



MT. PLYMOUTH-SORRENTO CRA

ANNUAL REPORT

Fiscal Year 2023

October 1, 2022-September 30, 2023

ANNUAL REPORT

MT. PLYMOUTH-SORRENTO CRA

CRA BOARD MEMBERS

Doug Shields, District 1 – Vice Chair
Sean M. Parks, District 2
Kirby Smith, District 3 – Chair
Leslie Campione, District 4 - BCC Liaison
Josh Blake, District 5

2023 CRA ADVISORY COMMITTEE MEMBERS

Timothy Bailey - Chair
Frances Nipe - Vice Chair
Thomas Van de Kieft
Lisa Durant
Frances Force
Dave Croson
Earl Hammond

2023 CRA STAFF

Mike Johnson, CRA Coordinator

REPORT PREPARED BY

This report has been prepared by Lake County staff members Kathleen Dial, Economic Development Director, and Mike Johnson, CRA Coordinator for the Mt. Plymouth-Sorrento CRA Board. This annual report encompasses the work in the CRA during Lake County's fiscal year of 2023, which runs from October 1, 2022-September 30, 2023.

Preparation Date: February 2024

CONTACT INFORMATION

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About the Mt. Plymouth-Sorrento CRA

The Mt. Plymouth-Sorrento CRA was established on June 26, 2012, by the Lake County Board of Commissioners through Resolution 2012-76 and Lake County Resolution 2012-77.

The Mt. Plymouth-Sorrento CRA is located in East Lake County, Florida.

In its entirety this area includes approximately 1,232 acres, or 1.93 square miles and is comprised of a mix of residential areas, and approximately 241 acres of low intensity commercial and industrial development.

LOCATION



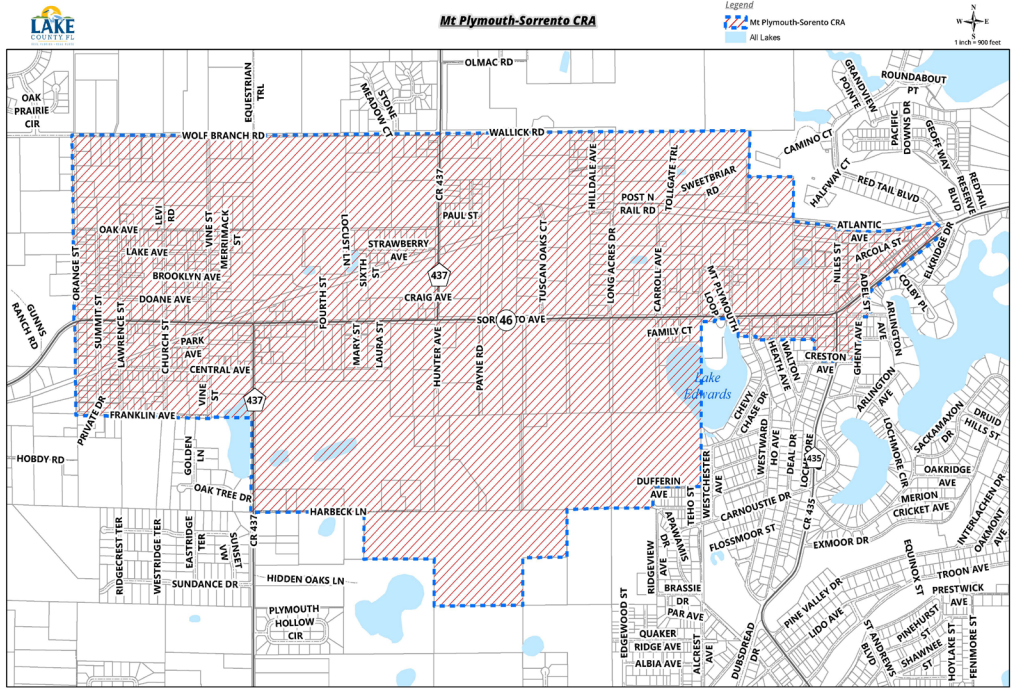
The unincorporated community of Mt. Plymouth-Sorrento is in East Lake County, Florida on the edge of the Wekiva Protection area, and near the Lake/Orange/Seminole County line. The Mount Plymouth-Sorrento Planning Area includes the CRA Boundary area. The Redevelopment Plan focuses on the CRA Boundary. The two areas are differentiated on the "CRA Overlay Map on page 4 of this Report .

