200 SR 19, Altoona
Instruction and trail riding

HISTORIC TOURS

Mount Dora Trolley Company
Lakeside Inn, Mount Dora
Historic and scenic tours of Mount Dora

Orlando and Mount Dora Railway
150 W. 3rd Ave., Mount Dora
Nostalgic train rides

MUSEUMS

Eustis Historical Museum and Eustis Citrus Museum
536 N. Bay St., Eustis

Lake County Historic Society
Tavares

Lake Eustis Museum of Art
113 N. Bay St., Eustis

Mount Dora Museum of Speed
206 N. Highland St., Mount Dora
Classic muscle cars

National Presidents Hall of Fame – White House Miniature
123 US Highway 27 N., Clermont

Royellou Museum
P.O. Box 1166, Mount Dora

NATURE CENTER

Discovery Gardens, Lake County Horticultural Learning Center
30205 SR 19, Tavares
Educational center for horticulture, gardening, landscaping and natural resource management.

Trout Lake Nature Center
SR 19 and CR 44, Eustis
Nature tours

RV PARKS AND CAMPGROUNDS

Altoona
- Alexander Springs Rec. Area Campground
- Chisholm Trail
- Rocking Hose Stables

Astatula
- Hide-a-Way Harbor RV Park

Astor
- Fish Tales
- Wild Woods

Clermont
- B's RV Resort
- Citrus Valley Campground
- Clerbrook RV Park
- Royal RV Resorts

Eustis
- Southern Palms RV Resort

Fruitland Park
- Lake Griffin State Park

Lady Lake
- Blue Parrot Camping Park
- Sunshine Mobile Home Park

Leesburg
- Golden Grove Camper Resort
- Holiday Travel Resort
- Midway Manor
- Tara Village

Montverde
- Woodlands Lutheran Camp

Mount Dora
- Woods-N-Water Trails

Sorrento
- Wekiva Falls Resort

Tavares
- Fisherman's Cove RV Park
- Palm Gardens

Umatilla
- Lakeside RV Park
- Old Mill Stream RV Park
- Morgan's RV Park
- Pine Island Campground
- Recreation Plantation RV Park
- Haines Creek RV Village
- Lakefront RV & Campground
- Ridgecrest Mobile Home & RV
- Southernair Mobile Home Park
- Holiday Mobile Park
- Ocala Forest Campground

SIGHTSEEING TOWER

Citrus Tower
141 N. US Highway 27, Clermont
Located on one of Florida's highest hills.
Offers views of hills, springs, and lakes

SPECTATOR SPORTS

The Villages Polo Club
1100 Main St., Lady Lake
The largest stadium in the tri-county area

THRILLSEEKERS

Glider School and Rides
4024 Soaring Lane, Clermont

Hot Air Balloon Tours
21423 CR 455, Clermont
Champagne flights

Mid-Florida Airport
19708 Eustis Airport Rd., Eustis
Airplane rentals and training

Quest Air Hang Gliding
6548 Groveland Airport Rd., Groveland
Hang gliding and instruction

WATER SKI SCHOOLS

Hanson/Ski World Wakeboard Center
19014 Orange Ave., Groveland
Water ski and wakeboard instruction

P. J. Marks – The Wakeboard Camp
848 W. Osceola St., Clermont
Instruction

Sunset Lakes International Tournament Skiing
20225 CR 33, Groveland
Instruction for water skiing

Swiss Ski School
13114 Skiing Paradise Rd., Clermont
Skiing instruction

ZOOS

Amazing Exotics
17951 SE CR 452, Umatilla
Home to over 300 exotic animals on 85 acres

Uncle Donald's Farm
2713 Griffin Ave., Lady Lake
Tours of farm animals, hayrides and wildlife exhibits

B2. CULTURAL AND NATURAL RESOURCES

(a) Cultural Resources

(1) Lake County

Lake County has a number of cultural and historical elements. Eustis is home to the Eustis Historical Museum, the Eustis Citrus Museum and the Trout Lake Nature Center. Also located in Eustis is the Alice McClellan Memorial Bandshell, a Mission/Spanish Colonial Revival structure built in 1926. Clermont is home to the National President's Hall of Fame and the White House Miniature. A collection of more than 70 antique horse-drawn carriages are on display at Continental Acres Equine Resort in Weirsdale. Tavares has the Lake County Historical Museum and the Tavares Historical Museum. The Leesburg Heritage Society and Museum is in Leesburg.

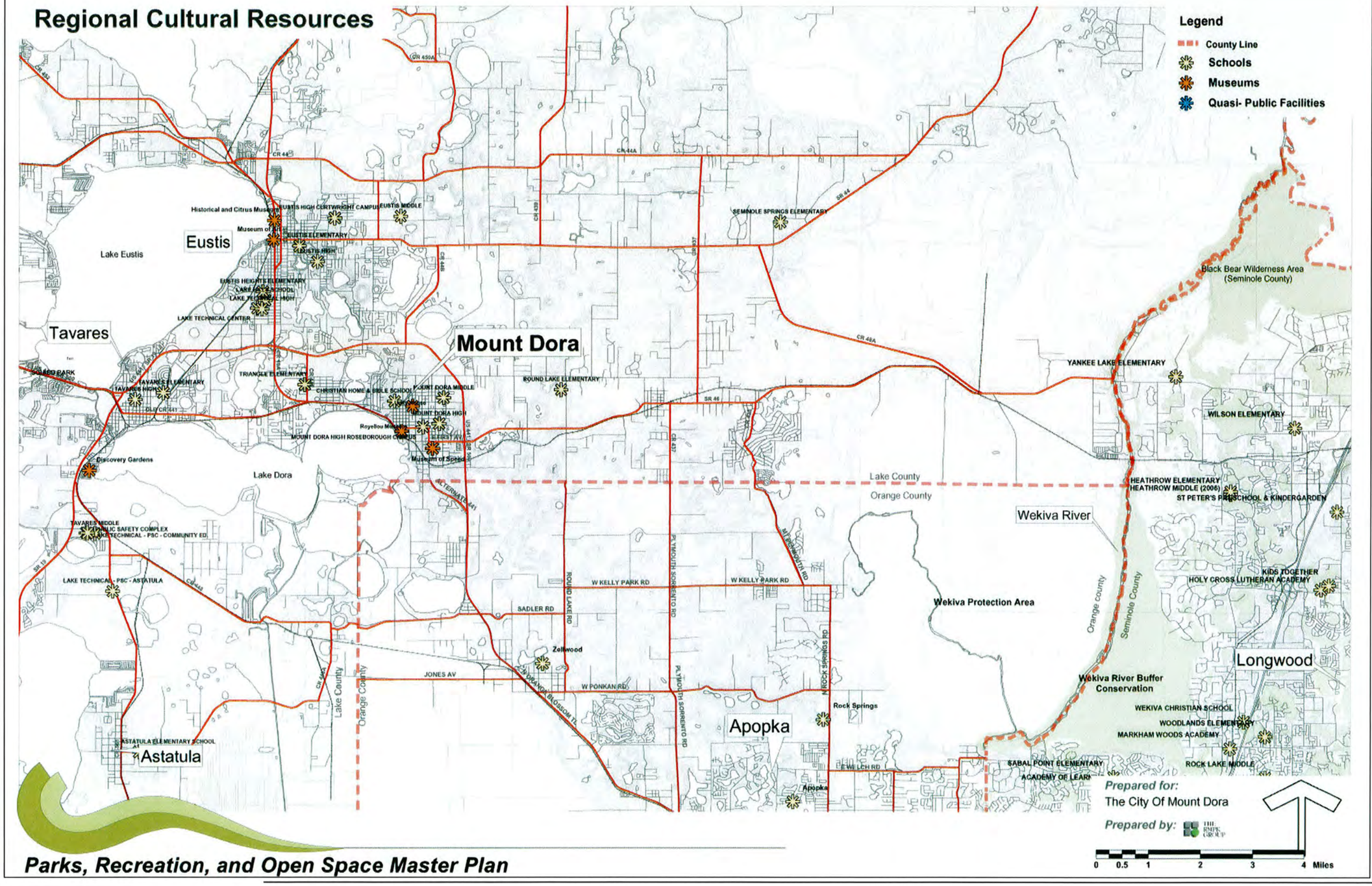
There is no discovery of evidence that Native Americans lived in Mount Dora proper; however, two middens have been discovered nearby. The Bowers Bluff Middens Archaeological District , located in the Ocala Forest, dates to 2000 b.c. – 333 b.c. during the Archaic period. It contains 3 snail-shell middens, the largest being 380 feet long, 100 feet wide and 15 feet high. The Kimball Island Midden Archaeological site, also in the Ocala Forest, dates to 3000 b.c. – 2000 b.c. during the Archaic period. It is a giant preceramic snail-shell midden that measures 700 feet long, 390 feet wide and 17 feet high.

(2) Orange County

Orange County has numerous cultural and history opportunities including the Charles Hosmer Morse Museum of American Art in Winter Park, Church Street Station, Elvis Presley Museum, Gatorland, Leu Botanical Gardens, Orlando Museum of Art, and the Orlando Science Center. Orange County was established in 1824 from a portion of St. Johns County. Originally named Mosquito, the county was renamed Orange in 1845 for the many orange groves in the area. Numerous structures are on the National Registor of Historical Places. Some of those close to Mount Dora are the Apopka Seaboard Air Line Railway Depot, the Mitchell-Tibbetts House in Apopka, the Ryan and Company Lumber Yard in Apopka, and the Waite-Davis House in Apopka. Sorrento is home to the Twin Mounds Archaeological District which dates from 2000 b.c. to 0 a.d. during the Orange and Transitional Periods.

(3) Seminole County

Oviedo is home to the Browne-King House, the R. W. Estes Celery Company, the Precooler District, the Nelson and Company Historic District and the Wheeler-Evans House. Sanford boasts the Old Fernald-Laughton Memorial Hospital, the Ritz Theater, the Sanford Commercial District, Sanford Grammar School, the Sanford Residential Historic District, the Sanford County Home and the St. James A.M.E. Church.



Parks, Recreation, and Open Space Master Plan

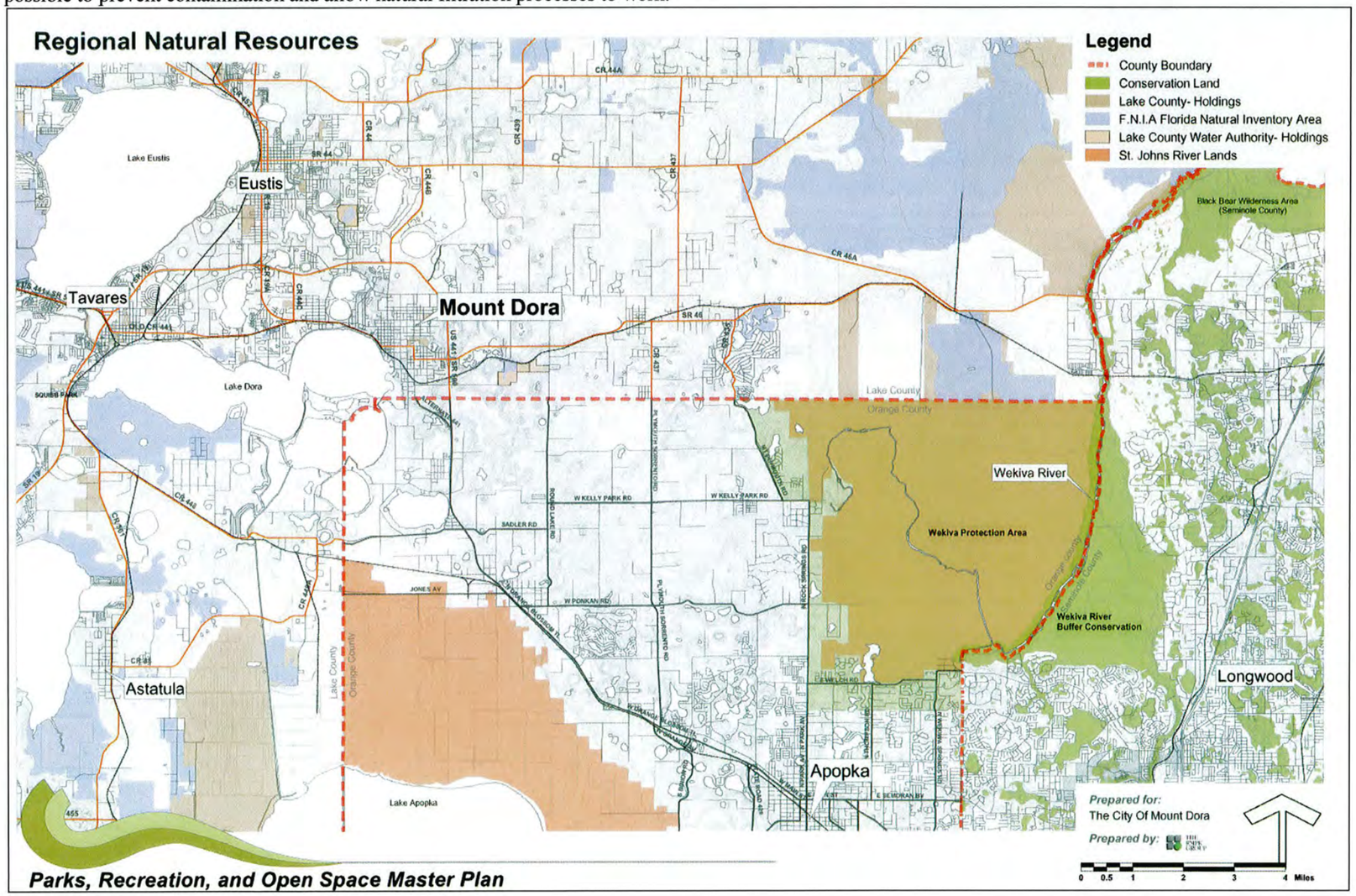
(b) Regional Natural Resources

The region around Mount Dora has many unique natural resources. Some of these include topography; wetlands, rivers, and some significant aquifer recharge areas.

The topography in Mount Dora is different from the majority of the state because of the rolling hills that are present. This creates a unique feeling and an identifying characteristic for the city and region. Some say it helps create the feeling of a New England town, which Mount Dorians have come to love and long for if they ever leave.

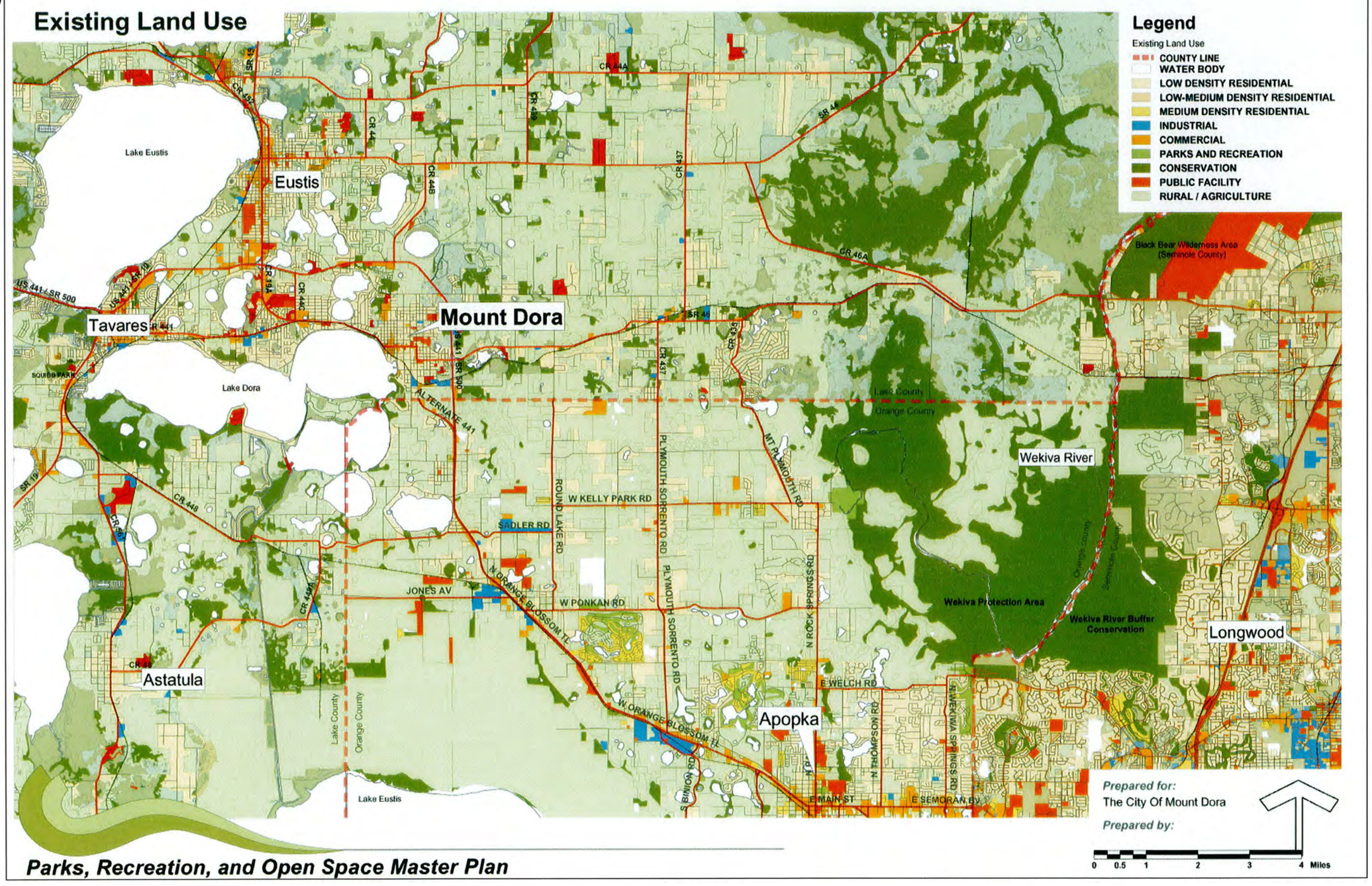
The Wekiva River is an important natural resource and is a major river of the region. It provides various forms of recreation for Lake, Seminole, and Orange Counties. Numerous conservation lands for each county border the Wekiva River and help create a natural buffer around it. The St Johns River is another important river in the region.

Numerous aquifer recharge areas exist and should be considered important because they provide water to the underground water supply,. There should remain as natural as possible to prevent contamination and allow natural filtration processes to work.



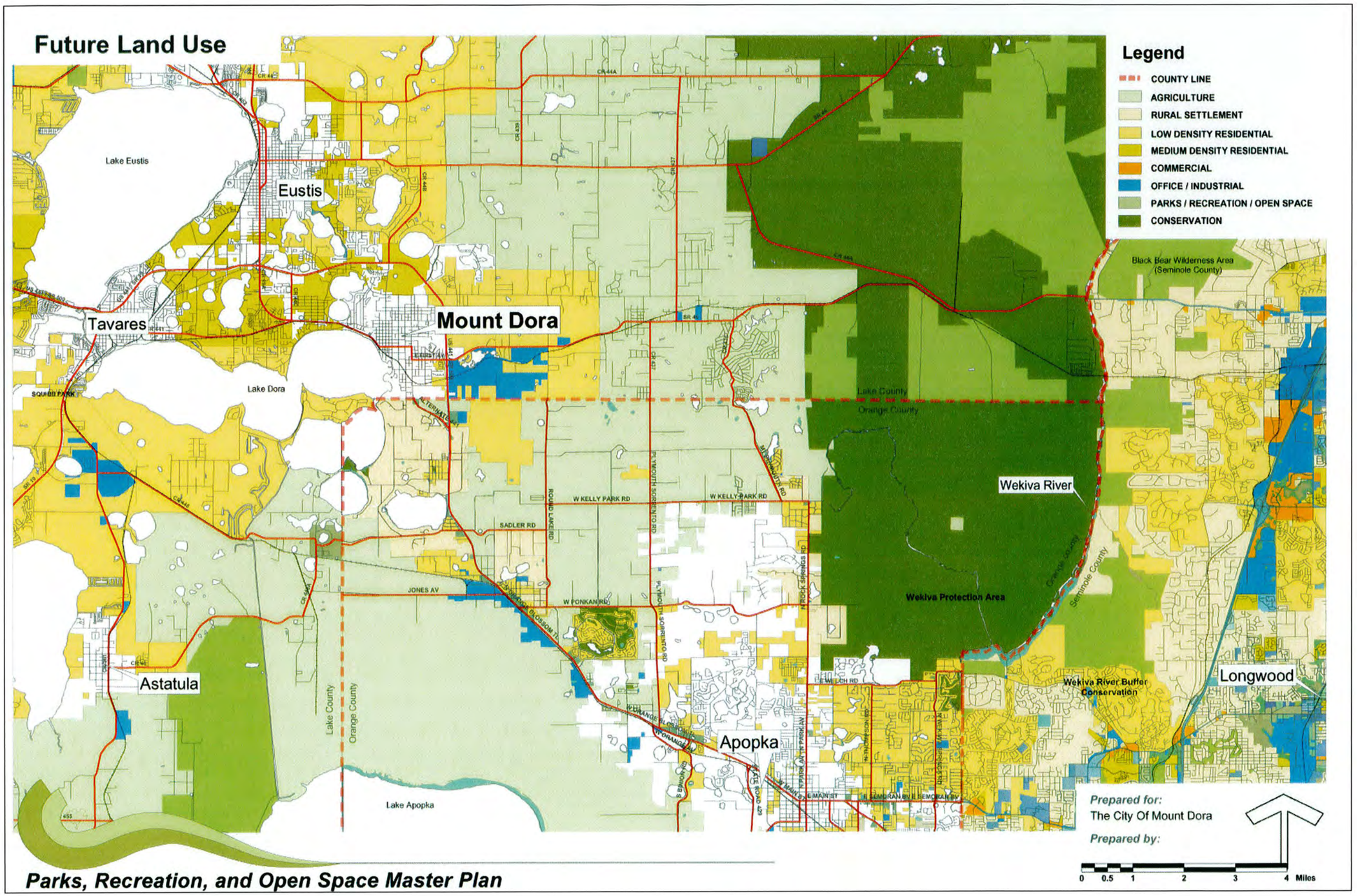
B3. REGIONAL LAND USE SETTING

(a)



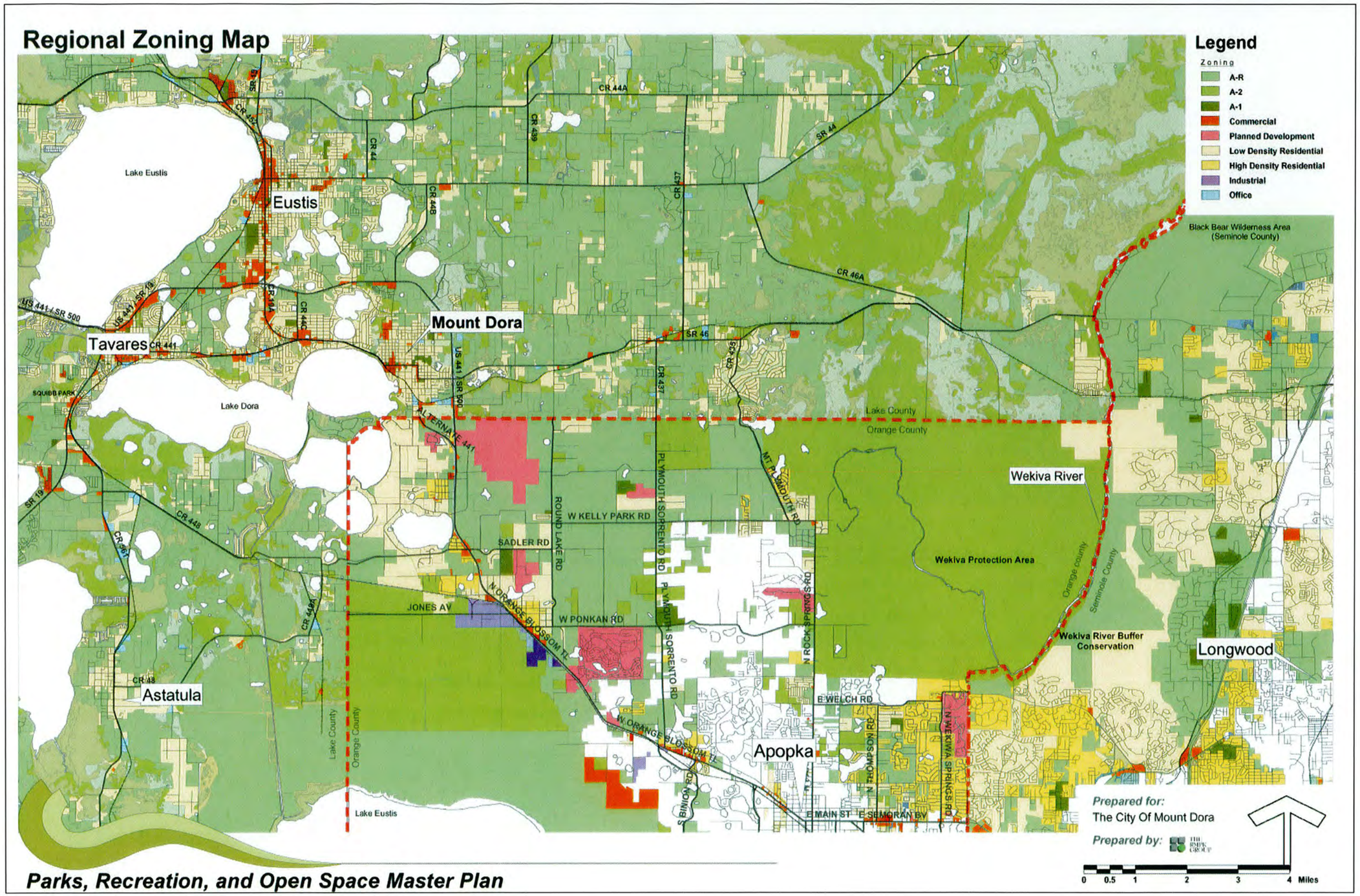
Parks, Recreation, and Open Space Master Plan

(b)

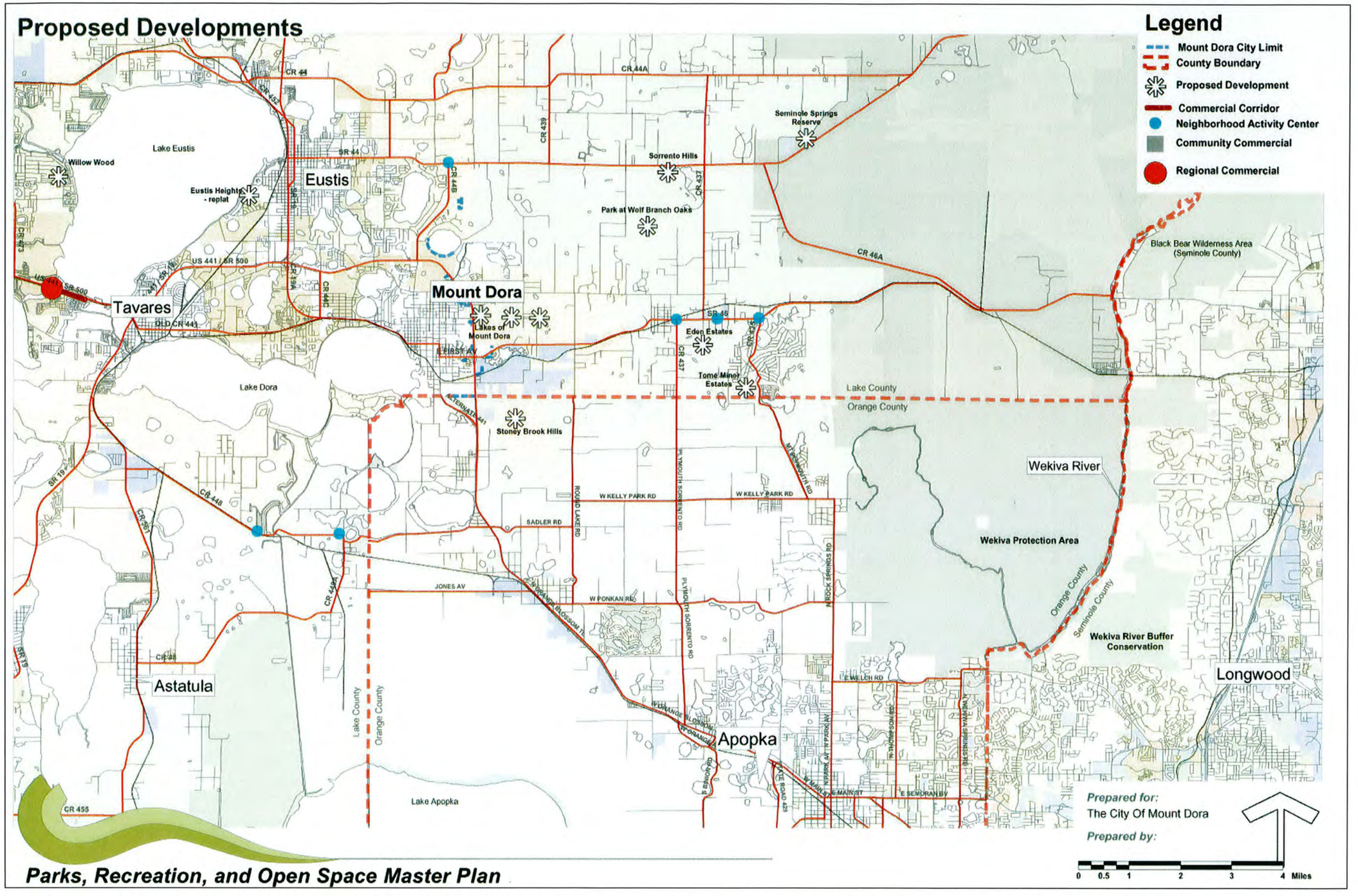


Parks, Recreation, and Open Space Master Plan

(c)


Regional Zoning Map
Legend
Zoning
A-R
A-2
A-1
Commercial
Planned Development
Low Density Residential
High Density Residential
Industrial
Office
Lake Eustis
Eustis
Mount Dora
Tavares
Lake Dora
Astatula
Apopka
Longwood
Wekiva River
Wekiva Protection Area
Wekiva River Buffer Conservation
Black Bear Wilderness Area (Seminole County)
Lake County
Orange County
Seminole County
CR 44A
CR 44
CR 439
CR 44B
CR 437
SR 44
CR 46A
SR 46
CR 435
US 441 / SR 500
US 441 / SR 441
CR 441
CR 448
CR 448A
CR 561
SR 19
ALTERNATE 441
ROUND LAKE RD
SADLER RD
W KELLY PARK RD
PLYMOUTH SORRENTO RD
MT PLYMOUTH RD
N ROCK SPRINGS RD
JONES AV
W ORANGE BLOSSOM TL
W PONKAN RD
E WELCH RD
E MAIN ST
E SEMORAN BV
N THOMPSON RD
N WEKIWA SPRINGS RD
S BINION RD
Prepared for:
The City Of Mount Dora
Prepared by:
0 0.5 1 2 3 4 Miles

(d)



Parks, Recreation, and Open Space Master Plan

B4. Administration

(a) Budget

BUDGET	EUSTIS	TAVARES	LEESBURG	LAKE COUNTY	SEMINOLE COUNTY	ORANGE COUNTY
Personal Services	919,2000	553,038	1,753,525	455,534	5,066,695	11,361,839
Operating Expenses	332,994	408,146	1,181,228	319,436	2,531,517	10,144,826
Capital	0	21,815	128,000	138,069	597,552	802,694
Other	0	0	15,300	0	192,330	0
TOTAL	1,242,194	983,000	2,998,053	913,039	8,272,664	22,309,359

(b) Administrative Structure

Eustis

No Breakdown Provided
Total Full Time Positions 22 Part Time Positions Vary According to the Budget

Tavares

1 Staff Assistant 1 Parks Maintenance Supervisor 1 Parks Maintenance Asst. Supervisor 7 Maintenance Workers .5 Maintenance Worker (Part Time) 1 Cemetery Sexton .5 Cemetery Worker (Part Time 1 Recreation Coordinator 7 Seasonal Recreation Aides (Part Time)
Total Full Time Positions 12 Total Part Time Positions 10

Leesburg

1 Parks and Recreation Director
1 Administrative Assistant I
2 Athletic Supervisor
1 Aquatic/Athletic Supervisor
1 Park and Athletic Fields Manager
1 Recreation Manager
3 Maintenance Crew Leader
1 Trades Technician
5 Maintenance Worker II
12 Maintenance Worker I
3 Mobile Equipment Operator
1 Mechanic I
1 Community Building Coordinator
1 Office Specialist (Part Time)
2 Pool Manager (Part Time)
5 Head Lifeguard (Part Time)
10 Water Safety Instructor (Part Time)
8 Lifeguard (Part Time)
25 Pool Staff (Part Time)
Total Full Time Positions 31
Total Part Time Positions 51

Lake County

No Breakdown Provided
10 Full Time Positions

Seminole County

No Breakdown Provided
Total Full Time Positions 56
Total Part Time Positions 8

Orange County

No Breakdown Provided
267 Positions

(c) Maintenance

The maintenance of parks in Eustis, Tavares and Leesburg is done by city employees. 95% of the mowing in Lake County is done on a contract labor basis. Maintenance in Seminole and Orange Counties is performed using county staff.

(d) Programs

Eustis offers the following programs:

- Football
- Golf Lessons
- Volleyball
- Soccer
- Karate
- Softball
- Dog Obedience
- Bowling
- Rollerskating
- Softball
- Tennis
- Flag Football
- Rugby
- Racquetball
- Youth
  - Lacrosse
  - Soccer
  - Tennis

Seminole County has an eco-education program once a month.

