

EXHIBIT A

CITY OF MOUNT DORA
NORTHEAST COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT PLAN OF 2010

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Section 1.0 Findings

The following are findings on which the objectives of the NECRA Redevelopment Plan are based.

In the NECRA, there is a shortage of affordable housing for residents of low and moderate income.

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other improvements; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; and inadequate and outdated building density patterns.

Due to the incidence of crime in the NECRA, there is a need for community policing innovations to reduce criminal activity.

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.

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

There is a need for community center of adequate size and design to serve as a multi-purpose facility to meet the recreational and other needs of the community.

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 Housing

2.1.1 Objective: To address the need for affordable housing for low and moderate income residents the NECRA can encourage the construction of new housing and rehabilitation of existing housing.

2.1.1.a Implementation: Affordable housing can be promoted by the NECRA developing, administering, and funding incentive programs for affordable housing providers and/or property owners. The NECRA does not intend to operate or administer their own program but to collaborate with other organizations through their established programs, including providing grants, loans, or in-kind services.

2.1.2 Objective: To address the need to improve deteriorating housing conditions and to improve the energy efficiency of housing, the NECRA can encourage improvements to housing, including repairs for code violations, weatherization and other energy efficiency improvements.

2.1.2.a Implementation: Housing improvements can be facilitated by the NECRA developing, administering, and funding incentive programs for affordable housing providers and/or property owners. The NECRA does not intend to operate or administer their own program but to collaborate with other organizations through their established programs, including providing grants, loans, or in-kind services.

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 NECRA. 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.

2.2.1.a Implementation: Improvements may be accomplished by the NECRA 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 NECRA 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*.

2.3.1.a Implementation: Trail improvements may be completed by the NECRA providing funding for or reimbursing the City for the design, construction, permitting, and other related activities associated with the trail improvements that are within the NECRA 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 and the Lincoln Avenue Trail. Trail construction may require the purchase of private property.

2.4 Community Policing

2.4.1 Objective: The incidence of crime in the NECRA can be addressed by the City developing Community Policing Innovations.

2.4.1.a Implementation: Community Policing Innovations can be accomplished by the NECRA providing funds to the City or reimbursing the City for costs associated with carrying out the program.

2.5 Property Redevelopment

2.5.1 Objectives: To address the deterioration of sites, buildings and other improvements; faulty lot layout; and inadequate and outdated building density patterns, the NECRA may administer programs that encourage investment into private properties to eliminate these conditions and create more viable business, residential, and historic properties.

2.5.1.a Implementation: The NECRA 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 NECRA district.

2.5.2 In addition, 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.

2.5.1.b The NECRA 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 Community Centers

2.6.1 Objective: To address the need for community centers, the NECRA can assist other City departments in the planning and design of the facilities.

2.6.1.a Implementation: Community center projects can be accomplished by the NECRA providing funds to the City or by reimbursing the City for costs associated with the design and construction of centers.

2.7 Beautification & Enhanced Maintenance

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

2.7.1.a Implementation: The elimination and prevention of visual blights in public areas and spaces will be accomplished by the NECRA 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.

2.8 Promotional Activities for Economic Development

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

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

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

2.9 Administration

2.9.1 The NECRA may use funds in the NECRA 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.

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

2.10 Stormwater and Drainage

Objective: To address the condition of inadequate stormwater and drainage infrastructure within the Mount Dora Northeast Community Redevelopment Area, the NECRA may take action to improve stormwater and drainage infrastructure, design and construct improvements, and coordinate with the City to achieve these goals.

Implementation: Stormwater and drainage improvements may be accomplished by the NECRA providing funding or reimbursing the City for needs assessment, planning and design, 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]

Section 3.0 Required Plan Contents

F.S. 163.362 requires certain contents in 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 NECRA 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 49 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 806.

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 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.

NECRA 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 an approval by the NECRA 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 NECRA 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 therefore.

Affordable housing is addressed in the Redevelopment Plan. The residential uses will generally exist in their current locations and will be minimally impacted by the proposed capital 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.**

Section 4.0 Summary of Redevelopment Activities

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

Housing:

- Affordable Housing Programs
- Rehabilitation and Repair Programs

Pedestrian Improvements/Streetscape:

- Sidewalks, Crosswalks, Lighting, Wayfinding, Landscaping, Signage, Drainage

Multi-Use Trails:

As designated in *Mount Dora Trails Master Plan* and in NECRA district

- Lincoln Avenue Trail
- Tremain Street Greenway and Trail

Community Policing

Property Redevelopment:

- Development Incentives
 - Loans and/or Grants for Repair, Expansion, Improvement of properties
- Real Property Acquisition, Development and/or disposition
 - Grandview Street Business area and other areas to be determined

Community Centers:

- Martin Luther King
- Lincoln Avenue

Beautification & Enhanced Maintenance

- Staff, equipment, and materials needed to complete tasks

Promotional Activities for Economic Development

- Business Retention, Expansion, Recruitment programs
- Collateral promotional materials

SECTION 5			
NECRA – POTENTIAL PROJECTS & PROGRAMS			
ESTIMATED COSTS AND POTENTIAL FUNDING SOURCES			
FY 2010 - 2019			
INCREMENT REVENUES	FY 2010 – FY 2019	\$400,000/YR	
PROJECT/PROGRAM/ACTIVITY	ESTIMATED TIME FRAME	ESTIMATED NOT TO EXCEED COST	POTENTIAL FUNDING SOURCES
Community Center	Design, Construction - TBD	TBD	NECRA, Grants, Impact Fees, General Fund, Sales Tax
Pedestrian Improvements	TBD	TBD	NECRA, City
Multi-Use Trails:			
Lincoln Ave Trail	Construction 2010-2013	\$450,000	NECRA, SRTS
Tremain St. Greenway	Preliminary Engineering – 2010	\$10,000 (a%of)	NECRA, CRA, City, Grants
	Construction Drawings – 2011-2019	\$75,000 (a%of)	NECRA, CRA, City, Grants
	Construction – 2012-2019	\$750,000 (a%of)	NECRA, CRA, City, Grants
Housing Programs	Annual Program 2010-2019	\$0 - \$50,000/year	NECRA
Community Policing	Annual Program 2010-2019	\$0 - \$50,000/year	NECRA
Development Incentives	Annual Program 2010-2019	\$0 - \$50,000/year	NECRA
Enhanced Maintenance	Annual Program 2010-2019	\$0 - \$20,000/year	CRA
Promotional Activities	Annual Program 2010-2019	\$0 - \$10,000/year	CRA
Property Redevelopment:	Grandview St Business Area 2011-2019	TBD	NECRA – Public/Private
	Other	TBD	NECRA – Public/Private

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

Attachment 2
Legal Description of Mount Dora
Community Redevelopment Area

Description:

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

Attachment 2
Legal Description of Mount Dora
Community Redevelopment Area

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

“EXHIBIT A”

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 ANGLE 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.