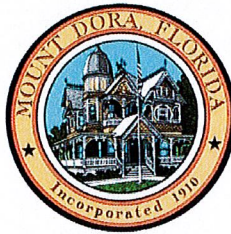


**CITY OF
MOUNT DORA, FLORIDA
CITY COUNCIL
MINUTES**



**February 21, 2023
City Hall
510 N. Baker St.
Mount Dora, FL 32757**

CALL TO ORDER

Having been duly advertised as required by law, Mayor Stile called to order the February 21, 2023 meeting of the Mount Dora City Council at 6:00 p.m. in the City Hall Council Chambers.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A Moment of Silence and Pledge of Allegiance was led by Councilmember Cataldo.

ROLL CALL

Members Present

Crissy Stile, Mayor
Marc Crail, Vice-mayor
John Cataldo, District 1
Cal Rolfson, District 2
Dennis Dawson, District 3
Nate Walker, District 5
Doug Bryant, At Large

Also Present

Patrick C. Comiskey, City Manager
Sherry G. Sutphen, City Attorney
Jeanann Hand, City Clerk

Mayor Stile explained the reason for the meeting taking place in the Council Chambers instead of the Music Hall, and why commenting is disable on City social media sites.

PRESENTATIONS

1. **Irish Heritage Month Proclamation**
Mayor Stile read into the record the proclamation recognizing Irish Heritage Month.
2. **Friends of the Environment Awards**
Donna Shelly, representing the Mount Dora Friends of the Environment, presented awards on behalf of the organization.
3. **Mount Dora Fun Fact**
Mayor Stile shared information about Ruthie Watson and her impact on the City, and shared information about the historic downtown fire.

PUBLIC COMMENTS

Mayor Stile opened public comment.

Josh Hemingway, 1177 East Fifth Avenue, spoke about the Joint Planning Agreement with Lake County, especially in relation to the Groves development. Mr. Hemingway suggested the City post updates online regarding the status of the JPA.

City Attorney Sutphen provided an update regarding the status of the JPA negotiation.

Anna Paula P. da Silva, 935 Fairview Avenue, spoke regarding social media commenting and Councilmember demeanor.

Mayor Stile closed public comment.

APPROVAL OF AGENDA

***MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA;
COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY
A UNANIMOUS VOICE VOTE.***

CONSENT AGENDA

1. Request Approval of Agreement between the City of Mount Dora and 120 Water Audit d/b/a 120Water related to End to End Lead and Copper Compliance Program Solution
2. Request Approval to Waive the Facility Rental Fee for the Annual Lake Concert Band Event Which Benefits the Lake Cares Food Pantry

***MOTION BY COUNCILMEMBER WALKER TO APPROVE THE CONSENT AGENDA;
COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY
A UNANIMOUS VOICE VOTE.***

ACTION ITEMS

1. Request Authorization for the Mayor to Execute a Quitclaim Deed on Behalf of the City of Mount Dora, Transferring Property Back to Alysha Enterprises, Inc., and Acceptance of Easement Related to the Mount Dora Hotel Center Project

City Planner Sandersfeld explained the item, which is related to a site on Highway 441 near property designated for hotels. The execution of these documents will remove the frontage road and bring it back to the property owner, and create an ingress/egress easement.

Mayor Stile opened public comment.

Mitch Collins, 801 East South Street, Orlando, 32801, project engineer for this project, announced he was available to answer questions.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO AUTHORIZE THE MAYOR TO EXECUTE THE QUITCLAIM DEED ON BEHALF OF THE CITY OF MOUNT DORA, TRANSFERRING PROPERTY STATED IN THE ITEM ON THE AGENDA; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
Councilmember Walker
Councilmember Cataldo
Councilmember Dawson
Councilmember Bryant
Vice-mayor Crail
Mayor Stile

NO None

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Approval Final Reading (Adoption) of Ordinance No. 2023-04, Mount Dora Mixed Use for MK and AD Land Investments, LLC Final PUD (WBI-E District)

City Attorney Sutphen read Ordinance No. 2023-04 by title only.

ORDINANCE NO: 2023-04

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE REZONING AND MASTER PLAN FOR "MOUNT DORA MIXED USE"; PROVIDING FOR THE REZONING AND APPROVAL OF THE MOUNT DORA WOLF BRANCH INNOVATION EMPLOYMENT (WBI-E) DISTRICT FOR THAT PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF SR 46 AND EAST OF BUTTERCUP LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS;

**PROVIDING FOR SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.**

City Manager Patrick Comiskey reminded those present regarding the developer, Aaron Hakim's, amenability to negotiation, and Mr. Hakim's history of availability to provide information about the project.

Councilmembers disclosed ex parte communication.

Councilmember Cataldo met with the developer at City Hall after the last Council meeting.

Councilmember Bryant noted all Councilmembers had met with Mr. Hakim and most likely responded to numerous emails regarding the project. Ms. Sutphen reviewed requirements regarding ex parte communication.

Councilmember Cataldo disclosed meeting with Mount Dora resident Sharon Crow, who asked for his stance. Councilmember Cataldo disclosed a text conversation with Steve Williams, a resident against the project. Mr. Cataldo announced he also received the emails sent to the general City Councilmember email address.

Councilmember Bryant disclosed numerous emails to which he responded individually; approximately 90 percent of the emails received were opposed to the project.

Councilmember Dawson disclosed approximately 75 emails. Two emails were in favor of the project. Most others were in favor, with exceptions, favoring the district, but not in favor of this project. Councilmember Dawson disclosed approximately 75 conversations in passing while walking his dog. The participants in those conversations were against the project.

Vice-mayor Crail disclosed the City Council general address emails, most of which were opposed to the project. His disclosed his responses consisted of thanking the senders for weighing in. He also disclosed meeting with Mr. Hakim at City Hall.

Mayor Stile disclosed the City Council general address emails, 90 percent of which were opposed to the project. Mayor Stile also disclosed meeting in her City Hall office with Sharon Crow, and visiting Minister Biery and his wife at their home. Mayor Stile disclosed numerous store visitors who mentioned the project to her.

Councilmember Rolfson repeated the disclosure of his meeting with Mr. Hakim before the first hearing, at which the Councilmember took no position, but received information. Councilmember Rolfson disclosed 50-100 emails to the City Council general email address, to which he responded with statements of gratitude, but no position on the topic. Councilmember Rolfson disclosed an email to Mr. Hakim asking for his phone number; he received a reply from Mr. Hakim with his phone number, but did not phone Mr. Hakim.

Councilmember Walker disclosed meeting with Mr. Hakim, and the receipt of the numerous emails to the City Council general email address as mentioned above, which were predominantly against the project. Councilmember Walker disclosed mentions of the project in passing, some of which were in favor of the project with conditions, and some against the project with conditions.

Planning Director Vince Sandersfeld reviewed the history of the project as it moved forward toward Council consideration, including their Planned Unit Development application, and review by the Development Review Committee and Planning and Zoning Commission. Discussion regarding height, land use, and deviation were mentioned. He reminded Council that the process of planning and development sets the zoning and development standards. Changes can only be made if the PUD is modified, which would need another public hearing.

Economic Development Manager Misty Sommer narrated a PowerPoint on the history of the Wolfbranch Innovation District. The PowerPoint is attached to the minutes as Exhibit A.

Brent Spain, 1809 Edgewater Drive, Orlando, 32804, spoke as land use counsel for applicant Mr. Hakim. Mr. Spain moved to introduce by reference, the record from the January 17, 2023 Mount Dora City Council meeting, including the agenda packet from that meeting. The agenda packet from January 17, 2023 is attached as Exhibit B. Mr. Spain asked for an opportunity for rebuttal after public comment.

Developer Aaron Hakim, 1830 Plymouth Sorrento Road, Apopka, 32712, introduced Jon Stover and Aaron King, from Jon Stover and Associates, an economic development consulting firm, who were appearing via Zoom. Mr. Stover and Mr. King presented an impact assessment. The impact assessment presentation is attached to the minutes as Exhibit C.

The firm's assessment is based on documents obtained from the city. The firm's calculations on square footage were based on the most recent numbers. Questions were raised about Gateway District uses versus Employment District uses, the allowance for deviations, and PUD and Zoning differences. The enforcement of Wolf Branch standards was mentioned. Councilmembers and the developer's representatives discussed employment impacts, and costs to the City of various land uses.

Mr. Spain referred to the City's Land Development Code sections regarding Wolf Branch and land uses. He repeated his request for the opportunity to rebut public comment. Councilmember Bryant disagreed regarding usage and offered to speak individually with Mr. Spain.

Mr. Hakim presented a PowerPoint demonstrating concessions made by the developer in response to feedback from the City. He offered the opportunity for those present to ask questions. Mr. Hakim's presentation is attached to the minutes as Exhibit D. He reported speaking to the school board and he delineated

compliance with land use qualifications.

Councilmember Cataldo stated the main concern for his constituents is building height.

Sustainability was discussed. Mr. Hakim explained phasing plans and the relocation of office space to satisfy the City while maintaining sustainability.

Discussion ensued regarding negotiations, building phases, commercial versus residential space, building height and topography, and density and intensity.

Councilmembers Walker and Dawson concurred height remains an issue. Councilmember Rolfson commended the developer for his cooperation with the City.

Mayor Stile adjourned for a break at 8:33 p.m. Mayor Stile called the meeting back to order at 8:45 p.m.

Vice-mayor Crail stated his preference for a lower-height development spread over a larger piece of land, and suggested 25 percent of the office space be built in Phase One. Mr. Hakim asserted their current plan conforms to that request. Vice-mayor Crail requested anything exceeding 100 feet in the PUD to sunset if not built within eight years. Mr. Hakim declined to commit to fulfilling that request.

Mr. Sandersfeld confirmed for Councilmember Walker that PUDs are not transferrable.

Mayor Stile opened public comment.

Ann Kreidler, 21734 Belgian Court, expressed concern over her view, animal habitat, and sink holes.

John Burkart, 1505 Heim Road, stated that developments of this sort destroy, and was dubious about the developer's ability to complete the project. He urged Council to vote against the project.

Cindy Newton, 19025 Lake Swatara Drive, Eustis, handed out an information sheet, which is attached to the minutes as Exhibit E, and spoke about the aquifer, Wolf Sink, and the effects of construction upon the environment.

Jon Suarez 22551 Corle Road, Eustis, spoke about Lake Nona, environmental issues, and the importance of collective growth management.

Elizabeth Pachelli, 32905 Scenic Hill Drive, spoke as a representative of the Hills of Mount Dora subdivision. She requested the decision be tabled until their concerns are addressed and further information is obtained.

Michael Cliburn, 7214 Chesterhill Circle, spoke as Vice President of Friends of the Wekiva River. He is concerned about the Florida aquifer recharge. He recommended a study by a Florida-certified hydro-geologic engineer. He urged the City not to approve the project until they are assured recharge will not be affected.

Barbara Rupert, 31810 Harris Road, unincorporated Tavares, stated the majority of the community is not for this project. The height and square footage are too much.

William Kays, 30415 Gidran Terrace, noted the development would be adjacent to his yard. He is opposed to the development, is concerned about infrastructure, and doesn't believe the space would find renters.

Rick Gonzalez, 34841 Estes Road, Eustis, commented on Mount Dora's negative reputation with developers, and stated the City must provide space for quality jobs and an educated work force. He is in favor of this project.

Meisha Santagata, 30237 Hackney Loop, spoke about traffic, infrastructure, and wildlife.

Tom Pauls, 8673 Bridgport Bay Circle, stated PUDs have to be executed consistent with polices in place. He urged the City to plan for a City that will be able maintain its quality of life twenty years from now.

Hunter File, 20946 Sullivan Ranch Boulevard, stated her opposition to this project, citing lack of infrastructure.

Ephraim McCormick, 2800 Wolf Branch Road, spoke against the project.

James Homich, 621 East Fifth Avenue, referred to the City's Comprehensive Plan in relation to this development. He asked Council to vote against the development. He suggested the developer hasn't met the conditions proposed by the Planning and Zoning Commission.

Wes Porak, 1216 Gray Court, Eustis, warned about ways this development would affect the entire area, not just the City of Mount Dora.

Nili Sinai, 635 East Ninth Avenue, spoke about greed and quality of life.

Danny Mack, 32521 Wolf Branch Lane, Sorrento, spoke about planning for

stormwater flooding, referencing neighborhoods with which he is familiar.

Christine King Harris, 402 Jackson Avenue, spoke about Sunshine Law and conflicts of interest.

Charlie Sanz, 980 Page Lane, stated she hasn't received an email response from Mr. Hakim. She believes the project would change the City for the worse.