Orange County offers the following programs:

- Adults
  - Softball
  - Body Sculpting
  - Disc Golf
  - Basketball
- Youth
  - Disc Golf
  - Day Camps
  - Karate
  - Basketball
  - Pre-school
  - Basketball
- All
  - Eco Education
  - Gardening
  - Festivals

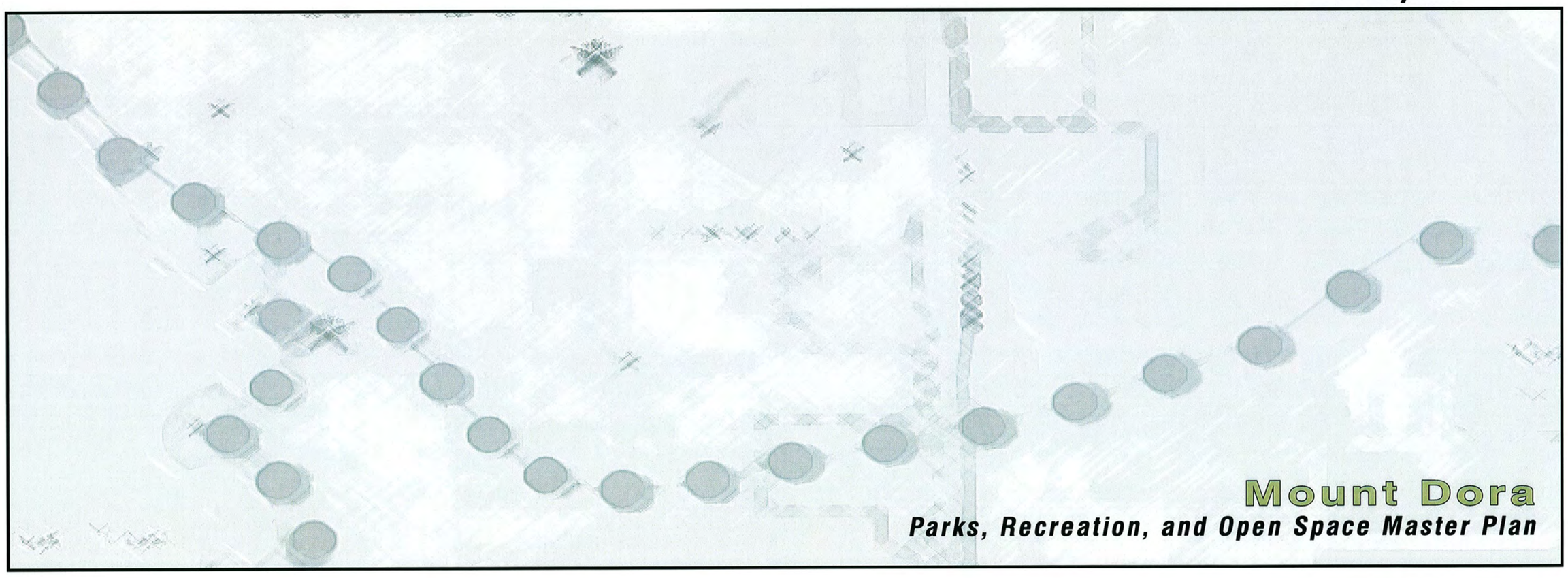
Seminole County provides the facilities for the following programs:

- Adult

Volume 1

Chapter: II

Analysis



Chapter II- Project Analysis

A. Facility Planning and Design Analysis

Facility planning and design analysis is done to determine what land and facilities are in the existing system and make comparisons with other similar systems, the Comprehensive Code and the National Recreation and Park Association Guidelines. The suitability of the land and facilities is evaluated based on public input from residents and city staff, as well as onsite observations. Future land use is determined so that appropriate policies can be adopted to assure that the parks and recreation system will meet future needs. Lastly, an analysis of parks and recreation administration and management is done to determine its efficiency and effectiveness.

1. Park Land Analysis

(a) Overview

This section of the Parks, Recreation and Open Space Master Plan provides an assessment of the adequacy of the existing supply of park land and the need for additional land. In order to support and derive meaningful recommendations pertaining to recreation lands and facilities, quantitative projections of current and future demand for lands and facilities has been developed. These projections are based on the Mount Dora Comprehensive Plan and the National Recreation and Park Association (NRPA) Recreation, Park and Open Space Standards and Guidelines. Projections are made in five-year increments to 2025.

(b) National Recreation and Park Association Guidelines

The NRPA recognizes the importance of establishing and using park and recreation standards as:

- A national expression of minimum acceptable facilities for the citizens of urban and rural communities.
- A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
- A basis for relating recreational needs to spatial analysis within a community-wide system of parks and open space areas.
- One of the major structuring elements that can be used to guide and assist regional development.
- A means to justify the need for parks and open space within the overall land-use pattern of a region or community.

The National Recreation and Park Association suggests that a park system, at a minimum, be composed of a total of 6.25 to 10.50 acres of developed open space per 1,000 population. The following are the recommendations for specific types of parks:

Park Classifications

Playlots

Description: Small areas intended primarily for the use of children up to early elementary grades. Most suited for apartments and townhomes.

Contents: Play equipment, swings, slides, sandboxes, benches.

Population served: Generally, serves ages toddlers to age nine. Should be designed with areas to accommodate adult gathering as well.

Service area and accessibility: The service area is confined to a sub-neighborhood level of 500 to 2,500 residents within a 1/4 mile.

Acres/1,000 people: No ratio established; suggested .1 to .3 acres

Size range: 1,000 square feet to one acre. Can be serviced through mobile recreation programs.

Neighborhood Playground

Description: Designed to provide both active and passive short-term activities. Usually located adjacent to public schools.

Contents: Distinct play areas for preschool and school age children Neighborhood playgrounds include: shelter structures, open space, multiple-use paved court for games, areas for field games, some off-street parking, and lighting.

Population served: General focus is for ages 5 to 14, with informal recreation for all ages. One per 1,000 to 5,000 population: possibly one for every elementary school.

Service area and accessibility: Neighborhood. Walking distance within 1/2-mile radius.

Acres/1,000 persons: 2.0 for cities of 10,000 to 25,000
1.5 for cities of 25,000 to 100,000

Size range acres: 5-10 for cities of 1,000 to 25,000, 4-8 for cities of 25,000 to 100,000

Neighborhood Park

Description: Landscaped natural park of limited size serving primarily passive recreational needs of all ages but with designated active areas. Provides some scenic and aesthetic value. Should be located in the center or close proximity to a neighborhood of mutliple family dwellings.

Content: Open lawn space, shrubbery, small picnic areas, drinking fountain, miniature scenic paths or nature walks, area for court games if not provided at a nearby recreation facility, off-street parking, and lighting. In some cases neighborhood parks provide space for programmed activities.

Population served: For all ages. From 1,000 to 10,000 maximum.

Service area and accessibility: Entire neighborhood. If park is unique, it may attract others from additional neighborhoods. Walking distance within 1/2-mile radius.

Acres/1,000 persons: 2.0 for cities of 1,000 to 25,000
1.5 for cities of 25,000 to 100,000

Size range acres: 6-8 for cities of 1,000 to 25,000, 5-8 for cities of 25,000 to 100,000

Community Playfield

Description: Primarily an athletic complex that serves the recreational needs of the community. Usually one per community, however, if the community is cut by barriers or if sufficient acreage cannot be obtained, two are recommended.

Content: Athletic complex - lighted court and field games area, community center, swimming pool, lawn areas, adequate parking, may have picnic and play areas for children. May be a portion of a major community park. Has high potential for recreation programming.

Population served: All ages. Entire population of community, 10,000 minimum to 30,000 maximum.

Service area and accessibility: Within biking distance.

Acres/1,000 persons: Minimum one acre per 1,000 persons.
Cities up to 50,000 it is recommended there be 2 acres per 1,000 persons

Size range acres: 15 to 25 for Cities of 1,000 to 250,000

Major Community Park

Description: A large natural area and/or landscaped area to provide urban dwellers escape for city congestion without traveling a large distance. Designed to accommodate a large number of people and a wide variety of activities. Provides for both active and passive use.

Content: Provides for combination of intensive and non-intensive development ranging from play apparatus to bicycle trails. Typical facilities include swimming facilities, picnic tables, paths, game courts, gardens, and natural areas, pavilion(s), ample parking, sanitary facilities. May include multi-purpose trails internally or as part of a system.

Population served: All ages, toddler to retiree. Serves between 40,000 to 100,000 people.

Service area and accessibility: Entire population of cities with population up to 25,000. 1-4 miles for cities of 1,000 to 25,000 persons; within 30 minutes for cities of 25,000 to 250,000.

Acres/1,000 persons: From minimum of 1 acre to maximum of 5 acres.
Recommended: 5.0 acres for cities of 1,000 to 100,000

Size range acres: 20 - 35 for cities of 1,000 to 25,000
50 - 100 for cities of 25,000 to 100,000

Urban Greenspace or Open Space

Description: Passive areas in landscaped or natural state in or around urban areas. May be planned for conversion to more intensive recreational use when needed. May provide recreational experiences, provide environmental quality, or act as buffers. Main recreational purpose is to act as buffer from congestion and provide an aesthetically pleasing experience. Urban greenspace and open space may also serve as a land bank.

Contents: Natural lands, watershed and waterfront, forests; landscaped borders, parkways, boulevards, corner parks, medians, downtown aesthetic parks, plazas, malls, andsanitary facilities. May provide bicycle, hiking, and nature trails as a feature or as part of a larger system.

Population served: Entire population. May also be used as privacy buffer against high traffic corridors.

Service area and accessibility: Not established. Usually part of a larger park system and viewed as part of urban design and urban beautification program. Primary accessibility is visual, may have hiking paths along traffic corridors.

Acres/1,000 persons: No ratio established. Suggested to be .75 to 1.0 acres per 1,000. Cities of up to 100,000 would be 1.0 acre per 1,000 persons.

Size range acres: From a few square feet to and extended boulevard or parkway development.

(c) Needs Assessment Based on NRPA Guidelines and Comprehensive Plan Requirements

The following table indicates the acreage recommended by the NRPA. Column 1 is the type of park, Column 2 indicates the existing acreage in Mount Dora's park system, Column 3 indicates Mount Dora's current Comprehensive Plan requirements, Column 4 compares the Comprehensive Plan to the existing park system and, Column 5 lists the NRPA's standards. Column 6 compares Mount Dora's existing park lands to the NRPA Standards. This analysis provides an understanding of how Mount Dora's parks and recreation system compares to the national guidelines and the Comp Plan. This is only as an exercise to begin the development of Mount Dora's levels of service and does not serve as the final recommendation of the Park and Recreation Master Plan.

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6
Amenity	**Actual**	**Current Standard 1993 Comp Plan**	**Need Per Comp Plan**	**National Recreation & Park Association Standards**	**Need Per NRPA Standards**
Community Park	37.00	2 acres/1,000	18.84	5 acres/1,000	47.11
Neighborhood Park	7.64	2 acres/1,000	18.84	2 acres/1,000	18.84
Neighborhood Playground	N/E	N/E	N/E	2 acres/1,000	18.84
Urban Parks	8.89	N/E	N/E	N/E	N/E
Open Space/Greenbelt	87.3	N/E	N/E	.75 to 1.0 acres/ 1000	7.07 to 9.42
Urban Trails	.5	N/E	N/E	1 system	1 system
Greenway Trails	1.0	N/E	N/E	1 system	1 system
Pocket Parks	1.63	N/E	N/E	N/E	N/E
Special Use Park	4.0	N/E	N/E	N/E	N/E
Playlot	N/E	N/E (a)	N/E	.1 to .3 acres/ 1,000	.9 to 2.3

(a) N/E = Not Established

The following table indicates the actual acres of land needed based on the 2000 population as required by the Comprehensive Plan and based on the NRPA standards.

SATISFACTIONS/DEFICIENCIES BASED ON CURRENT POPULATION

AMENITIES	ACTUAL	ADDITIONAL NEEDED PER COMP PLAN	ADDITIONAL NEEDED PER NRPA STANDARDS
Community Park	37.00	Over by 17.12	10.70
Neighborhood Park	8.14	10.70	10.70
Neighborhood Playground	N/E	N/E	18.84 acres
Urban Open Space	1.74	N/E	N/E
Open Space	60.87	N/E	Over by 51.45
Urban Trails	.5	N/E	1 system
Greenway Trails	1.0	N/E	1 system
Pocket Parks	1.63	N/E	N/E
Special Use Park	4.0	N/E	N/E
Playlot	N/E	N/E (a)	.9 to 2.3 acres

(a) N/E = Not Established

(d) Projected Needs Assessment Based on NRPA Standards

The following table indicates Mount Dora's future needs for park land and open space according to the NRPA standards based on the projected population growth in 2005,2015, and 2025.

PROJECTED NEEDS BASED ON NRPA STANDARDS

Amenity	Current	NRPA Standards	Need 2005	Need 2015	Need 2025
Population			*12,020*	*19,579*	*31,892*
Community Park	37.00	5 acres/1,000	60.10	97.85	159.45
Neighborhood Park	7.64	2 acres/1,000	24.04	39.14	63.78
Urban Parks	8.89	N/E(a)	N/E	N/E	N/E
Open Space/Greenbelts	87.3	N/E	N/E	N/E	N/E
Urban Trails	.5	N/E(b)	N/E	N/E	N/E
Greenway Trails	1.0	N/E	N/E	N/E	N/E
Pocket Parks	1.63	N/E	N/E	N/E	N/E
Playlot	0	.1 to .3 acres/ 1,000	1.21-3.61	1.97-5.88	3.18-9.57

(a) Not Established
(b) NRPA Standards recommended one trail system per municipality

(e) Comparisons with Neighboring Municipalities

The following tables offers comparisons of acreage and comparisons of the Comprehensive Plans with Mount Dora, Eustis, Tavares and Leesburg. As indicated, none of the communities have a designation for "playlot." Only Leesburg uses a designation for "neighborhood playground."

COMPARISONS OF OTHER MUNICIPALITIES BY TYPE OF PARK AND ACREAGE

	MOUNT DORA	EUSTIS	TAVARES	LEESBURG
Playlot	0	0	0	0
Neighborhood Playground	0	0	0	4 Parks (a)
Neighborhood Park	7.64	5.57	5.0	80.9
Community Park	37.00	53.10	242.75	110
Open Space	93.40	0	14.2	N/A
Urban Parks	8.89	0	0	N/A
TOTAL	**146.93**	**58.67**	**261.95**	**190.90**

(a) Leesberg uses the designation "mini-park" and does not count the acreage.

Tavares and Leesburg have large community and nature parks while Eustis focuses more on neighborhood parks.

COMPARISONS OF COMPREHENSIVE PLAN REQUIREMENTS & NRPA RECOMMENDATIONS

	MOUNT DORA	EUSTIS	TAVARES	LEESBURG	NRPA
Playlot	N/E (a)	N/E	(b)	1/ 2,500	.1 to .3 acres/ 1,000
Neighborhood Playground	N/E	N/E	N/E	N/E	2 /1,000
Neighborhood Park	2 acres/1,000	1 acre/1,000	N/E	2 acres/1,000	2 acres/1,000
Community Park	2 acres/1,000	2 acres/1,000	N/E	3 acres/1,000	5 acres/1,000
Open Space	N/E	N/E	N/E	N/E	.75 to 1.0 acres/ 1,000

(a) Not Established
(b) Tavares uses 1.7 acres/1,000 of park land. This is the only requirement in their Comp Plan
(c) NRPA separates softball and baseball facilities and football and soccer facilities

(f) Summary

Based on the proposed level of service, the existing Mount Dora parks and recreation system has a deficit of approximately 25 acres overall; however, there are deficits in the number and type of parks. There should be 6 neighborhood parks located strategically throughout the city as to be accessible to all Mount Dora residents. Currently there are only two neighborhood parks, Cauley Lott and Gilbert. A number of Mount Dora residents do not have access to a neighborhood park. Similarly, there should be an additional community park to better service the needs of the proposed communities to the east.

Trails for walking and other non-vehicular modes of transportation are necessary to the design of a complete parks and recreation system. Existing and proposed thoroughfares play a significant role in the development of a parks system by providing the necessary access to the system's components. With greater emphasis on intermodal forms of transportation, the City's transportation plan should include alternative ways to accommodate the walkers, bikers, skateboarders and rollerbladers. The transportation plan must be integrated with the Parks and Recreation Master Plan to assure that goals for providing an adequate trails system are met.

Mount Dora is highly encouraged to require future development to provide the appropriate lands to insure that the level of service standards are met. A change in the Land Development Regulations and an increase in impact fees will help achieve the desired goals.

2. Park Facilities Analysis

(a) Overview

This section of the Parks, Recreation and Open Space Master Plan provides an assessment of the adequacy of the existing supply of park facilities and the need for additional facilities. In order to support and derive meaningful recommendations pertaining to facilities, quantitative projections of current and future demand for facilities have been developed. These projections are based on the Mount Dora Comprehensive Plan and the National Recreation and Park Association (NRPA) Recreation, Park and Open Space Standards and Guidelines.

(b) National Recreation and Park Association Guidelines

In the same way that the NRPA Guidelines establish standards for park land based on the type of park, there are also guidelines for locating park facilities. They are as follows:

Facility	Area Needed	Units per Population	Service Area
Basketball Court	7,280 sq ft	1 per 5,000	1/4 - 1/2 mi
Tennis Court	7,200 sq ft (1crt)	1 per 1,000	1/4 - 1/2 mi
Volleyball	4,000 sq ft	1 per 5,000	1/4 - 1/2 mi
Baseball (Youth)	1.2 acres min.	1 per 5,000	1/4 - 1/2 mi
Football	1.5 acres	1 per 20,000	15-20 minutes travel time
Soccer	1.7-2.1 acres	1 per 5,000	depends on popularity
Softball	1.5-2 acres	1 per 5,000	1/4 - 1/2 mi
Multi-Use Court	9,840 sq ft	1 per 10,000	1/4 - 1/2 mi
Swimming Pool	2 acres minimum	1 per 20,000	15 -30 minutes travel time
Racquetball	1,000 sq ft	1/5,000	1/4 - 1/2 mi
Golf Course	110 Acres	1/50,000	1/2 - 1 hr travel time

(c) Comparison with NRPA Guidelines and Comp Plan Requirements

The following table indicates the various amenities listed by the NRPA. Not all amenities are listed as they are inappropriate for Mount Dora (i.e., ice skating rink, ice hockey, beach, etc.) Column 1 is the type of park or amenity. Column 2 indicates the amenity in Mount Dora's park system. Column 3 indicates Mount Dora's current Comprehensive Plan requirements. Column 4 compares the Comprehensive Plan to the existing system. Column 5 lists the NRPA standards. Column 6 compares Mount Dora's existing system to the NRPA Standards.

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6
Amenity	**Actual**	**Current Standard 1993 Comp Plan**	**Need Per Comp Plan**	**National Recreation & Park Association Standards**	**Need Per NRPA Standards**
Tennis Court	9	1/1,000	9.42	1 /1,000	9.42
Softball/Baseball	5	1 /2,500	3.77	(b)	(b)
Picnicking	53	7 tables/1,000	65.95	N/E	N/E
Grills	12	1/3 tables	21.98	N/E	N/E
Swimming Pool	1	1/7,000	1.35	1/20,000	.47
Basketball	3	1/5,000	1.88	1 /5,000	1.88
Handball/Racquetball	2	1/5,000	1.88	1/20,000	1.88
Football/Soccer	1	1 /4,000	2.35	(b)	(b)
Golf Course	1	1 18-hole/25,000	.37	1 18-hole/50,000	.19
Boat Ramp	4	1 /4,000	2.35	N/E	N/E
Shuffleboard	11	1/700	13.46	N/E	N/E
Croquet	2	N/E	N/E	N/E	N/E
Walking/Exercise Path	2	N/E	N/E	N/E	N/E
Trails	0	N/E	N/E	1 system per region	1(c)
Gymnasium	0(d)	N/E	N/E	N/E	N/E
Meeting Hall	5	N/E	N/E	N/E	N/E
Softball (b)	N/E	N/E	N/E	1/5,000	1.88
Baseball (b)	1	N/E	N/E	1/5,000	1.88
Football (b)	N/E	N/E	N/E	1/20,000	.47
Soccer (b)	N/E	N/E	N/E	1/10,000	.94

Population Based on U. S. Census 2000

(a) N/E = Not Established
(b) Treated as separate facilities in the National Park and Recreation Association Standards
(c) NRPA specifies 1 trail system per region that includes a well-defined trailhead with a maximum width of 10'
(d) The City will be obtaining the gymnasium at Roseborough Elementary School in the future

SATISFACTIONS/DEFICIENCIES BASED ON CURRENT POPULATION

AMENITIES	ACTUAL	ADDITIONAL NEEDED PER COMP PLAN	ADDITIONAL NEEDED PER NRPA STANDARDS
Tennis Court	9	1	1
Softball/Baseball	5	Over by 1.23	(b)
Softball (b)	(b)	(b)	2
Baseball (b)	(b)	(b)	2
Picnicking	53	13	N/E
Grills	12	10	N/E
Swimming Pool	1	1	Over by .53
Basketball	3	Over by 1	Over by 1.12
Handball/Racquetball	2	0	Over by 1.12
Football/Soccer	1	2	(b)
Football	(b)	(b)	1
Soccer	(b)	(b)	1
Golf Course	1	0	0
Boat Ramp	4	Over by 1	N/E
Shuffleboard	11	4	N/E
Croquet	2	N/E	N/E
Walking/Exercise Path	2	N/E	N/E
Trails	0	N/E	1
Gymnasium	0(c)	N/E	N/E
Meeting Hall	5	N/E	N/E

(a) Not Established
(b) Treated as separate facilities in the National Park and Recreation Association Standards
(c) The city will be obtaining the gymnasium at Roseborough School

(d) Projected Needs Assessment Based on NRPA Guidelines

The following table indicates the future needs for park land and open space as per the NRPA standards based on the projected population growth of Mount Dora.

FUTURE NEEDS BASED ON PROPOSED LEVELS OF SERVICE

Amenity	Actual	Proposed LOS	Need 2005	Need 2015	Need 2025
Population			*12,020*	*19,579*	*31,892*
Tennis Court	7	1/1,000	12.02	19.59	31.91
Softball	0	1 /5,000	2.41	3.92	6.38
Baseball	5	1 /5,000	2.41	3.92	6.38
Picnic Area	5	1/ 1,000	12.02	19.59	31.91
Swimming Pool	1	1/20,000	.61	.98	1.60
Aquatic Park	0	N/E	N/E	N/E	N/E
Basketball	3	1 /5,000	2.41	3.92	6.38
Racquetball	2	1/5,000	2.41	3.92	6.38
Multipurpose Field	1	1 /20,000	.61	.98	1.60
Golf Course	1	1 18-hole/ 50,000	0	0	0
Boat Ramp	4	N/E	N/E	N/E	N/E
Shuffleboard	11	N/E	N/E	N/E	N/E
Croquet	2	N/E	N/E	N/E	N/E

(e) Comparisons with Neighborhood Municipalities

COMPARISONS OF COMPREHENSIVE PLAN REQUIREMENTS & NRPA RECOMMENDATIONS IN SURROUNDING CITIES

	MOUNT DORA	EUSTIS	TAVARES	LEESBURG	NRPA
Tennis Court	1/1,000	N/E	N/E	1 /2,000	1 /1,000
Softball/Baseball	1 /2,500	N/E	N/E	1 /2,000	(C)
Picnicking Tables	7 tables/1,000	N/E	N/E	N/E	N/E
Grills	1/3 tables	N/E	N/E	N/E	N/E
Swimming Pool	1/7,000	N/E	N/E	1/10,000	1/20,000
Basketball	1/5,000	N/E	N/E	1/3,500	1 /5,000
Handball/Racquetball	1/5,000	N/E	N/E	1/3,500	1/20,000
Football/Soccer	1 /4,000	N/E	N/E	1 /4,000	N/E
Golf Course	1 18-hole/25,000	N/E	N/E	N/E	1 18-hole/50,000
Boat Ramp	1 /4,000	N/E	N/E	N/E	N/E
Shuffleboard	1/700	N/E	N/E	N/E	N/E
Croquet	N/E	N/E	N/E	N/E	N/E
Walking/Exercise Path	N/E	N/E	N/E	N/E	N/E
Trails	N/E	N/E	N/E	1 mile/2,000	1 system per region
Gymnasium	N/E	N/E	N/E	N/E	N/E
Meeting Hall	N/E	N/E	N/E	N/E	N/E
Softball (b)	N/E	N/E	N/E	N/E	1/5,000
Baseball (b)	N/E	N/E	N/E	N/E	1/5,000
Football (b)	N/E	N/E	N/E	N/E	1/20,000
Soccer (b)	N/E	N/E	N/E	N/E	1/10,000

(a) Not Established
(b) Tavares uses 1.7 acres/1,000 of park land. This is the only requirement in their Comp Plan
(c) NRPA separates softball and baseball facilities and football and soccer facilities

As indicated, neither Eustis nor Tavares include facility requirements in their Comprehensive Plans.

COMPARISONS OF FACILITIES WITH OTHER MUNICIPALITIES

	MOUNT DORA	EUSTIS	TAVARES	LEESBURG
Tennis Court	7	7	2	8
Softball/Baseball	5	N/A	9	0
Picnicking Tables	53	61	6 areas	30
Grills	12	N/A	N/A	N/A
Swimming Pool	1	2	0	2
Basketball	3	2	2	2
Handball/Racquetball	2	6	0	8
Football/Soccer	1	2	1	2
Golf Course	1	0	0	0
Boat Ramp	4	10	5	4
Shuffleboard	11	24	20	24
Croquet	2	0	0	0
Walking/Exercise Path	2	2	3	0
Trails	0	0	0	3
Gymnasium	0(d)	0	0	1
Meeting Hall	5	3	2	4
Softball (b)	N/E	3	N/A	0
Baseball (b)	1	4	N/A	6
Football (b)	N/E	N/A	N/A	N/A
Soccer (b)	N/E	N/A	N/A1	N/A

(a) Not Established

(f) Summary

Based on a proposed level of service evaluation, the existing Mount Dora parks and recreation system is not meeting the needs for facilities. Comments voiced during the focus group meetings indicated that there are not for adults, no volleyball courts and a need for more multipurpose fields. The needs based on the proposed levels of service verify this.

Community centers should be located in community parks or large neighborhood parks, where possible, to insure that the entire city is well served by them. The centers could offer programming for all ages and interests, provide after-school care, where needed, and become the focal point for the community.

The interest for skateboard parks is increasing throughout the country. Municipalities are no longer hesitant to provide the facilities necessary for this interest group and have seen the benefits of having a safe area for this group to practice their sport. Some municipalities are choosing to build a combination skateboard/BMX park. Mount Dora must determine its philosophy towards these sports before the decision can be made.

The desire for a dog park has been strongly voiced in Mount Dora. The objection seems to be a mor of a location problem, rather than whether or not to have a dog park. It must be pointed out that most users of dog parks keep their animals quiet and pick up after them. In some ways, these parks can be neater than neighborhood or community parks.

Over the next 20 or so years, the demand for recreational facilities will rise with the population. It is expected that new developments will contribute to keeping the system at the minimum level of service by providing the appropriate land and facilities. It is strongly recommended that Mount Dora place these requirements in the Comp Plan.

3. Park Location Analysis

(a) Overview

As important as the type of park and number of facilities, is the location of the parks and facilities relative to the neighborhoods. In order to correctly site parks and facilities, the demographic composition of the neighborhoods and the location of the existing facilities must be evaluated.

(b) Demographic Composition

The following tables show the population, age breakdown, and ethnicity of Mount Dora per the 2000 census.

Mount Dora Census Data

Total Population	9,418	Percent
Male	4,354	46%
Female	5,064	54%

Age	Total	Percent
Under 5	542	6%
5 to 9 years	538	6%
10 to 14 years	540	6%
15 to 17 years	494	5%
18 to 24 years	420	5%
25 to 44 years	2,045	22%
45 to 64 years	2,281	25%
Over 65	2,558	23%
TOTAL	**9,418**	

Total Population	9,418	Percent
White	7,277	77.3%
Black or African American	1,806	19.2%
American Native	16	0.2%
Asian	65	0.7%
Pacific Islander	5	0.5%
Other	249	1.3%

Source – U. S. Census Bureau, 2000 Census

The following is a comparison of the 1990 and 2000 census.

COMPARISON OF 1990 AND 2000 CENSUS

AGE	1990	2000	+/-	%
Under 5	465	542	62	14%
5 to 9 years	1,093	538	479	44%
10 to 14 years	(a)	540		
15 to 19 years	(a)	494		
20 to 24 years	583	420	-163	-28%
25 to 44 years	1,805	2,045	240	14%
45 to 64 years	1,333	2,281	948	72%
Over 65	1,917	2,558	641	34%
TOTAL	**7,198**	**9,418**	**2,220**	**31%**

(a) The 1990 Census used an age group of 5 to 17 years. The total for the same group in 2000 is 1,572

ETHNICITY	1990	2000
White	5,571	7,277
Black or African American	1,504	1,806
American Native	14	16
Asian/Pacific Islander	36	70
Other	71	249
Total Population	**7,198**	**9,418**

Source – U. S. Census Bureau, 1990 and 2000 Census

According to the Metro Orlando Economic Development Commission, the population of Mount Dora in 2002 was 10,364, which represents an increase over the 2000 Census of 942 residents or a 10% increase.

Using this information from the Metro Orlando Economic Development Commission, the following is a breakdown of population by neighborhood. The neighborhood names are used for planning purposes only and are not official designations in all cases.

(c) Neighborhood Structure Analysis

The following is a list of neighborhoods and an overview of the demographic make-up of the area. Please see the following page for a map locating these neighborhoods.

South Mount Dora

This neighborhood is generally upscale and a mixture of retired, middle-aged and younger families. Gilbert Park and the waterfront serve the north portion of this area.

Southeast Mount Dora

This neighborhood is a mixture of single- and multi-family homes, commercial and industrial uses. Residents are low - middle income and primarily African-American.

East Mount Dora

This neighborhood is primarily single-family homes with some peripheral commercial uses. The Mount Dora High School is in this neighborhood. The residents are middle income and a mixture of white and African-American.

Central Business District

Home to the waterfront parks, this neighborhood contains single-family and multi-family housing combined with neighborhood commercial, downtown commercial and peripheral commercial uses. The residents are middle - high income. A number of historical homes are located in this area.

Downtown

The Downtown neighborhood consists of single- and multi-family housing mixed with neighborhood commercial uses. The residents are middle - high income and primarily white.

Northeast Mount Dora

This neighborhood is made up of single- and multi-family homes with some neighborhood commercials uses. The residents are low - middle income and primarily African-American.

West Mount Dora

This neighborhood consists of single-family houses. The residents are of middle - high income and primarily white.

County Club of Mount Dora

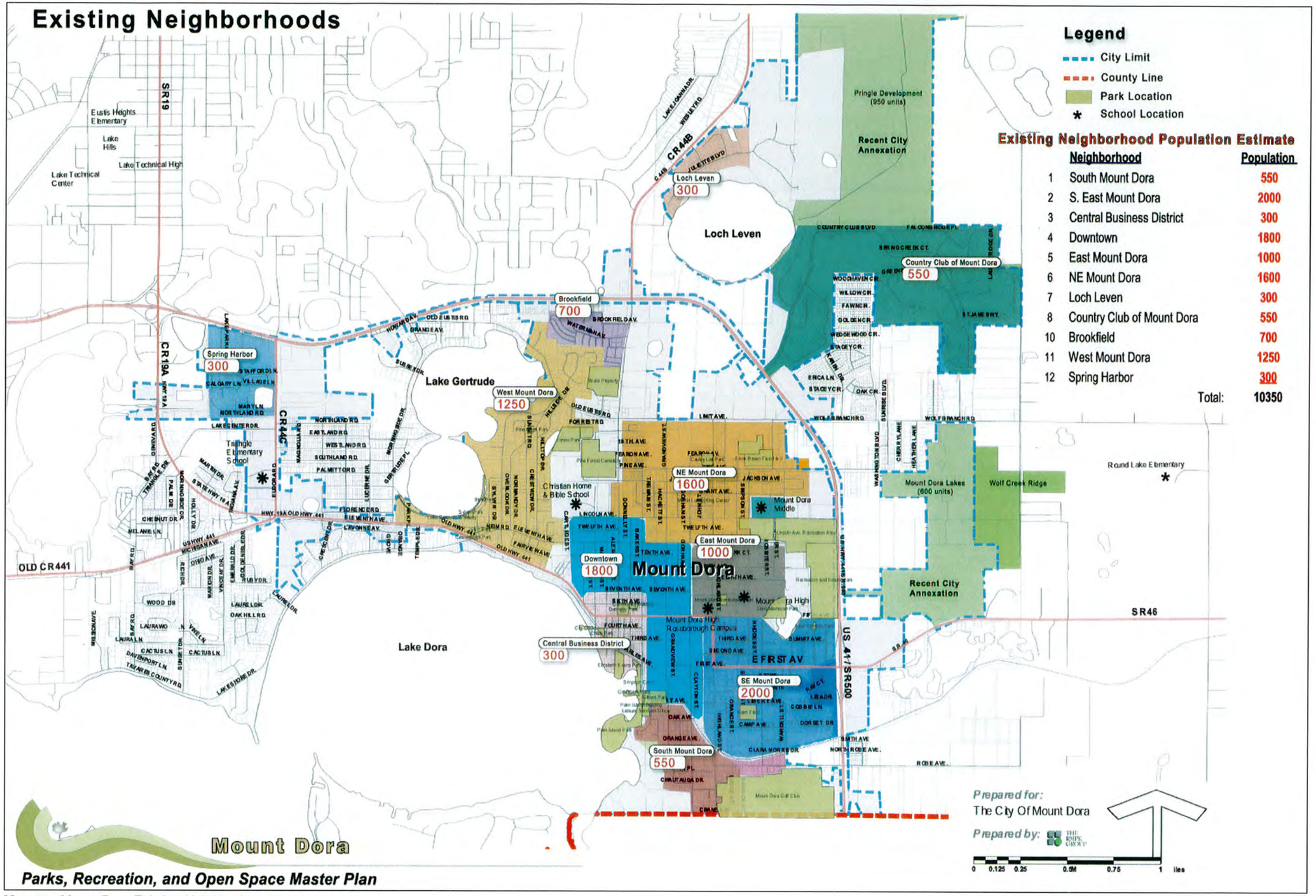
This is a single-family neighborhood of middle - high income and primarily white. The County Club of Mount Dora provides parks and recreation facilities to its residents.

Brookfield

This neighborhood is a mixture of single- and multi-family homes, commercial and industrial uses. Residents are middle income.

Spring Harbor

This neighborhood is a mixture of single- and multi-family homes, commercial and industrial uses. Residents are middle income.



Map 12- Mount Dora Existing Neighborhoods.

(d) Location Analysis

Using the planning designations for the neighborhoods, the following analysis indicates how the individual neighborhoods are being served.

Neighborhood	Community Park	Neighborhood Park	Open Space	Urban Open Space	Special Use	Pocket Parks
South Mount Dora		Gilbert	Palm Island	Simpson Cove Grantham Point Elizabeth Evans		
Southeast Mount Dora	Lincoln Avenue				Heim	
Central Business District		Gilbert		Childs Simpson Cove Grantham Point Elizabeth Evans Palm Island		
Downtown				Donnelly		
East Mount Dora	Lincoln Avenue					
Northeast Mount Dora	Lincoln Avenue	Cauley Lott	Frank Brown Field			
Loch Leven						
County Club of Mount Dora						
Brookfield						
West Mount Dora						Blair Lake Gertrude Walkway Sylvan Stein Chautauqua Pine Crest Park
Spring Harbor						
Brookfield						

Using a 1-mile radius service area for community parks, only three neighborhoods, Southeast Mont Dora, East Mount Dora and Northeast Mount Dora, are served by the Lincoln Avenue Recreation Park.

Using a ½-mile radius service area for neighborhood parks, only two neighborhoods, South Mount Dora and the Central Business District, are served by Gilbert Park. Only one neighborhood, Northeast, is served by Cauley Lott Park.

Three neighborhoods, Brookfield, the County Club of Mount Dora and Spring Harbor, are not served by any type of park; however, the County Club of Mount Dora provides park and recreation facilities to its residents.

The only area categorized as playlot in the city is the Mount Dora Basketball Court which will be taken over by the Mount Dora High School under the school's renovation. Only two parks, Gilbert and Cauley Lott, have play equipment. The apparatus at Gilbert Park is designed for older children. There is only one unit in the city, Cauley Lott, that should be used by children younger than 5 and it is very small. There are no playgrounds that satisfy the American with Disabilities Act.

