



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

**Mount Dora Northeast Community
Redevelopment Agency - CRA Board**
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
July 2, 2024, 6:00 P.M.

AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

ACTION ITEMS

1. Request approval of **Resolution No. 2024-09**, Northeast Community Redevelopment Agency Redevelopment Plan of 2024.

OTHER BUSINESS

ADJOURNMENT

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

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

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

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



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

DATE: July 2, 2024

TO: Honorable Chairperson and Board Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request approval of **Resolution No. 2024-09**, Northeast Community Redevelopment Agency Redevelopment Plan of 2024.

Introduction:

This is a request for the Northeast CRA Board to approve Resolution No. 2024-09, Northeast Community Redevelopment Agency Redevelopment Plan of 2024.

Discussion:

The Northeast CRA of Mount Dora was created on August 15th, 1989 with the mission of removing slum and blight conditions within the boundary of the agency. The Agency will sunset on August 15, 2049. This Redevelopment Plan amendment accomplishes two goals. First, it cleans up the language concerning cultural and special events as CRAs are no longer allowed to fund those events. Secondly, this amendment includes a boundary modification. This modification adds 80.34 acres to the Northeast CRA Boundary. This property is known as the Simpson Groves South. It is bounded by the Northeast CRA on three sides and is contiguous to the agency boundary, making it eligible to be added after annexation.

The Northeast Community Redevelopment Agency retained Redevelopment Management Associates (“RMA”) to prepare a Finding of Necessity Study to evaluate the proposed expansion of five parcels of land to the existing Northeast Community Redevelopment Area boundary, commonly known as Simpson Groves South (the “Study Area”). The RMA Finding of Necessity Study found the existence of slum and blight conditions in the Study Area, and these conditions meet the criteria for slum and blight pursuant to Fla. Stat. 163.340. The future developments and subsequent Tax Increment Revenues will be used to fund projects outlined in the redevelopment plan, such as, but not limited to: the Community Resource & Recreation Center, programming and operation of the center, affordable housing programs, stormwater improvements, home repair grants, community beautification enhancements, and transit improvements.

Budget Impact:

None at this time.

Strategic Impact:

Affordable housing, economic development, quality of place and quality of life.

Recommendation:

City Council approve Resolution No. 2024-09, Northeast Community Redevelopment Agency Redevelopment Plan of 2024

Attachment(s):

1. Resolution No. 2024-09 Northeast Plan Update_6-11-24
2. Mount Dora_ Northeast CRA FON Report_Final

Prepared by: Jeanann Hand, City Clerk
Reviewed by: City Attorney, City Attorney
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 6/24/2024
Approved - 6/24/2024
Final Approval - 6/25/2024

RESOLUTION NO. 2024-09 (NORTHEAST CRA)

A RESOLUTION OF THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MOUNT DORA, FLORIDA, REGARDING EXPANSION OF THE BOUNDARIES OF THE EXISTING NORTHEAST COMMUNITY REDEVELOPMENT AREA TO INCORPORATE THE STUDY AREA; RECOMMENDING THE CITY COUNCIL ADOPT SUCH MODIFICATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment and modification of community redevelopment areas and agencies, and finding that areas or portions thereof which are deteriorating or economically distressed could be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, Chapter 163, Florida Statutes, defines and provides for the conduct of redevelopment activities within municipalities and counties; and

WHEREAS, on August 15, 1989, the City Council approved Resolution 89-19, which created the Northeast Community Redevelopment Agency, declaring findings of necessity; and

WHEREAS, the City Council of Mount Dora adopted Ordinance No. 546 on April 3, 1990, pursuant to the requirements of the Community Redevelopment Act of 1969, F.S. Section 163.330; and

WHEREAS, the City Council of Mount Dora enacted Ordinance No. 2010-08, on August 3, 2010, amending Ordinance No. 546 and adopting the Northeast Community Agency Redevelopment Plan 2010; and

WHEREAS, the City Council of Mount Dora enacted Ordinance No. 2020-11 on July 21, 2020, modifying the boundaries of the Northeast Community Redevelopment Area and adopting the Northeast Community Agency Redevelopment Plan 2020; and

WHEREAS, the City of Mount Dora's Northeast Community Redevelopment Agency is charged with redevelopment activities to sustain and enhance the commercial tax base and create marketing and revitalization programs, improve affordable housing and neighborhoods, and develop commercial areas and commerce; and

WHEREAS, the Northeast Community Redevelopment Agency is responsible for developing and implementing a Community Redevelopment Plan that addresses the unique needs of the targeted area and includes the overall goals for redevelopment in the area, as well as identifies the types of projects planned for the area; and

WHEREAS, the Community Redevelopment Plan of 2020 includes a focus on redevelopment goals and objectives and policies related to area economic development, connectivity, infrastructure improvements and affordable housing; and

WHEREAS, the Northeast Community Redevelopment Agency retained Redevelopment Management Associates (“RMA”) to prepare a Finding of Necessity Study to evaluate the proposed expansion of five parcels of land to the existing Northeast Community Redevelopment Area boundary, commonly known as Simpson Groves South (the “Study Area”); and

WHEREAS, a copy of the RMA Finding of Necessity Study is attached as Exhibit “A” hereto; and

WHEREAS, the RMA Finding of Necessity Study found the existence of slum and blight conditions in the Study Area, and these conditions meet the criteria for slum and blight pursuant to Fla. Stat. 163.340; and

WHEREAS, the Northeast Community Redevelopment Agency Board finds that there is a need to expand the existing Northeast Community Redevelopment Area to include and incorporate the Study Area and for the City of Mount Dora to revise its Redevelopment Plan to reflect the newly expanded Northeast Community Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED BY THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Findings and Intent. The above recitals are hereby adopted by the Northeast Community Redevelopment Agency and made a substantive part of this Resolution. The Northeast Community Redevelopment Agency Board has taken all appropriate and required action necessary for the processing and approval of this Resolution.

SECTION 2. Adoption of RDA Finding of Necessity Study. The Northeast Community Redevelopment Agency Board hereby adopts the findings and conclusions contained in the RDA Finding of Necessity Study.

SECTION 3. Expansion of the Northeast Community Redevelopment Area Boundary. It is hereby the desire of the Northeast Community Redevelopment Agency Board to expand the boundaries of the Northeast Community Redevelopment Area. The legal descriptions of the parcels of land to be included in the Northeast Community Redevelopment Area are attached hereto as Exhibit “B.”

SECTION 4. Recommendation to City Council. The Northeast Community Redevelopment Agency Board hereby makes its recommendation to expand the boundaries of the Northeast Community Redevelopment Area consistent with this Resolution.

SECTION 5. Conflicts. All resolutions or parts of resolutions in conflict with any of the

provisions of this Resolution are hereby repealed.

SECTION 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. Severability. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2024.

CRISSY STILE
CHAIRMAN of the NORTHEAST CRA

ATTEST:

JEANANN HAND
CITY CLERK

APPROVED AS TO FORM AND LEGALITY
AS TO CITY OF MOUNT DORA
NORTHEAST CRA ONLY.

Patrick Brackins
City Attorney

EXHIBIT “A”
RDA Finding of Necessity Study

EXHIBIT “B”
Legal Descriptions

Parcel Number	Legal Description
201927000300001400	FROM SW COR OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN N 89-43-35 W 178.61 FT, N 02-18-40 E 850 FT, S 89-43-35 E 268.59 FT, N 49-59-25 E 142.41 FT, N 35-45-51 W 328.42 FT, N 54-14-09 E 78.70 FT, N 35-45-51 W 352.84 FT, N 49-59-25 E 387.11 FT TO SW'LY R/W LINE OF US HWY 441, N 40-01-05 W ALONG SAID HWY 125 FT FOR POB, RUN S 49-59-25 W 466.05 FT, S 35-45-51 E 70.33 FT, S 49-59-25 W 37.12 FT, S 60-48-54 W 328.61 FT, S 46-20-30 W 72.53 FT TO N LINE OF SE 1/4 OF SW 1/4, S 89-55-0 W TO SW COR OF NE 1/4 OF SW 1/4, N ALONG SAID W LINE TO NW COR OF NE 1/4 OF SW 1/4, E ALONG SAID N LINE TO A POINT SW'LY R/W LINE OF US HWY 441, SE'LY ALONG SAID SW'LY R/W LINE OF US HWY 441 TO POB--LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-39 WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04-15-18 EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46-20-30 EAST 219.78 FEET, NORTH 60-48-54 EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49-59-27 WEST 256.45 FEET, SOUTH 35-45-51 EAST 70.33 FEET, SOUTH 49-59-25 WEST 37.12 FEET, SOUTH 60-48-54 WEST 328.61 FEET, SOUTH 46-20-30 WEST 72.56 FEET, SOUTH 89-55-00 WEST 181.34 FEET TO THE POINT OF BEGINNING-- ORB 1205 PGS 646 651
201927000200001000	W 1/2 OF NW 1/4 LYING S OF HWY 441--LESS BEG AT W 1/4 COR RUN N 02-55-30 W ALONG W LINE OF NW 1/4 567.89 FT TO S R/W OF US HWY 441, RUN N 87-22-0 E ALONG SAID S R/W LINE 530 FT, THENCE DEPARTING SAID S R/W LINE RUN S 02-55-30 E 312.84 FT, S 87-22-0 W 60 FT, S 02-55-30 E 255.8 FT, S 87-27-30 W 470 FT TO POB--LESS LAKESIDE AT WATERMAN VILLAGE PB 76 PB 30-32--
201927000200005800	SE 1/4 OF NW 1/4 LYING SW'LY OF US HWY 441 ORB 1205 PGS 646 651
201927000300001200	FROM THE SOUTHWEST CORNER OF SECTION 20

	TOWNSHIP 19 SOUTH RANGE 27 RUN NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-00-00 EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT ST TO THE POINT OF BEGINNING--FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 06-13-21 EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-43-31 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06-12-45 EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05-14-23 WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89-43-36 WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06-12-45 WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053
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	A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89-43-46 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING-- DB 145 PGS 139 141
191927060000L00000	SUNSET HEIGHTS PB 3 PG 34 TRACTS L, N, AND THAT CERTAIN PLATTED RIGHT OF WAY LYING ADJACENT TO AND ALONG THE SOUTH BOUNDARY OF LOT N AND LYING ADJACENT TO AND ALONG THE NORTH BOUNDARY OF LOT L, BOUNDED ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT N AND THE SOUTHERLY EXTENSION THEREOF, AND BOUNDED ON THE WEST BY THE WEST BOUNDARY LINE OF SAID LOT N AND THE SOUTHERLY EXTENSION THEREOF

Mount Dora Community Redevelopment Agency (CRA)

Finding of Necessity Study for the Northeast CRA Expansion Area

Northeast Community Redevelopment Area

Prepared by Redevelopment Management Associates &
SMNE, April 2024 & March 2022



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1.0 Introduction

This Finding of Necessity (FON) Study evaluates the conditions of the proposed expansion to the Mount Dora Northeast Community Redevelopment Area. The evaluation of the Study Area is to determine if conditions satisfy the definitions of “slum and blight” per Section 163.340(7), Florida Statutes and if the affected Study Area land can be added to Mount Dora’s existing Northeast Community Redevelopment Area. The proposed expansion area is depicted below in **Figure 1**, which was annexed into the City of Mount Dora as of April 20, 2024.

Figure 1 Expansion Study Area



2.0 Study Area Boundaries

As shown in **Figure 1**, the Study Area for potential inclusion is located southwest of US Highway 441, east of the City's wastewater treatment facility pond, north of Limit Avenue, and northwest of Bristol Lakes Apartments (see AltKey 1445752 in **Figure 1**). The boundary of the existing Northeast Community Redevelopment Area is depicted on **Figure 1**'s map with the purple boundary, located generally south of the Study Area.

3.0 Historical Context

Mt. Dora's Northeast Community Redevelopment Agency was formally established on April 3, 1990, by the City of Mount Dora Ordinance 546. The primary objective of the Community Redevelopment Agency is to address and eliminate slum and blight conditions in the redevelopment area. The impetus for the creation of Mount Dora's Northeast Community Redevelopment Agency was the desire by residents to address a need to revitalize the community. The Northeast Community Redevelopment Area includes the Grandview Business District, a special sub-district within the CRA of concentrated commercial activity that has its own Visual Improvement Program. The Visual Improvement Program seeks to assist businesses located in the Community Redevelopment Area in meeting City code requirements and to improve the overall appearance of the commercial district.

The Northeast CRA contains two historic landmarks: the Witherspoon Lodge and the Milner-Rosenwald Academy. The Witherspoon Lodge was purchased by Masonic Lodge members of the Prince Hall Freemasonry branch in 1903. During the intervening decades, the Lodge has been utilized by the Mount Dora Community as a public school, a church sanctuary, a youth library, and a community center. Some of these initiatives were a response to the American period of racial segregation – the Witherspoon Lodge provided a public space available to Black community members who were unable to use other facilities in the City. Similarly, the Milner-Rosenwald Academy was established to provide a replacement school after the City's first Black school was burned down in 1922. The replacement school was the crowning success of Mamie Lee Gilbert and Lula Butler's efforts and utilized the support of Julius Rosenwald's philanthropy¹. The Milner-Rosenwald Academy currently houses Head Start programming.

The vision of the future of Northeast Community Redevelopment Agency is to preserve history and revitalize or repurpose deteriorating community assets to better position the Northeast Community Redevelopment Area as an economically viable and socially vibrant place to live, work, and visit.

¹ Julius Rosenwald (1862 – 1932) was a German-Jewish second-generation American businessman and philanthropist known for funding the construction of many K-12 schools, colleges, and community centers in the American South for Black students and families. Rosenwald also partially covered the litigation expenses for the historic Brown v. Board of Education Supreme Court case to end school segregation. He was a one-fourth owner and past Chairman of Sears, Roebuck and Co.

4.0 Purpose & Objectives

4.1 Redevelopment Area Expansion / Creation Procedures

4.1.1 Declaration and Process

The first step in assessing whether the Study Area meets the criteria for inclusion into the Mount Dora Northeast Community Redevelopment Area's borders is determining the presence of "slum and blight" conditions within the Study Area. A record of the documentation and analysis is provided in this *Finding of Necessity (FON) Study*.

This report describes the physical and economic conditions within the Study Area that are associated with blight or its causes and whether or not the Study Area qualifies for inclusion within the Northeast CRA. The authors of this study inspected the Study Area through an on-site field assessment, and conducted electronic, desktop, and GIS assessments of available data pertaining to the Study Area.

4.1.2 Adoption of Finding of Necessity (FON) Report ("Slum & Blight Study")

Under the Community Redevelopment Act, if an area is deemed blighted, a resolution must be adopted by the local governing body, or municipal subdivision, finding that blight conditions are present within the defined Study Area and that the repair, rehabilitation and/or the redevelopment of said areas are in the interest of public health, safety, and welfare. If an area has such blighted conditions, the governing body would be empowered to establish a Community Redevelopment Agency (CRA) or expand an existing Community Redevelopment Area to include the blighted area(s). After the *adoption of a Resolution* by the Mount Dora Northeast Community Redevelopment Agency acknowledging the documented conditions of blight and expanding the Northeast Community Redevelopment Area boundaries, the Mount Dora Council *will adopt an Ordinance formally acknowledging the expanded Northeast Community Redevelopment Area boundaries*.

The ordinance will also establish the taxable-value base-year for the calculation of tax-increment fund (TIF) revenue, the duration of the expansion area within the Northeast CRA, and also authorize the contribution of the TIF revenue collected from participating taxing authorities from the expanded area's participating parcels for placement in the Mount Dora Northeast Community Redevelopment Agency's Tax-Increment trust fund. The most recent real property certified tax roll, prior to the effective year of the ordinance, shall be used to establish the "base year." These taxable values within the expanded redevelopment area will be used to calculate the future tax increment. For the Mount Dora Northeast CRA, the assumed timetable to add the Study Area to existing CRA implies that the tax increment calculation will utilize the 2021 certified rolls for the proposed expansion area.