Kelly Hannigan, 30543 Lippizan Terrace, expressed appreciation to Mr. Hakim and councilmembers, and concern regarding infrastructure. She supports growth with limits.

Scott Hicks, 21920 Belgian Court, is concerned regarding building height, construction noise, sinkholes, and jobs.

Linda Criswell, 2100 David Court, stated the development would not be a benefit to the City.

Mike Santagata, 30237 Hackney Loop, questioned how this development fits into the residential area. He asked council to vote against the project.

Karen Stevens, 2705 Tremont Drive, Eustis, expressed concern regarding wildlife, crime and traffic. She referred to the development as irresponsible growth. She spoke about the unfavorable conditions in south Florida.

Mayor Stile closed public comment.

Mayor Stile adjourned for a break at 10:00 p.m.

Mayor Stile called the meeting back to order at 10:05 p.m.

Mr. Spain reminded Council their vote should not be about popular opinion, but about applying the City's Comprehensive Plan to land development. He spoke of the reasons Councilmembers should approve the project. He warned of the potential consequences of denial. He reminded Council that no information provided at the meeting could be considered scientific data. No large warehouse is proposed. Density and intensity is commercial. The intensity was reduced by one third. Many issues raised would be part of the site plan, a stage which the project has not yet approached. He assured those present the project would comply with state and federal laws. He noted lay opinions are not grounds to deny a compliant project and reminded that a quasi-judicial decision needs to be based on competent substantial evidence. He stated the developer demonstrated compliance with adopted criteria, staff recommended approval of the project, and the project does not violate any policy. He noted the shifting of burden to the opposition. Mr. Spain announced his client would be willing to lower the building height to 197 feet at the State Road 46 line of site. Mr. Spain, on behalf of his client, requested approval with that modification.

City Attorney Sutphen reiterated the criteria to be considered for vote, and the definition of expert testimony.

Councilmembers further briefly discussed the project with Mr. Hakim. The specific limits and allowances for the new height were mentioned, including what can and cannot be accomplished with PUD amendments, and site plan and plat approvals.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FINAL READING AND ADOPTION OF ORDINANCE NO. 2023-04, MOUNT DORA MIXED USE FOR MK AND AD LAND INVESTMENTS, LLC FINAL PUD (WBI-E DISTRICT) WITH INCLUSION OF THE REDUCTION OF BUILDING HEIGHT TO 197 FEET AND TWENTY-FIVE PERCENT OF THE OFFICE SPACE TO BE BUILT IN PHASE ONE; VICE-MAYOR CRAIL SECONDED THE MOTION. MOTION FAILED 2-5.

YES Councilmember Rolfson
Vice-mayor Crail

NO Councilmember Cataldo
Councilmember Dawson
Councilmember Walker
Councilmember Bryant
Mayor Stile

Council agreed to waive the one-year waiting period should the developer wish to bring back the development, and to waive the application fee. Mr. Hakim announced he would withdraw the application.

2. **Request Approval of First Reading of Ordinance No. 2023-05, Amending Chapter 42, Sec 42-31, Parking Behind a Driveway**

City Attorney Sutphen read Ordinance No. 2023-05 by title only.

ORDINANCE NO.: 2023-05

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, AMENDING CHAPTER 42, OF THE CITY OF MOUNT DORA CODE OF ORDINANCES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CHAPTER 42, TRAFFIC AND VEHICLES, ARTICLE II, STOPPING STANDING AND PARKING, SECTION 42-31, PROHIBITED PARKING IN SPECIFIED PLACES; PROVIDING FOR THE IMPLEMENTATION OF

ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CODIFICATION, SCRIVENER'S ERRORS AND THE ADJUSTMENT OF PRONOUNS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interim Chief Gibson explained the purpose of the ordinance, which adds language to the City's current code which will prohibit people from parking in a manner that prevents other drivers from safely backing out vehicles.

Mayor Stile opened public comment. No one spoke. Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER CATALDO TO APPROVE THE FIRST READING OF ORDINANCE NO. 2023-05; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Cataldo
Councilmember Rolfson
Councilmember Dawson
Councilmember Bryant
Councilmember Walker
Vice-mayor Crail
Mayor Stile

NO None

CITY MANAGER'S REPORT

1. Lobbyist Update

City Manager Patrick Comiskey directed attention to the summaries of the City's legislative appropriation requests for 2023. The requests are attached to the minutes as Exhibit F.

CITY ATTORNEY'S REPORT

No report.

COMMUNICATIONS AND REPORTS

1. Council Member Dennis Dawson

Councilmember Dawson would be visiting the Little Library at Traingle Elementary.

2. Council Member Cal Rolfson

No report.

3. **Councilmember Nate Walker**
Councilmember Walker commended City staff for Cauley Lott Park.
4. **Councilmember Doug Bryant**
No report.
5. **Councilmember John Cataldo**
No report.
6. **Vice-Mayor Marc Crail**
No report.
7. **Mayor Crissy Stile**
Mayor Stile commended staff regarding Cauley Lott Park and recent special events. She thanked those who attended the meeting to comment.

FUTURE MEETING DATES

1. March 7, 2023, 6:00 PM, Regular Session
2. March 21, 2023, 6:00 PM, Regular Session
3. April 18, 2023, 6:00 PM, Regular Session
4. May 2, 2023, 6:00 PM, Regular Session

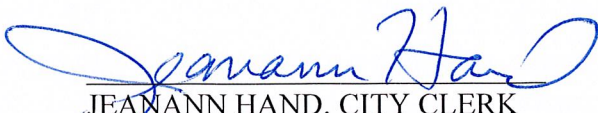
ADJOURNMENT

MOTION BY COUNCILMEMBER ROLFSON TO ADJOURN; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at 11:55 p.m.



CRISSY STILE, MAYOR
City of Mount Dora



JEANANN HAND, CITY CLERK
City of Mount Dora

WOLF BRANCH INNOVATION DISTRICT

MASTER PLAN | 01



TIMELINE

2004

Joint Planning Agreement with Lake County first identifies this area as an “Employment Center.”

2011

City of Mount Dora and Lake County adopt a joint Resolution for the Employment Center.

2013

Analysis of Proposed Mount Dora Employment Center Market Study.

2017

Duke Energy Site Readiness Program prepared a Site Visit Report Card.

2009/2010

City of Mount Dora and Lake County adopt Comprehensive Plans identifying Employment Center/Regional Office District.

2011

Envision Mount Dora: Citywide vision created for the City of Mount Dora by the citizens/stakeholders.

2013

City of Mount Dora’s Comp Plan amended to define Employment Center FLU and reflected the County’s companion Regional Office FLU.

TIMELINE

2018

State Road 453/429
roadway is completed.

2019

Interlocal Agreement with
Lake County, for the
Florida Job Growth
Infrastructure Grant award
(\$2.5 Million).

2020

City of Mount Dora
updates the
Comprehensive
Plan/Evaluation and
Appraisal Report

2020

Corridor Planning Study
conducted for the Wolf
Branch Innovation
District's Innovation Trail

2019

City of Mount Dora adopts
the Wolf Branch
Innovation District
Implementation Plan .

2020

City of Mount Dora
adopts the Wolf Branch
Innovation District
Design Guidelines

2020

Alignment Study for Vista
Ridge Drive to provide an
alternate roadway to State
Road 46/ provide access to
the Wolf Branch
Innovation District.

2022

Amco Development
presented the concept plan
for their Mount Dora
Mixed Use project at the
April 25th City Council
Work Session.

QUESTIONS?



EXHIBIT B

The files from the January 17, 2023 City Council Regular Session may be viewed at this link: <https://files.ci.mount-dora.fl.us/?u=yQfZ&p=9HkM>



Mount Dora Mixed-Use Development Impact Analysis

Prepared For: AMCO Development

Completed By: Jon Stover & Associates

Presented At: 2/21/2023 Mount Dora City Council Hearing

February 20, 2023



JS&A Economic
Development
Consulting



Contents

EXECUTIVE SUMMARY	3
PROJECT BACKGROUND	4
PROJECT METHODOLOGY.....	5
DEVELOPMENT OVERVIEW	6
ECONOMIC IMPACT	7
FISCAL IMPACT	13
COMMUNITY IMPACT	17
CATALYTIC IMPACT POTENTIAL.....	20
APPENDIX	22

Executive Summary

Project Background

AMCO Development is planning to develop a mixed-use development in Mount Dora, FL on State Road 46, near Round Lake Road. The redevelopment will include a wide range of land uses, including residential, office, retail, medical offices, a preschool facility, senior housing, a convention center, manufacturing, clean tech, and warehousing/storage. The purpose of this study is to assess the fiscal, economic, and community impacts of the proposed development, and the fiscal revenue implications to the City of Mount Dora and Lake County.

ECONOMIC IMPACT	FISCAL IMPACT	COMMUNITY IMPACT
Impact During Construction Period - The anticipated construction period of the project will generate \$2.16 billion of revenue in construction and other supporting industries, as well as 17,119 jobs and \$894.5 million in labor income. Impact Upon Stabilized Operations - The proposed mixed-use development project will generate approximately 14,372 full-time jobs upon reaching stabilized operations, generating \$711.3 million in annual labor income for employees and \$2.36 billion in annual business revenue. - The project will feature up to 900,000 SF of office space, which is expected to attract a wide range of industries, with high-quality jobs paying well above the County or state average. The project is also expected to include 495,000 SF for clean tech and manufacturing uses, 60,000 SF of medical office space, and a 28,000 SF urgent care facility. These uses are expected to support 4,185 full-time jobs, generating \$326.9 million in total labor income, with an average annual salary of \$78,113. This figure is 69% higher than the Lake County average annual wage – reflecting the type of established, high-quality tenants expected to lease in the project’s new Class A office product.	Fiscal Impact During Construction Period - In total, construction of the proposed development is expected to generate approximately \$17.4 million for the City of Mount Dora and \$8.1 million for Lake County, FL. Anticipated City of Mount Dora impact fee revenue includes \$2.5 million to parks and recreation, \$1.4 million to the public library system, \$2.7 million to the city police department, and \$1.3 million to the city fire/EMS department. Fiscal Impact Upon Stabilized Operations - The proposed development is anticipated to generate approximately \$6.9 million in ad valorem revenue to the City of Mount Dora’s General Fund upon the first year of stabilized operations at full build-out. Over its full life cycle (25 years), the project is anticipated to generate \$222 million of ad valorem revenue to the City of Mount Dora’s General Fund. - The project is also estimated to generate an additional \$5.9 million of ad valorem revenue to the Lake County General Fund, \$359,000 to the Lake County Water Authority, and \$582,000 to the North Lake Hospital District.	Community Amenities Public Open Space and Outdoor Recreation, including a 1.7-acre central park, other landscaped public open spaces, a 5.2-acre lake, walking trails, bike paths, and fitness equipment available to the public. Other Recreational Amenities, including an amphitheater, entertainment venues, and food market within the central park. Shopping Amenities, including retail stores, specialty grocery store, restaurants, and services. Healthcare Providers, including an urgent care facility and 60,000 square feet of medical office space. Other Amenities are planned including a convention center space, a Montessori preschool Alignment with the Comprehensive Plan and City Vision. - The development proposal aligns with key goals of the Comprehensive Plan, including bringing an employment center to the east of downtown along State Route 46, enhancing trail connectivity, providing a denser mixed-use development pattern aligned for growth, and creating jobs-to-housing linkages. A successfully executed project would establish market demand and financial viability for high-quality commercial development and could spur other desirable investment in Mount Dora.

Note: Changes in the development pro forma, retail users, and market forces will impact the above anticipated economic impacts. Impact figures above reflect impact of full project build-out.

Project Background

Background & Study Purpose

AMCO Development is planning to develop a mixed-use development in Mount Dora, FL on State Road 46, near Round Lake Road. The redevelopment will include a wide range of land uses, including residential, office, retail, medical offices, a preschool facility, senior housing, a convention center, manufacturing, clean tech, and warehousing/storage. The project will include 325 hotel rooms across one or two hotel concepts. The purpose of this study is to assess the fiscal, economic, and community impacts of the proposed development.

Analysis Status

This report was developed to provide preliminary impact estimates for the February 21 City Council Meeting. Study inputs, assumptions, and findings are subject to change based on any potential changes to the development program, market assumptions, zoning or land use requirements, and other factors.

Analysis Components

The following assessments have been undertaken for the subject project:

Development Overview. Concise description of the site and the immediate surrounding area.

Economic Impact. Estimate of the number of jobs, total salaries and wages, and business revenue the development will create during construction and during sustained operations.

Fiscal Impact. Fiscal impact assessment to understand the direct state and local tax revenues generated from the proposed development during construction and during stabilized operations.

