

City of Mascotte



COMMUNITY REDEVELOPMENT PLAN

City of Mascotte
COMMUNITY REDEVELOPMENT PLAN

Prepared for:

City of Mascotte



Prepared by:

Herbert • Halback, Inc. (HHI)
and
B&H Consultants, Inc.



Data provided by City of Mascotte and Southeastern Surveying

Adopted – February 2005
Updated: 9/22/2021 – Resolution 2021-08-741 & 2021-08-742
9/22/2022 - Resolution 2022-09-777

TABLE OF CONTENTS

1.0	Introduction	1
1.1	FINDING OF NECESSITY OVERVIEW	2
1.2	INTENT OF THE COMMUNITY REDEVELOPMENT PLAN	5
2.0	Legal Boundary Description of Redevelopment Area	6
3.0	Mascotte CRA Redevelopment Objectives and Initiatives	7
3.1	REDEVELOPMENT OBJECTIVES	7
3.2	INFRASTRUCTURE AND UTILITIES INITIATIVES	9
3.3	TRANSPORTATION AND PEDESTRIAN SAFETY REDEVELOPMENT INITIATIVES	11
3.4	URBAN DESIGN INITIATIVES	13
3.5	COMMERCIAL CORRIDOR REVITALIZATION INITIATIVES	15
3.6	“MASCOTTE TOWN CENTER” INITIATIVES	16
3.7	OPEN SPACE AND RECREATION INITIATIVES	17
3.8	HOUSING REVITALIZATION INITIATIVES	18
3.9	FUNDING, FINANCING, MANAGEMENT AND PROMOTION INITIATIVES	20
4.0	Financial Considerations	26
4.1	CAPITAL IMPROVEMENT PLAN AND PRELIMINARY COSTS	26
4.2	FUNDING SOURCES	28
5.0	Neighborhood Impact Assessment	30
6.0	Implementation Plan	32
6.1	THE REDEVELOPMENT TRUST FUND	32
6.2	REDEVELOPMENT POWERS	32
6.3	RELOCATION PROCEDURES	33
6.4	DURATION OF THE PLAN	33
6.5	PLAN MODIFICATION	34
6.6	SEVERABILITY	34
6.7	SAFEGUARDS, CONTROLS, RESTRICTIONS OR COVENANTS	34
6.8	CONSISTENCY WITH OTHER PLANS	35
6.9	CONCLUSION	38
	Appendix	40
A.	DEFINITIONS	40
B.	BLIGHT FINDING RESOLUTION	43
C.	CRA CREATION RESOLUTION	45

1.0 Introduction

The City of Mascotte has organized a redevelopment initiative, which addresses the core of the municipality. This area has become known or referred to as the "City of Mascotte Community Redevelopment Area" or simply as the "Redevelopment Area". The name and the concept generally encapsulate a vision for the entire Redevelopment Area as the principal mixed-use corridor within the City. This vision represents the community's commitment to redevelopment and anticipates addressing and or mitigating the constraints or conditions associated with site and or structure deterioration, economic decline, transportation, urban design/infrastructure deficiencies, functional deterioration or obsolescence and other conditions of "blight" as described in the *City of Mascotte Finding of Necessity Report for a Community Redevelopment Area* adopted on February 14, 2005.

From the outset, the City's policy has been to structure an approach that focuses upon creating a favorable public foundation for redevelopment while fostering an environment that induces and encourages substantial participation and commitment from the private sector. The City's objective is to limit its direct economic participation to leveraging and reinvesting various revenues that accrue to the specific benefit of the Redevelopment Area itself. These include primarily tax increment revenues derived from the Redevelopment Area but might also include other special programs that might not otherwise be directed to this area but for its special status. Private sector contributions in the form of direct capital investments, contributions, assessments, or other vehicles may be partially offset by or combined with tax increment revenues or other public sources of funds.

The availability of tax increment revenues in support of community redevelopment initiatives is one of the most attractive elements within the community redevelopment regime. Tax increment is a means of capturing additional, or a share of additional, new tax revenues generated by redevelopment and revitalization in a specific Redevelopment Area, and which might be used to fund projects or to repay debt incurred in promoting the redevelopment. The envisioned approach will have the CRA aggressively apply its special resources to a series of public programs that seek or induce the flow of private capital.

The City desires to create a redevelopment framework that can address potential redevelopment in the Redevelopment Area. In the present case, this approach offers the City a substantial opportunity to leverage significantly underutilized assets. Much of the new or prospective development might not occur without substantial public investments to mitigate either site specific or area wide deterioration. In retrospect, it is important to understand that the incremental revenue is based on future development and redevelopment might also never be generated.

1.1 FINDING OF NECESSITY OVERVIEW

The first step in ascertaining an area's appropriateness as a Redevelopment Area is to determine if blight exists within a redevelopment area. The *City of Mascotte Finding of Necessity Report* describes the various physical, economic, and regulatory conditions within the Redevelopment Area that potentially are associated with blight or its causes and discusses the need for a community redevelopment area. Based on this analysis, it was concluded that blight conditions do exist within the Redevelopment Area and that the repair, rehabilitation and or redevelopment of such areas is in the interest of public health, safety, and welfare.

A resolution adopted by the local governing body finding that such conditions exist is the required first legal step in initiating the full redevelopment regime envisioned under Section 163 Florida Statutes. The City of Mascotte adopted a resolution determining the Redevelopment Area as blighted on February 14, 2005. Subsequent actions include preparation of a Community Redevelopment Plan for the area designated in the finding of necessity resolution. This community redevelopment plan provides physical information on the Redevelopment Area, identifies potential project types that can diminish or eradicate blighted conditions and establishes a legal framework for a series of specific programmatic and policy actions that advance these projects.

Chapter 163.340 (8) of the Florida Statutes require "substantial number of deterioration or deteriorating structures" in addition to at least two of the fourteen criteria associated with blight or blighting conditions to determine an area blighted. Chapter 163.340 (8) F.S. provides no specific criteria or guidance regarding the definition or attributes of deteriorating structures save that implied in the balance of the legislation which focuses on a series of indicators that in the aggregate are assumed to lead to economic, physical, or social distress. Generally, blight conditions in the Redevelopment Area include dilapidated and deteriorated buildings, infrastructure deficiencies, vacated properties, and higher incidences of crime. These varied conditions and circumstances collectively and individually, represent a "substantial number of deteriorated or deteriorating structures" such that they are "leading to economic distress or endanger life or property". The *Finding of Necessity Report* documents seven conditions present in the Redevelopment Area retarding the immediate and long term social, economic, and physical development in addition to the "substantial number of deterioration or deteriorating structures" condition. The legal tests described in Section 163 and pertinent to the City of Mascotte and their related conditions include the following.

a) Predominance of defective or inadequate street layout, roadways, and public transportation facilities (Chapter 163.340 (8)a F.S.)

The absence of satisfactory roadway and transportation network that satisfies current and future land use patterns creates congestion and potentially dangerous trips along SR 50 and other major roadways within the Redevelopment Area. Though improvements along SR 50 and other roadways have been discussed and planned, the lack of funds have deterred the materialization of these plans. The weaving alignment of SR 50 through the Redevelopment Area and its unusual intersections with CR 33, CR 565 and Tuscanooga Road presents long term challenges in handling local and through traffic. Localized flooding and ponding is known to occur in certain areas around Tuscanooga Road, Atlantic Avenue, Alpine Street, Avondale Road, Park Road and Sunset Avenue to name a few. These flooding

conditions seem to be a result of inadequate stormwater carrying capacities. Drainage solutions typically occur in conjunction with road construction. The absence of continuous sidewalks is not only a safety issue but also further evidence of inadequate transportation. The condition of the existing road grid precludes the provision of sidewalks without costly reconstruction. The observed traffic patterns caused by the commercial activity along SR 50, residential uses in adjoining area and through traffic clearly contribute to circulation problems and unsafe conditions within the Redevelopment Area. Though addressed in the City's Comprehensive plan, the expansion of the multi-modal and scenic highways system and provision of more facilities is constrained by the lack of funds.

b) Unsanitary or unsafe conditions (Chapter 163.340 (8)d F.S.)

Insufficient sidewalks pose an immediately identifiable problem within the Redevelopment Area along SR 50 and other internal roads connecting residential areas to the elementary school, recreation complex and other local destinations. While accidents will occur, whatever safeguards are put in place, having sidewalks for pedestrians on which to walk and a visible pedestrian-designated space wherein motorists are alert and vigilant, may clearly diminish the number of accidents involving pedestrians. The addition of bike lanes along major corridors may also diminish the number of accidents involving bicyclists and vehicular traffic. The lack of a wastewater system and the current practices of a septic sewer system cause unsafe and unsanitary conditions within the area by possibly polluting the groundwater system in this "high potential recharge area" according to St. Johns Water Management District studies. In the long term, the inability of the City to provide sufficient water to satisfy the potable water and fire safety requirements in the very likely possibility of more intense development occurring within the Redevelopment Area also poses problems.



c) Deterioration of site or other improvements (Chapter 163.340 (8)e F.S.)

As noted in the analysis, numerous buildings and structures within the Redevelopment Area are not physically sound. From a windshield survey conducted during the blight findings process, 50 to 75 percent of all the residential properties appear seriously dilapidated which may pose health concerns. Notable are the mobile homes around Sunset Lake, Lotus Path and Lotus Street areas which appear to be in a deteriorating condition. Commercial properties along SR 50 in general also seem to be in a state of disrepair both aesthetically and functionally with numerous vacancies and inadequate site improvements. The primary concern in the Redevelopment Area is deterioration in context and setting, which will discourage long-term sustainability and lead to a reduction in useful life more rapidly than would be the case in a stable commercial environment. The context and setting is defined in a large part by the quality of the public infrastructure. Among the most noticeable deficiencies are the lack of a good transportation network, sidewalks, and other pedestrian-oriented amenities and supporting utilities. These conditions collectively present a real challenge to redevelopment within the Redevelopment Area.

d) Inadequate and outdated building density patterns (Chapter 163.340 (8)f F.S.)

The lack of a citywide zoning code, land development regulations and future land use scenarios incapacitates the City's ability to properly manage growth within the Redevelopment Area. Generally, building lots in the Redevelopment Area are considerably smaller than average lots in the region. Inadequate and outdated building densities are a result of the present situation. The rectification of outdated building patterns and densities through the development of appropriate codes and a proactive property assembly program may mitigate blight by improving the function, aesthetics and overall "quality of life" within the Redevelopment Area.

e) Incidence of crime in the area higher than in the remainder of the county or municipality (Chapter 163.340 (8)j F.S.) and

f) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (Chapter 163.340 (8)k FS)

The effect of vacant properties, empty and unobserved parking lots create an environment that is conducive to crime. As documented in the Finding of Necessity Report, the incidents of vehicular accidents, auto thefts, battery cases, retail theft/shoplifting, robbery and structure fires within the Redevelopment Area are significantly higher than City averages. The perception of crime is also significantly increased in these situations. The present deteriorating conditions of empty lots and commercial vacancies will accelerate the area's crime situation if steps are not taken to mitigate the problem.

g) A greater number of violations in the Florida Building Code in the Redevelopment Area than the number of violations recorded in the remainder of the county or municipality (Chapter 163.340 (8)l F.S.)

As documented in the Finding of Necessity Report, building code violations are slightly higher within the Redevelopment Area when compared to the rest of the City of Mascotte. Approximately 58% of all the City's code violation cases occurred within the Redevelopment Area. On average, there are approximately 33 reported code violation cases a month within the Redevelopment Area, which is a significant number. Code violations is a perpetual situation wherein few violators can cause other property owners to lose a 'sense of community' thereby causing more violations. Factors attributed to increased code violations may include the lack of an effective code enforcement regime and or the general lack of funds for private property improvements which may be a function of the local economy and the adverse business environment. This situation needs to be mitigated with top priority to improve the "quality of life" and perception of the Redevelopment Area.



