



MOUNT DORA NORTH COMPREHENSIVE PLAN AMENDMENT

Justification Narrative

Richland Developer – Florida Inc (“Applicant”) is requesting approval of a Future Land Use Map Amendment to designate the 260+/- acre subject property from “Regional Office” and “Rural Transition” future land use categories (FLUC) to the “Planned Unit Development” FLUC. The amendment will comply with the intent of the Wolf Branch Innovation District (WBID) and the Gateway Employment Center area of this master plan envisioned between Lake County and the City of Mount Dora. The maximum proposed development is 3,242 residential dwelling units and 2.2 million square feet (SF) of non-residential/mixed use development. This narrative outlines the relevant data and analysis to support this request.

I. Infrastructure Analysis

Please demonstrate that facilities and services are or will be available within the adopted levels of service throughout the Comprehensive Plan (or the levels of service adopted by the municipality in whose utility area the proposed amendment is located and as adopted in the Capital Improvements Element or by joint agreement with the County), including, but not limited to, water supplies (including permitted quantities) facilities, sewer services, solid waste, transportation, parks and recreational facilities and schools:

Water and Wastewater: Water and sewer shall be provided to the development by the City of Mount Dora unless the City declines the provision of such utility services. A copy of the utility service agreement shall be provided to the County if entered into between the parties. If the City declines to provide utilities, the developer shall provide central water and sewer through alternative means as approved by the County.

Solid Waste: Solid waste services will be provided by Lake County. The County’s current level of service is sufficient to provide for the proposed development. The proposed Comprehensive Plan amendment is not anticipated to adversely impact solid waste capacities or levels of service.

Schools: The Property will be served by the Lake County School Board and is designated within CSA #5. Round Lake Charter Elementary School is approximately one mile north. The Property is also served by Mount Dora Middle and High Schools. It is noted in the 2021 Concurrency Report that there is available capacity for both elementary and middle schools in CSA #5. High school capacity in the neighboring CSA is being created through improvements to Tavares High School. At the time of site plan and plat review, the developer must obtain Concurrency Capacity Reservation approval from the School District. Should capacity fall short during the review process due to expiration of reservation or other reasons, the developer will work with the School Board to provide for mitigation alternatives as needed that will offset project impacts.

Parks and Recreation: According to Lake County’s Comprehensive Plan, Policy VII-1.4.3 Level of Service requires a minimum level of service of 4 acres for every thousand (1,000) residents. The proposed community will provide a minimum of 30.7 acres of park land (developed or undeveloped as outlined in the companion PUD rezone petition in compliance with the LDC. Additional park space is provided in the Mount Dora South project. Further, the 3.4+/-acre Sorrento Park is approximately 3 miles from the Property and the 35-acre Lincoln Avenue Community Park is less than 4 miles from the site. The developer will pay the adopted park impact fee concurrent with development to ensure mitigation of impacts to area parks facilities.

Transportation: As outlined in the attached Traffic Demand Analysis prepared by Traffic & Mobility Consultants, the surrounding roadway network has capacity to serve the proposed densities and intensities set forth in this amendment and will continue to operate at an acceptable level of service per the County’s Comprehensive Plan. The allowable intensity under the current future land use categories generates a greater impact on the transportation facilities compared to the proposed amendment. As shown on the table below, the development is projected to generate 30,232 trips per day, of which 2,360 trips occur during the AM peak hour and 2,462 trips occur during the PM peak hours. Additionally, the developer will pay all

required roadway impact fees concurrent with development permitting to offset impacts to the roadway network. Any required site-related improvements will be examined at the time of site plan review.

ITE Code	Land Use	Size	Daily		AM Peak Hour			PM Peak Hour				
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family Residential	87 DU	10.20	888	0.75	66	16	50	1.00	87	55	32
215	Single Family Attached (Townhomes)	2,549 DU	7.60	19,373	0.52	1,320	330	990	0.60	1,525	900	625
230	Low-Rise Residential with Ground Floor Commercial	606 DU	3.44	2,085	0.44	267	61	206	0.36	218	155	63
710	General Office Building	293.334 KSF	10.09	2,960	1.44	422	372	50	1.38	406	69	337
760	Research and Development Center	293.333 KSF	10.54	3,093	1.03	302	248	54	0.98	287	46	241
820	Shopping Center (>150k)	293.333 KSF	37.01	10,859	0.84	246	153	94	3.40	997	479	518
Total Gross Trip Generation				39,259		2,624	1,180	1,444		3,520	1,704	1,816
<i>Internal Trips (15.0% Daily, 7.2% AM, 22.7% PM)</i>				5,889		186	84	103		796	384	411
<i>Pass-By Retail (34%)</i>				3,138		78	48	30		262	126	136
Net New External Trips				30,232		2,360	1,048	1,311		2,462	1,194	1,269

*Trip Generation analysis based on ITE Trip Generation Manual, 11th Edition.
Internal Capture and Pass-By based on ITE Trip Generation Handbook, 3rd Edition.*

Describe and demonstrate and describe how the amendment will not fiscally burden County services:

The subject property is located within the Wolf Branch Innovation District (WBID), intended for a dynamic mix of non-residential, mixed-use, and residential uses to support employment center creation, and provide an enhanced economic base for the region.