Community Impact. Summary of how the proposed development will benefit the surrounding community and how these impacts align with local neighborhood and citywide goals.

Catalytic Impact. Summary of how the proposed development has the potential to catalyze additional investment and development within the Wolf Branch Innovation District and throughout Mount Dora.



Project Methodology

Data Sources

For the purposes of this study, a software and data provider called IMPLAN was used to (a) provide needed data multipliers and (b) generate a model that uses inputs from a development program and estimate the corresponding impact on jobs growth and fiscal impact. Other data sources include Costar, a leading real estate data provider, and local market research and on-site development program and revenue and provided by AMCO Development.

Construction Vs. Operations

There are two main development phases that affect job growth: (a) the period during site construction and (b) the period of time once the project is stabilized and/or approaching full occupancy. Site construction generates temporary construction jobs and associated income taxes. Once the subject site operations

are stabilized, the primary sources of municipal revenues are property tax, municipal utility revenues, corporate profit tax, and sales tax.

As such, the employment assessment is presented in separate tables for (1) the planning and construction period of the development and (2) expected annual impacts of stabilized onsite operations once the site is fully leased.

This analysis assumes the full build-out of the development, building up to the maximum allowable square footage for each land use. Changes in the development program will change future economic and fiscal impacts.

Impact On Local Economy – Employment And Tax Revenue

Using a data analysis software called IMPLAN that uses data and multipliers specific to Lake County, the total expected jobs were estimated

for each type of tenant expected to locate on site. Economic impact figures are broken down by direct, indirect, and induced impacts. Direct Impact refers to the businesses, revenue, jobs, and wages generated from the operations of a particular industry or industries. Indirect Impact refers to the supply chain of goods and services from other industries that enable activity in a particular industry or industries. Induced Impact refers to the results, or spending, of increased personal income (salary and wages) caused by the direct and indirect impacts.

JS&A conducted an independent analysis of the anticipated local and county property tax revenue that will be generated by the project. IMPLAN was used to estimate state and local sales tax and corporate profit tax revenues during the construction period and corporate profit tax revenue during stabilized operations.

Development Overview

DEVELOPMENT SNAPSHOT

The proposed mixed-use project in Mount Dora will add up to 5.6 million square feet of new development at the subject site. The project is expected to be built in three phases, over seven to twelve years. The first phase will include independent senior living, assisted living, a self-storage facility, office, medical offices, restaurants, and a preschool. The second phase will include a hotel, apartments and condominiums, and additional office space. The third phase will include more office, residential, and medical office space.

The project will add new product types to the City of Mount Dora, FL's office, retail, and residential supply. The project's Class A office space is expected to attract established industries in high-growth industries that would otherwise not locate within Mount Dora due to an existing lack of recently built Class A office space. Likewise, the project's mixed-use concept and large supply of retail space will likely make it a major dining and shopping destination in the surrounding region – give the lack of comparable commercial hubs.



Full Development Program

Land Use	Total SF / Units
Multifamily	865 Units
Condo	665 Units
Senior Housing	275 Units
Retail	950,000
Office	900,000
Clean Tech	297,000
Manufacturing	495,000
Warehousing/Storage	150,000
Specialty Grocer	55,000
Convention Center	100,000
Medical Office	60,000
Educational	14,000
Urgent Care	28,000
Total SF (Approximate)	5,616,227 SF

Note: SF and unit estimates provided by AMCO Development. Development program above reflects the highest allowable square footages on the subject site. Total project square footage assumes average unit sizes of 1,195 SF for multifamily units, 1,911 SF for condo units, and 958 SF for senior housing units. Average unit SF for senior housing based on Lake County average for senior housing units.

Source: AMCO Development

© Jon Stover & Associates, 2023



Economic Impact

Anticipated Jobs, Salaries and Wages and Business Revenues Upon Stabilized Operations

Economic Impact During Construction

Direct, Indirect, and Induced Impacts

The construction of the proposed mixed-use development **will generate approximately 17,119 full-time jobs over the full course of its construction period.** In total, these new jobs will generate \$894.5 million labor income for employees and \$2.16 billion in annual business revenue over the entire duration of construction. The buildout of the entire development program is expected to be 7 to 12 years.

There are three types of economic impacts:

- **Direct Impact:** The businesses, revenue, jobs, wages, and other economic activity generated onsite annually.
- **Indirect Impact:** The supply chain of goods and services (business-to-business expenses) from other industries that support onsite operations.
- **Induced Impact:** The results, or spending, of increased personal income (salary and wages) caused by the direct and indirect impacts, including spending by people living onsite.

Impact Type	Industry Sales	Anticipated Employment*	Anticipated Total Wages
Direct Impact (<i>Business Operations</i>)	\$1,550,065,374	13,452	\$725,765,981
Indirect Impact (<i>Supply Chain</i>)	\$264,428,988	1,485	\$73,305,860
Induced Impact (<i>Spending of Wages</i>)	\$341,906,674	2,181	\$95,388,333
Total Impact During Construction Period	\$2,156,401,036	17,119	\$894,460,174

The "Total Sales" column reflects "Industry Output," which is the total anticipated revenue generated annually from onsite operations and local hotel guest spending during stabilized operations. Estimated impact presented in 2023 dollars.

Note: Anticipated salary and wages in the above chart were calculated using IMPLAN with the latest version of Lake County-specific multipliers. Total impact figures may not be equal to sum of industry impact figures due to rounding. Changes in the development pro forma, retail users, and market forces will impact the above anticipated employment.

* Full-time job equivalent.

Source: IMPLAN

The proposed Mount Dora mixed-use project is anticipated to generate approximately the following employment and wages during construction:

Annual Jobs During Construction

17,119 Jobs

Annual Salary & Wages During Construction

\$894.5 Million

Average Annual Salary & Wages of Jobs Supported During Construction

\$52,250

Annual Revenue Generated During Construction

\$2.2 Billion

Figures above reflect total (direct, indirect, and induced) impacts during the project's construction period. Figures assume construction of full development program.

The proposed Mount Dora mixed-use project is anticipated to generate approximately the following employment and wages upon stabilized operations:

Annual Jobs During Stabilized Operations

14,372 Jobs

Annual Salary & Wages During Stabilized Operations

\$711.3 Million

Average Annual Salary of On-Site Office, Medical, & Manufacturing Jobs During Stabilized Operations

\$78,113

Annual Revenue Generated During Stabilized Operations

\$2.4 Billion

Figures above reflect total (direct, indirect, and induced) impacts upon stabilized operations of the full development program.

Economic Impact During Stabilized Operations

Direct, Indirect, and Induced Impacts

The project has several sources of economic impacts, including retail uses, office uses, residential property management and resident spending, warehousing/storage uses, hotel operations and guest spending, convention center operations, specialty grocery, and medical office uses. All of this economic activity resulting from the project is evaluated for a typical year once the development has reached stabilized operations.

In all, it is estimated that the proposed mixed-use development project will generate approximately 14,372 full-time jobs, in a wide range of employment types, upon reaching stabilized operations. Many of these jobs will be in sectors that currently have a minimal presence in Mount Dora and Lake County. In total, these new jobs will generate \$711.3 million in annual labor income for employees and \$2.36 billion in annual business revenue.

There are three types of economic impacts:

- **Direct Impact:** The businesses, revenue, jobs, wages, and other economic activity generated onsite annually.
- **Indirect Impact:** The supply chain of goods and services (business-to-business expenses) from other industries that support onsite operations.
- **Induced Impact:** The results, or spending, of increased personal income (salary and wages) caused by the direct and indirect impacts, including spending by people living onsite.

Impact Type	Industry Sales	Anticipated Employment*	Anticipated Total Wages
Direct Impact (<i>Business Operations</i>)	\$1,532,644,613	9,425	\$490,910,340
Indirect Impact (<i>Supply Chain</i>)	\$446,499,957	2,731	\$115,652,636
Induced Impact (<i>Spending of Wages</i>)	\$375,908,123	2,215	\$104,760,982
Total Impact Upon Stabilized Operations	\$2,355,052,693	14,372	\$711,323,958

The "Total Sales" column reflects "Industry Output," which is the total anticipated revenue generated annually from onsite operations and local hotel guest spending during stabilized operations. Estimated impact presented in 2023 dollars.

Note: Anticipated salary and wages, employment, and industry sales in the above chart were calculated using IMPLAN with the latest version of Lake County-specific multipliers. Total impact figures may not be equal to sum of industry impact figures due to rounding. Changes in the development pro forma, retail users, and market forces will impact the above anticipated economic impacts.

Source: IMPLAN

Economic Impact During Stabilized Operations

Office, Medical, & Clean Tech/Manufacturing Employment

The proposed Mount Dora mixed-use project will feature up to 900,000 SF of office space, which is expected to attract a wide range of industries across the financial services, tech, and professional services sectors and high-quality jobs paying well above the County or state average. The project is also expected to include 495,000 SF for “clean tech” (life sciences, biotech, and clean energy) and manufacturing uses, 60,000 SF of medical office space, and a 28,000 SF urgent care facility. **In all, these uses are expected to support approximately 4,185 full-time jobs upon full project build-out and leasing. These jobs will generate approximately \$326.9 million in total labor income, with an average annual salary of \$78,113.** This figure is 69% higher than the Lake County average and 32% higher than the Lake County average within those same industries (\$59,003) – reflecting the type of established, high-quality tenants expected to lease in the project’s new Class A office product.

Impact Type	Anticipated Employment*	Anticipated Total Wages	Anticipated Average Salary	Lake County Average	% Difference from Lake County Avg.
Traditional Office					
Professional, Scientific, and Technical Services	432	\$23,649,127	\$54,686	\$40,850	34%
Business Admin. & Operations, & Financial Services	1,009	\$93,799,827	\$92,959	\$60,364	54%
Scientific Research & Development Services	432	\$30,133,823	\$69,682	\$56,754	23%
Information Technology	432	\$32,043,413	\$74,097	\$65,172	14%
Corporate Headquarters	432	\$40,199,926	\$92,959	\$60,364	54%
Software Development and Distribution	144	\$13,509,990	\$93,722	\$84,372	11%
Traditional Office Subtotal	2,883	\$233,336,107	\$80,935	\$58,817	38%
Medical					
Medical Office	144	\$9,557,488	\$66,302	\$66,302	0%
Urgent Care Facility	90	\$5,235,795	\$58,374	\$58,374	0%
Medical Subtotal	234	\$14,793,283	\$63,262	\$63,262	0%
Clean Tech					
Clean Energy	214	\$14,163,080	\$66,300	\$49,073	35%
Life Sciences	214	\$16,607,156	\$77,742	\$56,754	37%
Biotechnology	214	\$16,607,156	\$77,742	\$56,754	37%
Clean Tech Subtotal	641	\$47,377,392	\$73,928	\$54,194	36%
Manufacturing					
Transportation Equipment Manufacturing	214	\$10,922,303	\$51,130	\$46,958	9%
Advanced Manufacturing	107	\$7,812,492	\$73,144	\$56,754	44%
Semiconductors	107	\$12,655,504	\$118,486	\$116,017	2%
Manufacturing Subtotal	427	\$31,390,299	\$73,472	\$65,139	13%
Total Impact Upon Stabilized Operations	4,185	\$326,897,080	\$78,113	\$59,159	32%

Note: Anticipated on-site wages calculated using blend of Lake County and established Florida Class A office market labor income averages. Impact figures calculated using IMPLAN, with Lake County-specific multipliers. Average Lake County salary figures based on IMPLAN occupational data (2021). Changes in the development pro forma, retail users, and market forces will impact the above anticipated impacts.

* Full-time job equivalent.

Economic Impact During Stabilized Operations

Sources of Direct Economic Impacts

It is anticipated that the proposed Mount Dora mixed-use development will support 9,210 on-site jobs each year after project stabilization. The project has several sources of economic impacts, including retail uses, office uses, residential property management and resident spending, warehousing/storage uses, hotel operations and guest spending, convention center operations, specialty grocery, and medical office uses. All of this economic activity resulting from the project is evaluated for a typical year once the development has reached stabilized operations.

ON-SITE EMPLOYMENT UPON STABILIZED OPERATIONS

The project's on-site uses are anticipated to directly employ 9,208 full-time employees upon reaching stabilized operations, generating \$484.5 million in annual wages and salaries. These jobs will pay an average of approximately \$52,624 annually.

