



## 2020 Annual Report

### Mt. Plymouth-Sorrento CRA

Fiscal Year Ended September 30, 2020



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**Produced by:**

Lake County Board of County Commissioners  
 Mt. Plymouth-Sorrento Community Redevelopment Area

**CRA Agency Board**

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 Kirby Smith, District 3 - Vice Chair  
 Leslie Campione, District 4 - BCC Liaison  
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**CRA Staff**

Timothy McClendon, AICP, Planning and Zoning Director  
 Michele Janiszewski, AICP, Chief Planner  
 Marelys Moreno, CRA Coordinator

**CRA Advisory Committee**

Timothy J. Bailey, Resident/Property Owner within 3-miles - Chair  
 Frances Nipe, Resident/Property Owner within 3-miles - Vice Chair  
 Thomas Van de Kieft, Resident/Property Owner within 3-miles  
 Dave Croson, Property Owner in Planning Area  
 Shophit Gupta, Property Owner in Planning Area  
 Earl Hammond, Property Owner in Planning Area  
 Francis Force (Butch), Property Owner in Planning Area

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# ABOUT THE CRA

The Mt. Plymouth-Sorrento CRA was established on June 26, 2012 by Lake County Resolution 2012-76 and Lake County Resolution 2012-77, and conducts bi-monthly meetings to receive input from community residents

*In its entirety this area includes approximately 2,112 acres, or 1.87 square miles and is comprised of a mix of residential areas, and approximately 475 acres of scattered low intensity commercial and industrial development otherwise designated as commercial nodes.*

