

CITY OF MOUNT DORA
COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT PLAN OF 2010

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Section 1.0 Findings.

The Community Building is in a state of obsolescence and in need of major renovation and expansion to make it a more usable building for residents and local organizations. It is also necessary to increase the number and type of performances and events in the facility. The improvements needed include: improved comfort and accessibility of seating area; expanded restrooms to meet Building Code; upgraded sound, lighting, acoustics, HVAC and electrical systems; ADA compliant accessibility throughout the building to meet the Florida Accessibility Code; fire suppression system to meet Building Code; expanded lobby/community meeting room to include a concession area and art exhibit space; improved energy efficiency; enhanced stage area; installation of more architecturally-appropriate entrances and doorways; and more usable basement. The renovation and expansion of the building will contribute to increasing economic development in the CRA as a cultural tourism attraction and enhancing the quality of life for residents by providing public space for cultural, leisure, and recreational activities.

Inadequate traffic facilities, including vehicular, bicycle and pedestrian modes, streets, parking, trails, sidewalks, and associated drainage facilities exist within the Community Redevelopment and need to be improved, upgraded or replaced.

There exists deterioration to the sites and improvements in the public lakefront and adjoining areas including adverse environmental conditions that contribute to reduced or inadequate use by the public.

In the CRA district there exist properties that exhibit deterioration of site and other improvements; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; and inadequate and outdated building density patterns.

Visual blight in public areas and spaces is a problem in the Community Redevelopment Area that can be addressed through the improvement, repair, and maintenance of public facilities, structures and grounds.

To preserve and enhance the commercial tax base it is necessary that commercial buildings are occupied by viable businesses. A strong customer base is required to sustain viable businesses. Certain promotional activities are appropriate to continue to add to the customer base to assure continued viability of the commercial districts and the tax base.

Section 2.0 Objectives and Implementation

2.1 Community Building

2.1.1 Objective: To address the obsolescence of the Community Building, it will be renovated and expanded to improve the building's ability to accommodate a wide variety of uses.

2.1.2 Implementation: This project will be accomplished by the CRA providing funding for the design, construction, inspection, permitting, and other related activities for the project.

2.2 Pedestrian Movement

2.2.1 Objective: To address the presence of inadequate pedestrian improvements, create a network of safe and attractive sidewalks and other pedestrian ways throughout the CRA. The redesign of these facilities will follow design guidelines that increase sidewalk widths, improve connectivity between blocks and areas, improve crosswalk safety, enhance lighting and wayfinding, and allow for aesthetic enhancements.

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

Public right-of-ways within the 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.

2.3 Multi-Use Trails

2.3.1 Objective: To improve inadequate traffic facilities, trails and facilities as designated in the *Mount Dora Trails Master Plan*.

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

The trails and related facilities include, but are not limited to, Tremain Street Greenway and Trail, Baker Street Trailhead, and Regional Trail. The Baker Street trailhead may require the purchase of private property.

2.4 Lakefront

2.4.1 Objective: To address the substandard conditions of the lakefront and adjoining areas, the lakefront areas can be redesigned to create more accessible, functional and attractive sites. The lakefront area involves property within the CRA district along Lake Dora, including Evans Park, a parcel known as Pineapple Point south of the Lakeside Inn property and west of Donnelly Street, Childs Park and the Fourth Avenue docks and piers.

2.4.2 Implementation: Lakefront redesign and improvement for the above mentioned areas may be accomplished by the CRA providing funding for the planning, design, and construction of improvements to the sites in the lakefront area and/or reimburse the City for the same.

2.5 Property Redevelopment

2.5.1 Objectives: To address the deterioration of sites, buildings and other improvements; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; and inadequate and outdated building density patterns, the CRA may administer programs that encourage investment into private properties within the community redevelopment area to eliminate these conditions.

To eliminate conditions of blight in the community redevelopment area, real property may need to be purchased and improved for redevelopment, be it by the public or private sector.

2.5.2 Implementation: The CRA may develop, fund, and administer incentive programs to provide loans and/or grants to property and/or business owners for the repair, expansion, and improvement of sites, buildings and improvements to encourage redevelopment of properties in the CRA district and create more viable business areas.