Job Type	Full-Time On-Site Jobs	Average Annual Salary
Retail	4,683	\$29,971
Office	2,883	\$80,935
Clean Tech	641	\$73,928
Manufacturing	427	\$73,746
Medical (Office + Urgent Care)	234	\$63,219
Warehousing/Storage	139	\$76,267
Hotel	94	\$32,775
Residential Property Management	46	\$34,324
Education	28	\$34,658
Specialty Grocer	18	\$30,992
Convention Center	15	\$34,331
Total FTE Jobs Supported by On-Site Operations	9,208	\$52,624

On-site employment figures represent full-time employment figures upon stabilized operations. Analysis assumes full build-out of development program. Hotel full-time jobs figure listed above excludes jobs supported by hotel guest spending (see right). Convention center jobs figure above represents jobs generated by the operations of the convention center. Employment supported by convention center is excluded in this analysis to avoid double-counting hotel guest and convention center guest spending.

ANNUAL HOTEL NIGHTS & HOTEL GUEST SPENDING

The project's 325 hotel rooms will host an annual total of approximately 91,223 room nights and attract 43,439 unique visitors. These guests are expected to spend approximately \$18.3 million per year on nearby dining, shopping, and entertainment. This spending will directly support approximately 218 full-time jobs annually.

Impact Type	Annual Estimate	Direct Number of FTE Jobs Supported
Hotel Nights	91,223	--
Unique Visitors	43,439	--
Hotel Guest Spending	\$18,351,985	--
Food & Beverage	\$7,916,543	100
Entertainment & Recreation	\$4,677,957	90
Retail & Other Shopping	\$5,757,486	28
Total FTE Jobs Supported by Hotel Visitor Spending	--	218

Annual room night count assumes occupancy rate of 76.9%, based on NW Orange County hotel submarket average. Unique visitor count assumes average length of stay of 2.1 nights. Figure based on U.S. average hotel length of stay (Kalibri Labs, 2021). Analysis estimate typical hotel guest will spend \$149 on dining, \$88 on entertainment and recreation, and \$109 on shopping and retail per trip (Visit Florida 2019 Economic Impact Study). Employment from hotel guest spending represented in full-time equivalent figures as per IMPLAN.



Fiscal Impact



Anticipated Local and County Tax Revenue Generated During Construction

As currently proposed, the proposed mixed-use development is anticipated to generate approximately \$33.5 million in state and local tax revenue during the development and construction of the project. This fiscal impact is based on projected impact fees, building permit fees, fire systems permit fees, and planning and development fees. In total, construction of the proposed development is expected to generate approximately \$25.4 million for the City of Mount Dora. Anticipated City of Mount Dora impact fee revenue includes \$2.5 million to parks and recreation, \$1.4 million to the public library system, \$2.7 million to the city police department, and \$1.3 million to the city fire/EMS department.

DIRECT LOCAL AND STATE REVENUE IMPACT SUMMARY BY REVENUE SOURCE AND MUNICIPALITY

Revenue Source	City of Mount Dora
Impact Fees	\$7,915,143
Building Permits	\$9,305,487
Fire Systems Permit Fees	\$8,142,245
Planning & Development Fees	\$15,500
Total	\$25,378,375

DETAIL: ANTICIPATED CITY OF MOUNT DORA IMPACT FEE REVENUE BY LAND USE

Land Use	Parks & Rec	Public Library	Police Protection	Fire/EMS	Total
Multifamily	\$2,549,472	\$1,357,216	\$1,400,933	\$412,677	\$5,720,298
Commercial	--	--	\$1,161,591	\$383,715	\$1,545,306
Office	--	--	\$92,057	\$449,300	\$541,358
Industrial	--	--	\$47,680	\$17,959	\$65,639
Warehouse	--	--	\$38,508	\$4,035	\$42,543
Total	\$2,549,472	\$1,357,216	\$2,740,770	\$1,267,686	\$7,915,143

Note: Analysis assumes full build-out of the proposed development program. Permit and planning fees are based on "City Of Mount Dora Fee Schedule For Building And Planning". Lake County building permit fees based on Lake County Commercial and Residential Impact Fee Schedules. Analysis assumes a total assessed property value of \$1.16 billion. Planning and Development fees include preliminary PUD, Final PUD, Preliminary Plat and Development Plan, Final Plat and Construction Plans. City of Mount Dora impact fee estimates assumes that educational and hotel uses are taxed under "Commercial" land use. Changes in the development pro forma, retail users, and market forces will impact the above anticipated fiscal impact. Actual fiscal impact may vary.

Property Tax Revenue Generated During Stabilized Operations

PROPERTY TAX REVENUE SUMMARY

The proposed development is anticipated to generate approximately \$6.9 million in ad valorem revenue to the City of Mount Dora's General Fund upon the first year of stabilized operations at full build-out. Over its full life cycle (25 years), the project is anticipated to generate \$222 million of ad valorem revenue to the City of Mount Dora's General Fund, assuming a 2% annual growth rate of assessed value. The project is also estimated to generate an additional \$5.9 million of ad valorem revenue to the Lake County General Fund, \$359,000 to the Lake County Water Authority, and \$582,000 to the North Lake Hospital District. Across these four taxing sources, the project will generate approximately \$13.7 million in ad valorem revenue annually, and \$439.8 million over its full life cycle.

AD VALOREM TAX REVENUE SUMMARY BY LAND USE AND TAXING SOURCE

Land Use	Estimated Assessed Value	Annual Ad Valorem Revenue					25-Year Revenue Total
		City of Mt. Dora General Fund	Lake County General Fund	Lake County Water Authority	North Lake Hospital District	Total	
Residential Prop Mgmt./Operations	\$407,392,774	\$2,428,183	\$2,051,793	\$125,599	\$203,696	\$4,809,272	\$154,042,414
Retail	\$229,777,396	\$1,369,542	\$1,157,251	\$70,840	\$114,889	\$2,712,522	\$86,882,898
Office	\$301,568,188	\$1,797,437	\$1,518,818	\$92,973	\$150,784	\$3,560,012	\$114,028,266
Clean Tech	\$103,950,000	\$619,573	\$523,534	\$32,048	\$51,975	\$1,227,130	\$39,305,334
Manufacturing	\$34,311,337	\$204,506	\$172,806	\$10,578	\$17,156	\$405,045	\$12,973,724
Warehousing/Storage	\$14,089,310	\$83,977	\$70,959	\$4,344	\$7,045	\$166,324	\$5,327,417
Hotel	\$25,902,317	\$154,386	\$130,454	\$7,986	\$12,951	\$305,777	\$9,794,124
Specialty Grocer	\$13,302,902	\$79,289	\$66,999	\$4,101	\$6,651	\$157,041	\$5,030,063
Convention Center	--	\$0	\$0	\$0	\$0	\$0	\$0
Medical (Office + Urgent Care)	\$29,486,667	\$175,749	\$148,507	\$9,091	\$14,743	\$348,090	\$11,149,430
Educational	\$3,386,193	\$20,183	\$17,054	\$1,044	\$1,693	\$39,974	\$1,280,380
Annual Total Revenue @ Stabilized	\$1,163,167,086	\$6,932,825	\$5,858,175	\$358,604	\$581,584	\$13,731,187	\$439,814,049
25-Year Total Revenue	\$1,908,298,893*	\$222,060,456	\$187,639,092	\$11,486,207	\$18,628,295	\$439,814,049	

*Estimated assessed property value after 25 years of stabilized operations, assuming 2% annual growth rate of assessed value.

Note: Analysis assumes full build out of development program and no changes in millage rates. Analysis assumes on-site convention center use will not pay property taxes. Property assessed values based on assessed value of comparable properties in Lake County and other adjacent counties. Changes in the development pro forma, retail users, and market forces will impact the above anticipated fiscal impact. Actual fiscal impact may vary.

Other County and State Tax Revenue Summary (Stabilized Operations)

OTHER COUNTY & STATE TAX REVENUE SUMMARY

Upon stabilized operations in 2026, the project will generate approximately \$17.8 million in sales tax revenue for the State of Florida, and \$3 million in sales tax revenue for Lake County. The Tourism Development Tax, an additional County-level tax on hotel room receipts, will generate approximately \$456,000 in new tax revenue for Lake County. The project will also generate approximately \$1.1 million in annual corporate profit taxes to the State of Florida. These additional taxing sources will generate a total of \$3.4 million in tax revenue for Lake County and \$18.9 million for the State of Florida upon stabilized operations of the project's full development program.

DIRECT FISCAL IMPACT SUMMARY BY REVENUE SOURCE AND MUNICIPALITY

Revenue Source	Lake County	State
Retail Sales Tax	\$2,973,500	\$17,841,000
Corporate Profits Tax	--	\$1,081,182
Tourism Development Tax	\$456,184	--
Total	\$3,429,684	\$18,922,182

Note: Tax revenue estimates are represented in 2023 dollars and represent tax revenue generated by on-site hotel and retail uses. Analysis assumes construction of full 325-hotel room and 950,000 retail SF development program. State and county sales taxes based on local tax rates and JS&A estimates for on-site restaurant revenue. Tourism Development tax based on ADR and occupancy averages of Orlando North hotel market. Corporate profit tax calculated using IMPLAN. Changes in the development pro forma, retail users, and market forces will impact the above anticipated fiscal impact. Actual fiscal impact may vary.



Community Impact



Summary of Expected Public Benefits of the Mount Dora Mixed-Use Project

The proposed development is expected to provide a range of amenities for Mount Dora residents and help achieve some core city objectives established in recent community planning efforts. These benefits include:

Vibrancy

The project will bring a new type of high-quality design and denser land use formation to Mount Dora. In doing so, it will support a vibrant blend of residents, workers, shoppers, and outside visitors.

Housing

The project brings much-needed additional high-quality housing options to Mount Dora including 275 senior living residential units and age in place services.

Alignment with Infrastructure Investment and Local Connectivity

SR46 was recently widened to six lanes, providing the capacity to support a large mixed-use development onsite. This project would help create a positive return on this infrastructure investment. Furthermore, the project will further develop the Wekiva Trail network and street network as identified in the Future Transportation Plan within the 2045 Comprehensive Plan. In addition, the site will enhance connectivity and access to downtown Mount Dora by providing underground parking and a shuttle to downtown for large events and eliminating the need to build a costly new parking structure downtown.

Community Amenities

The development will provide a range of desirable amenities for current Mount Dora residents:

- **Public Open Space and Outdoor Recreation**, including a 1.7-acre central park, other landscaped public open spaces, a 5.2-acre lake, walking trails, bike paths, and fitness equipment available to the public. The site will provide a trail head that connects to the proposed Wekiva Trail. The team is working to accommodate conversion of the CSX rail line to public trail use.
- **Other Recreational Amenities**, including an amphitheater, entertainment venues, and food market within the central park.
- **Shopping Amenities**, including retail stores, a specialty grocery store, restaurants, and services.
- **Healthcare Providers**, including an urgent care facility and 60,000 square feet of medical office space.
- **Other Amenities** are planned including a convention center space, a Montessori preschool, and a self-storage facility.

Summary of Expected Public Benefits of the Mount Dora Mixed-Use Project (Continued)

The proposed development is expected to provide a range of amenities for Mount Dora residents and help achieve some core city objectives established in recent community planning efforts. These benefits include:

Alignment with the Comprehensive Plan and City Vision.

Mount Dora's Comprehensive Plan for 2045 was adopted in June 2020. The development proposal aligns with the broader vision of the plan and the future land use map by bringing an employment center to the east of downtown along State Route 46. It also helps achieve the plan's goals of enhancing trail connectivity, providing a denser mixed-use development pattern aligned for growth, providing significant new housing supply, and creating jobs-to-housing linkages.

Alignment with Other Planning Initiatives

The Wolf Branch Innovation District Plan was adopted by the City in December 2020 and the subject site was annexed into Mount Dora's city limits in August 2022 (and not yet assigned a future land use or zoning). The mixed-use development project is consistent with the objectives of this plan in that it helps create an employment center with a high density of residential, retail, and office land uses.





Catalytic Impact Potential



Summary of Expected Public Benefits of the Mount Dora Mixed-Use Project (Continued)

Catalytic Investment Potential

The opportunity exists for the Mount Dora mixed-use project to be catalytic in nature. A market has not been demonstrated locally for the type of density and some of the land uses proposed on-site. A successfully executed project would establish market demand and financial viability for dense, high-quality residential and commercial development, and could spur other desirable development proposals within the city. A project of this magnitude and concentration of commercial land uses could significantly enhance the City's fiscal health and amount of discretionary funding and attract continued private investment to the City.

Opportunity to Spur Additional Local Investment

- First mover within the Wolf Branch Innovation District, establishing the market feasibility for a wide range of highly desirable land uses that do not currently exist in Lake County.
- Creating local employment opportunities and high-wage jobs that do not exist in the County.
- Establishing a brand identity for Mt. Dora as a marque place to visit, shop, and work.
- Creating the conditions for a general fund surplus that can allow Mt. Dora to enhance city-wide services.
- The off-site indirect and induced impacts the project will provide to local businesses and residents includes over **\$800 million in economic activity** and the **creation of nearly 5,000 new jobs**.