This amendment will directly effectuate this vision through the proposal for a maximum of 3,192 residential dwelling units and 2.2M+/- SF of non-residential uses as outlined in this application. These uses will substantially add to the Lake County tax base and result in a positive fiscal impact. Impacts of the development on infrastructure will be offset through payment of adopted impact fees to Lake County. The tables below outline both the generated annual tax base and Impact fees that will result upon build out of the Mount Dora North PUD.

Estimated Annual Tax Base Increase		
Land Use Category	Proposed Amount	Estimated Taxed Amount
Residential (Single Family) ⁽¹⁾	87 Dwelling Units	\$260,565
Residential (Townhouse, Duplex) ⁽²⁾	3,155 Dwelling Units	\$6,174,335
Non-Residential (General Retail) ⁽³⁾	2.2 Million SF	\$1,990,800
Total Est. Tax Generated		\$8,425,7005
Total Current Annual Taxes		\$9,242
Total Est. Annual Tax Base Increase		\$8,416,458

- (1) Assumes \$300,000 home value per Lake County Tax Appraiser Data
- (2) Assumes \$200,000 home value per Lake County Tax Appraiser Data
- (3) Assumes \$905.00/1,000 SF per Lake County Tax Appraiser Data

Estimated Impact Fees		
Land Use Category	Estimated Impact Fee Amount	Total Estimated Fees
Residential ⁽¹⁾	\$12,536 @ 87 DU	\$1,090,632
Residential ⁽²⁾	\$9,189 @ 3,155 DU	\$28,991,295
Non-Residential (General Retail) ⁽³⁾	\$2,964/1KSF @ 2.2M SF	\$6,520,147
Total Impact Fees		\$36,602,074

- (1) Impact Fees is calculated for 87 single family dwelling units with a living area between 1,500 – 2,499 square feet in the Northeast/Wekiva Benefit District. This total includes Roads, Schools, Fire, Parks, Library, and Admin fees.
- (2) Impact Fees is calculated for 3,155 dwelling units in the multi-family, townhouse, duplex category in the Northeast/Wekiva Benefit District. This total includes Roads, Schools, Fire, Parks, Library, and Admin fees.
- (3) The non-residential (general retail) impact fees are calculated using 2,199,780 SF in the Large (>20,000 sf) – shopping center category in the Northeast/Wekiva Benefit District. Fees are calculated per 1,000 square feet.

At buildout, the entire project is expected to provide Lake County with over \$36M in impact fees. The annual tax base will increase by \$8.4M per year.

Describe and demonstrate that historic and cultural resources will not be affected by unnecessary and unmitigated negative impacts:

The Applicant has submitted a Master Site File Letter in addition to the Environmental Report prepared by Bio-Tech. There are no known historic or cultural resources on-site. The nearest resource in the State's database is the Sorrento Cemetery approximately 2 miles south of the Property. It is understood should historic or cultural resources be discovered during the development process, activities shall cease, and the proper authority (Federal, State, or local) shall be notified and authorization and/or necessary permits shall be pulled prior to resuming.

II. Land Use Compatibility Analysis

Provide documentation that demonstrates that the proposed Future Land Use Map amendment provides an appropriate transition of land uses adjacent to the rural area, and that the amendment shall create a transition area between the rural area and existing urban development to reduce future intrusion into the rural area. Adequate land transition shall be required to maintain compatibility with adjacent, existing communities and may require flexible lot sizes, provision of open space or variable buffers.