4.1.3 Redevelopment Plan Update

The Mount Dora City Council serves as the Community Redevelopment Agency's governing body. The Mount Dora Northeast Community Redevelopment Agency has authorized the subsequent preparation of the Community Redevelopment Plan update which will reflect and memorialize the Expansion Area's addition to the existing Northeast CRA's boundaries. The updated Northeast Community Redevelopment Plan's contents will include the expanded Redevelopment Area and identify potential programs and projects to address the specified conditions of "slum" and "blight" identified within the FON Study.

Prior to the City adopting any resolution or ordinance to approve an updated community redevelopment plan or establish a redevelopment trust fund, the governing body (Mount Dora's City Council) must provide public notice of the proposed actions to each of the taxing authorities that have the power to levy ad-valorem taxes within the Redevelopment Area. Such notices serve as an alert to these taxing authorities to any possible changes in their budgets that may occur as a result of the redevelopment action. As a policy matter, it is assumed that the following entities with ties and relationships to the City of Mount Dora government will receive notice of any actions arising from either the Finding of Necessity (FON) analysis or subsequent programs or initiatives should they be authorized under the terms of the Redevelopment Act:

- Lake County Board of County Commissioners
- Lake County Tax Collector
- St. Johns River Water Management District
- Lake County School District
- Lake County Property Appraisers Office

4.2 Criteria for Determining Slum and Blight

The Community Redevelopment Act establishes the criteria necessary to determine if an area of study is considered to be a "slum" or "blighted," sufficient to warrant the full application of the redevelopment powers conveyed by such a designation.

- *The determination* involves the layering of two tests. The test to determine slum is broadly conditional, and the test to determine blight is criteria specific. Both tests must conclude that the described conditions exist affirmatively.
- *An alternative for the blight test* involves a specific agreement among parties subject to a prospective trust fund agreement. Where such an agreement exists, the jurisdiction seeking to designate a redevelopment area will be allowed to pass a less rigorous test. This alternative relates to specific criteria as well, and it must conclude affirmatively.

4.2.1 Determining Tests

The tests for determination require that a study area identified as a "slum" or "blighted" area meet a certain number of criteria in the definitions in Section 163.340(7) or 163.340(8), F.S. respectively.

The test is for determining a "slum area," means "exhibiting one or more of the following factors" (Section 163.340(7), F.S.):

- a. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- b. High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- c. The existence of conditions that endanger life or property by fire or other causes.

To determine if a study area is a "blighted area," it needs be proven that the area must be one in which "two or more of the following factors are present" (Section 163.340(8), F.S.):

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- d. Unsanitary or unsafe conditions.
- e. Deterioration of site or other improvements.
- f. Inadequate and outdated building density patterns.
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- h. Tax or special assessment delinquency exceeding the fair value of the land.
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- j. Incidence of crime in the area higher than in the remainder of the county or municipality.
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- o. A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

4.2.2 Alternative for the Blight Test

The Redevelopment Act also allows that a blighted area may be “any area in which at least one of the factors identified in paragraphs (a) through (o) of Section 163.340 (8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a), F.S. agree, either by interlocal agreement or agreements with the CRA or by resolution, that the area is blighted.”

4.2.2.1 “Slum Area”

Slum Area conditions are determined through the identification of quality-of-life, population demographic, and physical safety challenges that pose threats to human life. As a citrus grove and processing facility dominates the landscape, nearly all the Study Area is comprised of privately owned land that prohibits public access or use. The unsecured citrus processing facility and equipment are in stages of deterioration, posing a danger to humans that may enter or pass through the property. The potential impact of the long-term use of fertilizers, pesticides and herbicides upon the Study Area and surrounding residents has not been fully examined. In addition, the Study Area’s comprehensive lack of sidewalks or pedestrian accommodations places every pedestrian traveling in the area into potentially dangerous situation from interactions with automobiles along roadways that border the Study Area. Directly north of the Study Area is a commercial center and directly south of the Study Area is multifamily housing and single-family housing projects, therefore increasing the likelihood of pedestrian passage through and around the Study Area and interactions with the former grove site. Although the Study Area property is private property and

marked with “no trespassing” signs, observations during the site visit revealed historic evidence of pedestrian travel through the private property. Traveling through the interior of the private property allows pedestrians to minimize the potential dangers of walking through the right-of-way and stormwater swales on the edges of the Study Area, however travelling across the site provides opportunities to interact and disturb former planting areas. Further detail regarding the Study Area’s observed slum conditions is found in **5.0 Slum & Blight Conditions Observed**.

4.2.2.2 “Blighted Area”

Blighted Area conditions are determined through the identification of physical structure deterioration, significant economic devaluation activity, transportation infrastructure inadequacy, outdated development patterns, and unsanitary or unsafe conditions. The Study Area is comprised of five (5) parcels lacking inner roadways, demonstrating inadequate street layout and faulty lot layout. One of these parcels is over 27 acres with only the US Highway 441 roadway to the east as a method of travel to areas beyond the lot. Such a large-sized land parcel may challenge redevelopment efforts as it requires significant financial investment to pursue a land redevelopment project of that size. The dilapidated and deteriorating citrus processing facility and equipment conditions evaluated in the Slum Area summary also satisfy the Blight Area’s conditions of “unsanitary or unsafe” and “deterioration of site”. As this processing plant and a residential structure are the only buildings in the Study Area, the inadequate building density pattern challenge is demonstrated when compared to adjacent parcels. Further detail regarding the Study Area’s observed blight conditions is found in **5.0 Slum & Blight Conditions Observed**.

5.0 Slum & Blight Conditions Observed

Observed slum and blight conditions were gathered through on-site inspections of the Study Area,



interviews with the CRA and City staff, desktop evaluations of available data sets and a review of the changes in tax valuations (based on Lake County Property Appraiser data). Evaluation of the Study Area’s condition is with respect to the physical resources and built environment that determine the ability of the City to manage the Study Area’s economic positioning and responsiveness. As physical conditions decline within, the local jurisdiction faces significant challenges in maintaining their ability to be competitive within the economic development market attracting and maintaining private investment. Over time, deterioration of one area impacts the City’s

overall financial condition and level of services it is able to provide to all residents, visitors, and users. Local governments that are highly dependent upon ad-valorem tax revenues are the most vulnerable in these situations. Real property assets that are physically or functionally deteriorated or that do not meet today’s contemporary development requirements are limited in their ability to generate their full potential (ad-valorem) of taxes. The physical character and utility of these real property assets, along with the services required to sustain them, are key factors in determining a community’s economic

health. The following sections summarize and assess slum and blight conditions determined to be present within the Study Area (the proposed expansion area).

5.1 Conditions of Slum Observed

5.1.1 Inadequate provision for ventilation, light, air, sanitation, or open spaces

The provision of open spaces intends to evaluate the presence of open spaces that are available for public or semi-public use. Although the land within the Study Area is mostly vacant of building structures, it is privately owned for commercial use with explicit signage prohibiting public entry. Therefore, the Area lacks public provision of open spaces (public) and the ability to apply public sanitation controls.

5.1.2 Conditions that endanger life or property by fire or other causes

The endangerment of life or property by fire or other causes is evidenced by the deterioration of the citrus processing facility structure and equipment as well as the forced pathway for pedestrians to travel along a major roadway. The citrus processing facility was built in 1972 and some of its exterior deterioration was apparent during the site visit. However, further inspection of the interiors in the cluster of buildings was not possible due to prohibition of entry onto the site. As the processing buildings, abandoned trucks and associated equipment are unsecured, they pose a danger to people that enter the site buildings and grove, with or without permission.

The Study Area has been utilized as an agricultural facility (citrus grove and processing) since 1929. The potential impact of the long-term use of fertilizers, pesticides, herbicides and farm equipment refueling in the Study Area has not been fully examined.

Due to the private ownership and prohibition of public entry and passage through the site, pedestrians and cyclists are only able to travel via US Highway 441 which does not have bicycle and pedestrian travel paths. In contrast, the residential and commercial areas directly north and south of the Study Area provide sidewalks, however these are outside of the Study Area. Survey of trees lining the outer edges of the property along US Highway 441 suggests that pedestrians frequently (although illegally) pass through the interior of the Study Area to travel north and south. Trash, food and beverage containers are discarded underneath trees along the property's edges.



5.2 Conditions of Blight Observed

5.2.1 Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities

Defective or inadequate street layout is determined by the size and arrangement of transportation infrastructure and supporting facilities. As summarized in **4.2.2.2 “Blight Area”**, the lots in the Study Area are of substantial size that redevelopment efforts would be a challenge for investors lacking significant financial resources. The previous uses of the lots were commercial agriculture: active and abandoned citrus groves. Three (3) of the five (5) lots are over 18 acres in size. To be developed these parcels will require additional steps in the entitlement and planning process (i.e., land use amendment, rezoning, preliminary site planning, subdivision planning, platting, and site development permitting). These additional requisite steps towards development, partly due to the lots’ layout, size and lack of roadway network, increase the cost and time for development to occur and discourage development activity.



The observed defective street layout, parking facilities, roadways and bridges or public transportation facilities within the Study Area satisfy the definition for a condition of “blight.”

5.2.2 Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions

Appreciable increase in real property values is determined through the calculation of taxable value changes for the Study Area in the past five (5) years compared to the changes in taxable value of the City or County within the same period. The calculation of change between certified taxable values during Fiscal Years (FY) 2017 and 2022 indicated an **8.78%**



decrease in the Study Area’s taxable value and a 44.27% increase in the City of Mount Dora’s taxable values. The opposing directions of growth and loss in value speak to the presence of blight within the Study Area.

The observed declining taxable value of real property within the Study Area satisfies the definition for a condition of “blight.”

5.2.3 Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

Lot layouts are classified as faulty if their sizes, adequacy, accessibility from roadways, or usefulness serve as a deterrent to successful redevelopment activity. Size and accessibility are the primary challenges identified within the Study Area lots. As summarized in **5.2.1**, more than half of the lots are greater than 18 acres in size and have extremely limited access from nearby roadways.

The observed faulty lot layout conditions within the Study Area satisfy the definition for a condition of "blight."

5.2.4 Unsanitary or unsafe conditions

Unsanitary or unsafe conditions are conditions related to the site and its improvements that can endanger life. Observed conditions of unsanitary or unsafe conditions within the Northeast FON Study Area are presented, as summarized in **5.1 Conditions of Slum Observed**. The hazardous conditions, creating both slum and blight, are a result of the deterioration of the citrus processing facility building structure and the processing site equipment.

The Study Area has been utilized as an agricultural facility (citrus grove and processing) since 1929. The potential impact of the long-term use of fertilizers, pesticides, herbicides and farm equipment refueling in the Study Area has not been fully examined.

According to Lake County Property Appraiser's Office records the initial equipment barn was built in 1929. The other equipment buildings were built in 1949, 1951, 1968 and 1978. These buildings have far exceeded their useful lifespans and are in a dilapidate state of disrepair. The site is unsecured, the dilapidated structures and conditions pose physical danger to those on the site.

The observed unsanitary or unsafe conditions within the Study Area satisfy the definition for a condition of "blight."

5.2.5 Deterioration of site or other improvements

The deterioration of the site or other improvements is primarily determined by the physical conditions of buildings or site improvements, including their evaluated useful lives. As summarized in **5.2.4**, the citrus processing facility's main building and other site improvements (the accessory equipment buildings) have exceeded their lifespan and physical deterioration is conspicuous from external evaluation.

The observed deterioration of site or other improvements within the Study Area satisfy the definition for a condition of "blight."



5.2.6 Inadequate and outdated building density patterns

The Study Area contains a single cluster of building structures comprising over 9,400 square feet of equipment barns and 720 square feet of office space located on over 80.79 acres. The extremely sparse density pattern was appropriate many years ago during the City's agrarian past and less urbanized history. The development density pattern is outdated in the current period. Development surrounding the Study Area on all sides contains substantial recent residential and commercial projects of significantly higher

development density and intensity.

Adjacent residential development is on an approximately 21-acre tract, which includes 252 apartments located within 14 apartment buildings with over 254,395 square feet of living area. The residential density is approximately 12 dwelling units per acre. There is an additional residential development, phase 2 of

Bristol Lakes Apartments being constructed as of April 2024 adjacent to the Study Area on the southeast corner, with 300 units, see image to the left.



The observed inadequate and outdated building pattern within the Study Area satisfies the definition for a condition of "blight."

6.0 Summary of Study Area Conditions (per Florida Statutes)

The Study Area's existing conditions include examples of "slum" and "blight" as defined by Florida Statutes. A field visit, public records research and analysis of GIS data of the Study Area revealed the following conditions of slum and blight within the CRA expansion Study Area:

Slum Conditions:

- (1) An inadequate provision for ventilation, light, air, sanitation, or open spaces
- (2) The existence of conditions that endanger life or property by fire or other causes

Blight Conditions:

- (1) The predominance of defective or inadequate street layout, parking Facilities, roadways, bridges, or public transportation facilities.
- (2) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of necessities.
- (3) Fault lot layout in relation to size, adequacy, accessibility, or usefulness.
- (4) Unsanitary or unsafe conditions.
- (5) Deterioration of site or other improvements
- (6) Inadequate and outdated building density patterns.

These observed conditions have had the demonstrated and regressive effect of discouraging private sector investment and depressing taxable values in a major commercial area that should have seen increases in value when compared to the City as a whole. This lack of private sector investment, declining taxable values, coupled with other observed conditions of blight has had a deleterious effect on the economic development activity and redevelopment activity within the Study Area. The presence of these conditions within the Study Area qualifies its parcels for inclusion within the Northeast Community Redevelopment Area.

7.0 Conclusion of Determining Tests

The findings of the evaluation of the Study Area satisfy the two tests to determine if an area is qualified for inclusion in a Community Redevelopment Area.

Slum Area Test

The evaluation identified the presence of “slum” conditions that endanger life or property by fire or other causes due to fire and travel safety hazards in the area. These findings satisfy the test to determine a slum area.

Blighted Area Test

The evaluation also identified the presence of six (6) conditions of “blight” as defined by Florida Statutes. These include:

- (1) The predominance of defective or inadequate street layout, parking Facilities, roadways, bridges, or public transportation facilities.
- (2) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of necessities.
- (3) Fault lot layout in relation to size, adequacy, accessibility, or usefulness.
- (4) Unsanitary or unsafe conditions.
- (5) Deterioration of site or other improvements
- (6) Inadequate and outdated building density patterns.

8.0 Legal Description

The following narrative summarizes the parcels contained within the proposed CRA expansion area and their associated legal descriptions. Taken in total, the following narrative comprises all the individual parcels' legal descriptions for the proposed expansion area. Please note that this does not constitute an official survey legal description of the proposed expansion area boundaries as may be prepared by a licensed surveyor but represents a summary of the individual TIF-Contributing participating parcels' legal descriptions as provided by the Lake County Property Appraiser's Office and used verbatim.