1.2 INTENT OF THE COMMUNITY REDEVELOPMENT PLAN

The Mascotte Community Redevelopment Plan (Plan) is intended to serve as a framework for guiding development and redevelopment of the Mascotte Community Redevelopment Area over the next 40 years. This Plan identifies redevelopment objectives, programs and capital projects to be undertaken to reverse blighting trends within the Redevelopment Area. See Figure 1: Mascotte Redevelopment Area Boundary Map. This Plan addresses financing and implementation strategies as well as management and administration opportunities. These strategies will continue to be refined as they are implemented. It is clearly intended that special assessments and other revenues must be used in conjunction with available tax increment revenue to achieve stated goals. While based on the most accurate data available, the various strategies and costs identified in this Plan will require additional study and action by the Mascotte Community Redevelopment Agency (CRA) as specific projects are initiated, refined and implemented.

The Plan's focus is mitigation or correction of infrastructure and utilities deficiencies, revitalization into a mixed-use area including a proposed mixed-use "Town Center", various transportation improvements, urban design improvements, open space and recreation creation, housing initiatives and safety issues documented in the *City of Mascotte Finding of Necessity Report for a Community Redevelopment Area*. Changing conditions could warrant the modification of this Plan. The Mascotte Community Redevelopment Plan describes objectives, initiatives and a financial plan to mitigate or correct blight factors and concludes with a demonstration of how this Plan is consistent and complementary with the City of Mascotte's Comprehensive Plan.

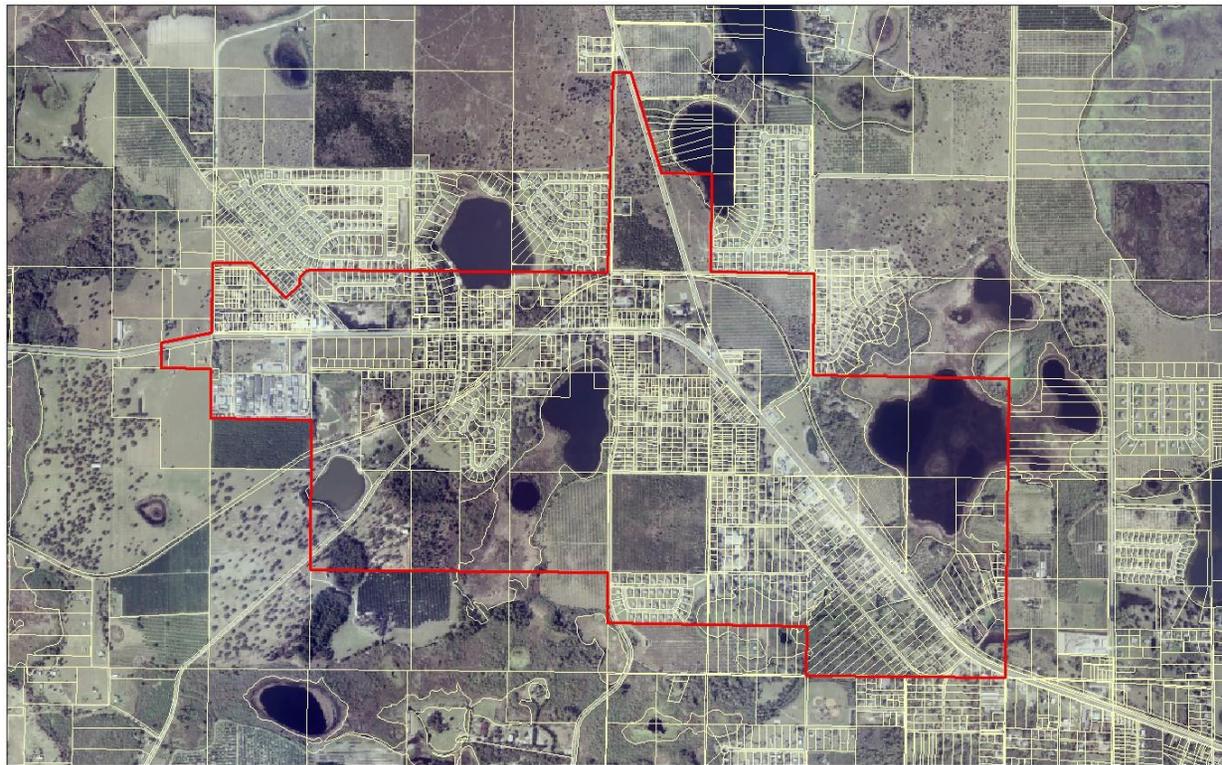
2.0 Legal Boundary Description of Redevelopment Area

A portion Sections 10, 11, 14, 15 and 16, Township 22 South, Range 24 East, City of Mascotte, Lake County, Florida, being more particularly described as follows:

BEGIN at the South 1/4 corner of said Section 14, being on the centerline of Avondale Road, a 24.00' right of way as shown on Midway, Plat Book 11, Pages 10 & 11, Public Records Lake County, Florida; thence Northerly to the Southeast corner of Lot 23, said Midway; thence Northerly along the East line of said Lot 23 to the Northeast corner thereof; thence Westerly along the North line of Lots 14-23, said Midway to the Northwest corner of said Lot 14; thence Westerly to the Southeast corner of Comunicasa Subdivision, Plat Book 30, Page 77, said Public Records; thence Westerly along the South line of said Comunicasa Subdivision to the East line of the Southeast 1/4 of said Section 15; thence Northerly along said East line to the Southeast corner of the North 1/2 of the Southeast 1/4 of said Section 15; thence Westerly along the South line of said North 1/2 of the Southeast 1/4 of Section 15 to the Southwest corner thereof; thence Westerly along the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 15 to the Southwest corner thereof; thence Northerly along the West line of said Northeast 1/4 of the Southwest 1/4 to the Northwest corner thereof; thence Northerly along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 15 to the Southeast corner of the North 1/2 of said Southwest 1/4 of Northwest 1/4; thence Westerly along the South line of said North 1/2 of Southwest 1/4 of Northwest 1/4 to the East line of the Northeast 1/4 of said Section 16; thence Northerly along said East line to the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence Westerly along the South line of said Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 to the Southwest corner thereof; thence along the West line of said Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 to the Northerly right of way line of State Road 50; thence Northeasterly along said Northerly right of way line to the West line of the Northwest 1/4 of said Section 15; thence Northerly along said West line to the Northwest corner thereof; thence Northerly along the West line of the Southwest 1/4 of said Section 10 to the Westerly extension of the Northerly right of way line of Lotus Path, a 60.00 foot right of way as shown on Mascotte Hills Unit 1, Plat Book 8 Page 70, said Public Records; thence Easterly along said Westerly extension, the Northerly right of way line of said Lotus Path, and the Easterly extension thereof to the Northeasterly right of way line of Hibiscus Road, a 60.00 foot right of way as shown on said Mascotte Hills Unit 1; thence Southeasterly along said Northeasterly right of way line to the Northwesterly right of way line of Jefferson Street said Mascotte Hills Unit 1; thence Northeasterly along said Northwesterly right of way line to the Southwesterly right of way line of Tuscanoooga Road said Mascotte Hills Unit 1; thence Northeasterly to the most Westerly corner of Tract A, Courtney Park Phase 1, Plat Book 41, Pages 90 & 91, said Public Records; thence along the Northerly line of said Tract A to the North line of said Section 15; thence along said North line to the Westerly right of way line of Sunset Street (Groveland Farms Road, said Midway); thence Northerly along said Westerly right of way line to the North line of the Southeast 1/4 of said Section 10; thence Easterly along said North line to the West 1/4 corner of said Section 11; thence Easterly along the North line of the Southwest 1/4 of said Section 11 to the Easterly right of way line of County Road 33 (formerly State Road 33); thence Southerly along said Easterly right of way line to the North line of Tract 4, Bluff Lake Estates, Plat Book 11, Page 79, said Public Records; thence Easterly along said North line to the Northeast corner thereof; thence Southerly along the East line of said Tract 4 and the Southerly extension thereof to the South right of way line of Underpass Road; thence Easterly along said Southerly right of way line to the Westerly right of way line of American Legion Road; thence Southerly along said Westerly right of way line to the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 14; thence Easterly along said South line to the Southeast corner thereof; thence Easterly along the North line of the South 1/2 of the Northeast 1/4 of said Section 14 to the East line of said Section 14; thence Southerly along said East line to the Southeast corner thereof; thence Westerly along the South line of the Southeast 1/4 of said Section 14 to the POINT OF BEGINNING;

Containing approximately 1000 acres, more or less.

Figure 1: Mascotte Redevelopment Area Boundary Map



City of Mascotte
CRA Redevelopment Study Area

Legend
[Red Outline] Redevelopment Area Boundary
[Yellow Outline] Parcel Boundary

Total Approximate Area: 1000 Acres
0 1,250 2,500 5,000 Feet



3.0 Mascotte CRA Redevelopment Objectives and Initiatives

The City of Mascotte Redevelopment Area is to be redeveloped as an economically sustainable, accessible and attractive mixed-use area that offers visitors and residents a high-quality local destination with a safe transportation network, pedestrian connections and public space/recreation facilities in a manner that promotes a positive image for the City of Mascotte. At the same time, redevelopment efforts shall be complemented with supporting infrastructure to provide an adequate level of service within the Redevelopment Area.

3.1 REDEVELOPMENT OBJECTIVES

In partnership with the private sector and other governmental entities, the City of Mascotte's redevelopment initiatives will reverse the observed blighting conditions within the Redevelopment Area over a 40-year period by leveraging public assets to improve the overall economic and physical conditions. Strategic initiatives are to be identified and placed into action to address and remove blighting conditions that might forestall the achievement of these redevelopment objectives. Ultimately, the City of Mascotte's Redevelopment Area will be revitalized to benefit residents, businesses, property owners and visitors.

The objectives and redevelopment initiatives contained in this section address blight conditions within the Redevelopment Area as identified in the *City of Mascotte Finding of Necessity Report for a Community Redevelopment Area*. These initiatives have been derived through the redevelopment ideas workshop with community leaders and from past studies performed for and by the City of Mascotte for the Redevelopment Area. The objectives are supported by the City of Mascotte. The objectives shall be viewed as sound planning steps in the realization of the redevelopment initiative.

3.1.1 Objective 1 – Infrastructure and Utilities. Infrastructure improvements such as the design and implementation of a new wastewater system, major improvements to the stormwater system and additional provisions for potable water facilities are needed to mitigate blighted conditions within the Redevelopment Area. In conjunction with the proposed mixed-use redevelopment initiatives, infrastructure and utilities projects will be a priority in the implementation of this Plan.

3.1.2 Objective 2 – Transportation and Pedestrian Safety. The transportation condition of SR 50 and the lack of safe pedestrian facilities are among the identifiable blighting conditions within the Redevelopment Area. Major improvements are needed for most roads within the Redevelopment Area. However improvements have been deferred due to lack of funds. To address this priority an enhanced and interconnected network of right-of-way and other infrastructure projects that focuses on improving pedestrian movement shall be planned throughout the Redevelopment Area. To spotlight and establish the area as an appealing place in the larger regional framework, existing transportation and access points shall be enhanced. Ingress and egress along SR 50 and its major connectors shall be better managed. Public transit and supporting facilities shall also be planned.

3.1.3 Objective 3 – Urban Design. The first impression of the “quality of life” in the Redevelopment Area is expressed through the overall visual characteristic of the area’s built environment. There are numerous properties that limit the ability to redevelop in an orderly and integrated fashion due to their condition, size and orientation. The City, through redevelopment initiatives, shall encourage owners of private properties to improve their sites through architectural design guidelines. Public rights-of-way and property shall be improved by high-quality streetscape design in order to create a sense of place for the Redevelopment Area while enhancing basic infrastructure, specifically sidewalks, stormwater and utilities. Other urban design elements that can create a positive identity for the Redevelopment Area include gateways, signage and other street amenities.

3.1.4 Objective 4 – Commercial Corridor Revitalization. A great potential for the commercial revitalization of “Downtown Mascotte”, the portion of SR 50 between CR 33 and Tuscanooga Road exists. Also of interest is the intersection of SR 50 and Sunset Avenue, considered the heart of “downtown Mascotte” and a primary intersection. A mix of uses including traditional commercial, public spaces and residential in this general area may trigger other redevelopment efforts within the larger Redevelopment Area. A great potential also exists for other portions of SR 50 within the Redevelopment Area. The SR 50 corridor may be revitalized as contemporary, commercial priority mixed-use areas.

