NOTE: Costs incurred by the City’s outside engineering consultants, other constants, legal counsel, etc., will be billed directly to the applicant. All consultant fees shall be paid prior issuance of any permits.
What is Rezoning?
Zoning regulates allowable land uses on a property. Rezoning is a change in the zoning district designation for a property - it may be required if a landowner wishes to utilize the property for uses that are not permitted in the current zoning district.

Any landowner, or authorized representative thereof, of a parcel of land desiring to change the zoning designation of that land may submit an application requesting consideration by the City for the proposed rezoning.

Submittal Procedure
Anyone wishing to apply for a rezoning is encouraged to confer with City of Mount Dora staff to determine the most current procedures, submittals, standards, deadlines, and fees. A pre-application conference may be scheduled by calling (352) 735-7112.

The Planning and Development Director will review the application for completeness. After review, the application will be scheduled for the next available Development Review Committee (DRC) meeting. The DRC is comprised of representatives from various city departments who provide their respective discipline's input.

A copy of the legal notice regarding the rezoning will be mailed to all property owners within one block of the subject property.

The DRC shall be responsible for the initial review of the rezoning request for compliance with the provisions of the Land Development Code, and will make a recommendation to the Planning and Zoning Commission (PZC). Applicants, owners, or representatives are asked to attend the DRC meeting to discuss pertinent issues involving the rezoning request.

Approvals
The PZC shall review the application and the comments of the DRC. The PZC shall make a recommendation to the City Council, based on certain criteria, as outlined below.

The City Council shall have final authority to approve or deny the request.

Review Criteria
The City shall consider the following criteria in reviewing applications for rezoning:

- The need or justification for the change;
- The effect of the change, if any, on the subject property and on surrounding properties;
- The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city;
- The relationship of the proposed amendment to the purposes of the City of Mount Dora Comprehensive Plan, with appropriate consideration as to whether the proposed change will further the purposes of this code and the plan;
- The availability and provision of adequate services and facilities;
- The impact on the natural environment; and
- Other criteria as may be applicable.