



MOUNT DORA NORTH & SOUTH PROJECT SUMMARY

Richland Developer – Florida Inc. (“Applicant”) is requesting to designate a combined 593+/- acres of land in unincorporated Lake County into the Planned Unit Development (PUD) future land use category and zoning district. This majority of the project is within a specific area of Lake County known as the Wolf Branch Innovation District (WBID), intended for a mix of employment generating uses and diverse housing options. The overall project has been divided up into two separate applications primarily due to the bifurcation of the properties north and south of State Road 46.

The Applicant intends to entitle the for a mix of residential and non-residential land uses to allow for a true “live-work” environment. The proposed community will include employment-generating commercial, office, and light industrial “flex” space, along with multiple dwelling types to provide proximate housing for employees. In total, the project will include over 12 million square feet of non-residential uses and 3,746 dwelling units.

The northern portion of the project (Mount Dora North) will feature a mixed-use village center with traditional residential over retail, in addition to moderate density housing areas. Low density housing is proposed in areas of this site outside the WBID to allow for transition to more rural areas in the area. The southern portion of the project (Mount Dora South) includes a significant employment center with ancillary housing largely in those areas of the site outside of the WBID. The entire project will range in densities from 4 dwelling units per acre to 18 dwelling units per acre.

The majority of the Mount Dora North application is within the Gateway Employment Center East 1 per the WBID Concept Plan. This area of the WBID is intended for the highest concentration of retail and services located conveniently to residential uses/employee housing. While the Mount Dora South application includes land within the Employment Center East 2A and 2B. Per the WBID Concept Plan, this area is intended for light industrial commerce that is highly accessible to regional transportation routes. The proposed PUDs are in substantial conformance to the envisioned ranges of uses, densities and intensities for the WBID.

The proposed project applies components of the WBID Design Guidelines in the creation of the proposed density, intensity, and mix of uses depicted on the Conceptual Master Plans enclosed, to ensure the vision of the WBID is met.

The request will accommodate Lake County’s growing population, implement goals for economic development and provide appropriate transition to more rural areas while providing architectural guidelines that are characteristic of the surrounding area. The proposed project is directly in compliance with the long-range policies guiding development in the Lake County Comprehensive Plan and LDC.