3.1.5 Objective 5 –Proposed “Mascotte Town Center”. Blighted and deteriorated properties in the vicinity of South Sunset Avenue present the City with a great opportunity to create a unique destination and identity in the City of Mascotte. The land configuration and natural assets in the Redevelopment Area present a great opportunity for the creation of a mixed-use town center. However, certain areas within the Redevelopment Area have numerous owners, which make it difficult for private parties to develop this property. By taking a proactive approach on property acquisition and or consolidation, the City of Mascotte can mitigate the present condition and revitalize these areas by acquiring critical properties and partnering with developers for redevelopment. This effort in turn could trigger other redevelopment efforts within the larger Redevelopment Area.

3.1.6 Objective 6 – Open Space and Recreation. The associations of wetlands and lakes within the Redevelopment Area are its prime natural assets; yet public access and recreation opportunities to these areas are limited. Redevelopment initiatives shall be implemented that promote access to the various lakes, especially Sunset Lake, Little Bluff Lake and Dukes Lake. Provisions of adequate parking and recreation facilities in these areas may be provided to meet citizen and visitor demand. Considering the number of existing and future residential properties in the Redevelopment Area, there is a great need for active recreational facilities within the Redevelopment Area. A trail system connecting the various natural areas and lakes also may improve the “quality of life” within the Redevelopment Area. In addition coordination with Lake County’s parks, recreation and trails initiatives shall be pursued.

3.1.7 Objective 7 – Housing Revitalization. The large amount of dilapidated housing in the Redevelopment Area represents both a significant blighting factor as well as an opportunity for revitalization. Redevelopment initiatives by the City shall promote the stabilization of residential areas through housing maintenance programs and rehabilitative services. The development of a diversity of housing products as well as the availability of affordable housing is a top priority to alleviate housing demands in severely blighted areas. To support affordable housing, redevelopment funds will be made available for programs and incentives aimed at the creation of new affordable and multi family units.

3.1.8 Objective 8 – Funding, Financing, Management and Promotion. The funding and financing portion of this objective calls for a creative, efficient, practical and equitable funding and financing mechanism to properly implement this Plan. It is perceived that these will be tied to the expected flow of tax increment dollars at the very least. The CRA shall implement programs that provide proper management of the redevelopment initiatives and promotion of the Redevelopment Area. Other programs the CRA shall implement include community policing, fire fighting and code enforcement.

The remainder of this section identifies redevelopment programs and capital projects that when implemented support the redevelopment objectives as presented in this Plan. The capital and program costs of implementing the redevelopment initiatives are addressed in Section 4.0 of this Plan.

3.2 INFRASTRUCTURE AND UTILITIES INITIATIVES

In order to support redevelopment, the CRA shall undertake area-wide infrastructure and utilities improvements. Improvements include upgrades to the existing system and or totally new facilities. These infrastructure strategies may greatly enhance the overall quality of life and general conditions within the Redevelopment Area. Each of these initiatives will be amplified in an annual work program undertaken by the City of Mascotte and the CRA.

3.2.1 Infrastructure and Utilities Programs

3.2.1.1 Infrastructure & Utilities Master Plan. The Redevelopment Plan Concept Diagram developed as part of this project and the strategies outlined in this section is a starting point for infrastructure improvements within the Redevelopment Area. These will be further evaluated and developed in to a base Infrastructure & Utilities Master Plan that will guide infrastructure and utilities improvements. The Infrastructure and Utilities Master Plan will address long-term planning, design, implementation and funding for wastewater, stormwater and potable water systems, in addition to other elements that the CRA may deem necessary for redevelopment. In addition to planning and design, the master plan will look into phasing and funding for the improvements over a long term. The City of Mascotte’s proposed Comprehensive Plan update shall also address the Redevelopment Area’s infrastructure and utilities.

3.2.1.2 Incentives for Site and Structure Improvements. The City through redevelopment initiatives will encourage private properties to improve their sites and structures. The City/CRA may provide monetary incentives for exterior property rehabilitation of private property, including commercial signage, by establishing grant programs payable with funds from the community redevelopment trust fund as allowable under Florida Law and/or payable via any other lawfully available funds. . The City/CRA may also provide assistance in identifying and pursuing (Community Development Block Grants) (CDBG) and other funding sources to assist private property improvements.

3.2.2 Infrastructure and Utilities Capital Improvements

3.2.2.1 Wastewater System Improvements. The ultimate goal of the CRA will be to get all properties within the Redevelopment Area connected to a sanitary sewer system. Presently there is no such system within the City. Designing and implementing an area-wide wastewater system will be the top priority of the CRA through this effort. Specific projects will be reviewed as part of an annual work program undertaken by the CRA.

3.2.2.2 Stormwater System Improvements. In conjunction with roadways and streetscape improvements, the CRA shall undertake improvements and upgrades to the stormwater system within the Redevelopment Area. Stormwater improvement projects relate to roadway improvement involving the surfacing or resurfacing of streets. The removal and treatment of standing stormwater will be a primary goal. All new development shall be required to provide adequate on-site stormwater and utility upgrades for the required development. The City shall develop a citywide Stormwater Management Plan as part of the Infrastructure and Utilities Master Plan that will comprehensively address stormwater issues. Specific projects will be reviewed as part of an annual work program undertaken by the CRA.

3.2.2.3 Potable Water System Improvements. Specific water system improvements, especially fire capacity improvement projects will be reviewed as part of an annual work program that will be undertaken by the City of Mascotte and the CRA. Additional studies may be required to determine site-specific needs.

Formatted: Expanded by 2 pt

3.3 TRANSPORTATION AND PEDESTRIAN SAFETY REDEVELOPMENT INITIATIVES

Improving transportation and pedestrian safety will positively transform the economic conditions and general perception of the Redevelopment Area. The following initiatives shall be considered in improving transportation and pedestrian safety within the Redevelopment Area. Each of these initiatives will be amplified in an annual work program undertaken by the CRA.

3.3.1 Transportation and Pedestrian Safety Program Initiatives

The following provides descriptions of potential programs that shall encourage improving transportation and pedestrian safety in the Redevelopment Area. Many of these programs are time sensitive while others are on-going in nature. Programs such as the transportation study referenced in 3.3.1.2 will result in the identification of specific capital projects that shall be undertaken to realize redevelopment results.

3.3.1.1 Transportation and Pedestrian Safety Design Guidelines. The CRA shall develop transportation and pedestrian safety design guidelines and or standards to focus on the following.

- Establish driveway spacing to prevent a motorist from encountering more than one conflict at a time.
- Address corner clearance and wherever practical control distance between driveways and the corner of an intersection.
- Develop driveway designs to allow vehicles to quickly exit the through lane.
- For wider driveways, the use of a driveway median shall be encouraged to provide a safe space for pedestrians, help to provide positive guidance to motorists and allow beautification and signing opportunities.
- Use medians and other innovative design methods to reduce the turning movements across lanes as well as provide a safe haven for pedestrians crossing the roadway.
- Develop and incorporate lighting and landscape standards to design a safe and inviting environment.

These guidelines/standards shall be drafted in coordination with the urban design standards referenced in this Plan.

3.3.1.2 Transportation Enhancement Study. The CRA shall complete a transportation study to determine the most effective manner in which to control traffic, access and safety on SR 50 and its connectors. The transportation study shall include pedestrian, bicycle, multi-modal transportation elements and public transportation opportunities. In addition, the study shall identify improvements to existing roads, their alignments, intersections and recommend new roads or connectors. The transportation study shall consider other multimodal options to accomplish this objective.

3.3.1.3 Access Management Program Initiatives. Investigate alternative or innovative access management solutions for transportation problems, especially along the SR 50 corridor. Pursue agreements allowing joint access, cross access, or other innovative uses between adjacent property owners to help control the number of access points on the road network.

3.3.2 Transportation and Pedestrian Safety Capital Improvement Projects.

3.3.2.1 Roadway Improvements. As indicated in the study referenced in 3.3.1.2, the CRA shall, in partnership with other agencies as deemed appropriate, implement the roadway improvement recommendations contained in the transportation study. Roadway improvements may include improvements on SR 50, CR 33, CR 565, Tuscanooga Road, Atlantic Avenue, Alpine Street, Avondale Road, Park Road, Sunset Avenue and other new and existing roadway improvements identified in the Concept Diagram on page 25 and Capital Improvement Plan on page 28. The conceptual diagram calls for improvements to SR 50 in “Downtown Mascotte” between CR 33 and Tuscanooga Road to promote a rural main street or small-town character. The CRA shall also implement new roadway projects within the Redevelopment Area such as the Alpine Street connector, South Sunset Avenue promenade/parkway, multimodal loops within downtown and the mixed-use town center and other projects as deemed necessary.

3.3.2.2 Pedestrian Sidewalks and Crosswalks. An enhanced and interconnected network or right-of-way and other infrastructure projects that focus on improving pedestrian movement, parking, ingress/egress and public transportation along SR 50 and its connectors shall be realized. The CRA shall, in partnership with other government agencies as deemed appropriate, implement the sidewalk and crosswalk improvement recommendations contained in the transportation enhancement study referenced in 3.3.1.2.

3.3.2.3 Multimodal and Public Transportation Improvements. More intense development patterns and mixed uses are likely to occur within the Redevelopment Area over the long-term. To provide safe and easy access for bicyclists and pedestrians, as well as motorists, traveling through the Redevelopment Area the CRA shall, in partnership with other government agencies as deemed appropriate, implement the rails-to-trails greenway connecting various lakes and natural resources; multi-modal transportation facilities; public transit amenities and other recommendations contained in the transportation study referenced in 3.3.1.2. Multimodal transportation and public transit improvements when planned may include bike paths, sidewalks and possibly bus routes, bus shelters and other access improvements concurrent with roadway improvements.

3.3.2.4 Wayfinding Signage. Wayfinding signage is as much a functional requirement for safe roadway design as the promotion of important destinations and public space aesthetics. The CRA shall direct a comprehensive wayfinding system and signage program for all roads, connectors and important destinations to direct visitors and residents within the Redevelopment Area. In addition to directing residents and visitors, a signage system will provide a much-needed identity and “sense of place” for the Redevelopment Area.

3.4 URBAN DESIGN INITIATIVES

The aesthetic or design framework of an urban area is a composite of its various visual and planning elements. Each of these elements may have a different visual character or use when perceived separately. When viewed together, these discrete elements can determine the overall visual character or “image” of an urban area. The individual elements that help to define the character of an urban area may include roadways, streetscape, public rights-of-way, buildings, landmarks, signage, open space, recreational areas, conservation areas and the edges of separate distinct areas.

The *City of Mascotte Finding of Necessity Report for a Community Redevelopment Area* documented that certain commercial properties are functionally obsolescent in the Redevelopment Area. The current proliferation of structural dilapidation and lack of uniform landscaping creates a visual blight that detracts from the area’s aesthetic environment. In general, the urban design initiatives presented in this Plan enhance the overall goals, objectives and policies, including type, size, density, massing and building height outlined in the City of Mascotte’s current Comprehensive Plan and Land Development Code. The following emphasizes urban design and infrastructure strategies that can enhance the aesthetic and infrastructure conditions within the Redevelopment Area. Each of these initiatives will be amplified in an annual work program undertaken by the CRA and the City.

3.4.1 Urban Design Programs

3.4.1.1 Evaluation of the Concept Diagram and Urban Design Framework. The Concept Diagram, developed as part of this plan shown on page 25, is another planning tool that establishes the foundation for all planned improvements within the Redevelopment Area. The Concept Diagram will be further evaluated and developed into a base Master Plan that will guide the redevelopment of the Redevelopment Area as it relates to both function and aesthetics. The City of Mascotte’s Land Development Code shall also address the Redevelopment Area’s urban design framework.

3.4.1.2 Design Standards. The City shall encourage improved appearance and design of public and private projects as a means of encouraging more investment throughout the Redevelopment Area. The City shall prepare a document that presents the development regulations and design standards in a simple design manual format for public use. The design manual shall address streetscape, architectural, site, landscape, signage, public art and open space to provide visual continuity and a positive environment throughout the Redevelopment Area. Design standards establish a harmonious design vocabulary throughout an area for both new and existing facilities.