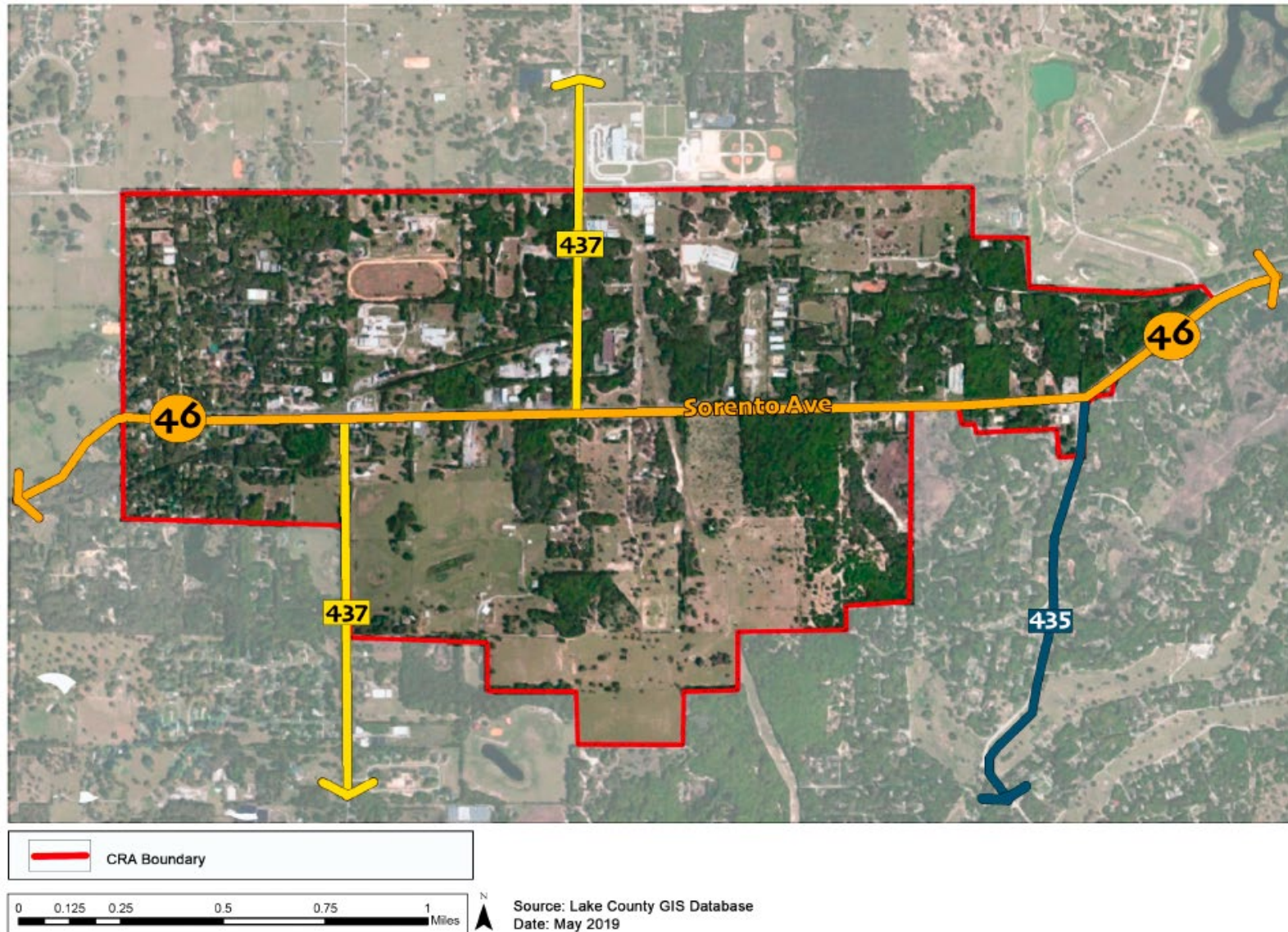
## Location

The unincorporated community of Mt. Plymouth-Sorrento is located in east Lake County, Florida on the edge of the Wekiva Protection area, and near the Lake/Seminole County line. The redevelopment area boundaries include properties within Township 19 South, and Ranges 27 and 28 East. This area encompasses the properties that lie adjacent to Wolf Branch Road in the north, South of State Road 46 to the Orange County line, and between Orange Street to the West of the CRA and County Road 435 to the East.

