



Someplace Special.

City of Mount Dora



Outline

- Property Rights & Growth Attraction
- Joint Planning Area
- Development Updates
- Transportation Updates
- City Projects



Property Rights

- The State of Florida is widely recognized as a “strong” property rights state, with statutory protections that extend beyond those provided under the U.S. Constitution.
- The Bert J. Harris, Jr. Private Property Rights Protection Act (Chapter 70, Florida Statutes) provides property owners the ability to seek compensation when a governmental action inordinately burdens the use of their property.
- The timing of development is determined by the property owner or developer in accordance with their project schedule and market conditions (e.g., Epic Theater, Wawa, Marriott).
- Property owners may choose to remain in unincorporated Lake County or pursue annexation into the City of Mount Dora (e.g., Mount Dora Groves).



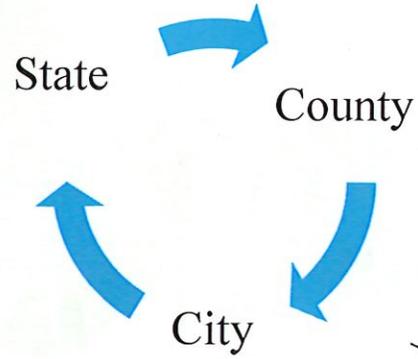
Growth Attraction

- The Orlando region has earned national recognition for its economic momentum, ranking among the top U.S. metros for population growth, job creation, and overall economic output.
 - No. 1 in Job Growth
 - No. 1 Fastest-Growing Population
 - No. 2 in Tech Job Growth
 - No. 10 Best City for Jobs
- Orlando’s population grew by 2.7% in 2024, the highest rate among the nation’s 30 most populous metropolitan areas.
- The 2025 metro population is estimated at approximately 2.13 million, with the Orlando–Kissimmee–Sanford region now ranked among the largest metropolitan areas in the United States, according to the U.S. Census Bureau’s 2024 Population Estimates.

