



CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL SPECIAL SESSION MINUTES
August 8, 2023, 6:00 PM
Mount Dora City Hall
510 N. Baker St., Mount Dora, FL 32757

CALL TO ORDER

Having been duly advertised as required by law, at 6:00 p.m. on August 8, 2023, Mayor Crissy Stile called to order the City Council Work Session on the topic of the annexation of Mount Dora Groves, specifically, the pre-annexation agreement.

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

A moment of silence and the Pledge of Allegiance were led by Vice-mayor Crail.

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
Vince Sandersfeld, Director of Planning and Development
George Marek, Director of Public Works
Jeanann Hand, City Clerk
Tara Tedrow, Lowndes Law

DISCUSSION ITEM

1. Draft Mount Dora Groves Northeast Pre-Annexation, Utility Service, and Drainage Easement Agreement

City Planning Director Vince Sandersfeld provided background information and explained the reasons the meeting is taking place. The City received the pre-annexation utility agreement on July 19th. He described the documents attached to the agenda and their purposes and told Council he would process changes to the current version of the agreement as quickly as possible. He spoke about the City's usual process for annexation, especially regarding pre-annexation agreements. He mentioned the City's Planning and Development Department supports annexation. He described the characteristics of the properties being discussed at this meeting. He spoke about changes that had taken place in the North and South plans since the original PUDs, and mentioned potential revenues for the City and the possible Northeast CRA boundary change.

Mr. Sandersfeld presented staff concerns for Council's consideration. He told Council the agreement addresses annexation timing, development plans, third party plan development (which is a concern for the City because of quality control), third party building permits, annexation triggers, impact fee raising schedules, a possible drainage easement related to the Public Works Complex and involving engineering issues, a conflict with the golf cart trail, and utilities. The City has examined the sewer capacity issues and is confident the annexation can take place with no related issues.

Mr. Sandersfeld reviewed City discussions regarding sewer capacity issues. The possibility exists for sunset phases or attached fees to reserve capacity. Major expansions could assist with paying for capacity improvements. The City is able to find solutions to enable further development. This meeting is a question and answer time to clarify issues.

Attorney Tara Tedrow spoke on behalf of Mount Dora Groves. She stated if an agreement is not reached with the City, the developer would proceed to work with Lake County. A PowerPoint presented by the developer is attached to the minutes as Exhibit A.

Ms. Tedrow reviewed the history leading up to this agreement, including a January 10, 2023, Lake County Board of County Commissioners meeting at which the County voted against the expansion of the City's Northeast CRA. Ms. Tedrow explained the benefits of annexation for the developer and for the City. She mentioned the importance of the City provision of utilities to the annexed area. She explained the developer ran their own numbers to demonstrate why they are interested in the Northeast CRA expansion.

Dr. Christopher Jones, President of the Florida Economic Advisors, presented projections of revenue to the City because of this project. Dr. Jones projected revenues two and a half times higher than what was projected by the County or the City, an impact of \$90.53 million over 25 years. He told Council estimates would be higher with the development of the North side.

Dr. Jones explained his method of calculation. He also spoke about how Tax Increment Funding (TIF) revenue would work for this annexation. With annexation and expansion of the Northeast CRA, the City would get the county's TIF revenue, with the TIF income ending toward the end of the projection range.

Councilmember Rolfson spoke in support of the City and developer working through this agreement and the benefit it would be for the Resource and Recreation Center project, which will be built whether or not this agreement moves forward.

It was confirmed the calculations were based on current impact fee rates. The City is not in favor of freezing impact fees. Ms. Tedrow stated the developer is agreeable to removing that provision.

Councilmember Bryant asked for more information on water production and sewer treatment capacity and the option of reserving capacity for development.

Mr. Sandersfeld confirmed there is availability for capacity. He mentioned a phasing plan and a possible reservation fee so commitments can be allocated to projects. City Manager Comiskey added information regarding a new containment area that will assist with capacity.

Ms. Tedrow explained phasing was not part of the developer's original plan. She presented documents from Florida Statute and from the City's Comprehensive Plan regarding capacity and utility provision. She pointed out the agreement requires proposed connection to City utilities as the first option based on available capacity to serve. If capacity is not available, the development would connect to Eustis for provision, as permitted in the 2003 Interlocal Agreement.

Ms. Tedrow reviewed Mount Dora capacity figures, including current and future wastewater flows, and 2022 combined annual average daily flow. The flow was less than what was anticipated. City projections show capacity is not close to being reached. Total capacities and projected capacities were discussed.

Vice-mayor Crail asked the opinion of City Public Works George Marek about whether we have available capacity for the Mount Dora Groves South project. While Mr. Marek agreed with the information presented by Ms. Tedrow, he explained his capacity concerns and what mitigating factors and solutions may exist. He expressed belief a solution could be found that would satisfy all parties.

Vice-mayor Crail voiced the concern that the cost for future capacity may be born not by people who are presently here, but by those who will later be benefitting from the growth.

Councilmember Rolfson mentioned the possibility of bonding to expand the City's capacity.

Councilmembers and staff discussed bond options and the impact on current citizens. Deputy Planning Director Adam Sumner provided information on limitations for the use of TIF money.

