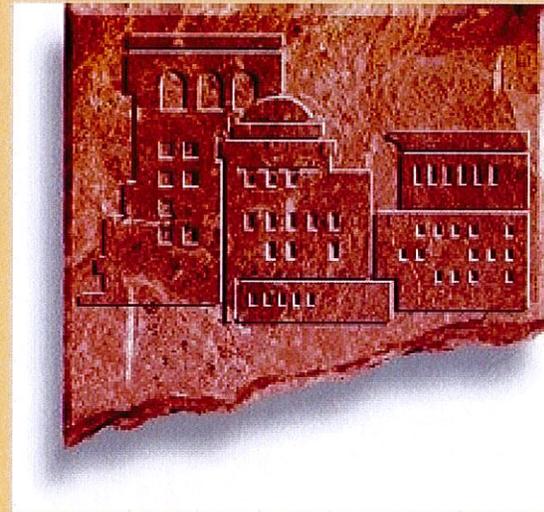


City of Mount Dora



CITY OF
MOUNT
DORA

Comprehensive Plan 2032



Goals, Objectives, and Policies

Planning and Development Department
510 N. Baker Street
Mount Dora, Florida 32757
352-735-7112
www.cityofmoundora.com

ORDINANCE NO. 2012-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA, TO AMEND THE MOUNT DORA COMPREHENSIVE PLAN, BY UPDATING THE FUTURE LAND USE ELEMENT; TRAFFIC CIRCULATION ELEMENT; HOUSING ELEMENT; SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT; CONSERVATION ELEMENT; RECREATION AND OPEN SPACE ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; CAPITAL IMPROVEMENTS ELEMENT; PUBLIC SCHOOLS FACILITIES ELEMENT; INCLUDING GOALS, OBJECTIVES AND POLICIES; TO UPDATE THE FUTURE LAND USE MAP SERIES; PROVIDING TRANSMITTAL TO THE FLORIDA STATE LAND PLANNING AGENCY (DEPARTMENT OF ECONOMIC OPPORTUNITY); AND TO PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora is committed to planning and managing the future growth of the City; and

WHEREAS, the City Council of the City of Mount Dora finds it is in the best interests of, and will promote the health, safety, and welfare of its citizens, if the Future Land Use Element; Traffic Circulation Element; Housing Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; Conservation Element; Recreation and Open Space Element; Intergovernmental Coordination Element; Capital Improvements Element; Public Schools Facilities Element are updated; and

WHEREAS, the City of Mount Dora has the authority to amend its Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, in 2011 the City embarked on a year long process to reevaluate long term plans and policies. Through a series of focus groups, public forums, committee and City Council meetings, a refined vision for the future of Mount Dora was developed. The culmination of these efforts was the Envision Mount Dora Citywide Vision Study, portions of which have influenced the City Council of the City of Mount Dora to adopt amendments to the City of Mount Dora Comprehensive Plan; and

WHEREAS, the City of Mount Dora Planning and Zoning Commission having been duly designated as the local planning agency pursuant to Section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered the updates to the *City of Mount Dora Comprehensive Plan* and submitted its recommendations thereon to the City Council; and

WHEREAS, the City Council, as the City's governing body, held a transmittal public hearing to consider the adoption and updating of the elements to the *City of Mount Dora Comprehensive Plan*; and

WHEREAS, the City Council as the City's governing body, held an adoption public hearing on February 19, 2013, to consider the same amendments to the *City of Mount Dora Comprehensive Plan* after reviews in accordance with the controlling provisions of State law; and

WHEREAS, the City of Mount Dora has complied with all requirements and procedures of Florida law in adopting and updating these elements to the *City of Mount Dora Comprehensive Plan*; and

WHEREAS, the City Council of the City of Mount Dora hereby finds and determines that this Ordinance is in accordance with Chapter 163, *Florida Statutes*; and

NOTE: ~~strikethroughs~~ constitute deletions to the existing text of the *Comprehensive Plan* and underlined words constitute additions to the existing text of the *Comprehensive Plan*.

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

Section 1. The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Mount Dora.

Section 2. Comprehensive Plan Amendment: The Goals, Objectives and Policies of the Comprehensive Plan (certain Elements re-titled hereto) are hereby amended and the Future Land Use Element; Transportation Mobility Element (formerly "Traffic Circulation"); Housing Element; Infrastructure Element (formerly "Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge"); Conservation Element; Recreation and Open Space Element; Intergovernmental Coordination Element; and Capital Improvements Element are updated and attached hereto and incorporated herein by reference.

Section 3. The Public Schools Facilities Element Goals, Objectives and Policies of the City's Comprehensive Plan is hereby repealed and deleted in its entirety.

Section 4. The Planning and Development Department is hereby directed to transmit the amendments of the Comprehensive Plan to the State Land Planning Agency, the Department of Environmental Protection; the St. Johns River Water Management District; the Florida Department of Transportation; the East Central Florida Regional Planning Council; the Florida Department of State; Department of Education; Lake County; and to any other unit of local government who has filed a written request for a copy in accordance with Section 163.3184, Florida Statutes.

Section 5. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

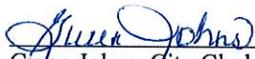
Ordinance No. 2012-13

Section 6. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

Section 7. Effective Date. This effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the State Land Planning Agency posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the State Land Planning Agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

PASSED AND ORDAINED this 19th day of February, 2013, by the City Council of the City of Mount Dora, Florida.

Attest:


Gwen Johns, City Clerk
City of Mount Dora


Robert Thielhelm, Sr., Mayor
City of Mount Dora

Date of First Reading: September 18, 2012
Date of Second Reading: February 19, 2013
Duly Advertised: August 3, 2012
September 7, 2012
February 8, 2013

Approved as to form:


Clifford B. Shepard, City Attorney
City of Mount Dora

City of Mount Dora Comprehensive Plan Amendment Index

Ordinance No.	Adoption Date	State Review No.	Description of Update
2012-13	02/19/2013	DEO-1ER NOI-3513(A)(I)	EAR-Based Amendments
2013-18	04/15/2014	DEO14-1ESR	Add Policy 2.f Transportation Mobility Element; and Update CIE Table IX-I
2014-17	12/16/2014	DEO-14S01	City of Mount Dora Small-Scale FLUM Amendment (Conservation)
2014-15	02/03/2015	DEO15-1ESR	Revised Objective 4, Policy 4.c Future Land Use Element; and Revised Policy 4.g(6) Future Land Use Element
2014-12	02/03/2015	DEO15-1ESR	EPIC Theater FLUM Amendment (Commercial)
2014-16	02/03/2015	DEO15-1ESR	Gates of Mount Dora (Admin.) FLUM Re-assignment Medium Density Residential (0-6 du/ac)
2016-01	04/19/2016	Mount Dora 16-1ESR	Policy 4.g(12) Future Land Use Element Land Use Category

**CITY OF MOUNT DORA
COMPREHENSIVE PLAN
GOALS, OBJECTIVES AND POLICIES**

FUTURE LAND USE ELEMENT

GOAL: To promote, protect and improve the public health safety, general welfare and retain the quaint character of Mount Dora in a controlled growth environment while protecting the welfare and aesthetics of the community through the provision of appropriate land uses. These uses are designed to preserve the natural and cultural resources of the community, to ensure that public facilities and services are provided concurrent with the impacts of development so that level-of-service standards are maintained.