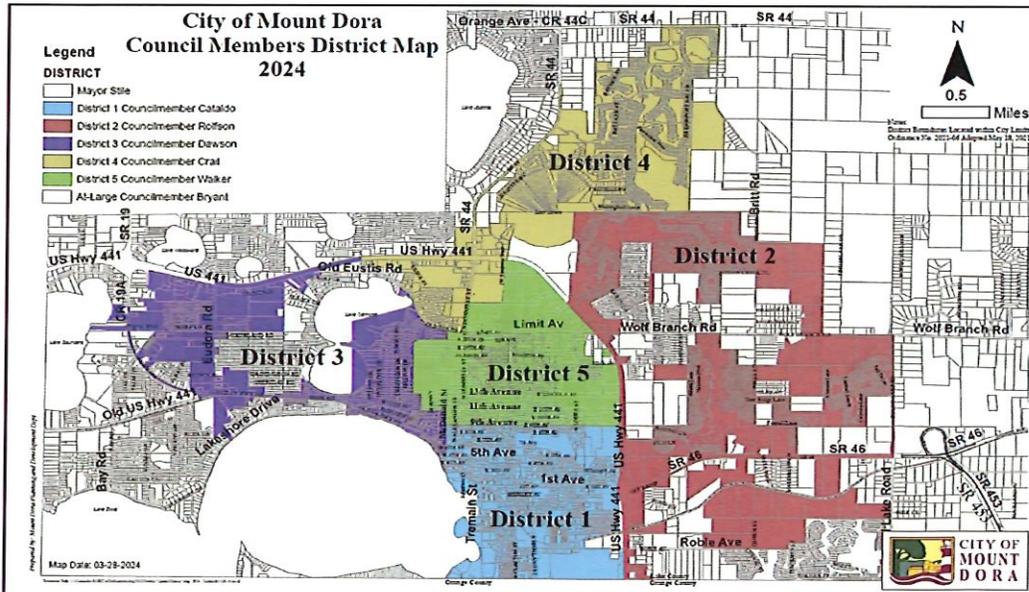


Joint Planning Area

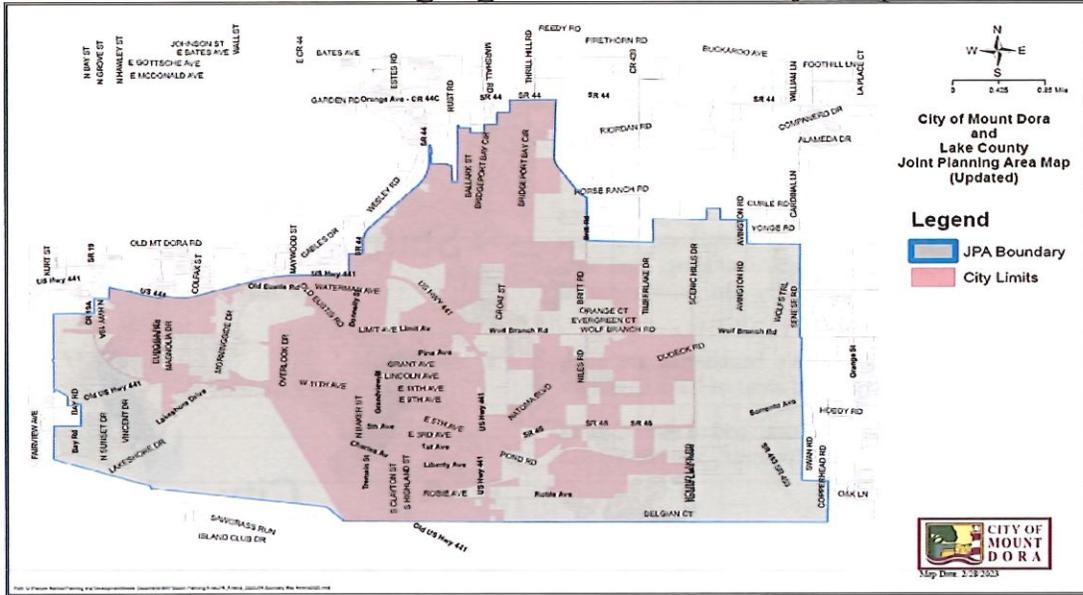
- A Joint Planning Area (JPA) is a designated area where the County and City coordinate planning and development activities, including land use, transportation, infrastructure, and environmental management.
- The City of Mount Dora's boundaries are often adjacent to unincorporated areas of Lake County.
- The City of Mount Dora and Lake County maintain separate development standards and regulatory requirements.



Councilmember District Map



Joint Planning Agreement Boundary Map



Development Updates



Yardly Project

Northside US Hwy 441:

- Lochside: 158 single-family homes

Southside US Hwy 441:

- Yardley: 309 build-to-rent units
- Southloch: 180 condominium units
- Commercial – One Oak
 - Now Open: Texas Roadhouse, First Watch, Mission BBQ, Fifth Third Bank
 - Coming Soon: Einstein Bros. Bagels, Crumbl Cookies
 - Under Construction: Chick-fil-A and Circle K