The CRA may use funds from the community redevelopment trust fund to purchase, improve, and dispose of such land itself and/or provide funds to reimburse the City for that purpose, including the costs of studies, redevelopment proposal solicitations and evaluation, and staff time.

2.6. Parking

2.6.1 Objective: To address parking needs, the CRA may evaluate the need for additional space for, and improving the use of, public parking areas to accommodate employees, customers, delivery vehicles and tour buses.

2.6.2 Implementation: The CRA may provide funding for parking improvements and related activities. Possible projects include, but are not limited to, connecting the Donnelly Street parking garage to Baker / Tremain Street parking lot, and on-street parking along the west side of Edgerton Court. The parking projects may require the purchase of private property. Directional signage and parking management programs may also be funded by the CRA.

2.7 Beautification & Enhanced Maintenance

2.7.1 Objective: To address and prevent visual blight in public areas, the CRA should keep the improvements it has installed, including landscapes, streetscapes, parks, and parking lots, and adjoining area in good condition as part of carrying out its redevelopment duties.

2.7.2 Implementation: The elimination and prevention of visual blight in public areas and spaces can be accomplished by the CRA funding a maintenance and beautification program. The program will 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.

2.8 Promotional Activities for Economic Development

2.8.1 Objective: To sustain viable business districts that continue to enhance the commercial tax base, the CRA may create programs to promote business retention, expansion, and relocation; cultural tourism and the like, to attract businesses, residents, and visitors to the CRA business districts.

2.8.2 Implementation: The CRA may expend funds to develop and administer programs to promote business retention, expansion, and recruitment; cultural tourism and similar activities.

The CRA may provide funding to non-profit organizations for events, programs, and collateral materials that are intended to increase the amount of visitors to the CRA business districts.

2.9 Affordable Housing

F.S. 163.360(2)(c) states that the community redevelopment plan shall provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area.

As this CRA district contains primarily commercial property and limited residential areas, the objectives of the plan deal with enhancing the commercial areas and improving public facilities and infrastructure.

2.9.1 Objective: If in the future there is a finding of a shortage of affordable housing and a need for the development of affordable housing within the CRA district, the CRA may expend funds to accomplish the documented need.

2.10 Administration

2.10.1 The CRA may use funds in the Community Redevelopment Trust Fund to pay or reimburse the City for the salaries and wages of City employees who work on any community redevelopment undertakings described in the Community Redevelopment Plan.

2.10.2 The CRA may use funds in the Community Redevelopment Trust Fund to pay or reimburse the City for the use of office space, utilities, and other facilities and services used by the CRA in carrying out their duties and activities described in the Community Redevelopment Plan.

Section 3.0 Required Plan Contents

F.S. 163.362 requires certain contents in a community redevelopment plan. The following specifically addresses these requirements.

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

The boundaries of the CRA District are shown on Attachment 1. Legal Description attached as Attachment 2.

(2) Show by diagram and in general terms:

(a) The approximate amount of open space to be provided and the street layout.

The approximate amount of open space is 26 acres. The open space and the street layout are shown on Attachment 1.

(b) Limitations on the type, size, height, number, and proposed use of buildings.

The limitations on type, size, height, number, and proposed use of buildings is regulated by the Mount Dora Comprehensive Plan and Land Development Code.

(c) The approximate number of dwelling units.

The approximate number of dwelling units is 283.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

The parks and streets are shown on Attachment 1. Improvements may be done in these areas as identified in Redevelopment Plan.

(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.

No negative impact on low or moderate income housing is anticipated as a result of this plan. There are no housing relocations or changes in vehicular traffic patterns planned.

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

CRA funded capital projects are identified in the Redevelopment Plan. Other publicly funded projects are included in the Mount Dora Capital Improvements Program.

(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

The Community Redevelopment Agency will carry out the work of this Redevelopment Plan. The redevelopment process has been established consistent with Chapter 163, Part III., Community Redevelopment of the Florida Statutes. It is the intent of the City of Mount Dora to comply with those requirements as established in Chapter 163, Part III., of the Florida Statutes as amended.

(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.