Parcel Number	LEGAL DESCRIPTION
201927000300001400	FROM SW COR OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN N 89-43-35 W 178.61 FT, N 02-18-40 E 850 FT, S 89-43-35 E 268.59 FT, N 49-59-25 E 142.41 FT, N 35-45-51 W 328.42 FT, N 54-14-09 E 78.70 FT, N 35-45-51 W 352.84 FT, N 49-59-25 E 387.11 FT TO SW'LY R/W LINE OF US HWY 441, N 40-01-05 W ALONG SAID HWY 125 FT FOR POB, RUN S 49-59-25 W 466.05 FT, S 35-45-51 E 70.33 FT, S 49-59-25 W 37.12 FT, S 60-48-54 W 328.61 FT, S 46-20-30 W 72.53 FT TO N LINE OF SE 1/4 OF SW 1/4, S 89-55-0 W TO SW COR OF NE 1/4 OF SW 1/4, N ALONG SAID W LINE TO NW COR OF NE 1/4 OF SW 1/4, E ALONG SAID N LINE TO A POINT SW'LY R/W LINE OF US HWY 441, SE'LY ALONG SAID SW'LY R/W LINE OF US HWY 441 TO POB--LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-39 WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04-15-18 EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46-20-30 EAST 219.78 FEET, NORTH 60-48-54 EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49-59-27 WEST 256.45 FEET, SOUTH 35-45-51 EAST 70.33 FEET, SOUTH 49-59-25 WEST 37.12 FEET, SOUTH 60-48-54 WEST 328.61 FEET, SOUTH 46-20-30 WEST 72.56 FEET, SOUTH 89-55-00 WEST 181.34 FEET TO THE POINT OF BEGINNING-- ORB 1205 PGS 646 651
201927000200001000	W 1/2 OF NW 1/4 LYING S OF HWY 441--LESS BEG AT W 1/4 COR RUN N 02-55-30 W ALONG W LINE OF NW 1/4 567.89 FT TO S R/W OF US HWY 441, RUN N 87-22-0 E ALONG SAID S R/W LINE 530 FT, THENCE DEPARTING SAID S R/W LINE RUN S 02-55-30 E 312.84 FT, S 87-22-0 W 60 FT, S 02-55-30 E 255.8 FT, S 87-27-30 W 470 FT TO POB--LESS LAKESIDE AT WATERMAN VILLAGE PB 76 PB 30-32--
201927000200005800	SE 1/4 OF NW 1/4 LYING SW'LY OF US HWY 441 ORB 1205 PGS 646 651

201927000300001200	FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 RUN NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-00-00 EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT ST TO THE POINT OF BEGINNING--FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 06-13-21 EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-43-31 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06-12-45 EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05-14-23 WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89-43-36 WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06-12-45 WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89-43-46 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING-- DB 145 PGS 139 141
191927060000L00000	SUNSET HEIGHTS TRACTS L & N PB 3 PG 34

9.0 Matrix of Slum & Blight Conditions

Florida Statute Reference & Definition	Observation of Conditions		
	Observed	Not Observed	Suspected
"Slum Area"			
(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces	X		
(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code		X	
(c) The existence of conditions that endanger life or property by fire or other causes	X		
"Blighted Area"			
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	X		
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions	X		
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X		
(d) Unsanitary or unsafe conditions	X		
(e) Deterioration of site or other improvements	X		
(f) Inadequate and outdated building density patterns	X		
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality			X
(h) Tax or special assessment delinquency exceeding the fair value of the land		X	
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality		X	
(j) Incidence of crime in the area higher than in the remainder of the county or municipality		X	
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality		X	

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality	X
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area	X
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity	X
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized	X

City of Mount Dora
Northeast Community Redevelopment
Agency Redevelopment Plan of 2024



(Mount Dora Community Resource & Recreation Centering Renderings)

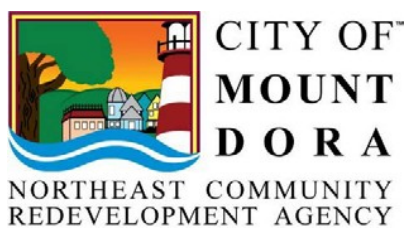


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Executive Summary

This Northeast Community Redevelopment Agency (CRA) Redevelopment Plan will serve as a road map and provide guidance for implementation of redevelopment strategies in the Northeast CRA area. These redevelopment strategies are about driving revitalization by improving economic conditions and quality of life. Every community has a different investment threshold based on the influence of the five key economic development drivers Land, Labor, Markets, Capital, and Regulation.

A market study of the Northeast CRA area was completed and an analysis of demographics, existing businesses, potential for new businesses, recreational facilities, and consumer trends were highlighted. Recommendations and implementation strategies were determined to enhance the community's brand and events. Stakeholder input was collected through online surveys, one-on-one meetings, and multiple public workshops. Throughout the public input process, Northeast CRA residents expressed the need for neighborhood improvements to housing, infrastructure, and recreational assets. These neighborhood improvements align with the Northeast CRA Advisory Boards priority areas of affordable housing, stormwater upgrades, and new community recreation center.

The Northeast CRA Plan provides recommended strategies and initiatives to revitalize the area, provide for business retention and expansion, and market the uniqueness of the Mount Dora Northeast area. The goal of the revitalization is to bring a new and improved dimension of the quality of life offered by the area, which directly influences new development and jobs in the area.

As part of this plan, RMA evaluated potential funding sources besides TIF, such as public private partnerships and other sources, which are included in the plan. Additionally, the potential impacts of future redevelopment on the residential neighborhoods in the redevelopment areas is discussed. These include relocation of displaced businesses and residents, traffic circulation, the availability of community facilities and services, and the effect on schools.

Plan Approach

The redevelopment goals for this plan, which are intended to reduce and eliminate the blight conditions that exist in the redevelopment area, is organized in five sections to drive the increment revenue necessary for plan implementation.

Economic Development

- Goal #1: Establish a multi-purpose Community/Recreation Center in the Northeast CRA
- Goal #2: Incorporate job training events as critical components of Economic Development
- Goal #3: Reposition the Northeast CRA market through branding, marketing, and wayfinding initiatives to recruit targeted uses/industries, retain businesses and improve quality of life
- Goal #4: Create workforce programs, job training programs, and partner with local Northeast CRA businesses to establish job training program for Northeast CRA residents
- Goal #5: Create a thriving Grandview Business District through public-private partnerships to encourage quality retail, restaurant, housing, and community facilities

Connectivity

- Goal #1: Improve pedestrian and bicyclist connectivity
- Goal #2: Enhance existing school, park, and trail connectivity
- Goal #3: Incorporate traffic management elements for pedestrian safety
- Goal #4: Improve transit amenities and connectivity along bus route
- Goal #5: Incorporate the Mount Dora Trails Master Plan

Infrastructure

- Goal #1: Coordinate roadway, sidewalk, landscaping, infrastructure, open space and community enhancement improvements
- Goal #2: Stormwater Improvements

Neighborhoods

- Goal #1: Work with the private sector to create a “healthy mix” of affordable, workforce, and market rate housing
- Goal #2: Work with local, state, and federal entities and their affordable housing partners to encourage development of affordable and workforce housing
- Goal #3: Create Life Safety program for owner-occupied housing
- Goal #4: Partner with non-profit organization that offers first time home buyer education
- Goal #5: Increase Northeast Community Policing efforts

Redevelopment Support

- Goal #1: Encourage and support redevelopment-friendly land use regulations in the CRA
- Goal #2: Use powers of borrowing and land acquisition & disposition to further redevelopment goals and initiatives
- Goal #3: Provide economic incentives and other support for projects that further redevelopment goals and initiatives
- Goal #4: Identify and pursue resources for successful implementation of CRA plan initiatives

Opportunity

There are specific catalytic projects and programming the Northeast Community Redevelopment Agency can collaborate on and support to reposition the area for investment and revitalization.

1. **Dora Landings:** Dora Landings is a market rate residential development with 129 homes. This project is noteworthy given the number of new residents it will bring to the Northeast CRA area. Its proximity to the Grandview Business District and neighborhood recreational parks and facilities enhance the quality of life. The proximity to downtown Mount Dora shopping, dining, and employment is another important quality of life factor.
2. **Strategic Sites:** The Northeast CRA should work with key property owners to facilitate investment and redevelopment or expansion of their properties. Certain parcels may require rezoning to allow new use, higher density, or a mix of uses.

3. **Public Private Partnerships (P3):** The most significant and immediate opportunity to influence economic development activities within the Northeast CRA is to partner with existing land owners and developers. Developers have already identified opportunity for residential development in the Northeast CRA. Having families with increasing incomes will support new commercial development. As the neighborhood expands there is an opportunity to utilize city owned land in partnership with private land owners.
4. **Image and Identity:** The CRA should immediately embark on an effort to reposition the Northeast CRA area's image in the minds of customers and potential investors. This effort should capitalize on location and the assets (such as food) that are identified in this plan with a focus on business attraction, retention and expansion. This effort should work in partnership and be consistent with other regional efforts while also maintaining a unique Northeast CRA brand. The Northeast CRA has already began branding the historic Grandview business district with a pole banner campaign that highlights residents and business owners.
5. **Transit Oriented Development:** The Northeast CRA should prioritize on low scale medium density Transit Oriented Development (TOD) in the corridor, especially at the locations along N Grandview St, N Highland St, Limit Ave (becomes Wolf Branch Rd east of US Highway 441), and US Highway 441 that have opportunity for development and which connect to Downtown Mount Dora (south along N Grandview St and N Highland St, and north to Limit Ave), Tavares (west along Limit Ave and east to US Highway 441), Sorrento (east along Limit Ave), and Orlando (south along US Highway 441).
6. **Wolf Branch Innovation District:** The Northeast CRA has an opportunity to capitalize on the development of the Wolf Branch Innovation District. With a new student population in Lake-Sumter State College, new businesses, and multifamily units entering the market will all positively influence regional economic growth. The completion of the Wolf Branch Innovation District will positively affect the regional Lake County market demand. In the Northeast CRA, Dora Landings will provide new housing opportunities and increase density. Partnerships are a critical piece of implementing this plan. This includes partnerships with the local stakeholders and destinations as well as with surrounding and nearby attractions and other organizations. The Northeast CRA should create strong partnerships with potential high employers coming to the Wolf Branch Innovation District and Lake-Sumter State College.
7. **Implementation:** The Northeast CRA should prioritize acquiring the resources that will enable implementation of this plan and provide the Northeast CRA with the ability to respond to opportunities as they arise.

8. **Grandview Business District:** Retail and restaurant market potential will be driven by branding of the Grandview Business District and realization of residential market potential. Residential development can drive the need for new office space, especially to serve locally generated employment and entrepreneurship. How a place looks and feels sends a strong message and first impression to potential investors whether they are new residents, businesses, entrepreneurs, real estate brokers or anyone else looking to become a stakeholder in the area.
9. **Community Identity:** Targeted wayfinding and signage programs are also important factors when creating a sense of place. Wayfinding should be easy to read and should highlight all the major destinations that a visitor to Northeast CRA might want to find. This signage approach also includes attractive gateway signs that are consistent with the brand identity of the area as well as external signage which targets and direct people to the assets and destinations in the district.

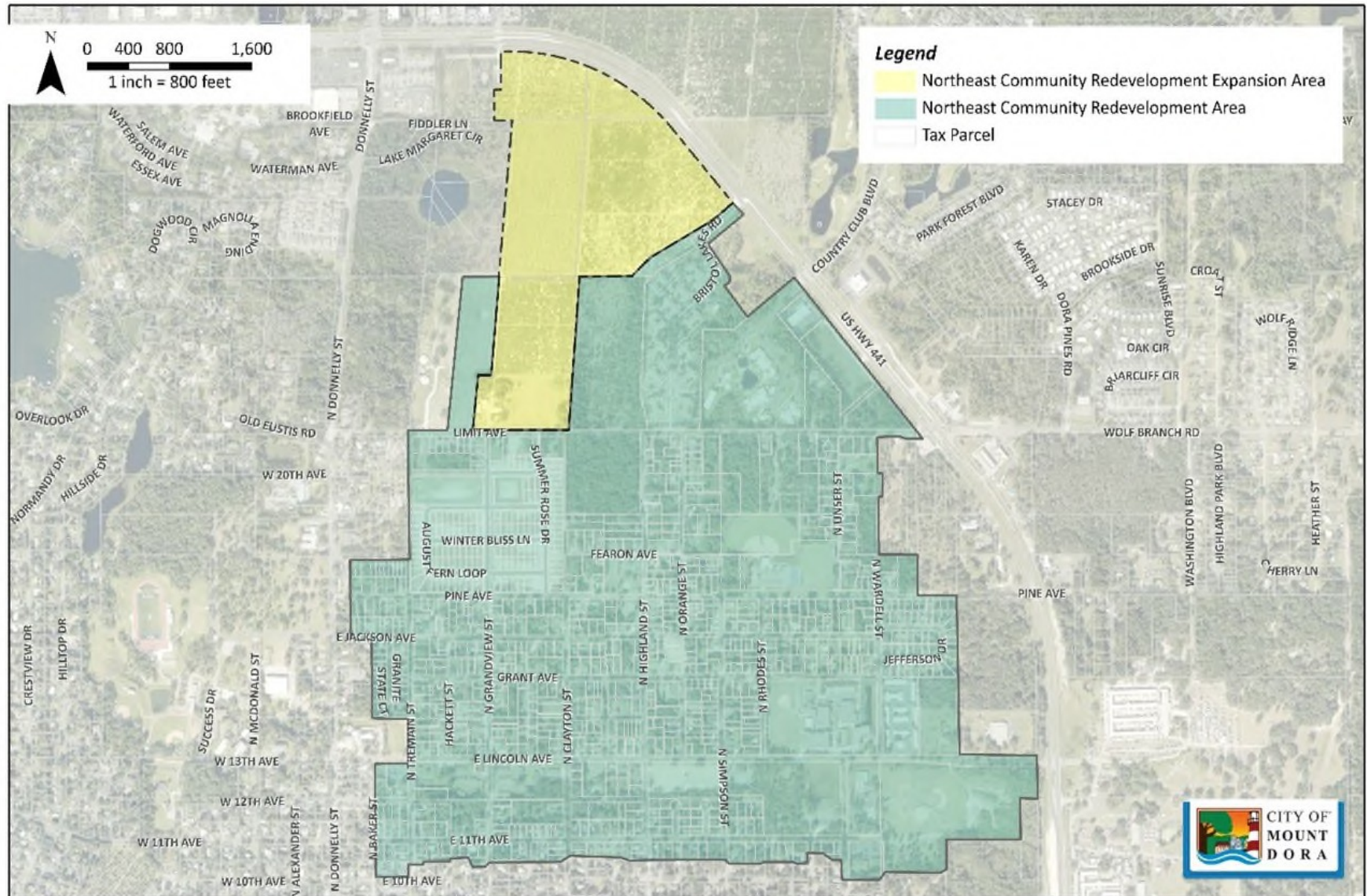
Conclusion

Successful redevelopment is accomplished through the generation of Tax Increment Revenue, which is then reinvested into the area through the implementation of the Redevelopment Plan. The Redevelopment Plan should identify initiatives that will foster economic development which drives the growth of Tax Increment Revenue. This plan outlines objectives and provides implementation steps that will drive successful redevelopment and generation of increment revenue. Additionally, it identifies resources that are knowledge based, relationship based, and financial, which are important elements of successful implementation. Finally, it also includes a discussion on exit strategies and measures, so that the Northeast CRA can track progress toward the redevelopment goals.

Amendment to CRA Plan

The Northeast CRA established on August 15, 1989 by Resolution 89-19 is amending the CRA Plan and amends the boundary of the Agency. This amendment to the Plan is allowed in FS 163, and was adopted by the City Council on _____, by Ordinance 2024-07. The maximum life of the redevelopment agency will end at the 60 year mark as defined by State Statutes, which will mean the Northeast CRA shall sunset on August 15, 2049.

Northeast CRA MAP





City of Mount Dora Northeast CRA Map Prepared by: RMA I Mac Designed by: Camilo Lopez 08.07.18

The purpose of the Northeast CRA Development Opportunities Map is to highlight large development opportunities within the Northeast CRA boundary. There are many vacant residential properties, followed by vacant commercial, and vacant institutional. The Northeast CRA can look at these sites and sculpt its physical outcome into cohesive developments that will enhance the urban fabric, community identity, City, and private sector.