Discussion ensued on whether an agreement would be ready for presentation at August 15th's Council meeting. Also addressed were methods of calculating projections for capacity, and whether phasing was agreeable to both parties. An expiration for reserve capacity was mentioned by Ms. Tedrow.

Councilmember Walker mentioned this project's benefit to the Northeast.

Councilmembers agreed upon moving forward with the agreement in hopes of reviewing a final product as soon as possible.

Ms. Sutphen would provide redlines to Ms. Tedrow as quickly as possible.

Mayor Stile spoke in favor of continuing to pursue the inclusion of the golf cart trail. Complications regarding the golf cart trail, and alternatives for the original plan were discussed. SECO Energy will not allow the originally proposed trail. It was agreed solutions for including the golf cart trail would be sought without letting the issue infringe upon the progress of the development.

Mayor Stile confirmed the associated traffic light is considered warranted and is under design by the developer. Mohammad Abdallah with Traffic and Mobility Consultants explained further about the timing of the light.

Mayor Stile confirmed with Mr. Sandersfeld that a Limit Avenue roundabout is still under consideration.

The burden of maintenance of the developments roads and streets was clarified, as was the number of units for the development.

The final pre-annexation agreement will be brought to Council as an Action Item. Mr. Sandersfeld clarified the public notice requirements of the related ordinances.

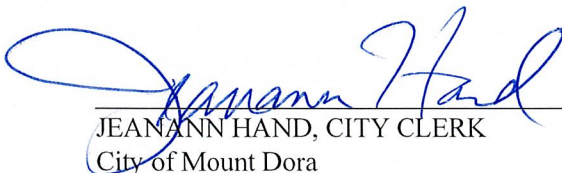
Any PUD amendment would be at the City's discretion. Discussion ensued on a realistic timeline for the revised agreement. Council, staff and Ms. Tedrow agreed the agreement would be presented for approval at a Special Meeting on August 28th at 6:00 p.m.

ADJOURNMENT

There being no further business for discussion, Mayor Stile adjourned the meeting at approximately 8:18 p.m.



CRISSY STILE, MAYOR
City of Mount Dora



JEANANN HAND, CITY CLERK
City of Mount Dora

EXHIBIT A

Mount Dora Groves South
&
Northeast CRA Expansion

Mount Dora Groves South (NE CRA) Fiscal Impacts to City of Mount Dora

- Assumptions:
 - Revenue Calculations are over 25-Year Horizon
 - Assumes 3% Annual Value Escalation for Developed Land Uses
 - Taxable Value @ 80% of Market Value
 - MF Detached: \$400,000 per DU (320 Units)
 - MF Attached: \$275,000 per DU (360 Units)
 - Commercial/Retail: \$225 per Square Foot (150K SF)
 - Base Taxable Value of Property: \$876,336
 - Impact Fees: Based on Schedule in Slide 2

Mount Dora Groves South (NE CRA)

Fiscal Impacts to City of Mount Dora

Mount Dora Groves Development Impact Fee Schedule

Fee Type	Jurisdiction	Land Use	Rate	
Water	City	Single Family	\$1,340.00 Per DU	(1)
	City	Multifamily (3+BR)	\$1,340.00 Per DU	(1)
	City	Multifamily (1-2 BR)	\$1,116.22 Per DU	(1)
Sewer	City	Single Family	\$4,215.00 Per DU	(1)
	City	Multifamily (3+BR)	\$4,215.00 Per DU	(1)
	City	Multifamily (1-2 BR)	\$3,511.00 Per DU	(1)
Reclaimed Water	City	Single Family	\$500.00 Per DU	(1)
	City	Multifamily	\$500.00 Per DU	(1)
Parks/Rec	City	Single Family	\$2,814.64 Per DU	(1)
	City	Multifamily	\$1,412.45 Per DU	(1)
Public Library	City	Single Family	\$1,498.41 Per DU	(1)
	City	Multifamily	\$751.92 Per DU	(1)
Police	City	Single Family	\$298.52 Per DU	(1)
	City	Multifamily	\$776.14 Per DU	(1)
	City	Commercial	\$1,032.87 Per 1,000 SF	(1)
Fire/EMS	City	Single Family	\$443.81 Per DU	(1)
	City	Multifamily	\$228.63 Per DU	(1)
	City	Commercial	\$376.56 Per 1,000 SF	(1)

Mount Dora Groves South (NE CRA) Fiscal Impacts to City of Mount Dora

- TIF Revenue Estimates (25-Year)
 - City (5.9603): \$44.45 Million
 - County (5.0529): \$37.68 Million
 - Water Authority (0.3239): \$2.42 Million
 - TOTAL: \$84.55 Million
 - City's annual estimate of \$970,394 is a single-year current dollar estimate, if extended to 25 Years at 3% annual escalation, aggregate total would be \$35.38 million
- Impact Fees (City): \$5.98 Million
- Impacts are for south portion of project only
- Total Impacts: \$90.53 Million

Mount Dora Groves South (NE CRA) Fiscal Impact Comparison

	FEA	City
TIF Revenue	\$84,551,510	\$35,379,851
Impact Fees	\$5,979,117	\$5,979,117
Total	\$90,530,628	\$41,358,969

- Impacts are for south portion of project only, revenue estimates would be larger with development of north portion

City of Mount Dora Wastewater Capacity

City Policies

Comprehensive Plan Objective 1.7.D

- d. The City shall develop a wastewater facility plan for our utility service area where central wastewater systems are not currently available. The facility plan shall include: the delineation of areas within the utility service area that are to be served by central facilities within 5 years; a financially feasible schedule of improvements; an infrastructure work plan to build the facilities needed to implement the facility plan, including those needed to meet enhanced treatment standards adopted by the Department of Environmental Protection; and a phase-out of existing onsite septic tank systems where central facilities are available.