This provision of the Redevelopment Plan will be satisfied on a case by case basis as each project is carried through final documentation and approval by the CRA 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.

If as a result of implementation of projects contained in this Plan relocation of persons becomes necessary on either a temporary or permanent basis, the CRA will be responsible for the provision of replacement housing for those affected persons

(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 therefor.

The Plan is not intended to remedy a shortage of housing for residents of low or moderate income. The residential uses will generally exist in their current locations and will be minimally impacted by the proposed improvements.

(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.

It is estimated the CRA will receive approximately \$1,000,000 per year in increment revenues for the remaining years of its existence. The eligible activities on which CRA Trust funds can be expended are specified in the Redevelopment Plan. A reasonably accurate costs for projects and

programs can not be determined without actual designs, costs for each project, program, and activity will be specified in annual budget.

(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.

The CRA was created in June 1987 for a time period of 30 years and thus will expire in 2017 unless the time period is extended.

Section 4.0 Summary of Redevelopment Activities

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

Community Building

Pedestrian Improvements / Streetscape

Elements

Sidewalks
Crosswalks
Lighting
Wayfinding
Landscaping
Signage
Drainage

Multi-Use Trails

As designated in *Mount Dora Trails Master Plan* and in CRA district
Tremain Street Greenway
Baker Street Trailhead
Regional Trail

Lakefront

Including but not limited to
Child's Park
4th Avenue Dock / Pier/ Boardwalk
Evans Park
Pineapple Point

Property Redevelopment

Development Incentives
Loans and/or Grants for Repair, Expansion, Improvement of properties

Real Property Acquisition, Development and/or disposition
No specific project, area, or activity identified but since this is a core redevelopment activity the option to do such work is included.

Parking

Provide Additional parking, including but not limited to
Parking Garage connector
Edgerton Court on-street parking

Directional Signage and Wayfinding

Parking Management programs to improve use of parking areas

Beautification & Enhanced Maintenance

Staff, equipment, and materials to complete tasks

Promotional Activities for Economic Development

Business Retention, Expansion, Recruitment programs
Grants to non-profits for events & programs
Collateral promotional materials

SECTION 5			
POTENTIAL PROJECTS & PROGRAMS			
ESTIMATED COSTS AND POTENTIAL FUNDING SOURCES			
FY 2010 - 2017			
Increment Revenues	FY 2010 – FY 2017	\$750,000 - \$1,500,000 / Yr	
Project / Program / Activity	Estimated Time Frame	Estimated Not to Exceed Cost	Potential Funding Sources
Community Building	Construction 2010	\$2,900,000	CRA
Pedestrian Improvements			
Highland St			CRA
Phase 1	Construction - 2010	\$475,000	
Phase 2	Engineering - 2010	\$ 35,000	
	Construction – TBD; 2011-2017	\$900,000	
Downtown Commercial Core	Preliminary Engineering - 2010	\$15,000	CRA
	Construction drawings-TBD; 2011-2117	TBD	
Liberty, Fifth, & other areas	TBD	TBD	CRA, City
Multi-use Trails			
Tremain St Greenway	Preliminary Engineering – 2010	10,000	CRA – share of project
	Construction Drawings – TBD 2011-17	75,000	CRA – share of project
	Construction – TBD 2012-2017	750,000	CRA – share of project
Baker St Trailhead	Construction Drawings TBD 2011-17	\$15,000	CRA, City, Grants
	Construction – TBD 2012-2017	\$250,000	CRA, City, Grants
Regional Trail	TBD	TBD	CRA, City, Lake County, State & Federal Grants
Lakefront			
Childs Park	Preliminary Engineering - 2010	25,000	Community Trust Grant
	Construction Drawings – TBD 2011-17	75,000	CRA, City, Grants
	Construction – TBD 2012-2017	500,000	CRA, City, Grants
4 th Ave docks / pier / boardwalk	Preliminary Engineering - 2010	25,000	Community Trust Grant
	Construction Drawings – TBD 2011-17	75,000	CRA, City, Grants
	Construction – TBD 2012-2017	750,000	CRA, City, Grants
Evans Park	TBD	TBD	CRA, City, Grants