The purpose of the Northeast CRA Focus Area Vacancy and Opportunity Map is to highlight the number of potential developable land around Grandview St. There is an opportunity to assemble parcels along Grandview between Florida Ave and Grant Ave and develop medium density residential units (townhouses), live/work spaces, and neighborhood commercial. In addition, there is a possibility to provide an easement/ ROW east-west access from Clayton St to Grandview St connecting to Florida Ave, this could take form of a shared-street pedestrian priority passageway with boutique local shops and restaurants facing it.



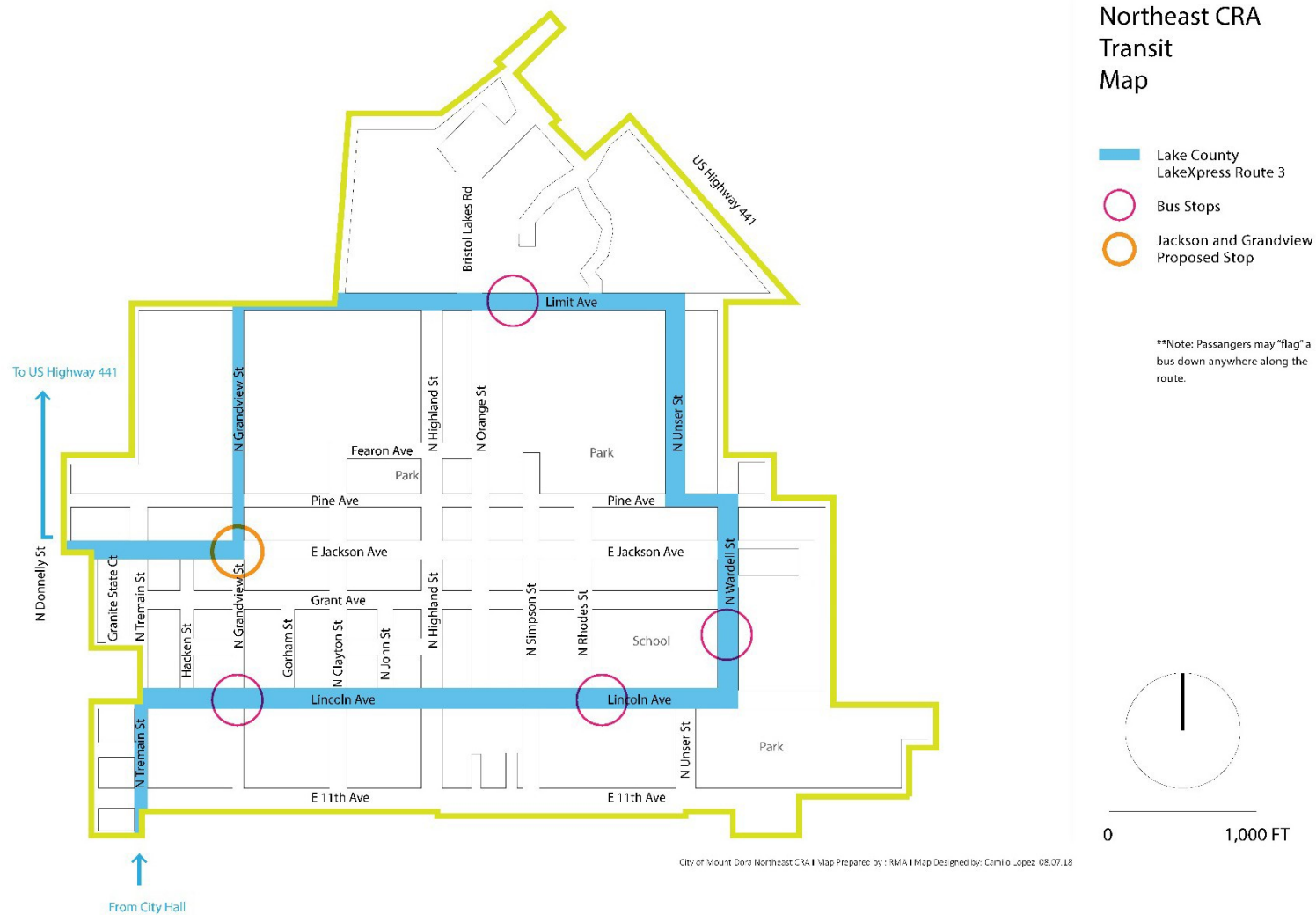
The purpose of the Northeast CRA Streets Hierarchy Map is to highlight and prioritize pedestrian, bicycle, vehicular, and transit circulation and mobility. It is intended that Northeast CRA puts special attention to the north-south and east-west connections in terms of improving sidewalks, tree canopy coverages, street furnishings, bicycle lanes, traffic calming techniques, wayfinding elements, and unique community identity. Primary east-west connections play a crucial role in connecting the adjacent residential neighborhoods to parks and schools, therefore these streets shall incorporate elements of safe routes to school programs. Primary north-south connections connect the Northeast CRA to Downtown Mount Dora via Grandview Ave and Highland St, therefore providing alternative mobility options, such as wider sidewalks and bicycle lanes is important. Secondary connections will require more of a residential neighborhood character street with less infrastructure needed, however it shall feel safe for the pedestrian and bicyclists, such as, a shared-use street strategy.



The purpose of the Northeast CRA Multi-Use Path Map is to highlight the connection between the Lincoln Avenue Trail and Tremain Street Greenway and how they fit into context. The multi-use trails planned by the City will connected residents to the Lincoln Avenue Park/ Recreation Center, Mount Dora Middle School, Grandview St, and Tremain Street Greenway all the way to Downtown Mount Dora. These two roads shall provide adequate pedestrian and bicycle infrastructure.



The purpose of the Northeast CRA Parks and Schools Map is to highlight the location, quantity, and proximity of public facilities within the district. It is important for quality of life purposes and to improve its connectivity. Streets leading to schools and parks should be improved and payed special attention to.



The purpose of the Northeast CRA Transit Map is to highlight Lake County Lake press Route 3 circulation throughout the district. The Northeast CRA should pay special attention to the streets and improve bus stop amenities to incentivize ridership. It is recommended that this route adds a new bus stop at the intersection of N Grandview St and E Jackson Ave, since a new development is projected to take place there (Dora Landings) and its direct connection to Grandview Business District.

Pursuant to the adopted Northeast CRA Redevelopment Plan of 2010 the following has been completed by the Northeast CRA:

Section 2.1 Housing

- Established Northeast CRA Development/Building Fee Reimbursement Program

Section 2.2 Pedestrian Movement

- Sidewalk improvements completed in front of schools

Section 2.3 Multi-Use Trails

- Improvements completed to Lincoln Multi-use Trail

Section 2.4 Community Policing

- Community Relations Officer assigned specifically to the Northeast community

Section 2.5 Property Redevelopment

- Partnered with non-profit agencies such as Homes In Partnerships and Habitat for Humanity to make improvements to single-family owner-occupied low-income homes
 - o 51 applications reviewed for Weatherization
 - o 13 residential projects completed

Section 2.6 Community Centers

- Exterior and Interior improvements to the Martin Luther King (MLK) Center

Section 2.7 Beautification and Enhanced Maintenance

- Park and Streetscape improvements to the Grandview commercial area
- Organized and executed Semi-Annual Beautification Day

Section 2.8 Promotional Activities for Economic Development

- Organized and executed Juneteenth Festival
- Organized and executed Film Series
- Implemented Community Pride Banner campaign
- Adopted Northeast CRA Grandview Business District Analysis

Section 2.9 Administration

- Additional City staff allocated to the Northeast CRA

Section 2.10 Stormwater and Drainage

- Awarded Community Development Block Grant (CDBG) program to fund stormwater and drainage improvements in the community

Land

The Northeast CRA area is generally bounded by Limit Ave on the north, E 11th Ave on the south, Baker and Tremain St on the west, and approaches US Highway 441 on the east. The total land area is 469 acres. An areas commercial real estate market is typically comprised of office, retail, industrial, and multifamily inventory. These four major real estate sectors provide a high-level overview of the existing commercial market and sector potential. In the Northeast CRA there is a limited amount of existing commercial real estate. The most prevalent sector within the Northeast CRA community is multifamily. The resurgence of the Grandview Business District is vital to the growth of commercial real estate in the community. According to Costar Group, a real estate information and marketing provider, there are two vacant commercial opportunity sites for sale within the CRA. These two sites are a combined 7.3 acres zoned commercial and adjacent to the Hampton Inn on US-441 Highway south to Limit Avenue. Currently in the Northeast CRA there is one proposed single-family development. The residential development Dora Landings is expected to bring 129 homes to the community.

Labor

The Northeast CRA features a diverse workforce with majority of residents working within the Services Industry (49.3% of residents), Retail (14.3%), and Construction (13.1%). According to Environmental Systems Research Institute (ESRI) estimates, the Northeast CRA features a workforce of approximately 889. The Northeast area of Mount Dora is primarily made up of residential properties and is not a major employment area, however, regionally recognized businesses such as Acme Bar-B-Que, and Hampton Inn call the area home. The top employment industries in the CRA are Education/Healthcare (21.5% of all available jobs), Arts/Accommodation/Food & Beverage (19.7%), Retail (18.4%) and Public Administration (13%). There are approximately 476 employees working within the Northeast CRA.

Capital

In 2017, the Northeast CRA realized \$363,150 in total revenues, up from \$359,650 in 2016. The development of Dora Landing, 129 single family homes with wastewater and recreation areas near, will significantly enhance revenues for the CRA. The Northeast CRA offers various incentive programs that aim to enhance redevelopment efforts. The *Development/Building Fee Reimbursement Program* assists non-profit agencies in constructing affordable single-family, owner-occupied homes by offering up to \$25,000 per home is available for reimbursement of building, impact and other related fees. The *Weatherization Assistance Program (WAP)* is a partnership with the Lake Community Action Agency (LCAA) that seeks to make improvements to single-family, owner occupied low-income homes by offering funding to increase energy efficiency. The funding provided by Lake County Action Agency to achieve energy efficiency is capped at \$7,000 per home while The Northeast Redevelopment Agency covers an additional \$10,000 in qualifying repairs. In November of 2016, the Northeast CRA was awarded a \$750,000 Community Development Block Grant (CDBG) to assist with stormwater/infrastructure needs and the elimination of slum and blight.

Markets

According to ESRI estimates, the population in the Northeast CRA is just under 2,000 residents. Since 2016, Median Household Income levels (\$41,967) have risen to 5.2%, Per Capita Income (\$21,080) has risen to 5.1%, and Median Housing Value (\$117,453) have risen to 8.3%. Residential housing vacancies have dropped from 18.4% to 17.9% during the same time period. A challenge for the Northeast CRA area remains education levels, as the percentage of residents that lack a high school diploma or equivalent education attainment in the Northeast CRA (21.7%) is far higher than the Mount Dora citywide rate of 11.1%.

Regulation

Cities must provide a professional response with an expedited solution when looking to attract new investment to an area. A City can be proactive by providing predictable built scenarios that achieve the community's goals and aspirations, benefits private investors, and moves the initial stages along faster. Infill development in the CRA can help raise the tax base and surrounding property values. However, private developers cannot generate adequate returns on investment to justify the investment risk if the barriers for entry include prohibitive regulations requiring additional time and money. The regulatory staff must continue to work to encourage growth and facilitate development of the Northeast CRA area and fight any perception of non-responsiveness. In an attempt to address top resident and business owner concerns such as stormwater/drainage, lighting, and code enforcement the Northeast board has funded additional City staff. Northeast CRA staff has started Phase 1 improvements to current stormwater and drainage, changed mercury lights to LED lights, and implemented an online system where residents can report service issues in the community.

Section 2.0 Objectives and Implementation

2.1 Economic Development

Economic development is building wealth in a community, encouraging economic growth, and improving quality of life. Several economic development initiatives are needed to eliminate conditions of blight within the Northeast CRA. Events, Branding, Public-Private Partnerships, Property Redevelopment, Job Training, and a local Community/Recreation Center will serve as economic drivers in the community. New investment in the Northeast CRA is needed to enhance quality of life for residents and increase the commercial tax base.

2.1.1 Branding

Objective: Create an area tagline that represents the Northeast community. Brand and market all events held in the CRA area as Northeast CRA events. Build on the action words (Savory, Cultural, Connected, and Timeless) used in the Grandview Business District place-making banner program.

Implementation: The Northeast CRA may use funds to develop collateral that promotes the Northeast CRA businesses, events, parks, historic landmarks, and facilities.

2.1.2 Community/Recreation Center

Objective: To address the need for a community/recreation center in the Northeast CRA. The community center should provide a gathering place for residents of all ages to partake in recreational activities. Community center use should include a computer lab, commercial kitchen, recreation courts, and space for educational classes.

Implementation: The community center project can be accomplished through public-private partnerships and funding from the Northeast CRA. All funding should assist in the design, construction, and operation of the community center.

2.1.3 Property Redevelopment and Public-Private Partnerships(P3s)

Public Private Partnerships (P3s) are one of the most common ways that local governments participate in the real estate market to provide that catalytic effect. Public participation during revitalization efforts improves the investment profile and feasibility of projects that can improve market conditions and improve quality of life by enhancing convenience. There are many types of public private partnerships, but they are essentially opportunities for the public and private sectors to work together to provide a public service or benefit. These partnerships involve both real estate transactions, as well as the development of the project with private and public components and an ongoing operating agreement. Public Private Partnerships are key. Without a private developer partner the city would not be able to provide the public benefits that a project brings to the area, especially the positive impact on revitalization.

There are several benefits for a city to participate in a P3. A city can access new sources of capital that are available immediately. Since the private sector needs to realize a return on investment, project completion is usually expedited compared to a publicly managed project. A P3 leverages private expertise and it transfers risk to the party that's best suited to deal with that risk. Also, a P3 allows a city to promote economic development and revitalization through private sector investment opportunities that are catalysts for additional economic development and investment.

Objective: Work with the private sector to identify and create public/private partnerships for commercial, residential, cultural, mixed-use, and aesthetics projects to realize redevelopment goals and increase the tax base to fund neighborhood improvements.

Implementation: The Northeast CRA is authorized to enter into public-private partnerships for community benefit and could explore projects such as a community center, parking structures, mixed use developments, commercial developments, or other developments that fulfill the mission of the CRA.

2.1.4 Workforce and Job Training Programs

Objective: Provide opportunities for workforce and employment by creating an environment that promotes the development of skills and education of residents. Stimulate new business activity, cultivate entrepreneurs of the future, attract new industry to the area, and create jobs, particularly for those residing in the redevelopment area and in the city.

Implementation: Partner with workforce agencies to work with area businesses, and other private and public agencies, assist residents in finding jobs, especially through job fairs. Create partnerships with local businesses, educational, and vocational institutions to train residents of the Northeast CRA for jobs in the City.

2.1.5 Disaster Assistance Programs

Objective: From time to time, a public emergency or disaster may cause severe, temporary economic disruption to the redevelopment area such that slum and blight are likely to arise unless government intervenes. In the case of such an emergency, the CRA may establish an Emergency Business Assistance Program when it determines business assistance is necessary to help protect its redevelopment objectives, to protect its investment into capital improvements such as community policing, quality of life, economic diversity, and public infrastructure CRA enhancements, and to help alleviate the danger of slum and blight spreading within the redevelopment area. The scope and form of the business assistance provided will depend on the available resources as well as the character of the emergency.