OBJECTIVES:

1. To coordinate Future Land Uses with adjacent uses and natural features, including topography and soil conditions.

Policies:

- a. Enforce and update as needed, development regulations that promote quality development and ensure compatible land uses.
 - (1) Impacts to be regulated include noise, traffic, light, drainage, water quality, toxic and hazardous materials, litter, dust, visual, and other impacts. Regulations shall include zoning, subdivision, site plan, parking, signage, site lighting, exterior color schemes, and design standards.
 - (2) Techniques to be used to mitigate impacts include buffers, landscaping, setbacks, walls/fences, on-site parking, on-site traffic flow, lighting, sign control, pedestrian access and other factors which enhance the appearance of the built environment while providing an effective buffer between uses.
 - (3) These standards and techniques will also be applied to public projects.
 - (4) City shall include an adopted finding of compatibility for land use decisions.
2. To provide, or cause to be provided services and facilities adequate to meet adopted levels of service.

Policies:

- a. Adopt within this Comprehensive Plan, level-of-service standards that define adequate public services and facilities.
- b. Adopt a Capital Improvements Element within this plan to schedule the provision of the future public services and facilities, including acquisition of needed lands that will be provided by the City, County and other agencies.

- c. Adopt regulations and implement a concurrency management system, as required, to ensure that development be permitted only when adequate services and facilities are available, and when level-of-service standards are met consistent with Florida Statutes.
 - d. Control impacts on facilities and services through control of development densities and/or intensities as shown on the Future Land Use Map Series herein.
3. To encourage the redevelopment and renewal of blighted areas.

Policies:

- a. Encourage public and private programs and investments designed to improve the quality of housing through the continued implementation of a redevelopment district and agency for the “northeast” section of the City.
 - b. Enforce development regulations and codes equally in all neighborhoods. Provide annual reporting and review of code enforcement activity.
 - c. Provide public services and facilities to all neighborhoods in an efficient and cost effective manner through the Capital Improvements Element and the annual budget process.
 - d. Pursue funding options and coordinate public/private efforts targeted toward redevelopment and renewal of blighted areas.
4. To encourage the prevention and elimination of uses inconsistent with the community’s character and Future Land Uses through the implementation of Land Development Regulations.

Policies:

- a. Provide for the revocation of permission for uses inconsistent with the Future Land Use Plan when such uses are not active for a certain length of time.
- b. Enforce upgraded code requirements and provide compliance schedules. Emphasize the improvement or removal of dilapidated structures and other substandard conditions.
- c. In cases where different land uses are contiguous, adjacent, or abutting, these circumstances shall not be used as justification for Future Land Use Map amendments, except in the case of annexation. *[Ord. 2014-15 on 2-3-2015]*
- d. Require all zoning to be consistent with land use designations shown in the Future Land Use Plan; rezone property as needed.
- e. Allow non-residential uses in residential areas only when the uses are appropriate for the area and adequate buffers are provided and will not harm the residential character of the neighborhood.
- f. Prohibit any proposed plan amendment or development order which would allow the development to exceed the densities/intensities listed in Policy 4.f., except for:
 - (1) Development orders for the development of lots already existing but which do not meet the above standard density requirements, and for which approval was

granted prior to the adoption of this comprehensive plan, and where such lots are developed consistent with the applicable land development codes, or other developers agreements.

- (2) Plan amendments resulting from or proposed as part of a change in current policy or a change in the adopted Future Land Use Map Series and any subsequent development orders.
- g. The following density and intensity standards are established for each land use category depicted on the Future Land Use Map Series:
- (1) **Low Density Residential:** 0.0 to 2.5 dwelling units/acre. Primarily for single family residential and customary accessory uses and elementary schools. Boathouses, churches, schools, group homes (consistent with policy 4.a. of the Housing Element) home occupations and recreational facilities are also allowed in this district. Height is limited to 35 feet (25 feet within 100 feet of Lake Dora). Impervious surface ratio is 0.65. Public utility facilities may also be located in this category provided they can meet criteria for development established in the land development regulations.
 - (2) **Low/Medium Density Residential:** Maximum of 4.0 dwelling units/acre. Primarily for single family residential and customary accessory uses and elementary schools. Boathouses, churches, schools, group homes (consistent with policy 4.a. of the Housing Element) home occupations and recreational facilities are also allowed in this district. Height is limited to 35 feet (25 feet within 100 feet of Lake Dora). Impervious surface ratio is 0.65. Public utility facilities may also be located in this category provided they can meet criteria for development established in the land development regulations.
 - (3) **Medium Density Residential:** Maximum of 6.0 units per acre. Uses allowed include single family, customary accessory uses, duplex residences, elementary and middle schools. This category provides a buffer between low density and high density uses. Boathouses, churches, schools, group homes (consistent with policy 4.a. of the Housing Element) home occupations and recreational facilities are also allowed in this district. Height is limited to 35 feet (25 feet within 100 feet of Lake Dora). Impervious surface ratio is 0.65. Public utility facilities may also be located in this category provided they can meet criteria for development established in the land development regulations.
 - (4) **High Density Residential:** Maximum of 12.0 units per acre. Uses allowed include single family, customary accessory uses, duplex, multi-family residences, elementary, middle, and high schools. Boathouses, churches, schools, hospitals, nursery schools, group homes (consistent with policy 4.a. of the Housing Element), nursing homes home occupations and recreational facilities are also allowed in this district. Height is limited to 35 feet (25 feet within 100 feet of Lake Dora). Impervious surface ratio is 0.65. Public utility facilities may also be located in this category provided they can meet criteria for development established in the land development regulations.
 - (5) **Office:** This category is intended to provide a transition between residential areas and other higher intensity uses. Permitted uses include insurance, real estate, attorney, medical, dental, financial and other business and professional

offices, and public utilities. Educational facilities shall not be allowed in this district. Height is limited to 35 feet (25 feet within 100 feet of Lake Dora). Impervious surface ratio is 0.65.

- (6) **Commercial:** This category is limited to retail businesses. The City desires to maintain its traditional downtown setting, within the downtown and areas along Highland Street, 5th Avenue, Donnelly Street and Old U.S. 441. Residential uses are permitted in RP, C-1, C-2, and C-2A zoning districts in association with commercial uses at a maximum density of 12 units per acre. With the exception of the downtown commercial area, all other commercial uses are limited to nodes along intersections of arterial and non-residential collectors, and along U.S. Hwy 441/S.R. 19A or in planned commercial centers. Educational facilities shall not be allowed in this district. All zoning districts height is limited to 35 feet, except for the C-3 zoning district (25 feet within 100 feet of Lake Dora). Impervious surface ratio shall be as follows based upon the zoning district and location:

- C-1 - 0.80
- C-2 within downtown exempt district - 1.00
- C-2 outside downtown exempt district - 0.80
- C-2A within downtown exempt district - 1.00
- C-2A outside downtown exempt district - 0.80
- C-3 - 0.65
- Mixed Use outside downtown exempt district - 1.00

[Ord. 2014-15 on 2-3-2015]

- (7) **Industrial:** This category is intended for light manufacturing, warehousing and storage associated with a business or Industrial use, wholesaling, distribution, office and other related activities. Educational facilities shall not be allowed in this district. Industrial parks with good internal circulation and attractive appearance from adjacent roads are encouraged. Height is limited to three stories. Maximum impervious surface ratio is 0.65.

- (8) **Recreation:** Under this category uses are limited to active and passive recreation uses. Educational facilities shall not be allowed in this district. Maximum impervious surface ratio is 0.25. Height is limited to 35 feet (25 feet within 100 feet of Lake Dora).