The parks and other public amenities do not have connections via bike or pedestrian trails within the neighborhoods and throughout the city. Additionally, there is no trail system through which to connect with other regional trail systems. There are opportunities that should be explored to tie into the West Orange Trail, the Sorrento to County Line Trail, the Lake Apopka Trail and create connections into Tavares and Leesburg.

Neighborhood Park Service Area

Mount Dora City Parks

1 Blair Park
2 Cauley Lott Park
3 Chautauqua Park
4 Childs Park
5 City Docks
6 Community Building
7 Donnelly Park
8 Donnelly Park Building
9 Elizabeth Evans Park
10 Forest Park
11 Frank Brown Field I & II
12 Gilbert Park
13 Grantham Point
14 Helm Field
15 Lake Gertrude Walkway
16 Leisure Services Office
17 Lillie Property
18 Lincoln Ave. Recreation Area
19 Lions Memorial Park
20 Martin Luther King Center
21 Mount Dora Basketball Court
22 Mount Dora Golf Club
23 Palm Island Building
24 Palm Island Park
25 Pine Crest Park
26 Recreation and Nature Park
27 Pine Forest Cemetery
28 Simpson Cove
29 Stein Park
30 Sylvan Park
31 Waite Property
32 Lake Franklin Park

Legend

County Line
City Limit

NATIONAL PARK LAND STANDARDS

Open Space Park
Neighborhood Park
Special Use Park
Community Center
Community Park
Undeveloped
(none) Neighborhood Playground
(none) Community Playfield
(none) Playlots

- Existing Neighborhood Park Service Area - .5 miles
  - Cauley Lott Park
  - Gilbert Park
- Future Neighborhood Park Service Area - .5 miles

Under-served Areas
Potential Park Location

Loch Leven
Lake Gertrude
Lake Dora
Mount Dora
Lincoln Ave Rec. Area
Round Lake Elementary
Christian Home & Bible School
Mount Dora Middle
Mount Dora High
Mount Dora Pier
Rosebrough Cabana
Tremain Elementary School
Eustis High
SR44
SR46
CR44B
CR44
CR19A
OLD CR441
US 441/SR500
COUNTRY CLUB BLVD
LAKE ESPLANADE
LAKE GERTRUDE WALKWAY
FIRST AVE
SECOND AVE
THIRD AVE
FOURTH AVE
FIFTH AVE
SIXTH AVE
SEVENTH AVE
EIGHTH AVE
NINTH AVE
TENTH AVE
ELEVENTH AVE
TWELFTH AVE
LINCOLN AVE
GRANT AVE
JEFFERSON DR
LIMIT AVE
PEARL AVE
PEARL AVE
PINE AVE
FORREST DR
WOLF BRANCH RD
OLD HWY 441
US HWY 441
SR 19A
LAKESHORE DR
TAVARES COUNTY RD
ROBIE AVE
STOWE
EFIRST AV

Prepared for:
The City Of Mount Dora
Prepared by: THE RMPK GROUP

0 0.125 0.25 0.5 0.75 1 Miles

Mount Dora
Parks, Recreation, and Open Space Master Plan

(e) Future Service Area Analysis

The map on the previous page indicates the service areas for Cauley Lott Park and Gilbert Park, new proposed and approved housing developments and the under-served areas of Mount Dora. As indicated, the majority of Mount Dora is not served by a neighborhood parks. The map locats potential sites for new neighborhood parks.

(f) Summary

The demographics of Mount Dora show that the city is made up of 77% white, 12% African-American and 2.5% other. 6% of the population is under 5, 17% is between 5 and 17 years, 5% is between 18 and 24 years, 47 % is between 25 to 64 years and 28% of the population is over age 65.

A comparison of 1990 census and the 2000 census shows that there has been a 44% increase in the age group of to 5 to 19 years, a decrease of 28% in age group 20 to 24 years, an increase by 14% of age group 25 to 44 years, an increase of 72% of age group 45 to 64 years and a 34% increase in the over 65 age group.

The distribution of parks throughout Mount Dora's neighborhoods is not equitable. South Mount Dora is served by Gilbert Park and 4 open space parks. Southeast Mount Dora is served by Lincoln Avenue Park and Heim Field. The Central Business District is served by Gilbert Park and 5 open space parks. The Downtown is served by Donnelly Park. East Mount Dora is served by Lincoln Avenue Park. Northeast Mount Dora is served by Lincoln Avenue and Cauley Lott Parks and Frank Brown Field. West Mount Dora is served by 6 open space parks. Loch Leven, County Club of Mount Dora and Spring Harbor are not served by any city parks; however, the County Club of Mount Dora has its own park and recreation facilities.

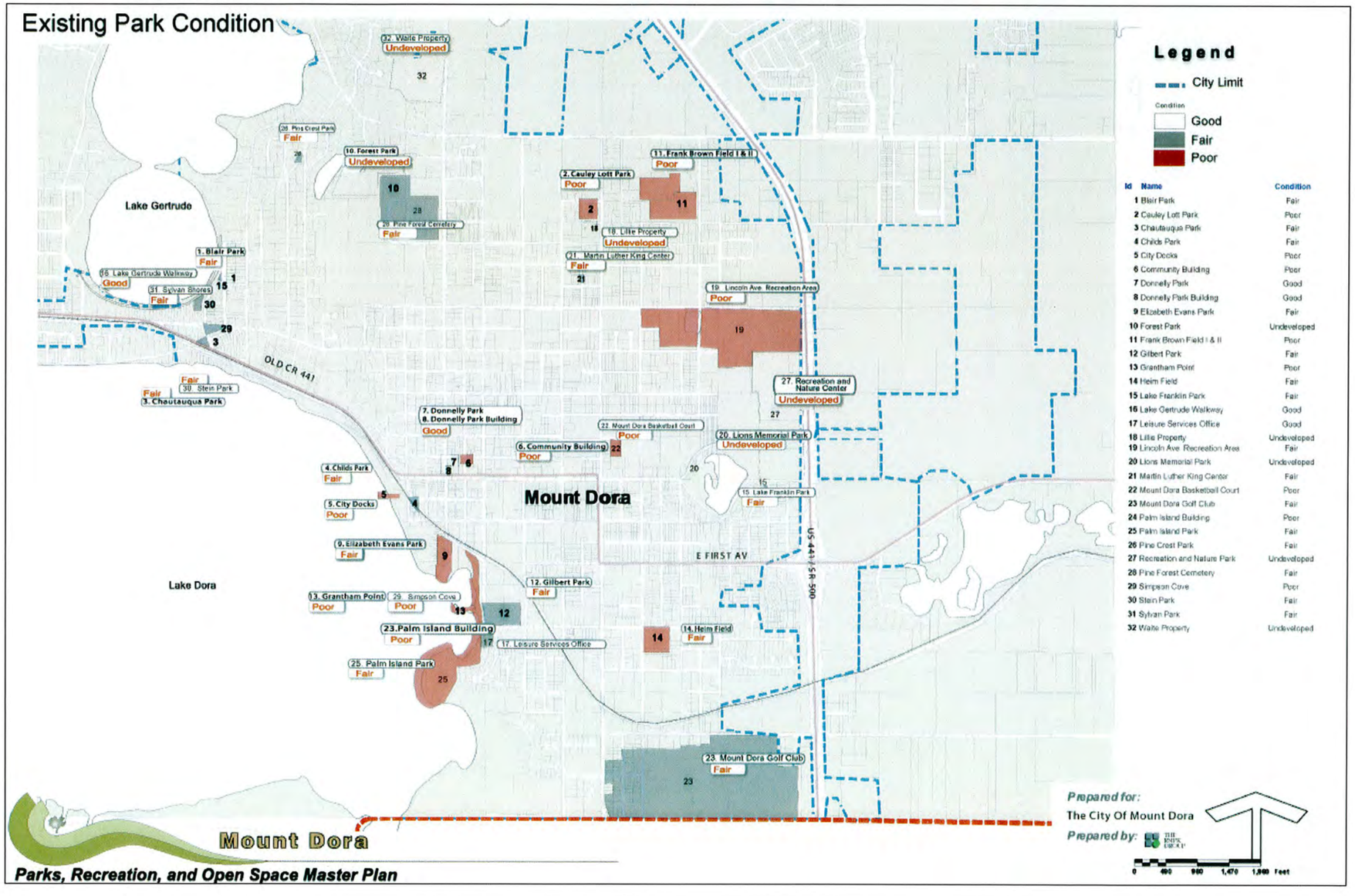
There are only two play areas in Mount Dora. The facility in Gilbert Park is not designed for children younger than 5. Whereas, the playground in Cauley Lott Park is for small children only. Mount Dora does not contain any playgrounds that satisfy the Americans with Disabilities Act.

The majority of Mount Dora is not served by a neighborhood or community park. There is no multi-use trail system at the present.

4. Existing Park Conditions Assessment

(a) Overview

This section analysis what the residents would like to see in the parks and recreation system. The in put is from focus group meeting in which specific interest groups were targets for their input and concerns, the public meetings, and interviews with the Ad Hoc Committee and staff members. Additional input is drawn from the mail/telephone survey results and an assessment of the existing park conditions.



Id	Name	Condition
1	Blair Park	Fair
2	Cauley Lott Park	Poor
3	Chautauqua Park	Fair
4	Childs Park	Fair
5	City Docks	Poor
6	Community Building	Poor
7	Donnelly Park	Good
8	Donnelly Park Building	Good
9	Elizabeth Evans Park	Fair
10	Forest Park	Undeveloped
11	Frank Brown Field I & II	Poor
12	Gilbert Park	Fair
13	Grantham Point	Poor
14	Helm Field	Fair
15	Lake Franklin Park	Fair
16	Lake Gertrude Walkway	Good
17	Leisure Services Office	Good
18	Lillie Property	Undeveloped
19	Lincoln Ave. Recreation Area	Fair
20	Lions Memorial Park	Undeveloped
21	Martin Luther King Center	Fair
22	Mount Dora Basketball Court	Poor
23	Mount Dora Golf Club	Fair
24	Palm Island Building	Poor
25	Palm Island Park	Fair
26	Pine Crest Park	Fair
27	Recreation and Nature Park	Undeveloped
28	Pine Forest Cemetery	Fair
29	Simpson Cove	Poor
30	Stein Park	Fair
31	Sylvan Park	Fair
32	Waite Property	Undeveloped

(b) Park Conditions Assessments

(1) Community Parks

Lincoln Avenue Recreation Center (Active)

This 37-acre site is a popular, heavily used, active park. The layout of the park is awkward. There are 6 tennis courts in banks of 3; however, they are separated by a large distance, which prevents the sharing of related facilities. Two racquetball courts are adjacent to one of the tennis court banks. The closest restroom is located at the aquatic facility some distance away. There is a port-a-potty on the site.

There is a large space of older trees part of which is used for picnicking. This wooded area separates the two banks of tennis courts. There is no designated parking or restroom facilities in this area of the park.

The aquatic center is maintained fairly well. Parking for the aquatic area is adequate and the landscaping is fair.

The ball field complex is laid out in an unconventional fashion; however, the city has plans to reconfigure them to form a hub in the center. The fields are not well maintained. There is no designated parking lot with designated spaces which makes access difficult to find.

The eastern half of the site was an old transfer station and is still used as outdoor storage by the city. Its steep terrain connects to the new Matsche-Kurras property, a 35-acre site recently purchased by the city.

(2) Neighborhood Parks

Cauley Lott Park (Active)

This is a 2.14-acre park located in an African-American neighborhood. Most of the facilities range from good to fair condition. The restroom could use some renovation to bring it up to a good condition. The play structure is fairly small. A larger one for older children will be added to offer the age group from 5 to 12 more recreational opportunities. The large shelter contains grills under the roof so that the grills can be used in inclement weather. The basketball court has recently been ringed with concrete. The two basketball courts are placed a good distance away from each other, which creates a grassy area that is not available for any other use. Placement of the courts adjacent to each other would allow for sharing of lighting and bleachers, and would create more usable green space in the park. Several potential hazards exist. A number of concrete pads rise above ground level creating tripping hazards.

Gilbert Park (Active)

Gilbert Park is a 5.5-acre site located on the "street side" of Lake Dora. There is a large picnic shelter that is heavily used. An attempt has been made to make the shelter habdicap accessible. However, the modifications do not meet the standards of the American with Disabilities Act. The layout of the park is awkward. The parking area on the west end is used primarily by boaters using the boat ramp in Simpson Cove; however, it is not paved and parking spaces are not marked so vehicles are parked haphazardly. This area has large trees that create an abundance of shade. Because of this and the vehicular use, there is little grass, which has created an erosion problem. An attempt to address the erosion has been made using wooden poles lying horizontally on the ground; however, not only is this unattractive, it has not successfully addressed the erosion problems. Additionally, parking dominates a large portion of the park, thus decreasing the amount of space that could be used for appropriate uses.

There are two croquet courts located on the east side of the park. It is apparent that only one court is used. The second court is overgrown with weeds and the surface has become uneven. The wall around the courts is crumbling and the top stones are breaking off, which is a potential hazard.

The middle of the park is dominated by a large, wooden play structure built with volunteer labor. This type of play structure was popular years ago and wooden units are difficult to maintain, especially as they age. The lumber was treated with creosote and requires an annual coating of a protective sealant to keep the creosote from surfacing. Additionally, there is a problem with parents who are not able to see their children at all times. This play structure is for older children and there is no structure for children age 5 and under.

Another concern regarding the layout of the park is the play structure and the restrooms that are separated by a parking area. This could be a potentially dangerous situation for the children using the park. People have voiced this concern at public meetings.

The north side of the park is used for stormwater runoff. The drainage path, known as Alexander Creek, has been landscaped and a walkway with an observation area has been constructed; however, the area is not well maintained. A number of plants have died. A dead tree has not been removed.

Gilbert Park should be a corner stone in Mount Dora's park system. However, over time, the layout, the uses and the minimal maintenance have contributed to its decline. It is recommended that Gilbert Park and the other parks of the waterfront be designed as a single cohesive waterfront park.

(3) Urban Open Space Parks

Donnelly Park (Active Urban)
Donnelly Park is a centrally located park of 1.63 acres. It contains restrooms, a fountain, 11 shuffleboard courts, a tennis court, numerous benches, 1 performance pavilion and a shelter. The performance pavilion faces a sloped, grassed seating area. A light bank for the performance platform has been purchased. There is no permanent sound system. Sidewalks are located on the west, east, and south sides of the park. The north side has angled parking with no sidewalk. The Donnelly Park Building is a rental facility that is well used. This park is a popular gathering area for city residents; however, the number of athletic facilities restricts the variety of events that could occur in this urban park. The park and the structural facilities are well maintained.

Childs Park (Passive Urban)
This .11-acre park is located in downtown Mount Dora next to the Chamber of Commerce. The Men's Garden Club maintains the landscaping and the city mows the grass. This is an attractive, well-maintained park that has 8 benches and a public restroom. The city maintains the restroom for which renovations are planned. There is activity around the park but not in the park.

Elizabeth Evans (Passive)
This 4.0-acre park is located on Lake Dora and abuts the Mount Dora Lawn Bowling Club at the terminus of Donnelly Street. This creates a direct connection to the downtown district. The park was built from fill and does not drain well. Exotic vegetation is present along the shoreline. There is a picnic shelter, 7 benches, and 1 picnic table. This under-utilized park has spectacular lake views and could be better used. Its lakeside location would be a popular draw for park users and the size of the park could accommodate an active use. Parking is currently available.

Grantham Point (Passive)
This 1.57-acre site is a peninsula jutting into Mount Dora with a lighthouse is located on the point. A number of benches are located along the sidewalk that extends to the end. Some of the benches have been fastened to concrete slabs which are tilted up from the ground. Most of them are not even with the underlying ground. This is a major safety concern. Additionally, the styles of benches and tables are not consistent creating a jumbled, thrown-together feel to the park.

There is an erosion problem. Over the years, different types of rip-rap and broken concrete have been used to shore up the edge. There are funds in the FY 2004 budget to restore the edge and construct a 42-space dock at the end of the park.

Simpson Cove (Active)
This is a 1.58-acre site located on the Lake Dora waterfront. It is a more linear park with a sidewalk through it. To each side of the sidewalk are 20 exercise stations. There is no path connecting the stations. They are weedy and overgrown and, in some cases, it appears that wood is beginning to rot. This is a dangerous situation. It does not appear that the stations are used. There is no evidence that park users are leaving the sidewalk to get to the stations.

The park also has two boat ramps and three fishing piers. There are a number of signs along the waterfront cautioning users against alligators. The ramps are heavily used as they are the only access to Lake Dora from Mount Dora and the surrounding area. Parking for vehicles with boat trailers is inadequate and is in Gilbert Park.

The park contains numerous memorials and memorial benches. Some of the benches are beginning to show a need for replacement.

(4) Open Space Parks

Forest Park (Undeveloped)
This 12-acre site is a heavily wooded, natural area with beautiful mature oak trees and native vegetation. There is a path running through it from the rear of the Library property.

Frank Brown Field (Active and Undeveloped)
This 11-acre park is largely undeveloped. Most of the site is heavily wooded and may contain some wetland areas. There is a baseball field and a set of bleachers. The bleachers are old and may contain some safety hazards. The field and the open space is mowed but otherwise, maintained at a minimal level. The park is located in a residential area but has no play equipment or picnic facilities that could attract residents. There is no formal parking area. This park has a great potential to become a valuable asset to the surrounding residential area.

Lion's Memorial Park (Undeveloped)
This park is 12 acres of undeveloped property that was donated by the Lion's Club. It is a steep terrain and is heavily wooded.

(5) Pocket Parks

Blair Park (Passive)
This .10-acre park is located in a residential area with great views toward Lake Gertrude from a small triangular lot. It contains one bench. The condition of the park is fair. The lack of irrigation creates a challenge for aesthetically pleasing vegetation. The installation of a shade tree near the bench would enhance the park users experience and create a refuge from the sun.

Chautauqua Park (Passive)
Chautauqua Park is a .25-acre triangle in a residential neighborhood. It is fairly well maintained and heavily treed.

Pinecrest Park (Passive)
This .25-acre site is a small corner lot located in a residential neighborhood.

Stein Park (Passive)
This .56-acre park is passive with large trees. It has an irrigation system and is well maintained. It serves as pocket park for a neighborhood.

Sylvan Park (Passive)
This .35-acre park is a gateway to a sidewalk that circles from Sylvan Park in Mount Dora to the county-owned park in Sylvan Shores and creates a nice walking or biking opportunity around the south end of Lake Gertrude. There is no formal parking area. Lighting is inadequate.

Lake Franklin Park (Passive)
This is a small triangular .22-acre site surrounded by residential units. It contains one bench, has a large oak tree and is otherwise undeveloped. This type of park does not significantly contribute to the Mount Dora parks system.

(6) Special Use Parks

Heim Field
This 4-acre park is surrounded by a residential/industrial area with no room to expand. The field is used by the high school for its home games. The field is not maintained as well as it should be and needs renovation.

City Docks
The City Docks are located in downtown Mount Dora at the end of 4th Avenue. The docks are in fair condition; however, they are constructed so that only one boat can fit in between the fingers decreasing the number of boats that they can accommodate. Stormwater runoff has created a problem with invasive vegetation so that access to the some of the inner docks is not possible. The docks should be attracting boaters to downtown Mount Dora; however, the design of the docks and the condition of the water may be a deterrent to use.

Leisure Services Office
This previously single-family house is located on Lake Dora. The Leisure Services offices are located in the building; however, they plan to move to the City Hall Annex in early 2004. The house could then be used for recreational programming as a community center. Parking is adequate. The landscaping could be enhanced and there is an erosion problem at the entrance to the building.

Mount Dora Golf Course
While the golf course is not operated by the city of Mount Dora, it is on city-owned property and is open to the public.

(7) Community Centers and Buildings

Community Building
The Community Building is a 700 + seat auditorium built in 1929. The City Council uses the building for its meetings. The public uses the building for concerts and performances. The seats are old and uncomfortable. The acoustics are poor and need improvement. The building contains a meeting space, dressing rooms and a kitchen. Some renovation has been done; however, no attempts have been made at restoration. Restoration of this potentially historical structure would be quite costly.

Donnelly Building
This community center is located in Donnelly Park and is heavily used for various functions. It is relatively new and is in excellent condition.

Martin Luther King Center
This building is used as a community center and has a stage and a kitchen. It is used for meetings and the after-school program. There is a vacant piece of land that abuts the rear of the center that could be purchased and used as a picnic and play area.

Lawn Bowling Center
This building is used by the Lawn Bowling Club.

(8) Trails

Currently, Mount Dora does not have an established linked open space or trails system.

There is a .5 mile urban trail in Simpson Cove. There is a .5 mile greenway trail at both Lake Gertrude and Palm Island

(9) Open Space/Greenbelts

Palm Island Park (Passive)
This 13.5 acre park is located on Lake Dora. There are picnic shelters and tables of varying types. The concrete pads for some of the tables and pavilions are above ground level and create a safety issue.

A boardwalk runs along the edge of the lake then turns into the internal portion of the site through which various trails run. The trails are not marked in any way and are not well maintained. Tree identification signs have been nailed into the trees and are about 12 feet above the ground making them difficult to notice. The boardwalk is a lovely asset to the park. It offers rare possibilities for interpretive opportunities that cannot be found elsewhere. The city has budgeted $400,000 in FY 2004 for replacement of the boardwalk. It is recommended that places for seating and interpretive stations be installed along the boardwalk at that time.

There is a stormwater "pond" on the site that has been allowed to grow over and turn to weeds. It is aesthetically unpleasing and could be a safety issue; however, it could be landscaped and turned into an attractive asset.

The Boy Scout House is located on the water edge of the site. This structure has been covered in aluminum siding, which is completely out of character with the surrounding natural elements. The structure could be moved to a more appropriate location so that the waterfront to Lake Dora is preserved.

(10) Vacant Land

Lillie Property (Undeveloped)
This is a ½ acre lot that is across the street from Cauley-Lott Park. It is currently undeveloped; however, future plans include the development of a tot park and will become an addition to Cauley Lott.

Waite Property (Undeveloped)
This is a 15.1 acre tract of undeveloped land. It is steeply sloped and has areas that retain water.

Matsche-Kurras Property (Undeveloped)
This 35-acre tract of undeveloped land abuts the south side of Lincoln Avenue Recreation Park and fronts US 441. This is an environmentally sensitive parcel containing gopher tortoises and native vegetation. This property has great potential for use as a nature park with interpretive features

(c) Summary

Community Parks

- Lincoln Avenue Recreation Park is an awkwardly designed park without a central design theme. It is a heavily used athletic complex. The condition is fair to moderate.

Neighborhood Parks

- Cauley Lott is in good to fair condition. There are some safety issues that need to be addressed. Consideration should be given to installation of the larger play structure, and relocating the basketball courts so that they are adjacent to each other.
- Gilbert Park has an issue with boat trailer parking that is causing erosion and takes up an inordinate amount of park space. Consideration should be given to redesigning the park to make it more user-friendly such as elimination of 1 croquet court, installation of a tot lot, and relocation of boat trailer parking. There are some safety concerns and the facilities are in fair to poor condition.

Urban Open Space

- Child's Park is located downtown and is maintained by the Men's Garden Club and the City. The restroom is being renovated.
- Donnelly Park serves as a community park although the size guidelines recommend more acreage. It is in a beautiful location and is in very good condition.
- Elizabeth Evans Park is located downtown. It has wonderful lake views but is underutilized. There is a drainage problem during rain events.
- Grantham Point has some serious safety issues. This park is slated for renovation of the water edge and construction of boat docks.
- Simpson Cove is a linear park with wonderful views of Lake Dora. The exercise equipment is deteriorating. This park is fair condition.

Open Space

- Forest Park is undeveloped and is slated to become a cemetery. Consideration should be give to using this land for a neighborhood park.
- Frank Brown Fields 1 and 2 are largely undeveloped. Consideration should be given to using this land as a neighborhood park.
- Lions Memorial Park is undeveloped and should be considered for development as a neighborhood park.

Pocket Parks

- Blair Park has great views of Lake Gertrude and is in fair condition.
- Chautauqua Park is heavily wooded and is in good condition.
- Lake Franklin is undeveloped and surrounded by houses.
- Pinecrest Park is undeveloped.
- Stein Park is a well-maintained park in good condition.
- Sylvan Park is a gateway to the sidewalk that circles the southern edge of Lake Gertrude. There is no parking area.

Open Space/Greenbelt

- Palm Island Park is largely undeveloped and is in marginal condition. The boardwalk is scheduled for replacement. Consideration should be given to the relocation of the Boy Scout House away from prime waterfront.

Special Use Facilities

- The City Docks are located downtown and are in fair condition. Stormwater runoff has created an invasive vegetation problem, which prevents boats to getting to one half of the docks.
- The Leisure Services Office is located on Lake Dora. After the staff moves to the City Hall Annex, consideration should be given to using the building as a community center.
- Mount Dora Golf Course is a privately managed 18-hole facility in good condition.
- Heim Field is used primarily by the Mount Dora High School for baseball.
- Mount Dora Lawn Bowling is located at the entrance to Elizabeth Evans Park and is open to members only.

Community Centers

- The Community Building is in fair to poor condition; however, because of its function to the community, consideration to restoration should be given.
- The Donnelly Building is fairly new, heavily used and is good condition.
- The Martin Luther King Center is a community center is fairly good condition.

Trails and Greenways

- There is a .5 mile urban trail located at Simpson Cove
- There is a .5 mile greenway trail located at Lake Gertrude and at Palm Island

Maintenance of parks and public facilities is an issue and it is felt that there is not enough manpower allocated to maintaining these areas. Survey respondents indicated that they would allocate $30 out of $100 to see improvements and maintenance of existing parks and facilities.

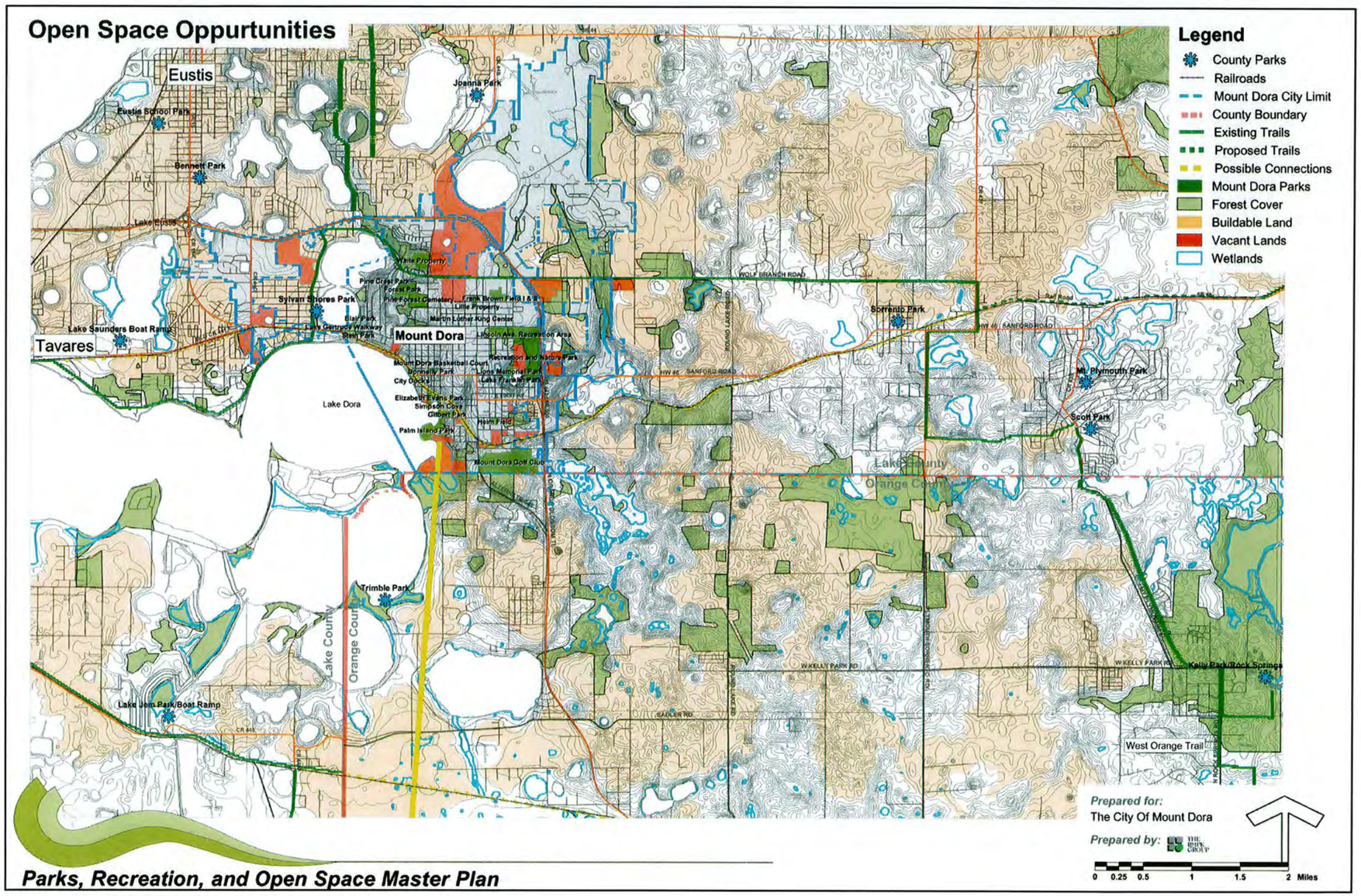
The parks conditions assessment showed that, for the most part, Mount Dora's parks are aging which gives the appearance of a lack of maintenance, while in fact; it is not a maintenance issue at all. The design of a park can greatly affect the level of maintenance. There is a general perception that the parks are not well maintained when the real issue is the design and age of the park. For example, some of the parks lack irrigation systems. It can be difficult to keep the landscaping in a green and healthy condition, which then could create a poor aesthetic quality and could be seen as a lack of maintenance.

The lack of consistency in theme in the parks also creates a "jumbled" look. Lower quality site furnishings and furnishing that do not match decrease the aesthetic value and appeal of a park.

5. Future Park Land Opportunities Analysis

(a) Overview

Opportunities currently exist for the purchase or lands being set-aside for the protection of conservation lands, trails and greenways and future parks. It is important to look outside the existing town boundaries and visualize where future development may occur. There are numerous areas around developable land that are ideal for the development of greenways and parks and it is important to connect these areas together through recreational trails. Including conservation land in the public park system will provide space for extensive, dispersed recreation use while protecting the natural function that those natural resources serve such as erosion control, wildlife habitat and stormwater runoff.

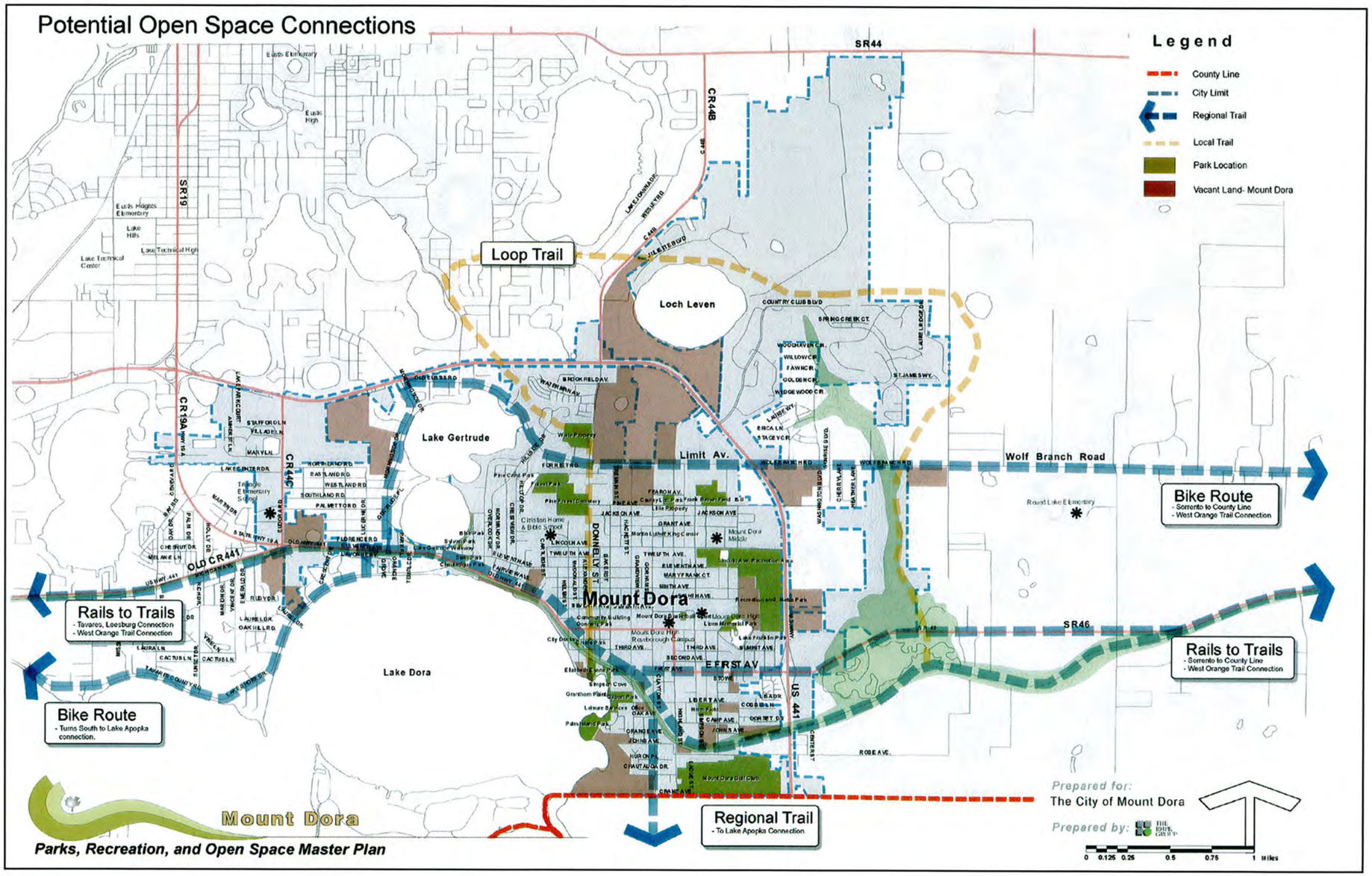


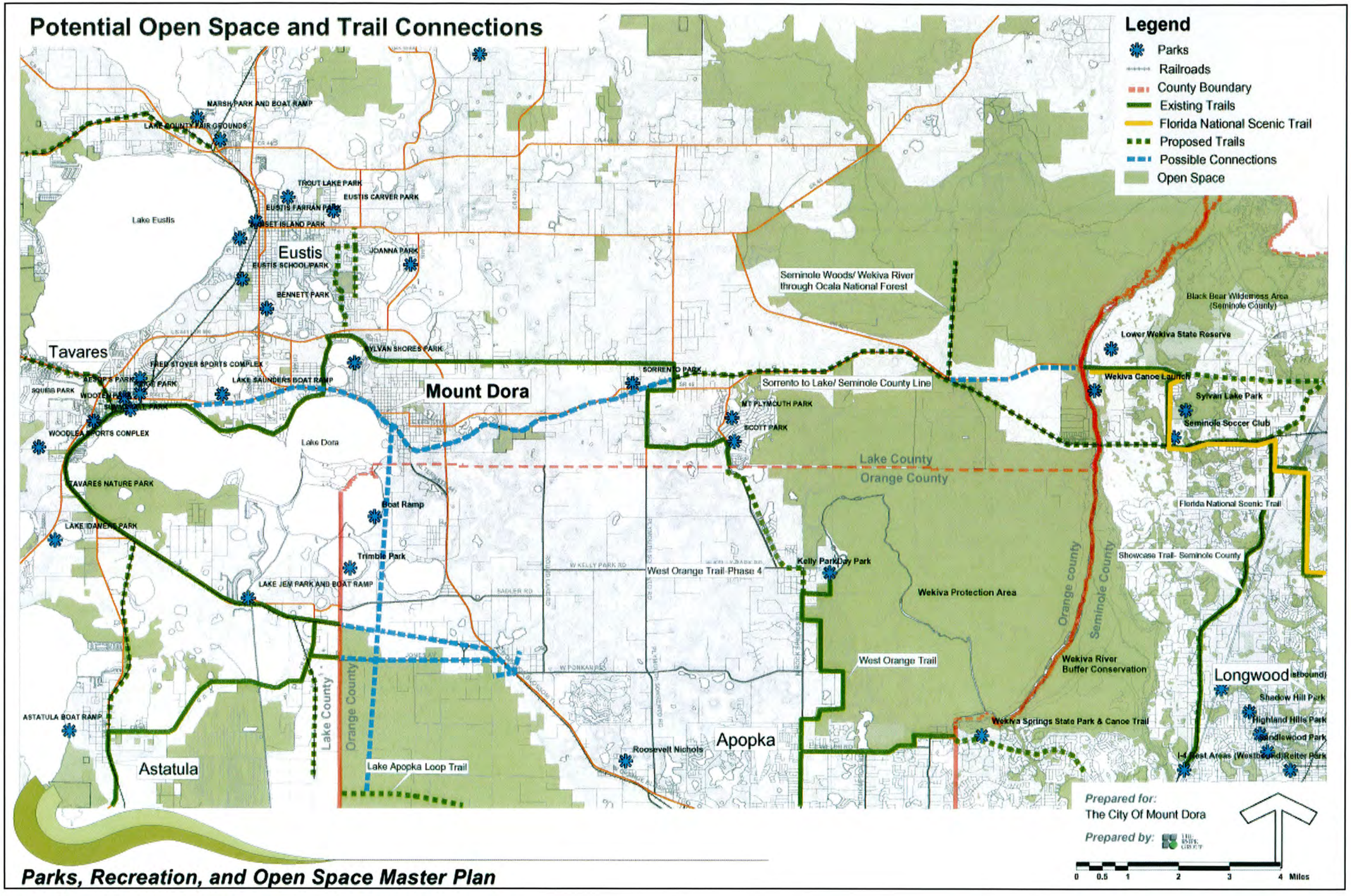
(b) Environmental Lands

These map show on a regional scale, undeveloped land, watershed areas, sink areas, wetlands and wild habitat on a regional basis. The proximity and connection of many of these parcels should be used to the establishment of greenways.