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




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

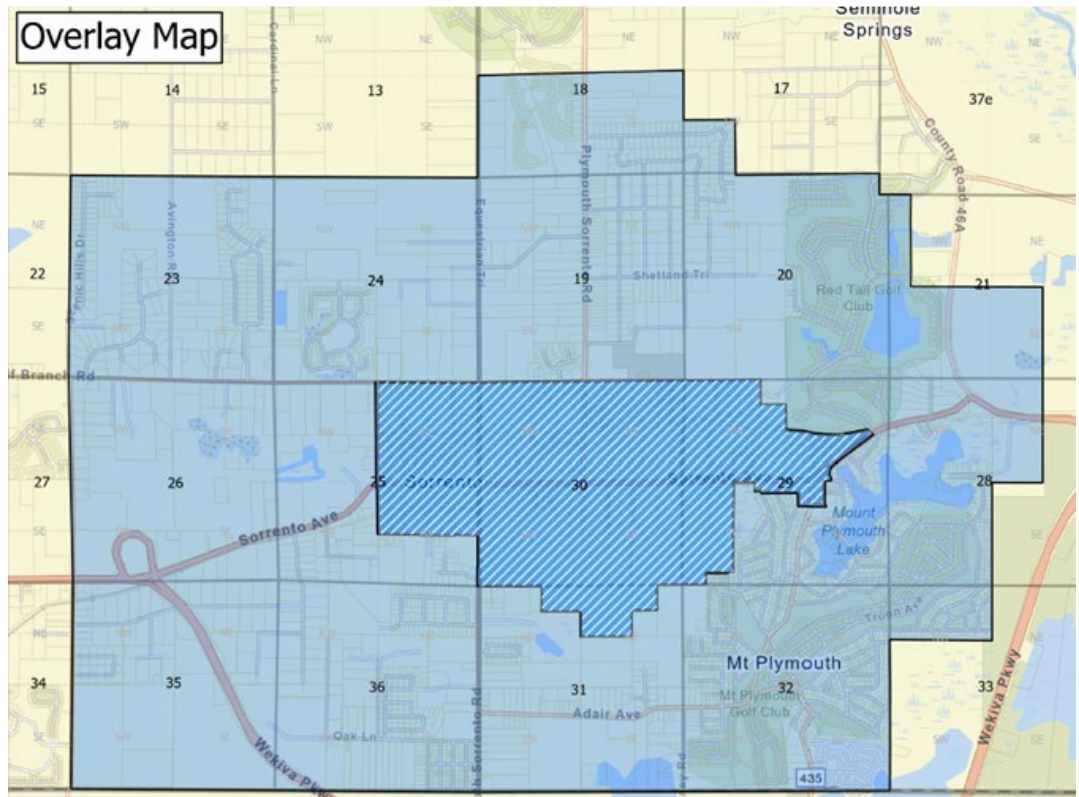
CRA staff worked with the Lake County GIS team for an updated overlay map, as well as updated CRA zoning and future land use maps.