Appendix



Appendix: Economic Impact During Stabilized Operations by Land Use

ECONOMIC IMPACT DURING STABILIZED OPERATIONS: RESIDENTIAL (MULTIFAMILY, CONDO, SENIOR HOUSING)

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	46	\$1,578,897	\$2,135,350	\$6,548,771
Indirect Impact (<i>Supply Chain</i>)	17	\$729,724	\$1,097,989	\$2,405,729
Induced Impact (<i>Spending of Wages</i>)	694	\$33,050,798	\$68,249,346	\$119,081,998
Total Impact Upon Stabilized Operations	757	\$35,359,419	\$71,482,685	\$128,036,498

ECONOMIC IMPACT DURING STABILIZED OPERATIONS: RETAIL

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	4,683	\$140,355,671	\$204,023,952	\$412,150,887
Indirect Impact (<i>Supply Chain</i>)	666	\$28,796,529	\$47,976,150	\$121,779,457
Induced Impact (<i>Spending of Wages</i>)	391	\$19,528,278	\$40,053,291	\$69,940,177
Total Impact Upon Stabilized Operations	5,740	\$188,680,477	\$292,053,392	\$603,870,521

ECONOMIC IMPACT DURING STABILIZED OPERATIONS: OFFICE

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	2,883	\$233,336,107	\$318,874,951	\$681,328,421
Indirect Impact (<i>Supply Chain</i>)	1,421	\$58,217,234	\$88,050,270	\$222,193,792
Induced Impact (<i>Spending of Wages</i>)	757	\$34,591,243	\$70,939,648	\$123,874,460
Total Impact Upon Stabilized Operations	5,061	\$326,144,584	\$477,864,868	\$1,027,396,673

Note: Anticipated salary and wages, employment, and industry sales in the above chart were calculated using IMPLAN with the latest version of Lake County-specific multipliers. Total impact figures may not be equal to sum of industry impact figures due to rounding. Changes in the development pro forma, retail users, and market forces will impact the above anticipated employment.

* Full-time job equivalent.

Source: IMPLAN, JS&A

Appendix: Economic Impact During Stabilized Operations by Land Use

ECONOMIC IMPACT DURING STABILIZED OPERATIONS: CLEAN TECH

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	641	\$47,377,392	\$63,080,168	\$148,290,252
Indirect Impact (<i>Supply Chain</i>)	516	\$14,003,700	\$20,659,645	\$50,992,359
Induced Impact (<i>Spending of Wages</i>)	274	\$7,849,904	\$16,106,787	\$28,124,410
Total Impact Upon Stabilized Operations	1,431	\$69,230,996	\$99,846,600	\$227,407,021

ECONOMIC IMPACT DURING STABILIZED OPERATIONS: MANUFACTURING

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	427	\$31,390,299	\$49,316,769	\$212,482,411
Indirect Impact (<i>Supply Chain</i>)	16	\$9,186,639	\$14,220,287	\$31,444,077
Induced Impact (<i>Spending of Wages</i>)	274	\$4,995,853	\$10,247,420	\$17,893,716
Total Impact Upon Stabilized Operations	1,217	\$45,572,790	\$73,784,477	\$261,820,204

ECONOMIC IMPACT DURING STABILIZED OPERATIONS: HOTEL

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	311	\$9,446,691	\$14,495,007	\$26,095,901
Indirect Impact (<i>Supply Chain</i>)	40	\$1,739,164	\$2,804,785	\$6,768,786
Induced Impact (<i>Spending of Wages</i>)	26	\$1,283,796	\$2,632,671	\$4,597,177
Total Impact Upon Stabilized Operations	378	\$12,469,652	\$19,932,464	\$37,461,864

Note: Anticipated salary and wages, employment, and industry sales in the above chart were calculated using IMPLAN with the latest version of Lake County-specific multipliers. Total impact figures may not be equal to sum of industry impact figures due to rounding. Changes in the development pro forma, retail users, and market forces will impact the above anticipated employment. Hotel impact figures reflect impact of hotel operations and guest spending.

* Full-time job equivalent.

Source: IMPLAN, JS&A

Appendix: Economic Impact During Stabilized Operations by Land Use

ECONOMIC IMPACT DURING STABILIZED OPERATIONS: SPECIALITY GROCER

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	18	\$557,857	\$835,798	\$1,440,109
Indirect Impact (<i>Supply Chain</i>)	2	\$120,587	\$184,986	\$435,861
Induced Impact (<i>Spending of Wages</i>)	2	\$78,806	\$161,595	\$282,179
Total Impact Upon Stabilized Operations	22	\$757,249	\$1,182,378	\$2,158,149

ECONOMIC IMPACT DURING STABILIZED OPERATIONS: CONVENTION CENTER

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	15	\$502,609	\$679,745	\$2,084,667
Indirect Impact (<i>Supply Chain</i>)	5	\$232,292	\$349,522	\$765,814
Induced Impact (<i>Spending of Wages</i>)	2	\$85,290	\$174,912	\$305,430
Total Impact Upon Stabilized Operations	22	\$820,192	\$1,204,179	\$3,155,911

ECONOMIC IMPACT DURING STABILIZED OPERATIONS: MEDICAL (OFFICE, URGENT CARE FACILITY)

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	234	\$14,793,283	\$17,694,881	\$25,618,411
Indirect Impact (<i>Supply Chain</i>)	36	\$1,407,924	\$2,297,773	\$5,187,054
Induced Impact (<i>Spending of Wages</i>)	40	\$1,903,165	\$3,904,795	\$6,818,277
Total Impact Upon Stabilized Operations	310	\$18,104,372	\$23,897,450	\$37,623,742

Note: Anticipated salary and wages, employment, and industry sales in the above chart were calculated using IMPLAN with the latest version of Lake County-specific multipliers. Total impact figures may not be equal to sum of industry impact figures due to rounding. Changes in the development pro forma, retail users, and market forces will impact the above anticipated employment.

* Full-time job equivalent.

Source: IMPLAN, JS&A

Appendix: Economic Impact During Stabilized Operations by Land Use

ECONOMIC IMPACT DURING STABILIZED OPERATIONS: EDUCATIONAL (PRESCHOOL FACILITY)

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	28	\$970,424	\$893,704	\$1,027,771
Indirect Impact (<i>Supply Chain</i>)	1	\$17,594	\$32,865	\$87,625
Induced Impact (<i>Spending of Wages</i>)	2	\$114,865	\$235,657	\$411,489
Total Impact Upon Stabilized Operations	31	\$1,102,882	\$1,162,226	\$1,526,885

TOTAL ECONOMIC IMPACT DURING STABILIZED OPERATIONS (ALL LAND USES)

Impact Type	Anticipated Employment*	Anticipated Labor Income	Anticipated Value Added	Industry Sales (Output)
Direct Impact (<i>Business Operations</i>)	9,425	\$490,910,340	\$682,776,894	\$1,532,644,613
Indirect Impact (<i>Supply Chain</i>)	2,731	\$115,652,636	\$179,574,712	\$446,499,957
Induced Impact (<i>Spending of Wages</i>)	2,215	\$104,760,982	\$215,328,216	\$375,908,123
Total Impact Upon Stabilized Operations	14,372	\$711,323,958	\$1,077,679,822	\$2,355,052,693

Note: Anticipated salary and wages, employment, and industry sales in the above chart were calculated using IMPLAN with the latest version of Lake County-specific multipliers. Total impact figures may not be equal to sum of industry impact figures due to rounding. Changes in the development pro forma, retail users, and market forces will impact the above anticipated employment.

* Full-time job equivalent.

Source: IMPLAN, JS&A



Concessions Made to Address Council and Community Concerns

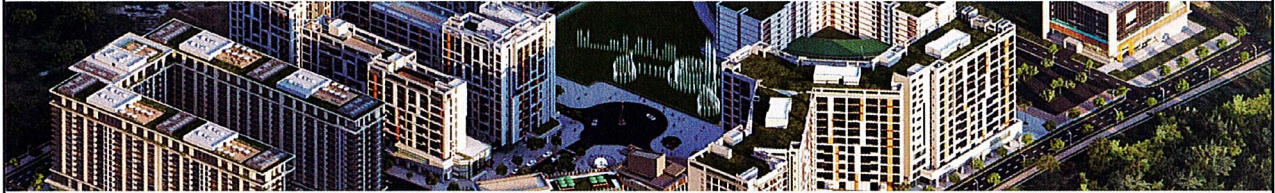
Listed are the modifications and changes made to the development plan to address community concerns and feedback

- 01** The developer has complied with the requests of the Development Review Committee (DRC), the 8 conditions provided by the Planning & Zoning Board, the concerns of the City Council Members to reduce height, and has provided an amended Final PUD Master Plan. Staff has also concluded that the revised submittal is consistent with the City's Comprehensive Plan and the WBID requirements, and is recommending approval.
- 02** The building height has been reduced from the initial proposal of 350 feet to 250 feet.
- 03** The development will target high-wage employment sectors to bring high-paying jobs to the area.
- 04** The pedestrian-friendly design of the development has been emphasized to encourage walkability and active transportation.
- 05** The development includes recreational facilities and amenities for the community.
- 06** The design includes underground parking to minimize the environmental impact and reduce the urban heat island effect.
- 07** The developer has been in communication with the Superintendent of Lake County Schools to discuss opportunities to locate and construct a new public school facility on adjacent property within the developer's control.
- 08** The developer has made a number of concessions to address community concerns, such as preserving green space, providing space for attainable housing, and adding public art and gathering spaces.



MDMU Accordance with Wolf Branch Innovation District Intent

How does the MDMU development align with the intent of the WBID and support its objectives?



Designed as a Live-Work-Play community with mixed-use and mixed-income elements, in accordance with the WBID Design Guidelines, which is consistent with the WBID's vision for sustainable and innovative development.



Designed with a pedestrian-friendly and sustainable approach, which is consistent with the WBID's emphasis on walkability, connectivity, and sustainable design features.



Includes a variety of uses such as high wage employment, healthcare, educational, residential, commercial, office, entertainment and recreational facilities which is in line with the WBID's goal to attract diverse employment sectors and amenities to the area.



Is expected to have a positive impact on the local economy and employment sector, which is one of the main objectives of the WBID.



Employment Sectors

within the development include

Financial Services, Technology, Medical, Biotech, Clean Energy, Life Sciences, Retail, Office, Hospitality, Education



14,372

Annual Jobs
During Stabilized Operations



\$ 711.3 Million

Annual Salary & Wages During
Stabilized Operations



\$ 78,113

Average Annual Salary During Stabilized
Operations



\$ 2.4 Billion

Annual Revenue Generated During
Stabilized Operations



Live-Work-Play Mixed Use Explained

Live Work Play Mixed Use is a development concept that combines residential, commercial, and recreational uses in a single location. The idea is to create a community where residents can live, work, and play without having to travel long distances. This type of development is designed to provide a variety of housing options, from apartments to townhomes and single-family homes, along with office space, retail, and entertainment venues. The goal is to create a walkable community that is both convenient and desirable, where residents can enjoy a high quality of life and have easy access to amenities and services. By creating a dynamic, mixed-use environment, developers hope to create a more sustainable and vibrant community.

The mixed-use nature of the MDMU development will enhance the community by:

- 01 — Providing a live-work-play environment with a mix of residential, commercial, and recreational facilities
- 02 — Creating a vibrant and walkable community that encourages social interactions and community engagement
- 03 — Offering convenient access to essential services, such as healthcare, education, and shopping, within the same development
- 04 — Promoting economic growth by attracting high-wage employment sectors and generating significant tax revenue for the city
- 05 — Providing a range of recreational amenities, such as parks, trails, and water features, that enhance the quality of life for residents and visitors alike.



