

RESOLUTION NO. 2017-33 (NECRA)

A RESOLUTION OF THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE CITY OF MOUNT DORA, FLORIDA APPROVING THE MOUNT DORA GRANDVIEW BUSINESS DISTRICT IMPLEMENTATION PLAN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS, PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora's Northeast Community Redevelopment Agency (NECRA) Board is charged with redevelopment activities to sustain and enhance the commercial tax base and create marketing programs; and

WHEREAS, pursuant to the *Mount Dora Northeast Community Redevelopment Agency Redevelopment Plan of 2010*, promotional activities and economic development components which include marketing, business retention/expansion, and recruitment programs are consistent with redevelopment plan objectives; and

WHEREAS, the Northeast Community Redevelopment Area's commercial district has been significantly impacted by surrounding development along U. S. Highway 441; and

WHEREAS, the Grandview Street commercial area is approximately nine (9) acres in site area and located with the NECRA; and

WHEREAS, Redevelopment Management Associates, LLC (RMA) was selected to prepare the *Grandview Business District Market Analysis* on May 10, 2016 by the NECRA's Advisory Committee and subsequently approved by the NECRA on May 17, 2016; and

WHEREAS, RMA conducted various planning studies that included an open house on August 4, 2016, a community survey, demographic data collection, and obtain public input; and

WHEREAS, the NECRA's Advisory Committee presented and recommended the *Grandview Business District Market Analysis* document on December 13, 2017 to the NECRA; and

WHEREAS, the NECRA adopted Resolution No. 2017-04 on January 17, 2017 accepting and adopting the NECRA *Grandview Business District Market Analysis*.

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

SECTION 1. Legislative Findings and Intent. The NECRA has complied with all requirements and procedures of Florida Law in processing this Resolution.

SECTION 2. Approval of Mount Dora Grandview Business District Implementation Plan. The NECRA hereby approves and adopts the attached of Mount Dora Grandview Business District Implementation Plan as set forth in Exhibit "1".

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized to act on behalf of the NECRA and may take such actions as she may deem necessary and appropriate in order to implement the provisions of this Resolution and the of Mount Dora Grandview Business District Implementation Plan as set forth in Exhibit "1". 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.

SECTION 4. 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 5. Conflicts. All NECRA resolutions or parts of NECRA resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 6. 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 7. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 21st day of March, A. D, 2017.



NICK GIRONE
NECRA CHAIRMAN

ATTEST:



GWEN KEOUGH-JOHNS, MMC
City Clerk

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



Lonnie N. Groot, City Attorney



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EXHIBIT #1

Mount Dora Northeast Community Redevelopment Agency
Grandview Business District Implementation Plan
March 21, 2017

Strategic Initiatives: The following objectives and strategies will be used as the basic framework implementation plan as outlined in NECRA Board Resolution No. 2017-04 approved on January 17, 2017.

1. **OBJECTIVE:** To establish a base to build from, it is necessary to get an understanding of what the current NECRA areas infrastructure conditions are, and to establish needs/improvements that may be required.

IMPLEMENTATION STRATEGY: Contract with the City's Engineering consultant, *BESH, Inc.*, to collect existing infrastructure data (water lines, sewer lines, power service, stormwater facilities, sidewalks, etc.), and map information to enable identification of infrastructure needs.

2. **OBJECTIVE:** Improve the aesthetics of the area. Neighborhoods that are safe and aesthetically pleasing are key conditions for the quality of life of a community's residents. In addition, a more aesthetically pleasing neighborhood is much more marketable to future residents and businesses alike.

IMPLEMENTATION STRATEGY: Working with the City's Code Enforcement staff, develop a Code Enforcement Program specifically for the NECRA area.

3. **OBJECTIVE:** Establish a grass-roots based "Vision" for the NECRA area.

IMPLEMENTATION STRATEGY: Contract with a Planning Consultant to work with the community to engage in the "Visioning" process to establish/but not limited to the following:

- a. Establish a "Vision" for NECRA to follow, and to facilitate and guide future decision-making.
- b. Develop an Area Master Plan, and Design Standards.
- c. Create specific design plans for streets such as Lincoln Avenue, Grandview Street, Pine Avenue, and Limit Avenue.
- d. Create "Typical Street Designs" for residential streets.
- e. Identify potential "Branding" for the area.
- f. Provide a small scale Land Use Study for possible expansion of commercial areas and establish mixed-use areas for the area.
- g. Up-date Land Development Code.
- h. Up-date NECRA Re-development Plan.

4. **OBJECTIVE:** Promote business attraction and retention.

IMPLEMENTATION STRATEGY: Identify potential strategies/programs to encourage business development, such as: Public/Private/Partnerships, Re-development Incentive Programs, Financial Assistance Programs, etc.