The term available shall be interpreted consistent with the definition of Chapter 381.0065(2)(a), F.S. The facility plan shall also include a long-range component addressing service utility service area outside of the 5 year horizon. In addition, the City shall establish a water reuse program that allows for reuse of reclaimed water on a site-by-site basis for development over a size threshold to be determined by the local government or on a jurisdiction-wide basis to minimize pumpage of groundwater for non-potable usage.

The City shall update the wastewater facility plan where the Total Maximum Daily Loads Program requires reductions in point source pollutants for a basin or as required by legislation for enhanced treatment standards.

Florida Statutes 361.0065:

(2) DEFINITIONS.—As used in ss. [381.0065-381.0067](#), the term:

(a) “Available,” as applied to a publicly owned or investor-owned sewerage system, means that the publicly owned or investor-owned sewerage system is capable of being connected to the plumbing of an establishment or residence, is not under a Department of Environmental Protection moratorium, and has adequate permitted capacity to accept the sewage to be generated by the establishment or residence; and:

1. For a residential subdivision lot, a single-family residence, or an establishment, any of which has an estimated sewage flow of 1,000 gallons per day or less, a gravity sewer line to maintain gravity flow from the property’s drain to the sewer line, or a low pressure or vacuum sewage collection line in those areas approved for low pressure or vacuum sewage collection, exists in a public easement or right-of-way that abuts the property line of the lot, residence, or establishment.

2. For an establishment with an estimated sewage flow exceeding 1,000 gallons per day, a sewer line, force main, or lift station exists in a public easement or right-of-way that abuts the property of the establishment or is within 50 feet of the property line of the establishment as accessed via existing rights-of-way or easements.

3. For proposed residential subdivisions with more than 50 lots, for proposed commercial subdivisions with more than 5 lots, and for areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within one-fourth mile of the development as measured and accessed via existing easements or rights-of-way.

4. For repairs or modifications within areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within 500 feet of an establishment’s or residence’s sewer stub-out as measured and accessed via existing rights-of-way or easements.

City Vision Update and Evaluation & Appraisal (EAR) Report: 2020

Demands of Growth on City Services

As the City of Mount Dora continues to expand its municipal boundaries and grow its population, there is also an increased demand on City Services. As a service provider, it is the City's obligation to anticipate and plan for the impact of growth on their capacity to adequately and efficiently provide reliable services at the adopted levels of service to existing and future development.

City Services:

- Roads
- Potable Water
- Waste Water
- Reclaim
- Stormwater
- Solid Waste
- Parks & Recreation

The City of Mount Dora increased in area by approximately 1.3% from 2011-2019, and the

population grew by approximately 18.9% during this same time-period. However, the population within the municipal boundaries of Mount Dora are not the only population utilizing City Services. The City has adopted agreements which extend service areas beyond the municipal boundaries of the City. These areas are located within unincorporated Lake and Orange Counties and receive services from the City of Mount Dora.

Services provided by the City outside of the City's municipal boundaries include:

- Potable Water
- Waste Water

The City's service area for the provision of the above referenced services includes an area of approximately 20.4 square miles, of which 9.0 square miles are located outside of the City's municipal boundaries. There are approximately 32,255 residents currently being served by City potable water

and approximately 20,450 being served by City sewer. The population within the City's service area will experience future growth, however future development and growth within the portion of the service area located outside of the City's municipal boundary will be subject to Lake and Orange County's land use and growth management regulatory policies.



City Vision Update and Evaluation & Appraisal (EAR) Report: 2020

Wastewater (Sewer)

Any portions of the service area that are not served by the sewer system are served by septic tanks. Based on the total number of housing units and the known number of central sewer connections, there are approximately 1,100 septic tanks.

The City owns and operates two wastewater treatment plants (WWTP). The total capacity of both plants is 2.75 MGD. The existing wastewater facilities serve a population of approximately 20,450. The current annual average daily flow for the wastewater system is approximately 1.6 mgd.

LOS Standard: 300 gallons per day (GPD) per equivalent residential unit (ERU)

While capacity with the City's Wastewater treatment system appears adequate through the existing Comp. Plan horizon year of 2032 as shown above, the average annual growth rates suggest that the system will require improvements shortly after the horizon year. It would be appropriate to detail any needed/ planned improvements within the Infrastructure Element and Capital Improvement Element.

The 5-year Capital Improvement Program (2018/19-2022/23) includes several projects specific to the City's Wastewater system.

Note: The City of Mount Dora has initiated the preparation of a Utility Master Plan. Within the Utility Master Plan, a wastewater capacity analysis will be conducted.