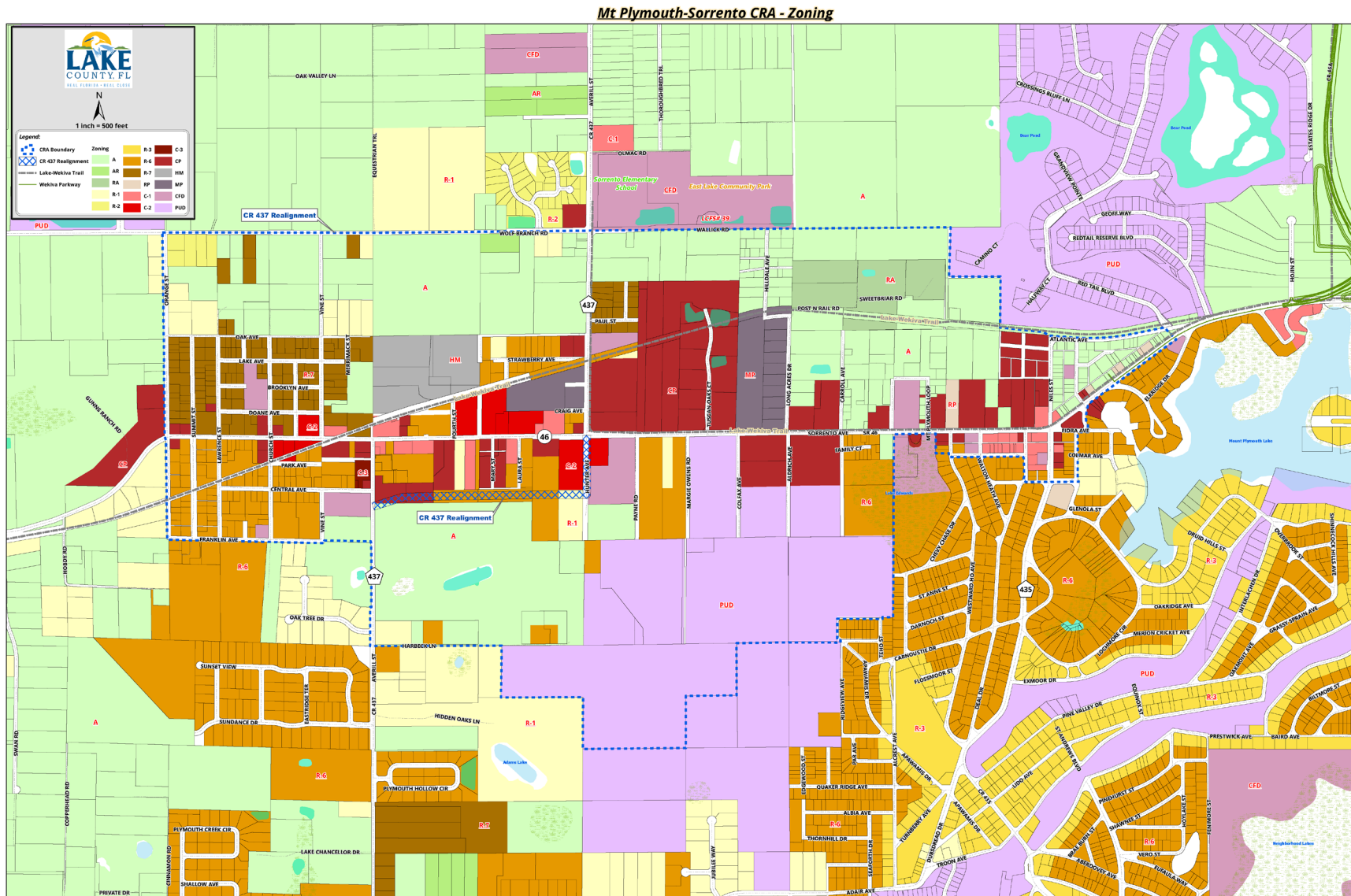
The two designated commercial nodes are located adjacent to SR 46 and between County Road 437 to the West and County 435 to the East. The older residential areas are located north and south of SR 46 and consist of low density residential and agriculturally zoned properties located in the south of the CRA behind and adjacent to the commercial nodes, County Road (CR) 437, and CR 435.

The boundaries do not include large residential developments such as Sullivan Ranch on CR 437, and Redtail on SR 46 and CR 46A. Although many of the properties between the two established communities are not currently developed; the area has come to be known as the Mt. Plymouth-Sorrento Community.

## CRA Boundary Map












## Community Growth Framework Principles

Through academic study, field observation, and community engagement, six Community Growth Framework Principles were proposed with the aim to accommodate future growth scenarios amenable to the Mt. Plymouth-Sorrento community.

	Objectives	 Land Use	 Infrastructure	 Mobility	 Economic Development	 Housing	 Identity
<b>1</b>	<b>Align</b> land use and design regulations with the community vision	X	X	X	X	X	
<b>2</b>	<b>Invest</b> in infrastructure and utilities	X	X	X		X	
<b>3</b>	<b>Increase</b> mobility within the CRA	X	X	X		X	
<b>4</b>	<b>Ensure</b> economic opportunities				X		X
<b>5</b>	<b>Ensure</b> affordable and attainable housing options	X	X		X	X	X
<b>6</b>	<b>Enhance</b> community identity in the public realm				X	X	X

# CRA ACTIVITIES AND PROJECTS

## Branding Strategy

The creation of a logo for the Mt. Plymouth-Sorrento CRA is highlighted in the CRA Redevelopment Plan as part of the Capital Improvement Program. In previous Advisory Board Committee Meetings and UCF Urban Design Charrette, participants have been providing ideas and suggestions to materialize the construction of the gateways in the study area.

More detailed information is provided on the timeline for implementation below.

