

Mount Plymouth-Sorrento

Community Redevelopment Area

PLAN UPDATE

2025



FOREWORD

The Mt. Plymouth-Sorrento Community Redevelopment Plan update reflects the commitment of the Community Redevelopment Agency and the County to fostering sustainable growth, enhancing residents' quality of life, and preserving the unique character of our community.

Over the course of the Plan Update, we have engaged with community members, local businesses, and stakeholders to gather input and insights into the future vision of the Mt. Plymouth-Sorrento CRA. This effort has been foundational in shaping a Plan that addresses some of our current challenges, while embracing new opportunities for the years ahead.

The Plan Update identifies goals, including preservation of natural features, investing in infrastructure, enhancing business activity and connectivity, celebrating our shared culture, and expanding housing opportunities. These are followed by detailed strategies that will help the CRA and County in making this vision a reality.

By implementing this Plan, we aim to strengthen our community's social fabric and drive continued economic growth. Our vision is to create a thriving community where residents and businesses flourish together.

We extend our gratitude to everyone who contributed to the Plan Update and look forward to working together to bring this vision to life.

Sincerely,

Megan Brew
Economic Development Director

Jeff Albright
CRA Advisory Committee

Leslie Campione
CRA Chair

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01

INTRODUCTION



1.1 Community Redevelopment Areas (CRAs)

Under Florida Statute (Chapter 163, Part III), local governments have the power to designate targeted areas as **Community Redevelopment Areas (CRAs)** to address conditions of “slum” and “blight” within those areas. The local government must evaluate the proposed redevelopment area and prepare a Finding of Necessity to document that the required conditions exist. If the Finding of Necessity determines that conditions satisfy the definitions of “slum and blight” per Section 163.340 (7), the local government may create a Community Redevelopment Area. Examples of conditions include, but are not limited to: the presence of substandard or inadequate structures; a shortage of affordable housing; inadequate infrastructure; insufficient roadways; and inadequate parking.

Community Redevelopment Areas are dependent special taxing districts that utilize Tax Increment Financing (TIF) to fund projects undertaken within the district. Increases in property values within the designated CRA generates the TIF revenue. The State does not oversee CRAs; however, it does require that any activities funded by the CRA must be included in the CRA's approved Community Redevelopment Plan, and that it be consistent with the local government's Comprehensive Plan. Ultimately, the CRA will determine which projects and programs are implemented. Thus, some of the projects and programs may not come to fruition; however, in order to be considered, they must be identified in the Plan.

1.2 CRA 101

What is a Community Redevelopment Area (CRA)?

A special district that the local government finds blighted and in need of improvement.

What is the Goal of a Community Redevelopment Area?

To improve the defined area by addressing blight, deterioration, and economic distress within the area. The CRA focuses on revitalizing areas suffering from issues like substandard infrastructure, inadequate housing, high crime rates, and economic stagnation. The goal is to encourage investment, improve living conditions, and stimulate economic growth in these designated areas.

How does the CRA address blight?

By creating and implementing a Community Redevelopment Plan that guides the use of funding to execute projects and programs that address the specific needs of the designated area.

What is a Community Redevelopment Plan?

The Blueprint of the CRA. The Community Redevelopment Agency oversees the plan and can only fund projects identified in the plan, in the budget, and in the CRA area. If a program or project is not contained in the Plan, the agency cannot undertake it. Strategic planning is key to carrying out the plan.

How is a CRA funded?

Primarily by Tax Increment Financing, a public financing method that captures revenue from increases in property taxes. As property values within the CRA boundaries increase over time, the additional property tax revenue collected is referred to as the "TIF." Instead of going to the County, this additional tax revenue goes to the CRA's Trust Fund.

CRA's can also access funds through grants and public private partnerships.

What is the CRA Trust Fund?

A fund where TIF is deposited for use by the CRA. Funds allocated to this trust fund can only be used by the CRA to finance community redevelopment activities undertaken pursuant to an approved redevelopment plan.

What is a Community Redevelopment Agency?

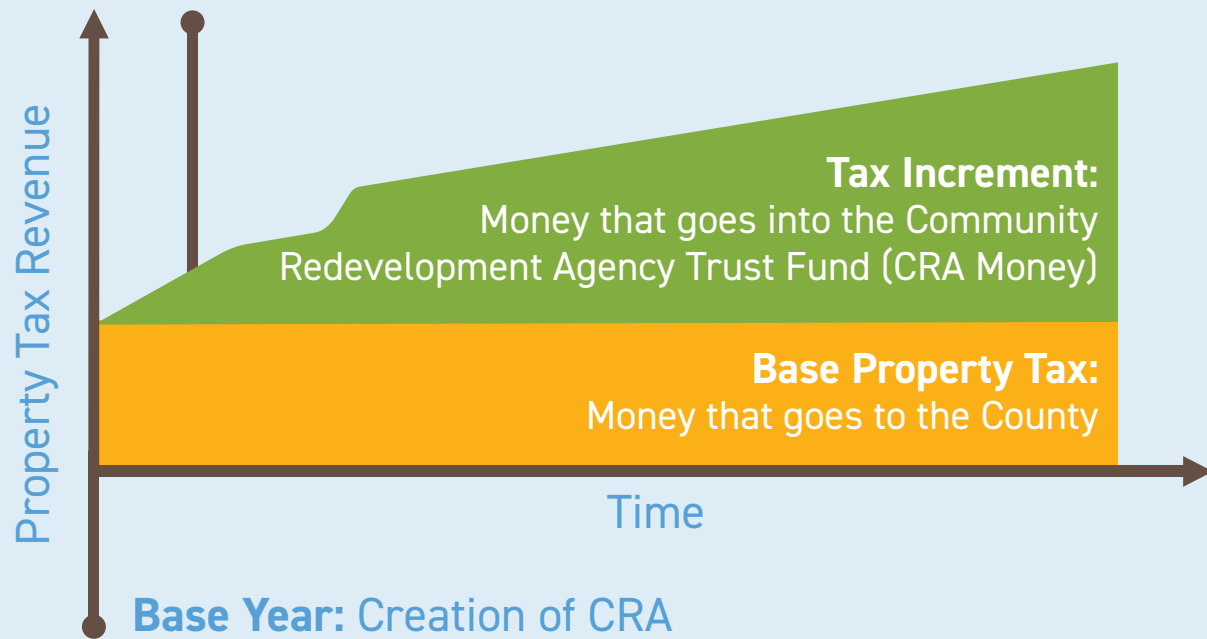
The body responsible for overseeing and administering the activities and projects of the CRA. The Lake County Board of County Commissioners serves as the board for the Agency.

When are CRA Plan's updated?

CRA Plans can be updated and adjusted as needed to reflect changing conditions and needs of a community.



How Tax Increment Financing Works:



How CRA Funds are Used:



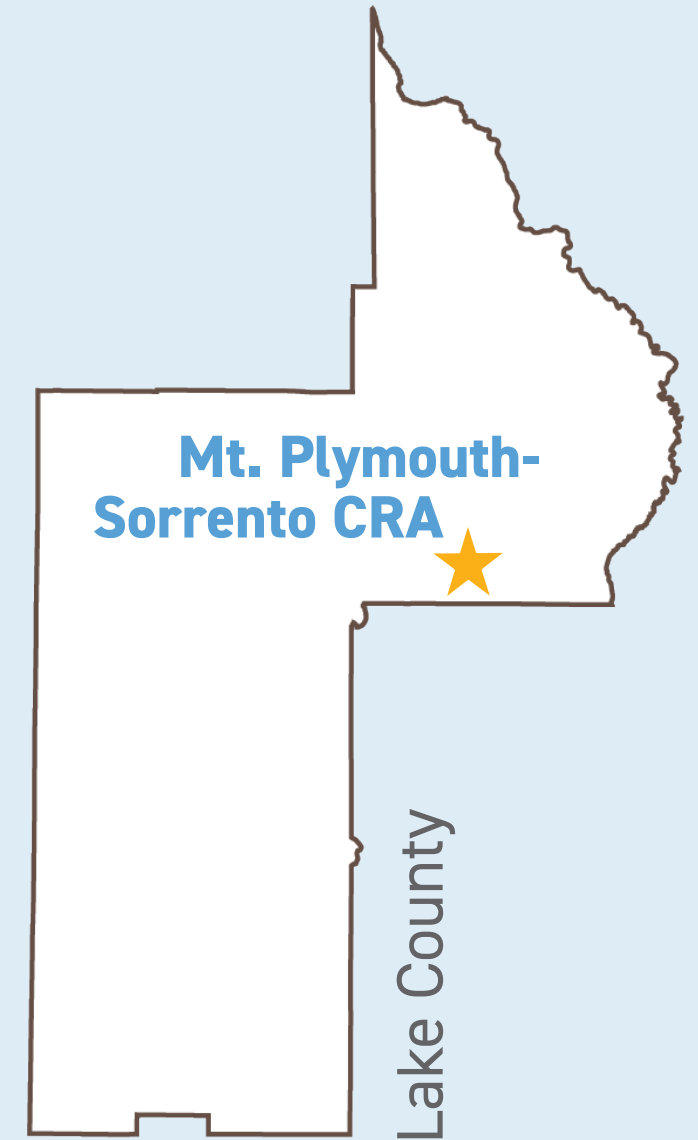
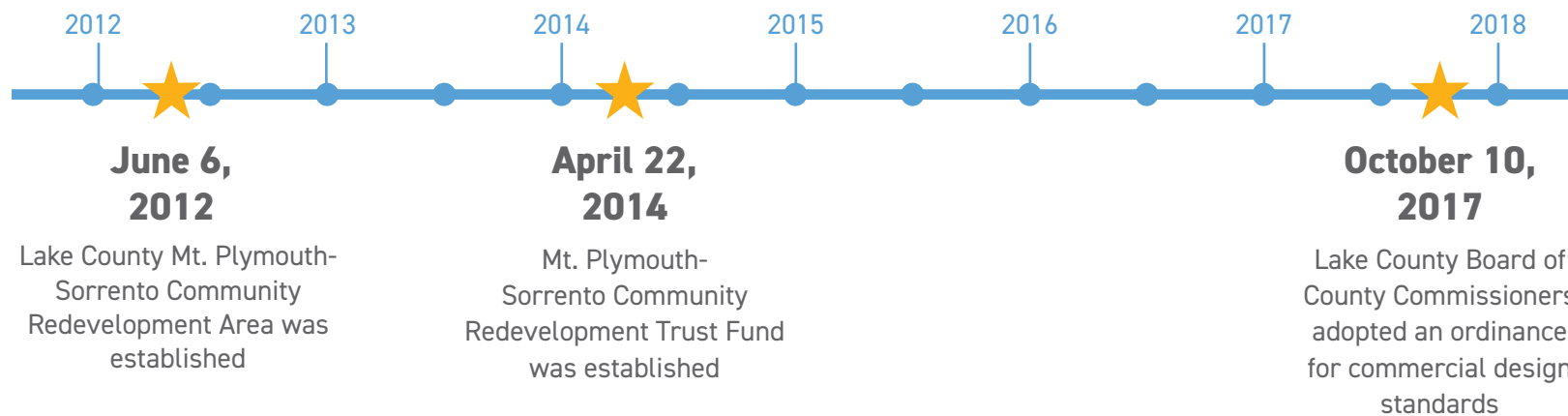
Tax revenue at base year is frozen, and the CRA receives taxes generated by the added taxable value

1.3 Mt. Plymouth-Sorrento CRA

The Lake County Mt. Plymouth-Sorrento Community Redevelopment Area was established by the Lake County Board of County Commissioners on June 26, 2012, based upon the adoption of a Finding of Necessity, and the subsequent establishment of an Advisory Committee and formation of the Lake County Board of County Commissioners as the Community Redevelopment Agency.

The Finding of Necessity adopted at the time focused on two primary issues regarding slum and blight: **1. Predominance of defective or inadequate street layout and parking facilities; and 2. Deterioration of site and other improvements.** The Mt. Plymouth-Sorrento Community Redevelopment Trust Fund was established two years later in April 22, 2014.

On October 10, 2017, the Lake County Board of County Commissioners adopted an ordinance for commercial design standards within the Community Redevelopment Area. The following year, the Mt. Plymouth-Sorrento Community Redevelopment Plan was prepared by the Lake County Department of Community Services and has since been updated in 2018. The original plan was put in place in 2014. The Plan covers about 1,200 acres in eastern Lake County. The duration of the Plan was set through 2042 and implementation goals revolved around economic development, community image, and housing. Short, mid, and long-term capital projects were identified to implement the goals and TIF projections indicated roughly \$100,000 – 250,000 generated on an annual basis.



Executive Summary

The Lake County Mt. Plymouth-Sorrento Community Redevelopment Area (CRA) was established in 2012 based upon a Finding of Necessity, which identified predominance of defective or inadequate street layout and parking facilities and deterioration of site and other improvements as the area's primary issues. The CRA encompasses 1,200 acres located in eastern Lake County, near the boundary with Orange County (pg. 10). The CRA is mainly composed of low-density residential straddling the historic community of Sorrento in the west and the commercial area of Mt. Plymouth in the east. The CRA Plan analyzed the area's existing land use and natural features, regulatory context (zoning and future land use), demographics including socioeconomic and employment trends, housing and transportation demands, as well as existing infrastructure (pg. 12-30). The project website was published for public input in November 2024 and a public workshop was held shortly thereafter. The public input revealed a strong desire for mixed-use development patterns, walking & biking trails, and more ecotourism. The public input received also revealed a funding priority for transportation & mobility improvements as well as investments in environmental & recreational efforts (pg. 31). The strategic framework was then developed with five goals and strategies that are comprehensive to the vision and needs of the community, as revealed through data analysis and public input (pg. 35). The implementation matrix provides priorities, proposed projects, and funding sources, which help guide the community, CRA staff, and County Commissioners towards accomplishing these goals and ultimately, the vision of the community (pg. 47).

GOAL 1

**PRESERVE
UNIQUE NATURAL
FEATURES**



GOAL 2

**INFRASTRUCTURE
FOR GROWTH**



GOAL 3

**ENHANCE ACTIVITY
HUBS AND CONNECT
DESTINATIONS**



GOAL 4

**IMPROVE AND
DIVERSIFY
HOUSING STOCK**



GOAL 5

**CELEBRATE
COMMUNITY
IDENTITY**



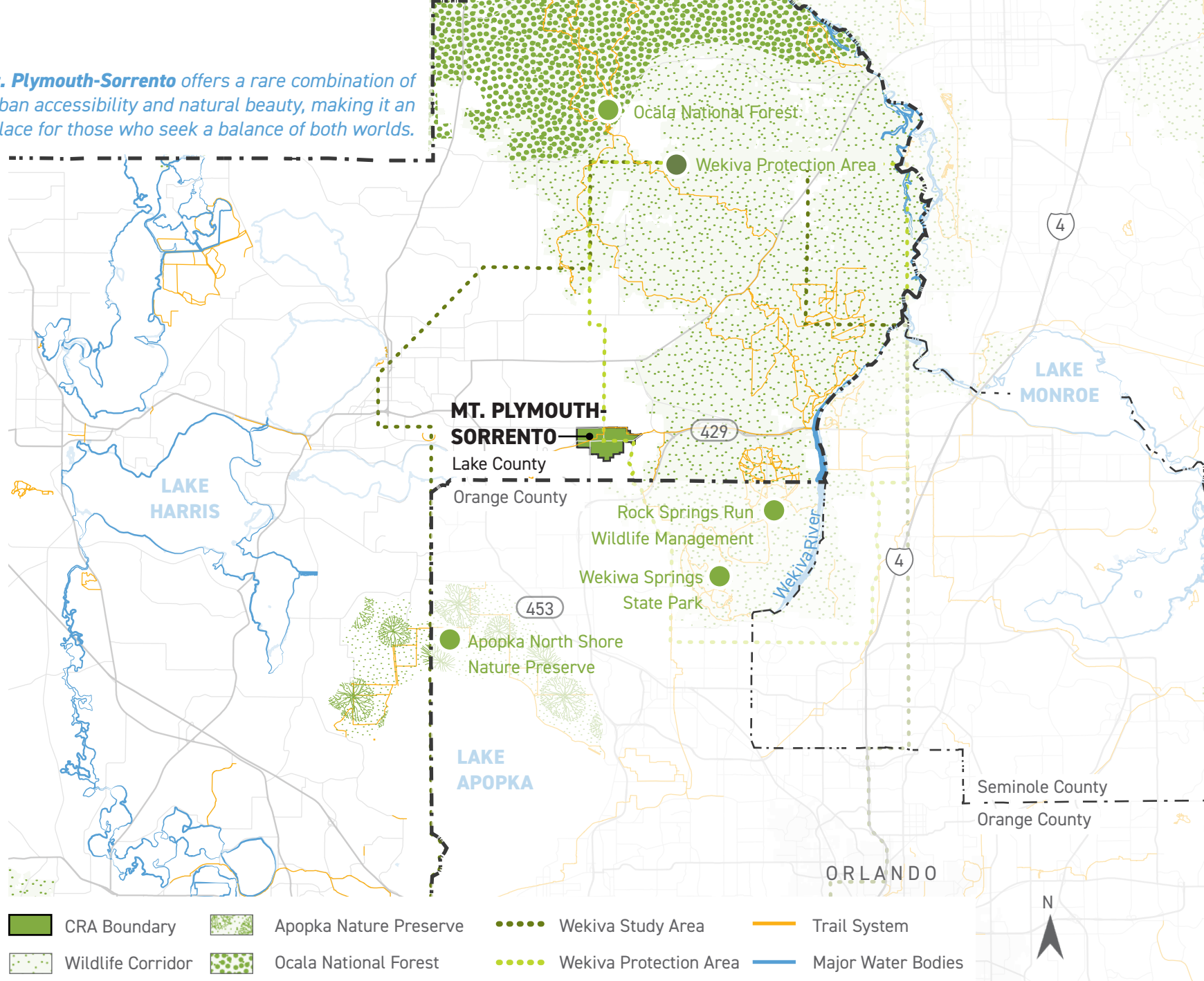
1.4 THE REGION

The unincorporated community of Mt. Plymouth-Sorrento is located in eastern Lake County, Florida near the Lake/Orange County line. Situated northwest of Orlando, the area maintains a rural character while offering convenient access to the urban amenities of the region.

One of the key advantages of Mt. Plymouth-Sorrento is its strategic proximity to transportation corridors, including the Wekiva Parkway (State Road 429). This highway provides efficient travel throughout the region. Less than a 45-minute drive from Orlando's downtown central business district, residents are within easy reach of the City's vast array of amenities, including healthcare facilities, cultural venues, theme parks, commercial centers, and transportation options like the Brightline rail and Orlando International Airport.

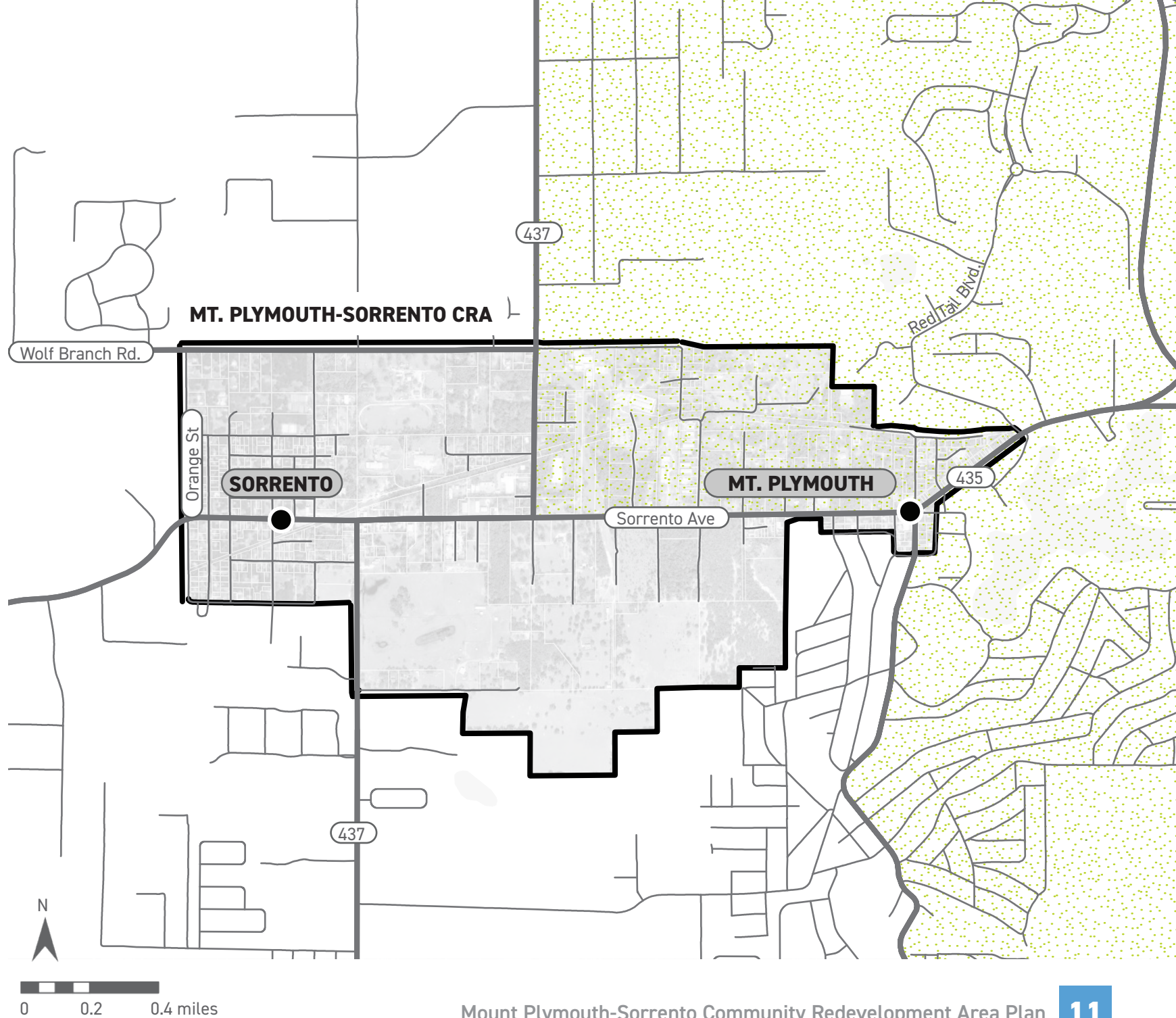
Beyond the nearby urban advantages, Mt. Plymouth-Sorrento is also surrounded by a wealth of natural amenities. The region offers abundant opportunities for outdoor recreation, including hiking, kayaking, and nature exploration. The area's proximity to natural wonders such as Ocala National Forest, Rock Springs Run Wildlife Management Area, Wekiwa Springs State Park, and the Lake Apopka North Shore Nature Preserve, all within an hour's drive, provide residents with countless opportunities to enjoy Florida's beautiful natural landscapes.