Active - includes the City's golf course, ball fields, courts and swimming pool.

Passive - includes nature trails, park benches and open space.

- (9) **Conservation:** This category includes natural forest, natural communities, and environmentally sensitive areas. This land use category is intended for passive recreation activities and nature trails. . Educational facilities shall not be allowed in this district. No building is permitted except for elevated boardwalks, equipment storage and restrooms. Maximum impervious surface ratio is 0.10.

- (10) **Public Lands and Institutions** - This category may include public lands owned by the City, County, State, Federal Government or school board. Also included in this category may be churches, cemeteries, and other public or quasi-public lands including elementary, middle, and high schools. Maximum impervious surface ratio is 0.70. Height is limited to 35 feet (25 feet within 100 feet of Lake Dora).

- (11) **Residential Professional/Office:** This category is established to provide areas where existing residential structures can be utilized for office use and not adversely affect adjacent property owners or traffic patterns. The district would generally be found in transitional neighborhoods along major roads and adjacent to commercial areas to provide a transition to adjacent residential areas. Permitted uses include single family residential uses, duplex residential uses (not to exceed 6 units/acre). Conversion of existing residential structures to professional offices, personal service establishments and adult living facilities shall be allowed with a Conditional Use Permit. Construction of new structures to be used for professional offices, personal service establishments and adult living facilities shall be of an appropriate size and scale to enhance the residential nature of the district. Educational facilities shall not be allowed in this district. Height is limited to 35 feet (25 feet within 100 feet of Lake Dora). Impervious surface ratio is 0.80.
- (12) **Employment Center:** This category provides for a variety of office uses, light industrial, and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, no more than twenty percent (20%) of the floor area shall be allocated to commercial uses. Only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Office parks may utilize these allocations within the boundary of the park. It is the express intent of this provision to restrict highway-oriented commercial uses. Developments within this Category are not subject to Commercial Location Criteria. Zoning applications within the Employment Center Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses. Design standards shall be provided in the Land Development Regulations that ensure that office development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A floor area ratio of up to a maximum 3.0 will be allowed. The maximum Impervious Surface Ratio shall be 0.75.

[Ord. 2016-01 on 4-19-2016]

Typical Uses Include:

- General office, including: services, finance, insurance and real estate;
- Limited commercial retail trade uses that support office land uses;
- Light industrial uses such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services.

Activities are limited to those without off-site impacts and take place primarily within an enclosed building;

- Day care facilities;
- Health Services, except hospitals;
- Civic uses;
- Religious organizations;
- Colleges, universities and professional schools;
- Public order and safety;
- Hotels and other lodging places;
- Hospitals; and
- Utilities.

Typical Uses Requiring a Conditional Use Permit (CUP)/Planned Unit Development (PUD):

- Light industrial uses as provided above that take place primarily outside an enclosed building;
- Heliports; and
- Limited multi-family residential.

Prohibited Uses:

- Single-Family residential.

[Ord. 2016-01 on 4-19-2016]

- (13) **Mixed Use Traditional (MU-1):** Mixed Use Traditional (MU-1) land use category shall be restricted on the following activity centers: Golden Triangle and Highland Street, as depicted geographically on the Future Land Use Map (Map II-2a).

New projects proposed in the Mixed Use Traditional category shall be required to develop with a minimum of two land uses within a single building or within a single project in separate buildings. This category allows the following types of land uses either singularly or in combination: public, civic, commercial, office, multi-family residential, limited single-family use as an adjunct to a business use. All Mixed Use projects shall be developed as a Planned Unit Development and a Master Plan is required. No minimum lot size is required. This category encourages a mix of medium/high density residential development with on-site commercial and office uses.

The density shall have a minimum residential 6 du/ac with a maximum residential density 35 units/acre. Maximum intensity of commercial, light industrial, and/or office (non-residential) shall not exceed 3.00. No minimum site area is required. Buildings cannot exceed five (5) stories or 60 feet in height.

Multiple story buildings are allowed, so long as redevelopment or new development provided proper setbacks from established residential neighborhood. Building height, design guidelines, and other mixed use performance standards shall be incorporated into the City's Land Development Code based on the Mixed Use Traditional (MU-1) category.

- (14) **Mixed Use Downtown (MU-2):** Mixed Use Downtown (MU-2) land use category shall be restricted to the downtown/lakefront area, as depicted geographically on the Future Land Use Map (Map II-2a).

New projects proposed in the Mixed Use Downtown category shall be required to develop with a minimum of two land uses within a single building or within a single project in separate buildings. This category allows the following types of land uses either singularly or in combination: public, civic, commercial, office, multi-family residential, limited single-family use as an adjunct to a business use. All Mixed Use projects shall be developed as a Planned Unit Development and a Master Plan is required. No minimum lot size is required. This category encourages a mix of medium/high density residential development with on-site commercial and office uses.

The density shall have a minimum residential 6 du/ac with a maximum residential density 35 units/acre. Maximum intensity of commercial, light industrial, and/or office (non-residential) shall not exceed 3.00. No minimum site area is required. Building Height is limited to 35 feet and cannot exceed 25 feet in height for building that are located within 100 feet of Lake Dora or in any other location in this category where surrounding scenic views of Lake Dora cannot be maintained.

Multiple story buildings are allowed, so long as redevelopment or new development provided proper setbacks from established residential neighborhood, and lake view shed is not obstructed to the maximum extent possible. Public spaces such as boardwalks, parks, and plazas shall be an integral part of the project amenities to provided for interconnection between the downtown cores areas, lakefront, and nearby recreation areas.

Building height, design guidelines, and other mixed use performance standards shall be incorporated into the City's Land Development Code based on the Mixed Use Downtown (MU-2) category.

5. To ensure the protection of natural resources.

Policies:

- a. Identify areas of environmental concern on the Future Land Use Map Series as "Conservation" areas consistent with the Conservation Element. This will include mapping of flood prone areas, potable water wellfields and environmentally sensitive lands if they are identified within the planning area; the mapping may occur on the Future Land Use Map Series or within another appropriate Element.
- b. Enforce appropriate development regulations to protect conservation areas and potable water wellfields.
- c. Monitor results through the development review and approval process and provide updates to the Comprehensive Plan and Land Development Regulations every five years.

- d. Coordinate local efforts with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet.
- e. The City recognizes the need to protect specific rare natural communities within the Wekiva Study Area. These include the longleaf pine, sand hill, sand pine and xeric oak communities. The City shall required that a site assessment produced by an environmental professional verify the existence or lack thereof of these natural communities on all sites over 30 acres in size. If portions of these communities (less than or equal to 50%) exist on potential development sites, they shall be protected. The development potential lost through this protection shall be allowed to be transferred to more appropriate areas of the site. If more than 50% of the site is encompassed by one of these communities, 50% of the natural community shall be protected with the density transferred from the protected portion of the site to the developed portion.

For sites greater than 100 acres which have more than 50% of the site containing sensitive upland habitats, at least 50% of the site must be maintained as open space and that portion must contain the sensitive habitat.

As part of this assessment the developer shall identify any Karst features located on the site. These shall include but not be limited to sinkholes and limestone outcroppings. All development shall maintain a 50 foot buffer from these Karst features.

- 6. The City shall implement acceptable planning programs and techniques to ensure compact growth and development to discourage the proliferation of urban sprawl.

