



## **MOUNT DORA NORTH COMPREHENSIVE PLAN AMENDMENT**

### **PROJECT SUMMARY**

Richland Developer – Florida Inc (“Applicant”) is requesting approval of a Future Land Use Map Amendment to designate the 260+/- acres subject property (“Property”) from Lake County’s Regional Office and Rural Transition future land use categories to the Planned Unit Development (PUD) future land use category.

The Property is comprised of ten (10) individual parcels and are generally located north of State Road 46 and east of Round Lake Road in unincorporated Lake County. According to the Lake County Property Appraiser, the land is classified as improved pasture and single family.

The Applicant’s intent is to entitle the site for a mix of residential and non-residential land uses via this application and a companion PUD rezoning petition to be submitted in October 2022. The proposed community will include employment-generating commercial, office and light industrial “flex” space, along with well-integrated and compact housing to provide proximate housing for employees. The maximum requested density is 3,242 dwelling units (gross density of 12.4 du/acre) and 2.2M SF of non-residential uses in the form of mixed use/employment center development.

The Property is within the Wolf Branch Innovation District (WBID), a collaboratively developed master plan that was created between the City of Mount Dora and Lake County to diversify the economic base. More specifically, the Mount Dora North is within the Gateway Employment Center East 1 per the WBID Concept Plan, which is intended for the highest concentration of retail and services located conveniently in relation to residential uses/employee housing. This amendment and the companion PUD apply components of the WBID Design Guidelines in the creation of the proposed density, intensity and mix of uses depicted on the Conceptual Land Plan enclosed, to ensure the vision of the WBID Gateway Employment Center is met.

The surrounding land use pattern includes a transitional mix of agricultural, residential and institutional as well as arterial level roadways. Lands to the north and east consist of agricultural and large lot single family uses. To the west, adjacent to Round Lake Road is Round Lake Charter School. The south of the Property abuts light industrial and residential uses as well as the intersection of SR 46, a state-maintained arterial roadway, and SR 453, a key connector road/expressway that connects Wekiva Parkway with SR 46.

Approval of this request will accommodate Lake County’s growing population, implement goals for economic development, while providing appropriate transition to more rural areas to the north and east. The enclosed application materials demonstrate the necessary infrastructure will be available to support the proposed amendment. The proposed amendment is in character with the surrounding land use pattern and is directly in compliance with the long-range policies guiding development in Lake County, and more specifically the WBID. For these reasons, the Applicant respectfully requests approval of this petition, and reserves the right to supplement this application with additional information, as required or requested by Staff.