(c) Trail Connection Opportunities

Lake County is in the process of planning an extensive trail plan. Orange and Seminole Counties have miles of trails in place. The following map shows potential connections for future trails.

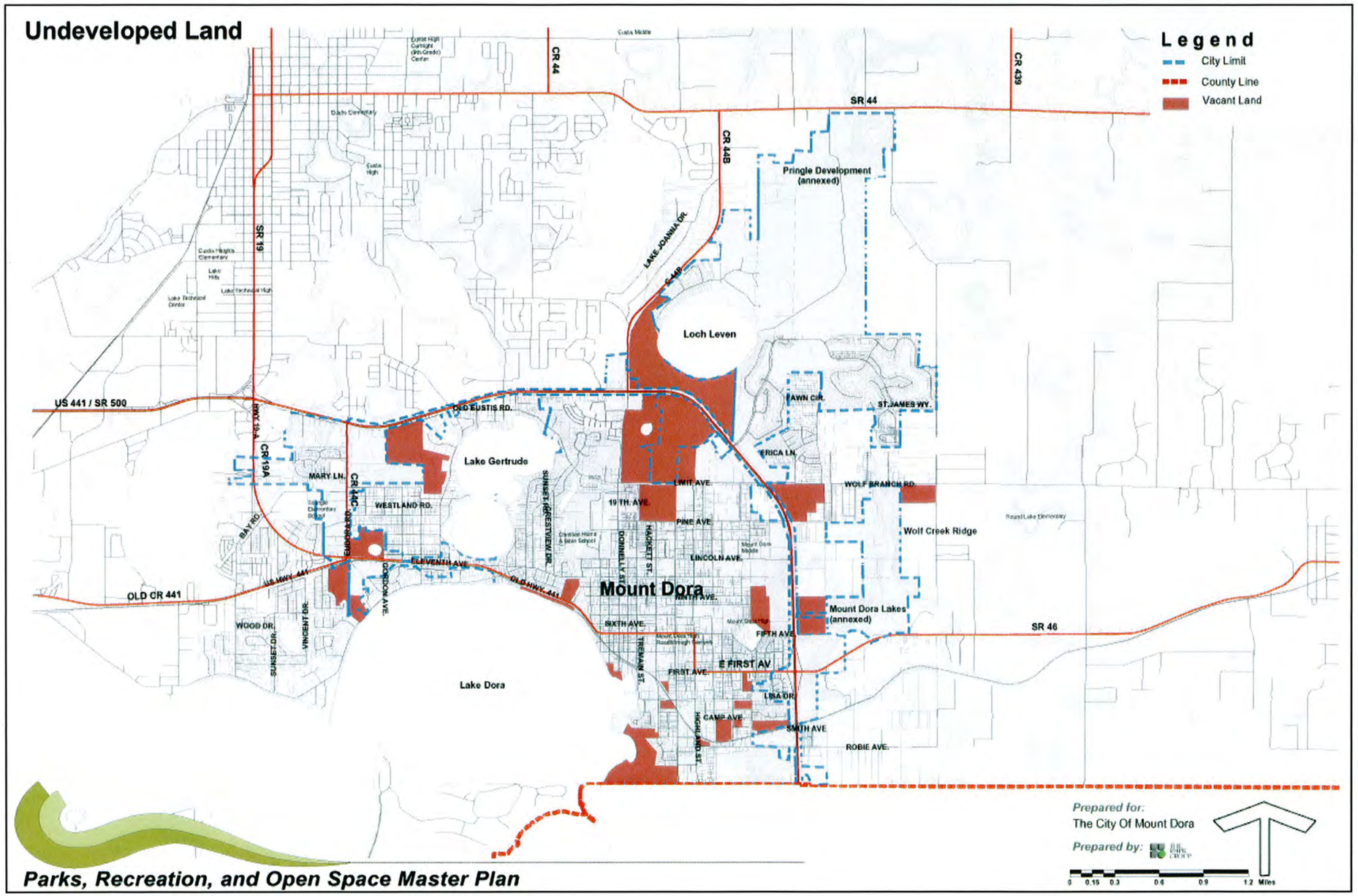




Parks, Recreation, and Open Space Master Plan

(d) Land Purchase Opportunities

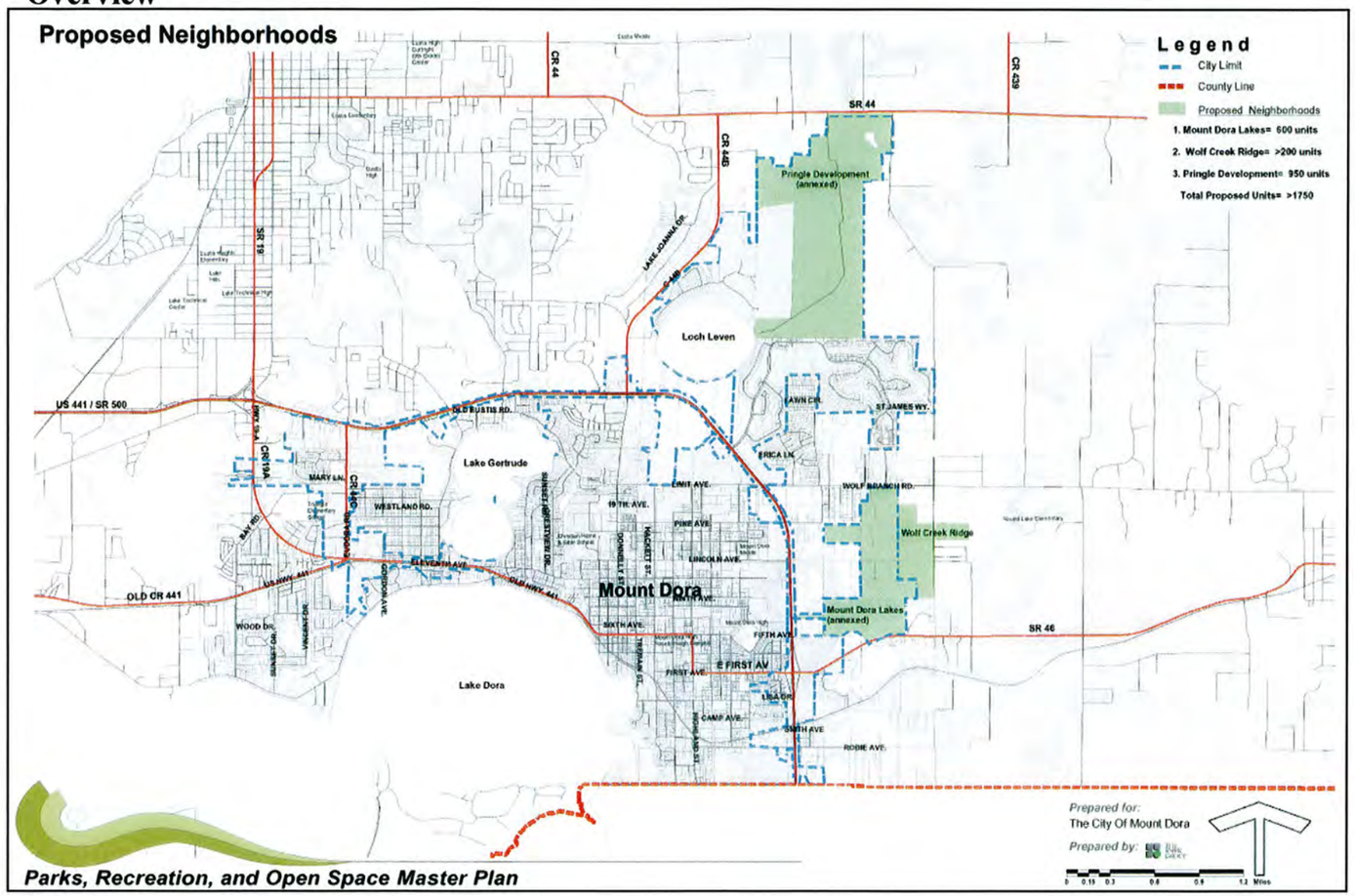
There are several opportunities to purchase land in Mount Dora that could be used to extend the parks and recreation system. An orange grove located on 11th Avenue could be developed as a neighborhood park. There is also an orange grove in the northwest section of the city that could also be developed as a neighborhood park. There is a shopping center on Old Highway 441 and Eldorard Rd. that could also be purchased.



B. Land Use and Policy Planning

1. Future Land Use Planning

(a) Overview



As the map indicates, there is growing pressure for development outside of Mount Dora's city limits. Two developments, the Pringle property and the Mount Dora Lakes, have been approved and will add 1,550 housing units to Mount Dora. Another development, Wolf Creek Ridge, will be submitted for approval in the near future and will add 345 housing units to Mount Dora. This is a total of 3,445 additional homes. Using a multiplier of 2.3 persons per household, this equates to 7,924 additional Mount Dora residents over the next few years. The pressure and demand on the park and recreation system will be enormous. Steps must be taken to ensure that adequate parks and facilities are provided by those developments to meet those demands.

Additionally, other developments unknown at this time are likely to occur and will be annexed into the city limits. Planning now for a park and recreation system to meet the needs of that expanding population is critical. Long-range strategic land planning for areas outside the city limits should be undertaken. Through this planning, strategic park locations will be identified and acquisition can be done to assure that the future populations of Mount Dora will have adequate parks and facilities.

(b) Comprehensive Plan

(1) Level of Service

The existing Comprehensive Plan establishes levels of service for two types of parks. The LOS for a neighborhood park is 2 acres per 1,000 residents. The LOS for a community park is 2 acres per 1,000 residents. In order for every resident of Mount Dora to have equitable access to a neighborhood park, the LOS for neighborhood parks needs to be raised to 5 acres per 1,000 people.

The existing Comprehensive Plan addresses LOS for tennis courts, softball courts, baseball/soft fields, picnic tables, swimming pools, basketball courts, racquetball courts, multipurpose fields, golf courses, boat ramps and shuffleboard courts. As indicated in Chapter III, A. 4. Park Land Analysis and Chapter III, B. 4. Park Facility Analysis, it is recommended that some of the levels of services be adjusted and some new ones be established in order to assure accessible and equitable park and recreation resources in the future through a Comp Plan amendment.

(2) Connectivity

Existing and proposed streets play a significant role in the development of park and recreation systems by providing the necessary access to the system components. Alternative forms of multimodal transportation are increasingly popular. For this reason, trail system planning, which includes on-road bikeways, must become an integral part of Mount Dora's transportation planning effort. In doing so, the goals for a trails system will be realized.

The Traffic Circulation Element of the Comprehensive Plan includes a policy that states, "Bicycle and pedestrian travelways will be expanded and improved consistent with the Capital Improvements Element. Priority for funding will be given to the acquisition of easements and right-of-way for major corridors. Additional funds will be used to upgrade and preserve the existing system. Secondary routes will be added as the system develops." The routes include Old Eustis Road, Bay Road, Morningside Dr. 11th Avenue, Grandview, and Lakeshore Drive.

Since the Comp Plan was written, neighboring communities and counties have begun development of trails systems. Several routes will pass near by and connect to Mount Dora. It is recommended that the Comp Plan be amended to show these connections and any additional routes identified in this master plan.

It is also recommended that the Comp Plan require new developments to assure connectively to and through the development with the use of trails and greenways.

(3) Environmentally Sensitive Lands

The Conservation Element of the Comp Plan contains policies for protection of the lakes, wetlands, floodplains, air quality, soil erosion, and natural communities. The plan does not specifically address a long-range plan for the acquisition of environmentally sensitive land, both in and outside of the city's current city limits. It is recommended that the Comp Plan be amended to address this.

(4) Concurrency

The Comprehensive Plan is created to develop long-range goals regarding the future development of Mount Dora. The plan should accomplish four things:

- Guide and control future development;
- Overcome present problems and deal effectively with future problems;
- Preserve, protect and improve health, safety and welfare; and
- Protect human, environmental, social and economic resources.

The existing Comp Plan contains standards for two types of parks – the community park and the neighborhood park; however, since the plan was adopted in 1991 and revised in 1993, the demand for additional types of parks and additional land has increased. Additionally, demands for certain facilities have changed. There is no longer a high need for shuffleboard courts but there is a great need for multipurpose fields. The Comp Plan no longer assures that the true needs of the residents of Mount Dora will be met.

(5) Comparisons with Neighboring Communities

The following table contains a comparison of the Comp Plan requirements of Mount Dora, Eustis, Tavares, Leesburg to the NRPA guidelines.

COMPARISONS OF COMPREHENSIVE PLAN REQUIREMENTS & NRPA RECOMMENDATIONS IN SURROUNDING CITIES

	MOUNT DORA	EUSTIS	TAVARES	LEESBURG	NRPA
Playlot	N/E (a)	N/E	(b)	1/ 2,500	.1 to .3 acres/ 1,000
Neighborhood Playground	N/E	N/E	N/E	N/E	2 /1,000
Neighborhood Park	2 acres/1,000	1 acre/1,000	N/E	2 acres/1,000	2 acres/1,000
Community Park	2 acres/1,000	2 acres/1,000	N/E	3 acres/1,000	5 acres/1,000
Open Space	N/E	N/E	N/E	N/E	.75 to 1.0 acres/1,000
Special Use Park	N/E	N/E	N/E	N/E	N/E

(a) Not Established

2. Lands Development Regulations

(a) Overview

Land Development Regulations (LDR's) determine how a development is built, how the streets are laid out, where the commercial properties are located, the types of land use, densities and intensities, concurrency determinations, resource protection standards, development standards, landscaping, parking, utilities, stormwater management and so on. Usually, the LDR"s contain specific regulations that address the set-aside and dedication of park land required of new developments. This requirement assures that the new development will address the parks and recreation needs of its new residents and conserve environmentally sensitive lands. The existing LDR's do not have specific requirements for new developments or annexations so that the amount of land dedicated and developed for parks and greenways is` negotiated with each developer.

Impact fees should be sufficient to cover the actual cost of roads, sewers, libraries, fire, police and parks. The impact fee in Mount Dora was recently increased and specifically addressed parks and recreation. It is believed, however, that additional increases will be needed in the future to address actual costs for parks and recreation facilities.

(b) Current Land Development Regulations

There are no regulations in the LDR's that require the dedication of land for park and open space, greenways and connectivity such as bikeway rights-of-way. These amenities are negotiated in each proposed development and may vary from development to development. The following is a comparison of other municipalities' and counties' land development regulations.

(c) Comparisons with Neighboring Governments

LAND DEVELOPMENT REGULATION COMPARISONS

	Mount Dora	Tavares	Eustis	Leesburg	Lake	Seminole	Orange
Impact Fee	720.70/ Household	See "A" Below	86.99	No	No	No	No
LDR Req for Parks and Open Space	No	See "B" Below	No	No	No – See "C" Below	PUD – 25% acreage for parks and open space	See "D" Below
Open Space Req. for Annexation	No	No	No	No	No	No	No

(A.) Eustis Impact Fee

Single Family		Multi Family (Per Unit)		*Mobile Home*	
1 Bedroom	54.18	1 Bedroom	50.96	1 Bedroom	31.04
2 Bedrooms	60.92	2 Bedrooms	81.13	2 Bedrooms	48.91
3 Bedrooms	86.99	3 Bedrooms	121.25	3 Bedrooms	84.64
4 Bedrooms	111.30	4 Bedrooms +	154.93	4 Bedrooms +	123.01
5 Bedrooms +	132.97				

Eustis also has a 1-cent sales tax that is used, in part, to expand and enhance parks and recreation facilities.

(B.) A subdivision must put aside 5% of the gross acreage for parks and recreation use. Developments less than 20 acres can make a payment in lieu of dedication of land equal to the fair market value of equivalent acreage. A PUD must set aside 30% of gross acreage for open space with the 5% for active parks and creation contained in the 30%.

(C.) Open space is dictated by the land use category for any given parcel of land.

(D.) Open spaces. Developers may include private parks and recreation areas in subdivisions provided that: (i) the proposed areas are clearly designated as "tracts" on the plat; (ii) the proposed area is adequate for the intended purpose; and (iii) assurance is given in the form of subdivision deed restrictions or covenants, conditions and restrictions that they will be adequately maintained. Private parks and recreation areas shall be identified on the plat as common areas for the owners of property within the subdivision. A mandatory homeowners' association shall own and maintain the facilities. For parks or recreation areas over fifty (50) acres in size, the applicant may petition the county to own, operate and maintain the park or recreation area for public use.

3. Agency and Jurisdictional Coordination

(a) Overview

Mount Dora works with several local, state, federal and regional agencies in an effort to coordinate the preparation and revision of plans, in review and approval of new developments and in the provisions of services to Mount Dora residents.

(b) Lake County

Mount Dora has interlocal agreements with Lake County for animal control services, cooperative purchasing, joint planning, fire protection through mutual aide, public safety dispatching, a gas tax, library services, and solid waste.

(c) City of Eustis

Eustis and Mount Dora have an interlocal agreement for the coordination of planning activities.

(d) Federal Agencies

Mount Dora enforces the Environmental Protection Agency's protection of wetlands and air quality to promote the compliance of new development. Mount Dora also participates in the HUD 202 Program for the provisions of low-income housing. Mount Dora aids FEMA in the control of development in flood prone areas in the city through the LDR's. The U. S. Fish and Wildlife Service reviews Developments of Regional Impact. The Army Corps of Engineers controls dredge and fill permits in jurisdictional lands. The U. S. Census Bureau provides census data for use by the city.

(e) State of Florida

Mount Dora works with the Department of Transportation regarding the impact of proposed development on state roads. The Department of Community Development reviews Mount Dora's Comprehensive Plan and Developments of Regional Impact. The Department of Environmental Regulation works with Mount Dora to protect wetlands. The Department of Health and Rehabilitation Services assures compliance with HRS requirements for septic tanks and the licensing of group homes. The Department of State, Division of Historic Resources assists with the identification of historic resources for proposed Developments of Regional Impact.

(f) Regional/Special Agencies

The East Central Regional Planning Council reviews Developments of Regional Impact, reviews the Comprehensive Plan for consistency with regional policy, and reviews grant applications. The St. John's River Water Management District reviews development proposals affecting drainage systems under their jurisdiction and enforces water conservation requirements. The Lake County Water Authority has an interlocal agreement with Mount Dora for the control of aquatic plant control. The Lake County Hospital Taxing District provides facilities and services for indigent health care throughout the county. The Lake County School Board has informal agreements with Mount Dora for the use of school facilities for recreation.

(g) Utilities

Mount Dora has franchise agreements with the following utility providers: Florida Power and Light for electricity, Lake County Cablevision for cable television, Peoples Gas for natural gas, Sumter Electric Cooperation for electric services and United Telephone for telephone service.

(h) Summary

Future development is certain to occur around Mount Dora and it is likely that the developments will be annexed into Mount Dora. The pressure and demands on the park and recreation system will be enormous. The existing Comprehensive Plan does not address all the park categories and facilities that may be desired by Mount Dora. It is recommended that new levels of service be established and the Comp Plan amended to reflect the changes. Also, as part of the Comp Plan's Traffic Circulation Element, connections to newly developed or proposed trails systems should be included.

A long-range, strategic plan for the acquisition and protection of natural communities should be developed and incorporated into the Comp Plan.

The existing Land Development Regulations do not contain regulations that require park land set-aside by new developments or annexations. It is strongly recommended that these regulation be developed and incorporated into the LDR's. This should be a considered a priority because of the interest in development in the area.

After adoption of this plan, the impact fees should be reexamined to ascertain that they adequately address all types of parks that are desired. It is likely that the fee will need to be increased over time.

Mount Dora does an excellent job of coordinating with several local, sate, federal and regional agencies.

C. Administrative and Infrastructure Analysis

1. Analysis of Operations and Management

The Department of Leisure Services is divided into the Library and the Recreation divisions. The Recreation Division has 4 full time and 26 part time positions. The tentative budget for FY 2004 is $492,209. Revenue is projected to be $47,350 with the majority of the revenue coming from Activity Fees, which is the fee that users pay to participate in the programs. $11,150 comes from donations. A breakdown of personnel positions and budget categories is below.

The Recreation Division offers a variety of programs throughout the year with the largest being the summer camp program that is attended by approximately 120 children. This year, it was held in the Roseborough Elementary School and utilized the gymnasium and several classrooms. Some programs, such as tennis clinics, tai chi, water aerobics, etc., are contracted to private instructors. Registration for all programs is done through the Leisure Services offices. Programs for adults are limited. The most popular are yoga and tai chi.

The Recreation Division coordinates several special events throughout the year including Kid's Fest, concerts in the park, the Children's Christmas in the Park and the Lakemount Steppers Step Show. These events attract from 200 to 2,000 people.

The Recreation Division operates the pool. A full-time head lifeguard oversees 11 part time lifeguards. During the summer, the pool is open Monday thru Saturday afternoons for open swim and two evenings a week for family swim. The pool is open year round for lap swimming, swimming lessons and water aerobics programs. There is a nominal charge to use the facility. The Swim Team rents the pool for practice and events. Additionally, the swim team from the High School uses the facility. The most popular activities at the pool are the open swim and lap swimming. Other programs include water aerobics, family swim, and lifeguard certification.

The City of Mount Dora does not organize the following sports leagues but works with them to provide assistance:

- Junior Hurricanes – Football and Cheerleading – The city has donated money in the past to help pay for uniforms but they are not a regular part of the city's budget. They have put in a formal request via the City's grant program for 2003-2004 budget year which is funded by the City Council and will not be part of the Recreation budget. The city provides a practice location at Frank Brown Field and the use of Heim Field when they need a lighted practice field. There are no fees involved. The children who participate in this are ages 5 to 14.

- Mount Dora Middle School Bowling League – The city assists the Mount Dora Middle School Bowling League by providing the use of one of the Recreation buses and a driver to transport them from the Middle School to the bowling alley. The league runs from October through April.

- Mount Dora Little League – The city does not charge the league to use the city ball fields located on Lincoln and Unser. When needed, they also have access to Heim Field. The City is adding 2 new ball fields with lights, dugouts, irrigation and turf.

- Mount Dora Swim Team – The team uses the Municipal Pool for practice and pays a nominal amount for its use. The pool is also used at times for swim meets.

One full-time position is being eliminated in the FY 2003-2004 budget. This person handles the special events. It is unclear how these duties will be covered.

Recreation Personnel

POSITION	FY 2002	FY 2003	FY 2004
Cultural/Special Events Coordinator	1 PT	1	0
Recreation Programmer	1	1	1
Athletic Coordinator	1	0	0
Coach	2	0	0
Recreation Aide II	1 PT	1 PT	1 PT
Recreation Aide	1 PT	1 PT	1 PT
Recreation Assistant	0	13 PT	13 PT
Head Lifeguard	0	1	1
Lifeguards	11 PT	11 PT	11 PT
Park Ranger	1 PT	0	0
Administrative Assistant	1 PT	2	2

Total Full Time Positions	4	5	4
Total Part Time Positions	16	26	26

The Director of Leisure Services position is budgeted in the Library budget.

Recreation Budget

EXPENSES	FY 2002	FY 2003	FY 2004
Personal Services	342,262	364,376	283,571
Operating	153,498	162,248	173,746
Capital	8,563	50,000	28,500
Allocations	10,333	24,553	6,392
TOTAL	514,656	601,177	492,209

REVENUES	FY 2002	FY 2003	FY 2004
Grants	0	1,500	0
Pool Fees	5,169	4,000	4,000
Swim Lessons	1,940	2,040	2,000
Pool Rental		1,200	1,200
Steppers	4,868	5,164	4,000
Activity Fees	32,942	25,000	25,000
Donations	6,594	7,800	11,150
TOTAL	51,513	45,204	47,350

In FY 2003, revenue made up 7% of the expenditures of the Recreation Division. It is estimated that in FY 2004, the revenue will constitute 10.4% of expenditures.

The Director serves as the departmental liaison between planning, public works and the other departments; however, she does not have an active role on the development plan review committee. All planning of parks and recreation facilities is done by contracted designers.

The Park and Recreation Board is made up of 7 members appointed by the Mayor and City Council. It is an advisory board and has the capacity to make recommendations about park and recreation issues to the Council.

2. Analysis of Maintenance

The Department of Public Services is made up of Public Works, Electric, Water/Sewer, Fleet Management, Parks Maintenance and Building Maintenance. The Parks Division maintains 33 areas including the 40-acre cemetery. The maintenance of parks is done by two-man crews on a once-a-week basis. There are currently 10 full time and 1 part time employees. Additional manpower necessary to maintain the cemetery comes from the maintenance crews after the parks have been maintained. The maintenance is a "mow-and-blow" type of maintenance, which is a minimal type of maintenance. Additional to the park maintenance, this crew also works on a work order basis to address special items and requests, emergencies, etc. The priorities to balance the routine maintenance with the work orders are determined on a daily, case-by-case basis. This crew is augmented with other city employees to assist during both special events coordinated by the city and those events that are coordinated by private entities. The special event crew has been cut from 15 to 10 due to budgetary restraints. A breakdown of personnel positions and budget categories is below.

The maintenance equipment seems to be adequate for the required work. The hand-held maintenance equipment is kept at the Public Services Maintenance Complex on Highland St. The mowers are kept at the maintenance building at the cemetery on Donnelly St. This requires that each maintenance crew must visit two locations to load all of the equipment necessary to perform the required work. The inventory includes 5 small pick-up trucks, 1 one-ton truck, 3 trailers, 6 tractors, 14 various mowers, and weed eaters.

A separate division under Public Services performs the maintenance on the structural facilities. There is no breakdown of how much time and funding is spent on facilities in parks and recreation facilities, as opposed to the other structural facilities in the city.

Parks Personnel

POSITION	FY 2002	FY 2003	FY 2004
Parks Foreman	1 PT	1 PT	1 PT
Park Ranger	1 PT	1	1
Maintenance Worker	0	1	1
Grounds Maintenance Worker	6	7	7
Seasonal Grounds Maintenance	2	1	1
Electrician	1 PT	0	0
Total Full Time Positions	8	10	10
Total Part Time Positions	3	1	1

Parks Budget

EXPENSES	FY 2002	FY 2003	FY 2004
Personal Services	234,345	283,753	234,541
Operating	122,369	116,763	128,209
Capital	12,009	7,000	0
Allocations	10,323	10,666	0
TOTAL	379,046	418,182	362,750

3. Analysis of Programs

As indicated previously, the Recreation Division has only 4 full time staff members. Two are administrative assistants; however, both of these employees work in programming on a limited basis. The majority of the programs is run by part-time staff and contracted instructors. In FY 2003, the division offered 14 cultural and special events. The position of the staff member who coordinated these events was cut due to budgetary constraints. Special events are manpower intensive and require a lot of time from staff. It has been indicated that the events will be offered this fiscal year. The head lifeguard is a full time position. The other full time position is a recreation coordinator.

Youth Programs

The youth programs are offered in only a couple of locations. Not all of the children in Mount Dora have access to after-school programs. There are no city-run athletic programs that could serve as feeder programs into middle and high schools. There are few programs offered specifically for teens.

Adult Programs

There are a few programs offered for age group 21 to 60. Some of the programs are during the workday making it impossible for working citizens to attend. There are no programs offered specifically for seniors. There is strong tennis programming. There is no full-time tennis pro.

Aquatics

The pool is a wonderful resource that not all communities have; however, it is under-utilized. While it is open all year, the weekly and daily schedules are limited.

Art and Culture

There is no year-round arts and cultural programming; however, the resources for instructors in Mount Dora are wonderful.

Special Events

Mount Dora offers a number of special events during the year; however, the position that was used to produce these events was eliminated for FY 2004.

4. Personnel and Budget

Combined Recreation and Parks Personnel

POSITION	
Cultural/Special Events Coordinator	0
Recreation Programmer	1
Athletic Coordinator	0
Coach	0
Full time Recreation Aide II	1 PT
Full time Recreation Aide	1 PT
Recreation Assistant	13 PT
Head Lifeguard	1
Lifeguards	11 PT
Park Ranger	0
Administrative Assistant	1
Parks Foreman	1 PT
Park Ranger	1
Maintenance Worker	1
Grounds Maintenance Worker	7
Seasonal Grounds Maintenance	1
Electrician	0
Total Full Time Positions	15
Total Part Time Positions	27

The following is a comparison of personnel in Mount Dora, Tavares, Eustis, and Leesburg. This is a difficult comparison to benchmark because the number and type of positions depend directly on the amount of park land, the number and type of facilities, the age of the facilities, whether the park maintenance personnel have responsibilities other than parks, the level of programming, etc.

Mount Dora

1 Recreation Programmer	
1 Head Lifeguard	
2 Administrative Assistants	
1 Recreation Aide II (Full Time)	
1 Recreation Aide (Full Time)	
13 Recreation Assistant (Part Time)	
11 Lifeguard (Part Time)	
1 Park Ranger	
1 Maintenance Worker	
7 Grounds Maintenance Worker	
1 Seasonal Grounds Maintenance	
1 Parks Foreman (Part Time)	
Total Full Time Positions	15
Total Part Time Positions	27

Tavares

1 Staff Assistant
1 Parks Maintenance Supervisor
1 Parks Maintenance Asst. Supervisor
7 Maintenance Workers
.5 Maintenance Worker (Part Time)
1 Cemetery Sexton
.5 Cemetery Worker (Part Time
1 Recreation Coordinator
7 Seasonal Recreation Aides (Part Time)
Total Full Time Positions 12
Total Part Time Positions 10

Eustis

No Breakdown Provided
Total Full Time Positions 22
Part Time Positions Vary According to the Budget

Leesburg

1 Parks and Recreation Director
1 Administrative Assistant I
2 Athletic Supervisor
1 Aquatic/Athletic Supervisor
1 Park and Athletic Fields Manager
1 Recreation Manager
3 Maintenance Crew Leader
1 Trades Technician
5 Maintenance Worker II
12 Maintenance Worker I
3 Mobile Equipment Operator
1 Mechanic I
1 Community Building Coordinator
1 Office Specialist (Part Time)
2 Pool Manager (Part Time)
5 Head Lifeguard (Part Time)
10 Water Safety Instructor (Part Time)
8 Lifeguard (Part Time)
25 Pool Staff (Part Time)
Total Full Time Positions 31
Total Part Time Positions 51

Combined Parks and Recreation Budget

EXPENSES	FY 2003	FY 2004
Personal Services	648,129	517,916
Operating	279,001	296,115
Capital	57,000	40,500
Allocations	35,219	16,715
TOTAL	963,927	871,255

The FY 2004 budget is an 11% decrease from the previous year due to an overall decline in the economy and across-the-board decreases. It also reflects the elimination of one full-time position.

The following are current program activity fees:

PROGRAM	FEE
Swimming Lessons	$20/resident $30/non-resident for 10 classes
Private Swimming Lessons	$20/resident $30/resident for 10 classes
Lap Swimming	$1.00/resident $2.00/non-resident
Lap Swimming Pass	$100/year/resident $200/year/non-resident $35/quarter/resident $70/quarter/non-resident $15/month/resident 30 month/non-resident
Open Swim	$1.00/resident and non-resident
Family Swim	$1.00 resident and non-resident
Tennis Clinics	$35.00/4 weeks $30.00 additional family or clinics
After School Program	$25.00/family $15.00/individual Annual Registration Fee
Summer Day Camp	Weekly $25.00 registration/family $15.00 registration/individual $20.00 1st child resident $10.00 2nd child resident $5.00 3rd child resident $30/non-resident
Art Camp	$35.00/week
Athletic Clinics	Vary based on length of clinic and cost of instructor

The following is a comparison of the budgets from Mount Dora, Eustis, Tavares, Leesburg, Lake County, Seminole County and Orange County. Also included is the cost per popula that each location spends for parks and recreation.