Mt. Plymouth-Sorrento offers a rare combination of urban accessibility and natural beauty, making it an ideal place for those who seek a balance of both worlds.



1.5 CRA BOUNDARY

The Mt. Plymouth-Sorrento Community Redevelopment Area (CRA) covers roughly 1,200 acres or 1.9 square miles. County Road (CR) 46 (Sorrento Avenue) serves as the main street in the center of the community, connecting the historic community of Sorrento to the west with the commercial area of Mt. Plymouth in the east. The Community Redevelopment area encompasses low-density residential areas, agricultural lands and limited-use commercial nodes found along County Road 46. The boundaries do not include large residential developments such as Sullivan Ranch located along Round Lake Road, and Redtail on CR 46 and 46A.



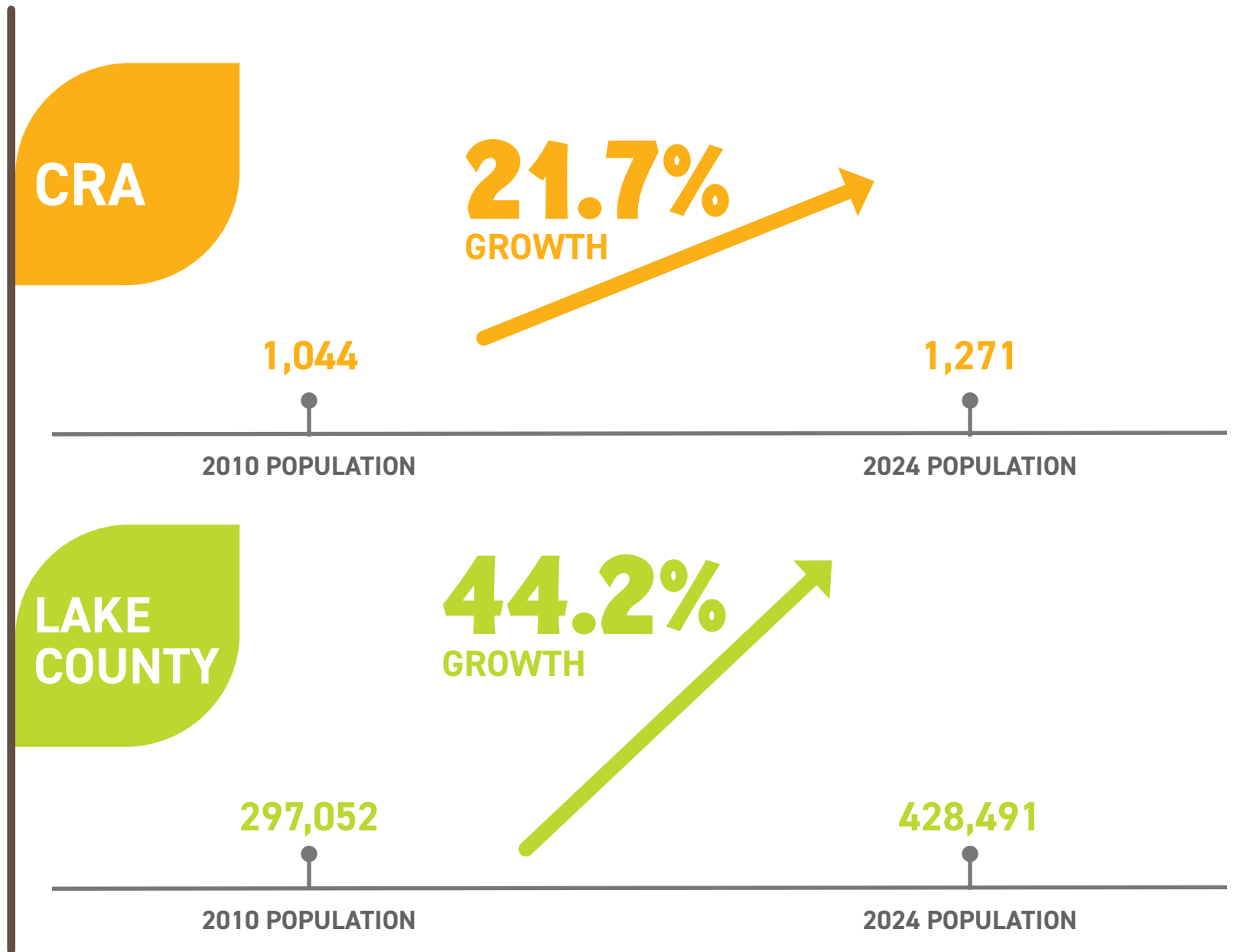
1.6 COMMUNITY SNAPSHOT

Socioeconomic Trends

The CRA currently has a population of 1,271 residents. Since 2010, the population has increased by 227 people, representing a growth rate of 21.7%.

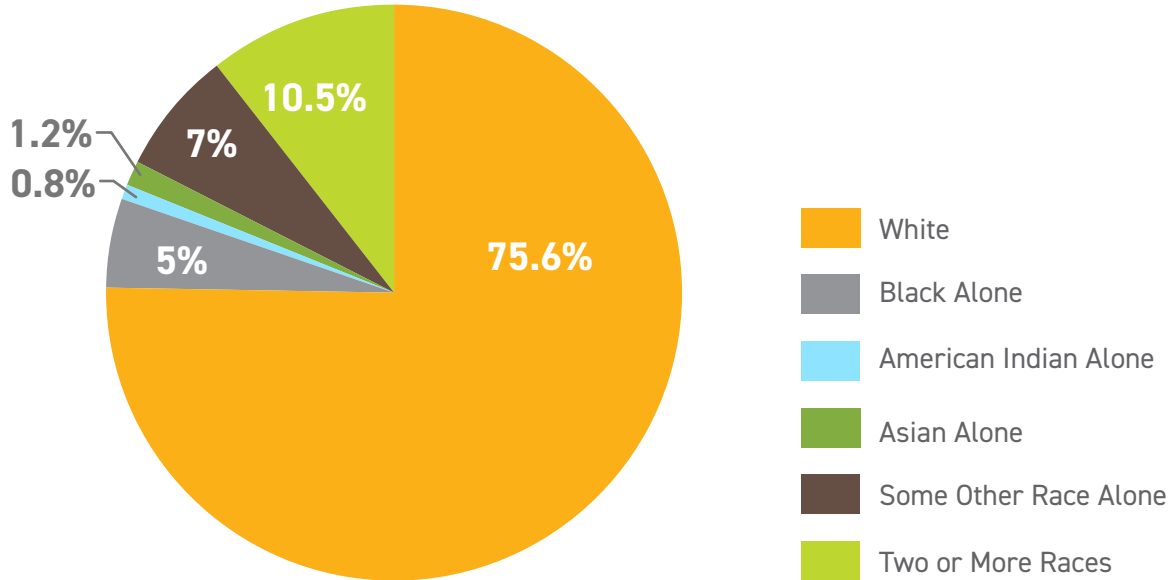
Over the past 14 years, the CRA's growth rate of 21.7% has been significantly slower than Lake County's growth rate of 44.2%.

Although the CRA's growth rate lags behind Lake County's, it indicates that the CRA is positioned within an environment conducive to growth.



Growing racial and ethnic diversity in the area is reflective of broader demographic changes seen in both **Lake County** and the **State of Florida**.

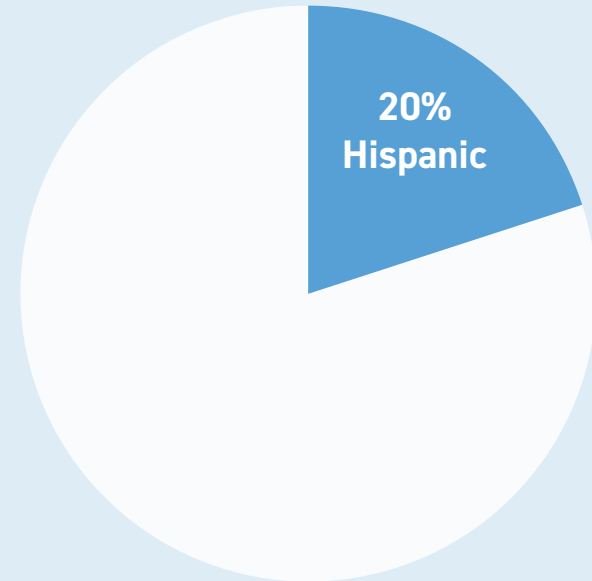
Race & Ethnicity



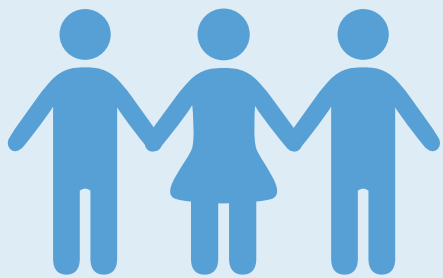
As displayed above, the population of the CRA is predominantly white (75.6%).

Hispanic Population

Since 2010, the percentage of residents of Hispanic ethnicity has increased from 15% to 20%, while the percentage of white residents (by race) has decreased from 85% to 75%.



Hispanic Residents



2010-2024



Education and Income

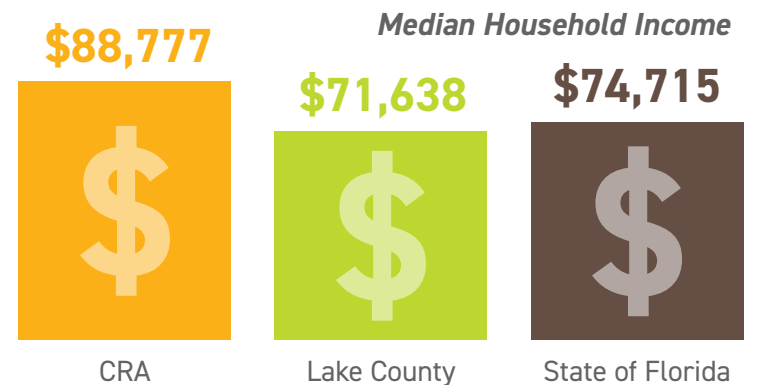
The educational attainment levels of residents within the CRA are slightly higher than those of Lake County and the State of Florida, particularly for high school graduation and college attendance.

The educational attainment levels of residents within the CRA are largely in line with those of Lake County and the State of Florida, though there are two notable differences. First, less than 3% of the CRA's population is without a high school diploma—significantly lower than the 9.5% in the County and 10.1% Statewide that do not have a minimum of a high school education. This indicates that the CRA has a relatively high level of basic education compared to the broader region.

Second, the percentage of CRA residents with some college education but no degree is notably higher at 35.6%, compared to 23.2% in the County and 18.4% in the State. This indicates a trend toward higher educational engagement within the CRA. Even if formal degree completion is not as widespread, a larger portion of the CRA's population is reaching for higher educational levels than residents in both the County and the State.

	No High School Diploma	High School Graduate	Some College, No Degree	Associates Degree	Bachelors Degree	Graduate / Professional Degree
CRA	2.9%	20.3%	35.6%	11.1%	19.1%	11.0%
Lake County	9.5%	28.9%	23.2%	11.5%	16.9%	10.1%
State of Florida	10.1%	27.1%	18.4%	10.2%	21.4%	12.9%

Elevated educational attainment has economic impacts. Higher education is often associated with increased income potential, which translates to better standards of living and greater community stability. In fact, the median household income within the CRA is \$88,777—significantly higher than both Lake County's median of \$71,638 and Florida's median of \$74,715. This suggests that the CRA not only benefits from a more educated population but also enjoys higher economic returns.













Employment by Industry

The following section examines employment by industry within the CRA, providing insight into the sectors where residents are employed. It is important to note that this data does not necessarily indicate that these jobs are located within the CRA, as many residents may commute to nearby areas like Orlando for work.

The largest employment sector for residents living within the CRA is the **Services** industry, which employs **62.5%** of the working population. This is an even larger share than the 53.5% in the County, suggesting that the CRA's economy may be driven by services, possibly due to factors like local businesses, healthcare, or other service-based enterprises that have a presence in the area.

Beyond services, the *next* largest employment industries within the CRA are **Construction**, **Public Administration**, and **Agriculture/Mining**. The CRA stands out in its higher representation in Public Administration, where 6.5% of residents hold positions, compared to just 2.4% in the broader County. **Another notable divergence is in Agriculture and Mining, where the CRA has a much larger share of the workforce—5.7%—compared to a modest 0.8% in the County.** This suggests that the CRA has more direct involvement with agricultural activities, natural resources, or related industries, setting it apart from the County.

Industry	CRA % Employed	Lake County % Employed
 Agriculture/Mining	5.7%	0.8%
 Construction	7.2%	8.8%
 Manufacturing	1.0%	4.6%
 Wholesale Trade	0.3%	2.2%
 Retail Trade	4.9%	13.8%
 Transportation/Utilities	4.8%	6.4%
 Information	3.9%	2.0%
 Finance/Insurance/Real Estate	3.4%	5.6%
 Services	62.5%	53.5%
 Public Administration	6.5%	2.4%

In short, the employment distribution in the CRA reveals unique economic dynamics that differentiate it from the County, with a clear emphasis on **Services, Public Administration, and Agriculture.** These sectors may not only shape the community's economic identity but also influence its future growth and development.



02

CONTEXT



The CRA's history and regulatory framework provide context for understanding the challenges and opportunities within the community. Historical patterns of development, past policy decisions, and existing regulations have shaped the physical, social, and economic landscape. However, these factors alone do not tell the full story.

Community engagement plays a vital role in capturing the lived experiences, priorities, and aspirations of residents and stakeholders. Through public meetings, surveys, workshops, and ongoing dialogue, the voices of those most impacted by redevelopment efforts offer critical insights that align existing context with the community's vision for the future.



2.1 HISTORIC CONTEXT

The Mt. Plymouth-Sorrento community boasts a rich heritage steeped in history and natural beauty. Despite the linkage today, **Mt. Plymouth and Sorrento were originally created as two distinct communities.**

MT. PLYMOUTH

Originally settled in the early 1920s, Mt. Plymouth was envisioned as a luxurious golf resort, attracting visitors with its scenic landscapes and elegant architecture. The Mt. Plymouth Hotel, built in 1926 at a cost of \$350,000, boasted 150 rooms, a golf course and an air strip. The golf course, modeled after the St. Andrews golf course in Scotland, was one of four planned for the area. However, the real estate crash of 1929 halted the completion of the others, leaving the Mt. Plymouth course as the center of activity in the area and a popular vacation destination. The hotel hosted notable guests, including Al Capone, Connie Mack, Babe Ruth, and Kate Smith.

The area quickly became a haven for those seeking relaxation and recreation, with its lush golf courses and charming accommodations. Unfortunately, the grand hotel that once stood as the centerpiece is now gone, and the area formerly occupied by the resort has taken on a more residential character.



Mt. Plymouth Hotel



Golfers at the, then named, Oak Hill Golf Course, circa 1935. The course was renamed under new ownership as Mount Plymouth Golf Club in 1978.

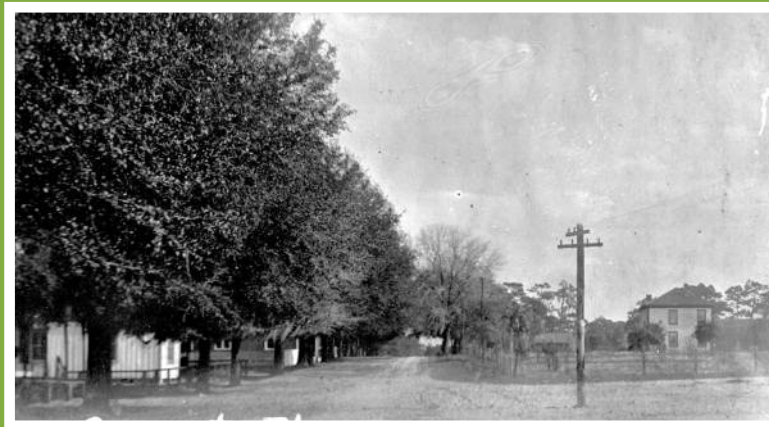
SORRENTO

In 1875, homesteaders and freed slaves began building cabins and planting orange groves in Sorrento. A mail route established between Mellonville (now Sanford) and Mt. Dora, with Sorrento conveniently positioned in the middle, marked a significant step in the area's early development. As transportation networks expanded, improved access to trade, groceries, and interregional travel fueled community growth.

One of the first public buildings constructed in Sorrento was the Town Hall. The Sorrento Improvement Society also played a vital role, laying out the original street grids and opening the first public school. The arrival of rail lines spurred economic development, transforming Sorrento into a hub for shopping and shipping goods beyond its borders. Over time, the community grew into a town of three hundred residents with two stores, two sawmills, a hotel, a brickyard, a public school, and a church.



A. S. Matlack & Company's store



Business district circa 1910

The two communities eventually came to be known as the Mt. Plymouth-Sorrento Community. While neither golf courses or citrus groves remain, the area maintains a rural, agricultural feel today.

The East Lake Historical Society is headquartered within the CRA. Additional information can be found on their website: <http://elhs.synthasite.com/sorrento.php>.

2.2 PHYSICAL CONTEXT

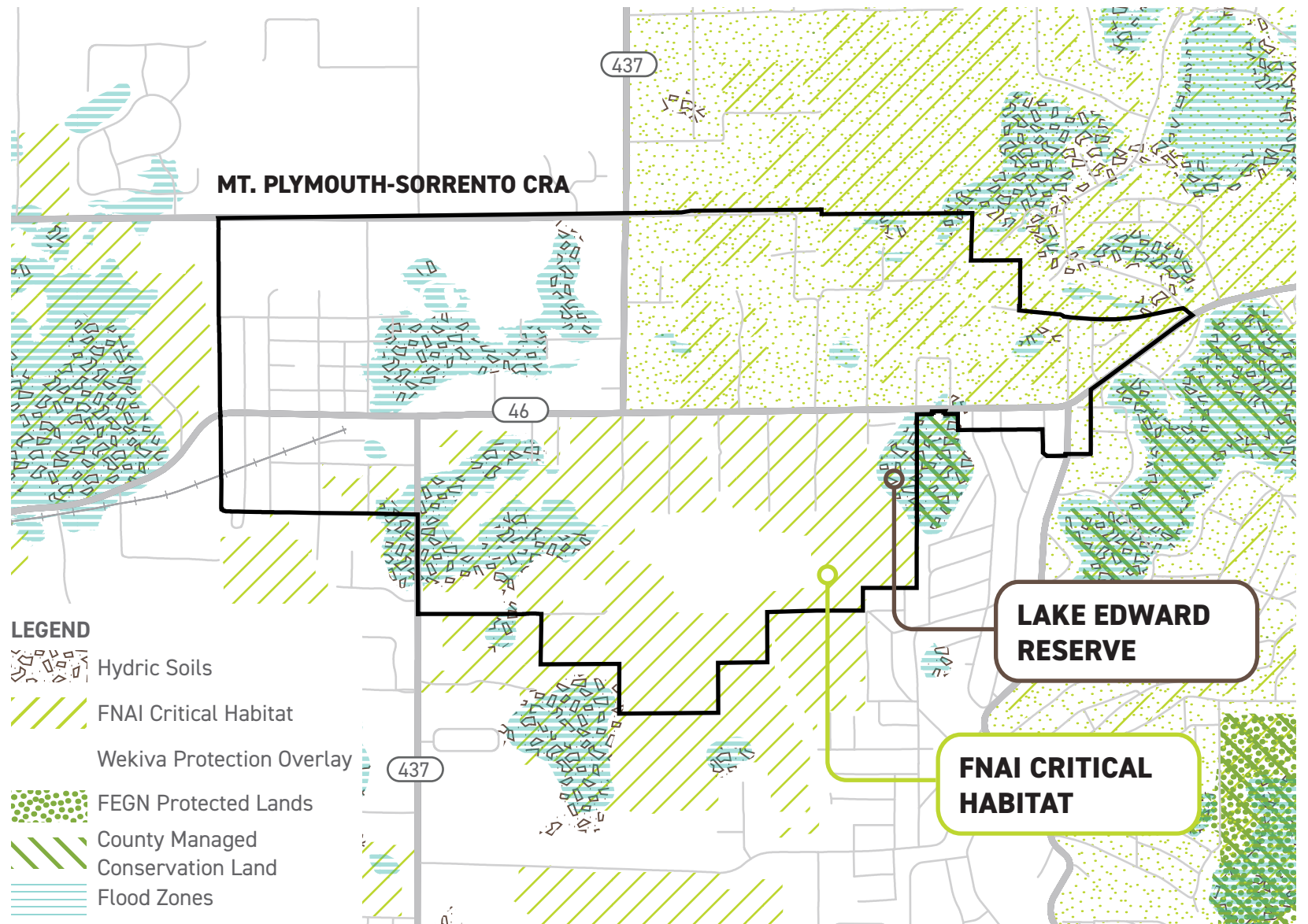
Natural Features

Mt. Plymouth is located within the Wekiva River Protection Area, established through the Wekiva Parkway and Protection Act in 2004. This Act requires local governments and agencies, including the CRA, to take a comprehensive approach to protecting the Wekiva River System. Thus, environmentally sustainable building practices are strongly encouraged throughout recommendations in the Plan.

Much of the CRA contains critical landscapes essential for species migration, as identified by the Florida Natural Areas Inventory (FNAI) and the Florida Ecological Greenways Network (FEGN). The biodiverse wetlands, springs, and riverways of the Wekiva River conservation area are a positive driver that brings people out to the area.

Additionally, Lake Edward Reserve/Park within the CRA boundary, partially unprotected, is especially vulnerable to habitat degradation from informal recreation.

Although residents live near natural features and recreation opportunities, access often requires driving. Emphasizing sustainable access options, such as connecting neighborhoods to trailheads with bike paths, pedestrian walkways, and public transit, can reduce environmental impact and enhance community connectivity.