Reclaim Water System

The City has and continues to actively support, both financially and with regulatory policies, the use of reclaimed water for irrigation purposes. The establishment of this large scale reclaimed water system took place in the late 1980's. Since then, the City has consistently funded its implementation and expansion. The City has approximately 2,440 Reclaimed Water Customers.

Currently, the City owns, operates, and maintains the reclaimed water distribution system which has a capacity of 2.16 MGD and in 2012 the City, added an augmentation with a well at WWTP #2 with a capacity of 1.00 MGD. There is approximately 10.00 miles of Reuse Water pipes throughout the city's service area. The City continues to monitor and evaluate the reclaimed water system to ensure that improvements keep pace with demand and any needed improvements become programmed in the Five-Year Capital Improvements Plan.

Recommend Comprehensive Plan Language

See Infrastructure and Capital Improvement Element sections for recommended Comprehensive Plan Language.

City Vision Update and Evaluation & Appraisal (EAR) Report: 2020

DATA & ANALYSIS | 04 |

Northeast CRA

The Northeast CRA will sunset in 2049

The Redevelopment Plan was last updated in 2018

Estimate of Northeast CRA annual increment revenue FY2018-FY2049: \$400,000–\$600,000

The Northeast CRA Plan provides recommended strategies and initiatives to revitalize the area, provide for business retention and expansion, and market the uniqueness of the Mount Dora Northeast area. The goal of the revitalization is to bring a new and improved dimension of the quality of life offered by the area, which directly influences new development and jobs in the area.

CRA Plan Goals:

[01] Economic Development

- Economic Development is building wealth in a community, encouraging economic growth, and improving quality of life. Several economic development initiatives are needed to eliminate conditions of blight within the Northeast CRA. Events, Branding, Public-Private Partnerships, Property Redevelopment, Job Training, and a local Community/Recreation Center will serve as economic drivers in the community.
- Establish a multi-purpose Community/Recreation Center in the Northeast CRA
- Incorporate cultural arts, education, and recreational events as critical components of Economic Development
- Reposition the Northeast CRA market through branding, marketing, and wayfinding initiatives to recruit targeted uses/industries, retain businesses and improve quality of life
- Create workforce programs, job training programs, and partner with local Northeast CRA businesses to

establish job training program for Northeast CRA residents

- Create a thriving Grandview Business District through public-private partnerships to encourage quality retail, restaurant, housing, and community facilities

[02] Connectivity

- The ability to connect people to places through various modes of travel help to create diverse, vibrant and healthy communities. A comprehensive transportation network system connects people whether they are pedestrians, bicyclist, drivers, public transit riders or any combination of these travel methods.
- Improve pedestrian and bicyclist connectivity
- Enhance existing school, park, and trail connectivity
- Incorporate traffic management elements for pedestrian safety
- Improve transit amenities and connectivity along bus route
- Incorporate the Mount Dora Trails Master Plan

[03] Infrastructure

- It is important to coordinate all Northeast CRA, City, County, State & federally-funded infrastructure improvements. During the improvement process the Northeast CRA should push for best practice systems, resources, and providers.
- Coordinate roadway, sidewalk, landscaping, infrastructure, open space and community enhancement improvements
- Stormwater Improvements

- Partner with non-profit organization that offers first time home buyer education
- Increase Northeast Community Policing efforts

[05] Redevelopment Support

- The vision of elected officials and city staff is important for the private sector to understand. Both public and private sector vision is important and should align to spur redevelopment in an area. Updated land development regulations and an investor friendly environment is important for growth.
- Encourage and support redevelopment-friendly land use regulations in the CRA
- Use powers of borrowing and land acquisition & disposition to further redevelopment goals and initiatives
- Provide economic incentives and other support for projects that further redevelopment goals and initiatives
- Identify and pursue resources for successful implementation of CRA plan initiatives

[04] Neighborhoods

- The Northeast neighborhood is comprised of single family and multifamily residential areas that are connected through walkable street grids. Housing improvements are needed for existing housing stock and a variety of new housing product needs to be delivered in the Northeast CRA.
- Work with the private sector to create a "healthy mix" of affordable, workforce, and market rate housing
- Work with local, state, and federal entities and their affordable housing partners to encourage development of affordable and workforce housing
- Create Life Safety program for owner-occupied housing

FEBRUARY 2020 | 55 |

Agreement Requirements

- Agreement proposes connection to City Utilities as the first option based on adequate capacity to serve being “Available”. Otherwise, connection would be to Eustis as permitted in the 2003 Interlocal Agreement:

“In the event that at any point during the term of the Agreement, including permitting, site work or construction of any or all of the Project that the City does not have Sufficient Capacity to service any portion or all of the Project, the Developer shall have the right to pursue connections to other governmental providers, including but not limited to the City of Eustis (and the City shall provide any necessary written consent required for such service)”

City Reporting

City Wastewater and Reclaim Master Plan

Report Completed October 2021

1.2 Master Plan Objectives

This Wastewater and Reclaimed Water Master Plan was undertaken with the following objectives:

- Provide an overview of the City's existing wastewater treatment assets.
- Review the City's wastewater and reclaimed water service areas and areas targeted for expansion.
- Establish a wastewater level of service based upon historical wastewater demand data.
- Project the number of future connections and wastewater flows within the service area.
- Evaluate compliance with regulatory requirements related to wastewater treatment plant capacity and groundwater withdrawals for supplemental reclaimed water use.
- Develop recommendations for improvements to the wastewater treatment and collection systems to maintain compliance with existing and proposed future regulatory requirements and to accommodate new growth.
- Prepare conceptual opinions of probable construction cost for the recommended improvements.
- Prioritize recommended improvements into an implementation plan with triggers based upon growth in the number of new service connections.