### Timeline for Implementation of the Branding Strategy



	Task
Short-Term 2019-2021	<ul style="list-style-type: none"> <li>• Define mission, vision and objectives</li> <li>• Identify perceived and projected identity</li> <li>• Logo design</li> <li>• Gateway design</li> <li>• Gateway location study</li> <li>• Promotion and implementation of the Façade Improvement Program</li> </ul>
Long-Term 2021-2030	<ul style="list-style-type: none"> <li>• Create destinations to promote walkability and more dynamic spaces that represent the identity of the community</li> <li>• Wayfinding design</li> <li>• Include signage and wayfinding to highlight gateways and main points of interest</li> <li>• Monitoring of the branding strategy</li> </ul>

### Mt. Plymouth-Sorrento Logo

The objective of the creation of the Mt. Plymouth-Sorrento logo is to acknowledge the community's history and future aspirations. For that reason, the CRA staff have been working on the logo design with the Lake County Office of Communications.

For that purpose, input from the CRA Advisory Committee has been collected, to supplement the existing information compiled by the UCF study where a Community Urban Design



Charrette was included. As part of the discussion, it was highlighted to recognize the unique community features such as the trails, wildlife corridor, and the proximity to the Wekiva River.

Next steps will include gathering community input results and creating in-house and local partnerships to define the projected identity, as well as the logo and gateway design. The Gateway is intended to frame the area of Mt Plymouth and Sorrento on State Road 46 and County Road 437, while providing a representative feature desired by the community.

### East Lake County Heritage Festival

CRA staff participated in the 7th Annual Heritage Festival. The event took place at the East Lake County Library on March 7th, 2020. During the event, information was provided to the community about current and future projects within the CRA, such as the proposed location of the Wekiva Trail, design plans for the County Road 437 realignment, the State Route 46 Concept Plan, and the location of the East Lake Sports and Community Complex.

It is important also to highlight that other departments from Lake County assisted with the event, as well as other community organizations such as the Mt. Plymouth Land Owners' League.



## Planning and Zoning Updates Within the Mt. Plymouth-Sorrento CRA

During the 2020 Fiscal Year, the Office of Planning and Zoning made amendments to the Lake County Comprehensive Plan Policies which refer to the Mt. Plymouth-Sorrento CRA. Rezoning cases were also taken to the Lake County Board of County Commissioners (BCC) for approval. The following paragraphs will provide more information about the Policy updates and approved rezoning cases within the CRA.

### Comprehensive Plan Amendment

As part of the Comprehensive Plan Future Land Use Amendment process, Lake County staff reached out to the CRA Advisory Committee and the community to provide options to update the design standards indicated in the Comprehensive Plan. Among the input received, the community and CRA Advisory Committee were receptive to the idea to not only include rear parking, but also consider parking on the side for those parcels that may have space restrictions. As a result, the main outcome from the community meetings was to allow alternative design with approval from the Lake County BCC, if the applicant demonstrates the purposes of this Policy will be or has been achieved by other means, or if strict application of the design standard requirements will create a substantial hardship. Substantial hardship means a demonstrated economic, technological, legal or other type of hardship affecting the development of the property.

### Rezoning Cases

During the 2020 Fiscal Year, two rezoning cases were approved by the Lake County Board of County Commissioners. Both cases were related to the rezoning of properties to Planned Commercial (CP) zoning districts. The two approved rezonings are detailed below:

- RZ-20-04-4 Great Corners L.L.C. Property Rezoning (Ordinance # 2020-53): Rezone approximately 1.49 +/- acres from Urban Residential (R-6) and Planned Commercial (CP) to Planned Commercial (CP), including replacement of Ordinance 1984-50 with a new ordinance to allow convenience store, gas station, and car wash uses.
- RZ-20-23-4 Mt. Plymouth-Sorrento Medical Center Property Rezoning (Ordinance #2020-51): Rezone 2.1 +/- acres from Neighborhood Commercial (C-1) and Planned Commercial (CP) to Planned Commercial (CP), by replacement of Ordinance 2008-47 to allow limited Neighborhood Commercial (C-1) and Community Commercial (C-2) uses.