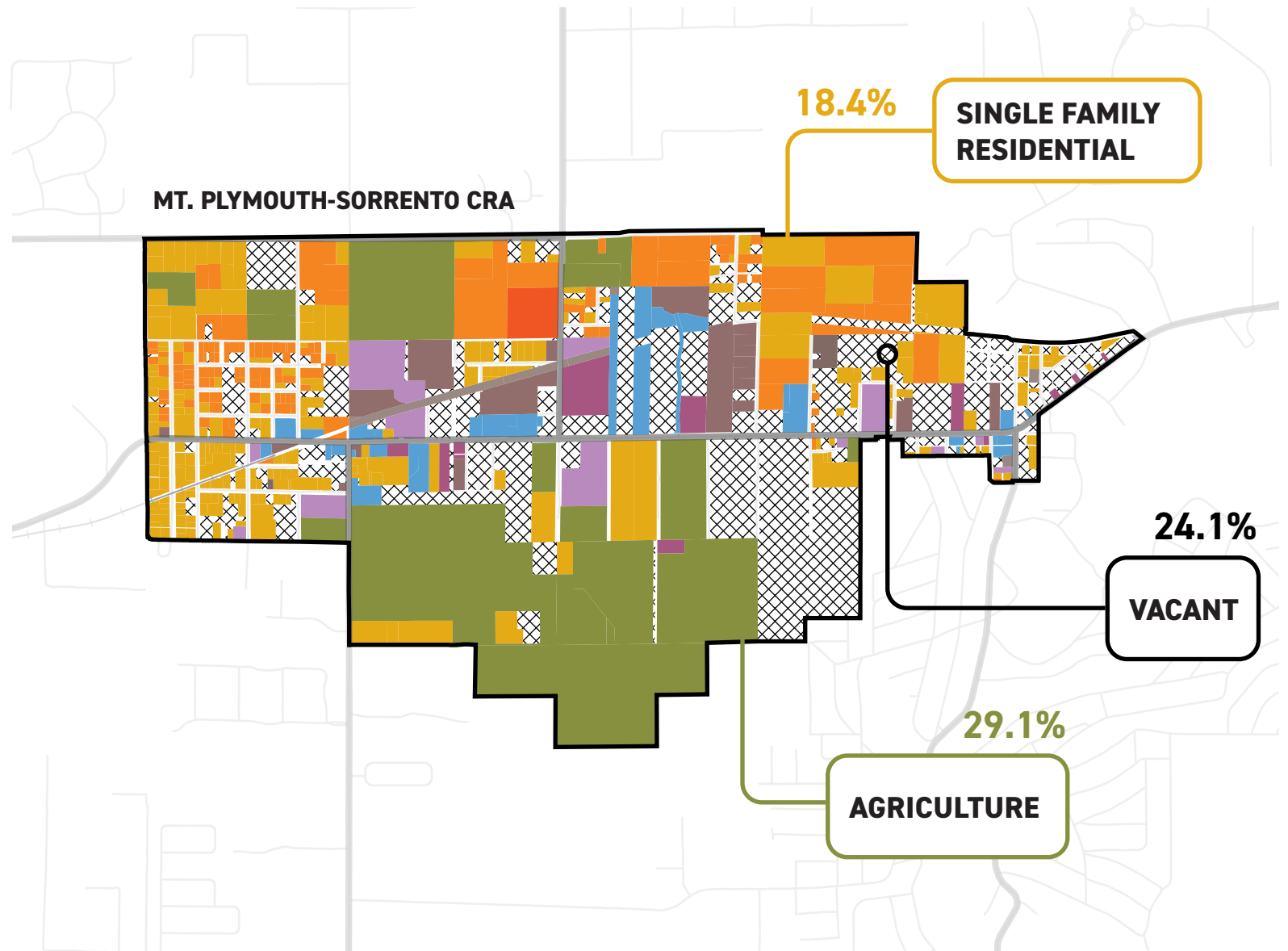


Existing Land Use

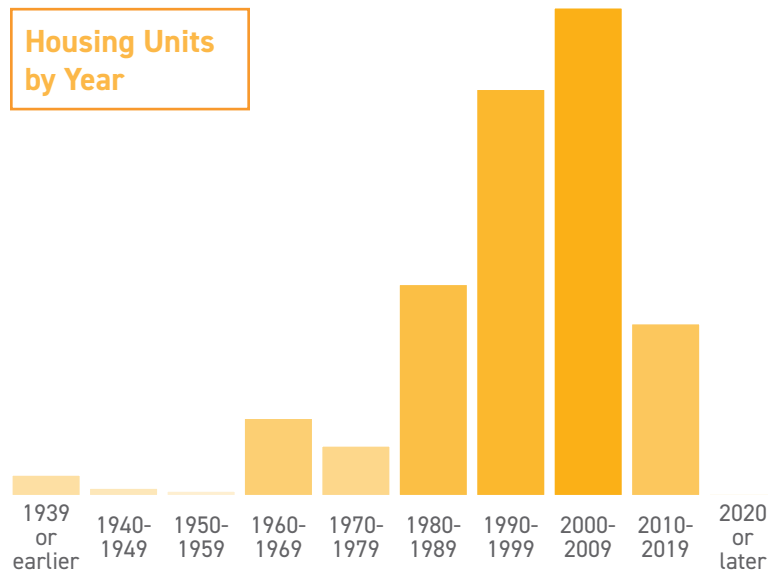
Typical land uses in the Mt. Plymouth Sorrento CRA include Agriculture, Residential, Institutional, Limited Commercial, and Industrial. Most of the land within the CRA is currently used for Agriculture (29.1%), Single Family Residential (18.4%), and Manufactured Homes (12.2%). Nearly a quarter of the land in the area is Vacant (24.1%). Industrial, Commercial, Institutional, and Office uses are located primarily along and adjacent to CR 46 (Sorrento Avenue) and collectively make up 14.1% of the land area of the CRA.

LEGEND

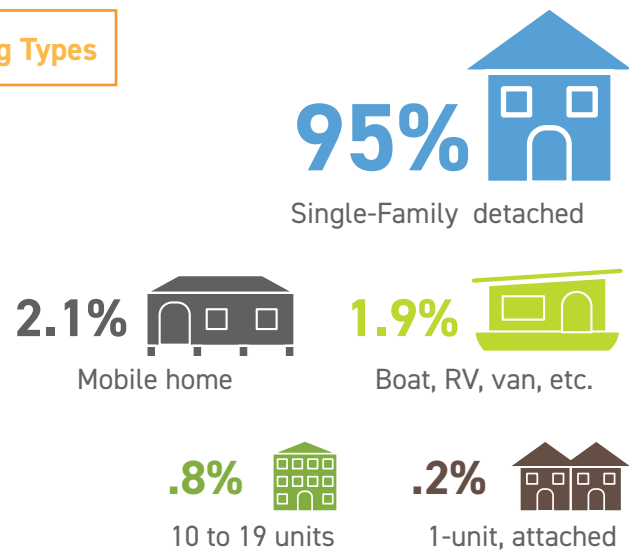
- Agriculture, 325.8 Acres
- Single-Family Residential, 206.5 Acres
- Multi-Family Residential, 10.1 Acres
- Residential Common Area, 0.1 Acres
- Manufactured Homes, 136.7 Acres
- Commercial, 45.2 Acres
- Office, 21.7 Acres
- Industrial, 51.1 Acres
- Institutional, 40.1 Acres
- Recreation, 0.3 Acres
- Utility/Infrastructure, 9.3 Acres
- Vacant, 270.6 Acres
- Unknown, 3.2 Acres



Housing Units by Year



Housing Types



Residential

The majority of the housing stock in the Mt. Plymouth-Sorrento CRA is relatively new, with nearly three-quarters of homes built between 1990 and 2019. However, about 2.5% of the homes predate 1950, offering a glimpse into the area’s historic roots. The community features a diverse mix of architectural styles, from mid-20th century bungalows to more contemporary designs, providing insight into how the area has transformed through the decades.

The CRA is primarily composed of single-family homes and manufactured trailers, with 95% of the 479 housing units being detached single-family homes. Lot sizes in this area are typically larger, providing ample space for landscaping, outdoor activities, and a sense of openness.

Homes in Mt. Plymouth-Sorrento vary in condition, with some well-maintained properties showcasing modern upgrades, while others may need significant improvement.

Agricultural

Agricultural land use predominates in terms of acreage, and this is due to the existence of large parcels, primarily located to the south of CR 46 (Sorrento Avenue). These parcels are largely dedicated to plant nurseries and pastures.

Commercial

The Mt. Plymouth-Sorrento CRA features small-scale commercial establishments, mainly situated along Sorrento Avenue. The two primary hubs of business activity are located on either end of the CRA: one at the intersection of Sorrento Avenue and Niles Street in the east, and the other starts from Orange Street on the west end of the CRA and extends to the intersection of Sorrento Ave and the north segment of County Road 437.

Current commercial development is limited to a few mid-scale convenience, grocery, hardware stores, with limited dining options and one saloon. One strip shopping center found on the eastern side of CR 46 (Sorrento Avenue) is home to a mix of office, commercial and institutional uses. It includes a pizza restaurant, hair salon, pharmacy and contractor’s office.



Institutional / Public Uses

Institutional uses within the area include several churches, a day care center, a mental health counseling office, a medical clinic, a pharmacy, an animal clinic, and a bank. Additionally, a postal service can be found within the CRA.

Located just outside of the CRA boundary, Sorrento Elementary and Round Lake Charter School serve local families and provide a foundation for learning. Public facilities, like the East Lake Sports & Community Complex are also located just beyond the borders of the CRA.



Industrial

The primary industrial hub concentrates multiple businesses in close proximity to each other. These businesses include storage facilities, a large ground transport/trucking company, carpentry services, a mechanical contractor and several warehouses.



Neighborhood Identity

The Mt. Plymouth-Sorrento community has a deep history of grand hospitality, once home to golf courses and elegant hotels. While many of its iconic hospitality landmarks have faded, the community still holds a rich legacy that can be revitalized. By embracing the charm of golf cart communities and reinvigorating historic bed & breakfast inns in the remaining historic homes, there's potential to restore the area's small-town feel with a touch of sophistication. With better maintenance, landscaping, and a focus on preserving its heritage, Mt. Plymouth-Sorrento could once again become a sought-after destination, blending its historic allure with modern community spirit.



Infrastructure

Water and Wastewater

Mt. Plymouth-Sorrento is a community that has seen gradual development over the years, and its infrastructure faces a range of challenges. Currently the majority of residences utilize private wells and septic systems. Public water is primarily provided by the City of Eustis to commercial properties and limited residential off the main roads.

The County has been actively pursuing sewer expansion initiatives aimed at reducing reliance on distributed waterway treatment units and improving waste management services throughout the area. In order for Mt. Plymouth-Sorrento to accommodate any type of substantial redevelopment or economic growth, there is a need for expanded public water and sewer infrastructure.

Stormwater

Stormwater management represents another critical issue for Mt. Plymouth-Sorrento's infrastructure resilience efforts. Heavy rainfall events can lead to significant flooding due to inadequate drainage systems currently in place across various neighborhoods. The community's topography presents notable challenges when it comes to directing stormwater runoff effectively; therefore, enhancing existing drainage facilities or implementing new green infrastructure solutions will be vital for mitigating flood risks moving forward.

Roadways

Sorrento Avenue (CR 46) serves as the main commercial corridor, running through the center of the community, and control of the road has been recently transferred to Lake County from the Florida Department of Transportation. It is a two lane road with a speed limit of 45 mph and extra turning lanes for the connections to CR 437 and CR 435, the two other main transportation routes through the community. CR 46 is the heaviest traveled roadway with an excess of 20,000 Average Annual Daily Traffic (AADT). County Road 437 from north to south with roughly 2,500-10,000 AADT. These state and county roads provide access to and through the community to adjacent Seminole and Orange Counties. Most of the existing road network, including Sorrento Avenue, is the responsibility of Lake County. The Lake-Sumter Metropolitan Planning Organization has the primary responsibility for transportation planning in Lake and Sumter Counties.

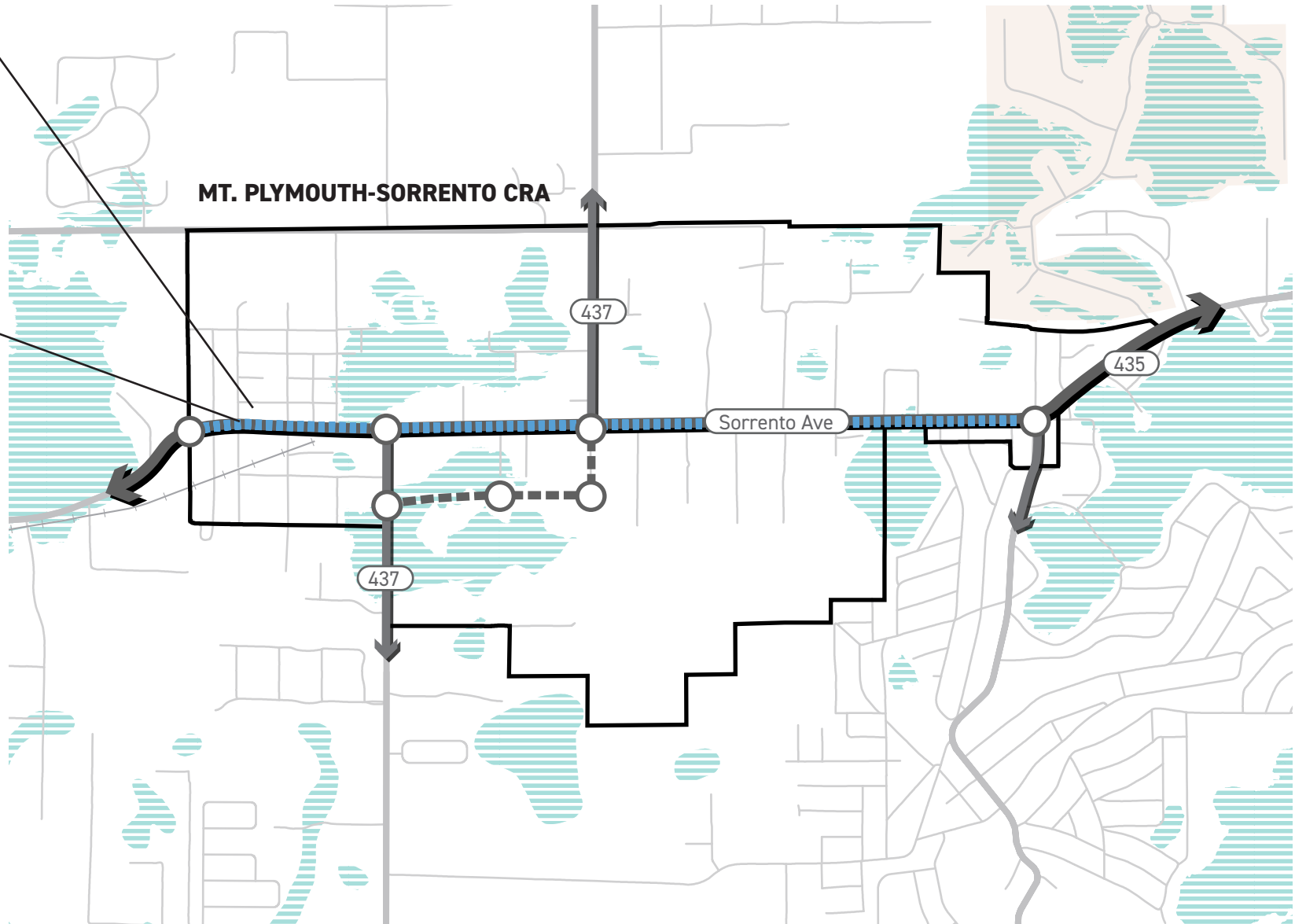
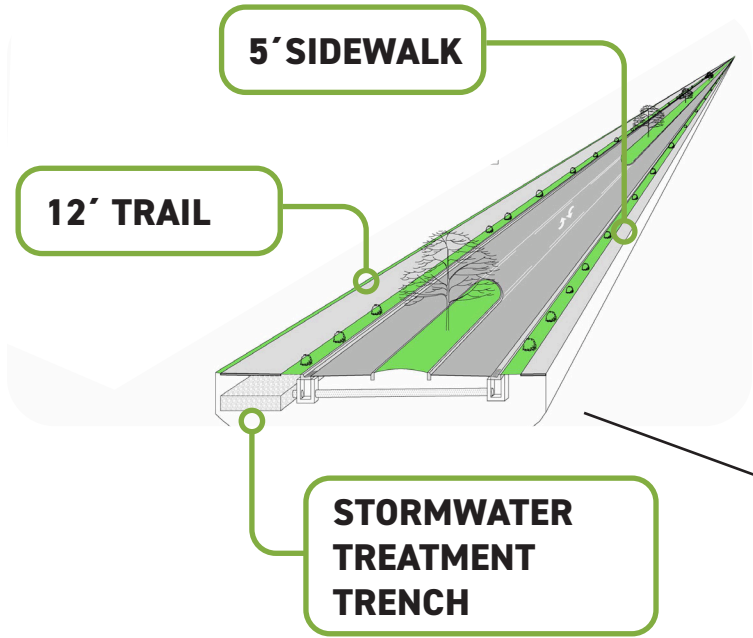
The Mt. Plymouth-Sorrento area is primarily car-oriented, with most locals relying on personal vehicles for commuting to work, school, or recreational activities. Currently, there is no existing transit service within the CRA.

One of the most pressing issues is the condition of the roadways. Many roads in this area are characterized by uneven surfaces and potholes, which affect not only vehicle safety, but overall traffic flow. Recent assessments indicate that while some major thoroughfares have received maintenance upgrades, many local roads remain neglected and require significant repairs to ensure safe vehicular travel.

The absence of sidewalks and the poor condition of existing paths further poses significant challenges for pedestrians. With only two small stretches of sidewalk through the CRA, many areas lack safe walking paths, forcing residents to walk along and across high-speed vehicular lanes. Where sidewalks do exist, they are often uneven or cracked, creating hazards for walkers and cyclists. There are plans for County Road 437 to be re-routed as well as plans for Sorrento Avenue to become a Complete Street, which will significantly improve conditions in the area.



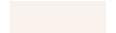


Sorrento Avenue does not offer any pedestrian mobility options. Without design elements to slow traffic down from 45 mph, it is not safe for people traveling on foot or with bicycles. The planned Complete Street will significantly improve conditions along Sorrento Ave.



**Sorrento Avenue Concept Plan
Typical Section**

Source: Griffey Engineering

LEGEND

-  Eustis Service Area
-  Flood Zones
-  Proposed Utility Improvement

Parks & Public Open Space

The open space within the Mt. Plymouth Sorrento CRA is currently limited to Sorrento Park. This 3.5 acre park facility features playgrounds, a basketball court, and covered picnic tables.

Just beyond the Mt. Plymouth-Sorrento CRA boundaries, there are multiple parks in close proximity for area residents. The Neighborhood Lakes Scenic Trail, just east of the CRA, provides for recreational activities such as walking and jogging on a well-maintained path bordered by native plants. Adjacent to the Neighborhood Lakes Scenic Trails and Trailhead, there are 374 acres of natural, conservation areas. Additionally, the Mt. Plymouth Lakes conservation area is located adjacent to the south and east of the CRA boundaries. This area is roughly 19.5 acres and contains hiking trails and natural features that can be enjoyed by users.

Adjacent to the CRA's northern boundary, East Lake Sports & Community Complex, a 75 acre site, is a central point for athletic activities and social events. Equipped with facilities for various sports—including soccer fields, baseball fields, basketball courts, and tennis courts—the complex promotes physical fitness and community involvement through organized events and leagues.

A proposed upcoming project will establish a regional hiking path that offers a non-vehicular route for people to travel across the area. The proposed Wekiva Trail, stretching approximately 15 miles, will connect Mount Dora to Seminole County, with the CRA positioned in the center. The trail is planned to provide access to Mount Dora, following the historic railroad path, and traverse through the CRA, reaching north to the East Lake Sports & Community Complex, then onward to the Neighborhood Lakes

Trail. This regional hiking path will provide links to the Lake County Trail Network and the West Orange Trail, providing an important connection for outdoor enthusiasts across the region. Trailheads are proposed in Mount Dora, at the Wolf Branch Sink Preserve, in East Lake Park, and along the Neighborhood Lakes Trail. Additionally, an overpass will be constructed over US 441.



















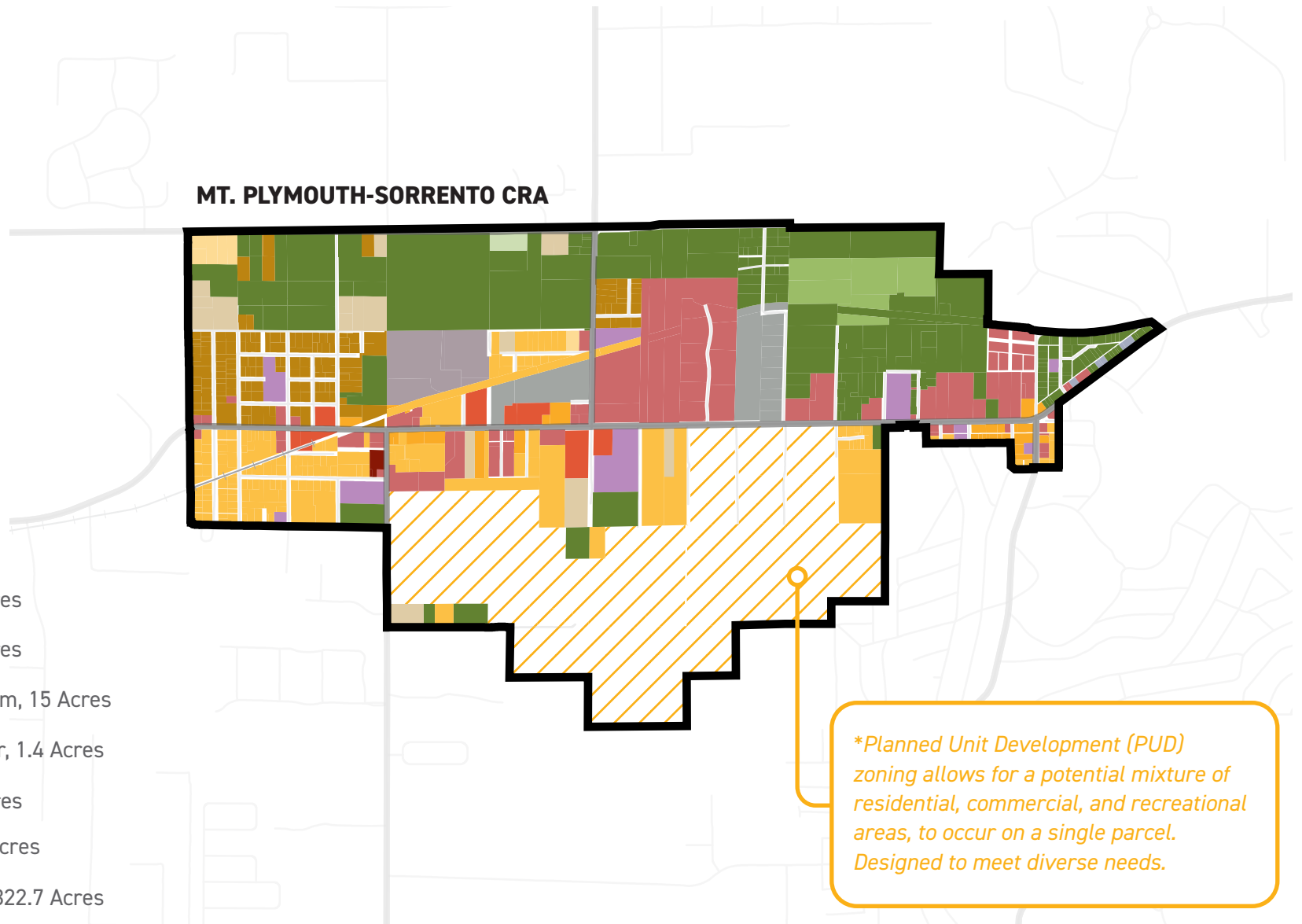
2.3 REGULATORY CONTEXT

Zoning

Zoning designations determine the allowed uses for parcels within the Mt. Plymouth-Sorrento CRA and therefore guide what future development in the neighborhood will look like. Current zoning designations dedicate a large quantity of land to Agriculture, *Planned Unit Development, and Residential uses. There is a sizable amount of Commercially designated land that runs the gamut from Planned Commercial to Neighborhood Commercial. A smaller, but not negligent amount of Industrial designated land. The Commercial and Industrial zoned land is located adjacent to CR 46 (Sorrento Avenue).