Policies:

- a. Through the adoption of this plan, the concurrency management system, as required, will ensure that facilities and services needed to support development are available only in areas that are delineated on the service area maps.
- b. Development standards that create functional open spaces will be implemented. These standards shall include, but are not limited to clustering of development with a minimum standard of 35% open space in mixed use single and multi-family developments.
- c. Within the City of Mount Dora, commercial uses shall be restricted to commercial nodes adjacent to the intersections of arterial and major collector roads. All new development is required to provide frontage/access roads and where appropriate, shared access agreements.
- d. Eliminate enclaves through coordination with Lake County and provision of needed services to encourage annexation into the City as development approvals are requested.

- 7. To ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policies:

- a. Identify necessary lands through the completion of long-range planning for public facilities as part of this Comprehensive Plan.
- b. Identify costs and schedules for acquisition of needed sites, and include the costs in the Capital Improvements Element.
- c. Use equitable funding mechanisms for existing and new development to pay a fair-share cost for lands necessary to support growth. Such mechanisms shall be included in adopted land development regulations and implemented through the annual budget process and through impact fees to be implemented as appropriate.
- d. The City shall develop a wastewater facility plan for our utility service area where central wastewater systems are not currently available. The facility plan shall include: the delineation of areas within the utility service area that are to be served by central facilities within 5 years; a financially feasible schedule of improvements; an infrastructure work plan to build the facilities needed to implement the facility plan, including those needed to meet enhanced treatment standards adopted by the Department of Environmental Protection; and a phase-out of existing onsite septic tank systems where central facilities are available.

The term available shall be interpreted consistent with the definition of s. 381.0065(2)(a). The facility plan shall also include a long-range component addressing service utility service area outside of the 5 year horizon. In addition, the City shall establish a water reuse program that allows for reuse of reclaimed water on a site-by-site basis for development over a size threshold to be determined by the local government or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage.

The City shall update the wastewater facility plan where the Total Maximum Daily Loads Program requires reductions in point source pollutants for a basin or as required by legislation for enhanced treatment standards.

- e. The City shall develop a master stormwater management plan that: assesses existing problems and deficiencies in the community; identifies projects to meet long-range needs; establishes priorities to address existing deficiencies; establishes measures to address redevelopment; establishes a schedule to complete needed improvements; evaluates the feasibility of stormwater reuse; and includes requirements for inspection and maintenance of facilities.

The plan shall also identify a funding source, such as a stormwater utility fee, to fund implementation of the plan and maintenance program. In addition, the local government shall establish a water reuse and irrigation program that allows for reuse of stormwater on a site basis for development over a size threshold to be determined by the local government or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage.

- 8. To continue to adopt and enforce, innovative land development regulations where a public benefit can be realized, and where the impact on public facilities can be offset by the development.

Policies:

- a. Allow for mixed uses and unconventional development designs in those cases where the developer can demonstrate improved living environments, protection of natural resources, or increased efficiency of services. This should be facilitated through regulations found in the Land Development Code. The minimum size of a Planned Unit Development is five (5) acres outside Community Redevelopment Districts and one (1) acre within Community Redevelopment Districts. Permitted uses are as follows:
 - Planned residential communities may also contain complimentary office and/or commercial uses at a maximum of 25% of the site provided it is harmoniously designed and buffered from the residential uses. These developments must provide a minimum of 30% open space exclusive of building lots unless the property is located within a redevelopment district in which case there will be no minimum requirement.
 - Planned commercial/office centers may include complimentary residential uses at a maximum of 25% of the site, provided it is harmoniously designed, functionally developed, provide adequate internal circulation, and are buffered from each other. These centers must provide a minimum of 35% open space (unless the property is located within a redevelopment district in which case there will be no minimum requirement) and are most appropriately located adjacent to other office or commercial centers. Planned commercial/office centers may be located in the commercial or office land use categories.
 - Planned industrial parks may include commercial uses at a maximum of 30% of the site, provided it is harmoniously designed, functionally developed, provide adequate internal circulation, and are buffered from each other. These centers must provide a minimum of 35% open space unless the property is located within a redevelopment district in which case there will be no minimum requirement. Planned industrial centers shall only be located in the City's Industrial Land Use Category.
- b. Require new developments to provide necessary services and facilities, or to pay a fair share of the cost of those services and facilities.
- c. Require adequate services and facilities to be available at the time buildings are occupied.

9. To protect historic resources.

Policy:

Continue to enforce the adopted Historic Preservation Ordinance requirement to establish a district, a review board, standards procedures and incentives to preserve historic resources, and to promote quality architecture compatible with those historic resources.

10. To preserve existing desirable neighborhoods.

Policies:

- a. Discourage through-traffic in residential neighborhoods through appropriate signage, law enforcement and annual monitoring reports.
 - b. Through adoption and enforcement of land development regulations and application of the development review process, prohibit commercial intrusion into residential areas.
 - c. Enforce adopted buffer standards in the land development regulations to protect new and established residential areas adjacent to new and established non-residential uses.
11. Adopt and implement land development regulations that encourage and guide the development of US Highway 441 as a scenic roadway that efficiently moves traffic and presents an attractive, aesthetically pleasing appearance.

Policies:

- a. Allow high-intensity uses (such as commercial, office, hotels) and high-density residential within areas along the US Highway 441, as identified on the Future Land Use Map Series.
 - b. Require new development to provide necessary service roads.
 - c. Require new development to provide buffering and reasonable transitions to lower density residential areas.
 - d. Require new development to provide landscaping, architectural treatments and other improvements, in order to present an appearance along the US Highway 441 consistent with the charm of Mount Dora.
12. Through the adoption of the Capital Improvements Element of this plan and through the annual budget process, provide focal points for government services to ensure reasonable availability of services to all areas. The policies listed below are to serve as guidelines and will be reviewed annually to ensure appropriate timing.

Policies:

- a. Downtown - The Downtown area, near the intersection of Donnelly Street and Fifth Avenue, and extending north along Donnelly, will continue to serve as the Citywide service center, housing the City hall, fire and police headquarters and station, the main library, community building, parks, and beautification projects. Downtown - The downtown is the heart of Mount Dora and the area where the majority of community interest has been centered during the course of this planning project. Its preservation and revitalization of its economy are top priorities among residents and therefore it plays the most important role in the Citywide vision. The intent is to strengthen the area as the primary focal point and draw for the City, both improving the opportunities it provides in the

daily life of residents and expanding the wide variety of activities it offers to visitors as a travel destination.

The strongest near-term potential for economic growth is attracting “destination” trips to downtown, those generally in the 30 minutes or longer travel time profile. This means strengthening Mount Dora’s unique identity and draw, creating more diverse destinations for the downtown and greater connections to the lakefront. Longer term, additional compatible residential development in the downtown area will help support demand for future locally-oriented commercial uses, such as specialty grocery, hardware, and similar types of stores. The vision is to make selected physical changes in the existing roadway network, parking locations, and undeveloped parcels to extend and enhance the connections downtown for pedestrians and bicyclists, as well as those who drive to the area that would help spur longer and more frequent visits to the downtown for both residents and tourists.

The character, scale, and historic value of the downtown should not only be preserved, but enhanced where possible. As the core of the community, the downtown should be well connected, by multiple means of mobility, to all other parts of the City. The downtown has a unique relationship with the lakefront and the connection between the two should be strengthened, both visually and physically, wherever possible.