Hotels

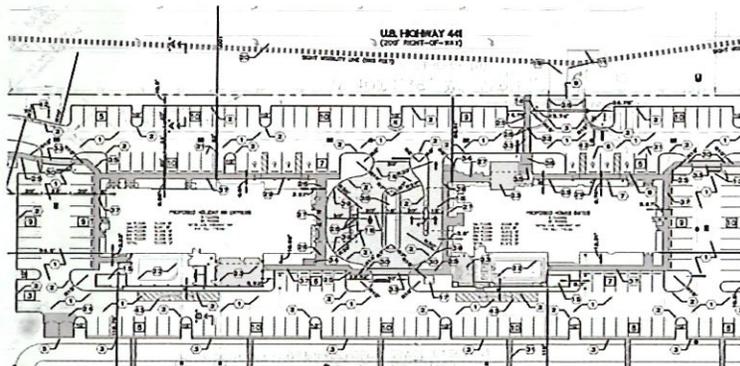
- Hotel Center

Located at U.S. Highway 441 & Limit Avenue

- Home2 Suites – 81 rooms
- Holiday Inn Express – 84 rooms
- TownePlace Suites

Located south of Culver's on U.S. Highway 441

- 105 rooms

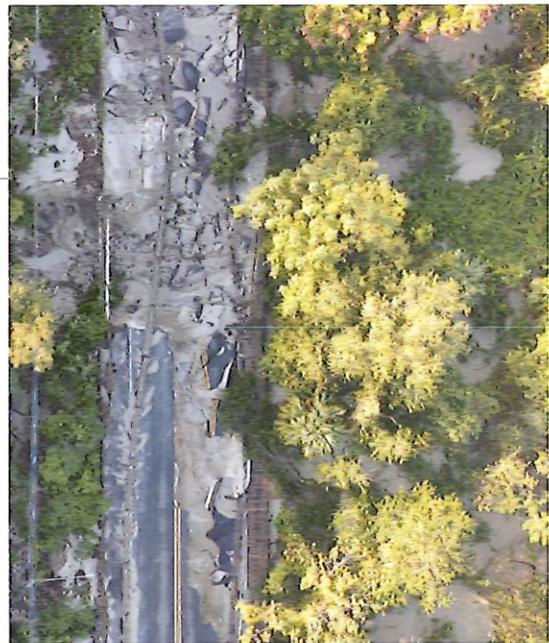


Transportation Updates



Donnelly Street

- The bid for the reconstruction project has been posted and is now open for submission.
- Project includes full roadway reconstruction, installation of underdrains to improve drainage, stormwater system upgrades, and rerouting of potable and reclaimed water lines along Grandview Street and Fiddler Avenue, which is approximately 50 percent complete.
- To help offset costs, the City has applied for reimbursement of up to 80 percent through the FHWA Emergency Relief Program and has secured a \$1.3 million FEMA grant for sidewalk replacement.
- In addition, a study is to be completed that expands beyond Donnelly Street to evaluate the entire drainage basin serving the area, ensuring system-wide improvements and reducing the risk of future issues.



Eudora Road Roundabout

- Lake County project
- Construction anticipated to begin Q1 of 2026
- As part of the project, the City of Mount Dora will relocate underground utilities
- Intersection fully closed for approximately three (3) months
- East-west traffic maintained for approximately 12 months (limited access to Eudora Road and Old 441 toward Tavares)
- Estimated project completion Q2 of 2027



Golf Carts

- City Council adopted an ordinance authorizing the operation of golf carts on designated City streets.
- The Fiddler Road/Grandview Street extension now provides golf cart access from the north side of town to downtown.
- Golf carts must meet required safety standards and be registered with the City at MountDora.gov.
- The City partnered with Main Street Leasing to add 22 dedicated motorcycle and golf cart parking spaces at 505 N. Alexander Street.



Traffic Light Installation

- New traffic signal installed at U.S. 441 as part of the Groves North & South project
- Connects Beta extension (north) to Publix via new frontage road and Fiddler Drive (south)



Wekiva Trail

- Rails-to-Trails project converting the former railroad corridor from Sorrento, through Mount Dora, to Tavares
- Project includes extension of utilities: water, wastewater, reclaimed water, electric, and fiber
- Trust for Public Land finalized a right-of-way acquisition agreement with CSX & Florida Central Railroad
- Grant Funding Submitted:
 - \$25 million – U.S. DOT BUILD (Better Utilizing Investments to Leverage Development) Grant
 - \$3.5 million – Florida Communities Trust Parks & Open Space Grant
 - Up to \$7.5 million – Lake County Lake Forever Bond Referendum



City Projects

- Community Resource & Recreation Center. Anticipated Completion: August 2026

The 31,100-square-foot facility, located on City-owned property at the southwest corner of Lincoln Avenue and Simpson Street, will include a computer and technology lab, commercial/teaching kitchen, flexible community meeting space, indoor basketball courts, and classrooms for educational programming.

The center will also feature seven flex-office spaces for telehealth and resource providers, a community conference room, a child watch area, and supporting restrooms and locker rooms.

- Downtown Parking Shuttle

While the City continues exploring long-term parking solutions, two electric shuttle vehicles operate free of charge Friday through Sunday from 9:00 a.m. to 10:00 p.m. within the CRA boundary.

- Waste Water Treatment Plant #2 Expansion

The design of the plant expansion is approximately 30% complete, and \$20 million in grant funding has been secured to support the project.



Questions?