The City’s Comprehensive Plan discusses development intensities, densities, maximum height, and buffers. This shall be considered when developing design standards for the Redevelopment Area. The City’s land development code shall be tested to ensure that they:

- Create an environment that is attractive and safe for pedestrians, bicyclists, and motorists.
- Balance aesthetic values with function and economic realities.

3.4.1.3 Beautification Programs. Beautification programs such as Adopt-A-Median or Adopt-A-Right-of-Way can assist in the implementation and maintenance of landscaped areas within the Redevelopment Area. City/CRA sponsored beautification will be provided through the implementation of streetscape and gateway improvements. The beautification program will also include the preservation and enhancement of existing open spaces, lakes and natural features within the Redevelopment Area.

3.4.1.4 Incentives for Site and Structure Improvements. The City through the CRA initiative will encourage private properties to improve their sites and structures. The City/CRA may provide non-monetary incentives such as code waivers, density bonuses and special exemptions to private parties to upgrade and maintain their properties. The City/CRA may provide monetary incentives for exterior property rehabilitation of private property, including commercial signage, by establishing grant programs payable with funds from the community redevelopment trust fund as allowable under Florida Law and/or payable via any other lawfully available funds. The City/CRA may also provide assistance in identifying and pursuing public monies and other funding sources to assist private property improvements.

3.4.2 Urban Design Capital Improvements

3.4.2.1 Streetscape Improvements. Incorporate streetscape strategic planning in all projects to improve access, pedestrian and bicycle facilities and overall beautification for SR 50 and other major roads within the Redevelopment Area. Streetscape planning shall provide a typical section for each roadway using consistent design guidelines throughout the Redevelopment Area. Any roadway and streetscape planning must include a phasing/prioritization plan to construct the recommended improvements. Streetscape improvements may include improvements on SR 50, Bay Lake Road (CR 565), Tuscanooga Road, Bluff Lake Road (CR 33), Sunset Avenue and other new and existing roadway improvements identified in the Concept Diagram on page 25 and Capital Improvement Plan on page 28. Specific attention may be given to streetscape improvements along Sunset Avenue, which may be upgraded to a promenade or parkway connecting the proposed Town Center. Public parking facilities in this Redevelopment Area may be required in the long term to complement the activities in downtown, the proposed urban park and town center. Additionally, streetscape improvements for the two multimodal loops, namely, the Downtown Loop and Town Center Loop identified in the Concept Diagram may also be prioritized.

3.4.2.2 Gateway, Signage and Wayfinding System. Promote the location of important destinations in the Redevelopment Area through a signage and wayfinding system. Important nodes such as: Bluff Lake Road (CR 33) and SR 50; South Sunset Avenue and SR 50; and Tuscanooga Road and SR 50 may have gateway features to create a sense of place for the Redevelopment Area and the City. A wayfinding system could highlight scenic routes such as Bay Lake Road (CR 565) to create a sense of place. Such a visual system, besides giving the Redevelopment Area an identity, is particularly important in its relationship as both a local and regional destination.

3.4.2.3 Stormwater and Utilities Improvements. All new development should be required to provide adequate on-site stormwater and utility upgrades for the required development. The City shall develop a citywide Stormwater Management Plan that will include the Redevelopment Area to address stormwater issues. Specific projects will be reviewed as part of an annual work program that will be undertaken by the City of Mascotte and the CRA.

3.5 COMMERCIAL CORRIDOR REVITALIZATION INITIATIVES

By taking a proactive approach to revitalize the commercial corridor, namely SR 50, the City of Mascotte and CRA may mitigate blighting economic conditions. “Downtown Mascotte”, the portion of SR 50 between Bluff Lake Road (CR 33) and Tuscanooga Road needs special attention in terms of commercial revitalization. For example, instead of being referenced generically as SR 50, portions of this roadway may use their traditional street names as Myers Boulevard. The revitalization efforts along the commercial corridor could in turn spur other redevelopment efforts within the Redevelopment Area. In the future, the City may also wish to pursue property acquisition to facilitate the revitalization of the commercial corridor when deemed necessary. The Florida Statutes further address land acquisition for redevelopment in Section F.S. 163.360 (8) 4 (b) – In the event the area is to be developed in whole or part for nonresidential uses, the governing body determines that: 1. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

3.5.1 Commercial Corridor Revitalization Program Initiatives

Upon adoption of this Plan, the City shall develop initiatives to revitalize the commercial corridor. This may include the formation of a task force to look into development proposals and incentives to promote quality development. The task force may also proactively look into property acquisition for this purpose. The primary criteria to be used for property acquisition should be the ability of that action to mitigate blight identified in the *City of Mascotte Finding of Necessity Report for a Community Redevelopment Area* which includes commercial revitalization within the Redevelopment Area for the benefit of the City’s residents and visitors. Strategies to provide incentives and or acquire the individual properties should be worked out on a case-by-case basis.

3.5.2 Commercial Corridor Revitalization Capital Improvements

It may be deemed that certain properties may seem more attractive for development if adequate infrastructure is put in place. Infrastructure improvements such as site access, stormwater improvements, drainage connections and potable water availability may make properties more desirable for commercial or mixed-use development. Undertaking these improvements in partnership with private entities may further benefit the City of Mascotte in the negotiation process for quality development. If determined that improving the infrastructure of certain properties is beneficial to the City for commercial revitalization and blight mitigation within the Redevelopment Area, the CRA may undertake capital improvements on these individual properties.

3.6 “MASCOTTE TOWN CENTER” INITIATIVES

By taking a proactive approach in promoting good quality development, the City of Mascotte may mitigate blighting conditions especially along South Sunset Avenue in the vicinity of Lake Sunset by acquiring and or consolidating critical properties and partnering with private developers to promote a mixed-use “Town Center”. This effort in turn could trigger other redevelopment efforts within the Redevelopment Area.

3.6.1 Town Center Program Initiatives

Upon adoption of this Plan, the City shall set up an acquisition and or consolidation priority list of blighted properties for the proposed “Mascotte Town Center”. In the future, this list may include other properties for projects that could mitigate blight within the Redevelopment Area. Strategies to acquire and or consolidate individual properties on the priority list will be worked out on a case-by-case basis.

3.6.2 Town Center Capital Improvements

Upon acquisition and or consolidation of properties, it may be deemed that certain properties may seem more attractive for development if adequate infrastructure is put in place. Infrastructure improvements such as site stormwater and drainage connections and potable water availability may make the acquired properties more desirable for development. Undertaking these improvements may further benefit the City of Mascotte in the negotiation process with private developers. If determined that improving the infrastructure of acquired properties is beneficial to the City for the realization of the “Mascotte Town Center” and for blight mitigation within the Redevelopment Area, capital improvements may be undertaken on individual properties.

3.7 OPEN SPACE AND RECREATION INITIATIVES

The opportunity exists for the Redevelopment Area to provide prime recreation programs and facilities within the general community. Attention should be given to the development of open space around the lakes of Mascotte. An urban park near downtown Mascotte along the perimeter of Sunset Lake would provide the City with a visually attractive and much needed public space within downtown. Further, a system of greenway connectors including the proposed “Rails-to-Trails” greenway that connect the City of Mascotte’s Lakes with pedestrian/bicycle trails could provide the community with a network of open space and recreational opportunities. Each of these initiatives will be amplified in an annual work program undertaken by the City of Mascotte and the CRA.

3.7.1 Open Space And Recreation Program Initiatives

3.7.1.1 Recreational Programs and Special Events. The CRA shall support holding recreational programs and special events within the Redevelopment Area to promote Mascotte as a destination in addition to meeting local commercial needs. Possible sites where such events may be programmed include the proposed Sunset Lake Park and along SR 50.

3.7.1.2 Programs and Activities Supporting Commercial Activity. Mascotte was founded as an agricultural village and many of its residents want to preserve and protect this “small town” image. The CRA shall evaluate measures to support the economic stability of the commercial and traditional agricultural activities. Programs, events and activities celebrating the City’s agricultural heritage and traditions shall be encouraged.

3.7.2 Open Space and Recreation Capital Improvements

3.7.2.1 Sunset Lake Park, Parkway and Boardwalk. The City of Mascotte has the opportunity to establish and create a downtown urban park located around Sunset Lake. The park and open space buffer around Sunset Lake will provide the community with a centrally located gathering place, crucial for the creation of civic space and identity. Additionally, South Sunset Avenue transformed into a promenade or parkway would significantly add to the overall aesthetic quality of the Redevelopment Area and the City at large. The park and parkway would improve the long-term functionality, aesthetics and serve as a complimentary function to the proposed adjacent mixed-use Town Center. Private property values may be enhanced as a result of these desirable improvements. The park with a promenade/boardwalk will enhance access to the waterfront, provide recreation opportunities and serve as an economic stimulator for downtown Mascotte.

3.7.2.2 Dukes Lake Park and Boardwalk. The City of Mascotte has an opportunity to establish and create a natural park around a portion of Dukes Lake. The park, boardwalk and green space around Dukes Lake will provide the community with a passive recreation space around an existing natural feature, namely, Dukes Lake. This would help provide greater recreation choices within the Redevelopment Area, thereby making the community more desirable to live, work and visit.

3.7.2.3 Other Open Space and Recreation Improvements. Open space can be provided and enhanced through the establishment of landscape promenade along the SR 50 corridor. The SR 50 corridor functions as the “Main Street” for downtown Mascotte. A coordinated effort to establish unified landscaping and pedestrian amenities along SR 50 will improve its visual quality. Public access to the lakes within the Redevelopment Area namely, Sunset Lake, Dukes Lake, Little Bluff Lake and Gallows Lake provide residents open space and passive recreation options.

3.7.2.4 Pedestrian and Bicycle Greenways. Recreational space could further enhance Mascotte through the establishment of a bicycle/pedestrian trail system linking the lakes of Mascotte, downtown and proposed Town Center. The two multimodal loops outlined in the Concept Diagram on page 25 together with the rails-to-trails greenway provide a good quality pedestrian and bicycle network. This initiative capitalizes on the natural aesthetic assets of Mascotte, ensures the accessibility of the lakes to the public and sets the foundation for private investment around downtown in a cohesive and unified manner.

3.7.2.5 Active Recreation Park. In the very likely scenario of more intense development and rapid population increases in the Redevelopment Area, the provision of an active recreation park with facilities such as ball fields, tennis courts and other active functions will improve the “quality of life” in the area. The Redevelopment Area has ample vacant land for the location of such facilities. With adequate drainage and ponding mitigation, the area south of Alpine Street and Anderson Avenue seem to be an ideal location for such activities with its close proximity to existing residential areas and the proposed Town Center.

3.7.2.6 Visitor Information and Heritage Center. A visitor information and heritage center in downtown Mascotte may serve as a useful one-point source of information for visitors and residents to Mascotte, downtown and proposed Town Center. The theme may reflect upon Mascotte’s rural and agricultural (citrus) heritage. In partnership with private parties, activities capitalizing on this theme may be developed. With sufficient activities programmed within the City including those related to agriculture and other unique events, Mascotte may be transformed in to an alternative day trip destination from Orlando and other nearby urban areas.

3.7.2.7 Coordination with Lake County Parks and Recreation Master Plan. Lake County has initiated a countywide parks and recreation master plan that would benefit the entire County including the City of Mascotte. The City and CRA will endeavor to coordinate all parks and recreation improvements within the Redevelopment Area with Lake County so that there is no duplication in effort.

3.8 HOUSING REVITALIZATION INITIATIVES

By addressing the problems associated with substandard and dilapidated housing, the City of Mascotte and CRA have the opportunity to mitigate a major blight contributing factor. The *City of Mascotte Finding of Necessity Report for a Community Redevelopment Area* documented many instances of severely deteriorated housing, in the Redevelopment Area. In addition to an unsightly visual appearance, many of the dilapidated structures may be structurally unsound, unsanitary and unsafe. The following initiatives may make substantial improvements to the stability of residential neighborhoods and to the quality of the available housing stock in the Redevelopment Area.

3.8.1 Housing Revitalization Program Initiatives

3.8.1.1 Home Maintenance. The City of Mascotte and CRA may promote programs and incentives for homeowners to rehabilitate their homes. Such incentives may include low interest rate loans or information on other funding sources for the repair of single- and multi-family homes depending on the applicant's income and monthly budget.

