The Planning and Development Department strives to set the highest possible standards and expectations for our customers and residents while implementing the various codes of the city.

Planning & Zoning: reviews new and renovation projects as well as rezonings, conditional uses, variances, site plans, and subdivision applications. Plans are reviewed for completeness and compliance with the Land Development Code and Comprehensive Plan.

Community Redevelopment: is tasked with improving the city’s public grounds and infrastructures, such as parking, road rights of way, and parks. These improvements are intended to encourage investment into private properties and increase business activity.

Building & Fire Prevention Construction Services: is tasked with oversight of all new construction projects, additions, and alterations of existing structures; fire life safety and fire protective systems; plan review; inspections; and final acceptance. These services are accomplished through enforcement of the provisions of the Florida Building Code, the Florida Fire Prevention Code, and the City of Mount Dora Code of Ordinance.

Historic Preservation: protects the buildings of Mount Dora that provide a tangible record of the history and development of the community. Decisions regarding alterations to historic buildings are based on the Secretary of the Interior’s Standards for Rehabilitating Historic Buildings and the Mount Dora Historic Preservation Guidelines.

Application Fees

Annexation (One single family) ........................................ 0
Annexation (All others) .................................................... 0
Conditional Use Permit ............................................$1,000
PUD - Final ............................................................$2,000
PUD - Amendment ..................................................$1,500
PUD - Preliminary ...................................................$1,500
Final Plan and Construction Plans ................................$1,500
Future Land Use Map Amendment (Large Scale) ...............$2,500
Future Land Use Map Amendment (Small Scale) ..............$2,000
Minor Subdivision .......................................................... $500
Preliminary Plat and Development Plan .......................$1,000
Replat .................................................................$1,000
Rezoning (except PUD) ............................................$1,500
Site Plan .............................................................$2,000
Minor Plan and Plant Revisions ...............................$1000 per
Vacate road, alley, easement, or plat ...................$1,000
Variance Non-Residential ........................................ $500
Variance Single Family Dwelling ..............................$250

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 a Comprehensive Plan?
The Comprehensive Plan is intended for use as a guide in the long-range planning of the City of Mount Dora and regulation of development proposals. All development must be consistent with the Comprehensive Plan to be approved. Amendments to the Comprehensive Plan are how the City may modify its long-range plans for land use, development or growth policies in response to changing needs or circumstances. If proposed development is not consistent with the Comprehensive Plan, an application must be filed to amend the Comprehensive Plan.

The City of Mount Dora may amend the Comprehensive Plan no more than two times per year. Submittal of applications to amend the Comprehensive Plan must be received on or before July 1st and January 1st of any given year.

Application Types:
• Small-Scale Future Land Use Map Amendment
  Parcels 9.99 acres or less
• Large-Scale Future Land Use Map Amendment
  Parcels 10.00 acres or less
• Upon Annexation, the Future Land Use will be the same or equal (in terms of intensity and density) of the Lake County Land Use Destination. For example, if the parcel has a County “Commercial” Future Land Use designation, upon annexation a City “Commercial Land Use” Category will be assigned.
• Comprehensive Plan text amendments are processed administratively.

Submittal Procedure
Anyone wishing to apply for an amendment to the Comprehensive Plan 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.

After an initial review for completeness, the Comprehensive Plan amendment 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.

The DRC will review the application and 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 Comprehensive Plan Amendment request.

Approvals
The PZC serves as the Local Planning Agency. As such, the Local Planning Agency shall review and make recommendations for amendments to the Comprehensive Plan. The City Council shall review the application and all pertinent comments and make a final recommendation.

The process for transmittal and adoption of the Comprehensive Plan amendment shall follow Chapter 163.3184 of the Florida Statutes.

Additional Requirements
If the change causes economic or environmental impacts, a detailed economic and/or environmental impact study may be required.