- b. West - A focal point will be established near the intersection of SR 19A and Old 441 to serve the western end of the planning area. Recreation and open space will be provided along with stations for police and/or fire, as may be needed (possibly as a joint effort with other jurisdictions). Landscaping improvements will also be made in order to provide an attractive appearance at this major entry point. The Golden Triangle area marks the western entry to the City along Old US Hwy 441/19A and Eudora Road, which was the primary route from Tavares and Leesburg into Mount Dora before US Hwy 441 was constructed and traffic was re-routed away from the urban core. Dated strip shopping centers sit on either side of Old 441 east of the Eudora Road intersection. Although an outparcel building along Old US 441 has been successfully redeveloped into a technical school and there are a couple of long-standing restaurants, the building space is generally underutilized.
- c. East - The eastern third of the planning area (i.e., east of the US Highway 441) will eventually need a point near the center of that area to provide services similar to those provided in the western area. Landscaping should be consistent with the theme established throughout the City to promote continuation of that theme elsewhere. The employment center, while not designed at this time, is projected to be located along SR 46 near its intersection with the proposed Wekiva Parkway.

The employment center area, largely undeveloped at this time, contains several features such as environmental areas, topography, and citrus groves that should be incorporated into the design of the center. It needs to provide connectivity to different parts of Mount Dora to create jobs-to-housing linkage.

This area should be encouraged for development. Providing transportation and utility improvements to this expansion area will result in high quality development. The City should work with the Lake County to master plan and market this area for future development.

d. Lakefront - The Lake Dora waterfront is Mount Dora's expansive public realm and natural beauty. Stretching from Palm Island Park, Gilbert Park, and Grantham Point on the south to Simpson Cove, Evans Park and Pineapple Point to the City docks at the end of E. 4th Avenue, it offers multiple recreation opportunities both along and on the water and a vast array of environmental resources that appeal to a variety of users. Connections from the downtown to lakefront should be made to take advantage of this resource.

e. Highland Street - Highland Street is a corridor with a mix of residential, neighborhood commercial, light industry and warehouse uses. It is anchored at the north end by the high school. Highland Street serves as a primary gateway into Mount Dora for drivers entering the City, coming to Highland from US Hwy 441 on the south and coming to Highland from SR 46 and 1st Avenue from the east. Although redevelopment has been actively pursued in this area, there are still vacant and underutilized sites along the street frontage.

Highland Street serves as a transition from the gateway areas to the downtown and lakefront and the corridor should reinforce that travel route for visitors. The area also needs to pursue development activity that revitalizes, defines, and unifies the neighborhood. Development should be re-addressed to encourage more intense mixed use development and redevelopment of this corridor.

f. Grandview Street - North Grandview Street between 11th Avenue and Limit Avenue, is a neighborhood corridor with a mix of residential and neighborhood commercial uses, as well as some small citrus plots. This is part of a primary gateway into Mount Dora for drivers entering the City from Limit or Lincoln Avenues from US Hwy 441 to the east. Although redevelopment has been actively pursued in this area, there are still vacant and underutilized sites along the street. Redevelopment has been slowed in this area by small lot sizes that do not allow conformity to current regulatory requirements.

North Grandview Street serves as a transition from the gateway areas to the downtown and lakefront and the corridor should reinforce that travel route for visitors. The area also needs to pursue development activity that revitalizes, defines, and unifies the neighborhood.

g. US Hwy 441 - The US Hwy 441 corridor provides the entry portal into Mount Dora for a majority of travelers. The corridor generally contains typical highway commercial uses and higher density multi-family residential development representative of most regional roadways in central Florida. Large portions adjacent to the highway are still undeveloped or underutilized.

The US Hwy 441 corridor, as a primary gateway into the City, needs to provide a good "first impression" for visitors. Although it contains larger scale development, it should still complement the style associated with Mount Dora, both in the buildings and in the outdoor areas. The City should encourage expansion of high quality commercial uses in this corridor to address the growing needs of the City.

13. The City of Mount Dora, recognizing the environmental significance of property annexed through the adoption of Ordinance No. 822 (the "Property"), and as amended by Ordinance No. 2012-06, has adopted and will enforce development standards on the property to ensure the discouragement of urban sprawl, coordination with public

facilities and the protection of the environmental function of this area. The policies adopted below specifically outline these requirements.

The Property is anticipated to be developed as an adult/retirement community. The building intensities of the Property shall be limited to 80,000 square feet of commercial and 950 residential units at the maximum rate of 1.67 units per acre. No building height shall exceed thirty-five feet.

The Property shall be developed in accordance with the standards of R-1 (Single Family Residential) as it exists at the time of this comprehensive plan amendment except as modified in the policies set forth below.

Policies:

- a. There shall be a maximum 950 dwelling units.
- b. Commercial Acreage. Eight acres more or less may be designated as commercial. A total maximum of 80,000 square feet of commercial space may be constructed within this area.
- c. The site will maintain a minimum of 60% open space on site, consisting of a maximum of 10% open space on individual lots and the balance of the open space on other portions of the Property. Open space shall be defined for this purpose as any portion of the Property which is open to the sky, including those portions of the property containing landscape materials, and which contains no impervious surfaces. Recreational uses may be allowed within the open space area. Pervious surfaces within individual residential or commercial lots do not qualify as open space. Open space shall be clearly established as a part of any subdivision or plat approval of the Property.
- d. Based upon geotechnical analysis prepared a by a professional geologist or hydrologist licensed to practice in the State of Florida, the post development recharge volumes will meet or exceed the pre development recharge volumes. The final design must demonstrate a water balance that is sensitive to the groundwater recharge area. Specific data on the recharge nature of the soils and the differential heads between the surficial and Upper Floridian aquifers must be demonstrated. Such demonstration shall be a prerequisite to any plat approval. Mount Dora will coordinate the review of the geotechnical analysis with the Department of Environmental Protection and St. Johns River Water Management District.
- e. The City shall require that individual building lots be required to landscape consistent with the Florida Friendly Landscape requirements developed by the University of Florida. These standards provide that little or no additional water is used for irrigation purposes and rely heavily on native and drought tolerant plantings.
- f. In order to further protect water quality as a part of subdivision or plat approval the City shall require a stormwater management plan for the Property which meets City requirements and which utilizes treatment train techniques including use of grassy swales. The stormwater management plan shall include commitments for Property Owner Association maintenance of the stormwater management system.

- g. As part of the development, the City shall require Traffic Impact Analyses. These studies will meet all requirements of the City of Mount Dora, Lake County, and DOT including any potential roadway improvements not originally anticipated.
14. The City shall ensure that all new development is consistent and compatible with airport facilities.

Policies:

- a. The City shall support redevelopment of existing, and the siting of new, aviation and aviation-related facilities that provide for the economic development of the community and are compatible with adjacent land uses.
- b. Expansion of existing airport facilities or construction of new airport facilities in the unincorporated County shall be directed away from existing residential areas or areas planned for residential use, except as may be permitted by the Lake County Board of County Commissioners in accordance with the Land Development Regulations.