Implementation: The CRA may provide business assistance in any form allowable under the Redevelopment Act and general law, including but not limited to:

- Providing businesses with consulting services in applying for other forms of government assistance, such as stimulus funds or disaster loans.
- Direct monetary relief in the form of bridge loans or payments.
- Targeted purchasing of redevelopment services.
- Expedited spending on other redevelopment objectives, such as storefront rehabilitation. The Program may include eligibility criteria to ensure that the assistance goes to otherwise- resilient businesses which are in danger of closing due to the emergency. The criteria shall include the following requirements in addition to any other criteria the CRA determines to be necessary or desirable:
 - Physical presence in the redevelopment area.
 - Demonstrated financial viability absent the emergency.
 - Demonstrated need caused by the emergency. The CRA may attach conditions to the business assistance as necessary or desirable to ensure the assistance is used for its intended public purpose, such as:
 - A requirement that the recipient spend any business assistance funds only on locations within the redevelopment area.
 - A temporary prohibition against shareholder dividends.
 - A requirement that the business remain open and/or maintain certain staffing levels for a period of time.
 - Recordkeeping requirements regarding the use of any funding.
 - A requirement of a personal guarantee from a chief executive or owner of the business.
 - When appropriate, a requirement to provide in-kind services to the CRA for other redevelopment efforts.
 - In the case of assistance in the form of loans, partial forgiveness of the loans in the case that the business successfully performs the requirements above.

2.2 Connectivity

The ability to connect people to places through various modes of travel help to create diverse, vibrant and healthy communities. A comprehensive transportation network system connects people whether they are pedestrians, bicyclist, drivers, public transit riders or any combination of these travel methods. The Northeast CRA area has a very walkable community grid. Important destinations such as neighborhood centers require good connectivity to attract people to support businesses as well as to help meet daily needs. A well balance transportation network helps reduce the reliance of automobile trips, lessoning the need to drive and alleviate traffic congestion, while strengthening community ties.

2.2.1 Mobility and Transit

Objective: To address the presence of inadequate pedestrian improvements, create a network of safe and attractive sidewalks and other pedestrian and bicycle ways throughout the Northeast CRA. Coordinate with any new development to provide adequate pedestrian and bicycleconnectivity.

Implementation: Improvements may be accomplished by the Northeast CRA providing funding for the needs assessment, design, construction, permitting, and other related activities associated with the improvements. Improvements includestormwater, drainage, sidewalks, lighting, landscaping, signage, paving and restriping, and other associated appurtenances.

Public right-of-ways within the Northeast CRA district may be evaluated to determine the need for improvements and redesigned to meet design guidelines. Upon completion of needs assessment and preliminary engineering, areas and blocks can be prioritized and budgeted for construction.



Figure 1:Pinellas County Trail Loop improves pedestrian and bicycle mobility



Figure 2: Pinellas County Trail Loop improves children's mobility to schools and parks

Objective: To address and improve connectivity to and from schools, parks, and trails within the Northeast CRA. Provide adequate pathways for pedestrians, bicyclists, drivers, and transit riders. Create a safe route to schools program that will provide a safe walking and bicycling environment for children to schools.

Implementation: Improvements of these pathways will follow design guidelines that increase sidewalk widths, improve crosswalk safety), enhance lighting and wayfinding, designate bicycle lanes, provide shade trees, and allow for aesthetic other enhancements. The Northeast CRA may provide funding for the needs assessment, design, construction, permitting, and other related activities associated with the improvements.

Objective: To incorporate traffic calming elements throughout the Northeast CRA that provide a safer and more pleasant environment for pedestrians. Continue the existing brick paver design found at the Grandview St and Lincoln Ave intersection throughout the Northeast CRA. Identify additional areas of traffic calming needs within the Northeast CRA and the appropriate technique based on street context.

Implementation: Improvements may be accomplished by the Northeast CRA providing funding for the needs assessment, design, construction, permitting, and other related activities associated with the improvements; these include speed bumps and humps, signage, pavement markers traffic circles, roundabouts, speed table (midblock), raised pedestrian crossings, raised intersection table, bulb-out extensions, bollards, pedestrian markings, crosswalk striping, painted intersections and other.



Figure 3: Grandview St and Lincoln Ave intersection

Objective: To increase transit ridership throughout the Northeast CRA. Develop bus stop standards for residential neighborhoods.

Implementation: Improvements may be accomplished by the Northeast CRA requesting funding from Department of Transportation (DOT) and other sources for the needs assessment, design, construction, permitting, and other related activities associated with the improvements; these include shelter, lighting, bench, trash can, bicycle racks, and route maps.



Figure 4: Lake County LakeXpress Public Transit System

2.2.2 Multi-Use Trails

Objective: To improve inadequate traffic facilities, trails and facilities as designated in the *Mount Dora Trails Master Plan*. To incorporate design standards set on *Mount Dora Trails Master Plan* within the Northeast CRA.

Implementation: Trail improvements may be completed by the Northeast CRA funding for or reimbursing the City for the design, construction, permitting, and other related activities associated with the trail improvements that are within the Northeast CRA district and designated in the *Mount Dora Trails Master Plan*.

The Northeast section of the Tremain Street Greenway has been completed. Additional trails and related facility improvements include, but are not limited to, the Lincoln Avenue Trail, and N Clayton St, Pine Ave, N Wardell St, N Usher St and E 11th Ave bicycle and pedestrian enhancements. Trail construction may require the purchase of private property and coordination with new development.



Figure 5:Tremain Street Greenway in Mount Dora

2.3 Infrastructure

It is important to coordinate all Northeast CRA, City, County, State & federally-funded infrastructure improvements. During the improvement process the Northeast CRA should push for best practice systems, resources, and providers. The Northeast CRA should continue moving forward with the upgrades to community stormwater and drainage systems. This improvement project will alleviate residential flooding and provide better systems that can support additional development projects.

2.3.1 Stormwater and Drainage

Objective: To address the condition of inadequate stormwater and drainage infrastructure within the Mount Dora Northeast Community Redevelopment Area, the Northeast CRA may take action to improve stormwater and drainage infrastructure, design and construct improvements, and coordinate with the City to achieve these goals. The Northeast CRA shall identify critical flood areas within the Northeast CRA and prioritize improvements. Stormwater and drainage infrastructure within the Northeast CRA shall accommodate capacity to allow incremental growth.

Implementation: Stormwater and drainage improvements may be accomplished by the Northeast CRA providing funding or reimbursing the City for needs assessment, planning and design, engineering and construction, permitting, and other related activities associated with the improvements. CDBG and other grants may be sought to provide funding. [*Amendment Ord # 2016-18 Adopted on 5/17/2016*].

2.4 Neighborhoods

The Northeast neighborhood is comprised of single family and multifamily residential areas that are connected through walkable street grids. Housing improvements are needed for existing housing stock and a variety of new housing product needs to be delivered in the Northeast CRA. Additional housing in a market creates diversity in housing types and attract new residents to the area. When building stronger neighborhoods, Community Policing is a crucial element. Within the Northeast CRA community relations personnel keep the neighborhood safe and gives law enforcement the opportunity to interact with the residents they protect and serve. As a way to enhance pride within a community it is important to reduce blighted areas through beautification efforts in public spaces, routine maintenance of streetscapes, and enhancements to the built environment.

2.4.1 Housing

Objective: To address the need for affordable housing for low and moderate-income residents, the Northeast CRA can encourage the construction of new housing and rehabilitation of existing housing. Create a healthy mix for housing and income options that improves quality of life.

Implementation: Affordable housing can be promoted by the Northeast CRA developing, administering, and funding incentive programs for affordable housing providers and/or property owners. The Northeast CRA will collaborate with other organizations through their established programs, including providing grants, loans, or in-kind services.



Figure 6: Affordable housing Cottages at Oak Park in Ocean Springs Mississippi

- Objective: To address the need to improve deteriorating housing conditions and to improve the energy efficiency of housing, the Northeast CRA can encourage improvements to housing, including repairs for code violations, weatherization, façade renovations and painting, front yard landscaping, shade trees/ canopies that would lower A/C usage, solar panels and other energy efficiency improvements.
- Implementation: Housing improvements can be facilitated by the Northeast CRA developing, administering, and funding incentive programs for affordable housing providers and/or property owners. The Northeast CRA will collaborate with other organizations through their established programs, including providing grants, loans, or in-kind services. The Northeast CRA shall assist affordable housing providers and/or property owners with information on different improvements and programs.
- Objective: To facilitate in home renovations for owner occupied units and to improve building conditions within the Northeast CRA. The Northeast CRA can encourage improvements to owner occupied homes, including façade renovations and painting, front yard landscaping, shade trees/ canopies that would lower A/C usage, solar panels, roofing, A/C, heat electric and plumbing repairs and other appurtenances.
- Implementation: Home renovations for owner occupied units can be facilitated by the Northeast CRA developing, administering, and funding incentive programs for property owners. The Northeast CRA will collaborate with other organizations through their established programs, including providing grants, loans, or in-kind services. The Northeast CRA shall assist property owners with information on different improvements and programs.

2.4.2 Community Policing

Objective: The incidence of crime in the Northeast CRA can be reduced through the visual presence of a neighborhood ambassador program in addition to the established neighborhood watch group. The ambassador program should enhance community pride, beautification, and communication between residents, the city, law enforcement, and local businesses. The neighborhood watch group should keep a careful watch for possible undesirable activities in the Northeast CRA, assist in vigilance of children going and coming from school and the elderly.

Implementation: The neighborhood ambassador program and neighborhood watch group can be funded through the Northeast CRA providing funds for costs associated with program operations, community relationship building events between residents and law enforcement, community resource officer social program training and staffing.

2.4.3 Beautification and Enhanced Maintenance

- Objective: To address and prevent visual blight in open public areas and rights-of-way, the Northeast CRA should keep the improvements it has installed, including landscapes and streetscapes in good condition as part of carrying out its redevelopment duties. The Northeast CRA shall undertake routinely observational tours and identify any concerns with street lighting, vegetation and landscape, paving, asphalt demarcations, signage, benches, identity banners, sidewalks, storefronts, building frontages, crosswalks and other beautification elements. The Northeast CRA shall enable community groups to care for and maintain these types of public amenities.
- Implementation: The elimination and prevention of visual blights in open public areas and rights-of-way, will be accomplished by the Northeast CRA funding a maintenance and beautification program. The program may include funding for staff, equipment, and materials. The tasks and activities in the program are those not assigned or regularly completed as part of routine City operations.
- Objective: To promote public way finding signage and public art as a way to beautify and enhance the public realm, while creating community engagement, civic ownership and building a stronger community within the Northeast CRA. Activities and elements of a way-finding signage and public arts program may include; gateway signs, neighborhood signs, public building, parks and facility signs, directional signs, parking signs, neighborhood walker's guide, murals, painted crosswalks and intersections, painted utility boxes, fence disguising, and public sculptures.
- Implementation: The promotion and improvement of public way-finding signage will be accomplished by the Northeast CRA funding a maintenance and beautification program. The program may include funding for staff, equipment, and materials. The tasks and activities in the program are those not assigned or regularly completed as part of routine City operations.

2.5 Redevelopment Support

The vision of elected officials and city staff is important for the private sector to understand. Both public and private sector vision is important and should align to spur redevelopment in an area. Updated land development regulations and an investor friendly environment is important for growth. It is also imperative that the city is responsive to potential investors, provide good customer service and share up to date information regarding the city.

2.5.1 Administration

Objective: Encourage and support sound and redevelopment-friendly Land Development Regulations within the Northeast CRA.

Implementation: Encourage and support Land Uses, Zoning, and Building Codes that encourage future redevelopment, such as Mixed-Use Land Use zoning, Transit Oriented Land Use and Zoning, Density Variances and Bonuses to create higher densities and encourage the private sector to provide public area enhancements and benefits, Inclusionary Zoning and Linkage Fees, Streamlined Building Codes and other Regulations.

Objective: Provide Economic Incentives and other support to projects that further CRA Redevelopment Goals & Initiatives.

Implementation: Provide funding for and create infrastructure to support Redevelopment Goals, Initiatives, and projects. Provide funding to offset Impact Fees for Targeted Retailers and Industries. Provide direct incentives for development of projects to realize other Redevelopment Goals or to increase Increment Revenue. Public Works program investments help facilitate the transition of communities from being distressed to becoming competitive by developing key public infrastructure, such as technology-based facilities that utilize distance learning networks, smart rooms, and smart buildings; multitenant manufacturing and other facilities; business and industrial parks with fiber optic cable; and telecommunications and development facilities. In addition, Economic Development Administration (EDA) invests in traditional public works projects, including water and sewer systems improvements, industrial parks, business incubator facilities, expansion of port and harbor facilities, skill-training facilities, and brownfields redevelopment.

Objective: Identify and pursue resources for successful implementation of the initiatives in this plan.

Implementation: Technical skills change over time and the CRA Board must ensure that the proper resources are in place for successful implementation. The CRA should focus on market positioning, business assistance, real/perceived safety, and attracting private investment in the near term. Additionally, the CRA should implement a grant strategy to pursue additional funding to support implementation of CRA initiatives.

Section 3.0 Summary of Redevelopment Activities

The redevelopment activities contained in Section 2.0 of this Redevelopment Plan on which Northeast CRA funds can be expended are summarized below.

Economic Development

- Building a Community Center with indoor recreation courts, computer lab, classrooms, and kitchen
- Community Center programming for all ages
- Attract private investment for low and medium density residential and neighborhood commercial uses
- Promote and position Northeast CRA as a tranquil living neighborhood to raise a family, while having the potential of working in proximity to Wolf Branch Innovation District, Downtown Mount Dora, and Downtown Orlando located at 45 minutes transit ride.
- Identify opportunity sites, provide development scenarios (with private investment benefits), and promote
- Identify opportunity sites for potential neighborhood commercial use, development scenario, and promote
- Enhance and promote parks and schools as quality of life elements to attract future residents

Connectivity

- Expand and complete Tremain Street Greenway and Trail, and connect to Lincoln Ave and Pine Ave (going east-west), then connect to N Grandview St and N Highland St (going north-south)
- Enhance the connectivity and accessibility to Cauley Lott Park, Lillie Park, and Frank Brown Sports Complex
- Enhance sidewalks and prioritize in completing continuous sidewalk networks
- Provide Trail/ Shared-Use Path enhancements connecting neighborhood schools, parks, recreation facilities, and businesses
- Provide streetscape amenities, such as, furnishings (seating, shelters) along Lake County LakeXpress Route 3
- Enhanced landscaping (provide shade trees) along main streets
- Create bicycle amenities, such as, parking rest areas (parking racks, water fountains, shade trees, shelter) at parks, schools, bus shelters, and at neighborhood commercial areas
- Create bicycle share program that connects to Downtown Mount Dora and the future Wolf Branch Innovation District
- Increase mass transit and connectivity
- Design enhancements to existing and new bus stops (shelter, lighting, seat, trash can, bicycle racks, route maps)
- Traffic calming devices such as raised crosswalks, painted intersections, painted cross walks, pedestrian signage, and speed bumps as needed

Infrastructure

- Stormwater and drainage resident program
- Stormwater and drainage infrastructure project support
- Identify critical areas of flooding

Neighborhoods

- Homeowner maintenance program with a focus on roof, air conditioning, electric, plumbing enhancements, and life safety
- Neighborhood ambassador program and watch group
- Community relationship building events between residents and police
- Community Resource officer staffing and training on social programs, affordable housing, and veteran affairs
- Community security improvements (i.e. security cameras)
- Community Clean up days
- Code Enforcement Program that targets top code violations in the Northeast (i.e. overgrown property, junk and debris, and fencing)
- LED street light installation
- Facilitate in a “Community Public Way-Finding Signage Design Manual” creation

Redevelopment Support

- Economic Incentives for projects that align with Northeast CRA goals and initiatives
- Additional support and resources needed to execute development projects and CRA initiatives

**NORTHEAST CRA – POTENTIAL PROJECTS &
PROGRAMS ESTIMATED COSTS AND POTENTIAL
FUNDING SOURCES FY 2024-2049**

INCREMENT REVENUES	FY 2020 – FY 2049	\$400,000/YR	
PROJECT/PROGRAM/ACTIVITY	ESTIMATED TIME FRAME	ESTIMATED NOT TO EXCEED COST	POTENTIAL FUNDING SOURCES
Community Resource & Recreation Center	Design completed in 2024. Construction starting in 2024. Competition - TBD	\$13,000,000	Northeast CRA, Grants, Impact Fees, General Fund, Sales Tax
Storm Water Improvement	TBD	TBD	Northeast CRA, General Fund, Grants, Sales Tax, Public/Private
Streetscape Improvements	2026-2030	4,500,000	Northeast CRA, Grants, Impact Fees, General Fund, Sales Tax
Multi-Use Trails:	2019 – 2030	3,500,000	Northeast CRA, CRA, City, Grants
Northeast CRA Branding	Annual Program 2026-2032	\$0 - \$50,000/year	Northeast CRA
Workforce and Job Training Programs	TBD	\$0 - \$75,000/year	Northeast CRA – Public/Private
Housing Programs	Annual Program 2024-2049	\$0 - \$50,000/year	Northeast CRA
Community Policing	Annual Program 2024-2049	\$0 - \$75,000/year	Northeast CRA
Development Incentives	Annual Program 2024-2049	\$0 - \$50,000/year	Northeast CRA
Business Retention and Attraction Incentives	Annual Program 2024-2049	\$0 - \$30,000/year	Northeast CRA
Beautification and Enhanced Maintenance	Annual Program 2024-2049	\$0 - \$30,000/year	Northeast CRA
Promotional Activities	Annual Program 2024-2049	\$0 - \$10,000/year	Northeast CRA
Property Redevelopment	2024-2049	TBD	Northeast CRA – Public/Private
Pedestrian Improvements	TBD	TBD	Northeast CRA – Public/Private, General Fund, Grants, Sales Tax

The Northeast CRA has successfully completed infrastructure improvements, enhanced public safety efforts, and created additional housing programs for residents. Moving forward, it will be important for the Northeast CRA to establish revenue generating activities as a way to increase the tax base and fund other initiatives. Such repositioning activities will be critical for the Northeast CRA to foster development and business attraction to fight slum and blight. The identified Northeast CRA Potential Projects and Programs should lead budget allocation. The Northeast CRA can issue TIF Bonds as an allowed debt funding method. In addition to CRA Funds there are alternative financing sources that support the redevelopment of an area.