BUDGET COMPARISON

BUDGET	MOUNT DORA	EUSTIS	TAVARES	LEESBURG	LAKE COUNTY	SEMINOLE COUNTY	ORANGE COUNTY
Personal Services	517,916	919,200	553,038	1,753,525	455,534	5,066,695	11,361,839
Operating Expenses	296,115	204,477	408,146	1,181,228	319,436	2,531,517	10,144,826
Capital	40,500	0	21,815	128,000	138,069	597,552	802,694
Other	16,715	0	0	15,300	0	192,330	0
TOTAL	871,255	1,242,194	983,000	2,998,053	913,039	8,272,664	22,309,359

FUNDING PER POPULATION COMPARISON

LOCATION	MOUNT DORA	EUSTIS	TAVARES	LEESBURG	LAKE COUNTY	SEMINOLE COUNTY	ORANGE COUNTY
Total Population	9,422	15,106	9,700	15,956	210,528	365,196	896,344
Budget	871,715	1,242,194	983,000	2,998,053	913,039	8,272,664	22,309,359
$/Person	103.51	82.24	101.34	187.90	4.34	22.65	24.89

Alternative Funding/Staffing Concepts

Increase User Fees for Programs

Unfortunately but understandably, when budgets have to be cut, parks and recreation is one of the first victims. Since the downturn in the national economy, numerous parks and recreation systems have to consider raising user fees to continue to offer quality-programming opportunities. While this is not initially popular with users, a proper marketing and information effort should help users understand the necessity of this strategy.

Adopt-A-Park Program

This program was brought up in the focus group meetings. Childs Park has been adopted by the Mount Dora Men's Garden Club and is well landscaped and maintained. The development of a formal Adopt-A-Park program would establish rules and guidelines of responsibilities for the adoptee. It would be recommended that the adopters be a formal organization such as a neighborhood organization, homeowners association, business, civic group, etc. There is strength in numbers making burn-out less likely.

Wish List

This method of raising funds or getting materials has proven to be a successful method of augmenting the budget. Each year, the department establishes a "wish list" of items that they need, landscaping materials that are wanted, even vehicles and equipment. The list is published to the public. The downside is that the results can vary greatly from year to year, depending on the economy's performance. It is suggested that the list not contain any items necessary for the day-to-day operation.

Referendums and Bonds for Capital Projects

A quick poll at the public meeting in August indicated that 60% of those participants that responded indicated that they would be willing to pay higher taxes to improve and enhance the park and recreation system. While this was not a valid survey, it indicates that a majority of the residents of Mount Dora are likely to care enough about parks and recreation and the quality of life issues that are ties to a strong system, are willing to consider voting for issuance of a bond. A carefully thought-out public information program is critical to the success of a referendum.

Sale of Park Land

The sale of underutilized land could be considered. Reduction of acreage would have a direct impact on the cost for maintenance.

Volunteer Program

The use of volunteers to do clerical work and programming can be a useful tool in augmenting the staffing levels. Volunteer programs should be formalized and include background checks, regular schedules, job descriptions and evaluations to assure the safety of the clientele and the quality of the volunteers. It should be recognized that this formalized process would require considerable work by the Leisure Services staff.

Cost-Cutting Maintenance Programs

Contracting

Because of the high cost of employee benefits, it is often more cost-effective to contract the routine maintenance. Certainly some staff is needed for emergencies or for areas that require a higher level of maintenance. It is likely that the parks will receive a higher level of maintenance because the contracted staff will not be utilized for other jobs. They will maintain a strict schedule. Additionally, the cost of purchasing and maintaining equipment becomes the responsibility of the contractor.

Computerized Irrigation Systems

Mount Dora has a number of parks that have irrigation systems. There are also a number of parks without irrigation systems. Certainly, it can be said that green space is more aesthetically pleasing when irrigated on a regular basis. The landscaping remains healthy and the park is more appealing. However, irrigation systems can be a maintenance-intensive problem, especially with older systems.

Standardizing and computerizing the irrigation systems in Mount Dora will result in a reduction in water costs, immediate identification of breaks and leaks, electrical problems, broken irrigation head and more. Additionally, many systems can adjust water usage based on plant stress, moisture depletion at the root zone, site microclimate, soil type, slope, root zone depth, plant type and precipitation rate. There is an initial capital cost. Amortization depends of the type of system and the cost savings.

Computerized Maintenance Tracking

Computerized tracking of man-hours, equipment costs and material costs can indicate if one area is costing more than other areas in the city so that the situation creating that higher cost can be identified and rectified.

Summary of Analysis

A. Overview

The first phase of the master planning process entailed the development of a comprehensive database for the Mount Dora Parks and recreation system. The consultant team prepared a GIS mapping system to locate all existing park land and to record the park facilities in each park. In addition, all of the adjacent municipal and county facilities were located and recorded. A citizen survey was conducted and a series of public workshops were held to develop a collective vision for future park and recreation needs. This information is available in Volume #1 of this report.

After the inventory was completed, the consultant team proceeded to analyze all of the data to determine the nature and extent of deficiencies and assets in the park system. This analysis process entailed evaluating the Mount Dora park system against the standards developed by the National Recreation and Park Association. The analysis was divided into the three major sectors of the park system: 1. The parks and park facilities; 2. The land use planning policies and procedures; and 3. The administration, management and budgetary aspects of the system. This analysis formulated the basis for developing the goals and objectives for the plan, the recommended standards for the park system, and the plan and its implementation. The comprehensive record of this analysis process is contained in Volume #1 of this document.

The following is a summary of the major issues and challenges that were discovered in the analysis process:

B. Facility Planning and Design Analysis

1. Park Land Analysis

a. Overall Park Land Issues

- The City of Mount Dora has no regional parks.
- The City has only one community park - Lincoln Avenue Park. It currently does not meet the standards of a well-rounded community park. It is not centrally located and does not adequately serve the entire community.
- There are currently only two neighborhood parks in the City - Cauley Lott and Gilbert Parks. These two neighborhood parks only service 30% of the neighborhoods in the City.
- There are too many small pocket parks in the City. These do not serve to provide the needed recreation for the neighborhoods in which they are located.
- There are very few environmental lands set aside for preservation and greenways.
- The City currently enjoys a larger than average amount of urban park acreage in the downtown and the waterfront. This is an extremely positive aspect of the park system.

b. Current Park Land Needs for the Existing Population

- The National Recreation and Parks Association has developed guidelines to assist communities like Mount Dora to evaluate how well they are servicing their citizens. Based upon these criteria, the following is a list of current park land needs in Mount Dora.
  - 11 acres for community parks
  - 19 acres for neighborhood parks
  - 11 acres for neighborhood playgrounds
  - 1 – 2 acres for playlots
  - 1 trail system

c. Future Park Land Needs

- The National Recreation and Parks Association has developed guidelines to assist communities like Mount Dora to evaluate how well they are servicing their citizens. Based upon these criteria, the following is a list of current park land needs in Mount Dora.
  - By 2005, 23 acres for community parks, 16 acres for neighborhood parks and 1-4 acres for playlots.
  - By 2015, 61 acres for community parks, 31 acres for neighborhood parks, and 2 – 6 acres for playlots
  - By 2025, 123 acres for community parks, 50 acres for neighborhood parks, and 3 – 10 acres for playlots

2. Park Facilities Analysis

b. Overall Park Facilities Issues

- Mount Dora has a large deficit of athletic fields in the City.
- There is a deficit of neighborhood playground, picnic, and open field play facilities in the City.
- There is a strong need for a major recreation center in the City.
- Overall, there is a lack of restroom facilities in the parks.
- There are no dog parks in the City.
- There are no trails in the City
- There is no teen center in the City.
- There is a lack of developed urban civic park amenities in the downtown and waterfront parks (ie, festival events site, esplanade, sculpture gardens, etc.)

c. Current Needs

- Based upon NRPA guidelines, the survey and public input, the City of Mount Dora has the following facility deficits:
  - 1 tennis court
  - 4 softball fields
  - 2 multipurpose fields
  - 1 recreation center
  - 1 dog park
  - 1 trail
  - 1 teen center
  - 4 neighborhood picnic facilities
  - 4 neighborhood playgrounds
  - 4 neighborhood playfields

c. Future Facility Needs

- Based upon NRPA guidelines, the City of Mount Dora has the following future facility needs:
  - By 2005, 5 tennis courts, 3 softball fields, 7 picnic areas,
  - By 2015,13 tennis courts, 4 softball fields, 15 picnic areas, 9 basketball courts, 2 racquetball courts, 4 multipurpose fields,
  - By 2025, 25 tennis courts, 6 softball fields, 1 baseball fields, 27 picnic areas, 1 swimming pools, 3 basketball courts, 4 racquetball courts.

3. Park Location Analysis

a. Overall Issues:

- The parks system in Mt. Dora has been on hold for many years. The parks that are in place today are the same ones that have been in place for many years. 80% of the park usage is focused in four locations: Cauley Lott, Gilbert, and Lincoln Ave, and Donnelly Parks. For the most part, these parks have done a great job addressing the needs of the community; however, over the last 30 years, new development has occurred and the recreational needs of these newer residents have not been addressed.
- In the last 30 years the new growth in the City has been to the west and north. The new growth areas have not been provided with new parks to service them.
- Newer developments are coming on line and being annexed into the City. The development agreements with these developers are being negotiated without the recommendations of this plan.

b. Current Demographic Composition of the City

- 23% of the population is under 18.
- 52% of the population is between 18 and 64.
- 23% of the population is 65 and over.
- Between 1990 and 2000, the population grew from 7,198 to 9.418 for a total of 2,200 or 31%
- The City is attracting a more even demographic mix than in the past. The community is attracting young couples and young families as well as new retirement citizens. This shift in demographics will require a shift in the types of recreation services provided by the City. There will be a stronger demand for neighborhood-oriented park facilities in addition to the great cultural and passive parks in the City today.

c. Neighborhood Structure Analysis

- Currently there are 11 self-defined neighborhoods in the City. Theoretically, each of these neighborhoods should have a park of their own. From a financial standpoint, this is not always possible. The goal of the plan should be to provide a park in close proximity to each neighborhood or group of neighborhoods. The following are the current neighborhoods and their existing populations:
  - South Mount Dora – population 550
  - Southeast Mount Dora – population 2,000
  - Central Business District – population 300
  - Downtown – population 1,800
  - East Mount Dora – population 1,000
  - Northeast Mount Dora – population 1,600
  - Loch Leven – population 300
  - County Club of Mount Dora – population – 550
  - Brookfield – population 700
  - West Mount Dora – population 1,250
  - Spring Harbor – population 300

d. Park Location Analysis

- The following is a list of the neighborhoods that are currently under served by parks:
  - Loch Leven does not have a City park in the neighborhood.
  - Brookfield does not have a City park in the neighborhood.
  - Spring Harbor does not have a City park in the neighborhood.

e. Future Service Area Analysis

- There are several new developments coming on line to the east of the City. The developments are being annexed into the City. As a result, the City will be required to provide adequate park, recreation, and open space services to these new residents.
- Currently there is no mechanism or plan in place to evaluate these new proposals to see if they are adequately servicing their new residents.

4. Existing Park Conditions Assessment

a. Parks Conditions Assessment

- As a part of the inventory and analysis process, each existing park was analyzed to determine its physical conditions and functionality for the neighborhood and community. The following is a summary of the issues of concern for each park site:

- Community Parks
  - Lincoln Avenue Recreation Park is not a master-planned park. The various facilities in the park have been added to the site in a piecemeal fashion when funds were available. The park does not have a central unifying design theme today. The park is missing a unifying walkway system. The physical condition of the park furnishings is poor. There is a pool facility in the park. The park has some ball-fields that are heavily used. These fields are in poor condition with severe drainage problems. The fields have been located in a fashion that will minimize the additional quantity of new fields that can be added. There are adjacent parcels of land that can be used to add to the park to make it a more "Full-Service" community park. The park is missing some key elements to make it a true community park, such as a community center building. The overall park condition is fair to moderate.

- Neighborhood Parks
  - Cauley Lott Park is beautiful park facility in the northeast neighborhood. There are some safety issues that need to be addressed. Consideration should be given to installation of the larger play structure, and relocating the basketball courts so that they are adjacent to each other. There are current conflicts between user age groups in the park. Another site should be found to accommodate the older youth basketball demand. The overall park condition is good to fair.
  - Gilbert Park is currently plagued with a serious issue concerning boat trailer parking. Currently, the park is being used for boat trailer parking for users of the waterfront boat launch. This usage is causing erosion and takes up valuable park space. Resolution of this issue is critical to the future success of the park and the waterfront. The playground is old and has some safety issues. The park currently has two croquet courts. These are under utilized and could be reduced to one or eliminated. The park is lacking a small children's play area or tot lot. The park is currently used for all major events, festivals, and performances. The park is inadequately designed to handle these uses. Gilbert Park is the most heavily used park in the City. As such, it has suffered serious deterioration over time. The overall park condition is fair to poor.

- Urban Open Space
  - Child's Park is located downtown and is very well maintained by the Men's Garden Club and the City. The park contains the old railroad station which houses the Chamber of Commerce. This is a very key park site in the downtown / waterfront chain of parks. The site is strategically located next to the railroad and has good opportunities to become a trailhead orientation station. Childs Park needs to be integrated into a wholistic waterfront park system.
  - Donnelly Park serves as a citywide civic park. The park was originally designed as the main "central park" for Mount Dora. Over time, many new facilities have been added to the park. As a result, the park has become quite cluttered and has lost its original "urban open space" purpose. Some of the uses should be relocated

to bring back the park to its original character. The park is also used for performances. The facilities are inadequate for these events. The park is an extremely beautiful park in an extremely beautiful location and is in very good condition.

- Elizabeth Evans Park is located on the waterfront. The park has wonderful lake views but is currently underutilized. There is a drainage problem during rain events. The park needs to be integrated into a wholistic waterfront park system.
- Grantham Point is a peninsular park that extends out into Lake Dora and is terminated with a lighthouse structure. The water edges have deteriorated over time and are safety hazards. This park is currently undergoing renovations of the water's edge and construction of new boat docks. The park needs to be integrated into a wholistic waterfront park system.
- Simpson Cove is a linear waterfront park with wonderful views of Lake Dora. Due its linear nature and views to the lake, this park has excellent opportunities to become a major elegant esplanade for the City. The picnic facilities, the pedestrian facilities, and exercise equipment are deteriorating. This park is fair condition. The park needs to be integrated into a wholistic waterfront park system.

- Open Space
  - Forrest Park is undeveloped and was slated to become a cemetery. The development of a cemetery on this site would seriously damage the ecology. The park is an excellent natural area and should be integrated into a citywide greenways system. A portion of this park could be utilized for a neighborhood park to service this under-served area of the City. This beautiful natural area park is in excellent condition.
  - Frank Brown Fields 1 and 2 are largely undeveloped. The land preservation and open space value of these properties is marginal. Consideration should be given to using this land as a neighborhood park to service a strong demand for active sports fields in the neighborhood.
  - Lion's Memorial Park is an undeveloped natural area park with excellent views to Lake Franklin. The property has important ecological significance and should become part of a larger greenways system when combined with adjacent properties.

- Pocket Parks
  - Blair Park has great views of Lake Gertrude and is in fair condition.
  - Chautauqua Park is heavily wooded and is in good condition.
  - Lake Franklin is undeveloped and surrounded by houses. The property should be sold to the neighbors.
  - Pinecrest Park is undeveloped. This property should be sold to the neighbors.
  - Stein Park is a well-maintained park in good condition.
  - Sylvan Park is a gateway to the sidewalk that circles the southern edge of Lake Gertrude. There is no parking area. This property should be sold to the neighbors.

- Open Space/Greenbelt
  - Palm Island Park is a largely undeveloped beautiful natural area park. The existing boardwalk is in marginal condition and is scheduled for replacement. Consideration should be given to the relocation of the historic Boy Scout House away from prime waterfront. The scout house location is a gateway to the Palm Island natural area. This location would work perfectly for an eco-tourism center for the City.

- Special Use Facilities
  - The City Docks are located downtown and are in fair condition. Stormwater runoff has created an invasive vegetation problem, which prevents boats from getting to one half of the docks. This area is prime waterfront and should be integrated into a wholistic waterfront plan.
  - The Leisure Services Office is located on Lake Dora. Currently this building houses the recreation staff. The

staff is going to relocate to the City Hall Annex. When this relocation occurs, the site should be redesigned and integrated into the wholistic waterfront plan.
  - Mount Dora Golf Course is a privately managed 18-hole facility in good condition.
  - Heim Field is used primarily by the Mount Dora High School for baseball. The park is located in the middle of an under-served neighborhood. There may be an opportunity to redevelop the park into a neighborhood park if the ball field can be relocated.
  - Mount Dora Lawn Bowling is located at the entrance to Elizabeth Evans Park and is open to members only. This is a very valuable waterfront site. The lawn bowling activities are a wonderful historic use on the waterfront; however, over time, the site should be integrated into a wholistic waterfront plan.
- Community Centers
  - The Community Building is in fair to poor condition. This historic / civic building is very prominent in the downtown urban landscape. Its location adjacent to Donnelly Park offers many future opportunities. The building should be renovated to house important civic activities.
  - The Donnelly Building (in Donnelly Park) is fairly new, heavily used and in good condition.
  - The Martin Luther King Center is a community center in fairly good condition. The building is heavily used and cannot handle the demands being put on it at this time. A new and larger site should be found for this use that is integral with a major park area.

- Trails and Greenways
  - There is a .5-mile urban trail located at Simpson Cove. This trail needs to be extended in order to create a citywide trails system.
  - There is a .5-mile greenway trail located at Lake Gertrude and at Palm Island. This trail needs to be added to in order to create a citywide trails system.

5. Future Park Land Opportunities Analysis

a. Environmental Lands

A map of environmentally significant lands, undeveloped land, watershed areas, sink areas, wetlands and riverine habitat has been developed for this master planning effort. This map identifies the areas in the City and around the City that have excellent potential to become a system of conservation, preservation, and greenway open space lands. These lands should be protected from future development. An open space acquisition program needs to be developed to assemble these properties.

b. Trail Connection Opportunities

Orange, Seminole and Lake Counties either have or are planning extensive trail systems. There are numerous opportunities to connect Mount Dora's proposed trail system to these regional systems. There is also the possibility of using the railroad bed for a Rails-to-Trails connection. The above-mentioned open space opportunities map can also be a resource to locate areas of connectivity to develop a long-range trails plan.

c. In-fill Land Purchase Opportunities

There are several opportunities to purchase land in the City of Mount Dora. These sites have been mapped. The City can use this map as a resource for property acquisition. Some of the prime opportunity sites are the following:

a. An orange grove located on 11th Avenue
b. An orange grove located in the northwest section of the City
c. A shopping center located on Old Highway 441 and Eudora Rd.

d. Future Park Lands

A map of probable land development areas was developed as a part of the analysis. This map identifies the areas in and around

the City that have excellent potential to become growth areas due to their road access and limited environmental conflicts. These lands will be consumed in the coming years for future residential development. Knowing this reality, a map has been prepared to show prime sites to set aside for parks to service this coming population growth.

C. Land Use and Policy Planning

1. Future Land Use Planning

a. Strategic Plan

- It appears that there is a need to develop a strategic plan for all of the lands surrounding Mount Dora that are in the designated planning region for the City. Such a strategic plan would allow the City to plan the new growth to a fashion that is to the best advantage of the current and future citizens of the City.
- Such a strategic plan would address land use, transportation, water, sewer, and important parks and recreation issues.
- The strategic plan could be used to determine future park and open space lands and then be incorporated into the comprehensive plan for the City.
- The strategic plan could identify the acquisition and protection of environmentally sensitive land and natural areas.

b. Comprehensive Plan

- Currently, the Comprehensive Plan does not include all of the types of park categories and facilities that Mount Dora seems to desire and need for the future.
- Currently, the Comprehensive Plan does not include an element that specifically addresses the incorporation of environmentally sensitive lands and greenways.
- Currently, the City is not meeting its current requirements for parks and recreation services.
- The comprehensive plan should be up-dated to include the recommendations from this parks and open space master plan as well as the strategic plan.
- The comprehensive plan should be up-dated to include policies for the financing of the desired parks and open space needs.

c. Land Development Regulations

- Regulations that require new developments to dedicate land and greenways are not included in the current Land Development Regulations.
- Specific requirements requiring the set-aside of land, development of parks and inclusion of greenways and trails by new development are not included in the Land Development Regulations.
- The current impact fees will probably need to be revised to include the increased cost of parks, open space, greenways and trails.

d. Agency and Jurisdictional Coordination

- The City needs to revisit their inter-local agreements with Lake County and the City of Eustis to incorporate the recommendations from this plan.
- The City needs to coordinate with the Environmental Protection Agency for the protection of wetlands and air quality.
- The City needs to coordinate with the State of Florida for the designation of new development protection of wetlands, HRS requirements, and identification of historical resources.
- The City needs to work with St. John's Water Management District to incorporate the recommendations of this plan into it review of developments that affect their jurisdiction.

D. Administrative and Infrastructure Analysis

1. Operations and Management

a. Department Structure

- Park facilities and recreational programs should have a symbiotic relationship. Having two departments creates challenges to the delivery of effective services. One department's priority may not be the same as the other department's. A unified department should be investigated.

b. Planning Department Liaison

- The Director of Recreation currently serves as the liaison to the Planning Department. Currently, there is no review of proposed land development projects by the Parks Division or the Parks and Recreation Board.

c. Public Work Liaison

- The Director of Recreation serves as the liaison to the Public Services Department. Currently, there is little joint planning effort to combine master drainage planning and greenways planning.

d. Staffing Structure

- An increase in programs will mean an increase in programming staff.
- The continuance of the special events may require additional staff.
- Administrative staff assists in programming.

e. Park and Recreation Board

- The Park and Recreation Board reviews the policies and procedures and issues confronting the parks department.
- The Parks and Recreation Board has no long-range parks master plan to use as a yardstick to measure departmental policy.

f. In-House Planning and Design

- Currently, there is no in-house parks planner and designer to oversee the development of park facilities and the master plan recommendations.

2. Maintenance

a. Staffing

- The number of employees compared to the amount of park land acreage seems to be low for the level of maintenance that is expected by the residents. Funding and staffing will be required to handle the improvements expect to result from this plan.

b. Costs

- Major maintenance is not an annually scheduled or budgeted item. It is reactive, rather than proactive.
- There is no preventive maintenance process that is tied to the budget.

c. Equipment

- Having maintenance equipment stored in two locations places additional demands on time.

d. Scheduling

- There does not appear to be sufficient time each week to do detailed maintenance in the parks. There may be a need for additional manpower or full dedication of existing manpower to parks only. Contracting out some maintenance should be explored.

e. Construction and Repairs

- Facilities Management needs to have input on renovation or construction of facilities in the design phase to assure consistency in materials and low maintenance design.

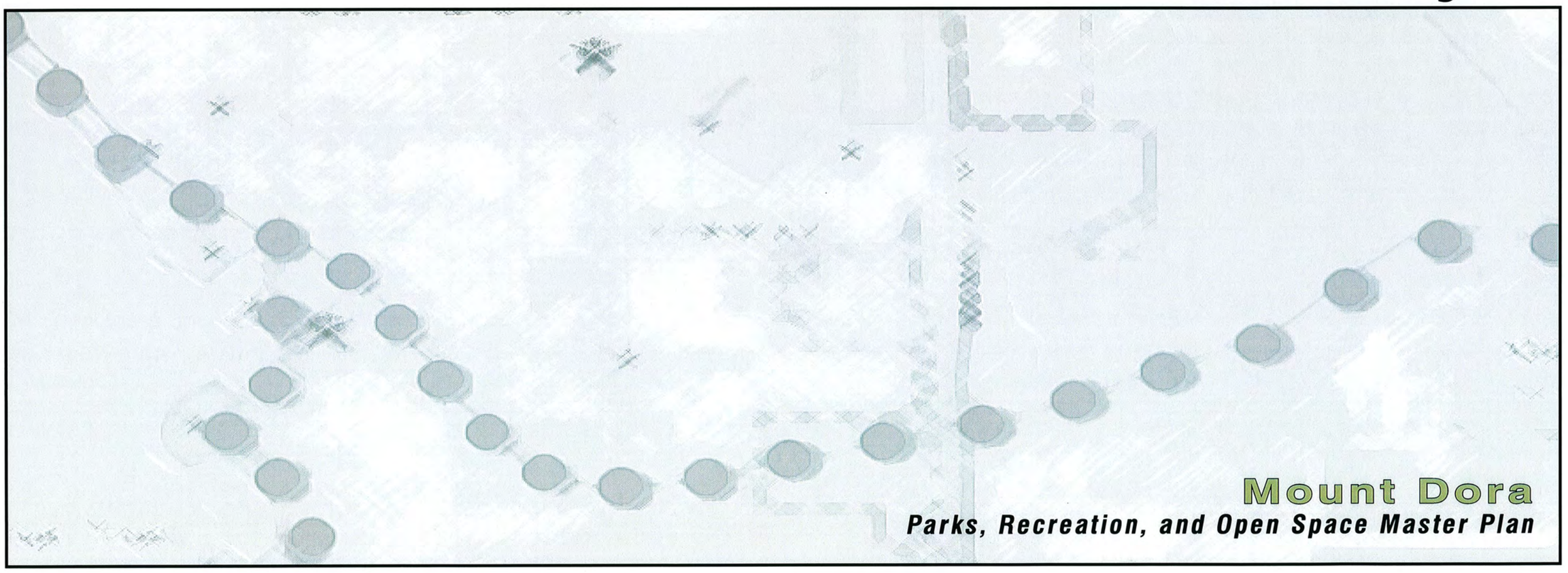
3. Programs
   a. Youth Programs
      - The youth programs are offered in only a couple of locations.
      - Not all of the children in Mount Dora have access to after-school programs.
      - There are no city-run athletic programs that could serve as feeder programs into middle and high schools.
      - There are few programs offered specifically for teens.
   b. Adult Programs
      - There are a few programs offered for age group 21 to 60. Some of the programs are during the workday making it impossible for working citizens to attend.
      - There are no programs offered specifically for seniors.
      - There is a strong tennis program. The employment of a tennis professional should be considered.
   c. Aquatics
      - The pool is a wonderful resource that not all communities have; however, it is under-utilized. While it is open all year, the weekly and daily schedules are limited.
   d. Art and Culture
      - There is no year-round arts and cultural programming; however, the resources for instructors in Mount Dora are wonderful.
   e. Special Events
      - Mount Dora offers a number of special events during the year; however, the staff position that was in place to organize and produce these events was eliminated for FY 2004.

4. Budget
   a. Comparative City Analysis
      - Mount Dora spends $103.51 on parks and recreation per capita, which is higher than Eustis and comparative with Tavares; however, compared to comparable cities throughout the county, the budget appears low.
   b. Program Costs
      - Each program should be tracked to determine the actual cost including staff hours, facility costs, material costs, etc.
      - Adjustments to the program fees should be made based on actual costs.
   c. Maintenance Costs
      - Maintenance costs for parks and recreation facilities should be tracked on each facility.
      - Determinations for a proactive maintenance cost budget could be made based on the maintenance history of a facility.
   d. Repairs Costs
      - Repair costs for parks and recreation facilities should be tracked on each facility.
      - Determinations for a proactive repair cost budget could be made based on the repair history of a facility.
      - Determinations for replacement of equipment and facilities could be made based on the repair history and cost.
   e. Revenue Generation
      - Revenues generation makes up 10% of the recreation budget. Fees for adult programs should be at a level to produce revenue or break even.
      - Cost cutting maintenance programs could be implemented such as contracting out of services, computerized irrigation systems, and computerized maintenance tracking.
      - The use of referendums and bonds should be considered for capital projects.
      - The sale of unwanted properties would increase revenues but only on a one-time basis.
      - The cost of future parks and recreation needs should be 100% born by the new residents.

Volume 1

Chapter: III

Public Meetings



III. Public Meetings

Workshops were held on July 28, August 4, August 5 and August 6, 2003 to determine the needs and concerns from various focus groups, the Chamber of Commerce, the Downtown Merchant's Association, the area schools, the Downtown CRA Board, the NECRA Board, the Parks and Recreation Advisory Board, the Planning and Zoning Board, the Ad Hoc Committee and the City Commission. Some groups ranked the comments with the most important comments receiving the highest number of votes. The results follow:

A. Focus Groups

Arts And Culture Focus Group

POINTS	COMMENT
9	Need a large facility for performances and art exhibits. Large enough for graduations. Include a banquet hall, exhibition space and a piano. Affordable
8	The existing community building needs to be renovated. It has a sound problem
7	Need a performing arts center, a multi-venue facility that includes meeting rooms
5	Plan for events when building or renovating parks
4	Establish linear parks that connect cultural venues
3	Need more public art
3	Need a sound and lighting system at Donnelly Park
2	Establish a historical walking tour as an eco-tourism draw
2	Provide a shuttle service for special events with valet service downtown and special events parking
1	Need public art both inside buildings and outside
	Hang the art work from the Center of the Arts in public buildings
	Inventory the historical markers and monuments in the parks
	More interpretive features in the parks dedicated to those after whom the parks are named
	Utilize the lakes. Have places for solitude
	Need a greenbelt around the city to act as a green buffer
	Need to purchase lands for land banking
	Art should connect parks
	Build a performance pavilion at Donnelly Park or on the lake
	Need a multi-purpose facility
	Need a centrally located park for arts and performances. Integrate the arts into the parks
	Need destination oriented parks not event oriented parks
	Need a recreation center for adults that could include family gathering areas, basketball, tutoring, music rooms, softball, movies and exercise.
	Need programs for the mature generation such as a film series
	Need dog bars downtown for water
	Gilbert Park's slope makes it an ideal park for a performance venue
	The kiosk in Donnelly Park is not used properly. Need better access and timely postings. Make it interactive like the ones in the mall

Athletics and Sports Leagues Focus Group

POINTS	COMMENT
9	Built facilities must be maintained
7	Take care of facilities, staff and programs.
3	Need to overhaul Heim Field
3	Need a softball complex
2	Need athletic facilities for all age groups
2	Need better community support
1	Need the school board's support
	Need a large aquatic center and/or water park
	Lack of maintenance in the parks
	Need indoors, tennis and racquetball facilities
	Need to improve the Lincoln Avenue tennis facility with better lighting and a water cooler
	Assure equitable facilities now and in the future
	The decisions for future facilities need to be made now
	Tournaments can serve as a revenue generator
	If you can't build it right, don't build it. If you can't maintain it, find someone who can.
	Need a multi-purpose field

Chamber Of Commerce

COMMENT
Need a trails system including facilities for skating and biking, with bike racks, that connects to the county trails
Clean up the lake
Setting is beautiful but parks could be modernized with enhanced landscaping
The waterfront development in Eustis is pretty
Parks need better maintenance
Need a park by the lake for families to include a restroom
Need a dog park in a central location
Upgrade picnic facilities
Build a wellness center
Need an indoor basketball court
Would like boardwalks in wetlands
Need a band shell or gazebo on the waterfront
Promote eco-tourism
Build better docks
Install electricity for special events
Create a botanical garden and a community garden
Build walkways around and to the lake for better access
Cover the stage at Donnelly Park. Add lighting and sound.

Downtown Merchants Asso. Focus Group

COMMENT
An inter-connected trails system is needed
There seems to be a deficiency in the number of tennis courts in parks
There needs to be a self-guided eco-tourism trail.
The waterfront is under-utilized

Environmental Focus Group

POINTS	COMMENT
15	Postpone future developments until the Parks and Recreation Master Plan is in place.
13	Purchase or lease the railroad right-of-way to establish an internal connection to parks, neighborhoods, schools, wildlife corridors, lakes, etc. from the river to Mount Dora and other regional connections
9	Strengthen the Land Development Regulations to require developers to provide certain amenities such as greenways and parks. Prohibit walled and gated communities
6	Establish a greenbelt program and adopt it in the Comp Plan
3	Natural areas are worth preserving
3	Preserve the Waite and Forest Park properties as natural
2	Acquire Pineapple Point
	Connectivity needs to include the continuity of wildlife corridors
	Design bike lanes properly
	Build a boardwalk/promenade on the waterfront
	Establish attractions that focus on horticulture on the waterfront
	Re-establish one department for parks and recreation
	Plan for better maintenance and maintenance.
	Need better communication and marketing eco-tourism between all agencies
	Like the Lake Gertrude trail

Miscellaneous Focus Group

POINTS	COMMENT
20	Need a dog park with water, restroom, security and trees
12	Gilbert Park needs to be family oriented with no boat trailer parking, more grass areas and tennis courts. Stop the erosion. Too many outside users. What happened to the previous plan?
11	Need more trails for hiking and biking
10	Purchase Pineapple Point
7	Need more programs for adults such as rugby, tai chi, softball, racquetball, aerobics, chess, bridge
6	Need a tennis facility that has 4 courts built to USTA specifications, restrooms, maintenance, security and centrally located
6	Re-establish the library's hours. Do not close on Saturday.
5	Need more greenspace that is not a golf course
4	Do not allow parking in Gilbert Park
4	Need an inter-generational community center. Could include a cyber café.
3	Need better maintenance of the parks
3	Little Lake John has a weed and and algae problem
2	Open the city pool on weekends and holidays. Have more family activities
2	Need more greenspace for children. Consider the area on 11th Avenue that overlooks the lake
1	Gilbert Park has a beautiful old playground. Hard to see children playing in the playground
1	Need a Mount Dora Little League
1	Need a large multi-purpose community center
1	Need an extreme sports park that could accommodate BMX bikes and rollerblading

	Need more jogging, hiking and biking trails, both hard and soft surfaces
	Gilbert Park needs to be more family oriented
	Need to target the age 25 – 55 adults – hardly any programs for them
	Need better signage for the parks
	Need a skate park. Could use modular units. Will need supervision. Could charge for use.
	Establish a parking permit for local boat launchers
	Would like to see water aerobics
	Better marketing of recreation programs
	Establish an "Adopt-a-Park" program
	More canoeing and kayaking opportunities
	Need to have easy access to parks and recreation opportunities.
	Preserve the existing open space and increase the amount of greenspace
	Need more urban trails with trailheads in the city that connect to rural and county trails
	Need to clean up the watershed
	Need to be concerned with the security and safety in the parks.

Schools Focus Group

POINTS	COMMENT
9	Need a multi-purpose field that can be used for football, soccer, etc.
8	Expand the tennis courts to a minimum of 4 courts at each site to allow for tournaments
4	Need feeder athletic programs for youth
3	Need a softball complex for large tournaments and camps. Could bring in significant revenue.
2	Need soccer fields
1	Build a large multi-purpose community center including a gymnasium and large meetings spaces
	Need adult softball fields.
	There are not enough parking spaces for boat trailers in Gilbert Park. Move playground somewhere else and use that space for parking.
	Need a skateboard park
	Need bike/jogging/walking/hiking paths
	Athletics brings in revenue to the area
	Develop a shared field arrangement with Mount Dora, Tavares and Eustis
	Build an Olympic-size pool
	Need a baseball complex. The high school and others use the city's existing fields.
	There is going to be lots of growth in Orange County adjacent to Mount Dora which will create additional demand for Mount Dora's parks and recreation activities.
	The closest batting cages are in Altamonte Springs
	The school board owns 10 acres behind Triangle Elementary School that could be used for additional sports fields.