Map list

Map II-1 Existing Land Use

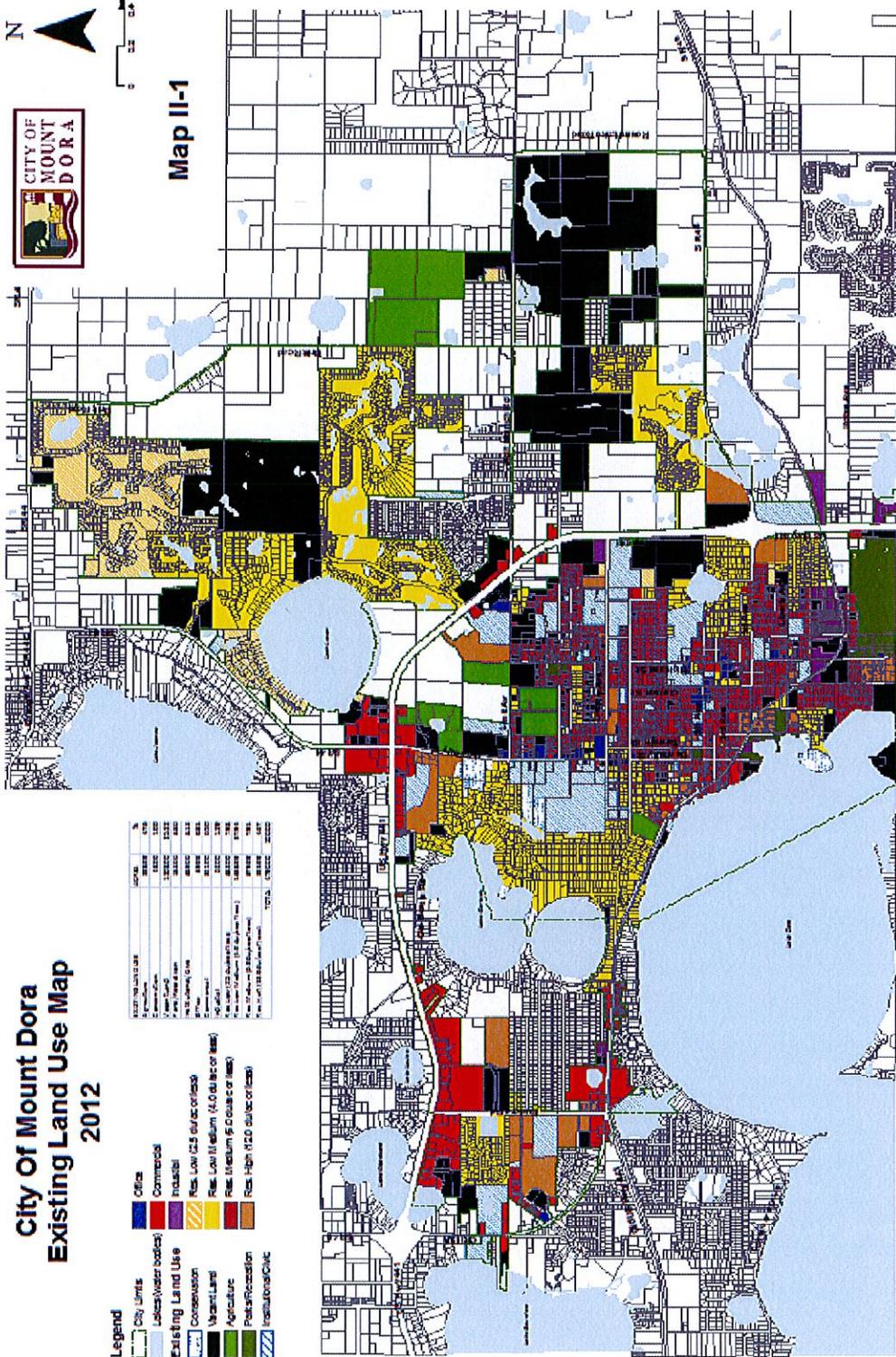
Future Land Use Map Series:

Map II-2a Future Land Use Map
Map II-2b Activity Centers Map
Map II-2c Community Redevelopment Area (CRA) Map
Map II-2d Downtown Exempt District Map
Map II-2e Historic Preservation Review Area Map

Map II-3 Wekiva Study Area



Map II-1



**City of Mount Dora
Existing Land Use Map
2012**

Legend	Color/Pattern	Code	Area
City Limits	Black outline	0000	0.00
Lakes/Water bodies	Blue	1000	1.00
Existing Land Use			
Conservation	Light Green	1000	1.00
Vacant Land	White	2000	2.00
Agriculture	Dark Green	3000	3.00
Professional	Light Blue	4000	4.00
Institutional/Civic	Dark Blue	5000	5.00
Office	Blue	6000	6.00
Commercial	Red	7000	7.00
Industrial	Purple	8000	8.00
Ris. Low (2.5 out of 100)	Yellow	9000	9.00
Ris. Low (Medium (4.0 out of 100)	Orange	10000	10.00
Ris. Medium (6.0 out of 100)	Light Green	11000	11.00
Ris. High (8.0 out of 100)	Dark Green	12000	12.00
TOTAL			100.00

Date: 3/14/2012

Map II-1 Existing Land Use Map

City of Mount Dora Future Land Use Map

Planning Time Frame: 2032

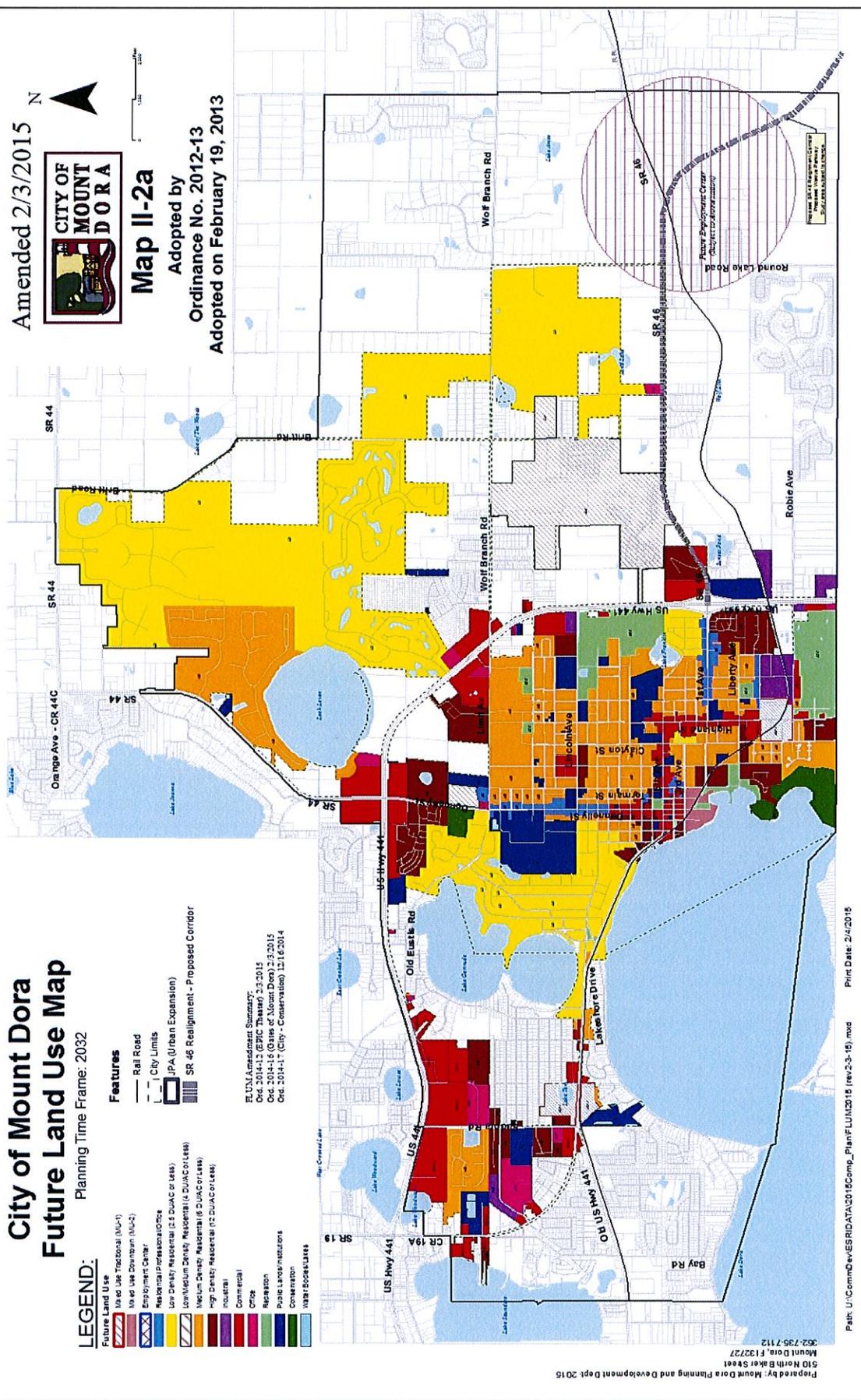
LEGEND:

- Future Land Use**
- Used Land Traditional (UL-T)
 - Used Land Downtown (UL-D)
 - Employment Center
 - Regional Professional Office
 - Low Density Residential (LD-DUAC or LEH)
 - Medium Density Residential (MD-DUAC or LEH)
 - High Density Residential (HD-DUAC or LEH)
 - Industrial
 - Commercial
 - Office
 - Recreation
 - Public Land/Institutions
 - Conservation
 - Water/Special Use
- Features**
- Rail Road
 - City Limits
 - JPA (Urban Expansion)
 - SR 46 Realignment - Proposed Corridor
- EUM Amendment Summary:**
 Oct 2014-12 (EPIC Thruway) 2/3/2015
 Dec 2014-15 (GIS of Mount Dora) 2/3/2015
 Oct 2014-11 (City - Construction) 11/1/2014



Map II-2a

Adopted by
Ordinance No. 2012-13
Adopted on February 19, 2013

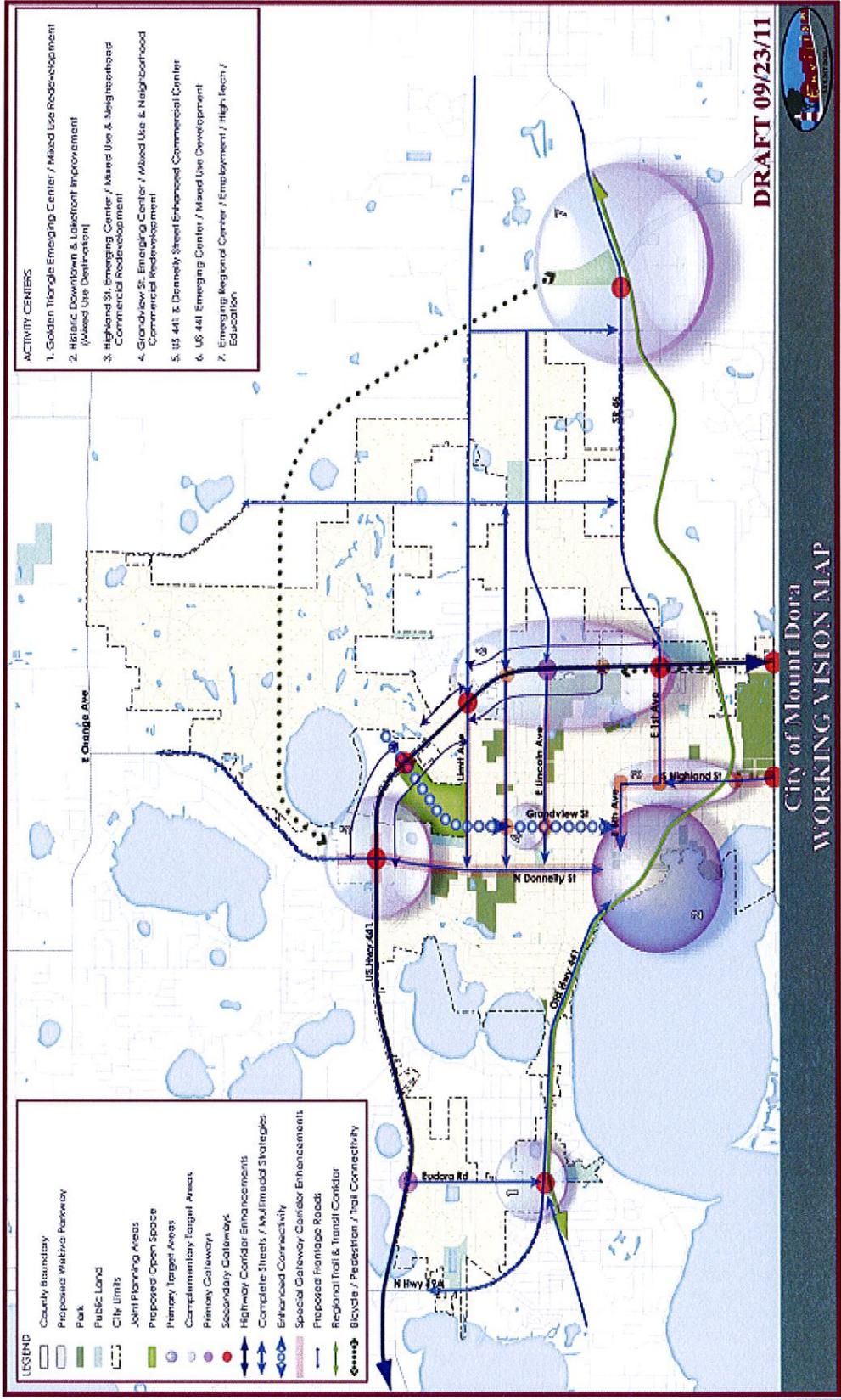


Prepared by: Mount Dora Planning and Development Dept. 2015
 510 North Baker Street
 Mount Dora, FL 32727
 352-795-7112

Path: U:\CommDev\ESR\DATA\2015Comp_Plan\FUM2015 (rev.2-3-15).mxd Print Date: 2/4/2015