SECTION 5			
POTENTIAL PROJECTS & PROGRAMS			
ESTIMATED COSTS AND POTENTIAL FUNDING SOURCES			
FY 2010 - 2017			
Pineapple Pointe	TBD	TBD	CRA/City - Public / Private
Development Incentives	Annual Program – 2010 - 2017	\$0 - \$200,000 / Year	CRA
Parking			
Parking Garage Connector	Construction Drawings – TBD 2012-17	\$15,000	CRA
	Property Purchase - TBD 2012-17	\$150,000	CRA
	Construction – TBD 2012 - 2017	\$100,000	CRA
Edgerton Court	TBD	TBD	CRA, City, Grants
Enhanced Maintenance	Annual Program – 2010 - 2017	\$0 - \$200,000 / Year	CRA
Promotional Activities	Annual Program – 2010 - 2017	\$0 - \$100,000 / Year	CRA
Property Redevelopment	TBD	TBD	CRA - Public / Private

Projects will be prioritized into multi-year work programs and funding for projects and programs will be budgeted annually.

LEGAL DESCRIPTION OF MOUNT DORA
COMMUNITY REDEVELOPMENT AREADESCRIPTION #1:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SIMPSON STREET AND THE SOUTH LINE OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; RUN THENCE NORTH ALONG THE SAID EAST RIGHT OF WAY LINE OF SIMPSON STREET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CAMP AVENUE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF CAMP AVENUE TO A POINT ON THE EAST LINE OF BLOCK 370, CITY OF MOUNT DORA, AS RECORDED IN PLAT BOOK 3, PAGES 37 THRU 43, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH ALONG SAID EAST LINES OF BLOCK 370 AND BLOCK 359, SAID CITY OF MOUNT DORA, AND THE EXTENSION THEREOF TO THE NORTH RIGHT OF WAY LINE OF LIBERTY AVENUE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF LIBERTY AVENUE TO A POINT ON THE EAST LINE OF LOT 1, CALLAHAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 10, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH TO THE NORTH LINE OF LOT 2, SAID CALLAHAN'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOTS 2, 3 AND/OR LOT 4, SAID CALLAHAN'S SUBDIVISION, TO A POINT ON THE WEST LINE OF SUN COUNTRY SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGE 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH ALONG THE SAID WEST LINE OF SUN COUNTRY SUBDIVISION, TO THE NORTH LINE THEREOF; THENCE EAST ALONG SAID NORTH LINE OF SUN COUNTRY SUBDIVISION TO A POINT ON THE EAST LINE OF BLOCK 343 OF THE AFORESAID CITY OF MOUNT DORA; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 343, AND THE EAST LINE OF BLOCK 338, SAID CITY OF MOUNT DORA, AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FIRST AVENUE; THENCE ALONG THE NORTH RIGHT OF WAY OF FIRST AVENUE TO A POINT ON THE WEST LINE OF LOT 13, BLOCK "B", ORANGENURST SUBDIVISION, NO. 1, AS RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH ALONG SAID WEST LINE OF LOT 13 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SECOND AVENUE; THENCE WEST ALONG THE SAID NORTH RIGHT OF WAY LINE OF SECOND AVENUE AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK "D", ALTA VISTA SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 14, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG THE SAID EAST LINES OF BLOCK "D" AND OF BLOCK "C" OF SAID ALTA VISTA SUBDIVISION AND THEIR NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, TO THE NORTH RIGHT OF WAY LINE OF SHIRLEY AVENUE; THENCE WEST ALONG THE SAID NORTHERLY RIGHT OF WAY OF SHIRLEY AVENUE AND THE EXTENSION THEREOF, TO THE WESTERLY RIGHT OF WAY LINE OF CLAYTON STREET; THENCE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE OF CLAYTON STREET TO A POINT ON THE SOUTH LINE OF AFORESAID SOUTH LINE OF SECTION 32; THENCE EAST ALONG THE SAID SOUTH LINE OF SECTION 32 TO THE POINT OF BEGINNING AND POINT OF TERMINUS.