This amendment will facilitate development of a master-planned mixed-use project that implements the intent of the WBID to create employment generating uses and housing in the form of compact and well-integrated development. While the surrounding lands to the north and east are transitioning from agricultural and large-lot residential uses, the area is intended for development based upon the adopted Lake County Comprehensive Plan as well as the WBID Implementation Plan. The proposed conceptual site plan included in this application demonstrates the intent to locate the more intensive mixed-use/employment center areas along the SR 46 frontage, proximate to the major roadways serving the site, as well as existing industrial uses to the south. The remaining portions of the Property are planned for moderate and low-density residential uses as well as conservation areas to protect environmentally sensitive lands. This land plan provides appropriate transition to existing large-lot residential neighbors and clusters the project's intensity away from established neighborhoods. The conservation areas will also provide connectivity to off-site preserve lands to ensure large, contiguous tracts of protected habitat for the area flora and fauna. Through the companion PUD proposal, further design criteria and performance standards will be provided to further ensure protection of the surrounding lands and appropriate compatibility with the existing land use pattern.

Demand Analysis/Residential & Non-Residential Justification Statement:

The latest census population estimate for Lake County indicates a population of approximately 384,000 residents. The County continues to experience strong trends in population growth as evidenced by the 2021 Bureau of Economic and Business Research (BEBR) projections through the year 2050, which is not fully accommodated through the current Future Land Use Map and allowable densities. Moreover, the County has a demonstrated lack of well-integrated workforce housing development in proximity to major employment centers, which will be provided by this project.

The 2030 Comprehensive Plan supportive data and analysis (adopted in 2010) noted a projected 2030 population of 412,400. In contrast, BEBR's most current "medium" growth scenario projects a population of 487,600 by 2030. It is evident the County is experiencing growth in excess of projections necessitating additional housing and employment to accommodate this in-migration trend.

By 2050, an anticipated population of 614,500 is projected by BEBR. This represents a 60% increase in population over the next 30+/-years. The proposed amendment will meet the demand for new housing generated by this continued population growth and will do so within the Wolf Branch Innovation District, which

is an area targeted for mixed-use development. An additional objective of the proposed amendment is to create an inclusive, diverse, and vibrant community that will provide various housing options that will accommodate residents with different economic and social needs. The mixed-use integrated dwelling units will provide a housing option for the anticipated work force within the Wolf Branch Innovation District.

Similarly, the data and analysis available in the 2030 Lake County Comprehensive Plan notes deficiencies in both commercial and industrial land uses based upon the adopted Future Land Use Map. Specifically, the 2030 Plan states, "The need for more commercial and service development is an important issue in Lake County, and it is one that has and will continue to be addressed."

The County and City of Mount Dora, through a deliberate master planning process, slated the subject property and surrounding lands as targeted area for economic development, diversification of tax base, and employment-generating land uses. This plan was created based upon the demand for additional non-residential land uses in northeast Lake County and infrastructure/roadways improvements that would bring new growth opportunities to the immediate area. The WBID Design Guidelines and Implementing Plan call for in intensive floor area ratios to accommodate commercial, light industrial and retail, as well as supportive employee housing.

In sum, the range of uses, densities and intensities proposed through this amendment are demanded by the projected population growth, available lands on the adopted Future Land Use Map, and the stated intent for employment center development in the Wolf Branch Innovation District.

Comprehensive Plan Consistency

The following is an analysis of the amendment's consistency with key goals, objectives, and policies in the Lake County Comprehensive Plan.

Policy I-2.1.2 Guiding principles for Development: The County Shall ensure that new development within the Mount Plymouth-Sorrento Community is of high quality while maintaining community character and protecting property rights.

The proposed amendment is consistent with the seven (7) guiding principles outlined in the above policy as follows:

(1) The proposed development intends to provide housing opportunities to accommodate Lake County's growing population and create a community that is multigenerational. The project features a variety of dwelling types varying in size and price for residents with different economic and social needs.

(2) The development will feature architectural styles that are complementary to Mount Plymouth-Sorrento's established neighborhoods and its equestrian-friendly communities. The single-family residential units will utilize an architectural design such as Craftsman, Bungalow, Florida Cracker/ Low Country, or Southern Living. These dwellings will include materials such as stone, stucco, craftsman columns, porches, metal roofs, tile, shutters, decorative doors, or other various architectural features.

(3) Additionally, the site will feature large open spaces and conservation areas that ensure compatibility with the existing rural lifestyle. The site will also include interconnectivity within the development with access to existing pedestrian areas outside of the development where appropriate.

(4) Due to the well-designed plan, the site is positioned in a way that provides transition from greater to lesser intensities and densities that are compatible with adjacent uses. Further, the site features various buffer distances that provide greater transition compatibility to uses that are less intense or dense.

(5) An integrated network of vehicular and pedestrian paths provides connectivity to all areas of the proposed community. These connected networks also consider the future transportation and trails map found within Mount Dora's 2045 Comprehensive Plan.