CRA BOUNDARY MAP



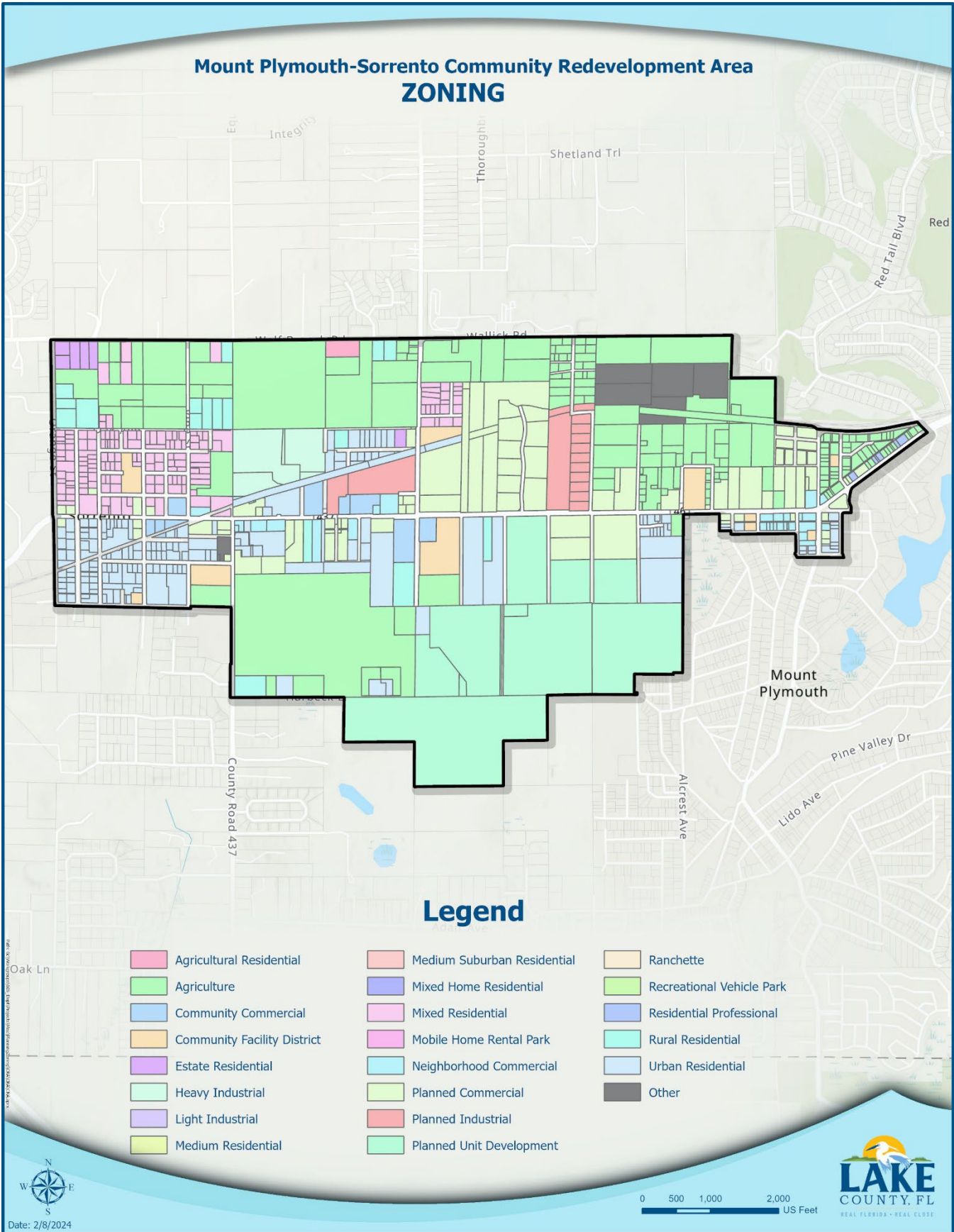
CRA OVERLAY MAP

-  Mount Plymouth Community Development District
-  CRA Boundary (2012-76)
-  Mt. Plymouth-Sorrento Planning Area (2004-67)