As part of the CRA Advisory Committee meetings it was also announced that another rezoning case was approved in the area immediately adjacent to the CRA (RZ-19-28-4 East Lake Community Park CFD Amendment LCBCC, Ordinance #2020-10), in which it was approved to amend CFD Ordinance #2008-23 to rezone, and add 41.88 +/- acres of property from Agriculture (A) to the Community Facility District (CFD) zoning district to accommodate development of community facility and recreational facility uses. The image below shows the concept plan for the East Lake Sports and Community Complex.

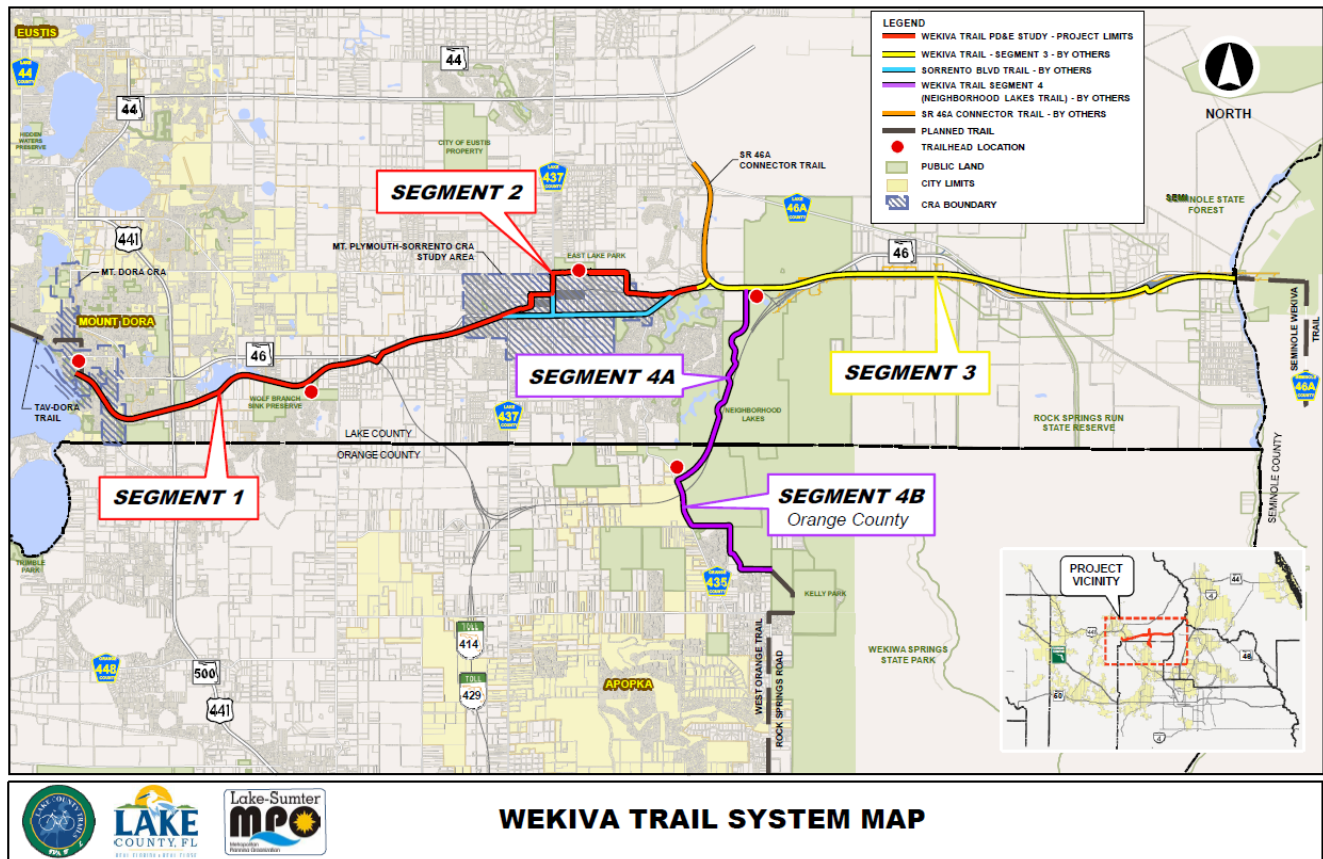


## Roads and Trails Updates

Connectivity is an important element of community growth. For that reason, the status of the County Road 437 realignment and rails-to-trails projects were discussed during the FY2020 CRA Advisory Committee meetings. Additionally, the liaison with the Lake-Sumter Metropolitan Planning Organization (MPO) reported that in the near future it would be possible to go on a bicycle from Red Tail to Seminole County, Lake Mary, Winter Garden, and Apopka. The following sections will provide an update on the Wekiva Trail and Cuntly Road 437 realignment.

## Wekiva Trail

During the CRA Advisory Committee meetings, it was reported that Lake County Department of Public Works is working on the design process for Segment 2 which goes through Sorrento Elementary school, and that the Wekiva Trail is going through FDOT for funding.



## County Road 437 Realignment

The realignment of CR 437 intends to route around the south side of State Route 46 and connect to the north side of CR 437. During the 2020 Fiscal Year, it was reported that the CR 437 realignment is going through the procurement process to find a design engineer. Looking ahead, the location and planning of roundabouts are to be determined.

Lake County Department of Public Works reported that it is in the process of selecting an engineering consultant to design the roadway and that a planning study has been completed. Following the road design and stormwater design, funding for the construction will be pursued. Once it is decided how much right-of-way is required, the Department will be able to go through the MPO and the process with the state to secure funding for it.





CR 437 Realignment Project