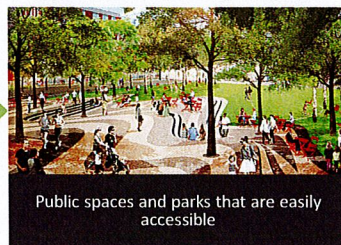
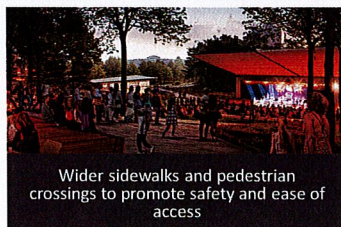
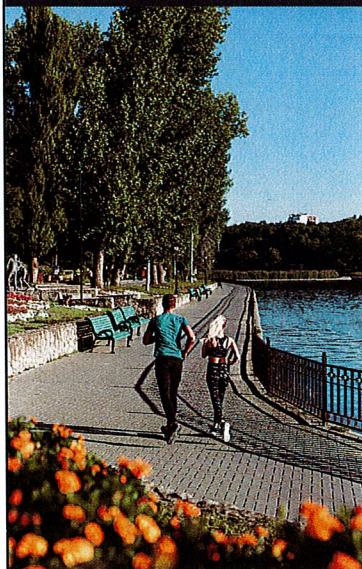
Design examples of sunken 1st floor element





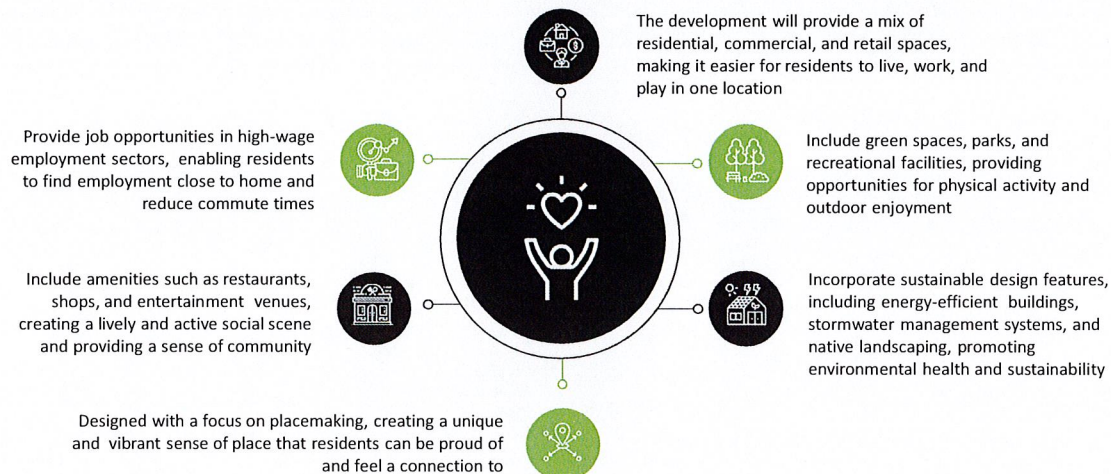
Pedestrian-Friendly Design

The pedestrian-friendly design of the development will encourage walkability and active transportation



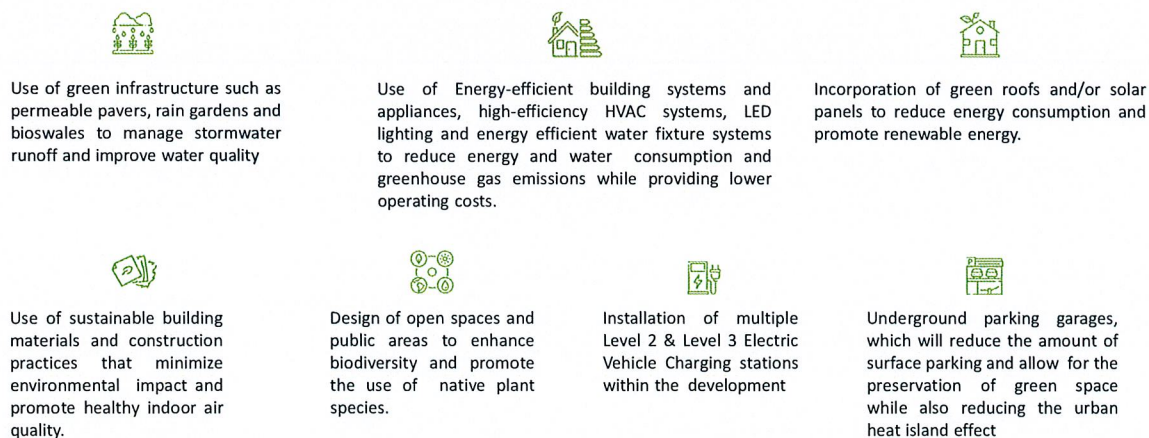
Quality of Life, Wellness, Placemaking Qualities

Here are some features of the development that will enhance the quality of life for residents and create a healthy and vibrant community:



Sustainable Design Features

The sustainable design features of the MDMU development that will reduce environmental impact include:



These features demonstrate the developer's commitment to sustainability and reducing the environmental impact of the project



Recreational Facilities/Amenities

The recreational facilities and amenities that will be available to the community include:



Positive Community Impact and Benefits

Listed are some of the positive community impacts and benefits that the development will bring



Enhanced public spaces such as plazas, parks, and promenades



Improved infrastructure such as upgraded utilities and enhanced roadways



New jobs created for local residents in targeted high-wage employment sectors



Increased revenue for the city through impact fees and property taxes



Increased economic activity and tourism for the area



Enhanced quality of life for residents through access to mixed-use amenities and recreational facilities



Reduced environmental impact through sustainable design features such as underground parking, rain gardens, and green roofs



Improved walkability and active transportation through pedestrian-friendly design



Increased community interaction and socialization through shared spaces and public gathering areas.



Community Concerns and Responses

List of concerns raised by the community with responses provided

01

Lack of innovation and alignment with WBID intent

The MDMU development is a mixed-use project that incorporates commercial, residential, and recreational spaces, which aligns with the objectives of the WBID to promote a vibrant and sustainable community. The project also includes targeted high-wage employment sectors, such as healthcare and technology, which will create new job opportunities and support economic growth in the area. Lastly, as reflected in the Staff Report, the City Staff is recommending approval and has concluded that the project is consistent with the City's Comprehensive Plan and the WBID requirements.

02

Impact fees and taxes

The developer will be required to pay impact fees to cover the cost of infrastructure improvements associated with the development, which will reduce the burden on local taxpayers. The impact fees will also help fund additional infrastructure improvements for the community.



03

Water utilities and resources

The City of Mount Dora has sufficient capacity to provide water and wastewater utilities to the development, of which will be phased and coordinated with the City's Public Works department to ensure that it does not place a strain on the existing water/wastewater resources in the city.

05

Fire protection

The MDMU development will be designed with state-of-the-art fire protection systems to ensure the safety of all residents and visitors. The developer has met with the City's Fire Department Chief and confirmed the city currently has in its possession the equipment, capability and training required to respond to emergency service calls within mid to high rise buildings as proposed within the MDMU development.

04

Increased Crime

It is important to note that the claim that new development brings increased crime is not supported by statistical evidence. In fact, studies have shown that new development can have a positive impact on public safety by bringing more people and activity to the area, increasing eyes on the street, and creating a more vibrant community. Additionally, the City of Mount Dora has a low crime rate compared to similarly-sized cities in Florida. According to data from the Florida Department of Law Enforcement, the crime rate in Mount Dora has been steadily declining over the past several years. The City's police department is committed to maintaining a safe and secure community, and has implemented numerous crime prevention programs to ensure the continued safety of all residents. Our development team is committed to ensuring a safe and secure environment for our residents and we will work closely with local law enforcement to achieve this goal. The MDMU development will be designed with security features and will have a security team on site to ensure the safety of all residents and visitors.



06 Increased traffic and congestion

The development has undergone a traffic impact analysis and will be required to make infrastructure improvements to mitigate any impact on traffic flow. Furthermore, the development's pedestrian-friendly design will encourage active transportation, reducing the number of cars on the road.

07 Environmental impact

The development incorporates sustainable design features, including an underground parking garage, electric vehicle charging stations, and the use of clean renewable energy sources. Stormwater management practices are fully contained onsite and will include rainwater harvesting systems, to minimize its environmental impact. The development will also reduce the urban heat island effect by incorporating green roofs and other vegetation. The MDMU development will not have a negative environmental impact on the Wolf Branch Sink.

08 Lacking school capacity

In Lake County, Florida, all new developments are required to obtain a School Concurrency Determination, which is a process to ensure that there is adequate school capacity to accommodate the students that will be generated by the new development. This process involves coordination between the school district and the county planning department to assess the impact of the proposed development on school capacity and determine if any additional school facilities or improvements will be necessary to accommodate the new students. Essentially, the goal of school concurrency is to ensure that new development does not negatively impact the existing educational facilities and services in the area.

The developer has been working closely with Lake County Schools Superintendent, Diane Kornegay, to address the concern regarding school capacity. In fact, just this morning, the developer had a meeting with the superintendent and her team to explore opportunities to construct a new public school facility on adjacent property within the developer's control. Communications are ongoing.

**09** Impact on local businesses

The MDMU development will bring new customers and foot traffic to the area, which will benefit local businesses. The project will also incorporate retail and commercial spaces that will provide additional opportunities for local businesses to thrive.

10 Impact on property values

The MDMU development is expected to increase property values in the area by enhancing the community and providing new amenities and public spaces for the community to enjoy.

11 Impact on small town feel and charm

The MDMU development is not located in the downtown Mount Dora area, or even within the immediate vicinity of the downtown area, but rather within the separate and distinct Wolf Branch Innovation District (WBID), which has been designated by the City of Mount Dora and Lake County for high-density, mixed-use development. The development was thoughtfully designed to complement, rather than detract from, the unique character and charm of downtown Mount Dora. The MDMU development offers opportunities to strengthen the feeling of small town charm by providing new amenities and gathering places for the community, creating connections to the surrounding neighborhoods, and fostering a sense of place that celebrates the local culture and heritage. The pedestrian-friendly design of the development encourages outdoor activity and social interaction, while the ample green space, trails, and recreational facilities provide opportunities for residents to connect with nature and each other. With our thoughtfully planned approach, the MDMU development will contribute positively to the vitality and livability of Mount Dora, while still preserving its small-town charm.



12

Building height:

The proposed building height has been reduced by 100 feet from the initial proposal, is in compliance with the PUD zoning requirements, and has received Staff's recommendation of approval. Furthermore, the 100-foot height for buildings fronting SR46, along with the unique topography of the property, the creative redesign, and required building setbacks from SR46, have all been taken into consideration to minimize the overall height visibility of the buildings. Additionally, the general topography changes and heavily treed canopies in the area further alleviate any potential visual impact.



Positive Economic Impact

The MDMU development will generate significant positive economic benefits for the community, including:



The total estimated **job creation** for the MDMU development is 31,497 jobs. This includes 17,119 jobs during the construction period and 14,378 jobs during stabilized operations. The average annual salary of targeted high-wage employment sectors is projected to exceed \$78,113. This figure is 69% higher than the Lake County Average. The significant economic impact of this development will benefit not only the City of Mount Dora, but also Lake County, Florida, and the State of Florida.



Economic growth: The creation of over 31,000 jobs will significantly impact the local economy. The economic impact of the development is estimated to be over \$7.5 billion.



Increased tax revenue: With the increase in job creation and economic growth, there will be a corresponding increase in tax revenue for the City of Mount Dora and Lake County.



Tourism: The development is expected to bring in more visitors to the area, which will have a positive impact on local businesses and tourism-related industries.



Real estate: The MDMU development is likely to increase property values in the area, which will benefit property owners in Mount Dora and Lake County.



Infrastructure: The development will provide significant upgrades to the infrastructure in the area, which will benefit residents and businesses in the community.



Community amenities: The development will offer various recreational facilities and amenities, improving the overall quality of life for residents.



Education: The County's interest in placing a proposed public school on an adjacent property would address a current lack of school capacity in the area.

\$78,113
Average annual salary

17,119 Jobs
Construction period

14,378 Jobs
Stabilized operations



These benefits demonstrate the potential for the MDMU development to positively impact the City of Mount Dora, Lake County, and the State of Florida.



Positive Fiscal Impact

The MDMU development will have a positive fiscal impact on the City of Mount Dora and Lake County, FL.

During the construction period, the development is expected to generate \$17.4 million in revenue for the City of Mount Dora and \$8.1 million for Lake County. The development will also generate significant impact fee revenue for the city, including \$2.5 million for parks and recreation, \$1.4 million for the public library system, \$2.7 million for the city's police department, and \$1.3 million for the city's fire and EMS department.

Upon stabilized operations, the development is anticipated to generate \$6.9 million in ad valorem revenue to the City of Mount Dora's general fund during the first year of operation at full build-out. Over its full lifecycle of 25 years, the development is expected to generate \$222 million in ad valorem revenue to the City of Mount Dora's general fund and \$188 million in ad valorem revenue to the Lake County general fund, \$11.5 million to the Lake County Water Authority, and \$18.7 million to the North Lake Hospital District, totaling \$440 million in revenue over the 25-year life cycle. This revenue will provide a significant boost to the local economy, supporting essential community services and funding much-needed infrastructure improvements.