3.8.1.2. Home Ownership. The City and CRA may coordinate with intergovernmental agencies such as Lake County, as outlined in the Comprehensive Plan to support county-wide initiatives aimed at assisting low-income households with the down payment and closing costs. Assistance may be for the purchase of pre-existing structures or new construction. Redevelopment funding may be used to augment this program or specifically target new home construction as means for alleviating the shortage of affordable housing.

3.8.1.3 Property Acquisition and or Consolidation. Upon adoption of this Plan, the City and the CRA shall develop initiatives for affordable and multi-family housing alternatives. This may include the set up of a task force to look into development proposals and incentives to promote quality affordable and multi-family housing development. The task force may also proactively look into property acquisition and or consolidation for this purpose. The primary criteria to be used for property acquisition and or consolidation should be the ability of that action to mitigate blight identified in the *City of Mascotte Finding of Necessity Report for a Community Redevelopment Area* which includes a substantial number of deteriorated and deteriorating structures, both from a structural and or functional standpoint. Strategies to provide incentives and or acquire or consolidate individual properties should be worked out on a case-by-case basis.

3.8.1.3. Affordable Housing Construction. The City of Mascotte and CRA may institute incentives for private developers to finance the construction of affordable housing. Examples of such incentives include density bonuses, tax abatements and reduced or waived building permit fees.

3.8.2 Housing Revitalization Capital Improvements

It may be deemed that certain properties may seem more attractive for multi-family or affordable housing development if adequate infrastructure is put in place. Infrastructure improvements such as site access, stormwater improvements, drainage connections and potable water availability may make properties more desirable for even mixed-use development. Undertaking these improvements in partnership with private entities may further benefit the City of Mascotte and the CRA in the negotiation process for quality development. If determined that improving the infrastructure of certain properties is beneficial to the City for housing revitalization and blight mitigation within the Redevelopment Area, the CRA may undertake capital improvements on these individual properties.

3.9 FUNDING, FINANCING, MANAGEMENT AND PROMOTION INITIATIVES

The following programs and activities address the funding, financing, management and promotion of the Redevelopment Area. The City and CRA will provide detailed funding, financing and management strategies in the annual work program that will describe the timing and components of the activities or improvements.

3.9.1 Identification and Securing Equitable Funding and Financing Mechanisms

Identify and secure all feasible sources of funding to support the redevelopment initiatives described in this Plan. Such mechanisms can include, but are not limited to, tax increment revenues, ad valorem revenue, non-ad valorem assessment revenue, taxable or non-taxable bonds, other public instruments, grants and public/private partnerships.

3.9.2 Incentives and Property Assembly Program

The intent of the incentives and property assembly program is to provide suitable sites for commercial and mixed-use revitalization. This may be done by providing incentives such as City/CRA funded infrastructure improvements for private properties or by aggregating specially targeted or adjacent lots with multiple owners to create a single owner. Parcel aggregation is an expensive proposition, especially in the case of prime commercial property. Decisions to provide incentives or aggregate must support the vision, objectives and initiatives indicated in this Plan and public money allocated for incentives or aggregation may be returned at resale when feasible. Because of the high cost of land acquisition and limited tax increment financing capabilities, the City/CRA may have a multi-faceted approach to acquiring properties for redevelopment. When feasible, the City/CRA should encourage acquisition and subsequent redevelopment by the private market. If not, the City/CRA should explore the acquisition of critical properties in the Redevelopment Area to facilitate redevelopment. Other programs include:

- Map and index all commercial properties in the Redevelopment Area to provide detailed information on parcel boundaries, sizes and ownership.
- Identify and inventory all relevant substandard properties.
- Document and analyze over all parking demands and infrastructure constraints throughout the Redevelopment Area.
- Document site criteria for modern mixed-use developments by business type to facilitate the understanding of contemporary developer site and parking requirements.
- The City/CRA may facilitate aggregation and redevelopment of “problem” or constrained parcels or groups of parcels.
- The CRA/City may assist in the purchase, sale, negotiation and coordination of land assembly.

- To assure the City's and CRA's success, public resources must be dedicated to fund the mapping and indexing of all properties in the Redevelopment Area; funding to research or otherwise obtain contemporary site development requirements; provision of City resources and staff time to negotiate acquisitions and public/private partnerships with potential developers; and funding to finance land acquisitions by either the City or the CRA (some of which will be recovered or rolled over as properties are resold).

3.9.3 Branding and Promotion

Create a logo, identity package and website that can be used to identify the Redevelopment Area on literature, banners, gateways and promotional campaigns.

3.9.4 Comprehensive Plan, Land Use, Zoning and Land Development Code Changes

As redevelopment initiatives are implemented, the CRA may evaluate the impact of such initiatives on the City's Comprehensive Plan, existing/future land use and zoning. To begin, the CRA may initiate changes to the zoning code, land development codes and future land use map to address; land uses, including mixed and multi-uses; density and intensity; lot sizes; and development standards. The City's Future Land Use Map, which is a representation of existing land uses is clearly antiquated and needs revisions to match the City of Mascotte's vision and reflect upon contemporary planning trends. The City's Comprehensive Plan prepared in 1991 needs to be updated together with the much needed modifications to the archaic land development codes and subdivision regulations.

3.9.5 Programs that Encourage Public-Private Partnerships

The CRA may develop programs and identify opportunities for public-private partnerships within the Redevelopment Area. The establishment and maintenance of partnerships will serve not only to leverage the tax increment and other revenue sources but also stimulate community interest and support. Partnerships may take several forms from financial partnering to technical support to promotion. Each partnership opportunity should be evaluated on a case-by-case basis for its overall value and impacts.

3.9.6 Programs that Maintain a Safe and Clean Environment

Crime was identified as a blight factor within the Redevelopment Area. The CRA may consider programs that enhance the safety or perception of safety within the Redevelopment Area. The following are a few recommended programs.

3.9.6.1 Community Policing. Community policing should be further encouraged and enhanced in the Redevelopment Area. The Florida Community Redevelopment Act encourages “community policing innovation”. This is defined as policing techniques or strategies designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in, criminal activity through visible presence of law enforcement in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, foot patrol, storefront police stations or intensified motorized patrol. The intent of these programs will be to improve the actual and perceived security, building safety and appearance of the Redevelopment Area. The CRA may fund these programs using increment revenues as allowable under Florida law, including through supplementing of general police salaries. The following principles, based upon the experience of other communities, may be established to guide these programs, they include: addressing environmental problems which cause or encourage criminal activity; involve local citizens in the campaign against crime; make the police force approachable and trusted and foster an image of the community as a safe place to live, work and do business. To realize the full intent of the community-policing, the following initiatives may be undertaken.

- Law enforcement officers will circulate throughout the Redevelopment Area on a regular basis to meet visitors, residents and business owners, listen to their security concerns and ask for their ideas to solve crime problems. Whenever possible, officers could attend community meetings and special events.
- Periodically analyze the crime “blotter” to assess the numbers and types of law enforcement responses within the Redevelopment Area. This analysis can be used to identify problems and trends.
- Create a special patrol or “beat” for the Redevelopment Area to provide a stronger law enforcement presence, additional door checks, bicycle patrols and like alternatives.
- Develop innovative techniques to address special needs of visitors.
- Develop and implement Crime Prevention Through Environmental Design (CPTED) standards to correct any security problems related to site improvements such as lighting and vegetation. These standards can be printed and distributed throughout the Redevelopment Area. The CPTED standards can be developed as part of the design guidelines for the Redevelopment Area.

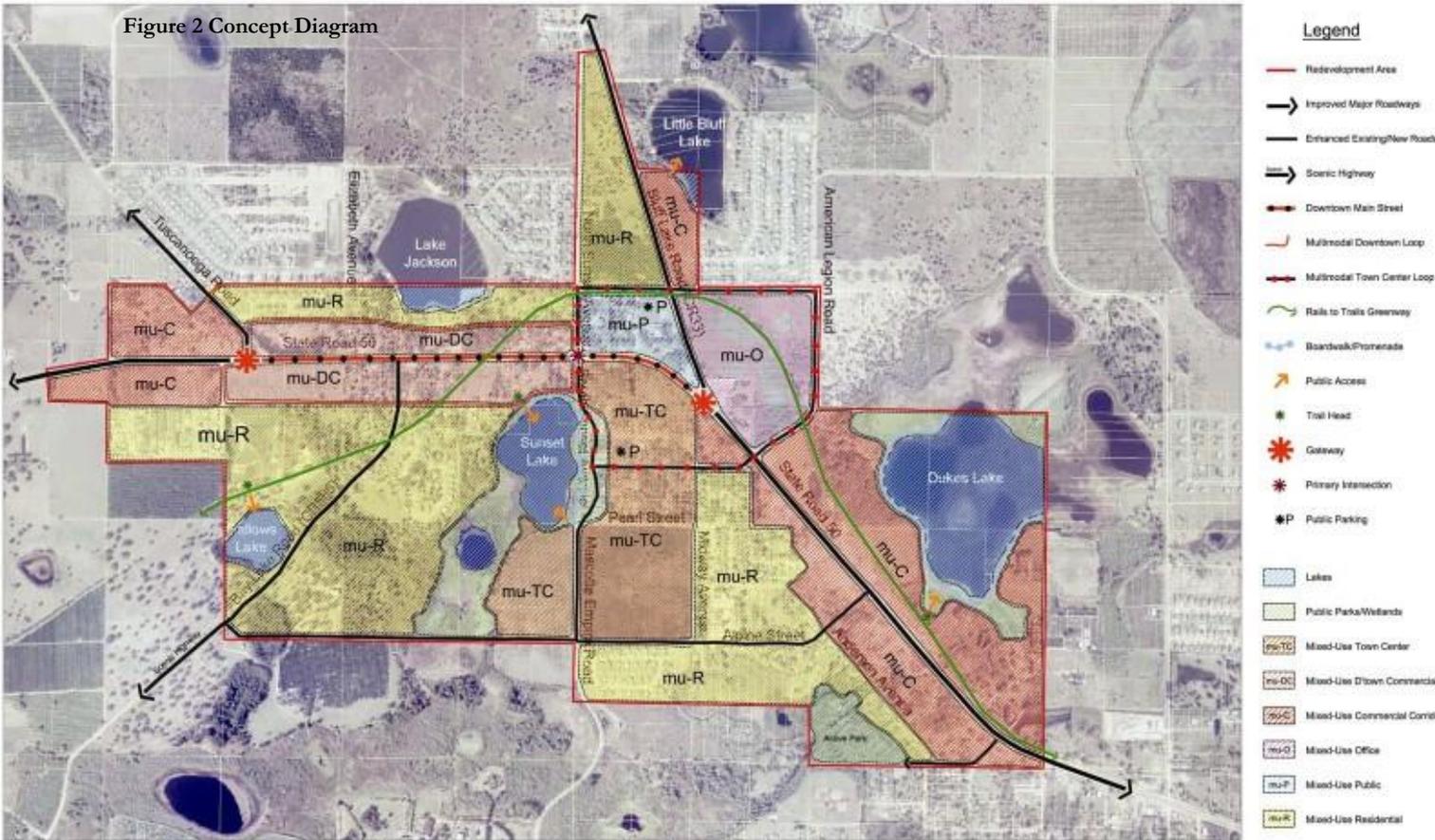
3.9.6.2 Code Enforcement. In addition to community policing, the City and CRA may evaluate the potential of more aggressive code enforcement activities both within and near, the Redevelopment Area. This will be undertaken to assist in elimination of substandard zoning, building, landscaping and signs. It is important to assure the surrounding and adjacent properties are treated in the same manner. The following are implementation strategies for code enforcement activities.

- The City/CRA can evaluate existing and proposed codes for the Redevelopment Area and develop a more focused code enforcement program in order to respond to the specific needs of this area.
- To accomplish these strategies the City/CRA will need to develop and refine a code enforcement program and use code enforcement staff as required. The City/CRA in developing and enhancing the code enforcement program within the Redevelopment Area may use redevelopment funds.