Alternative Financing Sources

- **Transit Oriented Development Funding:** The County could issue an RFP for a long-term lease for development of transportation sites, which attract private funding.
- **Metropolitan Planning Organization Funding:** The CRA should partner with the MPO, Lake County, and FDOT to advocate for additional transportation investments that will improve connectivity and aesthetics of the area's main corridors.
- **Community Development Block Grants:** CDBG funding is available to build community facilities, roads, parks, repair or rehabilitate housing, provide new or increased public services to residents, or fund initiatives that generate or retain new jobs. The Northeast CRA has been awarded a CDBG to fund stormwater and drainage improvements in the community.
- **Housing and Urban Development Grants and Loans:** The US Department of Housing and Urban Development (HUD) provides low-interest loans to local governments for the implementation of capital projects for revitalization and economic development, including streetscape and infrastructure improvements. These loans can be supplemented by Economic Development Initiative (EDI) grants from HUD.
- **Department of Economic Opportunity Grants:** The Florida Department of Economic Opportunity (DEO) provides grants to local governments for the planning and implementation of economic development initiatives. Grants are usually in the \$40,000 range.
- **Business Improvement District:** This is a long-term goal. With a BID in mind down the road, the CRA's business retention and attraction program should focus on businesses and building relationships for BID implementation.
- **Economic Development Transportation Fund:** The Economic Development Transportation Fund, commonly referred to as the "Road Fund," is an incentive tool designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. The award amount is based on the number of new and retained jobs and the eligible transportation project costs, up to \$3 million. The award is made to the local government on behalf of a specific business for public transportation improvements.
- **Impact Fees:** Many communities, in partnership with local government seek ways to mitigate start-up costs by experimenting with waiving or staggering impact fee payments.

- **Tax Increment Revenues:** Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. This increment, which is determined annually, is a percentage of the difference between the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable real property within the Community Redevelopment Area and the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishment of the Redevelopment Trust Fund. Both of these amounts are exclusive of debt service millage of the taxing authorities.

The ability of the Community Redevelopment Agency to utilize this funding method requires two key actions:

- a. The establishment of a redevelopment trust fund as required by FS 163.387 as the repository for increment tax funds, and;
 - b. The provision, by ordinance of the City, for the funding of the redevelopment trust fund for the duration of the Community Redevelopment Plan.
- **Redevelopment Revenue Bonds:** The provisions of F.S.163.385 allow the Community Redevelopment Agency to issue "Revenue Bonds" to finance redevelopment actions, with the security for such bonds being based on the "anticipated assessed valuation of the completed community redevelopment." In this way, the additional annual taxes generated within the Community Redevelopment Area, the "tax increment", is used to finance the long-term bond debt. Prior to the issuance of long- term revenue bonds, the City or Community Redevelopment Agency may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

Taking advantage of this revenue source enables the Community Redevelopment Agency to leverage TIF and provide more funds for projects upfront instead of as a pay as you go scenario. There are many advantages to utilizing bonds including being able to implement projects quicker and leveraging private investment by constructing public improvements. An analysis of debt service should be conducted to determine if bonds are practical for the Northeast CRA.

The goals of CRA's are to stimulate and change market conditions, and to provide catalysts and investments that promote private investment and redevelopment. As plan implementation occurs and initiatives move forward, success will depend on strong leadership and project management, with the goal of reducing and eventually eliminating the need for tax increment funding support. This plan has identified several additional and alternative funding mechanisms that may be available to continue public and private redevelopment initiatives.

Additionally, the CRA should identify certain metrics and measures which indicate progress toward the redevelopment goals, and which will ultimately guide any policy decisions.

CRA Performance and Progress Metrics and Measures:

- Tax base growth and increase of increment revenue
- New business starts
- Consumer and business perception survey results
- Retail sales change
- Household income change
- Private investment levels
- Number of requests for and/or need for CRA incentives for project feasibility
- Public investment and capital project completions
- Change in the crime rate
- Transfer of successful program responsibility to partner organizations
- Successful utilization of the alternative funding mechanisms

The above measures should be established by the Northeast CRA Advisory Board, tracked and reported by Northeast CRA staff, and monitored by the Mount Dora City Commission.

Mount Dora Northeast Community Redevelopment Agency Chapter 163.362 Checklist

In accordance with 163.362 Florida Statutes, the Community Redevelopment Plan must include the elements described below. The following section includes language from the statute shown in italic type, with a brief response to each element in normal type.

- 1) *Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.*

Legal description of the Mount Dora Northeast CRA boundary is included as Appendix A. The areas within the boundaries were shown to contain slum and blight in Resolution 2017-81, which is included as Appendix B.

- 2) *Show by diagram and in general terms:*

- (a) *The approximate amount of open space to be provided and the street layout.*
- (b) *Limitations on the type, size, height, number, and proposed use of buildings.*
- (c) *The approximate number of dwelling units.*
- (d) *Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.*

Maps of the Mount Dora Northeast CRA and a general description of the existing physical and regulatory conditions are included in the **Market Analysis**. The areas within the Mount Dora Northeast CRA remain subject to the County's Comprehensive Plan and zoning regulations, which stipulate limits on locations, sizes, height, etc. of dwelling units, streets, and park and recreations areas, among other things.

- (3) *If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.*

A community analysis is included in the section highlighting **Neighborhoods**.

- (4) *Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.*

The **Financial Projections** includes revenue and expense projections. Specific public capital projects are identified in these projections. Publicly funded projects will be evaluated on an ongoing basis.

- (5) *Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.* Specific programs and expenditures must be enumerated in the Plan in order for the CRA to have the authority to undertake them. CRA activities are overseen by a Board of Council members that meet periodically in public session to review and monitor all CRA activities.

Refer to **Potential Projects and Programs** for a description of both general and specific programs.

(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

Regulatory and zoning authority within the CRA is governed by the County. Any recommendations regarding regulatory amendments and design guidelines to assist with redevelopment efforts must be implemented by County Staff and Board.

(7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

The **Neighborhood** section includes a discussion of neighborhood impacts of redevelopment and includes a recommendation that the CRA adopt a relocation policy to provide adequate protections and assistance for any persons displaced by redevelopment activities.

(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.

The **Findings** section; the **Economic Development** section, and the **Neighborhood** section, highlight residential redevelopment. Many portions of the Mount Dora Northeast CRA are residential neighborhoods. The Plan contemplates strengthening existing neighborhoods and providing for additional housing, where economically feasible, to improve and diversify housing stock and housing opportunities.

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

Detailed financial projections are provided in the **Funding and Finance** section. These financial projections will be reviewed and updated at least annually so that the CRA is always able to look ahead and plan for adequate financial resources to undertake its activities.

(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

As stated earlier, in the Amendment to CRA Plan section, this amendment to the Plan will extend the life of the Mount Dora Northeast CRA for a period of thirty years from the date of formal adoption of the amendment by the City Commission. This date should be noted in the Ordinance to adopt the Plan as the time certain for completing all redevelopment activities.

Appendix A: Legal Description of Mount Dora Community Redevelopment Area

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF BLOCK 18, SEC110N 30 TOWNSHIP 19 RANGE 27; RUN THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF BAKER STREET TO THE SOUTHERLY RIGHT OF WAY UNE OF LINCOLN AVENUE; THENCE EAST ALONG SAID SOUTHERLY RIGHT OF WAY AND THE EASTERLY EXTENSION THEREOF OF LINCOLN AVENUE TO POINT ON THE EAST RIHT OF WAY UNE OF TREMAIN STREET; THENCE NORTH ALONG THE SAID EASTERLY RIGHT OF WAY UNE OF TREMAIN STREET TO THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF GRANITE STATE COURT, THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SAID GRANITE LATE COURT, THE EASTERLY EXTENSION THEREOF AND THE SOUTH LINE OF LOT 12 OF GRANITE STATE COURT, AS RECORDED IN PLAT BOOK 6, PAGE 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA TO THE WEST LINE OF SAID GRANITE STATE COURT SUBDIVISION; THENCE NORTH ALONG THE SAID WEST UNE OF GRANITE STATE COURT SUBDIVISION TO THE SOUTHERLY RIGHT OF WAY OF JACKSON AVENUE; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF JACKSON AVENUE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12, BLOCK "B" OF RILEY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINES OF LOTS 1 THROUGH 12, BLOCK "A" AND LOTS 1 THROUGH 12, BLOCK "B" OF SAID RILEY'S SUBDIVISION, AND THE NORTHERNLY AND SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT OF WAY LINE OF FEARON AVENUE, THENCE EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF FEARON AVENUE, THENCE EAST AONG SAID SOUTHERLY RIGHT OF WAY LINE OF FEARON AVENUE AND THE EASTERLY EXTENSION THEREOF TO THE EASTERLY RIGHT OF WAY LINE OF SAID TREMAIN STREET; THENCE NORTH ALONG SAID EASTERLY LINE OF TREMAIN STREET TO THE NORTH UNE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE EAST ALONG SAID NORTH LINE OF SAID SEC110N NORTHERLY MOST BOUNDARY OF SAID DISTRICT A DISTANCE OF 4,035 FEET THENCE SOUTH 965 FEET, EAST 305 FEET, SOUTH 355 FEET TO RIGHT OF WAY LINE OF PINE AVENUE, PROCEED EAST ALONG THE SOUTH RIGHT OF WAY UNE OF PINE AVENUE AND THE NORTH UNE OF MOUNT DORA HEIGHT SUBDIVISION TO LOT 1 AS, RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE SOUTH ALON THE EASTERLY MOST BOUNDARY OF SAID SUBDIVISION A DISTANCE 1,370 FEET TO A POINT ON THE NORTH LINE OF THE SOTH $\frac{1}{2}$ OF SECTION 29, TOWNSHIP 19, RANGE 27, FROM SAID POINT PROCEED EAST 660 FEET TO THE WESTERLY RIGHT OF WAY OF NEW

U.S. HIGHWAY 441, THENCE SOUTH ALONG SAID RIGHT OF WAY OF SAID HIGHWAY 330 FEET; THENCE WEST 165 FEET, SOUTH 330 FEET, THEN EAST 150 FEET TO SAID WESTERLY RIGHT OF WAY OF NEW U.S. HIGHWAY 441, PROCEED THENCE SOUTH 90 FEET TO SAID POINT, THENCE PROCEED WEST 1,568 TO A POINT 152.5 FEET FROM THE SOUTHWEST CORNER OF BLOCK 217; PROCEED WEST TO THE EASTERLY MOST BOUNDARY OF DORA HEIGHTS SUBDIVISION, BLOCK "A" RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; PROCEED SOUTH TO SAID SOUTHERLY RIGHT OF WAY LINE OF LOT 22, THENCE WEST ALONG SAID SOUTHERLY PROPERTY LINE OF LOTS 22 AND 10 OF SAID DORA HEIGHTS SUBDIVISION, BLOCK "A" CONTINUE WEST ALONG SAID SOUTHERLY LINE OF LOT 10 OF BLOCK "B" OF SAID SUBDIVISION; CONTINUE WEST ALONG THE NORTH 152 FEET OF BLOCKS 219 AND 220, THENCE PROCEED WEST TO THE EASTERLY BOUNDARY OF WALLER PARK SUBDIVISION AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; PROCEED EAST ALONG SAID SOUTH PROPERTY LINES OF LOTS 12 THROUGH 1 IN SAID SUBDIVISION CONTINUE EAST TO BLOCK 223, THEN NORTH 6 FEET TO THE SOUTH BOUNDARY OF LOT 14 IN SUNNILAND SUBDIVISION AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; PROCEED WEST ALONG SAID SOUTHERLY BOUNDARY OF LOTS 14 THROUGH 6, THENCE NORTH 25 FEET TO THE SOUTH LINE OF LOT 4 THENCE WEST TO THE EASTERLY BOUNDARY OF GORHAM SUBDIVISION, BLOCK B; THENCE SOUTH TO THE SOUTHERN BOUNDARY OF LO 13 OF SAID SUBDIVISION, PROCEED WEST ALONG SIDE SOUTH BOUNDARY OF LOTS 13 AND 18 IN SAID SUBDIVISION, CONTINUE WEST IN BLOCK A OF SAID SUBDIVISION OVER THE NORTHERLY MOST BOUNDARY OF LOTS 14 AND 1, CONTINUE WEST OVER THE SOUTH BOUNDARY OF THE NORTH $\frac{1}{2}$ OF BLOCKS 11 AND 12, SECTION 29, TOWNSHIP 19, RANGE 27 TO THE WESTERLY BOUNDARY OF SAID.

SECTION, THENCE PROCEED WEST TO POINT OF BEGINNING THIS AREA CONTAINS 371.1 ACRES

“EXHIBIT A” continued

FROM THE SW CORNER OF THE SE ¼ OF SECTION 20, T 19 S, R 27 E RUN THENCE N 89°43'35" W ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 623.11 FEET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUN N 00°05'44" E 65.07 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 235.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGEL OF 14°15'53" A LENGTH OF 58.51 FEET TO A POINT OF TANGENCY; THENCE RUN A 14°10'09" W 152.56 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°28'49" A LENGTH OF 47.46 FEET TO A POINT OF TANGENCY; THENCE RUN N 02°18'40" E A DISTANCE OF 902.64 FEET; THENCE RUN N 46°20'30" E 174.07 FEET; THENCE RUN N 60°48'54" E 328.61 FEET; THENCE RUN N 49°59'25" E 37.12 FEET; THENCE RUN N 35°45'51" W 70.33 FEET; THENCE RUN N 49°59'25" E 466.05 TO THE SOUTHWESTERLY LINE OF RIGHT OF WAY OF U.S. HIGHWAY 441; THENCE RUN S 40°01'05" E 125.00 FEET; THENCE RUN S 49°59'25" W A DISTANCE OF 387.11 FEET; THENCE RUN S 35°45'51" E A DISTANCE OF 352.84 FEET; THENCE RUN S 54°14'09" W A DISTANCE OF 78.70 FEET; THENCE RUN S 35°45'51" E A DISTANCE OF 328.42 FEET; THENCE RUN N 49°59'25" E 516.13 FEET TO THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 441; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE RIGHT- OF-WAY OF U.S. HIGHWAY 441 TO THE SOUTH LINE OF SAID SECTION 20; THENCE RUN N 89°43'35" W ALONG THE SOUTH LINE OF SAID SECTION 20 TO THE POINT OF BEGINNING.