LEGEND

 Rural Res, 30.5 Acres	 Heavy Ind, 25.9 Acres
 Mixed Res, 59.6 Acres	 Urban Res, 127 Acres
 Agriculture, 293.5 Acres	 Neighborhood Comm, 15 Acres
 Estate Res, 6.9 Acres	 Employment Center, 1.4 Acres
 Ag Res, 2.7 Acres	 Ranchette, 28.4 Acres
 Planned Comm, 126.5 Acres	 Planned Ind, 34.5 Acres
 Community Fac, 26.8 Acres	 Planned Unit Dev, 322.7 Acres
 Community Comm, 16.9 Acres	 Res Professional, 1.2 Acres



Future Land Use

The Future Land Use map provides a vision for the future of the area characterized by varying uses.

Within the CRA, nearly half of the land is designated under Mt. Plymouth Sorrento Main Street. This area consists of a Main Street corridor (CR 46) and surrounding neighborhoods. Typical uses will include residential, passive parks, civic uses, K-12 schools, day care services, religious organizations, and commercial uses such as services, retail, finance, insurance, and real estate.

The Mt. Plymouth Sorrento Neighborhood Area is located immediately adjacent to the Main Street Area and typical uses will include residential, agricultural, religious organizations, residential/professional uses, day care services, passive parks, civic uses, and K-12 schools.

A large portion of property within the CRA is indicated as Planned Unit Development and therefore it has likely been contemplated that this property would develop/redevelop over time. Planned Unit Developments may consist of a sole use, such as residential, or they can accommodate a mix of uses, such as residential and commercial. In either case, this would be governed likely by Planned Development District zoning and the appropriate governing ordinances.

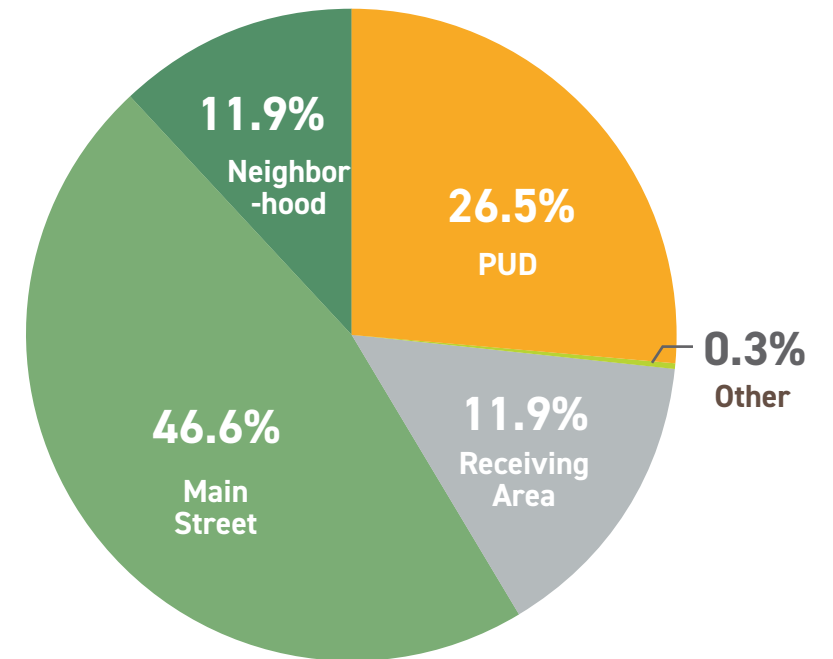
The rest of the area within the CRA is designated as the Mt. Plymouth-Sorrento Receiving Area. Within this area, increased housing density is allowed through the purchase of Transferable Development Rights (TDRs) from landowners in the Wekiva River Protection Area, which is designated as a Sending Area. The system of sending and receiving areas allows higher-density development in certain locations (receiving areas) while protecting environmentally sensitive zones (sending areas).

The Wekiva River Protection Area, which includes the Wekiwa Springs and River basin, is recognized by the Florida Legislature for its unique environmental value and is designated as a protected area in Lake County's Comprehensive Plan.

To direct growth outside this protected zone, this plan established the sending and receiving area framework. This system encourages development in the Receiving Area, which is designated for growth, while preserving the natural resources of the Wekiva River basin. By transferring development rights from the protected area, the system allows for higher-density development within the CRA.

With the purchase of Transferable Development Rights, property owners have an opportunity to build at the same density allowed in the Main Street area.

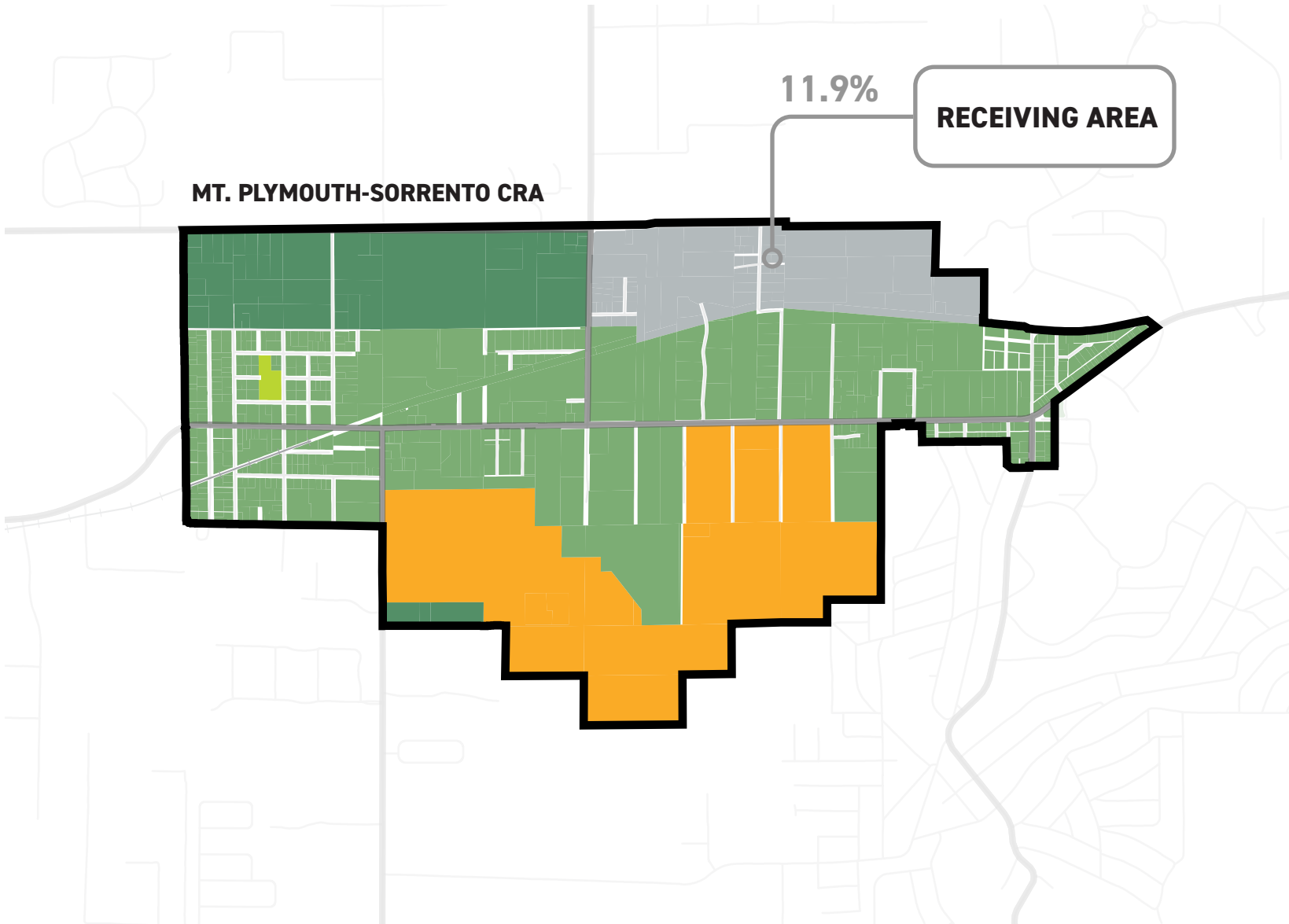
Future Land Use Distribution



Transferable Development Rights allow property owners in the Receiving Area to build at the same density allowed in the Main Street area.

LEGEND

- Neighborhood, 133.2 Acres
- Main Street, 521.9 Acres
- Planned Unit Development, 389.3 Acres
- Recreation, 3.4 Acres
- Receiving Area, 133.2 Acres



Lake County Comprehensive Plan

The Lake County Comprehensive Plan, written in 2011 and updated in 2024, sets forth the goal of protecting the integrity and long-term viability of communities within the County, including Mt. Plymouth-Sorrento. One objective is to preserve and reinforce the positive qualities of the lifestyle and charm of the area.

The Comprehensive Plan calls for:

- *Mixed Housing Types:* Provide diverse housing options for all ages and incomes, with higher density in the Main Street area.
- *Community Character:* Preserve the equestrian-friendly, rural atmosphere and ensure new developments are compatible with existing neighborhoods using design standards, traditional village architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of the community.
- *Connectivity:* Create a network of local streets, bike trails, and pedestrian paths to promote connectivity and provide for diverse modes of transportation.
- *Environmentally Responsible Development:* Ensure new development respects the Wekiva Study Area's environmental standards.
- *Gateway Features:* Install landmark features at key entrances to define and enhance the community's identity.

Additionally, the Comprehensive Plan called for design standards to create a traditional community feel within the Mt. Plymouth-Sorrento Main Street Future Land Use Category. In 2017, Ordinance No. 2017-48 amended Lake County's Land Development Regulations (LDR) to include design standards for commercial buildings within the Mt. Plymouth-Sorrento CRA.

The design standards apply to all new office, commercial, and industrial development and redevelopment. They emphasize traditional storefront facades facing the Main Street, wide sidewalks, tree canopies, landscaping, and street furniture—all aimed at creating a pedestrian-friendly, traditional Main Street corridor that reflects the character and history of the area.

CRA Accomplishments

2025

- Approval for design and engineering of a roundabout
- Creation of an enhanced code enforcement program
- Enhanced mowing added to Commercial Corridor Beautification Program



2024

- CRA logo designed and adopted
- Commercial Façade Grant Program revitalized

2023

- Ordinance 2023-37 clarified advisory committee membership
- Website updated for ADA Compliance

2021

- Approval of Mt. Plymouth-Sorrento as a Golf Cart Community
- Partnership with Keep Lake Beautiful established to perform regular community clean up events

2018

- Partnership with UCF for master planning the CRA
- Façade Improvement Program initiated

2017

- Commercial Design Standards for the CRA codified

2016

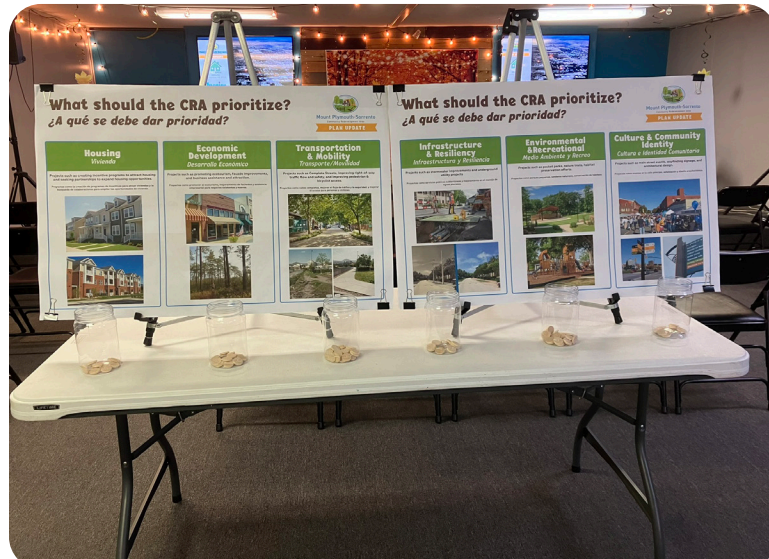
- Creation of a Paint Only façade improvement program



2.4 COMMUNITY INPUT

To engage and gather input from the Mt. Plymouth-Sorrento community, the project team built an interactive website, held an in person public workshop and conducted numerous stakeholder interviews.

The project website was published in November of 2024 to kick off the public engagement process. On the website, an introduction to the project and timeline were included to inform readers of the Community Redevelopment Plan update process. An interactive map and a survey were used to gather information from residents. There were 341 unique visitors to the project site. The survey received responses from 54 participants and the social map received 23 comments.



Many of the comments received during the public workshop were reiterated and bolstered by the ten stakeholders who were interviewed by the team. These stakeholders were identified by the County to provide their unique insight and perspective of the CRA.

The input gathered from the workshop, the website and stakeholder interviews highlight several key priorities for the future of the Mt Plymouth-Sorrento CRA.



On November 18, 2024, a 6-hour workshop was held at Grace City Church on County Road 437. The event was promoted through various outreach methods, including yard signs, flyers, and the project website in both English and Spanish. The purpose of the workshop was to introduce the project team, provide an overview of the project scope, and gather feedback from the community regarding their priorities and vision for the CRA. Approximately 20-30 attendees, including residents, business owners, CRA advisory committee, and project team representatives, participated. At the workshop, interactive boards prompted participants to share their thoughts on topics such as where they live, work, and play, what they'd like to see in the CRA, their preferences for placemaking features, and how they think funds should be prioritized.





The Outcomes:

Housing Priorities

- Improve appearance and quality of existing housing
- Improve compliance with code enforcement

Economic Development Priorities

- Expand restaurant and retail offerings
- Expand eco-tourism
- Support and expand existing local business operations
- Recruit more local businesses
- Create a workshop and market for local artisans to create, display and sell their products

Top Placemaking Preferences:

- Walking/Biking Trails
- Mixed-Use
- Ecotourism

Funding Priorities:

- Environmental & Recreational
- Transportation & Mobility

Transportation / Mobility Priorities

- Improve walkability and pedestrian connectivity between residential areas and commercial areas, parks, and trailheads
- Enhance and expand grid street network
- Improve bicycle network

Environmental Priorities

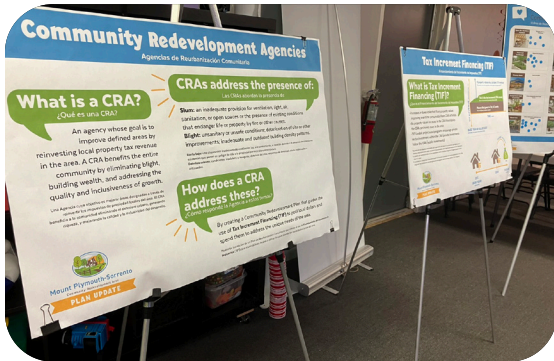
- Conserve natural features
- Promote environmentally conscious development without disturbing environmentally sensitive and wildlife habitats
- Improve parks and open space

Infrastructure Priorities

- Improve stormwater management
- Improve roadways
- Support conversion of wells and septic to water and sewer

Community Character Priorities

- Establish community gathering spaces
- Preserve historic assets
- Implement architectural design standards
- Market the many trailheads and parks into Mt. Plymouth Sorrento's identity
- Advertise CRA programs, initiatives and achievements



STRENGTHS

S

Community identity

- Agricultural history and conservation of natural resources
- Rural lifestyles
- Self-reliance and resourcefulness
- Equestrian friendly

Accessibility of outdoor recreation

- The Neighborhood Lakes Scenic Trail
- Mt. Plymouth Lakes Conservation Area
- East Lake Sports & Community Complex
- Ocala National Forest

Proximity to the urban amenities of Orlando

- Healthcare systems
- Regional and national transportation options
- Employment opportunities

WEAKNESSES

W

Lack of local businesses**Lack of transit options****Housing in poor condition****Vacant and underutilized lots****Poor infrastructure**

- Poor condition of local roads, some unpaved
- Absence of sidewalks and safe sidewalks
- High reliance on septic tanks
- Poor stormwater management

OPPORTUNITIES

O

Walkable and bikeable mobility network

- Improved sidewalk network
- Wekiva Trail (rail trail in progress)
- Sorrento Avenue Complete Streets Project (in progress)

Local business development

- Additional options for local retail, food and beverage and services
- Workshop center for local artists and craftsman to create, display and sell products

Housing improvements and increased density

- Mixed use commercial and residential development along the main street corridor, including upper story residences located above ground level shops.
- Design standards for residential structures, including specific standards for infill housing
- Home improvement grants and programs

County Comprehensive Plan update

- Housing density increases in target areas

Expanded conservation to support and reinforce rural community identity**Identity as a regional travel destination**

- Eco-tourism
- Hospitality accommodations
- Unique local businesses

Community gathering spaces

THREATS

T

Environmental concerns

- Public health risks and environmental threats associated with septic tank reliance
- Exacerbation of current stormwater management challenges with large increases in impervious surfaces

New development incompatible with community vision

- New development that interrupts or prevents future roadway interconnections
- Commercial development that does not cater to pedestrians or cyclists
- Residential development that does not represent the rural character of the area

03

VISION, GOALS &
OPPORTUNITIES



3.1 VISION

Various forms of community engagement were facilitated to gather a better understanding of the area through the eyes of the residents. These methods, both virtual and in-person, formed the groundwork to develop a community vision that reflects the aspirations of the citizens of Mt. Plymouth-Sorrento.

The principle concerns of the residents were focused on ecological, economic, socio-cultural, and infrastructural improvement themes.

The Mt. Plymouth-Sorrento CRA envisions a vibrant, sustainable community that preserves its natural features while promoting growth through strong infrastructure. The CRA aims to enhance activity hubs, connect destinations, and diversify housing to meet residents' needs while celebrating community identity and inclusivity.

GOAL 1

**PRESERVE
UNIQUE NATURAL
FEATURES**



GOAL 2

**INFRASTRUCTURE
FOR GROWTH**



GOAL 3

**ENHANCE ACTIVITY
HUBS AND CONNECT
DESTINATIONS**



GOAL 4

**IMPROVE AND
DIVERSIFY
HOUSING STOCK**



GOAL 5

**CELEBRATE
COMMUNITY
IDENTITY**



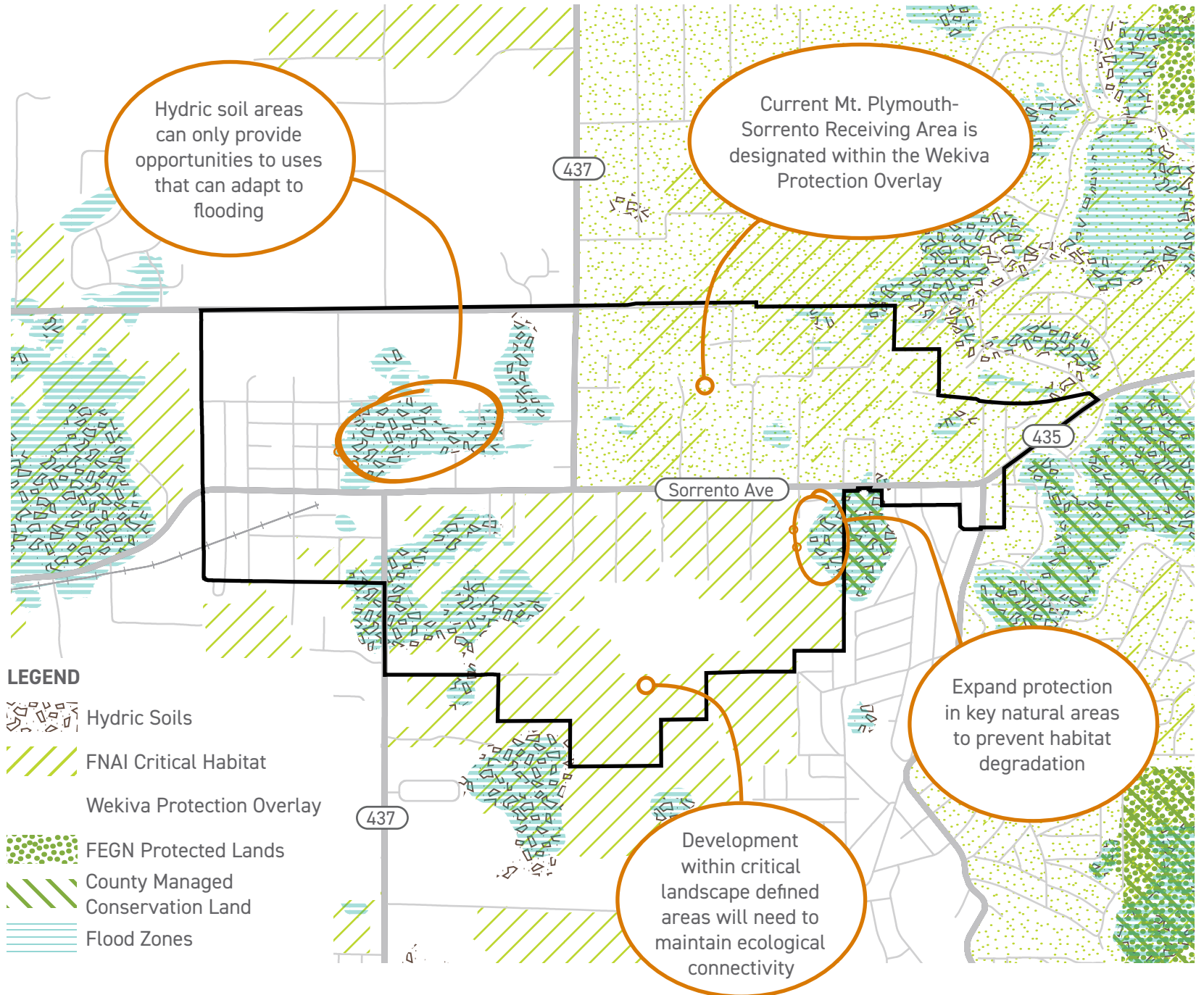
GOAL 1

3.2 PRESERVE UNIQUE NATURAL FEATURES

Exposure to the natural environment has the ability to reduce stress, improve social cohesion and promote physical activity. Healthy, biodiverse ecosystems provide essential services such as food, clean water, flood protection, and a stable climate. These “ecosystem services” are vital to human well-being. Natural environments also shape culture and identity, as human settlements are deeply connected to the natural landscape and species that define them. For these reasons, natural features are invaluable assets to any community.