B. Public Workshops

What are the most important issues or greatest concerns regarding Mount Dora's park and recreation system?	
Points	**Comments**
14	The fear that the master plan will not be implemented
3	The city is not requiring developers to donate land for parks and open space
	If land is being set aside for future use or protection

Are enough recreation programs being offered?	
Points	**Comments**
13	Indoor recreation center
4	Dog park
3	Community gardens
3	Exercise trail
2	Racquetball court
2	Butterfly garden
1	Sound system at Donnelly Park
1	Softball
	Little League
	Eco-tourism
	Bike paths
	Walking paths
	Bandshell
	Gazebo
	Botanical gardens
	Wildflowers
	Japanese garden
	Concession stands
	Skate park
	Volleyball
	Stage at Donnelly Park
	Electrical outlets at Donnelly Park
	Restrooms
	Docks
	Exercise/Wellness facilities
	Trash receptacles
	Flags

Are there programs for every age group?	
Points	**Comments**
	The group was not sure because they Knew very little about what programs were being offered. They, instead, provided recommendations about marketing the programs more effectively.
1	City newsletter
	Utility bills
	Better marketing
	Public survey
	Track use of programs

What changes would you make for the parks and recreation system?	
Points	**Comments**
18	Improved maintenance of the parks and recreation facilities
9	More trails for biking and hiking
4	Improve the landscaping in parks and public areas
3	Establish more neighborhood parks
2	Use more native plants
	Use of more areas for parks
	Establish more passive parks on the water

What are the priorities for the park and recreation system?	
Points	**Comments**
9	Preserve open space
9	Add green space
7	Retain Mount Dora's ambiance
4	Protect the environment
3	Preservation and protection must be made into law through the zoning code and the Land Development Regulations
2	Must address maintenance immediately
	Complete the master plan
	Serve all ages

Is the staffing level appropriate?	
Points	**Comments**
3	Additional staff will be necessary as new parks are added
	Staffing is OK for the current facilities
	Combine the Parks and Recreation Divisions into one department

What would you like to see on the waterfront?	
Points	**Comments**
21	No additional boats at Gilbert Park – remove the parking for trailers
10	Purchase Pineapple Point
4	More hiking and biking trails
3	Complete Evans Park
3	Maintain the launch at Gilbert Park
2	Construction of an amphitheater
	Keep the pool open longer period of time
	Need a nature walk on the lake
	Make the lake a focal point

Is the maintenance in parks and recreation facilities adequate?	
Points	**Comments**
	No
	The boardwalk in Palm Island needs work
	Grantham Point only has a port-o-let and the trash needs to be picked up
	Lake Franklin – the trash needs to be picked up
	Gilbert Park needs to be cleaned up
	Need better maintenance personnel
	Consider contracting out maintenance

What additional facilities are needed?	
Points	**Comments**
12	Purchase Pineapple Point
11	Dog park
9	Biking and walking trails
9	Renovate the waterfront
3	Improve playfields
3	Rehab the existing facilities
1	Jogging trails
1	Renovate the community building
1	Rails to Trails program
	Multi-use center
	Skate/BMX park
	Update playgrounds
	Park for toddlers
	Relocate the boat ramps/boat parking at Gilbert Park
	Acquire land at Grandview and Liberty
	More land for protection and preservation
	Bandshell
	Sound and lights at Donnelly Park

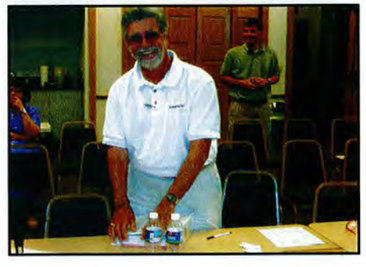
Is there a need for more open space?	
Points	**Comments**
7	Need more greenbelt and open space to act as buffer
3	Use low maintenance landscaping
2	More open space and urban trails
	Attempt to find funding
	Utilize railroad right-of-way along lake shore
	Need biking along the lakeshore
	Realize that there will be a cost associated with the plan
	Establish an Adopt-a-Park program

Would you support a tax increase for the improvement of the parks and recreation system?	
Points	**Comments**
33	Yes
11	No

C. City Commission/ Advisory Board Workshops

Ad Hoc Committee

POINTS	COMMENT
10	Waterfront parks – Gilbert, Evan and 4th Avenue – Need a performance venue and outdoor café. Upgrading the docks will increase traffic.
7	Need better park maintenance
4	Need the following elements in the master plan: No duplicity; enclosed racquetball; parks and recreation for all age groups; low maintenance items; a synthetic putting green; playgrounds
4	Keep the same spirit of a small town "cause she's got personality."
3	Gilbert Park – need to address erosion, replace timbers with a retaining wall, sod, enclosed play area for younger children, remove one croquet court and make the other one first class, Alexander Creek needs maintenance.
3	Keep open space. Keep purchasing property for parks. Establish and keep forest preserves. Surround the city with a green belt.
3	Develop the newly acquired property into a skate/rollerblade/BMX park but leave some passive areas
2	Need a dog park but be careful of residential areas
2	Need walking and biking paths to connect the city
2	Need a plan that will grow the with the needs – a "living" plan
1	Need a centrally located multi-use park
1	Set aside green space for new developments that are not golf courses. Assure access through new developments
1	Establish design guidelines
	Need improvements that are visible
	Are residents willing to pay?
	Want a master plan that is "doable"
	Want a robust downtown and waterfront with active and passive uses in Evans, Lighthouse and Gilbert Park
	Need a short term plan for biking trails – target Old SR 441
	Be creative and open to ideas like relocating the scout house
	Need a solution to the boat parking
	Need sound and lighting systems at Donnelly Park
	Investigate establishing user fees (i.e., boat trailer parking)
	Look at ways to generate revenue
	Look at ADA requirements for Donnelly Park
	Increase park security, especially at night
	Build a multi-use park with open greenspace
	Purchase Pineapple Point to connect Evans and Grantham Point parks
	Need an arts display venue – inside and out
	Build a mixed-use community center
	Need programs for age group 25 – 55 years
	Need athletic fields that can host tournaments
	Improve Frank Brown fields and install a restroom
	Be cautious about "fad" parks
	Use existing facilities for other programs
	Need an indoor swimming pool and a place for indoor activities on the waterfront
	Close Baker St. for more park space at Gilbert Park
	Need more basketball courts
	Need active neighborhood parks with sports courts



NECRA Meeting

ISSUES:
Poor maintenance
No unified department
Poor publicity of programs
Insufficient programs
Understaffed
Low impact fees
Inappropriate use of impact fees
Need to team with Lake County
Boat trailers at Gilbert Park are a problem
Need a plan for the use of Roseborough School
Small lots left over
Funding sources need to be identified
Oak hammock near Elizabeth Evans and the lakeside
Need to address playground safety at Gilbert Park
Need a sound system in Donnelly Park
Need a performing arts center
Will residents pay for the improvements
There is a fear of losing that small town charm
Assure adequate types of facilities
Address revenue generation
Address parking deficits
Greenways should be set aside and land aquired
Need design guidelines
Need more security at parks
Need an urban green space – a “great lawn”
Should purchase Pineapple Point
The master plan needs to be a “living” plan
Frank Brown Fields need to be upgraded
Close Baker St.
Need to get more input regarding additional docks
New developments will have an impact on Mount Dora
The kiosk in Donnelly Park is not accessible enough
Need better maintenance of athletic fields
The alligators in the lake are a problem

Community Redevelopment Agency

COMMENT
Should or should not the city purchase Pineapple Point.
Establish a public/private partnership for development of Pineapple Point
Private/public partnerships could be encouraged on public property if in the best interest of the residents.
Establish a beach on the waterfront
The alligators in the water create a safety problem. Remove them
The ducks and geese are a problem
Maintenance of the parks is a problem
Need to be able to act and react to the master plan
Need to get away from being a "festival" city. Need more recreational activities
Need a walking path on Old SR 441 to connect the two halves of the city. Had some grant money at one time but did not use it.
Parking is a problem downtown
Need to do a staff analysis (i.e., programs = staff)
Need active and passive parks
Create a "living" plan – one that is flexible for future changes
Purchase properties for parks
Develop the waterfront as a destination
Clean up the 4th Avenue dock area
Annexations should require park spaces
Use the recommendations of the master plan to develop an ordinance that includes requirements for park improvements in future developments
Operational costs area a concern
What percentage of the city's budget should be spent on parks and recreation?
Consider the opportunities to include other activities to regenerate the waterfront such as a canoe and kayak livery
Look at parks as a buffer between the Pringle Property and the Country Club

Parks And Recreation Board

COMMENT
Lake County is developing a Trails Master Plan into which Mount Dora could connect.
There do not seem to be enough athletic facilities. Are school facilities being utilized by City activities? Assure that park facilities and programmatic opportunities are located and offered in an equitable way
Marcus Collins, Parks, has completed a small lots inventory.
The waterfront needs improvement and is under-utilized.
City Docks Yacht Club seems to be under-utilized
Need more community buildings.
Need more passive parks for the elderly.
Need a skate park.
Do not need the shuffleboard courts. That location could be used for something else.
Need to talk to the athletic leagues to find out what their needs are.

D. Staff Meetings

Mount Dora Parks And Recreation Staff

COMMENTS
Parks and Recreation Divisions should be one department
Need biking and hiking trails
Need education for maintenance of fields
Complete the fields
Need good landscaping
Need basketball courts
Parks have too much garbage and not enough staff
Need additional playgrounds
Need additional greenspace
More children's programs
Need soccer
Need adult basketball program
Need more programs for the seniors
Not enough manpower or equipment
Need a park with a basketball court
The parks are not maintained as well as they should be
Parks personnel has been cut – now only 6 full time and 2 part time who have to maintain 38 areas including a 40-acre cemetery.
Parks personnel also handle special events and this staff has been cut from 15 to 10
There is no superintendent of parks
The special events position in recreation is being eliminated. The future of the programs that she puts on is not known

Recreation has 7 full time, 3 year-round part time and 21 summer part time staff
Need a full time tennis pro and a facility with a restroom and pro shop
Recreation is getting Roseborough Elementary School and office space in August, 2004
The pool was built in 1992 and is 25 yards long
They would like a water park either next to the pool or some other location
There is no salary increase for returning summer staff
Need a performance pavilion on the lake
Heim Field needs to be upgraded. It is used by the high school
Need full time athletic fields maintenance person
Current programming is missing seniors, athletics, year-round art, adults between 25-55.
Need senior center, teen center and skateboard park

City Council Workshop

September 2, 2003

A workshop was held with the City Council on September 2, 2003. The Council was asked to provide comments and identify issues regarding the following:

Condition of the Parks

- Need to better use the waterfront parks.
- Need more youth activities and facilities such as sports fields.
- Need to determine if small neighborhood parks and the tot lots are being utilized.
- Need to determine if the existing facilities are in the appropriate location. Do not be afraid to relocate inappropriately located facilities.
- Need plans for parks that are simple, cost efficient and flexible.
- Parks need to be accessible and open.
- May need to eliminate some of the pocket parks. They need to be maintained better.
- Develop low-maintenance parks.
- The waterfront is very limited. What is there is not good.
- Need something of interest to attract people to the small parks.
- Need a water park. Consider Elizabeth Evans Park.
- Need a small tot lot at Gilbert Park.
- The surface material at Gilbert Park is gravel. Need to use a more appropriate surface material.
- Need to use modern materials.
- Need to address the decline in maintenance.
- Activities and facilities are needed for the age group 20 to 40.
- Need to develop ways to get residents to use passive parks. Consider putting in tot lots to encourage younger families to use them.
- Consider imposing user fees at the waterfront. It would be a source of revenue.
- The waterfront should be seen as an economic opportunity.
- Develop the waterfront to attract boaters to downtown.

Future Needs for Parks

- Need to service the area east of the city. Consider land acquisition for future parks.
- Need sports fields (all types) east of SR 441.
- Need to develop guidance for new developments regarding parks and recreation facilities.
- Need skate park.
- Need dog park.
- Enhance and maximize use of existing lands such as Lion's Park.
- Implement programs and develop facilities based on the demographics of an area.
- Share facilities with schools.
- Develop a good cross-section of activities – something for everyone.
- Need a toddler park.

Recreation Issues

- Need programs for everyone and anything that people want to do.
- Need a wide diversity of programs.
- Need better partnering with other organizations.
- Expand adult programs in a centrally located facility such as Roseborough School.
- Provide programs for the seniors.
- Good facilities will provide the opportunities for the programs.
- Develop a citizen evaluation system to determine what programs are needed and which ones should be eliminated.

Land Use Planning Procedures

- Need to compare Mount Dora's LDR requirements for park and recreation facilities with other communities.
- Need to require connectivity through the development of greenways and trails systems.
- Need to define "greenspace." Should golf courses and cemeteries be considered as greenspace?
- Need conservation (ecological) areas.
- Need recommendations to strengthen the LDR requirements and codify them.

Administrative Structure

- Analyze the existing organization, compare with other communities and make recommendations.
- Analyze how the maintenance crews are organized.
- Make recommendations regarding staffing and budget based on future demographics.

Funding

- Develop a cost/revenue analysis.
- Project costs and back into an impact fee.

Results of the 2nd Sessions of Focus Groups Oct. 2003

History, Arts, Culture & Environmental Focus Groups
October 23, 2003

- Develop a program and budget for an Art in Public Places program
- Develop an "art walk" on the waterfront – could use 2D and 3D art if done properly
- Design kiosks for each park that interpret the history, naming and other points of interest of the park
- Develop an historical walking tour
- Develop the Roseborough Elementary School property for active and passive activities. Use the classrooms for fine crafts classes.
- Develop a skate park, possibility at Roseborough or Frank Brown Field
- Develop the Lillie property for toddlers.
- Move the basketball courts from Cauley Lott to Frank Brown Field
- Make Frank Brown Field an active park to accommodate sports
- Develop a picnic area in Lincoln Park Recreation Area

Miscellaneous Focus Group

- Need more places for young people and teens
  - Roller Hockey
  - Skate parks
  - A wide variety of facilities
- Estimate the cost of new parks and facilities. Estimate what funding could come from grants and the city. The remainder should be impact fees.
- Recalculate the impact fee to include trails and open space.
- Establish partnerships with:
  - Lake County for recreation areas and trails
  - Schools
  - Other cities
- The Land Design Regulations should include specific regulations for the provision of parks, recreation facilities, open space and trails.
- Keep Forest Park natural. A cemetery should not be located in prime park areas, which would require destruction of a mature oak forest.
- Gilbert Park
  - Non-resident use is a problem
  - Boat trailer parking is a problem
- Purchase Pineapple Point
- Relocate appropriate activities from the waterfront
- Identify a location for a trailhead from which the trails system would connect.

Council Workshop

June 12, 2004

The following information is the result of the Council Workshop:

Gilbert Park

1. The Council wants to have the cost of renovation of the Shipley Pavilion versus the cost of construction of a new facility.
2. There should be a drop off area near the pavilion, with access from Liberty Ave. if the shelter is renovated. If the shelter is replaced, position the parking and drop off appropriately. Remove the parking from inside the park. Place diagonal parking on Grandview St. on the east side of the park.
3. There needs to be a tree survey done to identify which trees should be removed and where new trees should be planted.
4. Alexander Creek should be planted with native vegetation.
5. There needs to be a toddler playground. The existing playground needs to be secured with a fence.
6. Keep the multi purpose open space. When the construction drawings are done, keep the existing trees in mind when laying out the open space.
7. Take the interactive fountain out of Gilbert Park. Determine which park it should be in.
8. Leave in the croquet court to the west of the new parking.
9. No concrete picnic tables. Use a "comfortable" material.
10. Need to develop a drainage plan for the park.
11. Control erosion with a limestone retaining wall.
12. Put parking for trailers in Palm Island. Remove the Parks and Recreation offices.
13. Leave the boat ramp where it is.
14. Designate school bus parking.

Palm Island

1. No cabins.
2. Make it a trailhead.
3. Improve the boardwalk.
4. Put in a kayak/canoe launch.
5. The Council is undecided about the Boy Scout building. Leave in the plan until they can visit the facility.

Simpson Cove

1. Leave the walkway the way it is. Relandscape and clean up.
2. Remove exercise course.

Grantham Point

1. Renovate accordingly.

Evans Park

1. Help with downtown and on site drainage by designing an underground drainage system.
2. Could consider using as a performance area in the future.
3. Leave it as is for the time being.

Pineapple Point

1. Continue to pursue the purchase.

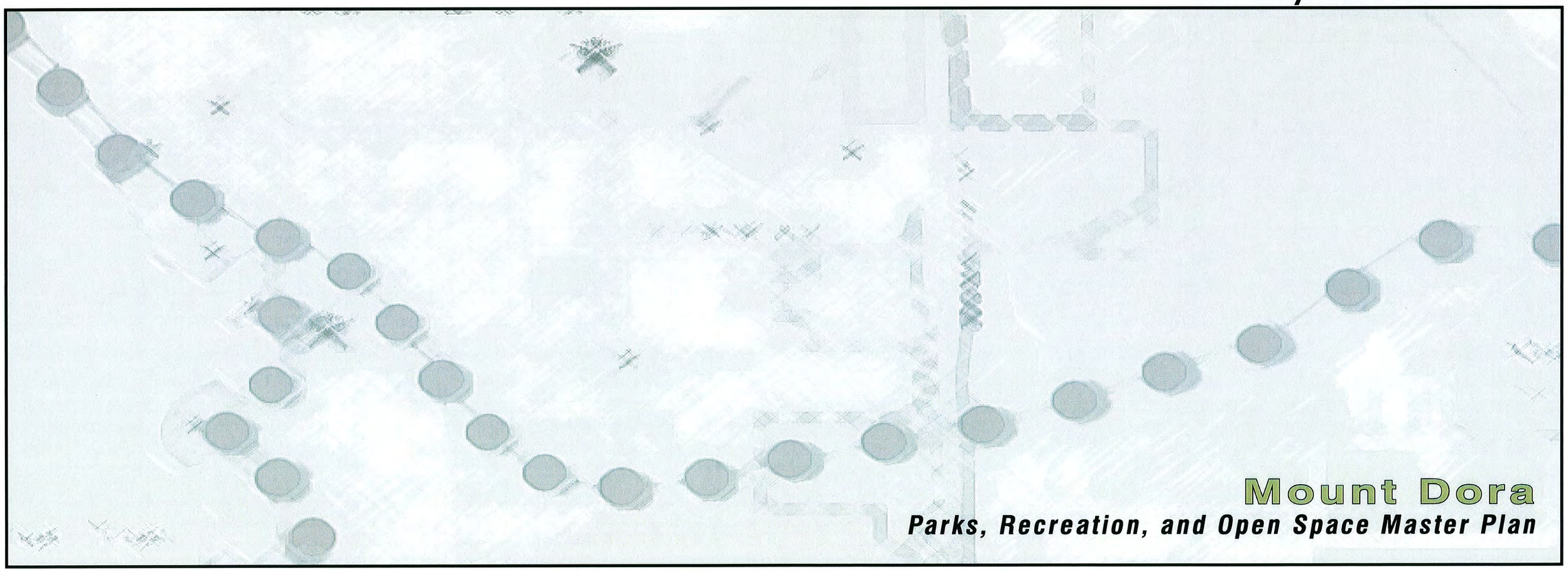
4th Avenue Docks

1. Need to extend the docks further by using floating docks.
2. Improve the storm water management.

Volume 1

Chapter: IV

Survey Results



IV. Survey Results

A. Questionnaire

The City of Mount Dora would like your input to help determine parks, recreation, and preservation priorities throughout our community. This survey will take 10-15 minutes to complete. When you are finished, please return your survey in the enclosed postage-paid, return-reply envelope. We greatly appreciate your time.

How many months of the year do you reside in Mount Dora?
_____ (1) 1 - 3 months [Please continue with the survey.]
_____ (2) 4 - 6 months [Please continue with the survey.]
_____ (3) 7 or more months [Please continue with the survey.]
_____ (4) None. I am not a resident of Mount Dora. [Please discontinue the survey.]

1. In the past 12 months, please check ALL of the following City of Mount Dora parks that you and members of your household have visited.

____(1) Frank Brown Field
____(2) Cauley Lott Park
____(3) Elizabeth Evans Park
____(4) Donnelly Park
____(5) Gilbert Park
____(6) Palm Island Park
____(7) Lincoln Avenue Ball Fields
____(8) Simpson Cove

2. In addition to the parks listed in Question 1, in the past 12 months have you or members of your household visited ANY OTHER CITY PARKS in the City of Mount Dora?
____(1) Yes (please answer Question #2a & #2b)
____(2) No (please go to Question #3)

2a. Which three (3) City of Mount Dora parks do you visit most often? [Please write in the names of the parks.]
1) _____ 2) _____ 3) _____

2b. Overall, how would you rate the physical condition of ALL the City of Mount Dora parks you have visited?

____(1) Excellent ____(3) Fair ____(5) Don't know
____(2) Good ____(4) Poor

3. Listed below are potential improvements that could be made to City of Mount Dora Parks and Recreation Department parks. Please check the THREE improvements you would most like to have made to the park you visit the most often. [NOTE: If you do not currently use City of Mount Dora Parks and Recreation Department parks, please indicate the improvements that would encourage you to use the parks.]

___ (01) Improved park lighting
___ (02) Shade trees
___ (03) Signage
___ (04) Landscaping
___ (05) Picnic shelters
___ (06) Parking
___ (07) Walking/biking trails
___ (08) Upgraded ballfields
___ (09) Croquet courts
___ (10) Restrooms
___ (11) Upgrading playground equipment
___ (12) Bike racks
___ (13) Drinking fountains
___ (14) Benches/picnic tables
___ (15) Better maintenance
___ (16) Outdoor basketball courts
___ (17) Shuffle board courts
___ (18) Barbecue grills
___ (19) Other: _____

4. Please indicate if YOU or any member of your HOUSEHOLD has a need for each of the recreational facilities listed below by circling the YES OR NO next to the recreational facility.

If you answered YES, indicate if the recreational FACILITIES in the City of Mount Dora "completely meet," "partially meet," or "do not meet" the needs of your household.

Does your household have needs for:			*If YES, How well do existing Facilities meet your needs?* Completely Meet	Partially Meet	Do Not Meet
(A) Large regional parks	Yes	No	1	2	3
(B) Small neighborhood parks	Yes	No	1	2	3
(C) Youth baseball fields	Yes	No	1	2	3
(D) Youth softball fields	Yes	No	1	2	3
(E) Adult softball fields	Yes	No	1	2	3
(F) Off-leash dog parks	Yes	No	1	2	3
(G) Nature centers/natural areas, nature trails	Yes	No	1	2	3
(H) Playgrounds	Yes	No	1	2	3
(I) Football fields ...	Yes	No	1	2	3
(J) Outdoor multi-use courts (basketball, volleyball)	Yes	No	1	2	3
(K) Paved walking/biking trails	Yes	No	1	2	3
(L) Picnic shelters/areas	Yes	No	1	2	3
(M) Soccer fields	Yes	No	1	2	3
(N) Boat launch area/dock	Yes	No	1	2	3
(O) Tennis courts	Yes	No	1	2	3
(P) Indoor racquetball courts	Yes	No	1	2	3
(Q) Indoor exercise and fitness facilities	Yes	No	1	2	3
(R) Indoor gymnasiums (basketball, volleyball, etc)	Yes	No	1	2	3
(S) Fishing area	Yes	No	1	2	3
(T) Indoor cultural arts facilities	Yes	No	1	2	3
(U) Indoor swimming pools (recreation and fitness)	Yes	No	1	2	3
(V) Outdoor swimming pools/water parks	Yes	No	1	2	3
(W) BMX, skateboarding, roller/in-line hockey	Yes	No	1	2	3
(X) Water front parks/improved access to lakes	Yes	No	1	2	3
(Y) Community Building	Yes	No	1	2	3
(1) Martin Luther King Building	Yes	No	1	2	3
(2) Other: _____	Yes	No	1	2	3

5. Which FOUR of the facilities from the list in Question #4 are most important to your household? [Please write in the letters and/or numbers below for your 1st, 2nd, 3rd, and 4th choices using the letters and/or numbers in Question #4 above, or circle NONE].

1st:____ 2nd:____ 3rd:___ 4th: ____ NONE

6. Have you or other members of your household participated in any recreation programs offered by the City of Mount Dora during the past 12 months? (Check one)

____(1) Yes {go to Questions #6a & #6b}
____(2) No {go to Question #7}

6a. Where did you learn about the City of Mount Dora's Recreation programs? (Check all that apply)

____(01) newspaper
____(02) program flyers
____(03) word of mouth
____(04) website
____(05) visited or called a parks/recreation office
____(06) cable television
____(07) City Connection (quarterly City newsletter)
____(08) radio
____(09) other: _____

6b. How would you rate the quality of the recreation programs you and members of your household participated in?

____(1)Excellent _____ (3)Fair _____ (9)Don't know ____(2)Good _____ (4)Poor

7. For each of the following functions performed by parks and recreation operations of the City of Mount Dora, please indicate if you believe the function is very important, somewhat important, not important, or not sure by circling the corresponding number.

		Very Important	Somewhat Important	Not Important	Not Sure
(A)	Providing places for the enjoyment of outdoor sports programs	1	2	3	4
(B)	Providing places for indoor recreation and fitness activities	1	2	3	4
(C)	Providing special events for residents of all ages and families	1	2	3	4
(D)	Operating parks and facilities that are clean/well-maintained	1	2	3	4
(E)	Allocating resources fairly to different parts of the city	1	2	3	4
(F)	Providing outdoor recreation opportunities (kayaking, biking, etc.).	1	2	3	4
(G)	Providing natural areas for wildlife (habitat)	1	2	3	4
(H)	Providing trails that connect neighborhoods	1	2	3	4
(I)	Providing lake front parks with facilities such as boat dock areas, fishing, picnicking, etc.	1	2	3	4
(J)	Preserving the environment and providing open space	1	2	3	4

8. Which FOUR of the functions listed in Question #7 do you think should be most important for the City of Mount Dora's parks and recreation operations to provide? [Please write in the letters below for your 1st, 2nd, 3rd and 4th choices using the letters from the list in Question #7 above.]

_____ 1st _____ 2nd _____ 3rd _____ 4th

9. The City of Mount Dora has many options regarding acquiring and developing open space i.e. land and property, for parks and recreation purposes. From the following list, please check the TWO open space options that you and members of your household would support the most.

_____(A) Open space should be acquired and left undeveloped for future generations.

_____(B) Open space should be acquired and developed for passive usage, e.g. trails, picnicking, shelters.

_____(C) Open space should be acquired and developed for active youth and adult sports, e.g. baseball, soccer, softball, basketball, etc.

_____(D) Open space should be acquired and developed for both passive (trails, picnicking) and active (baseball, soccer, softball) usage.

_____(E) Open space should be acquired to serve as greenbelts that buffer the city from its surrounding traffic and congestion.

_____(F) No new open space should be acquired.

10. The City of Mount Dora is considering developing new indoor recreation, aquatic and fitness programming spaces. For each of the spaces listed below, indicate approximately how often you and members of your household would use each space by circling the corresponding number.

		At least once Per week	A few times Per Month	A few times Per Year	Seldom/Never
(A)	Gymnasiums for basketball, volleyball, etc	1	2	3	4
(B)	Activity space for teens	1	2	3	4
(C)	Multipurpose space (with kitchen) for classes, meetings, receptions, and birthday parties	1	2	3	4
(D)	Aerobics/fitness space	1	2	3	4
(E)	Activity space for older adults	1	2	3	4
(F)	Dance area	1	2	3	4
(G)	Weight room/cardiovascular equipment area	1	2	3	4
(H)	Racquet ball courts	1	2	3	4
(I)	Preschool/after school program space	1	2	3	4
(J)	Performing arts area	1	2	3	4
(K)	Indoor running/walking track	1	2	3	4
(L)	Rental pavilions	1	2	3	4
(M)	Arts and crafts area	1	2	3	4
(N)	Other: _____	1	2	3	4

11. From the following list please check ALL the waterfront parks in Mount Dora you and members of your household have visited over the past 12 months.

____ (1) Elizabeth Evans Park
____ (2) Grantham Point
____ (3) Simpson Cove
____(4) Gilbert Park
____(5) Palm Island Park
____(6) None, we have not used a waterfront park

12. From the following list please check ALL the activities you and members of your household do when visiting waterfront parks.

___ (01) Playground
___ (02) Viewing the lake
___ (03) Using the gazebo
___ (04) Picnicking
___ (05) Lawn bowling
___ (06) Parking boat trailer
___ (07) Croquet
___ (08) Use of the exercise course
___ (09) Visiting the lighthouse
___ (10) Fishing
___ (11) Walking/jogging
___ (12) Boardwalk/nature walk
_____ (13) Other: _____

13. Following are actions that the City of Mount Dora could take to improve the Parks and Recreation system. Please indicate whether you would be very supportive, somewhat supportive, or not supportive of each action by circling the number next to the action.

How supportive are you of having the City of Mount Dora:	Very Supportive	Somewhat Supportive	Not Sure	Not Supportive
(A) Purchase land to preserve open space, natural, and historic areas	1	2	3	4
(B) Purchase land for developing athletic fields & recreational facilities	1	2	3	4
(C) Fix-up/repair older park buildings and facilities	1	2	3	4
(D) Preserve and conserve older parks	1	2	3	4
(E) Upgrade existing youth/adult athletic fields, including new lighting	1	2	3	4
(F) Upgrade existing lake front parks	1	2	3	4
(G) Upgrade existing outdoor pool	1	2	3	4
(H) Develop new athletic fields	1	2	3	4
(I) Develop new walking/biking trails and connect existing trails	1	2	3	4
(J) Develop new outdoor aquatic facilities	1	2	3	4
(K) Develop new indoor recreation facilities, e.g. gyms, fitness facilities, walking/running track, etc	1	2	3	4
(L) Develop new skate parks	1	2	3	4
(M) Develop fenced off-leash dog park	1	2	3	4
(N) Other: _____	1	2	3	4

14. Which FOUR of these items would you be most willing to fund with your tax dollars? [Write in the letters below using the letters from the list in Question #13 above or circle None.]

_____ 1st Most Willing
_____ 2nd Most Willing
_____ 3rd Most Willing
_____ 4th Most Willing
None

15. Currently, the City of Mount Dora DOES NOT CHARGE any fees to users to help pay for the costs to maintain youth and adult sports fields. Knowing that, please circle the one number in each row that best describes how you believe the costs for MAINTAINING YOUTH and ADULT sports fields should be paid.

	Costs to Maintain Fields You Feel Should Be Recovered through User Fees and Taxes					
	100% User Fees (0% Taxes)	75% User Fees (25% Taxes)	50% User Fees (50% Taxes)	25% User Fees (75% Taxes)	0% User Fees (100% Taxes)	Don't Know
(A) YOUTH Sports Fields	1	2	3	4	5	6
(B) ADULT Sports Fields	1	2	3	4	5	6

16. If an additional $100 were available for City of Mount Dora parks and recreation facilities, how would you allocate the funds among the categories of funding listed below? [Please be sure your total adds up to $100.]

$_____ Acquisition of new parkland and open space
$_____ Improvements/maintenance of existing parks, playgrounds, and recreation facilities
$_____ Acquisition and development of walking and biking trails, greenways
$_____ Development of new outdoor recreation and park facilities (e.g. sports fields, outdoor pools, playground equipment, trails, etc.)
$_____ Development of new indoor recreation and park facilities (e.g. indoor running/walking tracks, gymnasiums, dance area, fitness facilities, etc.)
$_____ Improvements to lake front parks (e.g. fishing piers, playground areas, picnicking areas, boat docks, parking lot improvements, etc.)
$_____ Other: _____
$ 100 TOTAL

17. From the following list, please check the MAXIMUM amount you would be willing to pay in increased property taxes to fund the types of parks, trails, sports and recreation facilities most important to you and your household.

_____ (1) $20 or more per month
_____ (2) $15-19 per month
_____ (3) $10-14 per month
_____ (4) $5-9 per month
_____ (5) $1-4 per month
_____ (6) Nothing

18. If a voter election was held for the maximum amount you would pay in increased taxes, to fund the acquisition, improvement, and development of the types of parks, trails, sports and recreation facilities that are most important to you and members of your household, how would you vote in the election?

_____ (1) Vote in Favor
_____ (2) Might Vote in Favor
_____ (3) Not Sure [please answer Q18a]
_____ (4) Vote Against [please answer Q18a]

18a. Which ONE of the following is the major reason for your response?

_____ (1) I need additional information.
_____ (2) I do not think there is a need for any improvements to the City's parks and recreation system.
_____ (3) I am opposed to any tax increase to fund City parks and recreation projects.
_____ (4) Other: _____

Demographics

19. Counting yourself, how many people live in your household? _____

20. Counting yourself, how many people in your household are?

Under 5 years	_____	15 - 19 years	_____	35 - 44 years	_____	65+ years	_____
5 - 9 years	_____	20 - 24 years	_____	45 - 54 years	_____		
10 - 14 years	_____	25 - 34 years	_____	55 - 64 years	_____		

21. What is your age? _____

22. Your gender: ____(1) Male ____(2) Female

23. How would you describe your race/ethnicity? (Please check all that apply)

____(1) Asian/Pacific Islander
____(2) White
____(3) American Indian
____(4) Black/African American
____(5) Hispanic/Latino
____(6) Other: _____

24. What is your total annual household income? (check one)

____ (1)	Under $25,000	____(4)	$75,000 to $99,999
____ (2)	$25,000 to $49,999	____(5)	$100,000 or more
____ (3)	$50,000 to $74,999		

25. How many years have you lived in the City of Mount Dora? _____ years

This concludes the survey; Thank you for your time.

Please Return Your Completed Survey in the Enclosed Return-Reply Envelope Addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your response will remain Completely Confidential
The address information on the sticker to the right will
ONLY be used to help identify areas with special interests

B. Survey Results

Community Attitude and Interest Citizen Survey

Executive Summary of Citizen Survey Results

Overview of the Methodology

The City of Mount Dora conducted a Community Attitude and Interest Survey during October and November of 2003 to help establish priorities for the future development of parks and recreation facilities, programs and services within the community. The survey was designed to obtain statistically valid results from households throughout the City of Mount Dora. The survey was administered by a combination of mail and phone.

Leisure Vision worked extensively with City of Mount Dora officials in the development of the survey questionnaire. This work allowed the survey to be tailored to issues of strategic importance to effectively plan the future system.