(6) As one of the largest proposed developments within the WBID, the intent of this development is to set a precedent for the area and create a sense of place. In order to create a well-designed and innovated development, the site includes design standards that provide guidelines to architecture, lighting, landscaping, and mobility networks. These standards incorporate not only the WBID standards but also include a nod to the character of the Mount Plymouth Sorrento Community.

(7) As noted above, the site includes large continuous areas of conservation that provide for an environmentally-responsible development. These continuous areas of conservation allow for protection of environmentally sensitive areas such as wildlife habitats and karst features. Additional open space, preserve, and water management is provided along various property lines to buffer the adjacent rural areas. Additionally, keeping these areas undisturbed allows for clustering of units that are well-defined and compact.

Policy I-2.1.6 Office Employment Center: The County shall coordinate with the City of Mount Dora to establish a regional Professional Employment Center utilizing the Regional Office Future Land Use Category in the vicinity of State Road 46 and Round Lake Road for the purpose of creating quality professional jobs within east Lake County that is convenient to the residential areas of both communities. The intent of this employment center shall be to promote orderly and logical development of land for office complexes and light, clean industrial development within an attractively designed, park-type setting. Additionally, the intent is to assure appropriate design in order to maintain the integrity of existing of future nearby residential areas.

The proposed development features an abundance of non-residential uses. The purpose of developing such a large area to accommodate professional employment is due to the site's location. This area of Lake County includes Hwy 453, a regional connection to larger major metro areas that can be reached via the existing roadway infrastructure network including State Road 46. Moreover, providing an aesthetically designed employment center will attract quality professional opportunities that provide higher salaries and will in turn attract residents, businesses, and institutions. This portion of the proposed development provides for logically deigned development that considers the future transportation and trails map found within Mount Dora's 2045 Comprehensive Plan.

Policy I-3.4.1 Survey and Studies: The County shall require the following surveys and studies to be submitted with applications for rezoning, site plans, plats or development proposals, subject to verification and approval by Lake County for projects within the Wekiva Study Area of 40 acres or greater.

The project area has undergone several studies that are required at this phase of the application process. The specific studies that accompanies this application include a Soils Analysis (Type "A" Hydrogeologic Soils), A Site specific Geotechnical Report, and Flora and Fauna Analysis.

Policy I-3.4.5 Development Design Standards: In order to protect natural resources, including but not limited to aquifer recharge, karst features, native vegetation, habitat, and wildlife, new development within the Wekiva Study Area (WSA) shall implement conservation design standards.

The minimum development design standards include clustering of development to create large contiguous tracks of open spaces, an implementation of best management practices according to Florida Yards and Neighborhoods Program. Additionally, the site will take into consideration of preservation of dark skies through dark sky lighting ordinances that protect environmentally sensitive areas.

Policy I-3.4.9 Development Best Management Practices for Ground Water Protection: In order to minimize the contribution of nutrients and pollutants to ground water and to foster stewardship of

the Wekiva Springhead, special design and Best Management Practices shall be instituted for development within the Wekiva Study Area (WSA).

As noted in the Geotechnical report prepared by Andreyev Engineering Inc., the proposed development sits five to six feet above the groundwater table in low lying areas and twenty to thirty feet in higher elevations. In order to reduce nutrients and pollutants, the site will utilize the developments shared access to minimize the impervious surface area within the Wekiva Study Area. The site is designed in a way that clusters development to create large tracks of open space and conservation that minimize the removal of noninvasive trees and allows vegetation to thrive.

Buffer Justification

The applicant is requesting a reduced rural residential buffer width of 90-feet to maximize space within the site to accommodate employment generating uses and housing in accordance with the WBID vision. It is understood that an amendment to Comprehensive Plan Policy I-3.4.2 was adopted prior to the original submittal of this application memorializing the 100-foot buffer requirement. Therefore, the following justification for this alternative buffer is provided.

The Applicant proposes a relatively nominal 10% reduction to the width of the buffer. However, the companion PUD will provide enhanced planting materials within the buffer to provide additional screening to meet the intent of the WSA and protect views from adjacent properties. This alternative buffer is consistent with the buffer widths of recently approved developments within the Wekiva Study Area, including Sorrento, which is also being developed by Richland Communities.

In addition to the enhanced planting, the applicant has committed to architectural design and specific standards for residential and non-residential land uses to ensure compatibility with surrounding rural residential properties. These design standards support the character of the existing Mount Plymouth-Sorrento community while also providing a unified theme to internal areas of the development. It should be noted that perimeter plantings, general shade trees, and preserved trees will be incorporated into the project and to uphold a high aesthetic value, above and beyond the perimeter buffer.