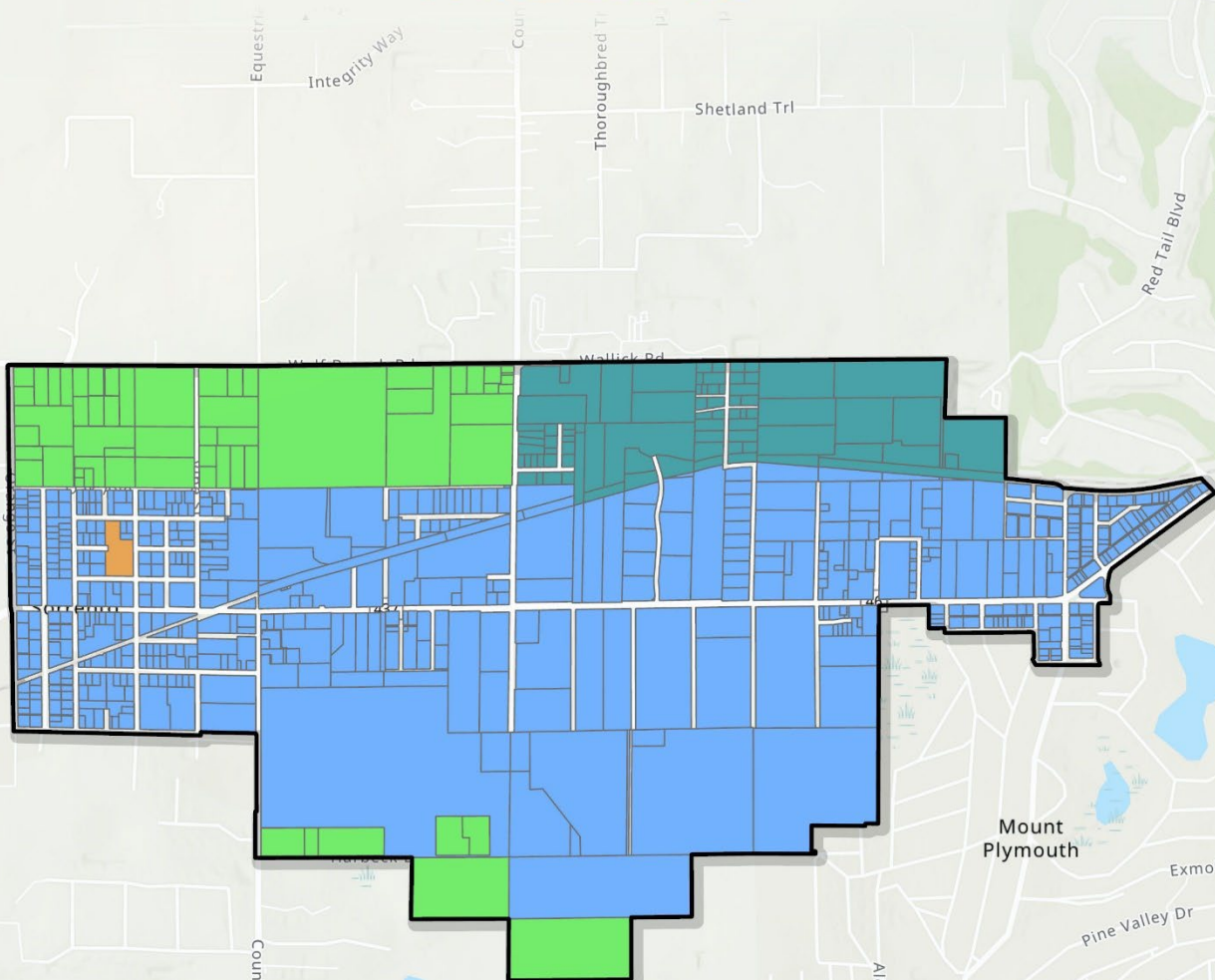
CRA ZONING MAP

Mount Plymouth-Sorrento Community Redevelopment Area ZONING




CRA FUTURE LAND USE

Mount Plymouth-Sorrento Community Redevelopment Area FUTURE LAND USE



Legend

- | | |
|---|---|
|  Mt Plymouth-Sorrento Main Street |  Mt Plymouth-Sorrento Receiving Area |
|  Mt Plymouth-Sorrento Neighborhood |  Recreation |



Date: 2/7/2024

0 500 1,000 2,000
US Feet



2023 CRA Highlights

2023 marked a year of administrative updates to the Mt. Plymouth-Sorrento Community Redevelopment Agency.

ORDINANCE 2023-37

On June 13, 2023, the Lake County Board of Commissioners passed Ordinance 2023-37, adjusting the membership of the Mt. Plymouth-Sorrento CRA Advisory Committee, amending Lake County Ordinance 2012-36.

The Ordinance enacted the following changes:

- Reduces the number of Advisory Committee members who must own property within the Community Redevelopment Area and provides for a member from the East Lake Chamber of Commerce.
 - Three (3) members, who shall own property within the planning area, as defined by Section 2-90. 7 of the Lake County Code, one of which must own and operate a business located within the planning area;
 - One (1) member, who shall be recommended by the East Lake Chamber of Commerce to the board of county commissioners for appointment as a member; and
 - Three (3) members, who may be from outside the planning area so long as they are residents or own property within a three (3) mile radius of the planning area.
- Adjusts the terms of Advisory Committee membership.
 - The term of office for each member shall be for two (2) years. Members may be eligible for reappointment. The terms of the three (3) members who own property in the planning area shall expire on January 31st of even years. The terms of the remaining four (4) members shall expire on January 31st of odd years.
- Clarifies the Advisory Committee member duties.
 - The Advisory Committee may review individual applications for matching grants or recommend other programs to the Board of County Commissioners related to the implementation of the Mt. Plymouth-Sorrento Community Redevelopment Plan.
 - The Advisory Committee may provide comments on individual projects proposed to be located within the planning area so long as presentation of the project to the Advisory Committee can be accomplished within the timelines established by the County Manager or designee for processing development applications.
- Adjusts procedures.
 - Each member of the Advisory Committee shall complete four (4) hours of ethics training each calendar year which addresses, at a minimum, Section 8, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meeting laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation if the required subjects are covered. A certificate of completion shall be provided to the County Manager no later than December 31st each year.