The natural features of Mt. Plymouth-Sorrento enhance the community’s appeal but also pose challenges for development. Vulnerable areas within the CRA—such as flood-prone regions or habitats at risk of degradation—require thoughtful consideration and protective measures. To minimize environmental impact, future growth should prioritize compact, targeted development in less sensitive areas. Improved stormwater management is also critical to alleviate areas with frequent flooding.

Sustainable development should work in harmony with the area’s natural environment, not against it. By integrating the region’s natural assets into redevelopment plans, we can ensure that both residents and visitors benefit from a built environment that respects and preserves these essential features, securing their availability for enjoyment for generations to come.



STRATEGIES:

Sustainable Development and Planning Policies

Work with Lake County staff to develop zoning, planning, and land development policies that balance growth with conservation. Advocate for zoning changes that encourage development in compact, centralized locations and discourage development in flood prone or environmentally sensitive areas.

Assess feasibility of relocating the Mt. Plymouth-Sorrento Receiving Area to the Main Street Future Land Use Area to allow greater density along the Sorrento Avenue corridor.

Work with Lake County and environmental agencies to create and enforce protections for environmentally sensitive lands and acquire property for conservation, such as the Lake Edwards Reserve.

Incentivize sustainable development that incorporates green features like green roofs, energy efficiency, rainwater harvesting, and native landscaping.

Pedestrian, Bicycle and Transit Infrastructure

Invest in multi-modal transportation links, such as bike paths, pedestrian walkways, and public transit, connecting residential neighborhoods to nearby trails and recreation areas.

Evaluate and consider investment to accelerate the implementation of the Wekiva Trail segments to increase regional recreational access.

Community Involvement and Education

Encourage community involvement in conservation and recreational planning and activities like park improvements, trail improvements, neighborhood clean up events, tree planting projects, and green infrastructure improvements.

Invest in passive interpretation elements and educational signage to increase awareness of the regional and local ecology and natural assets.

Collaboration

Partner with state and local conservation organizations to advance the priorities of the Florida Ecological Greenways Network.

Collaborate with private developers to ensure projects complement the local environment, and build the area's identity as a hub for ecotourism.*

Seek grants and partnerships with private and public entities to enhance parks and recreation spaces and offer programming and experiences (walking tours, workshops, lectures) that allow visitors and residents to engage directly with the local environment.



Future development should be concentrated in areas with lower environmental sensitivity to preserve the natural features that define Mt. Plymouth-Sorrento's character.

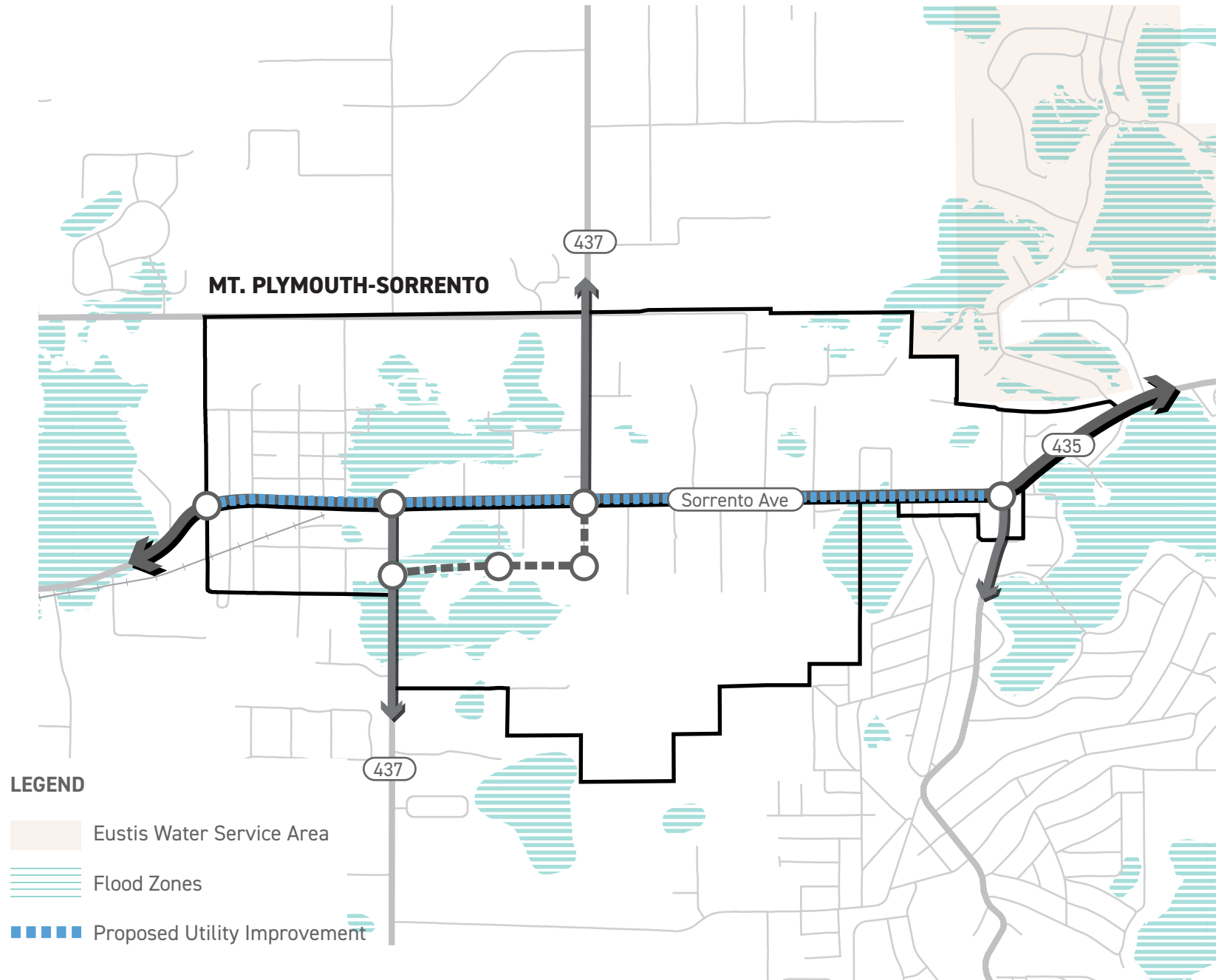
GOAL 2

3.3 SUPPORT UTILITY INFRASTRUCTURE FOR REDEVELOPMENT

Infrastructure is the critical foundation of a community, ensuring the health and safety of an area.

Currently the majority of residences in the Mt. Plymouth-Sorrento CRA manage their own drinking water and wastewater with private wells and septic systems. Public water utility is not present within the CRA, but the City of Eustis and Mt. Dora provide water to nearby areas. Additionally, stormwater management techniques will reduce the risk of flooding.

In order for Mt. Plymouth-Sorrento to accommodate any type of substantial economic growth or redevelopment, there is a need for expanded public water and sewer infrastructure and enhancements to stormwater management. Intergovernmental coordination and partnerships with neighboring municipalities and the county will be necessary to pursue these efforts.



STRATEGIES:

Public Water and Sewer Utilities

Work with Lake County and utility providers to increase the reach of public water and wastewater systems.

Explore feasibility of conversion from distributed waterways treatment units to communal septic drainfields that can also serve as stormwater ponds and neighborhood amenity areas.

Engage with Lake County to determine long-term strategic goals for infrastructure growth, including securing funding and coordinating with the City of Eustis for capacity expansion and maintenance.

Stormwater Management

Invest in low cost green infrastructure like rain gardens, bioswales and street plants to help manage stormwater in flood prone areas, especially those with a large presence of septic and well systems.

Incorporate advanced stormwater management solutions or adaptive approaches to mitigate flooding risks associated with hydric soils in conjunction with public investments and private development projects.

Regulatory and Zoning Adjustments

Work with Lake County to update zoning regulations and building codes to support infrastructure development while encouraging responsible growth.

Community Collaboration

Educate and engage residents and local stakeholders to inform of the costs and benefits of private septic and well systems, public utility systems, and alternatives such as communal septic drainfields.

Identify and pursue partners and alternative funding to facilitate conversion from private septic systems to public water and sewer utilities.



In order for Mt. Plymouth-Sorrento to accommodate any type of substantial economic growth or redevelopment, there is a need for expanded public water and sewer infrastructure.

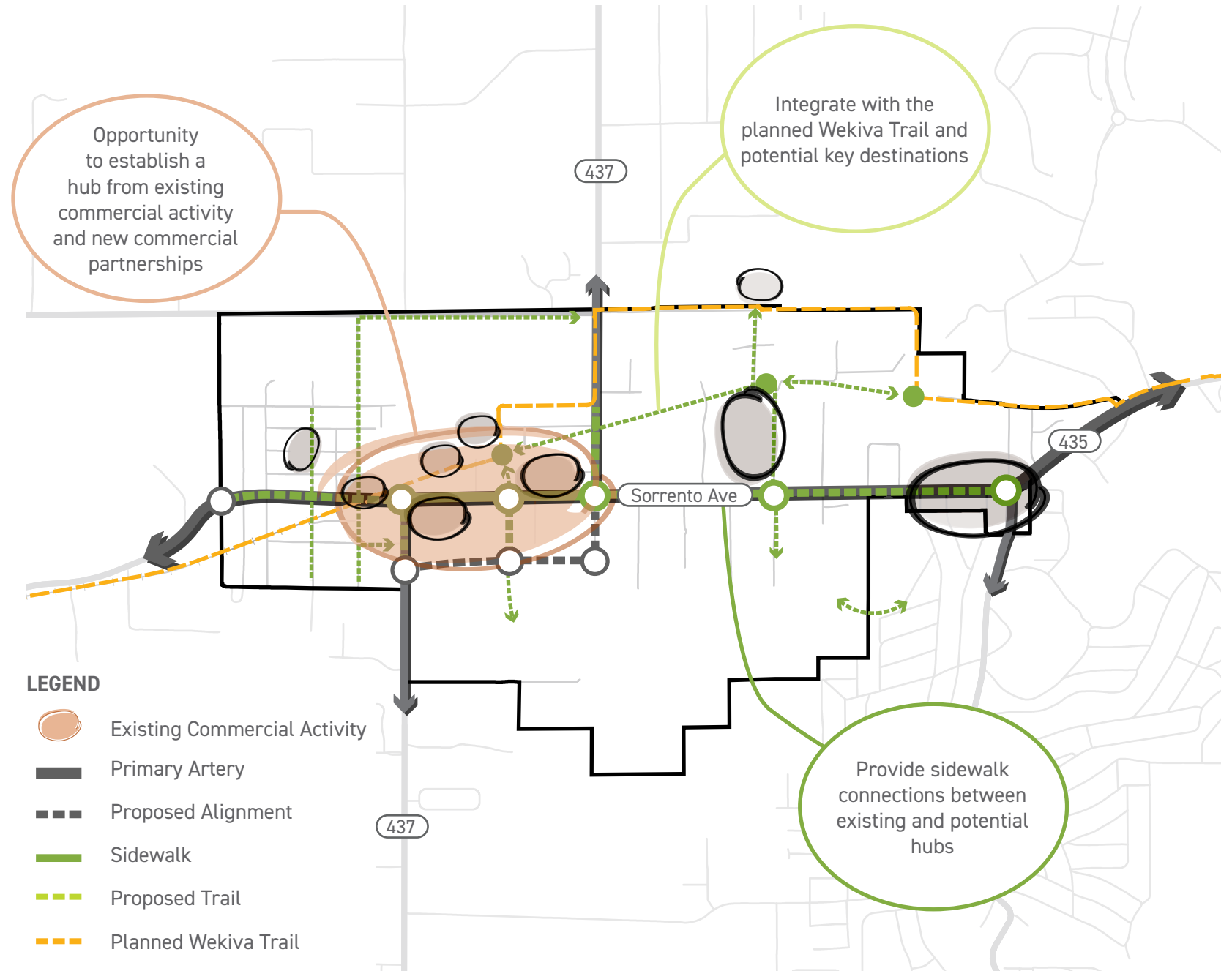
GOAL 3

3.4 ENHANCE AND CONNECT ACTIVITY HUBS

Activity hubs are the heartbeat of a community—places where people gather and spend time away from home. Pathways to these areas should be accessible to everyone, regardless of age, mobility, or access to a vehicle. Strengthening connections between neighborhoods, local businesses, natural features and recreational areas can foster community connections and support the local economy.

With only two small stretches of sidewalk and no public transit, the mobility network within the CRA is underdeveloped. Although residents live near natural features and recreation opportunities, access often requires driving. Additionally, the activity hubs are limited in size and do not offer residents the full scope of commercial and economic activity that is desired.

Throughout the community engagement process, Mt. Plymouth-Sorrento Community members expressed a desire for more locally-owned businesses, specifically restaurants and other small retail spaces. Many also expressed a desire to improve the sidewalk and bicycle network within the area which would provide residents recreational opportunities and the ability to walk or bike from their homes to access goods and services. Enhancing and connecting activity hubs will support the expansion of economic, social and recreational activities within the CRA, enhancing quality of life for its residents.



STRATEGIES:

Community Gathering Spaces

Establish community gathering spaces, such as plazas or outdoor seating areas, near commercial hubs and natural recreation areas.

Partner with local and regional artisans and entrepreneurs to establish a permanent or semi-permanent space where craftsman can rent stalls to create, display and sell goods.

Encourage the creation of a Main Street Program to foster revitalization of the commercial district encouraging economic development.

Identify specific sites within activity hubs on Sorrento Avenue ideal for commercial use and work with local and regional entrepreneurs to establish local businesses.

Multi-Modal Pathways

Work with Lake County to prioritize and invest in sidewalk and crosswalk improvements that improve the connectivity network and make streets welcome to all users.

Implement traffic-calming measures such as street trees, street furnishings, pedestrian scale lighting, raised crosswalks, and signage to prevent speeding in the neighborhood.

Improve and enhance wayfinding signage to local assets, like trails and parks.

Integrate destinations and community resources such as the Mini Library and Fire Station into the pedestrian trail network

Incorporate green spaces, benches, and rest areas along trails and sidewalks to improve usability and community enjoyment.

The proposed multi-use loop provides a dedicated space for alternative modes of transit ranging from bicycles and rollerblading, to golf cart and equestrian use.

Three upcoming projects offer great potential for improving connectivity within the area. The provided CRA strategies will build upon each of these projects.

1. The Wekiva Trail will serve as a valuable recreational asset, creating a linkage across the CRA and extending access to surrounding areas.
2. The realignment of County Road 437 is expected to reduce traffic flow along a segment of County Road 46, opening up opportunities to create a more accessible, pedestrian-friendly public realm in the commercial areas of Sorrento.
3. The Sorrento Avenue Complete Streets project will add sidewalks and on-street parking, improving pedestrian access.



Underutilized sites offer opportunities to link community spaces by pedestrian-oriented mobility improvements.

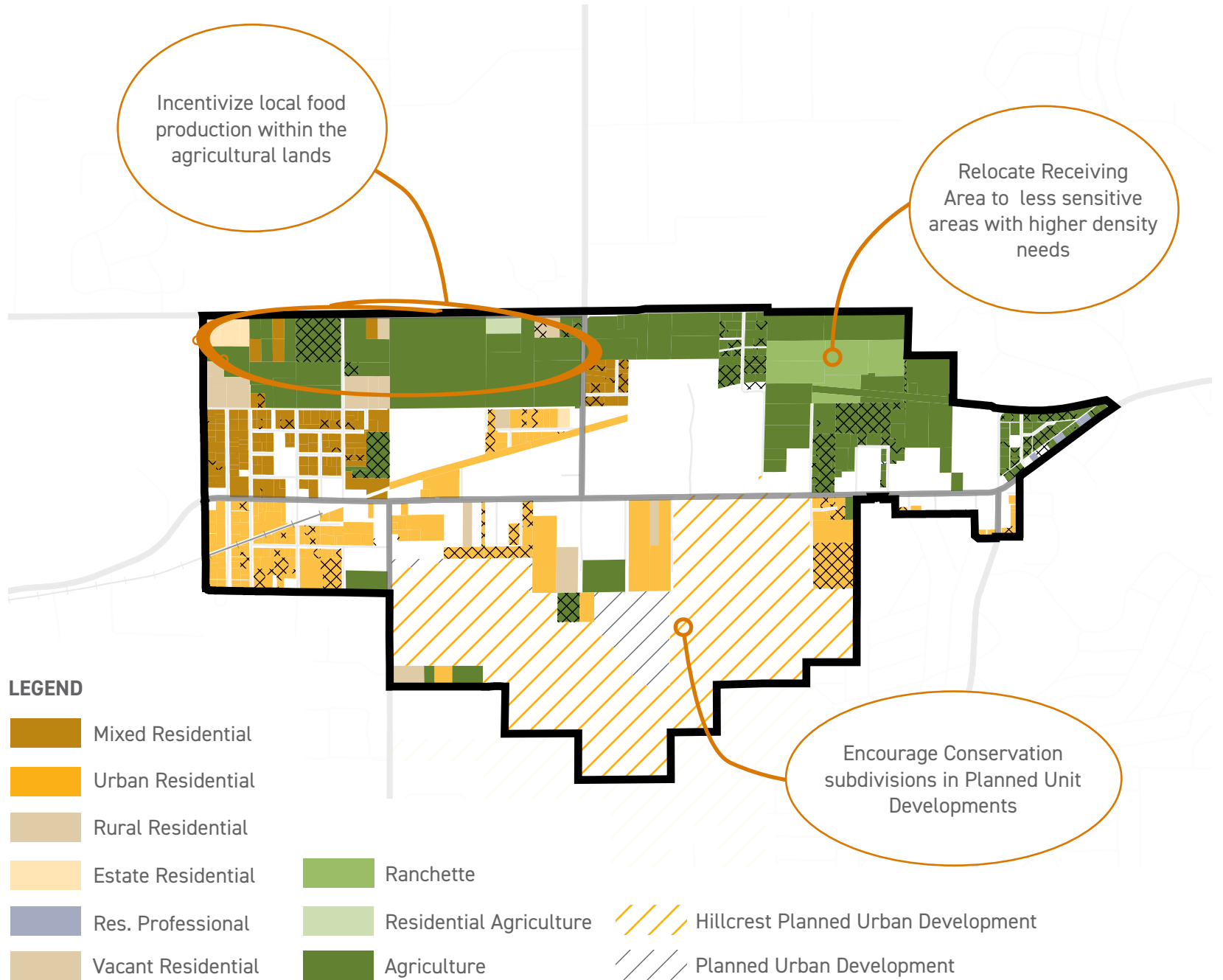
GOAL 4

3.5 IMPROVE & DIVERSIFY HOUSING STOCK

Every household has diverse needs and desires. A mix of housing types—ranging in size and price—ensures that neighborhoods are accessible to a broad spectrum of residents. High quality homes provide a safe environment where residents can build their lives, fostering security and stability within the community.

Some of the housing stock within the Mt. Plymouth-Sorrento CRA is in poor condition, and many manufactured homes in the area are in need of improvement or replacement. A concentrated area of the CRA experiences chronic residential code violations. Additionally, 95% of the housing stock is single-family homes, providing very limited options for residents who may have different housing needs.

Diversifying the housing stock and providing focused CRA funding to remedy chronic code cases through the Residential Chronic Code Case Rehabilitation Program within the Mt. Plymouth-Sorrento area would offer options for people of all ages, family sizes, and income levels, fostering a more inclusive community. With the addition of new housing along Sorrento Avenue, the community could provide desirable units with walkable and bikeable access to the towns activity hubs. Additionally, upgrading the existing housing stock would not only beautify the area, but also improve safety and provide more secure living environments, all of which contribute to greater community stability, satisfaction, and overall well-being.



STRATEGIES:

Home Ownership Assistance

Provide “curb appeal” reimbursement grant programs to improve the frontage of residential properties.

Create a home rehabilitation and replacement program to aid low income homeowners with housing problems that pose a serious threat to the health and safety or welfare of the household.

Collaborate with other agencies to maximize opportunities for homeownership assistance and home improvements.

Homeowner Education and Awareness

Increase awareness of housing assistance programs through community outreach and local partnerships.

Educate and assist property owners in addressing code violations through the Residential Chronic Code Case Rehabilitation Program.

Facilitate educational workshops for residents of the CRA to provide information and guidance about available programs, loans and grants regarding obstacles to home ownership, resources, services, and home purchasing processes.

Leverage alternative financing sources, such as redevelopment revenue bonds, Community Development Block Grants, Housing and Urban Development Grants and Loans, Department of Economic Opportunities Grants, as well as additional funding sources from grants and private partnerships for redevelopment activities.

Housing Type Diversity

Encourage a range of housing types for all ages, incomes and lifestyles while focusing the highest density and intensity of new development along the Main Street Corridor.

Promote conservation subdivisions in the areas surrounding the Main Street Corridor as encouraged by Lake County’s Comprehensive Plan.

Create incentive programs for developers to attract affordable housing.

Redevelopment Opportunities

Encourage the development of vacant and underutilized sites.

Identify key parcels for infill and redevelopment for residential, commercial and mixed-use.

Encourage development of Mixed Use along the Main Street Corridor

Create architectural design guidelines for residential developments. Include approved single-family and multi-family housing plans to facilitate the creation of affordable housing that aligns with the community’s character.



Assist homeowners facing hardships with property upkeep through educational efforts and direct assistance.

GOAL 5

3.6 CELEBRATE COMMUNITY IDENTITY

A community's identity tells a history of those who came before, the hardships they endured and the lives they led. When the built environment honors the past, it creates a space where people feel connected to both their history and each other. Local identity also reflects who we are today and where we hope to go in the future. Celebrating community identity fosters a sense of belonging and pride, creating vibrant, meaningful places that endure.