3.9.7 Maintenance of Redevelopment Area Database

Creating and maintaining a public database will encourage businesses to remain, relocate or start-up within the Redevelopment Area. The creation and maintenance of such a database will consist of compiling and regularly updating a database of available land and commercial building space to provide prospective recruits with detailed location information. The database may include the address and parcel identification number, total square footage, proposed projects, available square footage and price for each available housing, retail, office and industrial property in the Redevelopment Area. It may also include information on property contacts and a brief property description. The database may also include prospective tenants, owners and developers as a complement to the available space database described. This database can help identify potential recruits who fit the profiles shown in the market analysis and the spaces shown in the available database. Among the information to be compiled will be the sites, location and price range criteria of potential recruits.

Figure 2 Concept Diagram



Mascotte Community Redevelopment Plan
CONCEPT DIAGRAM - Draft March 2005



0 250 500 1,000 1,500 2,000 Feet
 Total Area: Approximately 1,000 acres



CONCEPT DIAGRAM CROSS SECTIONS

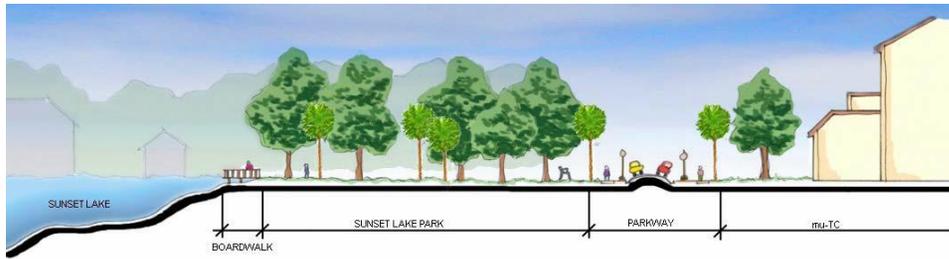


Figure 3: Conceptual cross-section through Sunset Lake, Parkway and Town Center

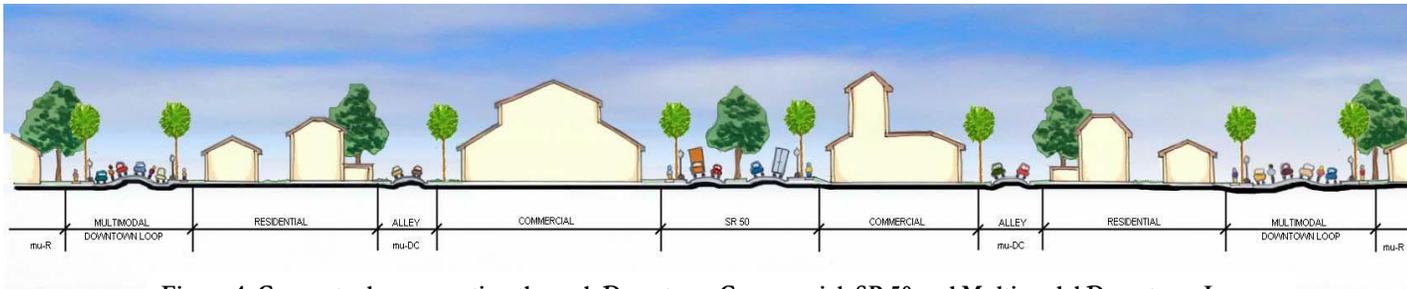


Figure 4: Conceptual cross-section through Downtown Commercial, SR 50 and Multimodal Downtown Loop

4.0 Financial Considerations

Among the most powerful tools associated with Part III Section 163, Florida Statutes, is the availability of tax increment financing to support a wide range of redevelopment initiatives. While tax increment is the single source of revenue enabled through the legislation, it is anticipated in most cases that a variety of revenue sources will be strategically assembled to meet the overall redevelopment objectives of this Plan. When used in conjunction with these other means of funding or financing, tax increment, in effect, leverages the dollars that might otherwise be available.

4.1 CAPITAL IMPROVEMENT PLAN AND PRELIMINARY COSTS

This section presents the initial work plan based on redevelopment initiatives and capital projects described within this Plan. The identified projects represent capital improvements necessary to realize the objectives contained in this Plan and are meant to be the type of projects to be undertaken within the Redevelopment Area. As budgets, funding and financial formulas are refined and finalized the sequence for the implementation of the projects in the capital improvement initial work plan may change. The projects listed are those given a priority that reflects practical and logistical efforts required to achieve the desired results at this point of time. Specific activities will be detailed in the annual work program prepared by the City of Mascotte and CRA.

On-going or annual programs have also been identified under redevelopment initiatives in section 3.2 through 3.8 but are not referenced here since they are not capital projects. Additional projects that serve to implement the objectives contained in this Plan are anticipated. The work plan may be formalized and reviewed annually as part of the City's and CRA's capital improvement process.

The Capital Work Plan projects and dollar amounts are primarily based on past studies of similar projects. The projects and numbers listed have been used for budgetary purposes only and are considered to be relatively conservative. The recommended costs for the capital improvement projects include design and construction costs as well as costs for additional studies, data manipulation or research needed to implement each project. The costs generally do not include the costs of land or right-of-way acquisition and or consolidation. While representing and consistent with all analysis and discussions, these projects and their costs are preliminary.

The following table shows preliminary costs of capital projects proposed within the Redevelopment Area.

Table 1: Redevelopment Area Projected Capital Costs		PRELIMINARY COSTS	
	NAME OF IMPROVEMENT	Sub-total(\$)	Total (\$)
A	Infrastructure and Utilities		
	1. Area-wide wastewater system	6,912,000	
	2. Area-wide stormwater system improvements	1,750,000	
	3. Area-wide potable water system enhancements	3,207,000	11,869,000
B	Roadway Improvements		
	1. SR 50 – aesthetic treatments	1,310,000	
	2. CR 33 (Bluff Lake Road) - roadway enhancements	829,000	
	3. CR 565 (Bay Lake Road) - roadway enhancements as a scenic highway	733,000	
	4. South Sunset Avenue - roadway enhancements as town center parkway	637,000	
	5. Tuscanooga Road - roadway enhancements and SR 50 intersection realignment	204,000	
	6. Alpine Street /East-West connector – new connector south of SR 50	2,982,000	
	7. Avondale Road - park access	227,000	
	8. Downtown Loop - multimodal connector; on-street parking, sidewalks and bikeways	2,960,000	
	9. Town Center Loop - multimodal connector; on-street parking, sidewalks and bikeways	3,792,000	13,674,000
C	Multimodal Transportation & Pedestrian Safety Improvements		
	1. “Rails-to-Trails” greenway enhancement and trailheads	370,000	
	2. Pedestrian sidewalks and crosswalks concurrent with roadway improvements	2,997,000	
	3. SR 50 and Sunset Avenue intersection - crosswalks and signalization	300,000	3,667,000
D	Streetscape & Parking Improvements		
	1. Concurrent with roadway and multimodal transportation improvements	2,997,000	
	2. Town Center public parking	400,000	
	3. Public parking in “Mixed-use Public” area	300,000	3,697,000
E	Gateway/Signage/Wayfinding System		
	1. Area-wide signage	250,000	
	2. Gateways (3)	150,000	400,000
F	Open Space and Recreation Improvements		
	1. Sunset Lake park	1,600,000	
	2. Sunset Lake parkway/promenade	797,000	
	3. Sunset Lake boardwalk	201,000	
	4. Dukes Lake park	1,200,000	
	5. Dukes Lake boardwalk	439,000	
	6. Active Recreation park	5,000,000	
	7. Public access to lakes & parks (5)	200,000	
	8. Visitor Information and Heritage Center	250,000	9,687,000
	PRELIMINARY TOTAL COST OF CAPITAL IMPROVEMENT PROJECTS		42,994,000

Notes. 1. Capital improvement costs do not include right-of-way or land acquisition/consolidation costs for proposed mixed-use revitalization or other projects
2. Capital improvement costs do not include housing or commercial revitalization incentive costs, which are determined on a case-by-case basis

4.2 FUNDING SOURCES

To supplement and leverage the funds available through tax increment revenues, the following sources can provide financial support for the implementation of the Redevelopment Plan. Their use and application is a function of specific project initiatives.

- The City is an appropriate source of funds for initial redevelopment planning support through its staff and consultants. These costs could be recovered from the CRA.
- Non-ad valorem assessments could be developed and imposed to fund the construction and maintenance of specific public improvements and essential services. Non-ad valorem assessments can facilitate the underlying credit for issuance of bonds or other financial instruments for anticipated capital improvement programs. A substantial portion of the tax increment revenues can be earmarked to offset or buy down such special assessments.
- The Florida Department of Transportation (FDOT) has a number of programs that could contribute funding for redevelopment efforts involving state highways. These include the Highway Beautification Grants Program, The Highway Safety Grants Program, T-21, Local Government Cooperative Assistance Program and the Adopt-a-Highway Program.
- Criteria considered by FDOT for participation and scheduling is availability of matching community funding which the CRA provides. The City could approach FDOT regarding the impacts of the CRA and the possibility of FDOT as an additional funding source.
- The Florida Department of Community Affairs provides technical and financial assistance through such programs as the Community Development Corporation Support and Assistance Program and Emergency Management Preparedness and Assistance Competitive Grant Program.
- The St. Johns River Water Management District may provide technical assistance in the design of stormwater improvements.
- The Florida Department of Environmental Protection has a number of sources that may be used in the acquisition and development of recreation and open space facilities.
- The Florida Department of Agriculture and Consumer Services' Florida Small Business Administration Tree Planting Program and the Urban and Community Forestry Matching Grant program offer financial support for tree planting and urban forestry programs.
- The Economic Development Administration of the U.S. Department of Commerce provides funding for public works projects that create permanent jobs or construction jobs through the Grants and Loans for Public Works and Development Facilities Program.

Many of the sources listed also provide technical support such as expert advice, training or intern staffing for redevelopment initiatives. In addition to these public sources, the CRA shall investigate other state and federal redevelopment programs and funding opportunities involving the private sector to aid in implementing this Plan.

In general, some projects are more suited to the use of tax increment revenue than others. Usually, these revenues may be preserved for their ability to leverage other dollars, that they be applied to truly public facilities or services, that they be used for assemblages and or that they comprise a source of incentives for projects deemed most commensurate and supportive of the overall plan. Within these broad categories might be considered the acquisition of substandard or well-located parcels that might fulfill some stated purpose, the financial support of open spaces, parking or like facilities and the direct support of as yet specified private projects if needed or desired.

Benefit assessments may be the source of funding for very specific improvements that benefit discrete activities, areas or properties. Among the improvements that can be funded through assessments are streetscape and parking. The assessment strategy will be married to tax increment to maximize impacts and results. In general, it may be noted that tax increment is not a viable source of funding for bond debt. Assessments, on the other hand, because they are assured and are secured by real property provide the needed revenue stream to place taxable and tax-exempt debt.

5.0 Neighborhood Impact Assessment

The institution of the Community Redevelopment Agency (CRA) is not expected to cause severe impacts to Mascotte neighborhoods in the immediate foreseeable future. A description of how the CRA will shape the dynamics of Mascotte neighborhoods in the future is, however, beneficial in an appraisal of any potential problems. This neighborhood impact assessment will briefly examine the current land use pattern and dynamics of Mascotte neighborhoods and estimate the affects of redevelopment activities.

The Redevelopment Area contains approximately 1,000 acres and a current mix of general land uses such as retail, light industrial, office, institutional and residential. Presently, the main commercial corridor located along SR 50 is primarily composed of a haphazard mixture of small scale retail, taverns, restaurants, auto mechanics and convenience stores. The residential component within the Redevelopment Area can be found in clusters around the City of Mascotte, located both north and south of SR 50. Residential areas include extensive mobile home parks around South Sunset Avenue and Tuscanooga Road. Most of the single family low density properties exist in two neighborhoods, one grouped primarily along CR 535 and the other located to the east of Midway Avenue and to the south of SR 50. Single Family housing classified as medium density and multi-family housing can be found in pockets throughout the City of Mascotte to the north and south of SR 50. The residential areas in the City of Mascotte have strong ties to the commercial activities along SR 50 and are largely dependent upon SR 50 for vehicular access as well as goods and services. Dilapidated homes can be found dispersed throughout these residential areas.