Parcels previously added to the boundary in 2020:

PARCEL ID	LEGAL DESCRIPTION
20-19-27-0003-000-06300	N/A
20-19-27-0003-000-01100	FROM SW COR OF SEC RUN N ALONG SAID W LINE OF SEC 25 FT FORPOB, CONT N TO NW COR OF SW 1/4 OF SW 1/4, E ALONG N LINE OF SW 1/4 OF SW 1/4 A DIST OF 330 FT, S 6DEG W 1295 FT TO N'LYR/W LINE OF LIMIT AV, W ALONG SAID N'LY R/W 330 FT TO POBORB 1283 PG 2053
20-19-27-0003-000-06200	FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTHRANGE 27 EAST RUN NORTH 06-13-21 EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-43-31 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06-12-45 EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05-14-23 WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89-43-36 WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06-12-45 WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89-43-46 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING ORB 5311 PG 1181

Legal Description of Expansion Area

The following narrative summarizes the parcels contained within the proposed Northeast CRA expansion area and their associated legal descriptions. Taken in total the following narrative comprises all of the individual parcels' legal descriptions for the proposed expansion area. Please note that this does not constitute an official survey legal description of the proposed expansion area boundaries as may be prepared by a licensed surveyor but represents a summary of the individual TIF-Contributing participating parcels' legal descriptions as provided by Lake County's Property Appraiser's Office and used verbatim.

RENUM ³	LEGAL DESCRIPTION
201927000300001400	FROM SW COR OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN N 89-43-35 W 178.61 FT, N 02-18-40 E 850 FT, S 89-43-35 E 268.59 FT, N 49-59-25 E 142.41 FT, N 35-45-51 W 328.42 FT, N 54-14-09 E 78.70 FT, N 35-45-51 W 352.84 FT, N 49-59-25 E 387.11 FT TO SW'LY R/W LINE OF US HWY 441, N 40-01-05 W ALONG SAID HWY 125 FT FOR POB, RUN S 49-59-25 W 466.05 FT, S 35-45-51 E 70.33 FT, S 49-59-25 W 37.12 FT, S 60-48-54 W 328.61 FT, S 46-20-30 W 72.53 FT TO N LINE OF SE 1/4 OF SW 1/4, S 89-55-0 W TO SW COR OF NE 1/4 OF SW 1/4, N ALONG SAID W LINE TO NW COR OF NE 1/4 OF SW 1/4, E ALONG SAID N LINE TO A POINT SW'LY R/W LINE OF US HWY 441, SE'LY ALONG SAID SW'LY R/W LINE OF US HWY 441 TO POB--LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-39 WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04-15-18 EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46-20-30 EAST 219.78 FEET, NORTH 60-48-54 EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49-59-27 WEST 256.45 FEET, SOUTH 35-45-51 EAST 70.33 FEET, SOUTH 49-59-25 WEST 37.12 FEET, SOUTH 60-48-54 WEST 328.61 FEET, SOUTH 46-20-30 WEST 72.56 FEET, SOUTH 89-55-00 WEST 181.34 FEET TO THE POINT OF BEGINNING-- ORB 1205 PGS 646 651
201927000200001000	W 1/2 OF NW 1/4 LYING S OF HWY 441--LESS BEG AT W 1/4 COR RUN N 02-55-30 W ALONG W LINE OF NW 1/4 567.89 FT TO S R/W OF US HWY 441, RUN N 87-22-0 E ALONG SAID S R/W LINE 530 FT, THENCE DEPARTING SAID S R/W LINE RUN S 02-55-30 E 312.84 FT, S 87-22-0 W 60 FT, S 02-55-30 E 255.8 FT, S 87-27-30 W 470 FT TO POB--LESS LAKESIDE AT WATERMAN VILLAGE PB 76 PB 30-32--
201927000200005800	SE 1/4 OF NW 1/4 LYING SW'LY OF US HWY 441 ORB 1205 PGS 646 651

³ Parcel ID number listed in the County Property Tax Appraiser records.

	FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 RUN NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-00-00 EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT ST TO THE POINT OF BEGINNING--FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 06-13-21 EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-43-31 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06-12-45 EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05-14-23 WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89-43-36 WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06-12-45 WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89-43-46 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING-- DB 145 PGS 139 141
201927000300001200	
191927060000L00000	SUNSET HEIGHTS TRACTS L & N PB 3 PG 34

Appendix B: Resolution Approving Community Redevelopment Area

EXHIBIT #1

Intergovernmental/Interagency Agreement Between the City of Mount Dora and the
Community Redevelopment Agency
Relating to CRA Operations and Funding of Projects

RESOLUTION NO. 89-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA PURSUANT TO SECTION 163.355, FLORIDA STATUTES, DECLARING A FINDING OF NECESSITY THAT ONE OR MORE SLUM OR BLIGHTED AREAS EXIST IN THE CITY THAT REQUIRE THE REHABILITATION, CONSERVATION OR REDEVELOPMENT, OR A COMBINATION THEREOF, IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF THE RESIDENTS OR CITIZENS OF MOUNT DORA; PROVIDING FOR THE DESCRIPTION OF THE AREAS CONTAINING APPROXIMATELY 300 ACRES! PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Mount Dora recognizes the need to rehabilitate, conserve or redevelop slum or blighted areas of the City;

WHEREAS, the City has prepared documentation supporting a Finding of Necessity as required by Section 163.355, Florida Statutes that such slum or blighted areas exist in the northeast section of the City, said section being more specifically described by Exhibit "A" which is attached hereto and by reference made a part hereof; and

WHEREAS, the said supporting documentation is included in this Resolution as Exhibit "A" and has been reviewed by the City Council and is hereby adopted and incorporated herein; and

WHEREAS, said Finding of Necessity has determined that there exists within the City a certain area which meets the definition in Section 163.340, Florida Statutes, as a blighted area in that there are a substantial number of slum, deteriorated, or deteriorating structures which for the following factors substantially impair or arrest the sound growth of the municipality and constitute a menace to the public health, safety, morals or welfare of the residents therein;

- {a) There is a predominance of defective or inadequate street layout so that vehicular traffic circulation, parking and pedestrian circulation are not properly accommodated.
- {b) There is a predominance of faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- {c) Because of drainage problems and antiquated infrastructure certain unsanitary or unsafe conditions exist;
- {d) There is a predominance of dilapidated and substandard structures lying within the district which are unsafe, unsanitary and unfit for human habitation;
- {e) The area has a high concentration of drug use and abuse in that a disproportionate share of all drug arrests made in

the City by the Mount Dora Police Department and the Fifth Circuit Drug Task Force are made in the northeast section of the city. Statistics show that drug abuse leads to higher crime rates and increases in sex-related diseases;

- (f) There is an accumulation of debris on vacant lots or around vacant buildings in the area;
- (g) There is inadequate off-street parking available in the northeast commercial district;
- (h) There are only five businesses in the northeast commercial district that employ less than ten persons. There are no businesses in the northeast area that employ the unskilled low to moderate income persons except for the City of Mount Dora.
- (i) The dilapidated and substandard structures retard growth and property values;
- (j) There is a shortage of affordable housing for low and moderate income persons;
- (k) There is a shortage of safe, affordable, standard housing for the elderly; and

WHEREAS, the City Council specifically desires to express this Finding of Necessity pursuant to Part III, Chapter 163, Florida Statutes,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA:

SECTION 1: The City Council hereby determines and finds that the area in Mount Dora described by Exhibit "B" and graphically illustrated by the map attached hereto and by reference included herein as Exhibit "C" is a slum or blighted area or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly.

SECTION 2: The City Council hereby determines that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the areas described by Exhibit "B" is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Mount Dora.

SECTION 3: The City Council hereby expresses its intent that this Resolution, with exhibits, fulfill the finding of necessity required by Section 163.335, Florida Statutes,

SECTION 4: The City Council hereby expresses its desire that public and private financial, planning, and redevelopment resources should be developed and mobilized to rehabilitate, conserve, or redevelop the area described in Exhibit "B".

SECTION 5: The City Council hereby expresses its intent that this Resolution shall be a requisite step in commencing community redevelopment activities under Part III of Chapter 163, Florida Statutes.

SECTION 6: This resolution shall take effect immediately upon its passage, this 15th day of August, 1989.


JEFFREY S. BOOK, Mayor and President
City Council

Attested by:

EXHIBIT "A"

**SUPPORT DOCUMENTATION
FOR THE FINDING OF NECESSITY
COMMUNITY REDEVELOPMENT DISTRICT
JULY 1989**

City of Mount Dora Public Works Director and Building Official have inspected the areas within the legal description shown by Exhibit "B" to Resolution No. 89-19 and have found the following conditions to exist:

1. There is a predominance of defective or inadequate street layout so that vehicular traffic circulation, parking and pedestrian circulation are not properly accommodated. Furthermore, there are no municipally owned parking lots in the northeast commercial districts and none of the existing businesses have adequate off-street parking as required under the Land Development Code. Several buildings are externally close to the road right-of-way and those businesses that provide some off-street parking must back directly in the streets which is a safety hazard. Sidewalks only exist on one side of Grandview Street and are on the opposite side of the street of all but one business, thereby causing pedestrians to walk in the street to patronize the majority of the businesses and creating an unsafe condition for pedestrians.
2. There is a predominance of faulty lot layout in relation to size, adequacy, accessibility or usefulness. Many of the lots are small and cannot provide the required off-street parking or are inaccessible because previous owners sold off portions of their property. Some properties represent nonconforming uses and some were platted with lot widths of fifty feet or less.
3. Because of drainage problems and antiquated infrastructure certain unsanitary or unsafe conditions exist. The streets in a majority of the area do not have proper drainage systems which creates flood conditions in heavy rains. The stagnant water conditions create unsanitary and unsafe conditions within the area.
4. There is a predominance of dilapidated and substandard structures lying within the proposed boundaries which are unsafe, unsanitary and unfit for human habitation. Based on a housing survey in November of 1985, there were a total of 252 dilapidated structures in the northeast area including 25 in the commercial district.
5. The area has a high concentration of drug use and abuse. Sixty-eight percent (68%) of all drug arrests made in the City of Mount Dora by the Mount Dora Police Department and the Fifth Judicial Drug Task Force since October, 1988 were made in the northeast area of the City. Statistics show that drug

use and abuse leads to higher crime rates and sex-related diseases. Of the 110 drug arrests made, 73 have been made in the northeast section of the City which encompasses this area.

6. There is an accumulation of debris, lumber and other materials on vacant lots and around vacant buildings. There are also several overgrown lots in the area.
7. There are only five businesses in the northeast commercial district: a grocery store and coin laundry, two bar/lounges, a barbecue stand and a game room. The five businesses employ less than ten persons combined. There is a need for more businesses to boost the commercial base and to provide jobs for the residents of the area especially for unskilled persons.
8. The dilapidated and substandard structures retard growth and property values. The tax roll shows that most properties in the proposed district pay very little, if any, property taxes.
9. There is a shortage of affordable housing for low and moderate income persons. Based on the median income of the residents of the area, the increasing cost of new homes, and the fact that there are 252 substandard and dilapidated homes in the area, it is evident that there is a lack of affordable housing.
10. There is a shortage of safe standard and affordable housing for the elderly. The conditions in paragraph 7 substantiate this finding as well.

These conditions constitute serious problems which are a menace to public health, safety and welfare. They also present serious community concerns in that they contribute to the moral decay of the community, juvenile delinquency, crime, disease, and unsanitary conditions.

The area is in need of immediate attention through the demolition of substandard and dilapidated structures; the elimination of slum and blight conditions; the removal of illegal drug use and activity from the area; the providing of affordable housing, jobs, a strong tax base, and a viable commercial district; the preservation of historic structures; and the providing of streetscape and recreational programs.

These findings attest to some of the most prevalent conditions that exist in the area. An immediate effort should be made to address these problems through a redevelopment plan and a tax increment financing district.

EXHIBIT "B"

LEGAL DESCRIPTION

Begin at the southeast corner of the northeast 1/4 of the northeast 1/4 of Block 18, Section 30 Township 19 Range 27; run thence north along the west right of way line of Baker Street to the southerly right of way line of Linea 1n Avenue; thence east along said southerly right of way and the easterly extension thereof of Lincoln Avenue to a point on the east right of way line of Tremain Street; thence north along the said easterly right of way line of Tremain Street to the easterly extension of the southerly right of way of Granite State court, thence west along said southerly right of way line of said Granite State Court, the easterly extension thereof and the south line of Lot 12 of Granite State Court, as recorded in Plat Book 6, Page 44, Public Records of Lake County, Florida to the west line of said Granite State Court Subdivision; thence north along the said west line of Granite State Court Subdivision to the southerly right of way of Jackson Avenue; thence west along said southerly right of way line of Jackson Avenue to a point on the southerly extension of the east line of Lot 12, Block "B" of Riley's Subdivision, as recorded in Plat Book 5, Page 31, Public Records of Lake County, Florida; thence north along the east lines of Lots 1 through 12, Block "A" and Lots 1 through 12, Block "B" of said Riley's Subdivision, and the northerly and southerly extension thereof to the southerly right of way line of Fearon Avenue, thence east along said southerly right of way line of Fearon Avenue and the easterly extension thereof to the easterly right of way line of said Tremain Street; thence north along said easterly line of Tremain Street to the north line of Section 29, Township 19 South, Range 27 East, Lake County, Florida; thence along said north line of said northerly most boundary a distance of 4,035 feet, thence south 965 feet, east 355 feet to the south right of way line of Pine Avenue, proceed east along the south right of way line of Pine Avenue and the north line of Mount Dora Height Subdivision to Lot 1 as recorded in the Public Records of Lake County, Florida; run thence south along the easterly most boundary of said subdivision a distance of 1,370 feet to a point on the north line of the south 1/ 2 of Section 29, Township 19, Range 27, from said point proceed east 660 feet to the westerly right of way of New U. S. Highway 441, thence south along said right of way of said highway 330 feet; thence west 165 feet, south 330 feet. then east 150 feet to said westerly right of way of New U.S. Highway 441, proceed thence south 90 feet to said point, then proceed west 1568 feet to a point 152.5 feet from the southwest corner of Block 217; proceed west to the easterly most boundary of Dora Heights Subdivision, Block "A" recorded in the Public Records of Lake County, Florida; proceed south to said southerly right of way line of Lot 22, thence west along said southerly property line of Lots 22 and 10 of said Dora Heights Subdivision, Block "A" continue west along said southerly line of Lot 10 of Block "B" of said subdivision; continue west along the north 152 feet of Blocks 219 and 220, thence proceed west to the easterly boundary of Waller

proceed east along said south property lines of Lots 12 through 1 in said subdivision, continue east to Block 223, then north 6 feet to the south boundary of Lot 14 in Sunni land Subdivision as recorded in the Public Records of Lake County, Florida; proceed west along said southerly boundary at Lots 14 through 6, thence north 25 feet to the south line of Lot 4 thence west to the easterly boundary of Gorham Subdivision, Block B; thence south to the southern boundary of Lot 13 of said subdivision, proceed west along side south boundary of Lots 13 and 18 in said subdivision, continue west in Block A of said subdivision over the northerly most boundary of Lots 14 and 1, continue west over the south boundary of the north 1/2 of Blocks 11 and 12, Section 29, Township 19, Range 27 to the westerly boundary of said section, thence proceed west to point of beginning.