Tangible elements of Mt. Plymouth-Sorrento's history can be found in the decommissioned railways, three repurposed silos, an abandoned concrete factory, and open grazing fields. Local identity is also reflected in the community's approach to preserving its natural environment, in an extensive collection of ornamental lawn sculptures, and the efforts to preserve and celebrate local history. Together, these elements, old and new, create a vibrant, living history that defines Mt. Plymouth-Sorrento's unique character.

Development that does not align with the values of Mt. Plymouth-Sorrento's residents will be the biggest threat to the community's identity. By establishing and enforcing land development regulations to protect community values, Lake County and the CRA will be able to shape it's vision for the future.



STRATEGIES:

Community Character

Consider developing community branding elements, such as a logo, color palette, architectural motifs, and slogan reflective of the community's character.

Support innovative community policing and CPTED (Crime Prevention Through Environmental Design) principles to public spaces to improve safety within the CRA.

Establish design standards implemented through a Form-Based Code along Sorrento Avenue to address outdated structures, block layout and connectivity, building placement and orientation, and interaction with the Public Realm. Partner with local businesses to initiate facade-improvements that incorporate the local design features outlined in the existing standards.

Encourage local agriculture by offering incentives to cultivate produce for local grocers sold through farmers' markets

Wayfinding and Gateways

Improve wayfinding signage throughout the area to identify and direct attention to local assets, such as natural areas, local businesses. Consistently use community branding elements in the signage.

Invest in gateway signage, landscaping or artistic features that reflect the identity of the community to welcome visitors. Consider placements on the eastern and western entrances to the community along Sorrento Avenue.

Stewardship

Host community clean up events to maintain the appearance of common areas to foster a sense of community.

Utilize the CRA website to increase awareness of CRA events and activities. Keep people informed about updates, innovations and resources available to the community.

Diversify Local Businesses

Encourage redevelopment and development that attracts and accommodates visitors, including lodging, retail, restaurants and other food vendors.

Encourage a culinary arts and craftsman space for skill development and entrepreneurial opportunities, leveraging local agricultural resources to strengthen the local food system from farm to table.

Support business attraction, retention, and creation in the CRA by acting as a liaison between the business owner and Lake County services as needed.



Rural communities need to be self-sufficient, resilient and adaptable. New development should embody these traits.

04

IMPLEMENTATION



4.1 IMPLEMENTATION

The Plan update focuses on implementing a series of redevelopment projects and programs throughout the CRA's operational timeframe. There are a number of these initiatives that require coordination with Lake County, including evaluating opportunities to leverage and layer funding. Additionally, there are other partners and organizations that can contribute to the overall implementation of the Plan. This collaborative approach to implementation will help build operational capacity while maximizing the TIF investment. The following table outlines these initiatives along with the estimated cost magnitude and funding source(s). The table is designed to provide guidance to the CRA for prioritizing projects and allocating funding. Ultimately, the goal is to strategically direct investments to areas that will yield the most impactful benefits to the community. Market conditions and the costs of materials and labor will inevitably influence the implementation of these projects. The key to success lies in maximizing opportunities and continuously leveraging these investments to foster economic growth and well-being within the CRA. This adaptability allows the CRA to respond effectively to changing circumstances and maintain momentum in its redevelopment efforts. Throughout the implementation process, the CRA will engage with residents, business owners, and stakeholders to gather feedback and ensure that these efforts align with the community's vision. This collaborative approach is key to creating a vibrant, sustainable, and inclusive future for Mt. Plymouth-Sorrento and enhancing the quality of life for all its residents.

By actively involving the community, the CRA and Lake County can ensure that each project not only addresses immediate needs but also reflects the long-term aspirations of those who live and work in the area. Open forums, surveys, and community meetings will be integral to this engagement process, allowing the CRA to capture diverse perspectives and foster a sense of ownership among stakeholders. Moreover, as the CRA embarks on these redevelopment initiatives, it is important to establish measurable outcomes that can track the progress over time.

Key performance indicators will help us assess whether our investments are yielding desired results in terms of economic development, job creation, and community satisfaction. Regular updates on these metrics will be communicated transparently to maintain trust and accountability between the CRA and its constituents. Furthermore, partnerships with local businesses and organizations can amplify efforts by fostering a sense of collaboration that extends beyond the CRA's boundary. These alliances can help attract additional resources—both financial and human—that are essential for sustaining momentum throughout this transformative journey. By committing to a responsive strategy grounded in community input while leveraging collaborative partnerships and clear metrics for success, Mt. Plymouth-Sorrento is positioned not just for growth but for resilience in facing future challenges.

Proposed Projects/ Programs	Goal	Strategies	Estimated Cost	Potential Funding Sources
Sustainable Development Incentive Program	Preserve Unique Natural Features	Incentivize sustainable development that incorporates green features like green roofs, energy efficiency, rainwater harvesting, and native landscaping.	\$\$\$\$	CRA
Sustainable Transportation Links	Preserve Unique Natural Features	Invest in sustainable transportation links, such as bike paths, pedestrian walkways, and public transit, connecting residential neighborhoods to nearby trails and recreation areas.*	\$\$\$\$\$	CRA; County; FDOT
Wekiva Trail Connections	Preserve Unique Natural Features	Evaluate and consider investment to accelerate the implementation of the Wekiva Trail segments to increase regional recreational access.	\$\$\$	CRA; County
Water and Sewer Utility Upgrades	Support Utility Infrastructure For Redevelopment	Work with utility partners and developers to increase the reach of public water services to ensure reliable access to potable water and sewer utilities through partnerships and alternative funding sources.	\$\$\$\$\$	CRA; County; Water Authority
Stormwater Enhancements	Support Utility Infrastructure For Redevelopment	Invest in low cost green infrastructure like rain gardens, bioswales and street plants to help manage stormwater in flood prone areas, especially those with a large presence of septic and well systems.	\$\$\$\$	CRA; County; SJRWMD; DEP
Resiliency & Flood Mitigation	Support Utility Infrastructure For Redevelopment	Incorporate advanced stormwater management solutions or adaptive approaches to mitigate flooding risks associated with hydric soils in conjunction with public investments and private development projects.	\$\$\$\$\$	CRA; County; SJRWMD; DEP
Placemaking and Activation	Enhance and Connect Activity Hubs	Establish community gathering spaces, such as plazas or outdoor seating areas, near commercial hubs and natural recreation areas. Incorporate green spaces, benches, and rest areas along trails and sidewalks to improve usability and community enjoyment.	\$\$\$\$	CRA
Artisan & Entrepreneur Assistance	Enhance and Connect Activity Hubs	Partner with local and regional artisans and entrepreneurs to establish a permanent or semi permanent space where craftsman can rent stalls to create, display and sell goods.	\$\$\$	CRA
Main Street Program	Enhance and Connect Activity Hubs	Encourage the creation of a Main Street Program to foster revitalization of the commercial district encouraging economic development.	\$\$\$	CRA
Multi-Modal Pathways	Enhance and Connect Activity Hubs	Work with Lake County to prioritize and invest in sidewalk and crosswalk improvements that improve the connectivity network and make streets welcome to all users. Revitalization of the commercial district encouraging economic development.	\$\$\$\$\$	CRA; County

EST. Cost: \$=<\$50K | \$\$=\$50K-\$100K | \$\$\$=\$100K-\$500K | \$\$\$\$=\$500K-\$1M | \$\$\$\$\$=>\$1M

Implementation

Proposed Projects/ Programs	Goal	Strategies	Estimated Cost	Potential Funding Sources
Traffic Calming	Enhance and Connect Activity Hubs	Implement traffic-calming measures such as street trees, street furnishings, pedestrian scale lighting, raised crosswalks, and signage to prevent speeding in the neighborhoods.	\$\$\$\$	CRA; County
Gateway and Wayfinding Signage	Enhance and Connect Activity Hubs	Improve and enhance gateway and wayfinding signage to local assets, like trails and parks.	\$\$\$	CRA
Housing Beautification	Improve and Diversify Housing Stock	Provide “curb appeal” reimbursement grant programs to improve the frontage of residential properties.	\$\$\$	CRA
Home Repair Program	Improve and Diversify Housing Stock	Create a home rehabilitation program to aid low income homeowners with housing problems that pose a serious threat to the health and safety or welfare of the household.	\$\$\$	CRA
Mobile Home Replacement Program	Improve and Diversify Housing Stock	Re-open the mobile home replacement program to aid low income homeowners with the replacement of mobile homes.	\$\$\$	CRA
Housing Diversity Developer Incentive Program	Improve and Diversify Housing Stock	Encourage a range of housing types for all ages, incomes and lifestyles while focusing the highest density and intensity of new development along the Main Street Corridor. Create incentive programs for developers to attract affordable housing.	\$\$\$\$	CRA
Site Readiness	Improve and Diversify Housing Stock	Encourage the development of vacant and underutilized sites. Identify key parcels for infill and redevelopment for residential, commercial and mixed-use including the potential acquisition and assemblage of property.	\$\$\$\$\$	CRA
Architectural Design Guidelines	Improve and Diversify Housing Stock	Create architectural design guidelines for residential developments. Include approved single-family and multi-family housing plans to facilitate the creation of affordable housing that aligns with the community's character.	\$\$	CRA
Community Branding	Celebrate Community Identity	Develop community branding design guidelines to ensure cohesive application and alignment with the community's character.	\$	CRA
Co-op Farming	Celebrate Community Identity	Offer incentives to cultivate produce for local grocers sold through farmer's markets.	\$	CRA

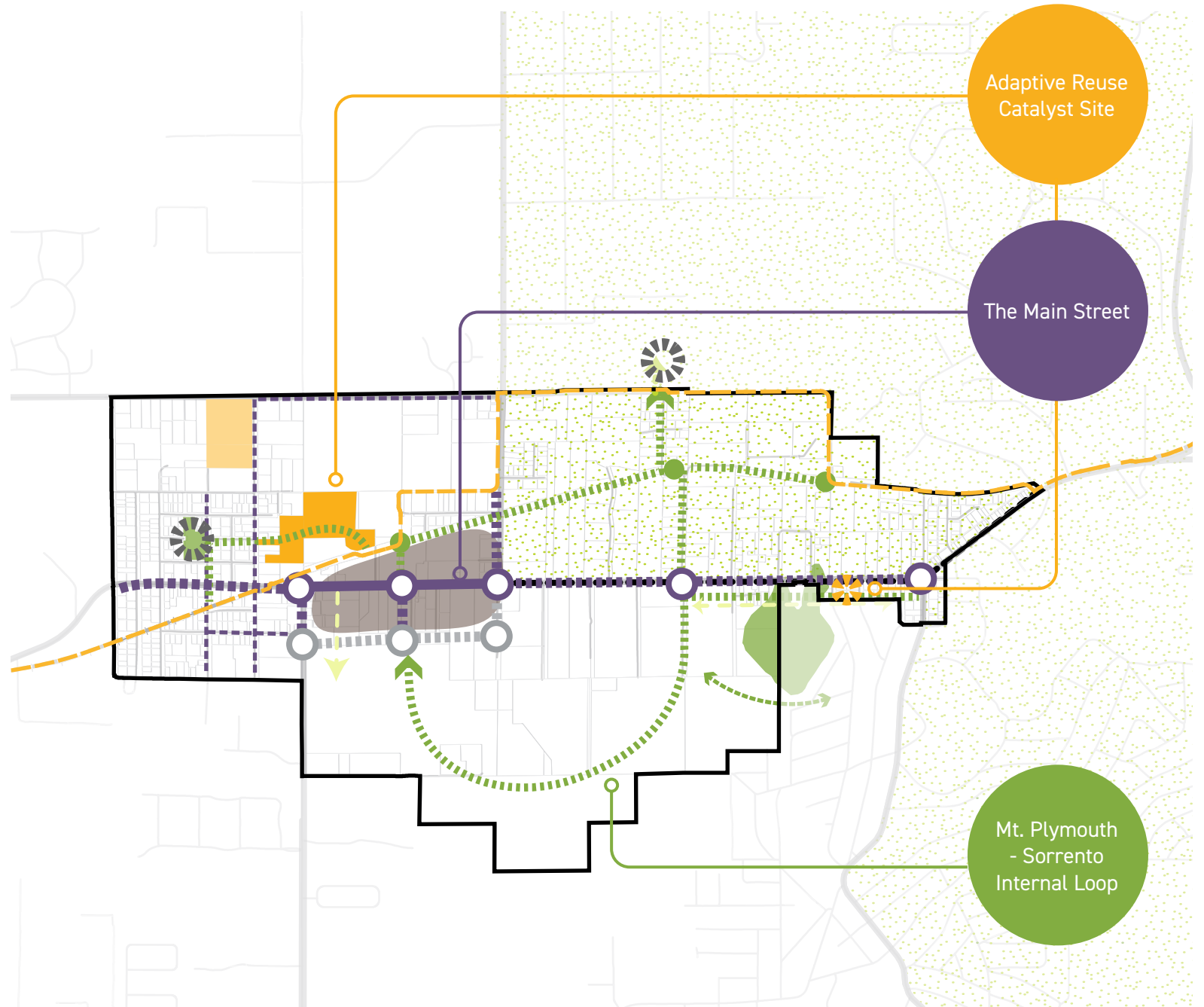
EST. Cost: \$=<\$50K | \$\$=\$50K-\$100K | \$\$\$=\$100K-\$500K | \$\$\$\$=\$500K-\$1M | \$\$\$\$\$=>\$1M

4.2 STRATEGIC CATALYTIC PROJECTS

A catalytic project is one that initiates broader transformation by bringing new attention to an area—it is the first domino in the series, sparking further investment and interest in the area. These projects set a vision for the future of the area, capturing the community's identity through thoughtful design while addressing residents' needs and desires.

In response to current conditions and aspirations of the Mt. Plymouth-Sorrento community, three catalytic projects have been identified to drive redevelopment in alignment with community aspirations. Each initiative was selected for its potential to have the greatest impact while remaining feasible within the available budget. Community input played an essential role in shaping these recommendations, ensuring alignment with local values and aspirations so that the resulting projects will be embraced and supported by those they are designed to serve. These projects seek to transform the area by improving accessibility, expanding walkable commercial activity, and creating spaces for the community to gather. Targeted investments in these areas can yield significant returns in terms of community vitality, economic growth, and quality of life, positioning the community for long-term success.

The CRA is well positioned to lead and implement these projects by utilizing funds to assist with site preparation, incentivizing commercial growth, and making direct improvements to community spaces. In consideration of the CRA's limited budget, these initiatives should be strategically and incrementally developed, starting with foundational elements such as securing and preparing spaces for improvement. Over time, additional enhancements and programming can be coordinated to improve and further activate project sites. By strategically implementing these projects, the community can unlock new opportunities, foster economic vitality, and create a more connected and vibrant future.



Adaptive Reuse Catalyst Site

This iconic site can showcase adaptive reuse while serving the community. Due to its historic use as an industrial site, as well as its unique natural features, this site can be remediated and reused for commerce and gathering such as a market, culinary hub, brewery, distillery.



Adaptive reuse sites become destinations for the region. Providing opportunities for markets, outdoor play, or innovation hubs. Example: Pearl Brewery in San Antonio, TX.

Source: *San Antonio Report*



Splash pads add recreational appeal to adaptive reuse sites, making them vibrant community spaces.

Source: *San Antonio Report*

The Main Street

Commercial activity can be concentrated through a strong Main Street and supporting core. This area should emphasize pedestrian connectivity, interaction and engagement along the street. The Main Street can maintain the rural identity through its facades and architectural style.



Architectural guidelines can help establish and maintain the rural identity along the main street corridor to create a cohesive place.

Source: *Serenbe*



The Main Street can be flexible to host events such as farmers markets and festivals.

Source: *Town of Clayton NC Government*

Mt. Plymouth - Sorrento Internal Loop

Connecting with the planned Wekiva Trail that will pass along the northern portion of the CRA can invite users from the trail into Mt. Plymouth and Sorrento, supporting the local economy. The internal loop can stand out through branding and signage, highlighting the local identity.



Integrating the trail with the town, such as Winter Garden's integration with the Orange Trail, can invite visitors from the region.



The internal loop can showcase its own brand through wayfinding and signage.

4.3 TAX INCREMENT FINANCING (TIF) PROJECTIONS

The following Tax Increment Financing (TIF) revenue projections show the anticipated TIF revenue for the CRA's operational timeframe. The projections utilize the 2014 base year value (\$37,923,998), the 2024 taxable valuation (\$79,074,074), and the 2024 Lake County (5.0364) millage rate as a base. Taxable values are projected to increase at 3% per year. The TIF collection rate for each of the taxing authorities is 95%. The cumulative TIF revenue projected to be collected through 2044 is \$7,449,791.



Mt. Plymouth-Sorrento CRA 3% growth

		Taxable Valuation	Estimated Increment Value	County TIF Contribution @ 95%	Total Annual Estimated TIF
BASE	2014	\$37,923,998			
	2024	\$79,074,074	\$41,150,076	\$196,886	\$196,886
	2025	\$81,446,296	\$43,522,298	\$208,236	\$208,236
	2026	\$83,889,685	\$45,965,687	\$219,927	\$219,927
	2027	\$86,406,376	\$48,482,378	\$231,968	\$231,968
	2028	\$88,998,567	\$51,074,569	\$244,370	\$244,370
	2029	\$91,668,524	\$53,744,526	\$257,145	\$257,145
	2030	\$94,418,580	\$56,494,582	\$270,303	\$270,303
	2031	\$97,251,137	\$59,327,139	\$283,855	\$283,855
	2032	\$100,168,671	\$62,244,673	\$297,815	\$297,815
	2033	\$103,173,731	\$65,249,733	\$312,193	\$312,193
	2034	\$106,268,943	\$68,344,945	\$327,002	\$327,002
	2035	\$109,457,012	\$71,533,014	\$342,255	\$342,255
	2036	\$112,740,722	\$74,816,724	\$357,967	\$357,967
	2037	\$116,122,944	\$78,198,946	\$374,149	\$374,149
	2038	\$119,606,632	\$81,682,634	\$390,817	\$390,817
	2039	\$123,194,831	\$85,270,833	\$407,985	\$407,985
	2040	\$126,890,676	\$88,966,678	\$425,668	\$425,668
	2041	\$130,697,396	\$92,773,398	\$443,882	\$443,882
	2042	\$134,618,318	\$96,694,320	\$462,642	\$462,642
	2043	\$138,656,867	\$100,732,869	\$481,964	\$481,964
	2044	\$142,816,573	\$104,892,575	\$501,867	\$501,867

County Millage 0.0050364

Total TIF Estimated (2024-2044) \$7,038,895

4.4 GOVERNANCE & COMPLIANCE

Completeness of the Plan

The Mt. Plymouth-Sorrento CRA Plan is sufficiently complete and provides necessary elements controls as required by Chapter 163, Part III, of the Florida Statutes.

Consistency with the Comprehensive Plan

The Plan conforms to the Lake County Comprehensive Plan – Planning Horizon 2030.

Statutory Criteria

F.S. 163.362 requires certain contents in a Plan. The 2025 Plan update content satisfies the Florida Statute requirements. The following pages list the requirements and outline the items within the Plan that specifically address 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 Mt. Plymouth-Sorrento CRA (CRA) are shown on page 9 and remain unchanged as previously established.

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 public open space

is approximately 0.3 acres. The open space and street layout is shown on page 20 and 21.

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 Lake County Comprehensive Plan and Land Development Code.

c. The approximate number of dwelling units.

There are approximately 479 dwelling units within the CRA.

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

Public parks, recreation areas, streets, public utilities, and other proposed improvements are indicated throughout the Plan in narrative and illustrative format where appropriate.

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 because of this Plan. However, a neighborhood impact element has been included in a following section.

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

Publicly funded capital projects are identified within the Proposed Budget list.

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

The Plan is the guiding document for future redevelopment and ancillary programs, projects and activities in the CRA. To ensure that redevelopment will take place in conformance with the projects expressed in this plan, the CRA will utilize the regulatory devices, instruments and systems used by Lake County to permit development and redevelopment within its jurisdiction. These regulatory devices include but are not limited to the adopted Comprehensive Plan, the Land Development Code and any adopted design guidelines, performance standards and County authorized development review, permitting, and approval processes that encompass the CRA.

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 Plan will be satisfied on a case-by-case basis as each project is carried out through final documentation and approval by the Governing Body of the CRA. Control of land, covenants, and any restrictions on land sold or leased by the CRA shall be in accordance with Chapter 163, Part III of the Florida Statutes, and applicable Lake County processes and requirements.

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.

The implementation of the Plan does not anticipate the displacement or potential relocation of residents living within the CRA boundaries. However, if, because of implementation of projects contained within the Plan, relocation of persons necessary on either a temporary or permanent basis, the CRA will assist with the timely 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 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.

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.

A detailed statement of project costs is presented within the Proposed Budget. Detailed project costs for each project, program, and activity will be specified each year during the Agency's annual budget and work program. Funding for projects may include some form of indebtedness by the CRA and / or the County.

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 F.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 first Community Redevelopment Area Plan was approved and adopted in 2014 by Ordinance 2014-

17. The CRA is set to complete all redevelopment financed by increment revenues in 2044.

Neighborhood Impact

Florida statutes require a neighborhood impact element if the redevelopment area contains low moderate-income housing. Considerations to be included in the element, where relevant, may include things such as relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other factors affecting the physical and social quality of the neighborhood.

Within the CRA, there are no projects of individual or collective size that would significantly alter or adversely impact the existing housing supply or environmental quality. Identified capital projects and related initiatives aim to improve micromobility for residents, area employees, and visitors, without significantly changing existing traffic circulation patterns or demand. Additional projects are expected to enhance the usefulness of community and public facilities and improve the physical and social quality of the neighborhood. There is no anticipated effect on the school population.

Community Redevelopment Plan Approval Process

In accordance with F.S. 163.360, the CRA shall submit its updated Plan to the County's Planning and Zoning Board (PZB) for review and recommendations as to its conformity with

the Comprehensive Plan. The PZB shall submit its written recommendations with respect to conformity of the proposed Plan to the CRA within 60 days after receipt of the Plan for review. Upon receipt of the recommendations, the CRA may proceed with its consideration of the proposed Plan. The CRA shall submit its Plan with its written recommendations to the governing body (County Commission) and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the CRA. The County Commission shall hold a public hearing on the Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the CRA covered by the Plan, and outline the general scope of the Plan update under consideration.

Following such a hearing, the County Commission may approve the Plan if it finds that:

1. A feasible method exists for the location of families who will be displaced from the CRA in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
2. The Plan conforms to the general plan of the county or municipality as a whole;
3. The Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood

improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

4. The Plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the CRA by private enterprise; and
5. The Plan and resulting revitalization and redevelopment for a small inland community that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

Upon the approval by the County Commission, the Plan shall be considered in full force and effect for the CRA and the County may then cause the CRA to carry out the implementation of the Plan.