# FAÇADE IMPROVEMENT PROGRAM



The Facade Improvement Program was established by the Mount Plymouth Sorrento Community Redevelopment Agency (CRA) to encourage commercial property and business owners to improve the exterior of buildings.

Projects selected to receive funding will be reimbursed up to 50 percent of the cost, or \$2,500 maximum, for a project totaling \$5,000 or more.

Funding is available on a first-come, first-serve basis and is provided in the form of a reimbursement after all work is completed by the grant recipient.

***“We got great feedback, not only from our patients, but other people in the community... We are very pleased with the program!”***

*The Tooth Shop on 46 - Grant Recipient*



### Façade Improvement Program – 2020 Application Spotlight

East Lake Chamber of Commerce was awarded a Façade Improvement Program Grant to reroof the building. Lisa DuRant, representing the ELCC, shared about the effectiveness and quick process for the application, and provided positive comments about the program based on the results and communication with Lake County staff. The new roof of the building is shown in the image below.



More information about the Façade Improvement Program is posted on the Lake County Mt. Plymouth-Sorrento CRA website.

# CRA OPERATING FUNDS

## Mt. Plymouth-Sorrento Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID **1993**

Mailing Address	P.O. Box 7800 Tavares, FL 32778
Office Address	315 W Main St. Suite 510 P.O. Box 7800
Telephone	(352) 343 9888
Fax	(352) 343 9495
Website	<a href="http://www.lakecountyfl.gov/mpscra">www.lakecountyfl.gov/mpscra</a>
County	Lake
Local Governing Authority	Lake County
Date Created / Established	Tuesday, June 26, 2012
Creation Documents	County Resolutions 2012 76, 2012 77
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, November 12, 2019

<b>Current Year Taxable Value in CRA</b>	<b>\$53,068,075.00</b>
<b>Base Year Taxable Value in CRA</b>	<b>\$37,923,998.00</b>
<b>Current Year Tax Increment Value</b>	<b>\$15,144,077.00</b>
<b>Total amount expended for low and middle income affordable housing</b>	<b>\$0</b>

## Audit Report

As required by Chapter 163.371 of the Florida Statutes, the audit report has to be published on the CRA's web site within 45 days of its completion.

The Mt. Plymouth-Sorrento CRA financial audit, correspondent to the 2020 Fiscal Year (October 1, 2019-September 30, 2020), will be included in this section when available.