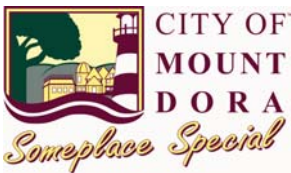




MOUNT DORA STATS



They say a picture is worth a thousand words, and every view of Mount Dora is a postcard. Nestled in Central Florida's soft hills and surrounded by large and small freshwater inland lakes, Mount Dora is "Someplace Special." As a historic, small-town community, we're proud of the quality of life we offer our 11,000+ residents. From our wonderful library, to our historic downtown, to our exceptional festivals and special events, to our eclectic boutiques and dining opportunities, Mount Dora is a

destination for travelers and a sought-after place to live and do business.

If you're looking for a new business address, consider Mount Dora. Whether you're looking for office, retail or professional space, Mount Dora has styles to suit your business needs and budget. Real estate is booming in Mount Dora, and opportunities for your business are waiting for you downtown, uptown or nearby in our expanding suburban neighborhoods. Take a drive through Mount Dora and you'll get a glimpse of true Southern charm, well-maintained home and business landscapes, clean and safe streets, and a historic community filled with charming shops, restaurants and businesses.

Mount Dora is accessible, just 35 minutes north of Orlando by U.S. 441, and just 25 minutes west of Interstate 4 and Sanford/Lake Mary by State Road 46. For more information about doing business in Mount Dora, and the entire Metro Orlando region, contact the Metro Orlando Economic Development Commission's Lake County office, 352.435.6329 or Shelly.Weidenhamer@OrlandoEDC.com.

From The Mayor



"Mount Dora is a close-knit, welcoming community with a rich history and a strong sense of place. Mount Dora offers a progressive, enriching environment in which to live, work and play. We are proud of our schools, our green parks and our beautiful neighborhoods. With abundant weekend musical entertainment, a vibrant arts center, local theater and plentiful lakeside shopping and dining, Mount Dora has it all."

Melissa DeMarco, Mayor

MAJOR EMPLOYERS

- Waterman Village - Lake Care Systems
- First National Bank of Mount Dora
- National Deaf Academy
- Hallmark Name Plate
- Publix ■ Avante Care Centers
- Lakeside Inn ■ Walmart ■ Target

CITY STATS

Incorporated 1910

Population 11,290

Municipal Boundaries

11.25 square miles

Median Age 46

% College Graduates 38%

CITY OF MOUNT DORA DEPARTMENTS/CONTACTS

Mayor's Office

Melissa DeMarco

352.735.7100

mayor@cityofmountdora.com

City Manager

Michael Quinn

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Planning & Development

Mark Reggentin

352-735-7112

reggentinm@cityofmountdora.com

Building Permits

Tom Allen

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allent@cityofmountdora.com

Community Redevelopment Agency

Gus Gianikas

352.735.7113

gianikasg@cityofmountdora.com

INCENTIVES

City Incentives

Mount Dora has several business areas that are eligible for development incentives. The Grandview Street business district is a neighborhood commercial area that serves the Northeast Redevelopment Area. Commercial areas in the downtown and on Highland Street, Donnelly Street, and Fifth Avenue within the Mount Dora CRA are also eligible for this program. The development incentive program reimburses property owners and/or businesses for fees and costs associated with permitting and other required approvals and utilities. This includes fees for site plan approval, building permits, impact fees, utility meter charges. The Grandview Street program may reimburse up to \$15,000 in fees and the Mount Dora CRA may reimburse up to \$25,000 in fees.

County Incentives

Lake County is the owner of the Christopher C. Ford Industrial Park, located at the intersection of U.S. 27 and Florida's Turnpike. The County has enacted the Job Growth Investment Trust Fund, which awards a qualified business up to \$4,000 for each new job created at a salary of 110 percent of the county's average annual wage. The county also offers a deferral plan for the payment of transportation impact fees for qualified projects. These incentives are available in Mount Dora.

"Lake County has amazing natural resources in its land and its people. Recent improvements in our transportation system, expansion of our local college, and renewed focus of the business community toward creating a strong economy have built upon these natural resources -- resulting in a wonderful place to operate and locate a company."

Kristen Barch Knight
Atex Distributing, Inc.

RECENT BUSINESS ESTABLISHMENTS/EXPANSIONS

Company

Mount Dora Commerce Park
 Patrick's Fine Art, Thomas Kinkade
 Signature Gallery
 Cupcake Delights, Inc.
 Synergy Salonspa
 Ivory's Take-Out
 Kiku Japanese Steakhouse and Sushi Bar
 Buildtelligence Web Solutions
 Wasabi Buffet
 Lake Town Center
 Starr Plaza
 Southern Heights Office Park
 Fiesta Grande Mexican Grill
 AmSouth Bank
 Victoria Place
 Frogger's
 Golfview Market Place
 Adventure Cove

Products/Services

General Business/Warehousing
 Art/Art Gallery

 Bakery
 Salons/Spas
 Restaurant
 Restaurant
 IT and Marketing Firm
 Restaurant
 Office/General Business
 General Business
 Office
 Restaurant
 Finance
 Office
 Restaurant
 General Business/Restaurant
 Recreational

OTHER ACTIVITY

Montessori School

 Gilbert Park and Lighthouse Point
 Lakefront Redevelopment

 Lincoln Avenue Park

 Frank Brown Sports Complex

 Community Building Renovation and Expansion

 First Avenue and SR 46
 Intersection Improvements

 Highland Street Redevelopment

MAJOR BUSINESS DISTRICTS

District	Acreage	Classification	Industry Focus
Downtown	12 acres	Downtown Commercial	Retail
Robie/Camp	68 acres	Light Industrial	Industrial/General Business
Highland Street	48 acres	Commercial	Retail, Professional Office
US 441 Corridor	220 acres	Highway Commercial	Retail, General Business
Donnelly Street	21 acres	Office	Professional Office

Updated 3.09

Founded in 1977, the EDC markets Metro Orlando as a top location for business investment and expansion.

Committed to diversification of our region's economic base, the EDC specializes in development of the technology, corporate business, international trade and film/television production industries. For more information about the EDC, visit OrlandoEDC.com or call 407.422.7159.

"Putting imagination to work" is a registered service mark of the Metro Orlando Economic Development Commission.