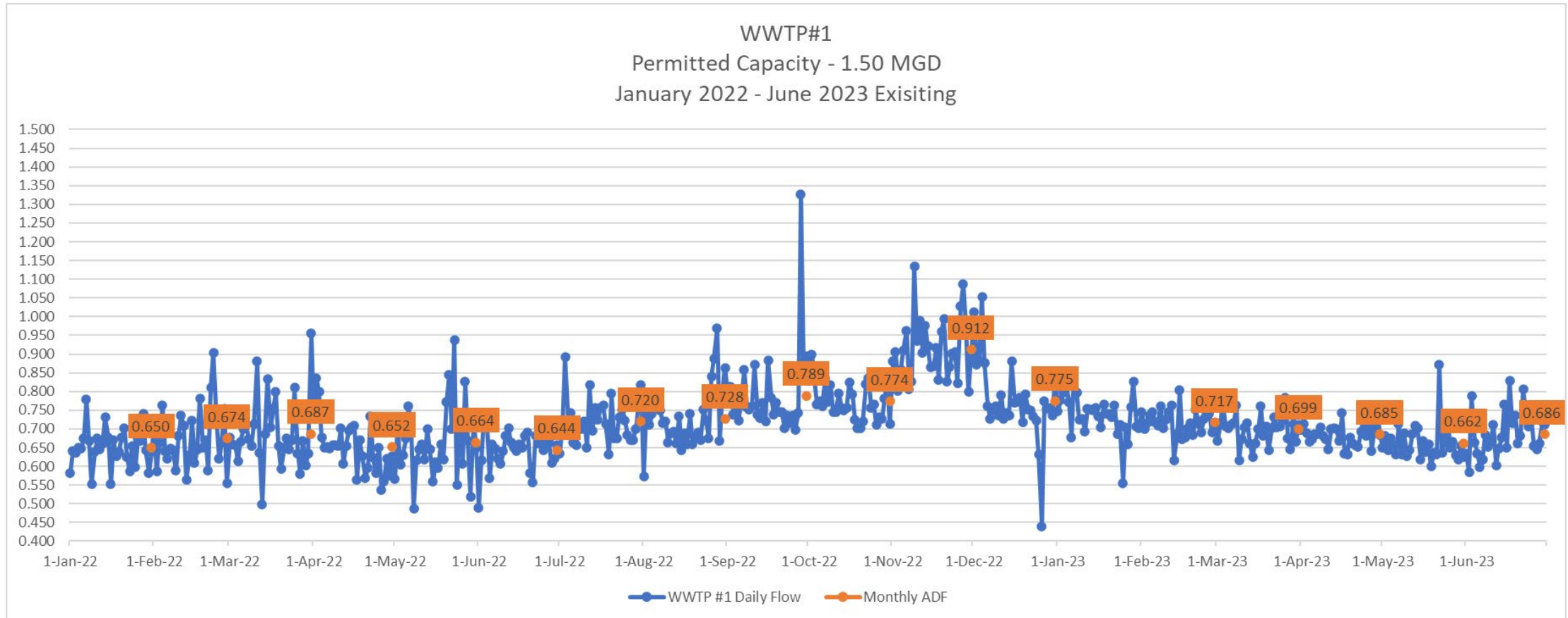
In 2021 the City completed a Wastewater Masterplan which projected future flow into the system and recommended improvements with triggers based upon growth.

Wastewater Treatment Plant #1

- Wastewater Treatment Plant No. 1, located on Overhiser Lane, is the site of the original wastewater treatment plant serving the City. **Currently permitted** by the Florida Department of Environmental Protection (FDEP) at an annual average daily flow (AADF) of **1.5 MGD.**