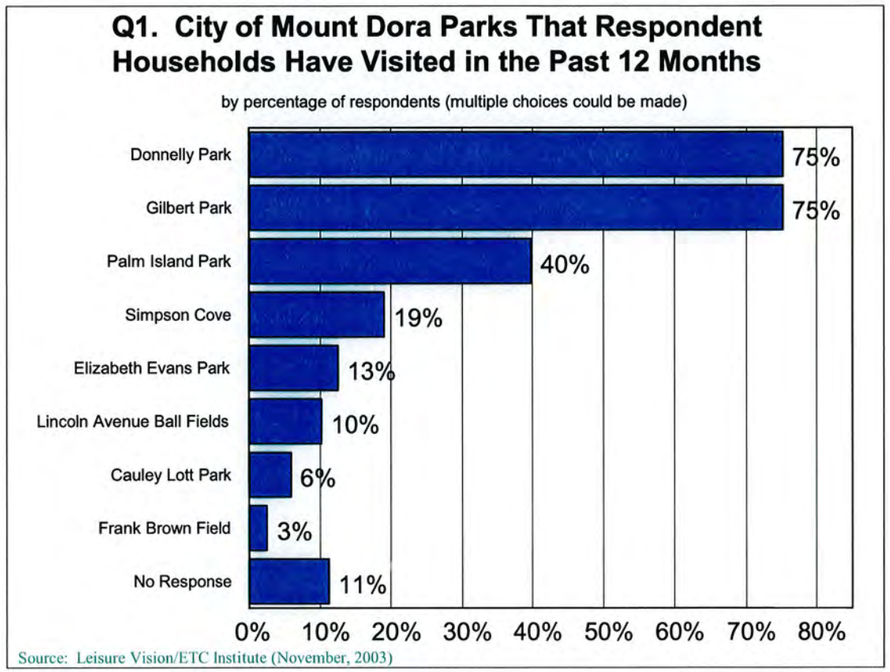
The goal was to obtain at least 300 completed surveys. This goal was accomplished, with 303 surveys being completed. The results of the random sample of 303 households have a 95% level of confidence with a precision of at least +/-5.6%.

The following pages summarize major survey findings:

Visitation of Mount Dora Parks During the Past Year

From a list of eight City of Mount Dora parks, respondents were asked to indicate all of the ones that they and members of their household have visited during the past year. The following summarizes key findings:

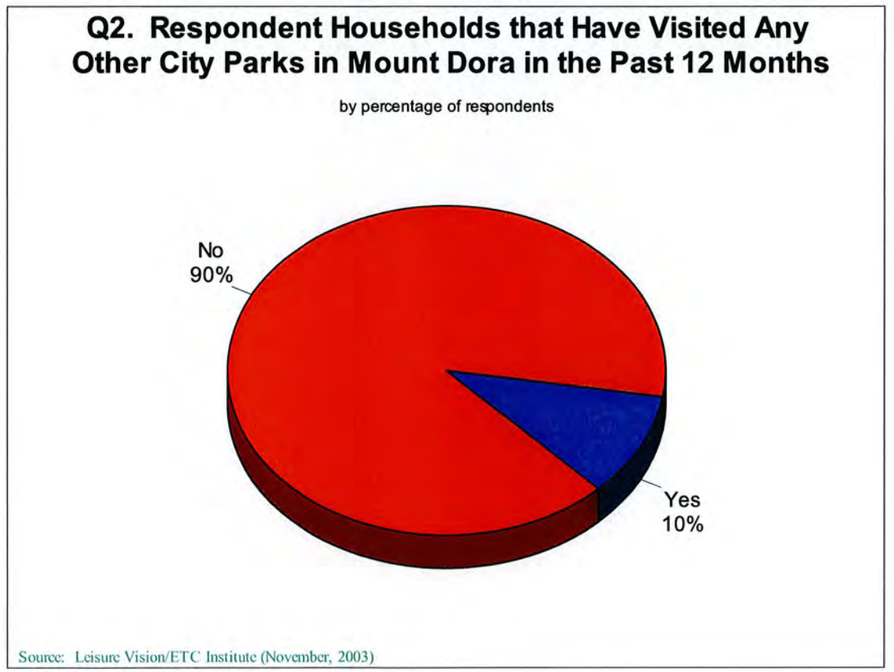
- **Donnelly Park (75%) and Gilbert Park (75%) are the City of Mount Dora parks that the highest percentage of respondent households have visited during the past year**. Palm Island Park (40%) is the other park that at least 40% of respondent households have visited during the past year. It should also be noted that 89% of respondent households have visited at least one of these eight City of Mount Dora parks during the past year.



Visitation of Other City Parks in Mount Dora During the Past Year

Respondents were asked if they or members of their household have visited any City parks in Mount Dora other than the eight parks listed in Question #1 during the past year. The following summarizes key findings:

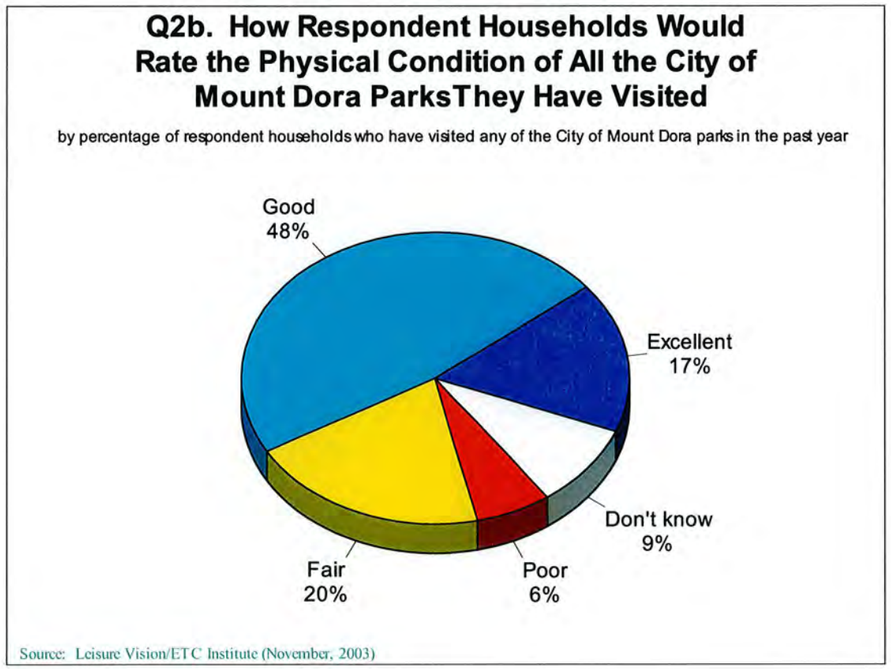
- **Ten percent (10%) of respondents indicated that they or members of their household have visited other City parks in Mount Dora during the past year.** The other 90% of respondents have not visited other City parks in Mount Dora during the past year.



Physical Condition of Mount Dora Parks

Respondent households who have visited City of Mount Dora parks during the past year were asked how they would rate the physical condition of all the parks they had visited. The following summarizes key findings:

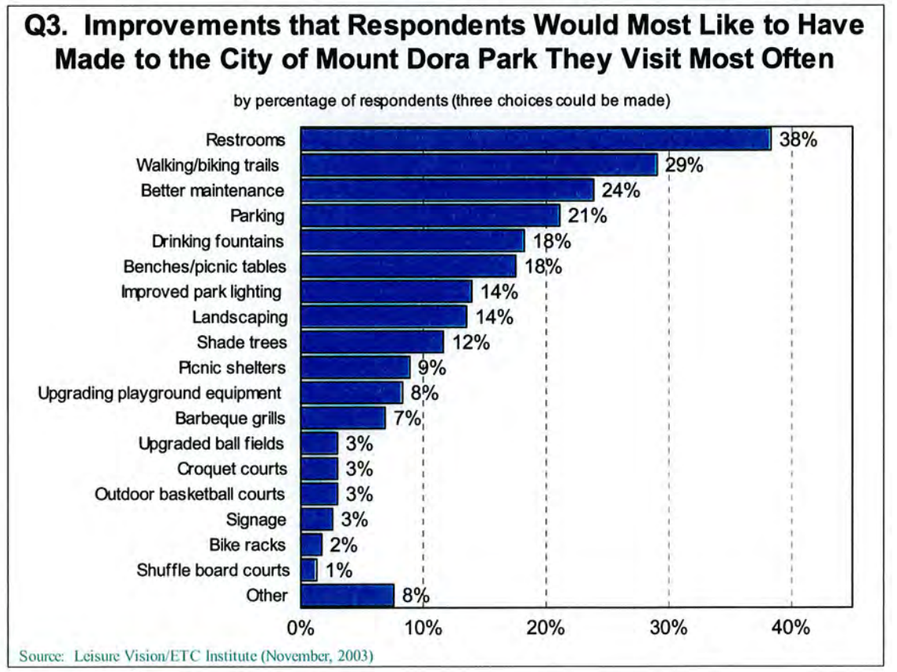
- **Sixty-five percent (65%) of respondents rated the physical condition of all the Mount Dora parks they have visited as either excellent (17%) or good (48%).** In addition, 20% rated the physical condition of the parks as fair and 6% rated them as poor. The remaining 9% rated indicated "don't know".



Improvements to Mount Dora Parks

From a list of 18 possible improvements to City of Mount Dora parks, respondents were asked to indicate the three improvements they would most like to have made to the park they visit most often. Respondents who do not currently use City of Mount Dora parks were asked to indicate the three improvements that would encourage them to use the parks. The following summarizes key findings:

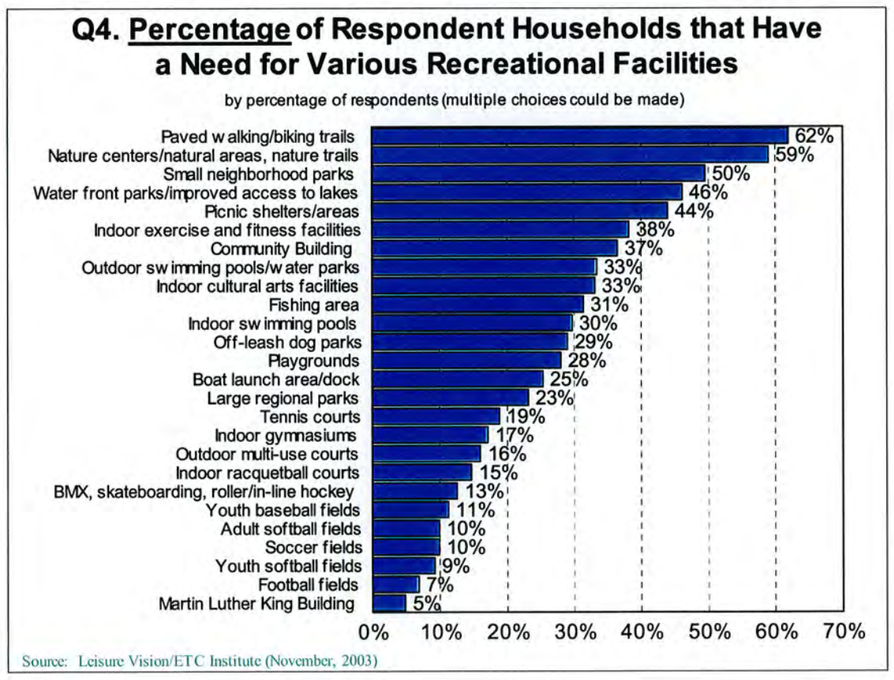
- **Restrooms (38%) had the highest percentage of respondents select it as one of the three improvements they would most like to have made to the park they visit most often.** There are three other improvements that over 20% of respondents selected as one of the three they would most like to have made, including: walking/biking trails (29%); better maintenance (24%); and parking (21%).



Recreational Facilities that Respondent Households Have a Need for

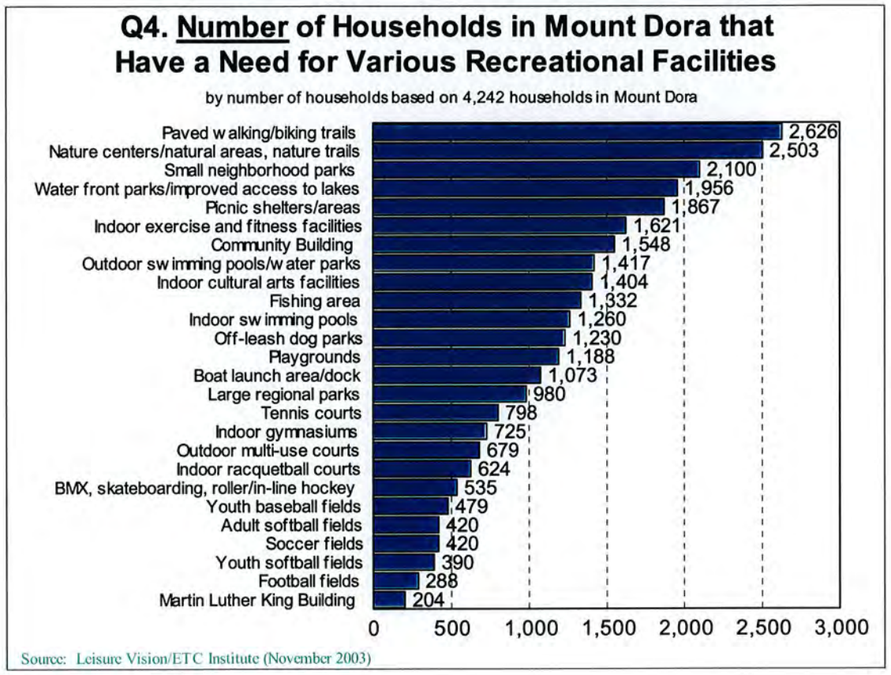
From a list of 26 existing recreational facilities, respondents were asked to indicate which ones they and members of their household have a need for. The following summarizes key findings:

- **Five of the 26 recreational facilities had over 40%respondent households indicate they have a need for the facility.** The facilities that the highest percentage of respondent households indicated they have a need for include: paved walking/biking trails (62%); nature centers/natural areas, nature trails (59%); small neighborhood parks (50%); water front parks/improved access to lakes (46%); and picnic shelters/areas (44%).



Recreational Facilities Households in Mount Dora Have a Need For

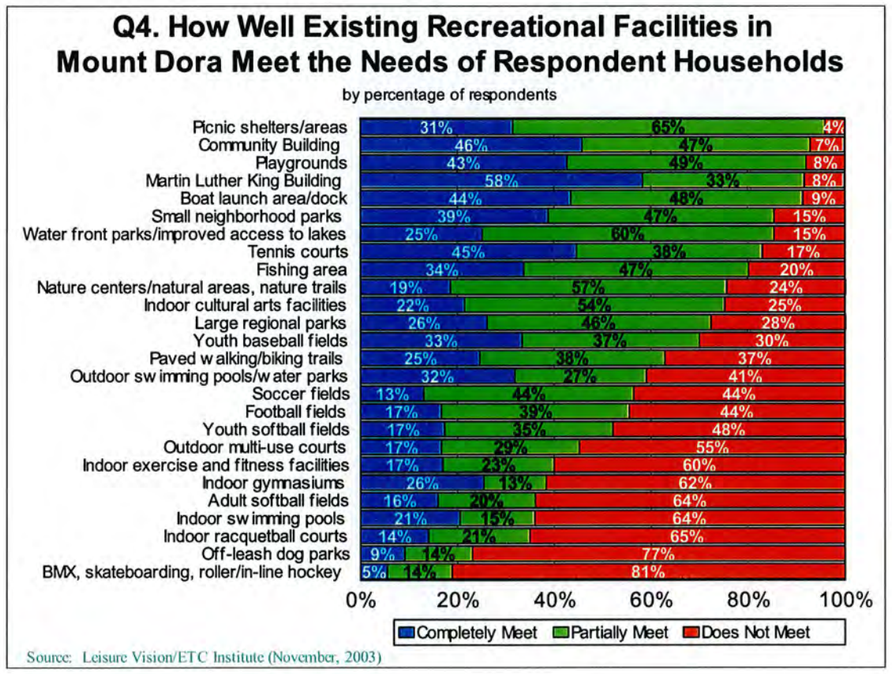
From the list of 26 existing recreational facilities, respondents were asked to indicate which ones they and members of their household have a need for. The graph below summarizes key findings on the previous page by the number of households having a need for various recreational facilities in Mount Dora, based on 4,242 households in the City.



How Well Existing Facilities Meet Respondent Household Needs

From the list of 26 existing recreational facilities, respondents were asked to indicate how well each facility meets the needs of their household. The following summarizes key findings:

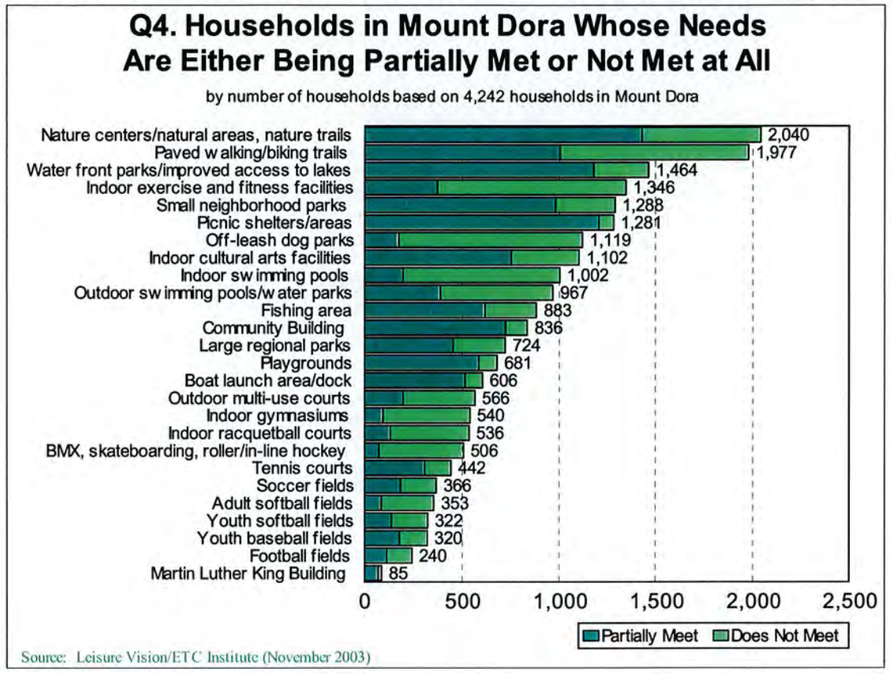
- **Five of the 26 recreational facilities had over 40% of respondents indicate that the facility completely meets the needs of their household.** The facilities that had the highest percentage of respondents indicate that the facility completely meets their needs includes: Martin Luther King Building (58%); Community Building (46%); tennis courts (45%); boat launch area/dock (44%); and playgrounds (43%). It should also be noted that for 25 of the 26 types of facilities, less than 50% of respondent households indicate that their needs are being completely met.



Source: Leisure Vision/ETC Institute (November, 2003)

Households in Mount Dora Whose Needs for Various Facilities Are Only Being Partially Met or Not Met at All

From the list of 26 existing recreational facilities, respondents were asked to indicate how well each facility meets the needs of their household. The graph below shows the number of households in Mount Dora whose needs are either being partially met or not met at all, based on 4,242 households in the City.

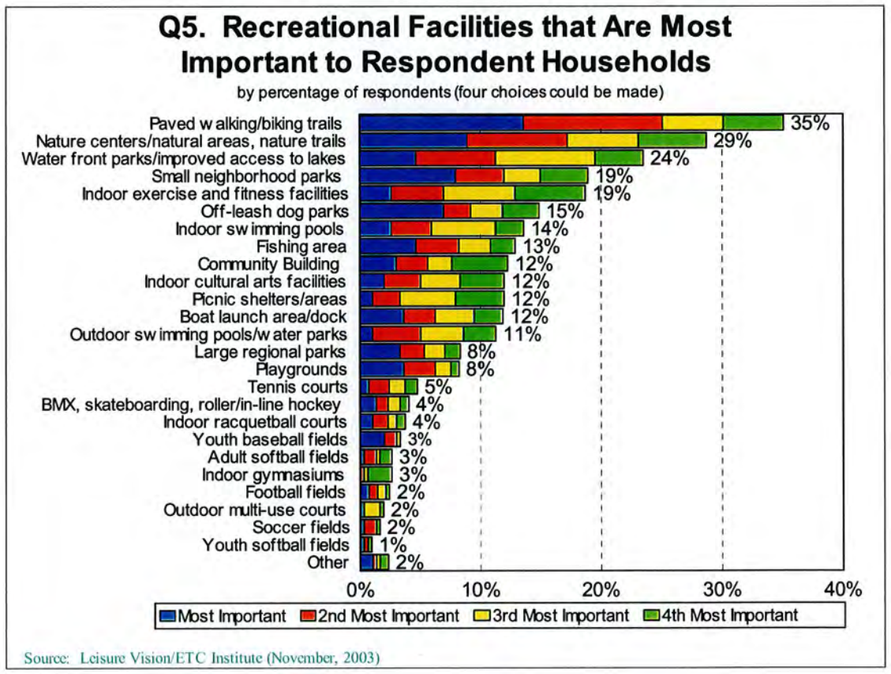


Source: Leisure Vision/ETC Institute (November 2003)

Facilities Most Important to Respondents Households

From the list of 26 existing recreational facilities, respondents were asked to select the four that are most important to them and members of their household. The following summarizes key findings:

- **Paved walking/biking trails (35%) had the highest percentage of respondents select it as one of the four most important facilities to their household.** Other facilities that a high percentage of respondents selected as one of the four most important include: nature centers/natural areas, nature trails (29%); water front parks/improved access to lakes (24%); small neighborhood parks (19%); and indoor exercise and fitness facilities (19%). It should also be noted that paved walking/biking trails had the highest percentage of respondents select it as their first choice as the most important facility.

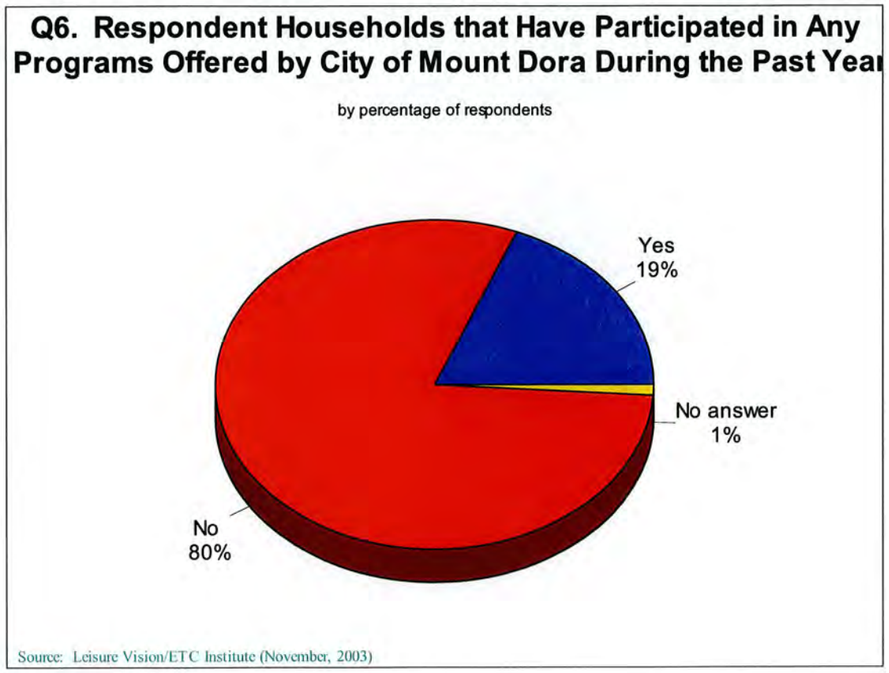


Source: Leisure Vision/ETC Institute (November, 2003)

Participation in Programs Offered by the City of Mount Dora

Respondents were asked if they or other members of their household have participated in any programs offered by the City of Mount Dora during the past 12 months. The following summarizes key findings:

- **Nineteen percent (19%) of respondent households have participated in programs offered by the City of Mount Dora during the past 12 months,** 80% of have not participated in City programs, and 1% did not provide an answer.

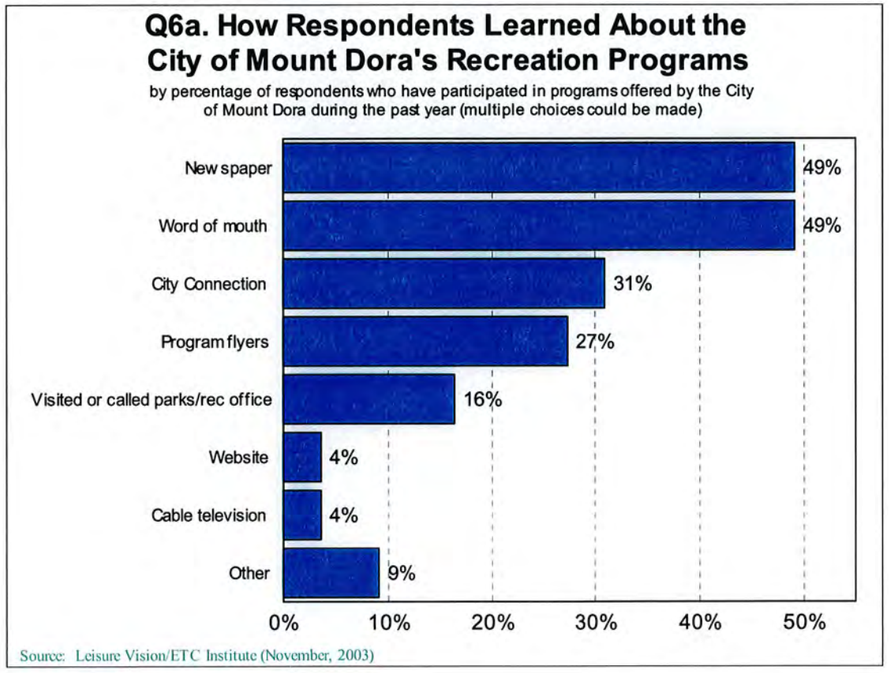


Source: Leisure Vision/ETC Institute (November, 2003)

Where Respondents Learned About Mount Dora's Recreation Programs

From a list of eight options, respondent households that have participated in recreation programs offered by the City of Mount Dora during the past 12 months were asked to indicate all of the ways they have learned about the programs. The following summarizes key findings:

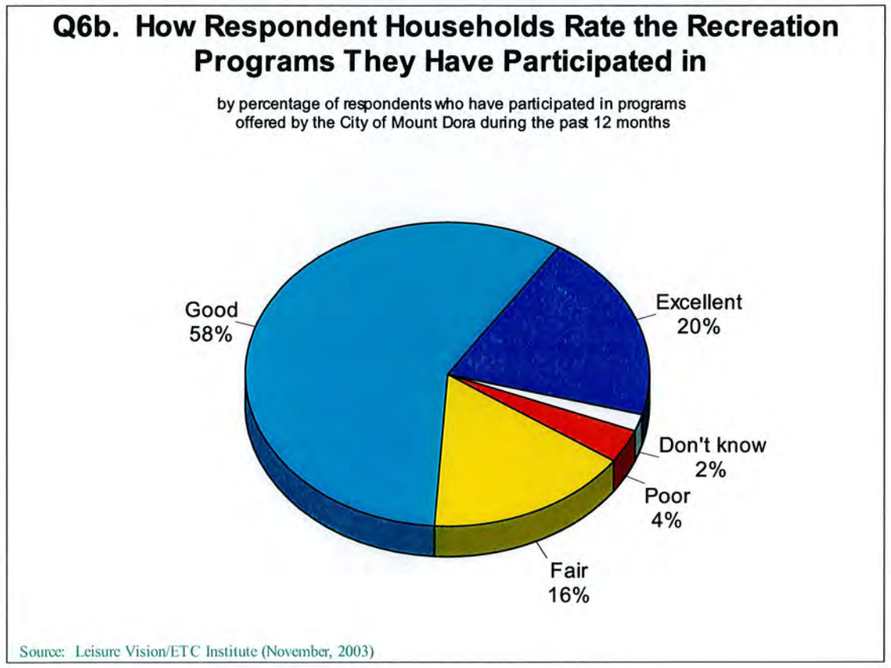
- **Newspaper (49%) and word of mouth (49%) are the most frequently mentioned way that respondents have learned about City of Mount Dora recreation programs.** There are two other ways that over 25% of respondents have learned about recreation programs, including: City Connection (31%); and programs fliers (27%).



Quality of Mount Dora's Recreation Programs

Respondent households that have participated in recreation programs offered by the City of Mount Dora during the past 12 months were asked to rate the quality of the programs they have participated in. The following summarizes key findings:

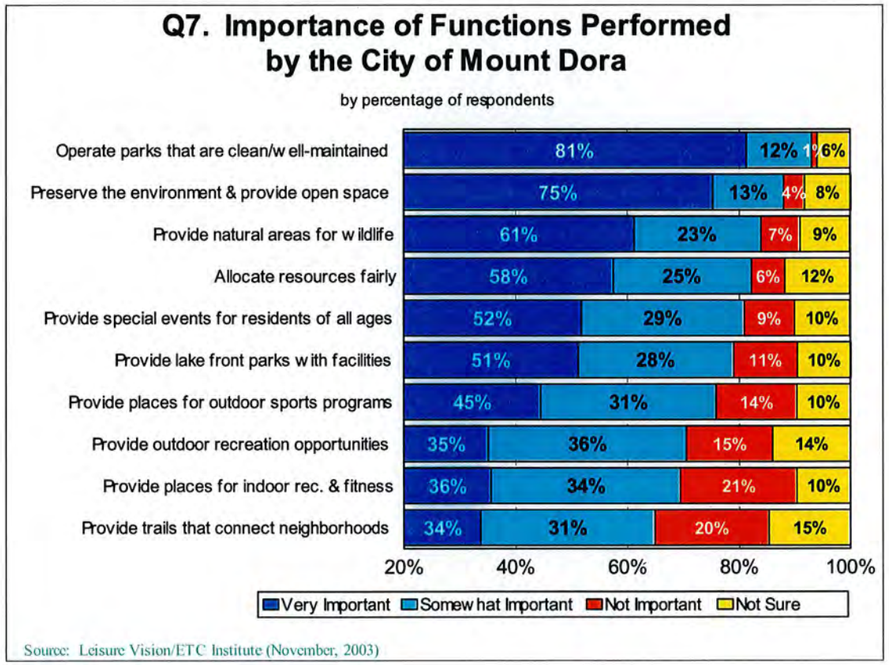
- **Seventy-eight percent (78%) of respondent households rated the quality of programs they have participated in as either excellent (20%) or good (58%).** In addition, 16% rated the programs as fair and 4% rated them as poor. The remaining 2% indicated "don't know".



Importance of Functions Performed by the City of Mount Dora

From a list of 10 functions performed by the City of Mount Dora, respondents were asked to rate the importance of each one. The following summarizes key findings:

- **Three of the 10 functions had over 60% of respondents rate them as being very important.** The functions that received the highest very important ratings are: operating parks and facilities that are clean/well maintained (81%); preserving the environment and providing open space (75%); and provide natural areas for wildlife (61%). It should also be noted that all 10 functions had at least 65% of respondents rate them as being either very important or somewhat important.

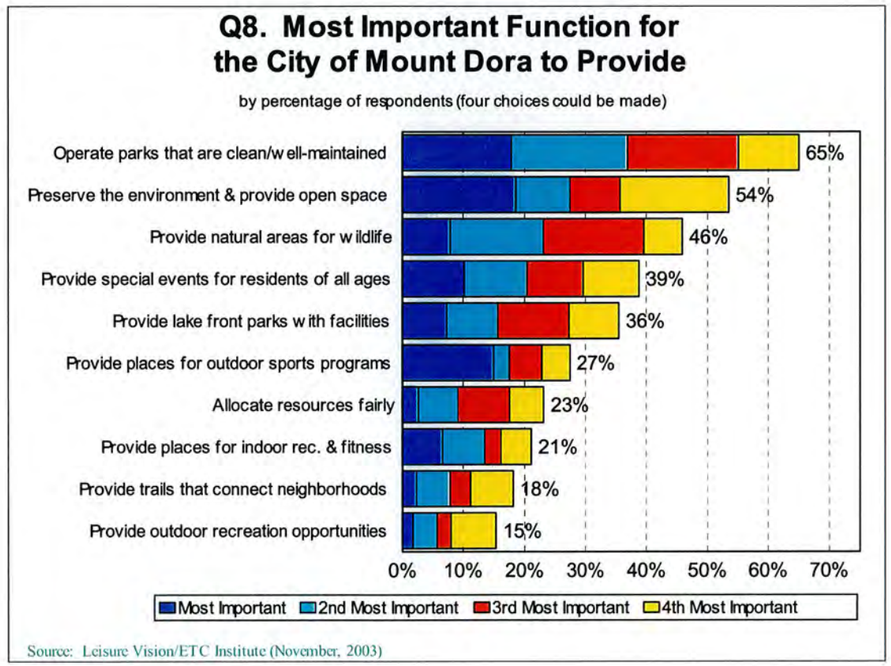


Source: Leisure Vision/ETC Institute (November, 2003)

Most Important Functions for Mount Dora to Provide

From the list of 10 functions performed by the City of Mount Dora, respondents were asked to select the top four most important functions for them to provide. The following summarizes key findings:

- **Operating parks and facilities that are clean/well maintained (65%) had the highest percentage of respondents select it as one of the four most important functions for the City of Mount Dora to provide.** There are two other functions that over 40% of respondents selected as one of the four most important to provide, including: preserving the environment and providing open space (54%); and providing natural areas for wildlife (46%). It should also be noted that preserving the environment and providing open space had the highest percentage of respondents select it as their first choice as the most important function to provide.

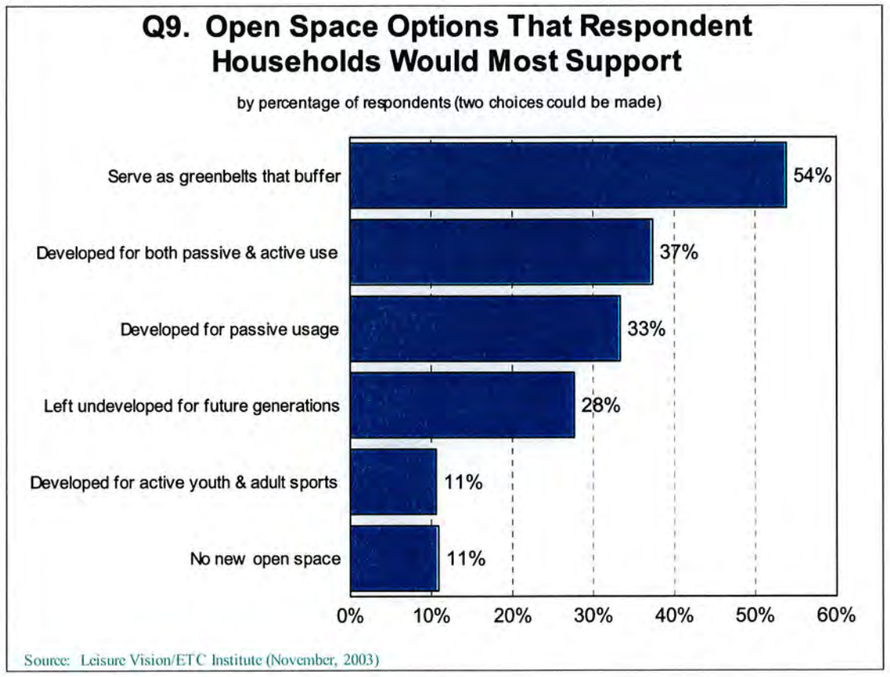


Source: Leisure Vision/ETC Institute (November, 2003)

Options for Acquiring and Developing Open Space

From a list of five open space options, respondents were asked to select the two that they and members of their household would most support. The following summarizes key findings:

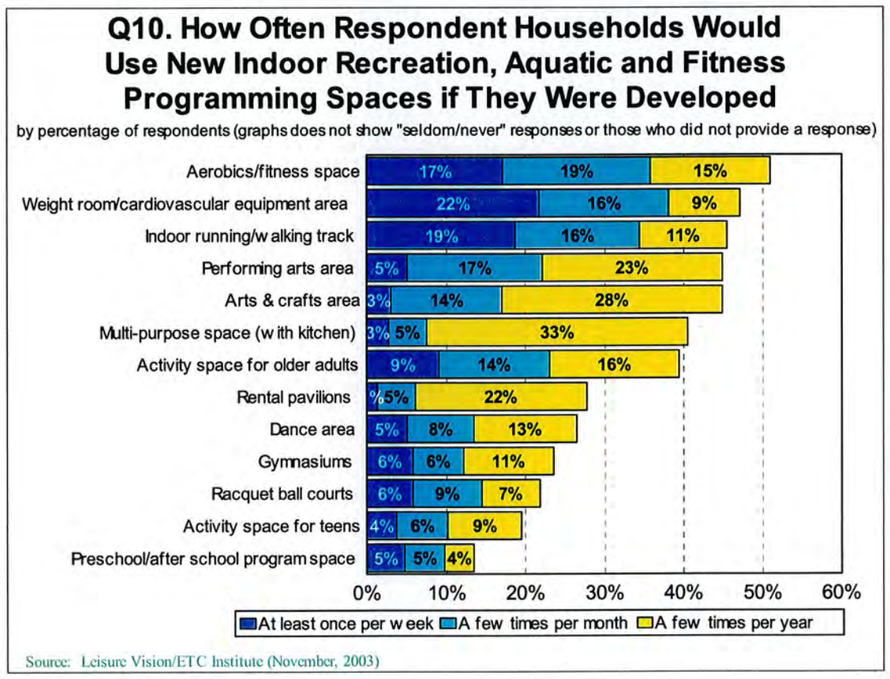
- **Open space should be acquired to serve as green belts that buffer the city from surrounding traffic and congestion (54%) had the highest percentage of respondents select it as one of the two open space options they would support most.** In addition, 37% of respondents indicated that open space should be acquired and developed for both passive and active usage and 33% indicated that open space should be acquired and developed for passive usage only. It should also be noted that 89% of respondents thought that some type of open space should be acquired.