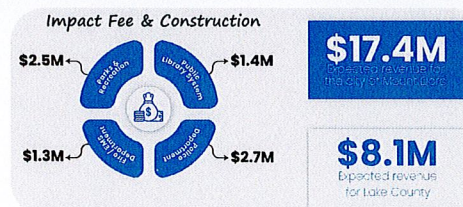
During Construction Period: \$17.4M for City of Mount Dora / \$8.1M for Lake County



Impact Fee Revenue to City of Mount Dora includes \$2.5M to parks and recreation, \$1.4M to public library system, \$2.7M to the city's police department, \$1.3M to the city fire/EMS department.



Upon Stabilized Operations: \$6.9M in ad valorem revenue to City of Mount Dora's general fund upon the first year of stabilized operations at full build-out. Over its full lifecycle 25 years anticipated to generate \$222M of ad valorem revenue to the general fund and \$188M of ad valorem revenue to the Lake County General Fund, \$11.5M to the Lake County Water Authority, \$18.7M to the North Lake Hospital District totaling \$440M of revenue over 25 year life cycle



Impacts of denial or withdrawal of application

If the City were to deny approval of the MDMU development or the developer exercised its right to withdraw the application, what impacts would it have on the City and community at large?

Response:

If the City were to deny approval of the MDMU development or the developer withdrew the application due to concerns of biased opposition, it could have significant negative impacts on the city and the community.

01 The city and community at large would miss out on the significant economic benefits that the development would bring, including job creation, revenue generation, and fiscal impact. This would result in lost opportunities for growth and development, and potentially hinder the city's ability to provide quality services to its residents.

02 Denying approval of the development could send a negative message to potential developers and investors interested in the WBID, making the city less attractive for future projects or encouraging developers or investors to proceed with their applications through Lake County. This could ultimately result in reduced economic growth and stagnation.

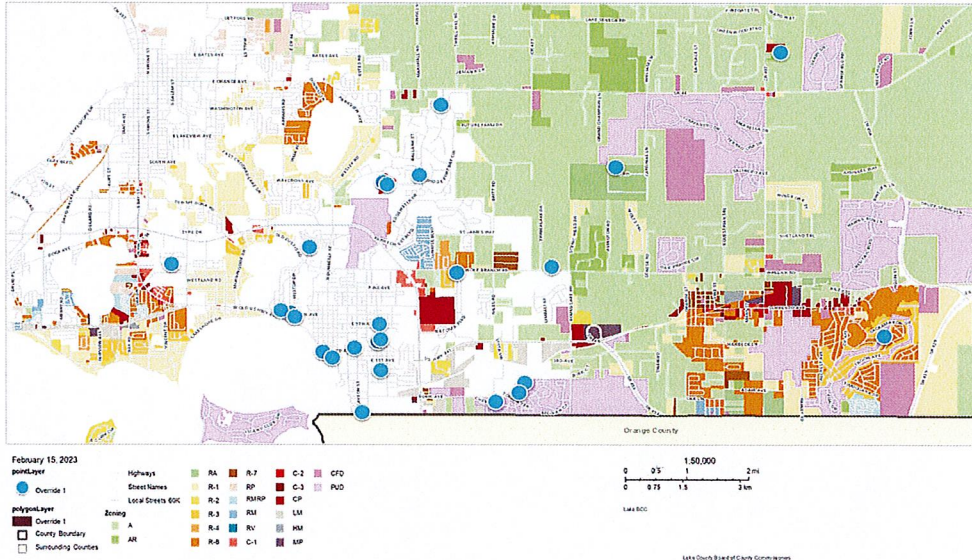
03 If the developer were to withdraw the application, the property would retain its Light Manufacturing and Regional Office zoning under Lake County's land development regulations and potentially lead to a much less desirable development. Additionally, adjacent and nearby property owners might choose to develop through Lake County, rather than proceeding through the City, based upon a belief that Lake County may be more accommodating.

The estimated economic loss to the City of Mount Dora, if the development were to be denied in the city or withdrawn by the developer, would exceed \$248 Million dollars over the life cycle of the development, with an immediate economic loss exceeding \$26 Million dollars felt by the city and residents.



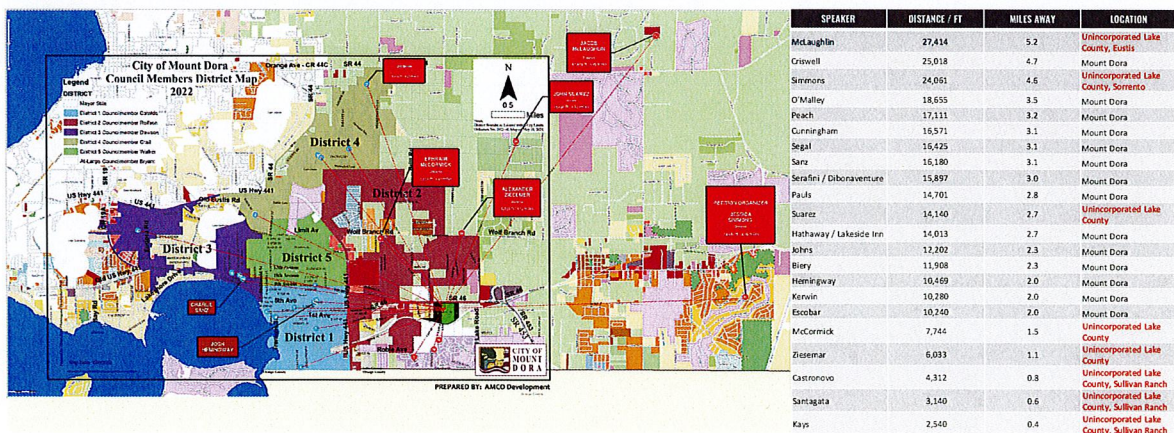
List of Residents who spoke at the Feb. 7th City Council Hearing in opposition and their mapped distance in relation to the development.

Identified residents GIS Locations from the proposed building:



List of Residents who spoke at the Feb. 7th City Council Hearing in opposition and their mapped distance in relation to the development.

GIS Identified residents, sorted from farthest to closest, with distances measured "as the crow flies" listed in feet and miles away from the proposed building:



Summary

We hope the presentation this evening has been informative and clarified any misconceptions regarding the development, while genuinely addressing the public concern that has been expressed, and are thankful for the opportunity to provide these responses to the public tonight hopefully addressing the majority of the concerns they wish to speak on tonight.



Call to Action

The MDMU Final PUD Rezoning Ordinance No. 2023-04 proposes a mixed-use development project within the planned Wolf Branch Innovation District that will bring significant economic and fiscal benefits to the City of Mount Dora and Lake County, while complying with the goals and intents of the WBID district. The project has undergone several modifications to address city and community concerns, including reductions in building height, design changes to lend more emphasis on pedestrian-friendly design, and inclusion of recreational facilities and community amenities for the general public to enjoy. The MDMU development will generate over 31,000 total jobs, increase tax revenue, attract and catalyze further investment within the WBID and provide the ability to fund much-needed city wide improvements.

MDMU Development Approval Status

DRC Approval – Nov. 30th 2022

P&Z Recommendation of Approval with 8 conditions – Dec. 21st 2022 (6-1)

Staff Approval – 1st Reading at 310' foot height – Jan. 17th 2023 with Council Approval (6-1)

Staff Approval – 2nd Reading & Adoption at 250' foot height – Feb. 21st with Council



EXHIBIT E

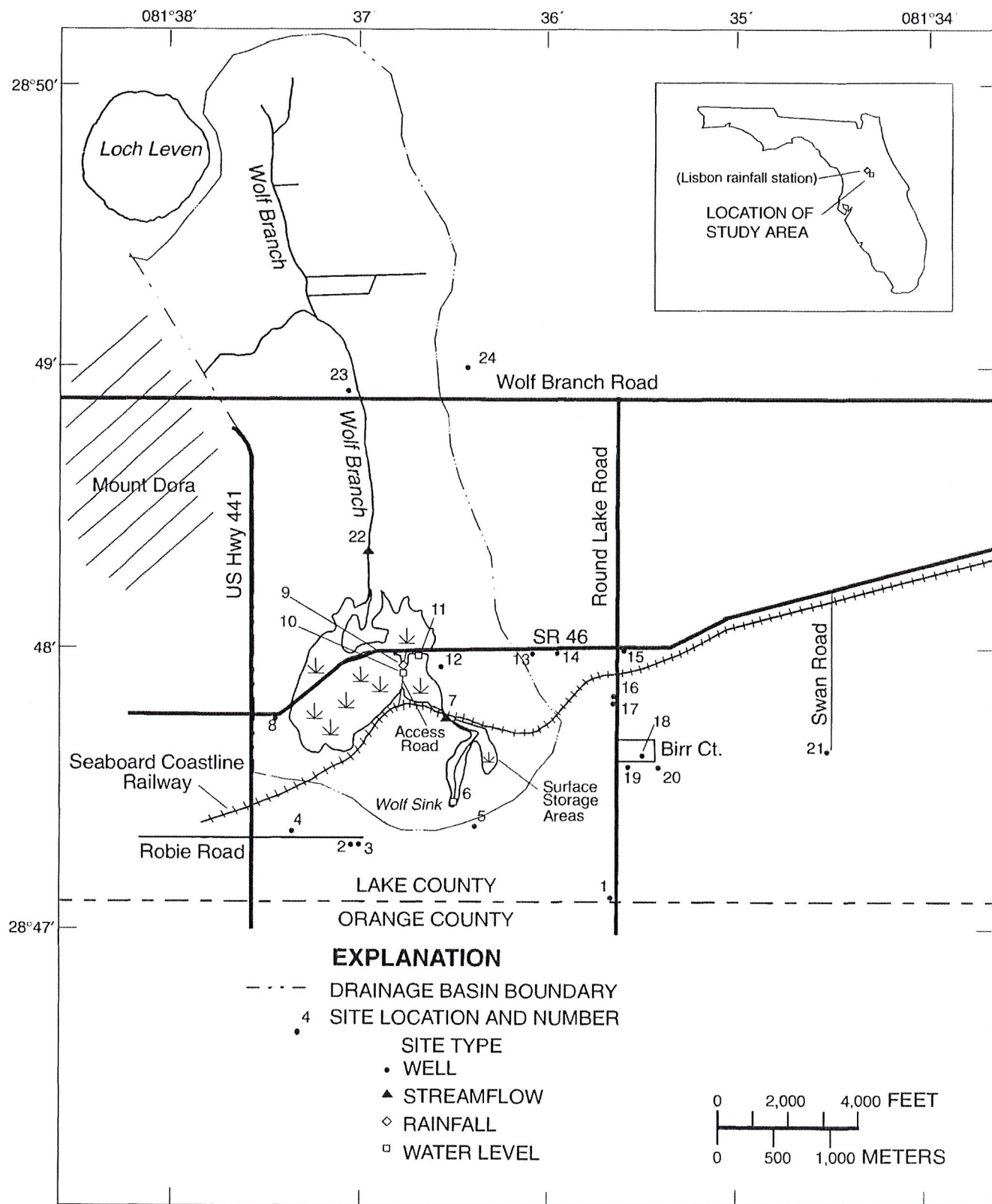


Figure 1. Wolf Branch and data-collection sites.