WWTP #1 Daily Flow

January 2022 – June 2023

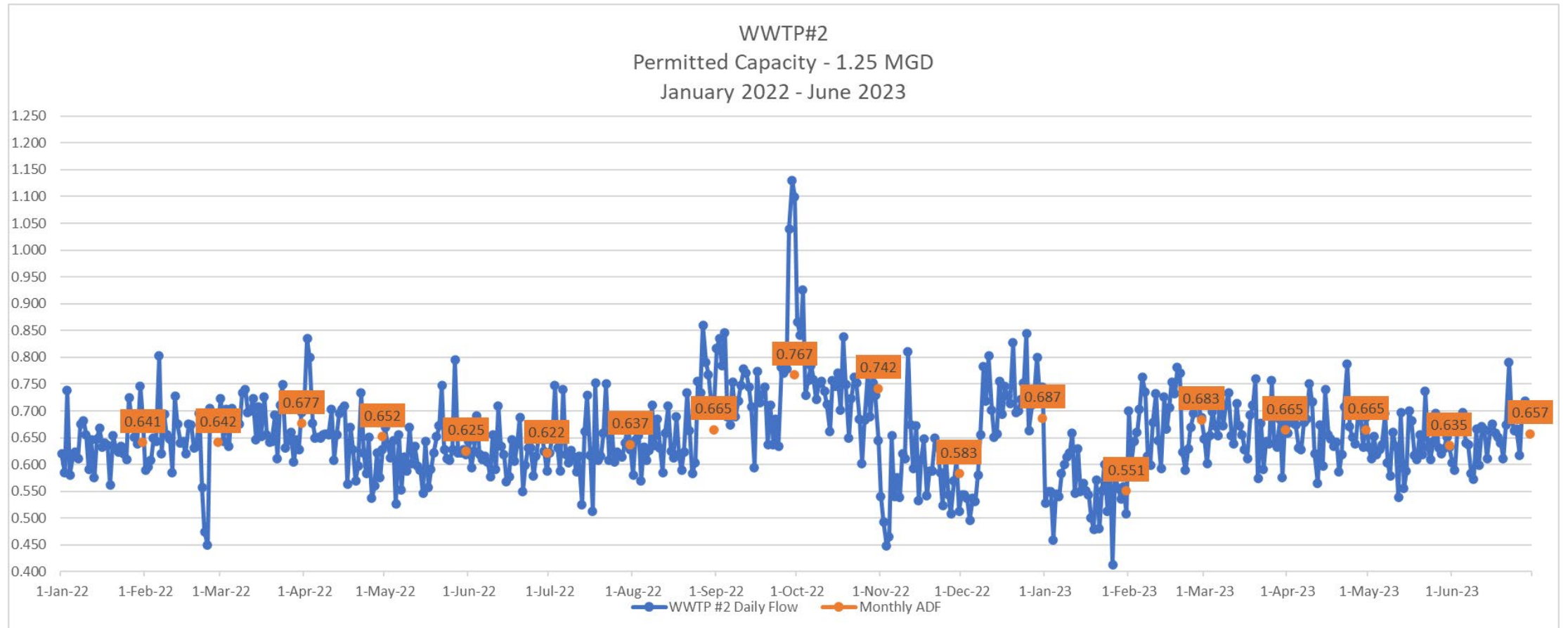


June 2023 – The monthly average daily flow is 686,000 GPD and total permitted capacity is 1.5 MGD

Wastewater Treatment Plant #2

- Wastewater Treatment Plant No. 2, located on State Route 46, was constructed in 2005 to serve additional development east of US Route 441. Currently permitted by FDEP at an annual average daily flow (AADF) of 1.25 MGD, WWTP No. 2 was designed with a layout that anticipated future expansion to accommodate larger flows in the eastern portion of the service area.