LEGAL DESCRIPTION OF MOUNT DORA
COMMUNITY REDEVELOPMENT AREADESCRIPTION #2

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SECOND AVENUE AT THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 7, BLOCK "B", ORANGEHURST SUBDIVISION #1, AS RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SECOND AVENUE TO THE EAST LINE OF LOT 18, BLOCK "A", OF SAID ORANGEHURST SUBDIVISION #1; THENCE NORTH ALONG THE EAST LINES OF LOTS 6 AND 18, SAID BLOCK "A", TO A POINT ON THE SOUTH LINE OF THIRD AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF THIRD AVENUE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF ORANGE STREET; THENCE NORTH ALONG THE EASTERLY RIGHT OF WAY LINE OF ORANGE STREET AND ITS NORTHERLY AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FIFTH AVENUE; THENCE EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF FIFTH AVENUE AND ITS EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SIMPSON STREET; THENCE NORTH ALONG SAID EASTERLY RIGHT OF WAY LINE OF SIMPSON STREET AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY EXTENSION OF A LINE, SAID LINE BEING 66.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF BLOCK 253, ACCORDING TO THE MAP OF THE CITY OF MOUNT DORA, AS RECORDED IN PLAT BOOK 3, PAGES 37 THRU 43, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE WEST ALONG THE SAID LINE AND EXTENSION THEREOF TO THE EAST LINE OF HIGHLAND STREET; THENCE NORTH TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF SEVENTH AVENUE; THENCE WEST ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF SEVENTH AVENUE AND THE EASTERLY AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CLAYTON STREET; THENCE SOUTH ALONG THE SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF BLOCK 25, GULLER'S HOMESTEAD, AS RECORDED IN PLAT BOOK 3, PAGE 43, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE WEST ALONG SAID SOUTH LINE OF BLOCK 25 AND THE SOUTH LINE OF BLOCK 26 AND THE EXTENSION THEREOF OF SAID GULLER'S HOMESTEAD TO THE EASTERLY RIGHT OF WAY LINE OF GRANDVIEW STREET; THENCE NORTH TO THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF SIXTH AVENUE; THENCE WEST ALONG SAID NORTHERLY RIGHT OF WAY OF SIXTH AVENUE AND ITS EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BAKER STREET; THENCE NORTH ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF BAKER STREET AND THE NORTHERLY AND SOUTHERLY EXTENSION THEREOF TO THE NORTHERLY RIGHT OF WAY LINE OF TENTH AVENUE; THENCE WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID TENTH AVENUE AND ITS EASTERLY AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ALEXANDER STREET; THENCE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE OF

LEGAL DESCRIPTION OF MOUNT DORA
COMMUNITY REDEVELOPMENT AREA

GRANT DESCRIPTION NO. 2 (CON'T)

ALEXANDER STREET AND ITS NORTHERLY AND SOUTHERLY EXTENSION THERE-
OF TO THE NORTHERLY RIGHT OF WAY LINE OF SIXTH AVENUE; THENCE WEST
ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF SIXTH AVENUE AND THE
EASTERLY AND WESTERLY EXTENSION THEREOF TO A POINT ON THE NORTH-
EASTERLY RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 441; THENCE NORTH-
WESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF OLD U.S.
HIGHWAY 441, TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE
NORTHWESTERLY LINE OF LOT OR BLOCK 4, AS SHOWN ON SHEET 5 OF THE
RESURVEY OF A PORTION OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 27
EAST, LAKE COUNTY, FLORIDA, AS RECORDED IN GOVERNMENT PLAT BOOK
OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH-
WESTERLY ALONG SAID LINE AND THE EXTENSION THEREOF TO THE WATERS
OF LAKE DORA; THENCE SOUTHEASTERLY ALONG AND WITH THE WATERS OF
LAKE DORA TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LIBERTY
AVENUE; THENCE WEST ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF
LIBERTY AVENUE TO THE WESTERLY RIGHT OF WAY LINE OF GRANDVIEW
AVENUE; THENCE NORTH ALONG AND WITH THE SAID WESTERLY RIGHT OF WAY
LINE OF GRANDVIEW AVENUE TO THE SOUTHERLY RIGHT OF WAY LINE OF
THIRD AVENUE; THENCE EAST ALONG THE SAID SOUTHERLY RIGHT OF WAY
LINE OF THIRD AVENUE AND THE EASTERLY EXTENSION THEREOF TO THE
WESTERLY RIGHT OF WAY LINE OF CLAYTON STREET; THENCE SOUTH ALONG
THE WESTERLY RIGHT OF WAY LINE OF CLAYTON STREET AND THE EXTENSION
THEREOF TO THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY
LINE OF SECOND AVENUE; THENCE EAST ALONG SAID SOUTHERLY RIGHT OF
WAY LINE OF SECOND AVENUE TO THE NORTHEAST CORNER OF BLOCK "D",
ALTA VISTA SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 14,
PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH ON THE
NORTHERLY EXTENSION OF SAID BLOCK "D" TO A POINT ON THE NORTHERLY
RIGHT OF WAY LINE OF SECOND AVENUE; THENCE EAST ALONG SAID NORTH-
ERLY RIGHT OF WAY LINE OF SECOND AVENUE TO THE POINT OF BEGINNING
AND POINT OF TERMINUS.