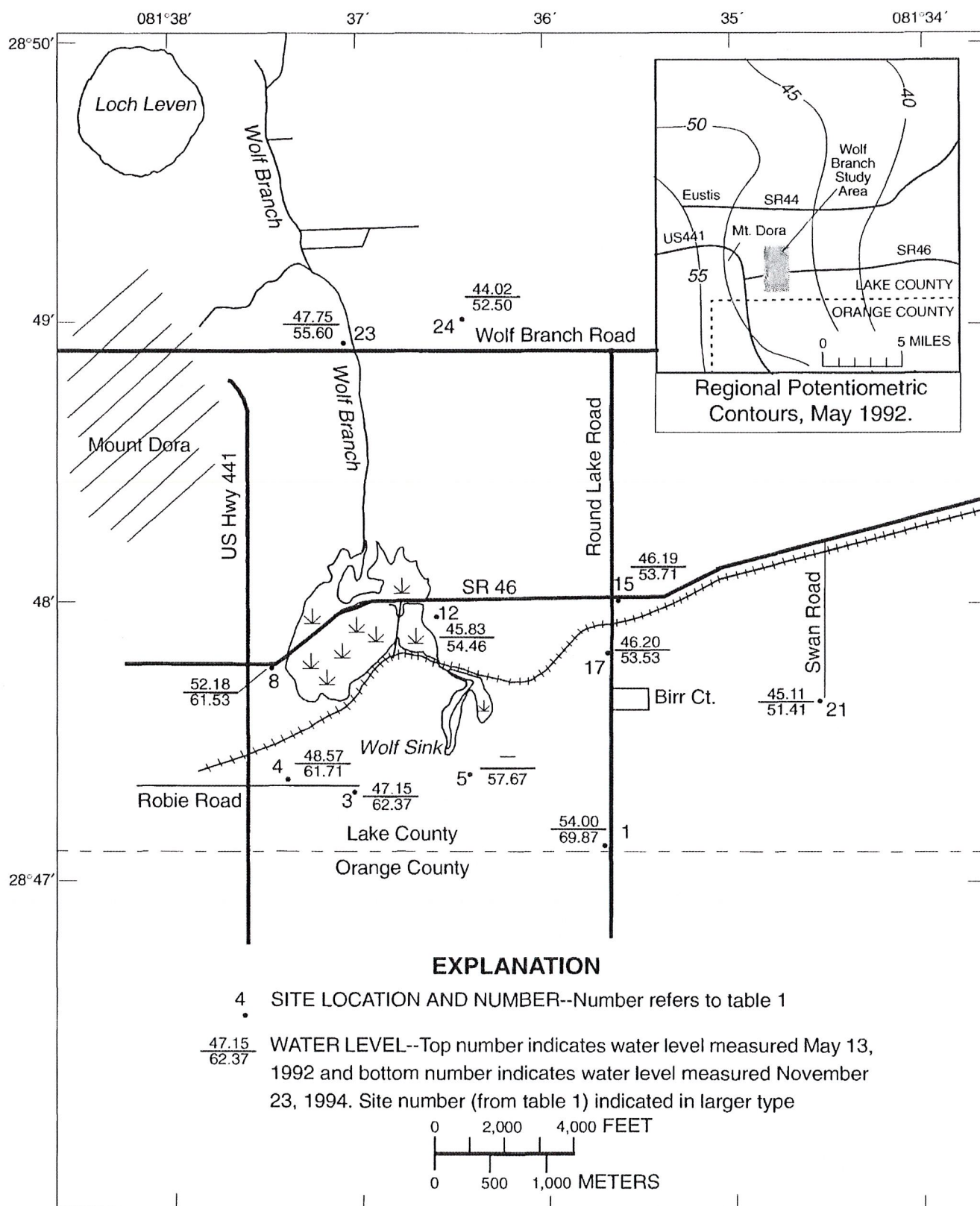


Figure 5. Water levels in wells in the Wolf Branch basin, May 13, 1992 and November 23, 1994.

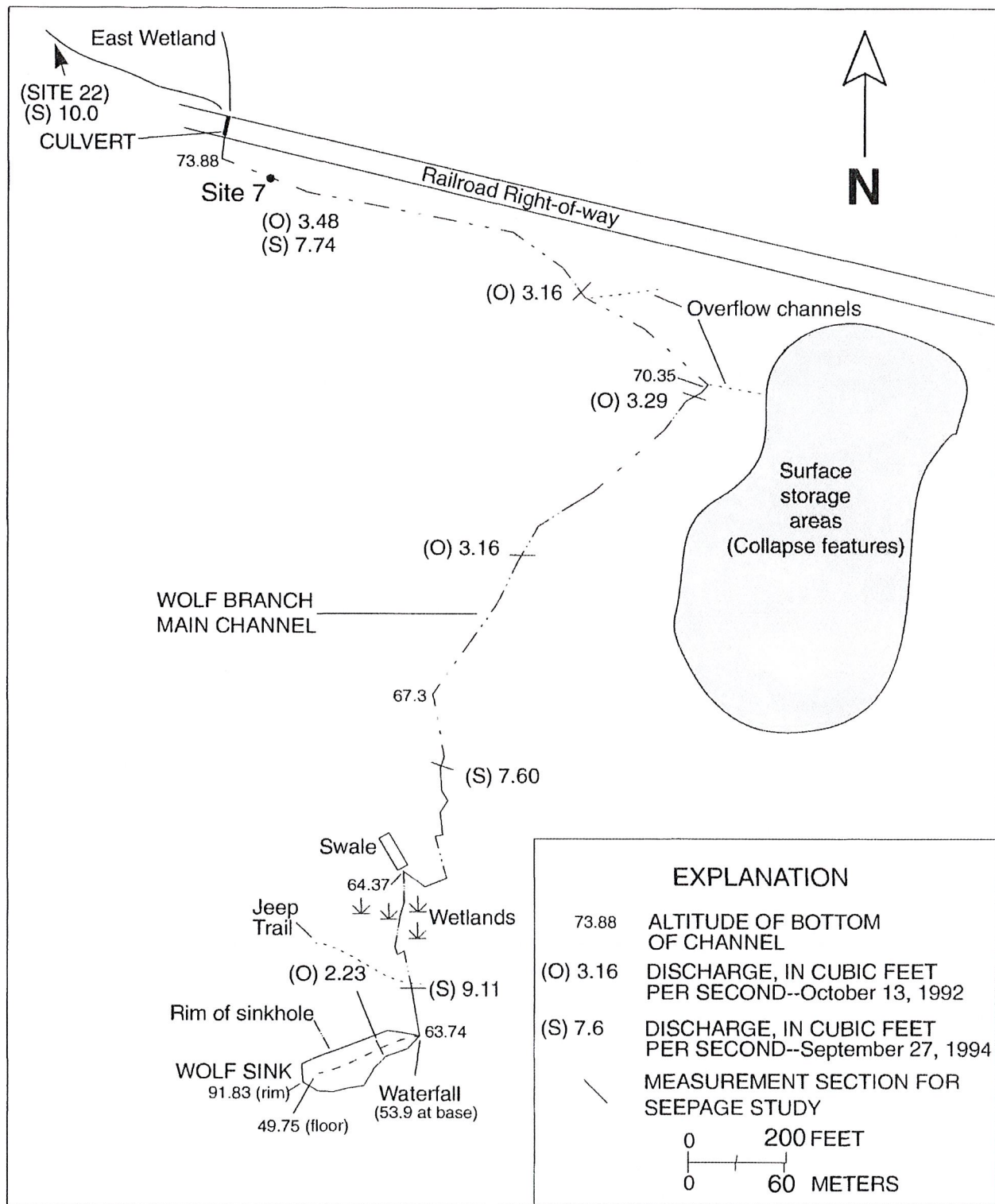


Figure 11. Discharge measurement site locations used for seepage studies. (Altitude of stream channel surveyed on September 26, 1991, by Hall, Farnier, & Associates, Inc., Leesburg, Florida.)



**CITY OF
MOUNT
DORA**

Patrick C. Comiskey, City Manager
comiskeyp@cityofmountdora.com
 352-735-7126

George Marek, Public Works Director
marekg@cityofmountdora.com
 352-630-8164

CITY OF MOUNT DORA 2023 STATE ACTION AGENDA

Mount Dora Donnelly Street Repaving Project

Donnelly Street is the principal north-south collector road connecting the state highway system, US 441 and SR 44, at the north end with the Lake County's Old Highway 441 in Mount Dora's Historic Downtown district at the south project terminus. Donnelly Street is a two lane road with on street parking and medians along certain sections, and is sorely in need of resurfacing, structure repairs, and safety upgrades. This is a multi-year project with nearly \$5 million programmed for completion, to include traffic calming design considerations and aesthetic improvements to street-scape, landscape, and trees along approximately 1.62 miles of Donnelly Street between US Highway 441 and East 5th Avenue in Downtown Mount Dora.

The resurfacing of Donnelly Street has been long-anticipated and is supported by city leaders, business interests, and residents. The road experiences



Donnelly Street on a quiet Monday morning.

significant foot traffic throughout the year, as the Historic Downtown attracts travelers from around the world for shopping and dining, as well as its many festivals. In fact, Mount Dora attracts as many as a quarter million visitors to our festivals and other events each year. Those events occur along Donnelly Street such that the urgency of needed structure improvements, pavement repairs, and intersection upgrades is apparent to all.

The City of Mount Dora urges the State Legislature to support its appropriation request for the Donnelly Street Repaving Project, which would appropriate \$500,000 (with a \$815,000 local match) to complete the resurfacing, structure repairs, and safety upgrades.



Donnelly Street during the Scottish Highland Festival Parade, one of many events held along Donnelly Street throughout the year.

**SUPPORT APPROPRIATION REQUEST FOR
MOUNT DORA DONNELLY STREET REPAVING PROJECT**



CITY OF
MOUNT
DORA

Patrick C. Comiskey, City Manager
City Manager
352-735-7126
comiskeyp@cityofmoundora.com

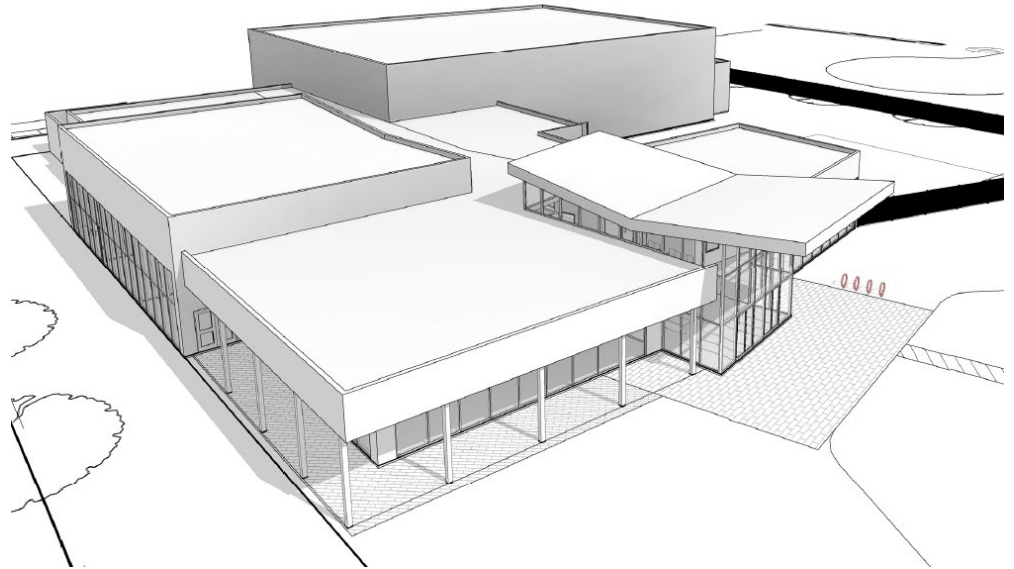
Adam Sumner, CRA Administrator
Deputy Planning Director
352-735-7112, ext. 1705
sumnera@cityofmoundora.com

CITY OF MOUNT DORA 2023 STATE ACTION AGENDA

Mount Dora Northeast Community Resource & Recreation Center

The Northeast Community Redevelopment Agency (CRA) in Mount Dora is an underserved historically African American community. The residents of this community need access to resource providers and indoor recreation. These types of facilities have proven to reduce crime, increase educational attainment and are a fundamental pillar to removal of blight within a redevelopment area. The Northeast CRA comprises 99% residential land use and, as such, the redevelopment process is focused on individual development.

The 2019 Northeast CRA Redevelopment Plan update defined one of its Economic Development Goals to “Establish a multi-purpose Community Resource & Recreation Center in the Northeast CRA.” The Plan describes the Resource and Recreation Center as a gathering place for residents of all ages to partake in recreational activities and provide access to the internet, resources and programs. The City awarded the architectural services bid for this project to



Borelli + Partners. The 31,000+ sq. ft. center includes: banquet/classroom flex space that can seat up 300 people in a classroom setting or 200 people in a banquet setting. Additionally, this multi-use facility will house a commercial teaching kitchen, conference room and a technology lab with computers, Smartboards, 3-d printers, etc. The remainder of the facility will include flex office space for resource providers, meeting rooms, child watch area, indoor gymnasium, commercial walk-in fridge and freezer for the commercial kitchen, loading area, and a secured outside play area.

The City has budgeted \$6,793,000 in FY2022-23 for design and construction of the Northeast Community Resource and Recreation Center, and estimates total construction costs of \$12,000,000. The \$500,000 generated from state appropriations will be used to partially fund the City's project. Design & engineering is 30% complete and anticipated groundbreaking is Spring 2024.

The City of Mount Dora urges the State Legislature to support its appropriation request for the Northeast Resource and Recreation Center, which would appropriate \$500,000 (with a \$6,793,000 local match) to construct a state-of-the-art multi-purpose community center where the City can provide access to resources and recreation residents of our historically underserved African American community.

**SUPPORT APPROPRIATION REQUEST FOR
MOUNT DORA NORTHEAST COMMUNITY RESOURCE & RECREATION CENTER**