

**ORDINANCE NO: 2010- 07**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA, AMENDING ORDINANCE 447 OF THE CITY OF MOUNT DORA TO ADOPT A NEW REDEVELOPMENT PLAN ENTITLED THE MOUNT DORA REDEVELOPMENT PLAN OF 2010 TO REPLACE THE MOUNT DORA REDEVELOPMENT AREAS PLAN; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of Mount Dora adopted Ordinance 447 on June 16, 1987 pursuant to the requirements of the Community Redevelopment Act of 1969, F.S. § 163.330-463; and

**WHEREAS**, through adoption of Ordinance 447 the City Council approved the "Mount Dora Redevelopment Areas Plan" and created the Community Redevelopment Agency ("CRA"); and

**WHEREAS**, the City Council determined that the Community Building is in need of major renovations and expansion to help increase local use, economic development and cultural tourism; and

**WHEREAS**, the City Council seeks to improve, upgrade or replace inadequate traffic facilities within the Community Redevelopment Area District ("the district"); and

**WHEREAS**, the City Council found that deterioration of sites and improvements in the public lakefront and adjoining areas has resulted in limit public use and enjoyment; and

**WHEREAS**, the City Council found that existing properties within the district appear deteriorated, exhibit faulty lot layout, and inadequate and outdated building density patterns; and

**WHEREAS**, the City Council found evidence of visual blight in public areas and spaces within the district, and identified a need to improve, repair and maintain public facilities and structures therein; and

**WHEREAS**, the City Council believes that greater occupancy of commercial buildings by viable businesses will preserve and enhance the commercial tax base. In addition, specific promotional activities within commercial districts will further increase the rate of viable businesses, expand the consumer base and enhance commercial tax returns; and

**WHEREAS**, the City Council concludes that adoption of a new Community Redevelopment Plan is an appropriate means by which to address these current needs and goals of the district.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mount Dora, Florida, as follows:

**SECTION 1:** The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Mount Dora.

**SECTION 2:** Ordinance 447 of the City of Mount Dora Code of Ordinances is hereby amended to replace the "Mount Dora Redevelopment Areas Plan" in its entirety with the "Mount Dora CRA Redevelopment Plan of 2010" attached hereto as Exhibit "A."

**SECTION 3: Conflicts.** All ordinances and that are in conflict with this Ordinance are hereby repealed and all resolutions regarding Ordinance 447 and the "Mount Dora Redevelopment Areas Plan" are vacated and nullified.

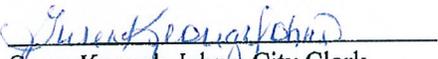
**SECTION 4: Severability.** If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

**SECTION 5: Effective Date.** This Ordinance shall become effective immediately upon adoption.

PASSED AND ORDAINED this 6<sup>th</sup> day of July, 2010, by the City Council of the City of Mount Dora, Florida.

  
Melissa DeMarco, Mayor  
City of Mount Dora

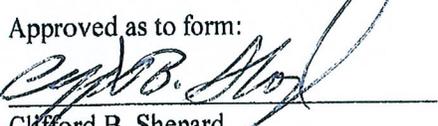
Attest:

  
Gwen Keough-Johns, City Clerk  
City of Mount Dora

First Reading: June 15, 2010

Second Reading: July 6, 2010

Approved as to form:

  
Clifford B. Shepard  
City Attorney