Redevelopment planning efforts are focused on the improvement and strengthening of the existing Mascotte community through the creation of stable neighborhoods. Redevelopment planning efforts will not be directed towards large scale demolition and removal of existing neighborhoods. Rather, plans call for a systematic improvement through a concerted effort aimed at creating identifiable neighborhoods based on contemporary desired land uses such as a mixed-use Town Center, mixed-use commercial corridor, mixed-use office and mixed-use residential etc. Redevelopment programs may revitalize distressed areas through the introduction of a mixture of land uses such as retail and services into residential districts. The Town Center is proposed for the area immediately to the east of Sunset Lake. Potential negative consequences of such mixed-use initiatives are limited, but may include an increase of traffic, noise and general congestion. With proper planning, however, many of these consequences can be properly mitigated and the benefits of increased activity can be realized. Solutions to many negative consequences, such as increased traffic congestion, should be sought in creative remedies like bike lanes, pedestrian friendly streetscapes and the addition of more collector streets to relieve congestion. In short, no adverse impacts to residential neighborhoods are expected except for the possible elimination of blighted structures and stabilization of existing properties.

In certain areas, severe building deterioration exists in many of the residential areas located in the Redevelopment Area, as documented in the *City of Mascotte Finding of Necessity Report for a Community Redevelopment Area*. Although the Redevelopment Plan does not advocate immediate action, in the future, the City may choose to pursue a program of property acquisition and or consolidation to further enhance the quality of residential areas and for the realization of the City's redevelopment objectives. Property acquisition programs may be in the best interest of the City in the promotion of a quality and or affordable housing stock and in such instances redevelopment funds may be used. Property acquisition programs may be in accordance with City's Comprehensive Plan Housing Element and the Goals, Objectives and Policies found therein. These policies seek to improve the housing stock by regulating demolition, (Policy 3-1.7.1), housing relocation (Objective 3-1.8) and through the provision of housing relocation assistance (Policy 3-1.8). Outright displacement of permanent residents is not foreseen; however, if the relocation of permanent residents is required as a result of the development or redevelopment activities, the City of Mascotte and the CRA will consider providing assistance to minimize hardship to those being displaced. Redevelopment planning initiatives may also assist in the formulation of housing implementation programs (Objective 3-1.9). Also, to support the provision of affordable housing the City may "assure the availability of affordable housing by promoting development opportunities" (Objective 3-1.1). The City may ensure that affordable housing is provided to all residents through a number of programs and by coordinating with the private sector and Lake County. The affordable housing program could include innovative approaches that address both demand and supply issues and address the population specific to Mascotte including such incentives like housing opportunities for rural and farm worker households. Affordable housing may incorporate non-conventional housing options designed to meet the basic housing and supportive amenities and service needs of the local low wage work force.

Existing residential properties may be temporarily impacted during the construction of any improvements. Impacts may include construction detours, noise and dust. Impacts are expected to be minimal while the benefits of redevelopment activities will be of long duration, adding greatly to the quality of life by providing a safe and attractive area that has adequate access, sidewalks, open space, recreation and other needed infrastructure improvements. We do not foresee any effect on the school population or the need for additional community services or facilities, not already mentioned elsewhere in this Plan, to support the residential element within the Redevelopment Area.

For the Redevelopment Area to revitalize, comprehensive efforts need to establish a consistent and dynamic land use pattern along the SR 50 corridor and the adjacent neighborhoods. The purpose of redevelopment activities is to create an economically sustainable, accessible and attractive mixed-use area that offers visitors and residents a high quality local destination with a safe transportation network, pedestrian connections, retail and entertainment opportunities and public space/recreation facilities in a manner that promotes a positive image for the City of Mascotte. Redevelopment activities will include programs and initiatives that are intended to be beneficial to area residents, property owners, businesses and visitors within the Redevelopment Area as well as within the region.

6.0 Implementation Plan

6.1 THE REDEVELOPMENT TRUST FUND

Once the CRA is created by the City Council, the Mascotte Community Redevelopment Plan must be adopted by resolution. Upon adoption of this resolution, the City of Mascotte may establish a Redevelopment Trust Fund through an appropriate ordinance. The Trust Fund will receive all tax increment money, grants, gifts or profits generated by redevelopment activities in the City of Mascotte Redevelopment Area.

Such ordinance is adopted after the City Council/CRA has approved the Redevelopment Plan. The annual funding of the Redevelopment Trust Fund will result from additional incremental taxes collected in the Redevelopment Area by Lake County and the City of Mascotte. Such increment will be determined annually in an amount equal to 95 percent of the difference between:

- (1) The amount of ad valorem taxes levied each year by the County, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Redevelopment Area; and
- (2) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the City and County, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the Redevelopment Area as shown upon the most recent assessment roll used in connection with the taxation of such property by the City and County prior to the effective date of the ordinance providing for the funding of the trust fund.

6.2 REDEVELOPMENT POWERS

The City of Mascotte Resolution Number _____ created and established the Mascotte Community Redevelopment Agency, pursuant to Section 163.356, Florida Statutes. The Community Redevelopment Agency (CRA) is authorized to exercise all of the powers conferred by Section 163, Part III, Florida Statutes, which are necessary and convenient to carry out and effectuate the purposes of this Redevelopment Plan. The CRA may appoint an advisory board to assist the Agency in evaluating redevelopment initiatives and carrying out redevelopment activities in the City of Mascotte Redevelopment Area.

6.3 RELOCATION PROCEDURES

The intent of the Mascotte Community Redevelopment Plan is to create an economically sustainable, accessible and attractive mixed-use area that offers visitors and residents a high quality local destination with a safe transportation network, pedestrian connections and public space/recreation facilities in a manner that promotes a positive image for the City of Mascotte. The redevelopment envisions substantial capital improvements relating to infrastructure, right-of-way, transportation network, access and open spaces. Outright displacement of permanent residents is not foreseen; however, if the relocation of permanent residents is required as a result of the development or redevelopment activities, the City and CRA shall consider assistance to minimize hardship to those being displaced. Displacement of certain property owners may result in the realization of the mixed-use Town Center and other mixed-use areas as outlined in this plan. This however is deemed necessary to mitigate blighting conditions including a battery of physical and legal impediments that hamper the City's revitalization efforts for the Redevelopment Area.

Displacement and property acquisition programs shall be in accordance with City's Comprehensive Plan Housing Element and the Goals, Objectives and Policies found therein. These policies seek to improve the housing stock by regulating demolition, (Policy 3-1.7.1), housing relocation (Objective 3-1.8) and through the provision of housing relocation assistance (Policy 3-1.8). The City or CRA may assist any person who is required to move from any real property as a direct result of the City's acquisition of such real property for public purposes, by locating other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes the City may assess the degree of displacement that may occur. The City of Mascotte shall not be responsible for relocating City residents who are displaced as the result of county, state, or federal programs or actions.

The CRA may follow the relocation policies and procedures established by the Federal Department of Housing and Urban Development when Federal dollars are involved.

6.4 DURATION OF THE PLAN

The redevelopment initiatives and work program described in this Redevelopment Plan funded through tax increment revenues must occur within 40 years after the fiscal year in which this plan is approved or adopted, which is the time certain for completing all redevelopment financed by increment revenues.

6.5 PLAN MODIFICATION

This Redevelopment Plan may be modified in a manner consistent with Florida Statutes 163.361. If the City of Mascotte CRA deems that the Mascotte Community Redevelopment Plan be amended, it shall make a recommendation to the City of Mascotte. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the Redevelopment Area to add land to or exclude land from the Redevelopment Area, or may include the further development and implementation of community policing innovations. The City of Mascotte shall hold a public hearing after giving proper public notice.

6.6 SEVERABILITY

If any provision of the Mascotte Community Redevelopment Plan is held to be unconstitutional or otherwise legally infirm, such provisions shall not affect the remaining portions of this Plan.

6.7 SAFEGUARDS, CONTROLS, RESTRICTIONS OR COVENANTS

All redevelopment activities under taken in the Redevelopment Area must be consistent with this Plan, the City's Comprehensive Plan and applicable land development regulations; all redevelopment plans will undergo review by the City and appropriate agencies.

Issues concerning restrictions on any property acquired for redevelopment purposes and then returned to use by the private sector will be addressed on a case-by-case basis to ensure that all activities necessary to perpetuate the redevelopment initiative are advanced in a manner consistent with this Plan and any amendment thereto. Such restrictions or controls would be expected to be in the form of covenants running with any land sold or leased for private use.

6.8 CONSISTENCY WITH OTHER PLANS

The Mascotte Community Redevelopment Plan is consistent with the City of Mascotte’s 1991 Comprehensive Plan. Goals and Objective that are specifically addressed by the Plan include, but are not limited to:

6.8.1 Future Land Use Element

- Goal 1-1: Insure that the character and location of land uses . . . and concomitantly minimize detrimental impacts to health, safety, and welfare . . .
- Objective 1-1.1 Designate and promote sufficient areas for quality residential development and neighborhood cohesiveness . . .
- Policy 1-1.1.2 Allowance for open space . . .
- Policy 1-1.1.6 Transportation systems within designated residential areas delineated on the future land use map shall be designed to accommodate traffic conditions that further public safety and limit nuisances.
- Policy 1-1.1.7 The City shall orient the transition of residential densities on the Future Land Use Map toward higher densities along major transportation corridors, employment centers, and commercial areas . . .
- Policy 1-1.1.8 Residential densities shall be compatible with available public facilities and their capacity to serve development.
- Objective 1-1.3 Allocate sufficient land area to accommodate commercial activities which provide goods and services demanded by local and area-wide markets, with consideration to fiscal and environmental impacts to the City of Mascotte.
- Policy 1-1.3.1 The location and distribution of commercial land use districts . . . shall be determined (by) . . . access and vicinity to S.R. 50 . . . ability to comply with adopted performance standards . . . impact to the conservation and preservation of natural resources . . . demand on existing public and planned public services . . .
- Objective 1-1.5 The City shall assure that needed public services and facilities are developed concurrent with the impact of new development . . .
- Objective 1-1.9 The City shall encourage the redevelopment and renewal of blighted areas . . . and necessary action shall be taken to prevent their occurrence.
- Policy 1-1.9.2 Maintain and enforce minimum standards for existing and new development.
- Objective 1-1.10 The City shall assure that needed utilities are provided concurrent with the impact of new development . . .
- Objective 1-1.11 Discourage urban sprawl through a land use pattern which promotes orderly, compact development.
- Objective 1-3.6 Prevent land use inconsistent with the City’s character.

6.8.2 Traffic Circulation Element

- Goal 2-1 Provide a safe, convenient, efficient, traffic circulation system for both motorized and non-motorized transportation modes.
- Policy 2-1.1.8 The City of Mascotte shall require new developments and redevelopments to establish safe and convenient on-site traffic flow that considers circulation and parking needs . . .
- Policy 2-1.1.9 Minimize conflicts between motorized and non-motorized transportation modes . . .
- Policy 2-1.5.1 The City of Mascotte shall prepare a plan for developing bicycle and pedestrian ways which connect residential areas to recreation areas and major activity centers.

6.8.3 Housing Element

- Objective 3-1.1 Assure the availability of affordable and adequate housing.
- Policy 3-1.1 Promote a diversity of housing types.
- Objective 3-1.6.1 Promote the identification of historically significant housing.
- Policy 3-1.6.2 Promote the conservation of historically significant housing.
- Objective 3-1.7 Promote cohesive neighborhoods through stabilization of residential areas and protection of the quality of the housing stock through . . . rehabilitative services and demolition of housing.
- Policy 3-1.7.1 Regulate the demolition of housing.
- Policy 3-1.7.2 Promote maintenance of housing.
- Policy 3-1.8.1 Assist households in the relocation of housing due to removal or demolition.

6.8.4 Public Facilities Element

- Goal 4-1 Assure provision of sanitary sewer, solid waste, potable water, and drainage facilities . . . promote managed growth, protect public health and safety, and maintain environmental quality . . .
- Objective 4-1.2 Assure that adequate sanitary sewer capacity is available to support demands generated by existing and new development . . .
- Objective 4-1.3 Correct or improve existing deficiencies in the provision of sanitary sewer services.
- Objective 4-1.4 Provide additional sanitary sewer facilities and capacities to meet future demands.
- Policy 4-1.4.3 Feasibility of a City-wide central sewer sanitary sewer system.
- Policy 4-1.4.4 The City shall require applicants of non-residential and mixed use developments to provide sanitary sewer service through a central package plant or treatment system as a condition to the issuance of a development order or permit . . .