WWTP #2 Daily Flow & January 2022 – June 2023

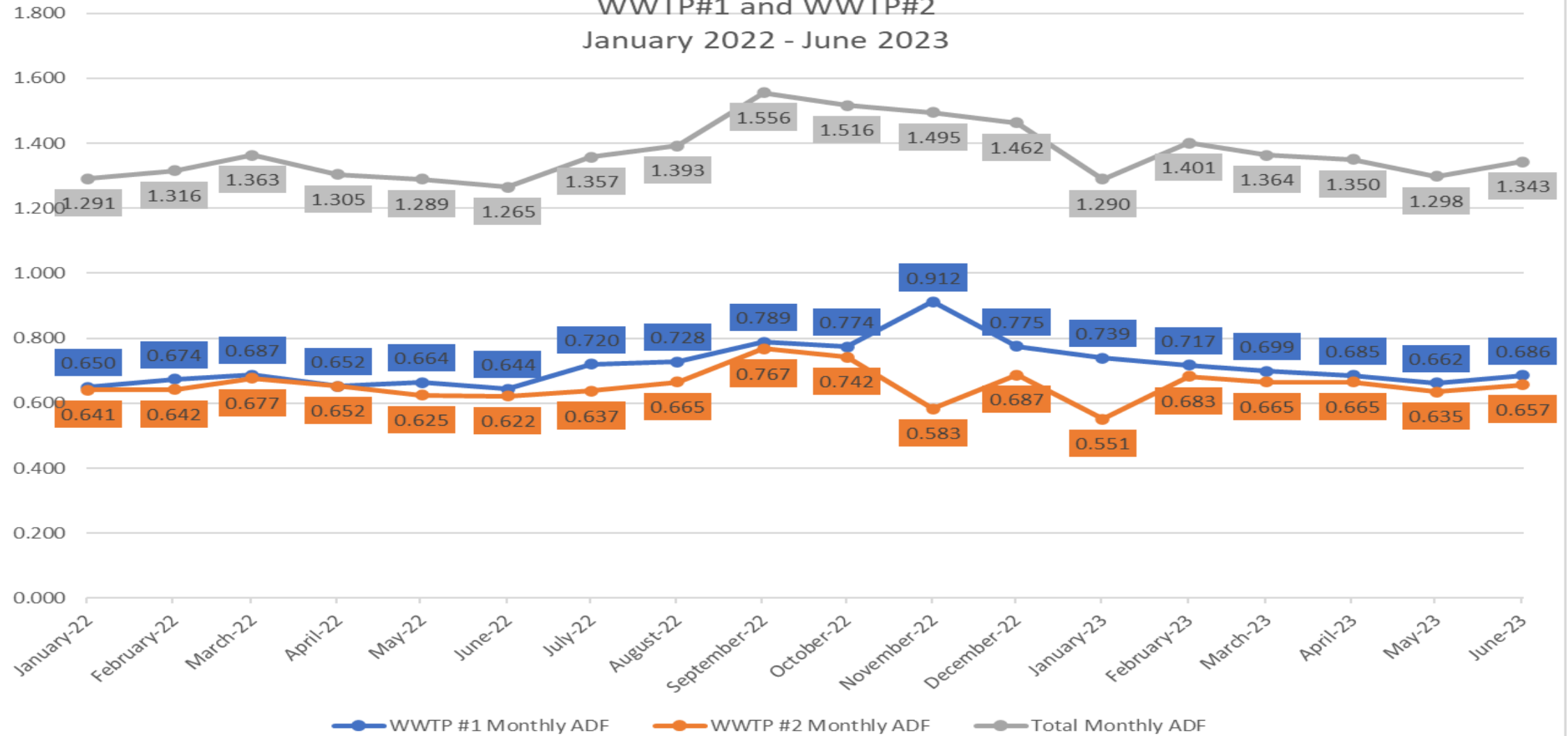


June 2023 monthly average daily flow was 657,000 GPD and total permitted capacity is 1.25 MGD

WWTP #1 & 2 Total Capacity

- WWTP #1 - Permitted Capacity – 1.5MGD
- WWTP#2 – Permitted Capacity – 1.25MGD
- TOTAL PERMITTED CAPACITY = 2.75MGD

City of Mount Dora
WWTP#1 and WWTP#2
January 2022 - June 2023



June 2023 combined monthly average daily flow is 1.343 MGD and total permitted capacity is 2.75 MGD

Current and Future Wastewater Flow

- At the completion of the build-out of the Wolf Branch Innovation District, the Joint Planning Area, and the City limits, it is estimated that there will be nearly 23,200 Equivalent Residential Units (ERUs) within the City's service area. Wastewater flows will reach 2.92 MGD on an annual average daily flow basis, which exceeds the combined FDEP permitted capacity of Wastewater Treatment Plants No. 1 and 2 of 2.75 MGD.

Development Type	ERUs	Annual Average Daily Flow (gpd)
Existing Development	10,316	1,294,000
Wolf Branch Innovation District	4,202	529,452
Mount Dora City Limits	4,923	620,298
Joint Planning Area	3,757	473,382
Total	23,198	2,917,132

The October 2021 Wastewater Masterplan shows the City utility service area at full build out will reach wastewater flows of 2.92 MGD, which exceeds combined permitted capacity of 2.75 MGD.

Wastewater Flow Growth Projections

- Over the period between 2015 and 2020, growth in the City's service area averaged 1.7% per year. With the completion of the Wekiva Parkway, and in anticipation of the Wolf Branch Innovation District beginning to develop, the anticipated future growth rate was doubled to a conservative 3.4 percent for planning purposes. A summary of the 20-year wastewater flow growth projections is presented in **Table 3-13**.

Table 3-13: Wastewater Flow Growth Projections

Year	Assumed Growth Rate	Projected Wastewater Flow (gpd)
2020	3.4%	1,337,996
2021	3.4%	1,383,488
2022	3.4%	1,430,526
2023	3.4%	1,479,164
2024	3.4%	1,529,456
2025	3.4%	1,581,457
2026	3.4%	1,635,227
2027	3.4%	1,690,825
2028	3.4%	1,748,313
2029	3.4%	1,807,755
2030	3.4%	1,869,219
2031	3.4%	1,932,773
2032	3.4%	1,998,487
2033	3.4%	2,066,435
2034	3.4%	2,136,694
2035	3.4%	2,209,342
2036	3.4%	2,284,459
2037	3.4%	2,362,131
2038	3.4%	2,442,443
2039	3.4%	2,525,487
2040	3.4%	2,611,353

2022 Combined Annual Average Daily Flow

- 2022 WWTP #1 = .722 MGD
- 2022 WWTP #2 = .662 MGD
- 2022 Total AADF = 1,384,000 GPD

- 2022 Total Projected Annual Flow – 1,430,526 GPD (2021 Master Plan)

The actual flow through the system in 2022 was 46,526 GPD less than projected using a 3.4% assumed growth rate.

WWTP #1 Capacity Analysis Report

Date December 2022

3.2 Flow Projections

The annual average daily flow for the facility in 2022 was 0.720 MG. The flow rate per person was calculated using the 2022 annual average flow and 55% of the estimated population of 16,665 people. Thus, the total flow generated is 78.6 gallons per day per person. We will use 78.6 gallons per day per person and a population growth rate of 3.40% for our AADF projections in **Table 3-1**. The annual average daily flow is expected to exceed 60% of the permitted capacity of the City of Mount Dora WWTF #1 by approximately 2028, and reach 70% capacity by 2033. **Figure 3** displays the flow projections compared to the limit of capacity for Mount Dora WWTF #1.