Amendment of the Plan

The Plan may be modified, changed, or amended in the future consistent with Florida law.

Severability

Should any provision, section, subsection, sentence, clause, or phrase of the Plan be declared by the courts to be invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of the 2025 Mt. Plymouth-Sorrento Community Redevelopment Plan.

Compliance

The CRA is committed to maintaining cost-effective operations in alignment with the Florida Statutes. The primary goal is to effectively utilize tax increment financing (TIF) revenues and other sources to fund capital improvements and activities as outlined in the Plan.

The CRA will continue to use TIF revenue generated within the district as a primary funding source for both administrative costs and the execution of capital projects and redevelopment programs.

Regular updates on projects and programming within the CRA are provided to the CRA Board during scheduled meetings to ensure transparency and for enabling the board's informed decision-making.

In adherence to Special District requirements as required by the Florida Statutes, the CRA will maintain an up-to-date digital map of the area, made accessible to the public via the CRA's webpage.

The CRA's operations shall undergo an annual review through the Annual Report (see below for report details) and Audit to ensure accountability and provide insights into the CRA's performance and financial health (to be posted to the CRA website by March 31st each year). The Annual Budget and Report shall also be published on the CRA website.

Information regarding the CRA Board and the Agency's meeting schedule must be available on the webpage.

The CRA's operations are structured around a framework of actions and strategies that prioritize cost-effectiveness, transparency, and community engagement.

Projects, improvements or goals not specifically described or amended remain valid as depicted in the Redevelopment Plan.

Annual Reporting & Performance Metrics

CRA's must file an annual report with the Department of Economic Opportunity and the county or municipality that created the agency and must publish the report on the agency's website annually by March 31st.

Effective from 2020, annual reports must detail specific data and activities through December 31st of the reporting year.

- Total number of projects started and completed and the estimated cost for each project.
- Total expenditures from the redevelopment trust fund.
- Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.
- Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 or the reporting year.

- Total amount expended for affordable housing for low-income and middle-income residents.
- Summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

Effective December 1, 2025, annual reports must also include the following performance metrics:

- Increase in taxable value of properties participating in CRA programs.
- The increase in taxable value of those properties that have participated in CRA programs compared to the amount of funds contributed to those properties.
- The number of (and amount provided to) businesses that have received grants and/or loans, and the number of those businesses that were able to open and stay in business for a set period, or to expand their businesses.
- Number (dollar) of projects completed on time or on budget.
- Reduced vacancy rates in commercial and industrial properties.

Annual Audit

The most recent complete audit report of the redevelopment trust fund for the prior year shall also be posted to the CRA website by March 31st of each year, or within 45 days after completion of it.

In Conclusion...

The successful implementation of the Plan requires a multifaceted approach that harmonizes funding strategies with targeted redevelopment efforts. By leveraging diverse funding sources and layering them effectively, the CRA can work to ensure that initiatives not only achieve immediate improvements but also lay the groundwork for long-term sustainability within the CRA. An emphasis on real estate management—acquisition, preparation, and disposition—will facilitate strategic development while maximizing available resources. Collaboration with private sector partners will be essential in this endeavor. By engaging stakeholders who share our vision for revitalization, we can create synergies that amplify project outcomes and enhance community engagement. The prioritization of projects based on potential Tax Increment Financing (TIF) revenue projections will provide a clear framework for assessing feasibility and aligning investments with projected returns. Ultimately, these redevelopment initiatives are designed to transform Mt. Plymouth-Sorrento into a vibrant hub that honors its rich history while fostering an inclusive atmosphere for residents and visitors alike. As we move forward with this Plan, our focus remains steadfast on cultivating a strong sense of community identity that positions Mt. Plymouth-Sorrento as a desirable destination for all.



05

APPENDIX



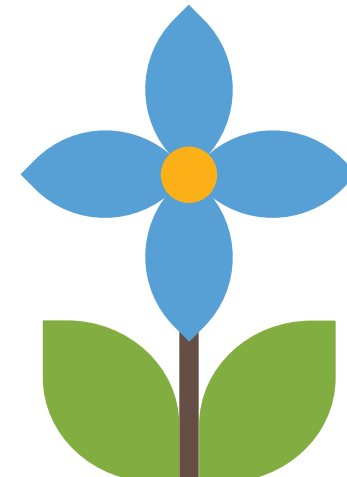
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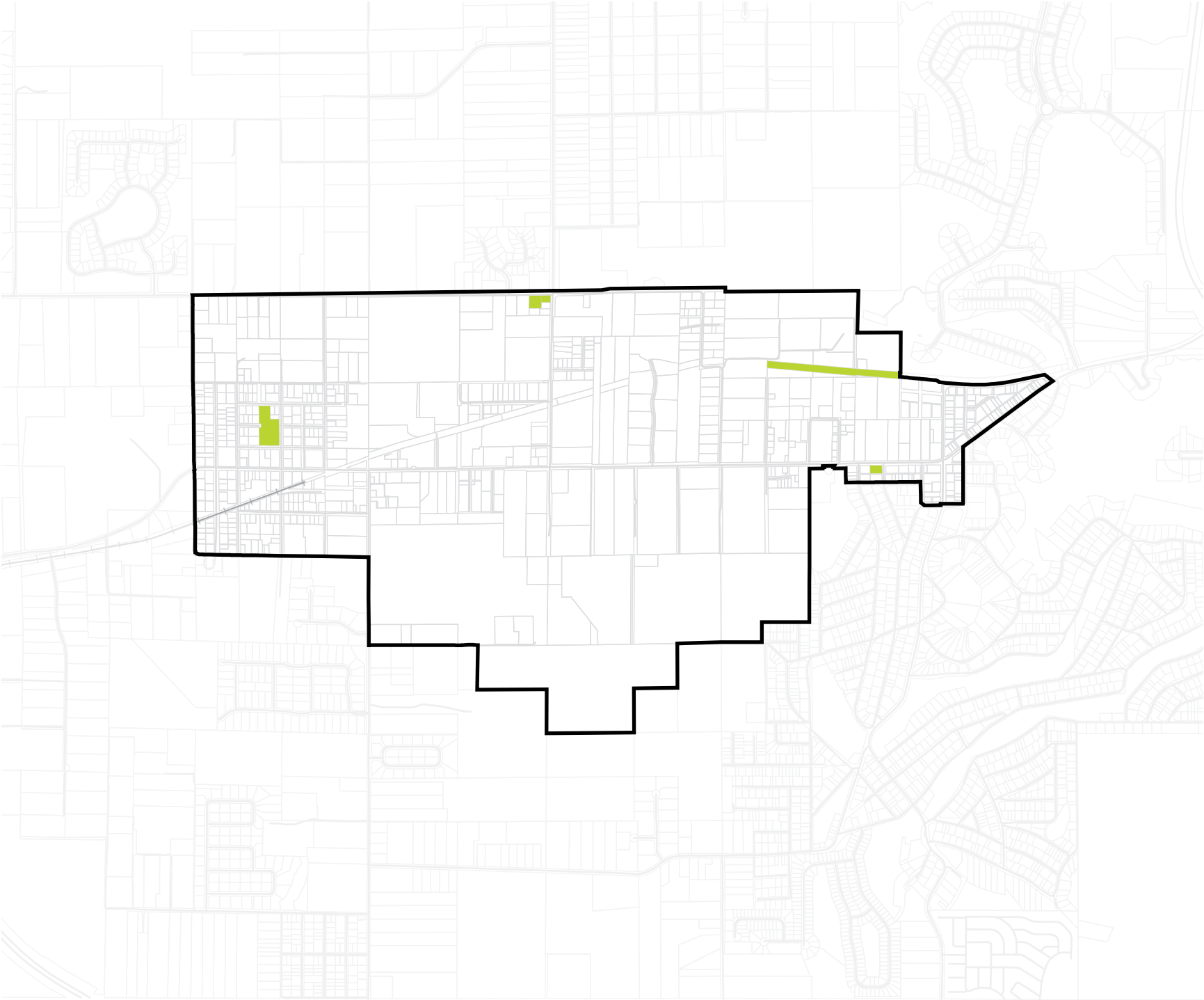
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MAPS

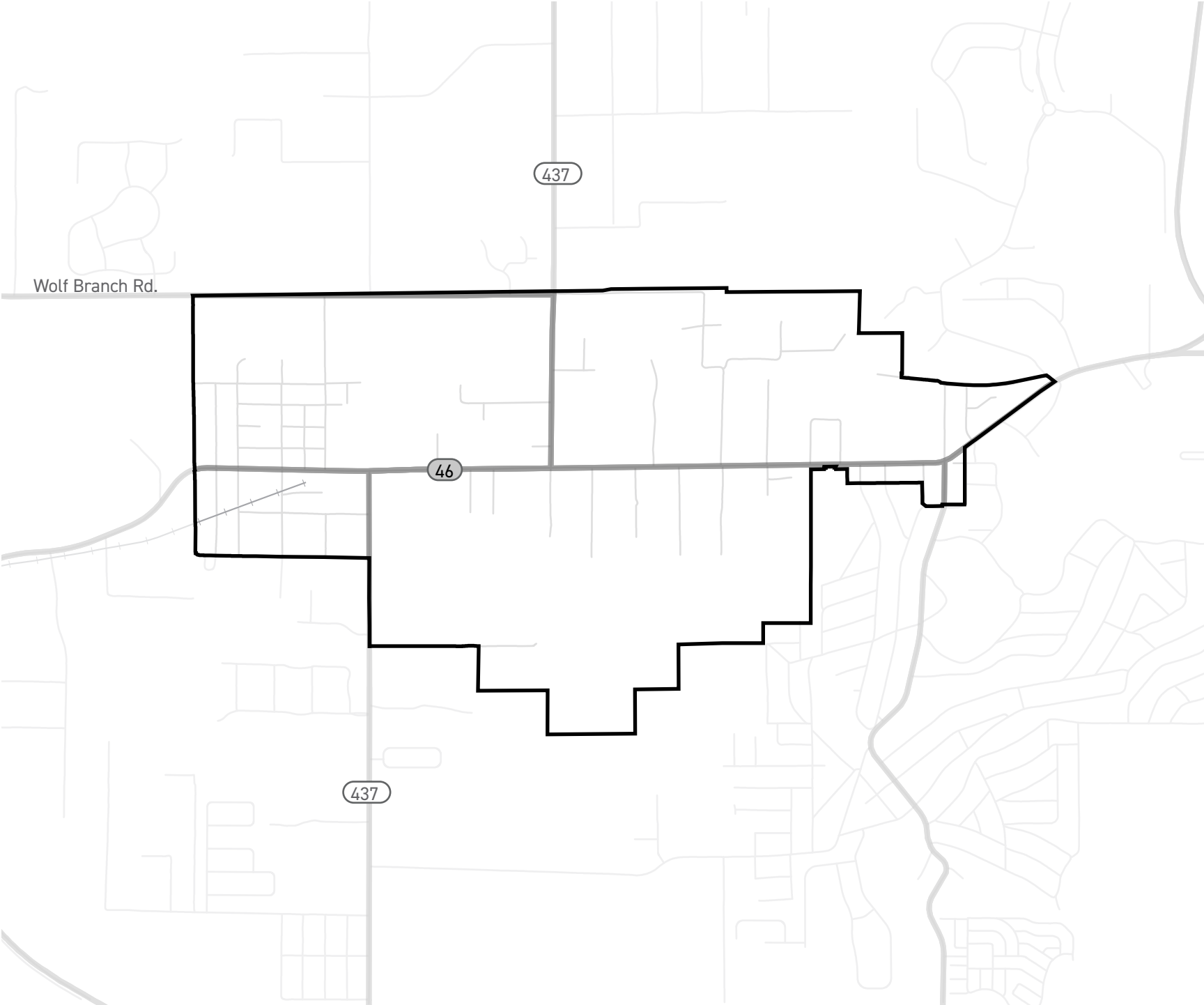


Appendix

Parks & Open Space



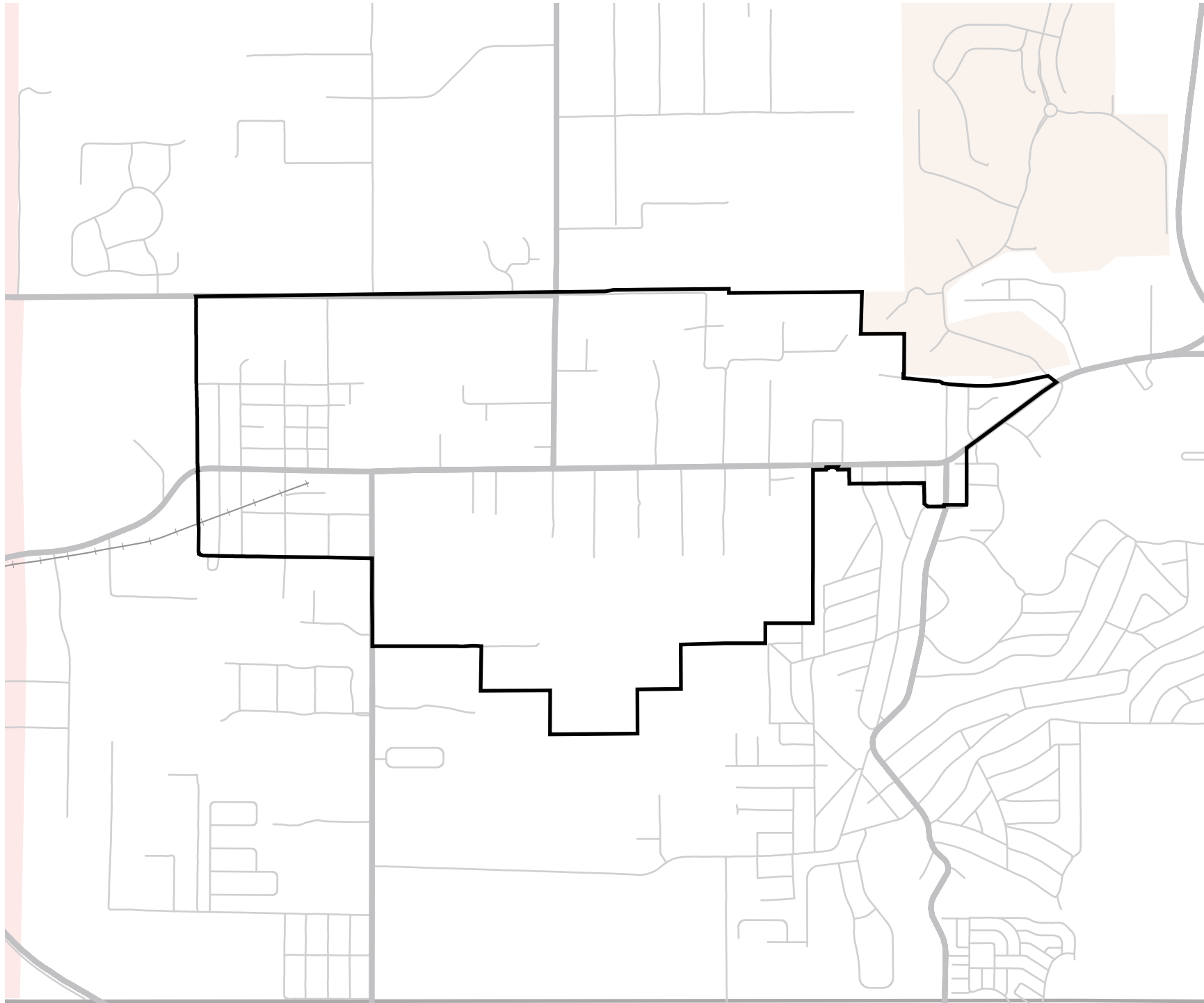
Street Network



Public Utility

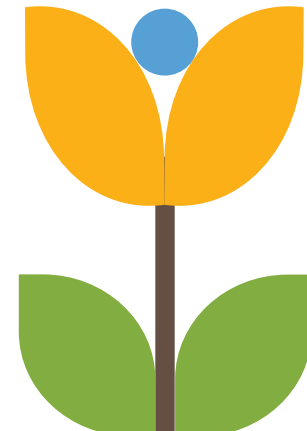
Water Utility Service Areas

- Eustis
- Mt. Dora



B

PUBLIC ENGAGEMENT



Appendix

JOIN US FOR AN OPEN HOUSE!



Mount Plymouth-Sorrento
Community Redevelopment Area

PLAN UPDATE

Join us for a **Mt. Plymouth-Sorrento Community Redevelopment Agency (CRA)** Open House. Members of the community are invited to learn about the CRA, the Community Redevelopment Plan update, and provide input on types of projects and programming they would like to see in the Mt. Plymouth-Sorrento Community Redevelopment Area.

 **November 18, 2024**

 **1pm-7pm**

 **Grace City Church**
32441 Co. Rd. 437, Sorrento, FL 32776

Visit the project website to learn more!



SCAN HERE!

<https://www.inspire-engagement.com/mt-plymouth-sorrento-cra>

ACOMPÁÑANOS A UNA JORNADA DE PUERTAS ABIERTAS!



Mount Plymouth-Sorrento
Community Redevelopment Area

PLAN UPDATE

Acompáñanos a una jornada de puertas abiertas de la Agencia de Reurbanización Comunitaria de Mt. Plymouth-Sorrento (CRA). Se invita a los miembros de la comunidad a conocer más sobre la agencia, la actualización del plan de reurbanización comunitaria y a aportar sus ideas sobre los tipos de proyectos y programas que les gustaría ver en el área de reurbanización comunitaria de Mt. Plymouth-Sorrento.

 **18 de Noviembre, 2024**

 **1pm-7pm**

 **Iglesia Grace City**
32441 Co. Rd. 437, Sorrento, FL 32776

Visite la pagina web del proyecto para mas information!



¡ESCANEA AQUI!

<https://www.inspire-engagement.com/mt-plymouth-sorrento-cra>

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ACOMPÁÑANOS A UNA JORNADA DE PUERTAS ABIERTAS!



Mount Plymouth-Sorrento

Community Redevelopment Area

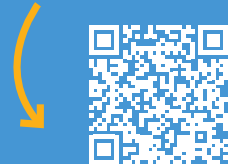
PLAN UPDATE

Acompáñanos a una jornada de puertas abiertas de la Agencia de Reurbanización Comunitaria de Mt. Plymouth-Sorrento (CRA). Se invita a los miembros de la comunidad a conocer más sobre la agencia, la actualización del plan de reurbanización comunitaria y a aportar sus ideas sobre los tipos de proyectos y programas que les gustaría ver en el área de reurbanización comunitaria de Mt. Plymouth-Sorrento.



Grace City Church
32441 Co. Rd. 437, Sorrento, FL 32776

Visit the project website to learn more!



SCAN HERE!

<https://www.inspire-engagement.com/mt-plymouth-sorrento-cra>



Iglesia Grace City
32441 Co. Rd. 437, Sorrento, FL 32776

Visite la pagina web del proyecto para mas information!



¡ESCAÑA AQUI!

<https://www.inspire-engagement.com/mt-plymouth-sorrento-cra>

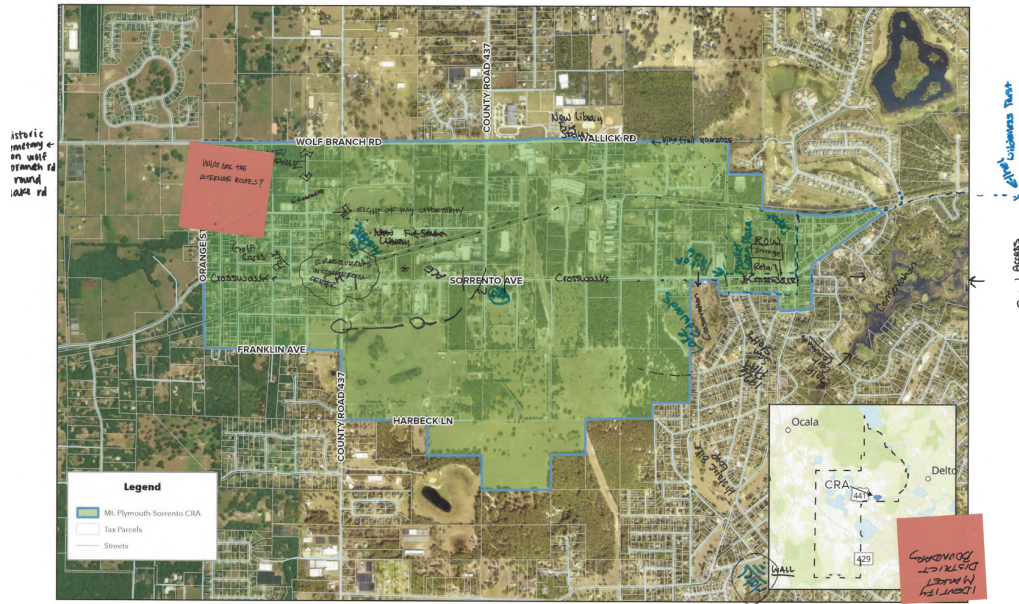
Engagement Boards



Please show us the areas where you would like to see improvements or changes!

Indíquenos las áreas en las que te gustaría ver cambios.

on street parking - Pigeon - Municipal Study - 1000 - Pull - 1000



Housing

Projects such as creating incentive programs to attract housing and seeking partnerships to expand housing opportunities

Proyectos como la creación de programas de incentivos para atraer viviendas y la búsqueda de colaboraciones para ampliar las oportunidades de vivienda.

Transportation/Mobility

Projects such as connecting trails and sidewalks and adding sidewalks and multi-use paths.

Proyectos como conectar y agregar caminos y veredas.

Environmental & Recreational

Projects such as pocket parks, nature trails, habitat preservation efforts.

Proyectos como parques pequeños, senderos naturales, conservación de hábitats.

Economic Development

Projects such as promoting ecotourism, facade improvements, and business assistance and attraction.

Proyectos como promover el ecoturismo, mejoramiento de fachadas y asistencia empresarial para negocios existentes y nuevos.

Infrastructure & Resiliency

Projects such as stormwater improvements and underground utility projects.

Proyectos como servicios públicos subterráneos y mejoramiento en el manejo de aguas pluviales.