WEBSITE UPDATE

The Community Redevelopment Agency website was updated to be consistent with legislative requirements in Section 189.069, Florida Statutes, which governs Special District required reporting of information. In addition, a review of the website was complete to ensure the content is ADA friendly, in relation to the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973.

COMMUNICATIONS WITH INTERNAL AND EXTERNAL AGENCIES

The Community Redevelopment Agency staff continued to establish ongoing communication avenues and collaborative channels with internal agencies, such as Planning and Zoning, and Code Enforcement, and external agencies, such as the Mt. Plymouth Landowners League, the East Lake Historical Society, and the East Lake Chamber of Commerce. These collaborative partnerships will assist the CRA Team, Board, and Advisory Committee in meeting the goals and objectives of the CRA Plan.

NEW STAFF MEMBER

The Mt. Plymouth-Sorrento CRA welcomed a new staff member in FY 2023. In April of 2023, Mike Johnson joined the team as the CRA Coordinator.

Programs and Projects



FAÇADE PROGRAM

CRA Plan Goal: Develop a façade grant program to encourage the redevelopment of aging structures in the commercial district. (Redevelopment Goal E)

The Facade Improvement Program was established by the Mount Plymouth Sorrento Community Redevelopment Agency (CRA) to encourage commercial property owners and businessowners to improve the exterior of buildings. New commercial development in the CRA is currently regulated by specific design standards which were approved by the Lake County

Board of County Commissioners. The Facade Program incorporates these design standards as the benchmark and requirement for façade and streetscape improvements initiated by commercial business owners within the CRA. Eligible expenses for the Facade Program include design details outlined in Section 9.10.03 of Chapter IX of the Lake County Florida Land Development Regulations titled Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards.

COMMERCIAL CORRIDOR BEAUTIFICATION

CRA Plan Goal: Enhance the physical appearance of properties along the commercial corridor and encourage a uniform fencing plan throughout the CRA. (Redevelopment Goal C)

The Mt. Plymouth-Sorrento Community Redevelopment Plan goals provide for opportunities to partner with others in the beautification of properties along the commercial corridor. As such, the CRA contracted with a vendor to assist in debris removal and additional trash pick-up in the area to promote the beautification of the commercial corridor and the CRA District.

WEKIVA TRAIL DESIGN



CRA Plan Goal: The location of the community adjacent to the Wekiva River Basin and the proposed Wekiva Bike Trail is well-suited to the development of commercial businesses supporting an ecotourism industry including those catering to kayaking, biking, hiking and paddle-boating. (Economic Development Goal C)

CRA Plan Goal: Plan for one or more trailheads in strategically located areas along the Wekiva Trail within the Mt. Plymouth Sorrento CRA. (Economic Development Goal D)

The Wekiva Trail, once completed, will connect to the regional trail network to the east via the Seminole Wekiva Trail/Orange County West Orange Trail and to the west via the Tav-Lee trail. The project limits are from CR 437 in Sorrento to Wooton Park in Tavares. Segments 2, 3 and 4 of the Wekiva Trail are under construction or funded for construction. Adding Segments 1 and 5 will complete the 26 miles of the Wekiva Trail in Lake County.

Performance Data

TRUST FUND EXPENDITURES

Total CRA Trust Fund Expenditures	\$	2,167.98
Affordable Housing Expenditures	\$	0

REAL PROPERTY VALUE ASSESSMENT

2023 Current Year Taxable Value in the CRA	\$64,154,229.00
2012 Base Year Taxable Value in the CRA	\$37,923,998.00
2023 Current Year Tax Increment Value	\$26,230,231.00

AUDIT REPORT

At the time of the Annual Report publication, the FY 2023 audit is not complete. However, the audit will be published on the CRA website within 45 days of its completion, as required by Chapter 163.371 of the Florida Statutes.

Summary

Progress was made in achieving the goals set out in the CRA Plan related to façade improvement, enhancing the physical appearance of the commercial corridor, and progress towards economic development goals related to the Wekiva Trailheads and supporting ecotourism in the area through trail development. Updated maps will be of great support in redevelopment efforts. Additionally, important administrative changes through a new Ordinance, website improvements, strengthening partnerships, and the addition of a new CRA Coordinator help position the Mt. Plymouth-Sorrento CRA for the future and toward making great strides in the goals of the plan.