4.0 SUMMARY AND CONCLUSIONS

The maximum three-month average daily flow reached 0.872 MGD during the month of November 2020. Based on three-month average daily flows for the past 6-year period, the treatment facility is operating at approximately 42 to 58% capacity. The WWTF has a high removal efficiency of COD₅ and TSS as well. Using the projected flows from **Table 3-1**, the facility is not expected to exceed the current permitted capacity in the next 10 years.

The City is preparing to expand the wastewater treatment facility to deal with flow predicted to increase over the next 10 years.

The City stated in their capacity analysis report - WWTP#1 is not expected to exceed current capacity in the next 10 years.

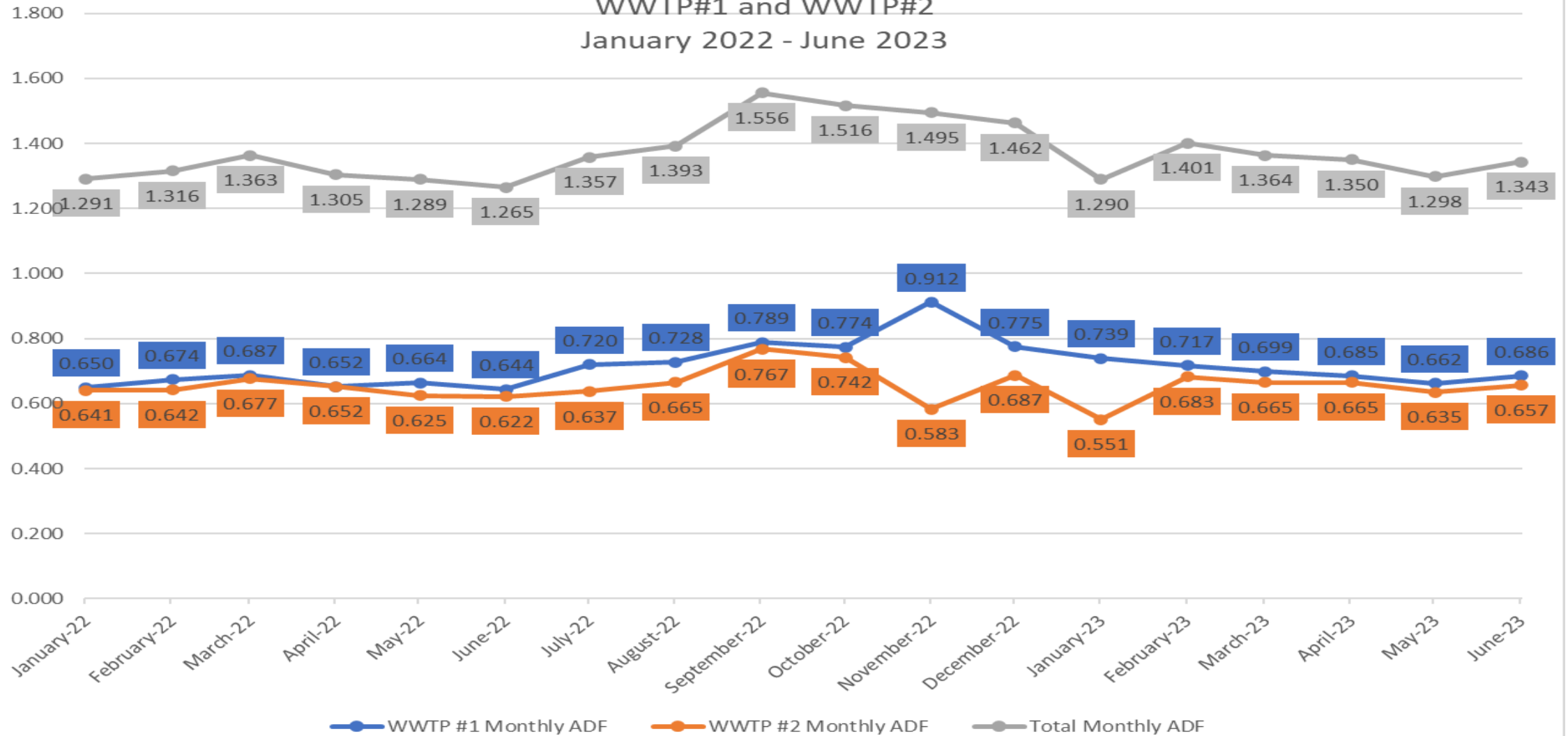
WWTP #2 Capacity Analysis Report

Date December 2021

Based on the conservative 3.40% growth rate, Table 5 indicates that the CoMD WWTP #2 will reach 100% of its permitted capacity limit at a some point after the year 2040. At no point in the next 10-year period, based on the projections above, is the FDEP permitted capacity of the plant expected to be exceeded. Further it is not until the year 2033, that the WWTP #2 will exceed 75% of the permit capacity.

WWTP #2 is not expected to reach 100% capacity until some point after the year 2040 and at no point in the next ten-year period, based on City projections, is the FDEP permitted capacity of the plant expected to be exceeded.

City of Mount Dora
WWTP#1 and WWTP#2
January 2022 - June 2023



June 2023 combined monthly average daily flow is 1.343 MGD and total permitted capacity is 2.75 MGD

Proposed Drainage Connection Point

Request is simply for a drainage easement to accommodate the current flow of 25.94 cubic feet per second, which the City would have to accommodate regardless of our development