LEGAL DESCRIPTION OF MOUNT DORA
COMMUNITY REDEVELOPMENT AREADESCRIPTION #3:

BEGIN AT THE INTERSECTION OF THE SOUTHEAST CORNER OF THE RIGHT OF WAY LINES OF TENTH AVENUE AND BAKER STREET (NORTHWEST CORNER OF BLOCK 32 OF THE CITY OF MOUNT DORA, AS RECORDED IN PLAT BOOK 3, PAGES 37 THRU 43, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); RUN THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF BAKER STREET AND ITS NORTHERLY AND SOUTHERLY EXTENSION THEREOF, TO THE SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE EASTERLY EXTENSION THEREOF OF LINCOLN AVENUE TO A POINT ON THE EAST RIGHT OF WAY LINE OF HAWLEY STREET; THENCE NORTH ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF HAWLEY STREET TO THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE 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 THRU 12, BLOCK "A" AND LOTS 1 THRU 12, BLOCK "B", 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 HAWLEY STREET; THENCE NORTH ALONG SAID EASTERLY LINE OF HAWLEY STREET TO A POINT ON THE NORTH LINE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE WEST ALONG SAID NORTH LINE OF SAID SECTION 29 TO THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 19 TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF LOT OR BLOCK "C", SUNSET HEIGHTS OF MOUNT DORA, AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1/2 AND THE EASTERLY EXTENSION THEREOF OF LOT OR

LEGAL DESCRIPTION OF MOUNT DORA
COMMUNITY REDEVELOPMENT AREA

GRANT DESCRIPTION NO. 3 (CON'T)

BLOCK "C", TO THE EASTERLY LINE OF THE WEST 1/2 OF SAID BLOCK "C"; THENCE SOUTH ALONG SAID EASTERLY LINE THEREOF TO A POINT ON THE SOUTH LINE OF SAID SECTION 19; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 19 TO A POINT ON THE EAST LINE OF LOT 7, FOREST HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 15, PAGE 29, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG SAID EAST LINES OF LOTS 7 AND 8 AND THE NORTHERLY AND SOUTHERLY CITY OF EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE MOUNT DORA CEMETERY; THENCE WEST ALONG SAID NORTH LINE OF CEMETERY TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID CEMETERY TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF CEMETERY TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ALEXANDER STREET AND/OR THE NORTHERLY EXTENSION THEREOF; THENCE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE OF ALEXANDER STREET AND/OR THE NORTHERLY EXTENSION THEREOF AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE SOUTH 330.00 FEET OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE EAST TO A POINT ON A LINE, SAID LINE BEING 210.00 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF DONNELLY AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF SHADOW PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID NORTH LINE OF SHADOW PARK SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE ALONG THE SAID NORTH RIGHT OF WAY LINE OF LINCOLN AVENUE TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF ALEXANDER STREET; THENCE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE OF ALEXANDER STREET AND THE NORTHERLY AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TENTH AVENUE; THENCE EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TENTH AVENUE AND THE EASTERLY AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING AND POINT OF TERMINUS.