Community Identity

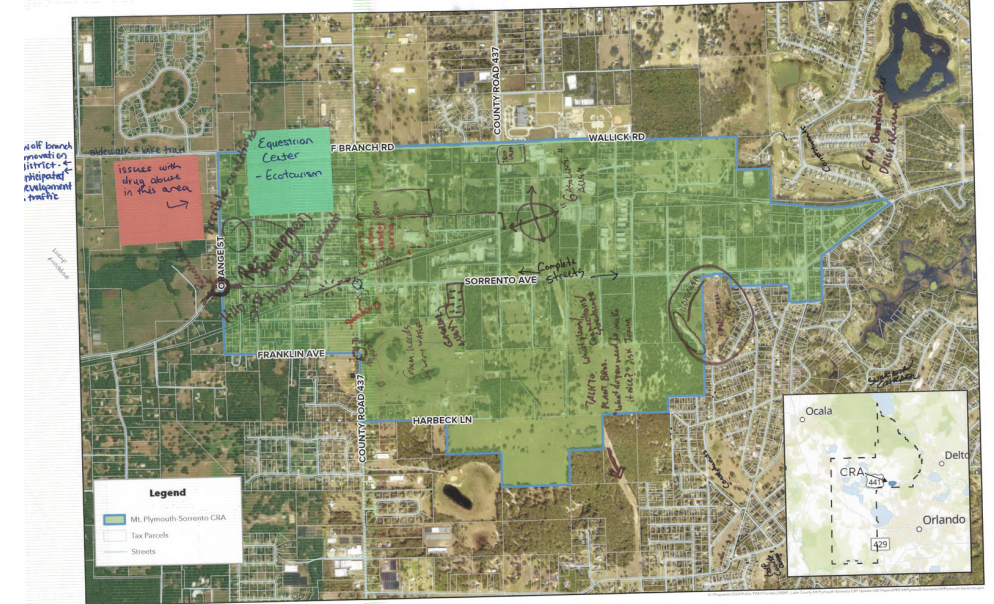
Projects such as main street events, wayfinding signage, and architectural design.

Proyectos como eventos en la calle principal, señalización y diseño arquitectónico.



Please show us the areas where you would like to see improvements or changes!

Indíquenos las áreas en las que te gustaría ver cambios.



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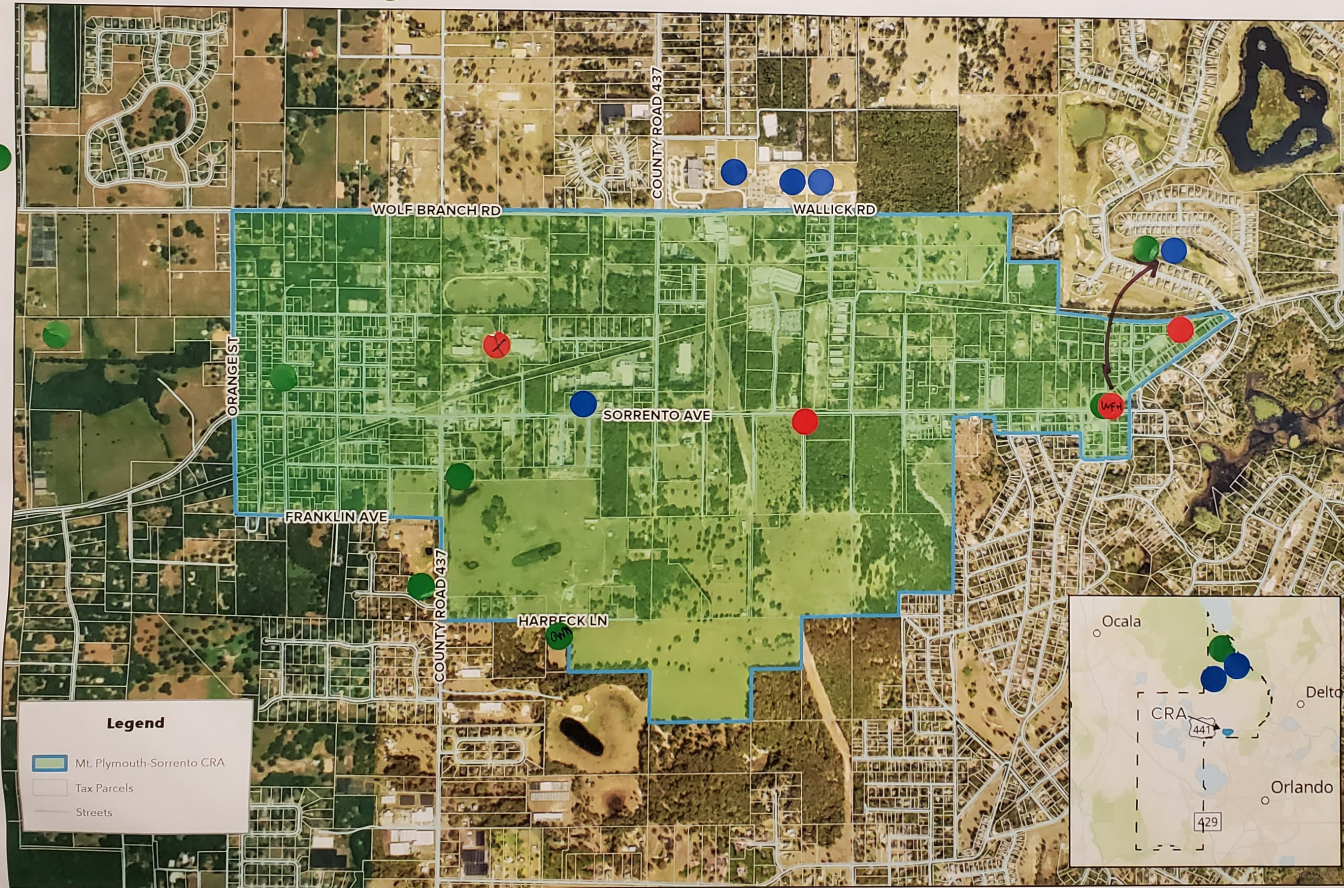
Community Identity

Projects such as main street events, wayfinding signage, and architectural design.

Proyectos como eventos en la calle principal, señalización y diseño arquitectónico.

Where do you Live/Work/Play?

¿Dónde vives? ¿Trabajas? ¿Juegas?



● Live
Vivir

● Work
Trabajar

● Play
Jugar



Mount Plymouth-Sorrento
Community Redevelopment Area

PLAN UPDATE

New development in the CRA should be...

El nuevo desarrollo en el CRA debe ser...

Share your thoughts!

Comparta sus ideas

Connectivity
between neighborhoods
and corridors/destinations

Farm
to
Table

Dark
sky
lighting

CODE
ENFORCEMENT
COMMUNITY
CENTER

Code Enforcement
enhancement \$
AND
Law Enforcement
enhancement \$

IDENTIFY
MARKET
DISTRICT
BOUNDARY

Complete
Streets +
Roundabouts
+
sidewalks
+
light poles banners

Redevelop
Blighted
housing near
Orange Street
w/ SHIP or
HUD FUNDS
(Demo-Rebuild)

Walking
Trail
near mainstreet

SORRENTO AVE
CROSSWALKS
WIDE SIDEWALKS
REDUCED SPEED
IN MARKET
DISTRICTS
PARKING
REDESIGN
IMPROVE FEEL
WALKABLE DEMONSTRATION

Should
Mt. Plymouth
neighborhood
be added to
CRA?



Mount Plymouth-Sorrento
Community Redevelopment Area

PLAN UPDATE



Redevelopment in the Mt Plymouth-Sorrento Community Redevelopment Area should feature...

El Área de Reurbanización Comunitaria de Mt Plymouth-Sorrento debe ofrecer los siguientes...

Pick your TOP 5 Choices
Elija sus 5 mejores opciones

Open Air Market / Pavilion 5 Mercado Abierto / Pabellones

Ecotourism 11 Turismo Ecológico

Gateway 4 Portal de Entrada

Pedestrian Walkways 7 Caminos Peatonales

Improved Landscape 7 Mejora de paisajismo

Cultural Signage 0 Señalización cultural

Walking/Biking Trails 11 Senderos para peatones y ciclistas

Decorative Lighting 0 Iluminación decorativa

Grocery Store 2 Supermercado

Public Art/Murals 1 Murales y obras de arte público

Picnic Areas 2 Áreas para Picnic

Outdoor Dining 5 Comedor al aire libre

Designated Food Truck Park 2 Áreas designadas para Food Trucks

Pocket Park 1 Mini-parques

Architectural Interest 4 Interés arquitectónico

Wider Sidewalks 4 Aceras más ancha

Mixed-Use 11 áreas residencial, comercial y de oficinas

Outdoor Plaza 0 Plazas abiertas

Festival Street 4 Calle para festivales

Playground 2 Parques para niños



What should the CRA prioritize? ¿A qué se debe dar prioridad?



Mount Plymouth-Sorrento
Community Redevelopment Area

PLAN UPDATE

Housing *Vivienda*

Projects such as creating incentive programs to attract housing and seeking partnerships to expand housing opportunities.

Proyectos como la creación de programas de incentivos para atraer viviendas y la búsqueda de colaboraciones para ampliar las oportunidades de vivienda.



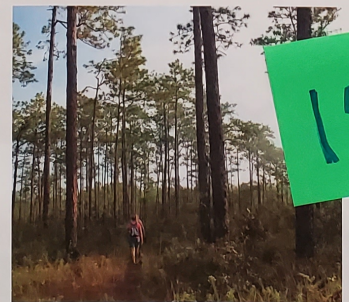
8



Economic Development *Desarrollo Económico*

Projects such as promoting ecotourism, facade improvements, and business assistance and attraction.

Proyectos como promover el ecoturismo, mejoramiento de fachadas y asistencia empresarial para negocios existentes y nuevos.

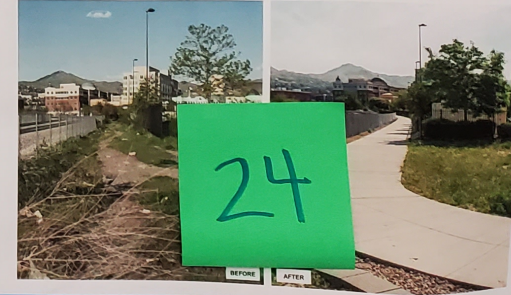


15

Transportation & Mobility *Transporte/Movilidad*

Projects such as Complete Streets, improving right-of-way traffic flow and safety, and improving pedestrian & bicyclist access.

Proyectos como calles completas, mejorar el flujo de tráfico y la seguridad, y mejorar el acceso para personas y ciclistas.



24

New development in the CRA should be

What should the CRA prioritize? ¿A qué se debe dar prioridad?



Mount Plymouth-Sorrento
Community Redevelopment Area

PLAN UPDATE

Infrastructure & Resiliency *Infraestructura y Resiliencia*

Projects such as stormwater improvements and underground utility projects

Proyectos como servicios públicos subterráneos y mejoramiento en el manejo de aguas pluviales.



Environmental & Recreational *Medio Ambiente y Recreo*

Projects such as pocket parks, nature trails, habitat preservation efforts.

Proyectos como parques pequeños, senderos naturales, conservación de hábitats.



Culture & Community Identity *Cultura e Identidad Comunitaria*

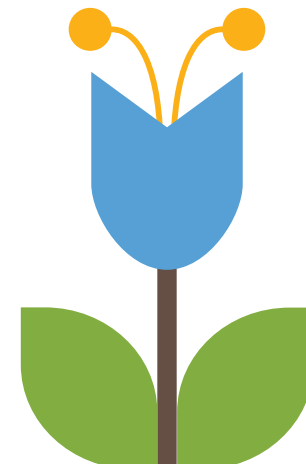
Projects such as main street events, wayfinding signage, and architectural design.

Proyectos como eventos en la calle principal, señalización y diseño arquitectónico.



C

RESOLUTION



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RESOLUTION 2012- 76

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; ADOPTING A STUDY THAT IDENTIFIES A PORTION OF THE MT. PLYMOUTH-SORRENTO AREA IN AND AROUND THE STATE ROAD 46 CORRIDOR AS BLIGHTED; MAKING A LEGISLATIVE FINDING OF NECESSITY THAT THE CONDITIONS OF THE AREA SATISFY SECTION 163.340(8), FLORIDA STATUTES; DECLARING THE IDENTIFIED AREA AS THE MT. PLYMOUTH-SORRENTO REDEVELOPMENT AREA; IDENTIFYING THAT THE REDEVELOPMENT OF THIS AREA IS ESSENTIAL TO THE INTERESTS OF THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS OF LAKE COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Act of 1969, as codified in Part III of Chapter 163, Florida Statutes, empowers governing bodies to undertake community redevelopment in order to eliminate slum and blighted conditions; and

WHEREAS, Objective I-2.1 of the Lake County Comprehensive Plan states that the County will implement and enforce policies and programs designed to preserve positive qualities enjoyed in the Mt. Plymouth-Sorrento Community; and

WHEREAS, the County staff has identified a portion of the Mt. Plymouth-Sorrento Community as having conditions of "blight" as defined in Section 163.340 (8), Florida Statutes; and

WHEREAS, this Finding of Necessity identifies the area as having inadequate street layout and parking facilities, deterioration of sites or other improvements, and incidence of crime in the area higher than in the remainder of the county; and

WHEREAS, the inclusion of this area for rehabilitation and development is necessary in the interest of the public health, safety, morals or welfare of the citizens of Lake County; and

Resolution 2012- 76 ; Finding of Necessity - Mt. Plymouth-Sorrento CRA

1 WHEREAS, under Part III, Chapter 163, Florida Statutes, the County has the authority
2 to establish a community redevelopment area to facilitate the elimination of slum and blighted
3 conditions; and

4 WHEREAS, after proper notice to the public and the affected taxing authorities and after
5 due consideration of public hearings the Board of County Commissioners hereby adopts this
6 Resolution.

7 NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of
8 Lake County, Florida that:

9
10 **Section 1. Recitals.** The foregoing recitals are true and correct and incorporated
11 herein.

12 **Section 2. Finding of Necessity.** The Board of County Commissioners hereby
13 formally adopts the Lake County Mt. Plymouth-Sorrento Community Redevelopment Area
14 Finding of Necessity Report as such Report contains the necessary data and analysis required to
15 support a finding of necessity as required by Section 163.355, Florida Statutes, for the area
16 defined in **Exhibit A**, attached hereto and incorporated hereby by reference as a material part of
17 this Resolution.

18 **Section 3. Blighted Area.** The Board of County Commissioners hereby finds, based
19 upon the Report adopted herein, that one or more blighted areas exist within Lake County, more
20 specifically the area defined in **Exhibit A**. Such area defined in **Exhibit A** shall be designated
21 and declared as the Mt. Plymouth-Sorrento Redevelopment Area.

22 **Section 4. Redevelopment Necessary.** Further, the Board of County Commissioners
23 hereby finds that the rehabilitation, conservation, or redevelopment, or a combination thereof, of
24 such areas, including, if appropriate, the development of housing which residents of low or
25 moderate income, including the elderly, can afford, is necessary in the interests of the public
26 health, safety, morals, or welfare of the residents of Lake County, Florida.

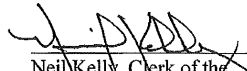
27 **Section 5. Effective Date.** This Resolution shall take effect upon adoption.
28
29

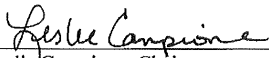
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PASSED AND ADOPTED this 26 day of June, 2012.

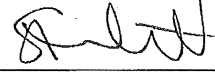
ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA


Neil Kelly, Clerk of the
Board of County Commissioners
of Lake County, Florida

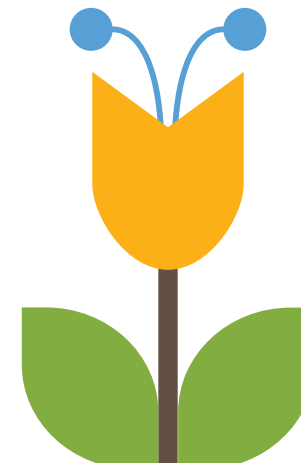

Leslie Campione, Chairman
This 28th day of June, 2012

Approved as to form and legality:


Sanford A. Minkoff
County Attorney

D

LEGAL DESCRIPTION



Appendix

1 of 25.00 feet, thence run Westerly to the Northeast corner of Lot 1, Block B of said Plat, also
2 being a point on the South right of way line of Dufferin Ave according to said Plat, thence run
3 Westerly along said South right of way line and the Westerly extension thereof to the West right
4 of way line of Ridgeview Ave as shown on said Plat, thence run Southerly along said West right
5 of way line to a point on the South line of said Section 29, thence run Westerly along the South
6 line of said Section 29 to the Northeast corner of Section 31, Township 19 South, Range 28 East,
7 thence run Westerly along the North line of said Section 31, to the Northwest Corner of the NE
8 ¼ of NE ¼ of NE ¼ of said Section 31, thence run Southerly to the Southwest corner of the NE
9 ¼ of NE ¼ of NE ¼ of said Section 31, thence run Westerly to the Northwest corner of the SW
10 ¼ of NE ¼ of NE ¼ of said Section 31, thence run Southerly to the Southwest corner of the NE
11 ¼ of NE ¼ of said Section 31, thence run Westerly to the Southeast Corner of the NE ¼ of NW
12 ¼ of said Section 31, thence run Northerly to the Southeast Corner of the NE ¼ of NE ¼ of NW
13 ¼ of said Section 31, thence run Westerly to a point on the South line of the NW ¼ of NE ¼ of
14 NW ¼ of said Section 31 that is a distance of 290.56 feet East of the Southwest Corner of the
15 NW ¼ of NE ¼ of NW ¼ of said Section 31, thence run Northerly to a point on the North line of
16 the NW ¼ of NE ¼ of NW ¼ of said Section 31 that is a distance of 298.23 feet from the
17 Northwest Corner of the NW ¼ of NE ¼ of NW ¼ of said Section 31, thence run Westerly
18 along the North line of said Section 31 to the Southeast corner of Section 25, Township 19
19 South, Range 27 East, thence run Westerly along the South line of said Section 25 to the West
20 right of way line of CR437 #3986, thence run Northerly along said West right of way line to a
21 point 30.00 feet North of the North line of the SE ¼ of SE ¼, thence run Westerly a distance of
22 580.00 feet more or less to the intersection of the Southerly extension of the East right of way
23 line of Vine St # 4386B as shown on the Plat of Sorrento, recorded in Plat Book 1
24 Page 32, Public Records, Lake County, FL and the center of Franklin Ave #4285 as shown on
25 said Plat, thence run South to the South right of way line of Franklin Ave, thence run Westerly
26 along said South right of way line to the West right of way line of Orange St #4385, thence run
27 Northerly along said West right of way line to the North line of said Section 25, thence run
28 Easterly along the North line of said Section 25 to the Northwest corner of Section 30, Township
29 19 South, Range 28 East, thence run Easterly along the North line of said Section 30 to the
30 Northwest corner of Section 29, Township 19 South, Range 28 East, and the Point of Beginning.
31

EXHIBIT A

1
2
3 Mt. Plymouth – Sorrento Proposed Community Redevelopment Area – Final Revision
4 BEGIN at the Northwest corner of Section 29, Township 19 South, Range 28 East, thence run
5 Easterly along the North line of the Northwest ¼ of said Section 29 to the Northwest corner of
6 the NE ¼ of NE ¼ of NW ¼ of said Section 29, thence run Southerly to the Southwest corner of
7 the NE ¼ of NE ¼ of NW ¼ of said Section 29, thence run Easterly to the Southeast corner of
8 the NE ¼ of NE ¼ of NW ¼ of said Section 29, thence run Southerly to a point that is 44.00 feet
9 more or less South of the North line of the inactive former railroad, said point being on the North
10 right of way line of county maintained Niles St #4488A, thence run Easterly and Southeasterly
11 along said North right of way line of Niles St to the intersection with the South line of the
12 inactive former railroad, thence run Easterly along said South line to the North line of Atlantic
13 Ave as shown on the Plat of Mt. Plymouth, recorded in Plat Book 8, Page 85, Public Records,
14 Lake County, FL, thence run Easterly along said North line to a point on the Northerly extension
15 of the Northeasterly line of Lot 78, Block 8 of said Plat, thence run Southerly along said
16 Northerly extension to a point on the Northeast corner of said Lot 78, thence run Southeasterly
17 along the Northeasterly line of said Lot 78 and the Southerly extension thereof to a point on Lot
18 2, Block 7 of said Plat, also being the South right of way line of Main St according to said Plat,
19 also now known as SR 46, thence run Southwesterly along the South right of way line of Main St
20 (SR 46) to the intersection with the East right of way line of Adel St # 4388E according to said
21 Plat, thence run Southerly along said East right of way line to the Southwest corner of Lot 29,
22 Block 6 of said Plat, thence run South to a point on Lot 11, Block 13 of said Plat, also being the
23 South right of way line of Fidra Ave #4388C according to said Plat, thence run Westerly along
24 said South right of way line to the East right of way line of Ghent Ave according to said Plat,
25 thence run Southerly along said East right of way line to the Southwest corner of Lot 8, Block 24
26 of said Plat, thence run Southeasterly to the Northwest corner of Lot 11, Block 25 of said Plat,
27 also being a point on the South right of way line of Creston Ave according to said Plat, thence
28 run Westerly along the South right of way line of Creston Ave #4388 to the Northwest corner of
29 Lot 1, Block 22 of said Plat, thence run Northwesterly to the Southeast corner of Lot 17, Block
30 20 of said Plat, also being a point on the West right of way line of Deal Dr #4288 according to
31 said Plat, thence run Northerly along said West right of way line to the South right of way line of
32 Colmar Ave #4388B according to said Plat, thence run Westerly along said South right of way
33 line and the extension thereof to the Southeast corner of Lot 6, Block 18 of said Plat, also being
34 the West right of way line of Westward Ho Ave #4288A according to said Plat, thence run
35 Northerly along the East line of said Lot 6 to the Northeast corner of said Lot 6, thence run
36 Westerly to the Northwest corner of said Lot 6, thence run Northerly along the West line of Lots
37 1 through 5, inclusive, of Block 18 of said Plat, to the South right of way line of SR 46, as shown
38 on Road Map Book 11, Pages 1 through 36 inclusive, Public Records, Lake County, FL, thence
39 run Westerly along said South right of way line to the Northeast Corner of the NW ¼ of SW ¼
40 of Section 29, Township 19S, Range 28E, thence run Southerly along the East line of said NW ¼
41 of SW ¼ to the Northeast Corner of the SW ¼ of SW ¼ of said Section 29, thence run Southerly
42 along the East line of said SW ¼ of SW ¼ to the Northeast Corner of Lot 6, Block A as shown
43 on the Plat of Third Add'n to Section "A" Mt. Plymouth, recorded in Plat Book 10, Page 12,
44 Public Records, Lake County, FL, thence run Westerly along the North line of said Lot 6 to the
45 Northwest corner of said Lot 6, thence run Southerly along the West line of said Lot 6 a distance