Appendix C: Updated Finding of Necessity for Boundary Modification

RESOLUTION NO. 2017-79 (NE-CRA)

A RESOLUTION OF THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MOUNT DORA, FLORIDA APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF MOUNT DORA, FLORIDA; AUTHORIZING THE CHAIRMAN TO EXECUTE SAID AGREEMENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS, SAVINGS, CONFLICTS, SCRIVENER'S ERRORS, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, discussions have occurred relative to the use of an Interlocal Agreement between the Northeast Community Redevelopment Agency (hereinafter sometime referred to as "CRA") and the City of Mount Dora (hereinafter sometimes referred to as "City") to clearly articulate the relationship between the two (2) distinct organizations; and

WHEREAS, the benefits of executing such an Interlocal Agreement include the acknowledgement of the independence and interdependence of the two (2) separate legal entities and the clear identification of shared activities, collaborative projects and shared resources; and

WHEREAS, items addressed in the Interlocal Agreement include the use of shared resources and staff, collaboration on projects, purchasing protocols, and reimbursement mechanisms; and

WHEREAS, such an Interlocal Agreement will address how the Northeast Community Redevelopment Agency and the City coordinate expenditures under the CRA budget with the City's budgetary processes and clarify how CRA tax increment funds (sometimes herein referred to as "TIF") may be expended; and

WHEREAS, similar Interlocal Agreements have been utilized successfully elsewhere by CRA's together with their respective municipalities; and

WHEREAS, the Interlocal Agreement provided in Exhibit 1 was previously approved by the City at its June 20, 2017 meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MOUNT DORA, FLORA, AS FOLLOWS:

SECTION 1. Recitals/Findings Adopted. The above recitals (whereas clauses) are hereby adopted by the Northeast Community Redevelopment Agency (NE-CRA) and made substantive part of this Resolution. The NE-CRA Board has taken all appropriate and required action necessary to the processing and approval of this Resolution.

SECTION 2. Approval of Interlocal Agreement. The Northeast Community Redevelopment Agency approves the Interlocal Agreement with the City of Mount Dora City Council provided in Exhibit 1.

SECTION 3. Authorization to Execute Agreement. This Northeast Community Redevelopment Agency authorizes the Chairman to execute the Interlocal Agreement provided in

Exhibit 1.

SECTION 4. Implementing Actions. The City Manager, City Attorney, and the Northeast CRA Executive Director are hereby authorized and directed to take such actions as they may deem necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent. The City Council authorizes the City Manager to execute memorandums of understanding/agreement with the Northeast Community Redevelopment Agency.

SECTION 5. Savings. All prior actions of the City relative to the Northeast Community Redevelopment Agency, and any and all associated or related matters, are hereby ratified and affirmed.

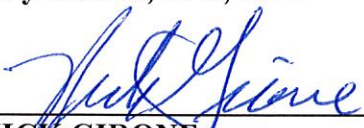
SECTION 6. Conflicts. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney may be corrected.

SECTION 8. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

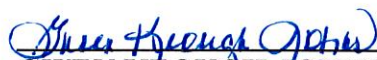
SECTION 9. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 20th day of June, A. D, 2017.



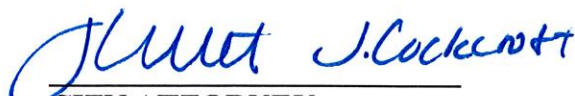
NICK GIRONE
CHAIRMAN

ATTEST:



GWEN KEOUGH-JOHNS, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGALITY



CITY ATTORNEY

Resolution No. 2017- 79 (NE-CRA)

Page 2 of 6

EXHIBIT #1

**Intergovernmental/Interagency Agreement Between the City of Mount Dora and the
Northeast Community Redevelopment Agency
Relating to Northeast CRA Operations and Funding of Projects**

EXHIBIT #1

INTERGOVERNMENTAL/INTERAGENCY AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY RELATING TO NORTHEAST CRA OPERATIONS AND FUNDING OF PROJECTS

This Intergovernmental/Interagency Agreement, is made and entered into this 20th day of June, 2017, *nunc pro tunc* to the effective date of the existence of the Northeast Community Redevelopment Agency referenced below by and between the City of Mount Dora, a political subdivision of the State of Florida, whose address is 510 N. Baker Street, Mount Dora, Florida 32757 (hereinafter referred to as the "CITY") and the Northeast Community Redevelopment Agency, a dependent special district, (hereinafter referred to as the "Northeast CRA"), whose establishment was authorized pursuant to Part III, Chapter 163, *Florida Statutes*, and as further authorized by City of Mount Dora Ordinance Number 546, City of Mount Dora Resolution 90-08 and prior enactments.

W I T N E S S E T H

Whereas, by means of the enactment of City Ordinance Number 546, City Resolution 90-08 (and prior enactments) the City Council of the City of Mount Dora created the Northeast CRA; and

Whereas, the City Council of the City and the Northeast CRA desire to cooperate and collaborate in the funding and implementation of numerous projects and activities; and

Whereas, the City Council of the City has authorized and instructed City Staff to function as staff to the Northeast CRA while recognizing the Northeast CRA's legal status as a separate legal entity as a dependent special district and the Northeast CRA has accepted the relationship with City Staff; and

EXHIBIT #1

Whereas, the intent of this Intergovernmental/Interagency Agreement is to memorialize the understandings relative to the daily operations of the Northeast CRA with the assistance of the City while also providing an expeditious means of facilitating the funding and implementation of numerous projects and activities in which both the City and the Northeast CRA are interested and involved; and

Whereas, the City and the Northeast CRA desire to cooperate in the funding and implementation of numerous projects and activities in order to revitalize and redevelop the Northeast CRA for the benefit of the citizens of the City by utilizing the anticipated Northeast CRA annual *ad valorem* tax increment revenues deposited in the Northeast Community Redevelopment Trust Fund in accordance with the Northeast Community Redevelopment Plan; and

Whereas, the projects and activities of the Northeast CRA are of benefit to the citizens of the City and serve an essential public purpose; and

Whereas, the City possesses human and other resources and the ability to provide services to the Northeast CRA that would benefit the Northeast CRA's operation if utilized cooperatively; and

Whereas, the City and the Northeast CRA find and declare that it is in the best interest of the public and of both agencies for the parties to share certain resources in a cooperative manner; and

Whereas, this Intergovernmental/Interagency Agreement serves a public purpose and is authorized pursuant to the provisions of Chapters 163 and 166, *Florida Statutes*, and other applicable law.

Now, Therefore, in consideration of the premises and the promises, covenants,

EXHIBIT #1

agreements and commitments contained herein and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged by both parties, the City and the Northeast CRA agree as follows:

Section 1. Recitals. The above recitals are true and correct and form a material part of this Intergovernmental/Interagency Agreement upon which the City and the Northeast CRA have relied.

Section 2. Term. This Intergovernmental/Interagency Agreement shall become effective upon approval by the governing bodies of the City and the Northeast CRA and shall remain in effect for an indefinite period subject to termination by either the City or the Northeast CRA by providing the non-terminating party no less than ninety (90) days advance written notice. In any event, this Intergovernmental/Interagency Agreement shall terminate upon expiration or other termination of the Northeast CRA.

Section 3. Collaboration; Memorandums of Understanding.

A. The City and the Northeast CRA recognize that while they are two separate legal, governmental entities, it is feasible and cost efficient to share certain employees, facilities, services, and systems. Specific arrangements for the cooperative sharing of resources shall be approved by the City Manager of the City prior to implementation.

B. The Northeast CRA agrees to reimburse the City for all City employee utilization, services, space, and equipment at rates to be determined by the City Manager of the City if additional costs are incurred to accommodate the needs of the Northeast CRA to accomplish its purposes and projects.

C. The Purchasing Department of the City shall provide procurement services to the Northeast CRA, pursuant to the laws, rules, policies, and procedures as established by the

EXHIBIT #1

controlling laws of the State of Florida, the City's purchasing policies and procedures, and all other legal requirements applicable to procurement. The Northeast CRA agrees to utilize the City's procurement system for all procurement needs. The City's Purchasing Manager shall also be and serve as the Chief Procurement Officer for the Northeast CRA.

D. The City consents for the City's Finance Director to serve as Treasurer of the Northeast CRA. The Northeast CRA shall use the City's financial software for all procurement purposes and follow all City finance policies and procedures.

E. The City shall permit its current valid master agreement and contracts to be utilized by the Northeast CRA pursuant to the provisions of Section 287.056, *Florida Statutes*, as the terms and conditions of these agreements and controlling state law may permit and as otherwise provided herein. However, the use of existing contracts which fall under the relevant provisions of Section 287.055, *Florida Statutes*, known as the "Competitive Consultant Negotiation Act" shall not be allowed per Section 189.053, *Florida Statutes*.

F. Each party to this Intergovernmental/Interagency Agreement is responsible for all personal injury and property damage attributable to the negligent acts or omissions arising out of this Intergovernmental/Interagency Agreement of that party and the officers, employees, and agents thereof.

G. The waiver of a provision herein by either the City or the Northeast CRA shall not constitute the further waiver of said provision or the waiver of any other provision.

H. The City and the Northeast CRA shall collaborate on various projects and activities by means of the execution of memorandums of understanding between the City Manager of the City, or designee, and the Executive Director of the Northeast CRA as authorized by the City Council of the City and the Northeast CRA, respectively.

EXHIBIT #1

Section 4. Remedies. Each party shall have any and all remedies as permitted by law; provided, however, that the parties agree to provide for positive dialogue and communications if disputes or disagreements arise as to the interpretation or implementation of this Intergovernmental/Interagency Agreement and agree to comply with the alternative dispute resolution processes set forth in any interlocal or other pertinent agreement relating to said subject and in effect within Lake County.

Section 5. Force Majeure. In the event any party hereunder fails to satisfy a requirement imposed in a timely manner, due to a hurricane, flood, tornado, or other Act of God or *force majeure*, then said party shall not be in default hereunder.

Section 6. Binding Effect. This Intergovernmental/Interagency Agreement shall be binding upon and inure to the benefit of the parties hereto and the successors in interest, transferees and assigns of the parties.

Section 7. Assignment. This Intergovernmental/Interagency Agreement shall not be assigned by either party without the prior written approval of the other.

Section 8. Public Records. The City and the Northeast CRA shall allow public access to all documents, papers, letters or other materials that have been made or received by the Northeast CRA in conjunction with this Intergovernmental/Interagency Agreement.

Section 9. Records and Audits. The Northeast CRA shall maintain in its place of business any and all books, documents, papers and other evidence pertaining to work performed under this Intergovernmental/Interagency Agreement. Such records shall be available at the Northeast CRA's place of business at all reasonable times during the term of this Intergovernmental/Interagency Agreement and for so long as such records are maintained thereafter. Records shall be maintained in accordance with State law and generally accepted

EXHIBIT #1

accounting and auditing principles.

Section 10. Notices.

A. Whenever either party desires to give notice unto the other, notice may be sent to:

For the City: City Manager
City of Mount Dora
510 N. Baker Street
Mount Dora, Florida, 32757

With a copy to: City of Mount Dora, Finance Director
510 N. Baker Street
Mount Dora, Florida, 32757

City of Mount Dora City Clerk
510 N. Baker Street
Mount Dora, Florida, 32757

For the CRA: Northeast CRA Chairman
510 N. Baker Street
Mount Dora, Florida 32757

With a copy to: Northeast CRA Planning Director
510 N. Baker Street
Mount Dora, Florida 32757

B. Either of the parties may change, by written notice as provided herein, the addresses or persons for receipt of notices, reports or invoices. All notices shall be effective upon receipt.

Section 11. Indemnification. The City and the Northeast CRA further agree that nothing contained herein shall be construed or interpreted as denying to any party any remedy or defense available to such parties under the laws of the State of Florida, nor as a waiver of sovereign immunity of City and Northeast CRA beyond the waiver provided for in Section 768.28, *Florida Statutes*.

Section 12. Conflict of Interest. The City and the Northeast CRA further agree that they will not engage in any action that would create a conflict of interest in the performance of

EXHIBIT #1

its obligations pursuant to this Intergovernmental/Interagency Agreement or which would violate or cause others to violate the provisions of Part III, Chapter 112, *Florida Statutes*, relating to ethics in government.

Section 13. Equal Opportunity Employment. The Northeast CRA agrees that it will not discriminate against any contractor, employee or applicant for employment or work under this Intergovernmental/Interagency Agreement because or on account of race, color, religion, sex, age or national origin and will take affirmative steps to ensure that applicants are employed and employees are treated during employment without regard to race, color, religion, sex, age or national origin. This provision shall include, but not be limited to, the following: retention; award of contracts; employment; upgrading, demotion or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, and the prohibition of sexual harassment.

Section 14. Compliance with Laws and Regulations. In performing under this Intergovernmental/Interagency Agreement, the City and the Northeast CRA shall abide by all laws, statutes, ordinances, rules, and regulations pertaining to, or regulating the performance set forth herein, including those now in effect and hereafter adopted. Any violation of said laws, statutes, ordinances, rules, or regulations shall constitute a material breach of this Intergovernmental/Interagency Agreement, and shall entitle the non-violating party to terminate this Intergovernmental/Interagency Agreement immediately upon delivery of written notice of termination to the violating party.

Section 15. Employee Status.

A. Persons employed or retained by the Northeast CRA in the performance of services and functions pursuant to this Intergovernmental/Interagency Agreement shall have no

EXHIBIT #1

claim to pension, workers' compensation, unemployment compensation, civil service or other employee rights or privileges granted to the City's officers and employees either by operation of law or by the City.

B. The Northeast CRA assumes total and plenary responsibility for salaries, employment benefits, contractual rights and benefits, contract payments, and Federal, State and local employment taxes, if any, attributable to Northeast CRA personnel and agrees to indemnify and hold the City harmless from any responsibility for same. The Northeast CRA also agrees to place this provision in all contracts and agreements with its agents and contractors pertaining to the any project of the Northeast CRA such that its agents and contractors shall assume all such liability and shall indemnify and hold the Northeast CRA and the City harmless from any and all such costs and liability.

Section 16. Headings. All sections and description headings in this Intergovernmental/Interagency Agreement are inserted for convenience only, and shall not affect the construction or interpretation hereof.

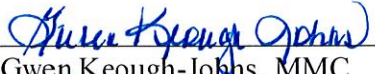
Section 17. Entire Agreement. This Intergovernmental/Interagency Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, and may not be modified or amended except by a written instrument equal in dignity herewith and executed by the parties to be bound thereby. Any alterations, amendments, deletions, or waivers of the provisions of this Intergovernmental/Interagency Agreement shall be valid only when expressed in writing and duly signed by the City and the Northeast CRA.

Section 18. Counterparts. This Intergovernmental/Interagency Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

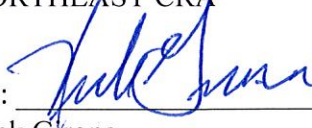
EXHIBIT #1

In Witness Whereof, the parties hereto have caused this Intergovernmental/Interagency Agreement to be executed on the day and year first above written.

Attest:


Gwen Keough-Johns, MMC
Northeast CRA Clerk

NORTHEAST CRA

By: 
Nick Grone
Northeast CRA Chairperson
Date: 4-20-17

For the use and reliance
of Northeast CRA only.
Approved as to form and
legal sufficiency.

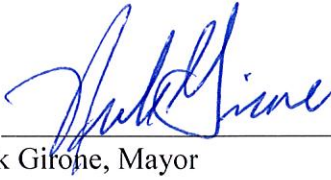

Northeast CRA Attorney


EXHIBIT #1

Attest:

CITY OF MOUNT DORA


Gwen Keough-Johns, MMC
City Clerk

By: 
Nick Girone, Mayor
Date: 6-20-17

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


William L. Colbert, Esquire
City Attorney
by J. Cockcroft