Frequency of Use of Potential Programming Spaces

From a list of 13 potential indoor recreation, aquatic, and fitness programming spaces, respondents were asked to indicate how often they and members of their household would use each one. The following summarizes key findings:
(Note: The graph below does not show the percentage of respondents who indicated "seldom/never" or did not provide an answer.)

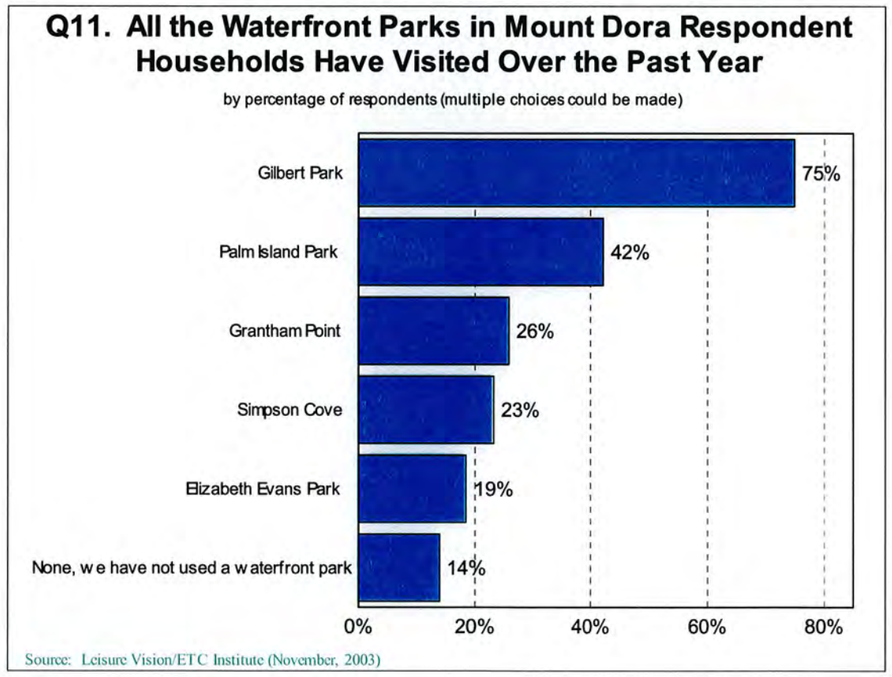
- **Thirty-eight percent (38%) of respondent households indicated they would use a weight room/cardiovascular equipment area at least a few times per month.** There are two other programming spaces that over one-third of respondent households would use at least a few times per month, including: aerobics/fitness space (36%); and indoor running/walking track (35%). It should also be noted that weight room/cardiovascular equipment area (22%) had the highest percentage of respondent households indicate they would use it at least once per week.



Visitation of Waterfront Parks in Mount Dora During the Past Year

From a list of five waterfront parks in the City of Mount Dora, respondents were asked to indicate all of the ones that they and members of their household have visited during the past year. The following summarizes key findings:

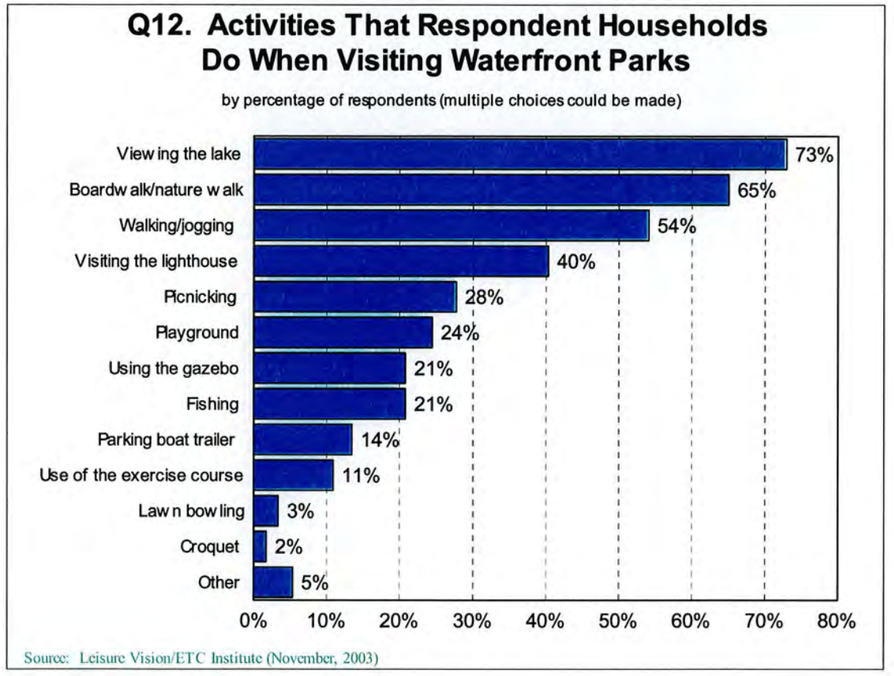
- **Gilbert Park (75%) is the waterfront park in the City of Mount Dora that the highest percentage of respondent households have visited during the past year**. Palm Island Park (42%) is the other waterfront park that over 40% of respondent households have visited during the past year. It should also be noted that 86% of respondent households have visited at least one of these five waterfront parks in the City of Mount Dora during the past year.



Activities Respondent Households Participate in at Waterfront Parks

From a list of 12 activities, respondents were asked to indicate all of activities they and members of their household do when visiting waterfront parks. The following summarizes key findings:

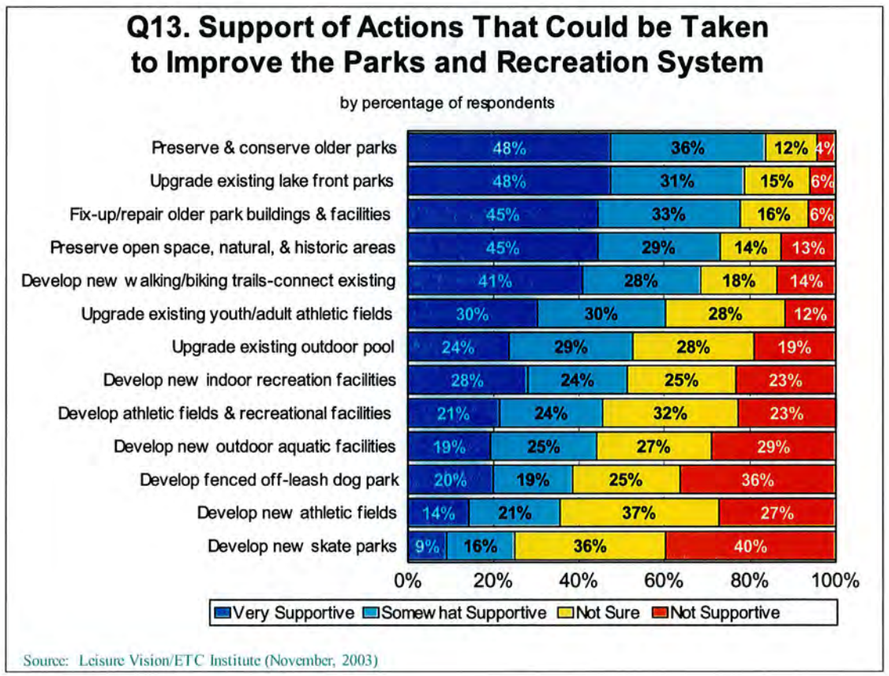
- **Viewing the lake (73%) is the activity that the highest percentage of respondent households have participated in at waterfront parks.** There are two other activities that over 50% of respondent households participate in at waterfront parks, including: boardwalk/nature walk (65%); and walking/jogging (54%).



Support for Actions to Improve the Parks and Recreation System

From a list of 13 actions that the City of Mount Dora could take to improve the parks and recreation system, respondents were asked to indicate their level of support for each one. The following summarizes key findings:

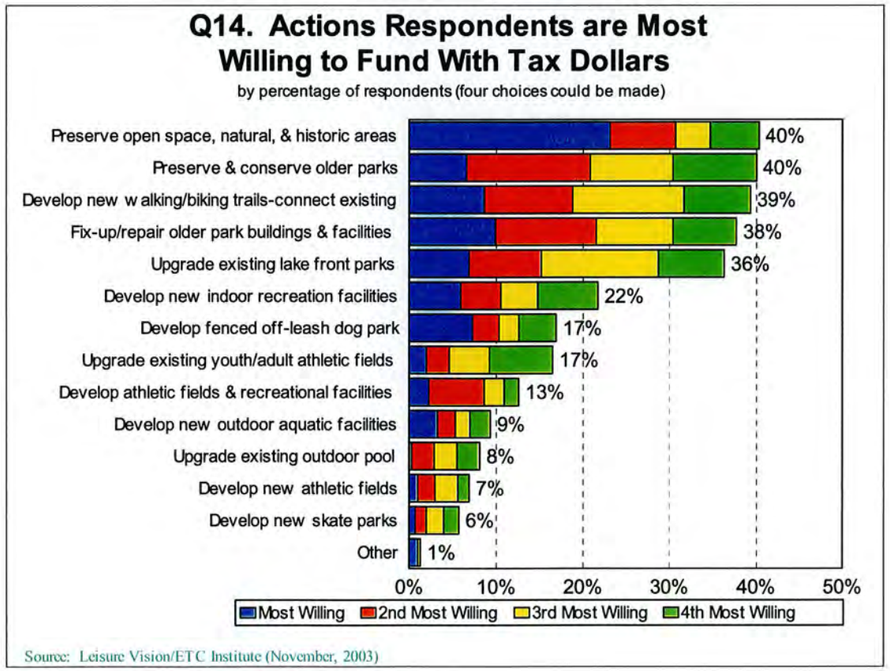
- **Five of the 13 actions had over 40%of respondents indicate being very supportive of them.** The actions that received the highest very supportive ratings are: preserve/conserve older parks (48%); upgrade existing lake front parks (48%); fix-up/repair older park buildings and facilities (45%); preserve open space, natural, & historic areas (45%); and develop new walking/biking trails that connect existing trails (41%). It should also be noted that 8 of the 13 actions had over 50% of respondents indicate being either very supportive or somewhat supportive of them.



Items Respondents Would Be Most Willing to Fund with Tax Dollars

From the list of 13 actions that the City of Mount Dora could take to improve the parks and recreation system, respondent households were asked to select the top four they would be most willing to fund with their tax dollars. The following summarizes key findings:

- **Purchase land to preserve open space, natural, and historic areas (40%) and preserve and conserve older parks (40%) had the highest percentage of respondents select them as one of the four items they would be most willing fund with tax dollars.** There are three other items that over one-third of respondents selected as one of the four they would be most willing to fund, including; develop new walking/biking trails and connect existing trails (39%); fix-up repair older park buildings & facilities (38%); and upgrade existing lake front parks (36%). It should also be noted that purchase land to preserve open space, natural, and historic areas had by a wide margin the highest percentage of respondents select it as their first choice as the item they would be most willing to fund with tax dollars.



Costs for Maintaining Youth and Adult Sports Fields

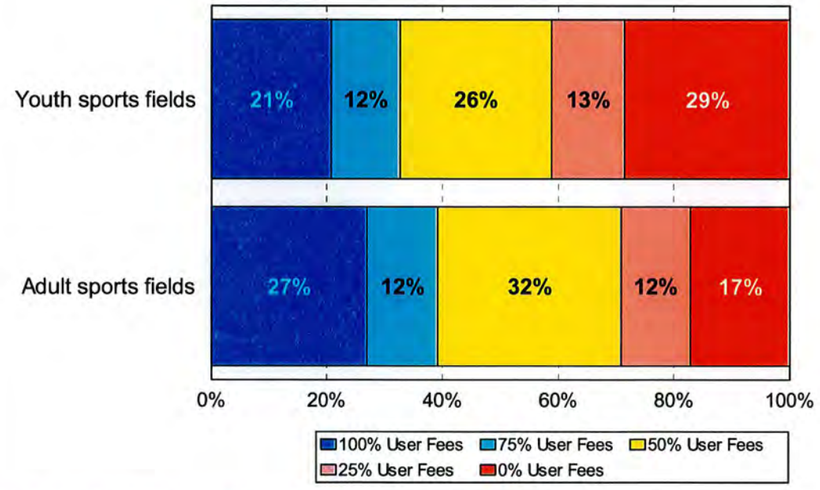
Respondents were asked what percentage of the cost to maintain youth and adult sports fields should be paid through user fees, and what percentage should be paid through taxes. The following summarizes key findings:

- **Twenty-six percent (26%) of respondents indicated that the costs to maintain youth sports fields should be split evenly between user fees (50%) and taxes (50%).** In addition, 21% indicated that 100% of the costs for youth sports fields should be paid through user fees, and 29% indicated that 100% should be paid through taxes.

- **Thirty-two (32%) of respondents indicated that the costs to maintain adult sports fields should be split evenly between user fees (50%) and taxes (50%).** In addition, 27% indicated that 100% of the costs for adult fields should be paid through user fees, and 17% indicated that 100% should be paid through taxes.

Q15. How Respondents Believe Costs for Maintaining Youth and Adult Sports Fields Should be Paid

by percentage of respondents (excluding "don't know" responses)



Source: Leisure Vision/ETC Institute (November, 2003)

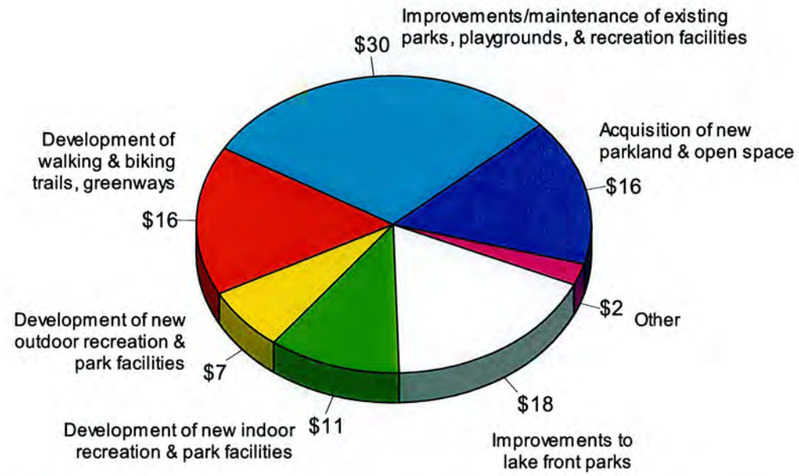
Allocation of $100 Among Various Parks and Recreation Categories

Respondents were asked how they would allocate $100 among various parks and recreation categories. The following summarizes key findings:

- **Respondents indicated they would allocate $30 out of every $100 to improvements/maintenance of existing parks, playgrounds, and recreation facilities.** The remaining $70 were allocated as follows: improvements to lake front parks ($18); acquisition of new parkland and open space ($16); acquisition and development of walking and biking trails, greenways ($16); development of new indoor recreation and park facilities ($11); and development of new outdoor recreation and parks facilities ($7). The remaining $3 were allocated to "other".

Q16. Allocation of $100 to Various Recreation and Parks Facilities

by percentage of respondents



Source: Leisure Vision/ETC Institute (November, 2003)

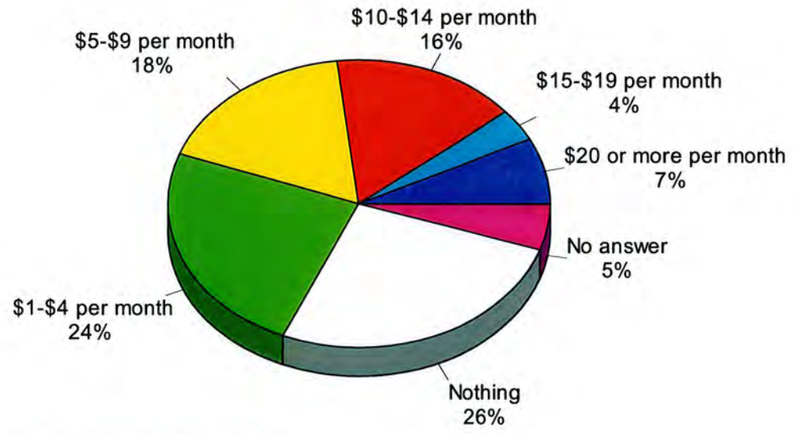
Maximum Amount Respondents Would Pay in Increased Property Taxes to Fund the Most Important Types of Parks, Trails, & Facilities

From a list of 5 options, respondents were asked to indicate the maximum amount they would be willing to pay in increased property taxes to fund the types of parks, trails, sports and recreation facilities most important to them and their household. The following summarizes key findings:

- **Twenty-six percent (27%) of respondents indicated they would pay at least $10 per month in increased property taxes to fund the types of parks, trails, sports and recreation facilities most important to their household.** This group includes 16% who would pay $10-$14, 7% who would pay $20 or more, and 4% who would pay $15-$19. In addition, 18% would pay $5-$9 per month and 24% would pay $1-$4 per month. It should also be noted that 26% would not pay an increase in taxes, and the remaining 5% did not provide an answer.

Q17. Maximum Amount Respondents Would be Willing to Pay in Increased Taxes to Fund the Types of Parks, Trails, Sports, & Recreation Facilities Most Important to Their Household

by percentage of respondents



Source: Leisure Vision/ETC Institute (November, 2003)

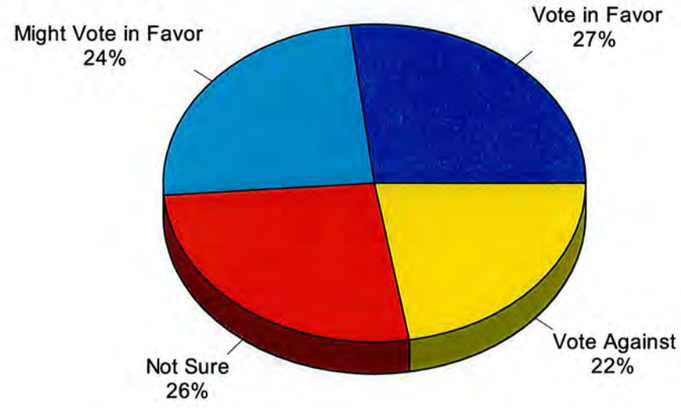
Voting on Increased Taxes to Fund the Most Important Types of Parks, Trails and Facilities

Respondents were asked how they would vote if an election were held to fund the types of parks, trails, sports and recreation facilities most important to them and their household. The following summarizes key findings:

- **Over half (51%) of respondents indicated they would either vote in favor (27%) or might vote in favor (24%) if an election were held to fund the types of parks, trails, sports and recreation facilities most important to their household.** In addition, 22% of respondents indicated they would vote against an increase in taxes, and the remaining 26% indicated they were not sure how they would vote.

Q18. How Respondents Would Vote in an Election to Fund the Types of Parks, Trails, Sports & Recreation Facilities Most Important to Their Household

by percentage of respondents

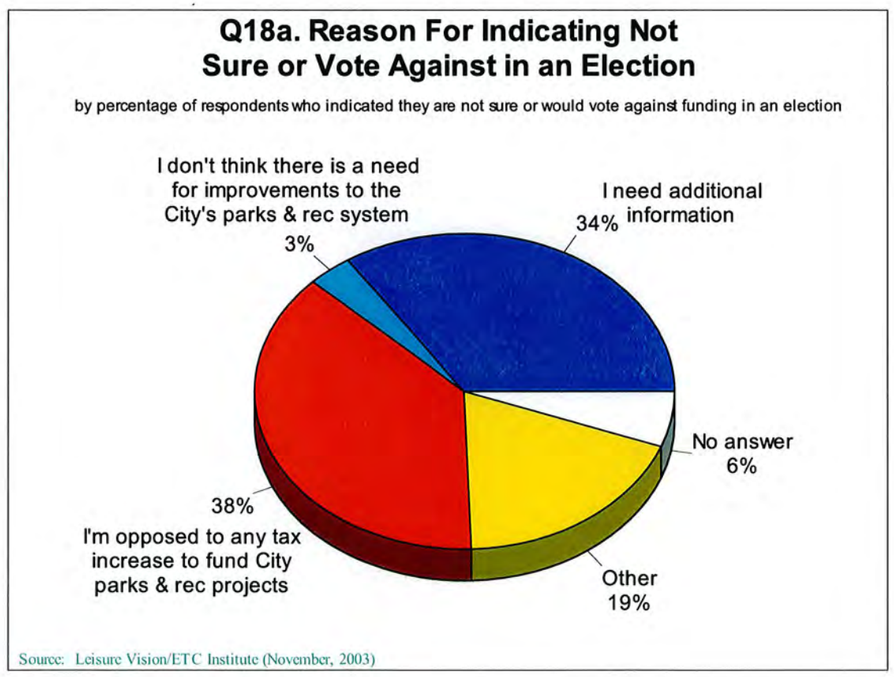


Source: Leisure Vision/ETC Institute (November, 2003)

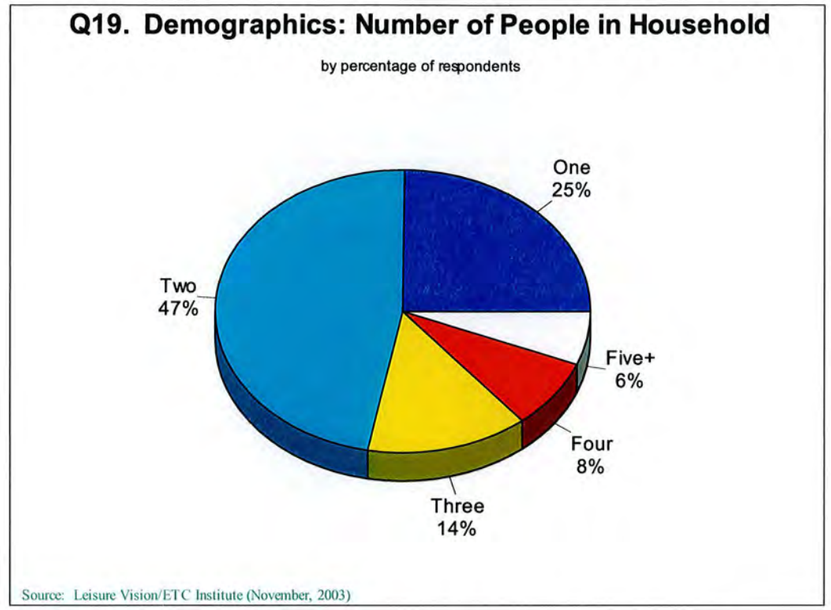
Reasons Respondents Are Not Sure or Would Vote Against a Tax Increase

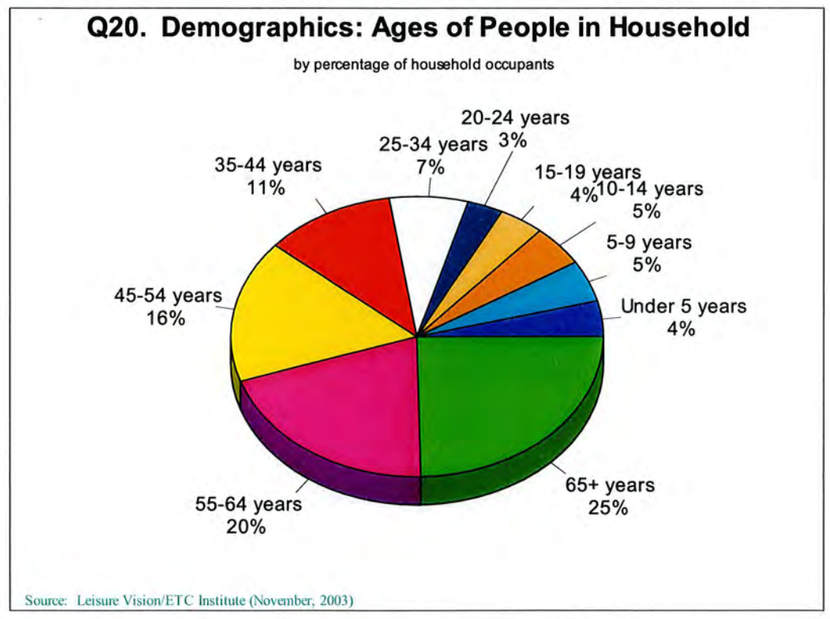
From a list of three reasons, respondents who indicated they were not sure or would vote against a tax increase to fund the types of parks, trails, sports and recreation facilities most important to them and their household were asked to indicate the major reason for their response. The following summarizes key findings:

- **Thirty-eight percent (38%) of respondents indicated "I am opposed to any tax increase to fund City parks and recreation projects" as the major reason for their response.** In addition, 34% indicated "I need additional information", and 3% indicated "I do not think there is a need for any improvements to the parks and recreation system". Nineteen percent (13%) indicated "other" and the remaining 6% did not provide an answer.

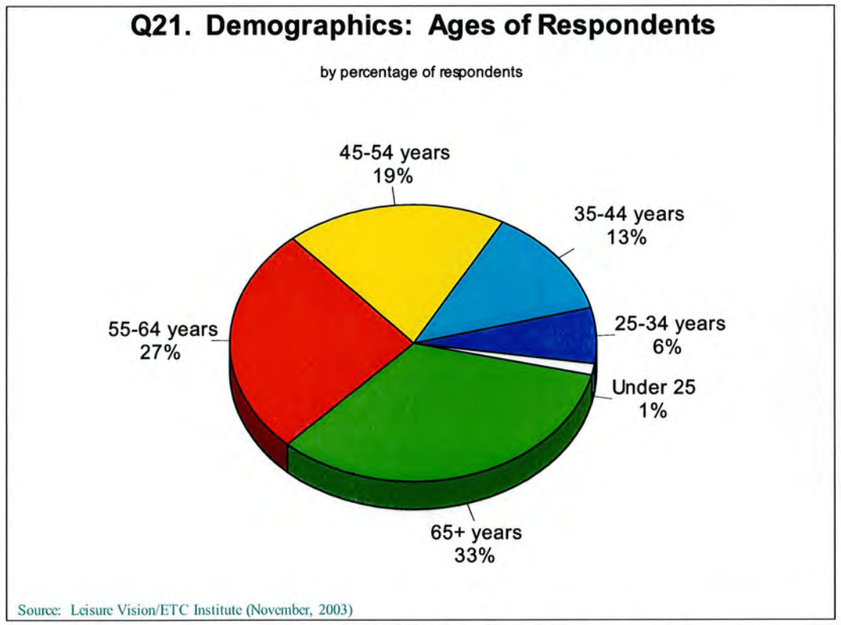


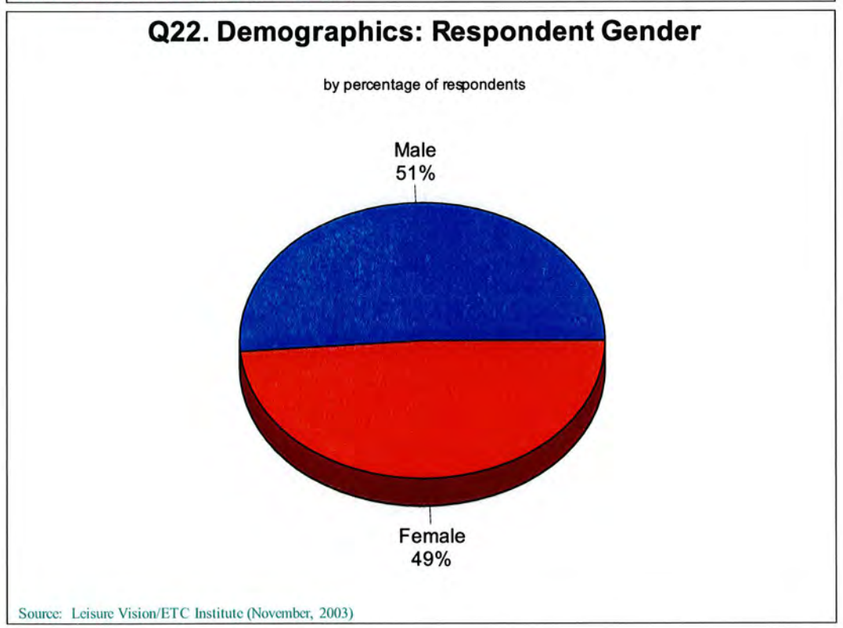
Demographics



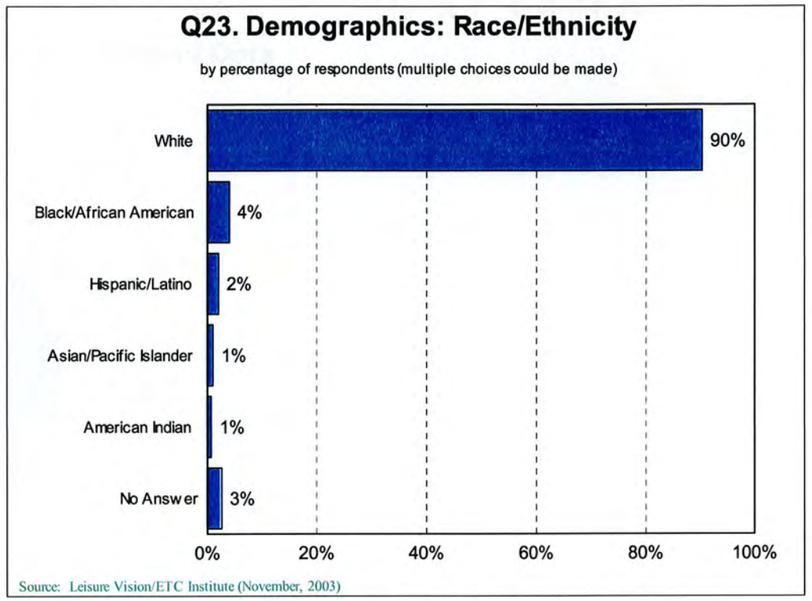


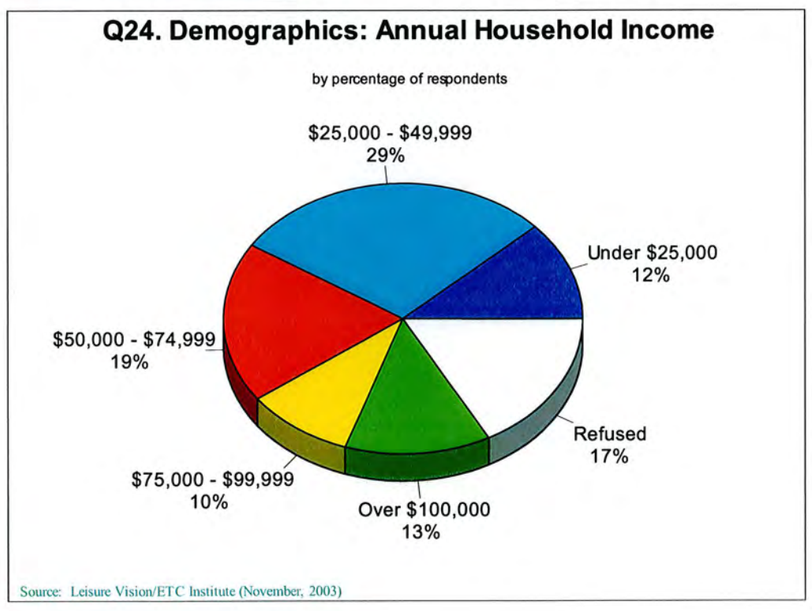
Demographics (Continued)





Demographics (Continued)

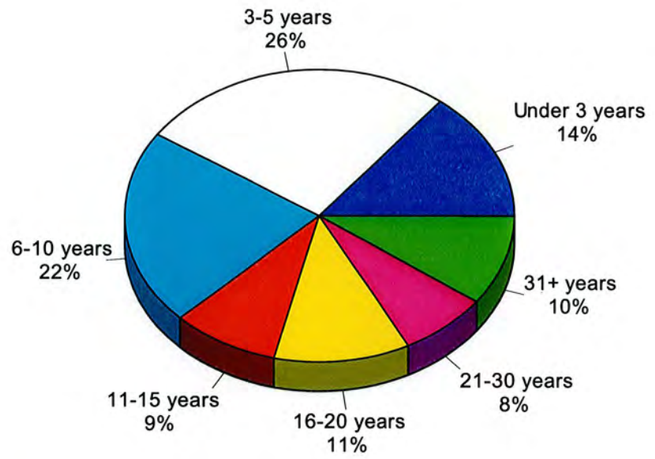




Demographics (Continued)

Q25. Demographics: Years Lived in the City of Mount Dora

by percentage of respondents



Source: Leisure Vision/ETC Institute (November, 2003)

D. Demographic Assessment

The following indicates the demographic composition of the respondents compared to the demographic composition of Mount Dora:

	Respondent to Survey	Mount Dora Population
Gender		
Male	51%	46%
Female	49%	54%
Race/Ethnicity		
White	90%	77%
Black/African American	4%	19%
Hispanic/Latino	2%	6.7%
Asian/Pacific Islander	1%	0.8%
American Indian	1%	0.2%
Other	0%	1.5%
No Answer	3%	N/A
Income		
Under $25,000	12%	36%
$25,000 - $49,999	29%	27%
$50,000 - $74,999	19%	20%
$75,000 - $99,999	10%	8%
Over $100,000	13%	9%

Source: U. S. Census 2000