- Policy 4-1.5.1 Density and intensity of residential and non-residential land use designations . . . shall be consistent with the type of sanitary sewer facilities required for each designation . . .
- Objective 4-1.6 Assure that adequate solid waste collection and disposal capacities are available to support demands generated by existing and new development.
- Objective 4-1.11.1 Correct or improve deficiencies in the water system.
- Objective 4-1.12 Provide additional facilities and capacity to meet future potable water demands.
- Goal 4-2 Assure adequate drainage capacity to protect against public health and safety, and investment in property against flood conditions . . .
- Policy 4-2.1.5 The City . . . shall offer technical assistance to and coordinate with Lake County in the development of a Stormwater Master Plan . . .
- Policy 4-2.2.1 Correct identified drainage deficiencies.
- Objective 4-2.3 Control impacts of future stormwater runoff and associated impacts to water quality through the adoption of stormwater drainage and flood prevention regulations.
- Policy 4-2.3.1 New development shall be required to include stormwater facilities . . .

6.8.5 Conservation Element

- Goal 5-1 Conserve, protect, and effectively manage natural resources within the City of Mascotte, particularly environmentally sensitive lands . . .
- Objective 5-1.2 Protect quality of surface and ground waters . . .
- Policy 5-1.2.9 The City shall pursue funding sources which are available from the State of Florida to acquire land along lakefront areas for recreation or conservation purposes.
- Policy 5-1.8.2 Protection and maintenance of floodplain . . . clustering residential development outside of the flood zone . . .
- Objective 5-1.10.1 Conserve historically significant sites through the use of land development regulations and protection of existing historical structures.

6.8.6 Recreation and Open Space Element

- Goal 6-1 Provide adequate recreation and open space through the coordinated utilization of public and private sites . . .
- Objective 6-1.3.1 Assure efficient and convenient access to recreation sites.
- Policy 6-1.5 Assure the provision of open space.

6.8.7 Intergovernmental Coordination Element

- Goal 7-1 Coordinate with federal, state and local government and quasi-government entities whose respective empowered activities, duties, and responsibilities influence, effect, or control governmental affairs and land development decisions . . .

6.8.8 Capital Improvements Element

Goal 8-1 Undertake actions necessary to adequately provide needed public facilities within the city's jurisdictional area in a manner which protects investments and existing facilities, maximizes the use of existing facilities, conserves environmentally sensitive lands, and promotes orderly compact growth.

Every effort has been made to prepare the Mascotte Community Redevelopment Plan consistently with the City of Mascotte's 1991 Comprehensive Plan, as demonstrated above. Other plans, past studies and reports done by or for the City of Mascotte have also been extensively reviewed for consistency.

6.9 CONCLUSION

The Mascotte Community Redevelopment Plan provides a framework for an economically sustainable, accessible and attractive mixed-use area that offers visitors and residents a high quality local destination with a safe transportation network, pedestrian connections and public space/recreation facilities in a manner that promotes a positive image for the City of Mascotte. Many projects have been identified. To realize effective redevelopment community leaders, businesspersons and residents alike must unilaterally support the redevelopment objectives and continue to do so over time and changing administrations.

Realization of the plan is a 40-year, time certain effort and it is anticipated that the CRA will update, or amend the plan on a regular basis to keep the redevelopment plan requirements focused and timely. The City of Mascotte and CRA will undertake an annual work program to focus and prioritize any activities or improvements within the Redevelopment Area.

APPENDIX A: DEFINITIONS

As used in the Mascotte Community Redevelopment Plan, the following terms shall have the meanings as defined herein unless the context requires otherwise:

- (1) **"Agency" or "Community Redevelopment Agency"** means a public agency created by, or designated pursuant to, section 163.356 or section. 163.357 Florida Statutes.
- (2) **"Public body" or "taxing authority"** means the state or any county, municipality, authority, special district as defined in s. 165.031(5), or other public body of the state, except a school district.
- (3) **"Governing body"** means the council, commission, or other legislative body charged with governing the county or municipality.
- (4) **"Mayor"** means the mayor of a municipality or, for a county, the chair of the board of county commissioners or such other officer as may be constituted by law to act as the executive head of such municipality or county.
- (5) **"Clerk"** means the clerk or other official of the county or municipality who is the custodian of the official records of such county or municipality.
- (6) **"Federal Government"** includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.
- (7) **"Slum area"** means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence and exhibiting one or more of the following factors:
 - (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
 - (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code;
or
 - (c) The existence of conditions that endanger life or property by fire or other causes.
- (8) **"Blighted area"** means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property and in which two or more of the following factors are present:
 - (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
 - (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
 - (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - (d) Unsanitary or unsafe conditions;
 - (e) Deterioration of site or other improvements;

- (f) Inadequate and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

(9) **"Community redevelopment" or "redevelopment"** means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a Redevelopment Area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly and may include slum clearance and redevelopment in a Redevelopment Area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a Redevelopment Area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

(10) **"Community Redevelopment Area"** means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment.

(11) **"Community redevelopment plan"** means a plan, as it exists from time to time, for a Redevelopment Area.

(12) **"Related activities"** means:

- (a) Planning work for the preparation of a general neighborhood redevelopment plan or for the preparation or completion of a community-wide plan or program pursuant to s. 163.365.
- (b) The functions related to the acquisition and disposal of real property pursuant to section 163.370(3).

- (c) The development of affordable housing for residents of the area.
 - (d) The development of community policing innovations.
- (13) **"Real property"** means all lands, including improvements and fixtures thereon and property of any nature appurtenant thereto or used in connection therewith and every estate, interest, right and use, legal or equitable, therein, including but not limited to terms for years and liens by way of judgment, mortgage, or otherwise.
- (14) **"Bonds"** means any bonds (including refunding bonds), notes, interim certificates, certificates of indebtedness, debentures, or other obligations.
- (15) **"Obligee"** means and includes any bondholder, agents or trustees for any bondholders, or lessor demising to the county or municipality property used in connection with community redevelopment, or any assignee or assignees of such lessor's interest or any part thereof and the Federal Government when it is a party to any contract with the county or municipality.
- (16) **"Person"** means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.
- (17) **"Area of operation"** means, for a county, the area within the boundaries of the county and for a municipality, the area within the corporate limits of the municipality.
- (18) **"Housing authority"** means a housing authority created by and established pursuant to chapter 421.
- (19) **"Board" or "commission"** means a board, commission, department, division, office, body or other unit of the county or municipality.
- (20) **"Public officer"** means any officer who is in charge of any department or branch of the government of the county or municipality relating to health, fire, building regulations, or other activities concerning dwellings in the county or municipality.
- (21) **"Debt service millage"** means any millage levied pursuant to s. 12, Art. VII of the State Constitution.
- (22) **"Increment revenue"** means the amount calculated pursuant to s. 163.387(1).
- (23) **"Community policing innovation"** means a policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.

APPENDIX B: BLIGHT FINDING RESOLUTION

RESOLUTION NO. 2005-02-349

A RESOLUTION OF THE CITY OF MASCOTTE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHT CONDITIONS IN AN AREA OF THE CITY OF MASCOTTE; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING A NEED FOR CREATING A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Act of 1969, as codified in Part III of Chapter 163, Florida Statutes (the "Redevelopment Act"), empowers counties and municipalities to undertake community redevelopment in order to eliminate, remedy or prevent blighted areas; and

WHEREAS, a study has been done of the conditions of that part of the City of Mascotte, known and referred to as the Highway 50 corridor, as more particularly described on Exhibit "A" hereof (such area being referred to herein as the "Area"); and

WHEREAS, the results of that study have been presented to the City Council of the City of Mascotte for its consideration and included in the public record; and

WHEREAS, after having considered the study's determinations and the facts and evidence of conditions in the Area and having received and considered such other evidence of the conditions in the Area as have been presented to it, the City Council of the City of Mascotte has determined that certain actions are appropriate and necessary and should be taken to address the conditions now present and expected to be present in the Area.

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

Section 1. Recitals. The foregoing recitals are true and correct and by this reference are incorporated herein and made a part hereof.

Section 2. Authority. The City Council of the City of Mascotte has the authority to adopt this Resolution pursuant to Article VII of the Constitution of the State of Florida, Part III of Chapter 163, Florida Statutes and Chapter 166, Florida Statutes.

Section 3. Notice. The City Council of the City of Mascotte hereby finds that all public notices and notices to taxing authorities were timely and properly published and mailed pursuant to Section 163.346, Florida Statutes (2003).

Section 4. Finding of Conditions. Based upon government maintained statistics and data, its analysis and facts and evidence presented to it, the City Council does hereby find that within the Area there are a substantial number of deteriorated, or deteriorating structures, in which conditions are leading to economic distress or endanger life or property and with respect to which the following factors are present:

- (a) There exists a predominance of defective or inadequate street layout, roadways, and public transportation facilities within the Area;
- (b) The Area experiences unsanitary or unsafe conditions;
- (c) Deterioration of site and other improvements has occurred, resulting in a predominance of physically unsound buildings and structures within the Area;
- (d) Inadequate and outdated building density patterns exist in the Area;
- (e) The incidence of crime in the Area is higher than in the remainder of the City of Mascotte;
- (f) Fire and emergency medical calls to the Area are proportionately higher than in the remainder of the City of Mascotte; and
- (g) There are a greater number of violations in the Florida Building Code in the Study Area than the number of violations recorded in the remainder of the City of Mascotte.

Section 5. Finding of Necessity. The City Council of the City of Mascotte does hereby expressly find that one or more blighted areas exists within the Area and the rehabilitation, conservation or redevelopment, or a combination thereof, of the Area is necessary and in the interest of the public health, safety, morals, or welfare of the residents of the City of Mascotte, and in this regard specifically finds as follows:

1. One or more blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exists in the City of Mascotte; and
2. The rehabilitation, conservation or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Mascotte.

Section 6. Community Redevelopment Area. Based upon facts presented to it and contained in the public record, the City Council of the City of Mascotte does hereby find that the Area contains conditions of blight as defined in Section 163.340, Florida Statutes (2003), and that such area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statutes (2003).

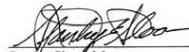
Section 7. Community Redevelopment Agency. The City Council of the City of Mascotte does hereby expressly find that it is necessary, appropriate, proper and timely that a community redevelopment agency be created to carry out community redevelopment as contemplated by the Community Redevelopment Act to further, cause, promote and encourage rehabilitation, conservation and redevelopment within the Area.

Section 8. Effective Date. This resolution shall take effect immediately upon its approval.

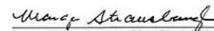
PASSED AND ADOPTED this 14th day of February, 2005

APPROVED:

CITY OF MASCOTTE, FLORIDA


Stanley Sloan, Mayor

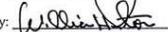
ATTEST:


Marge Strausbaugh, City Clerk/Administrator

(SEAL)



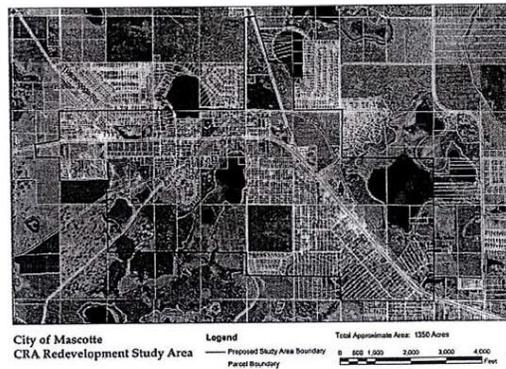
FOR USE AND RELIANCE ONLY
BY THE CITY OF MASCOTTE,
FLORIDA; APPROVED AS TO
FORM AND LEGALITY

By: 
City Attorney

Notice was Mailed by certified/return receipt mail on January 24, 2005 and published in the Daily Commercial on January 26, 2005.


Marge Strausbaugh, City Clerk/Administrator

EXHIBIT "A"
COMMUNITY REDEVELOPMENT AREA



APPENDIX C: CRA CREATION RESOLUTION