Map II-2a Future Land Use Map

Figure 23: Vision Map



Map II-2b Activity Centers Map

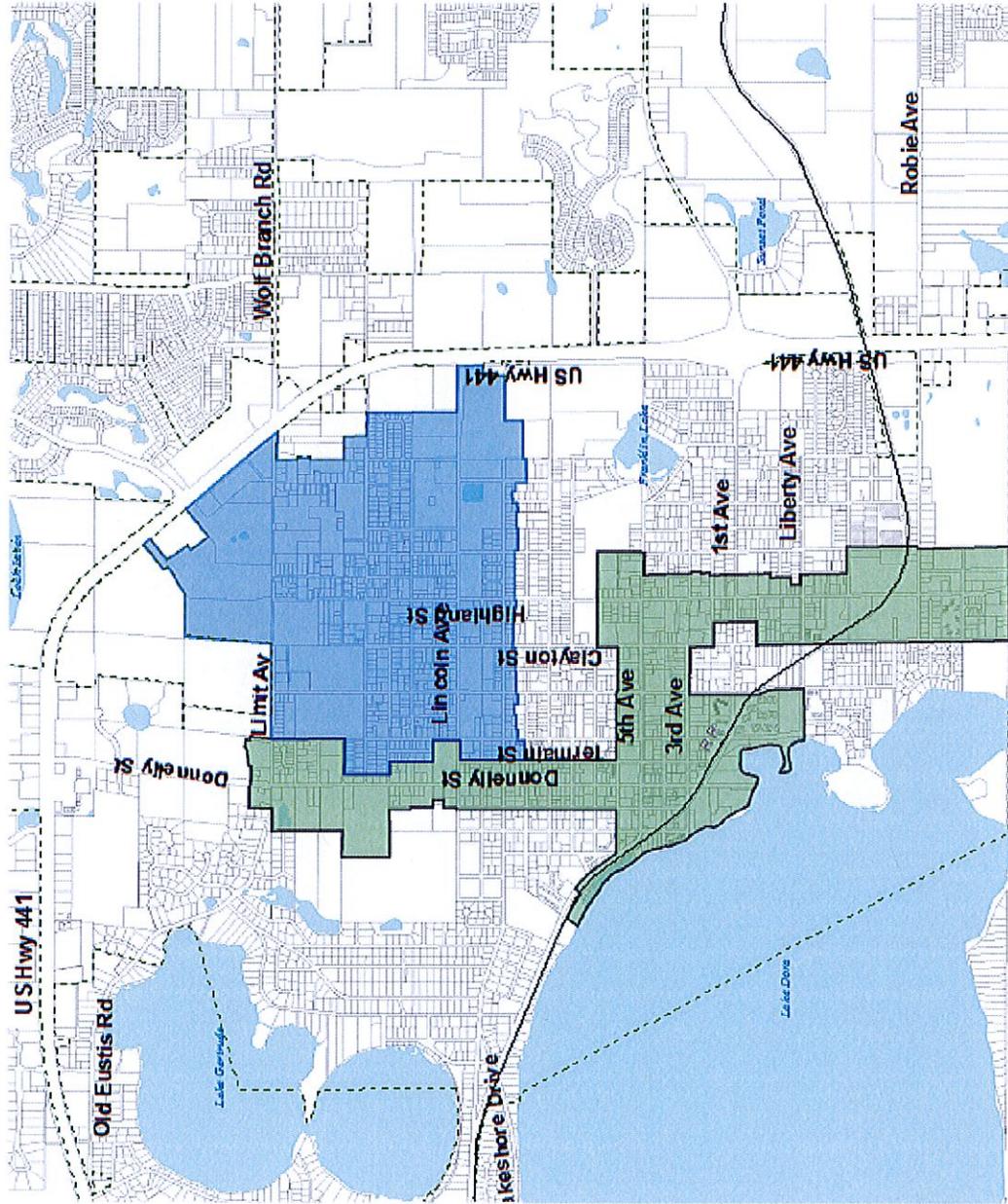


Map II-2c

City of Mount Dora CRA Map

Legend

-  City Limits
-  Mount Dora CRA Boundary
-  Northeast CRA Boundary



Prepared by: Merrill, Berg, Perry and Wheeler/IDeP | 2012
 300 N. Boardwalk
 Mount Dora, FL 32751
 352.798.1112

File: U:\CommDev\ES&P\Map\2012\Map_CRA\Map_CRA.mxd

Map II-2c Community Redevelopment Area (CRA) Map

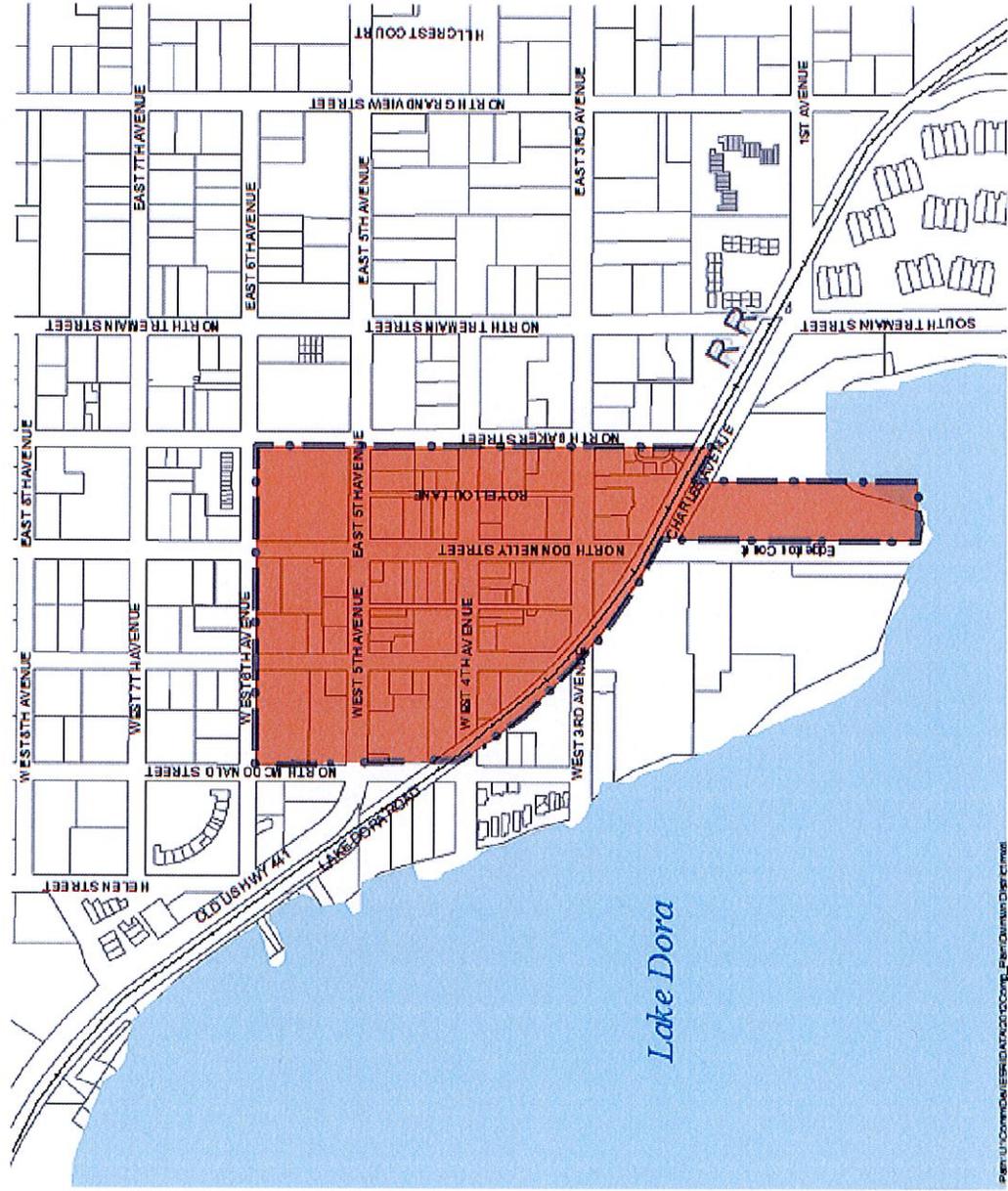


DATE: 3/15/2012



Map II-2d

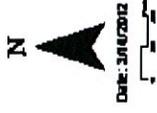
**City of Mount Dora
Downtown Exemption
District Map**



FILED BY: MOUNT DORA PRINTING AND DEVELOPMENT DEPT-2012
 MOUNT DORA, FL 32757
 352-7501112

P:\MOUNT DORA\ESRI\DATA\GIS\COMP_Plan\CityMap District.mxd

Map II-2d Downtown Exempt District Map



Date: 3/16/2012

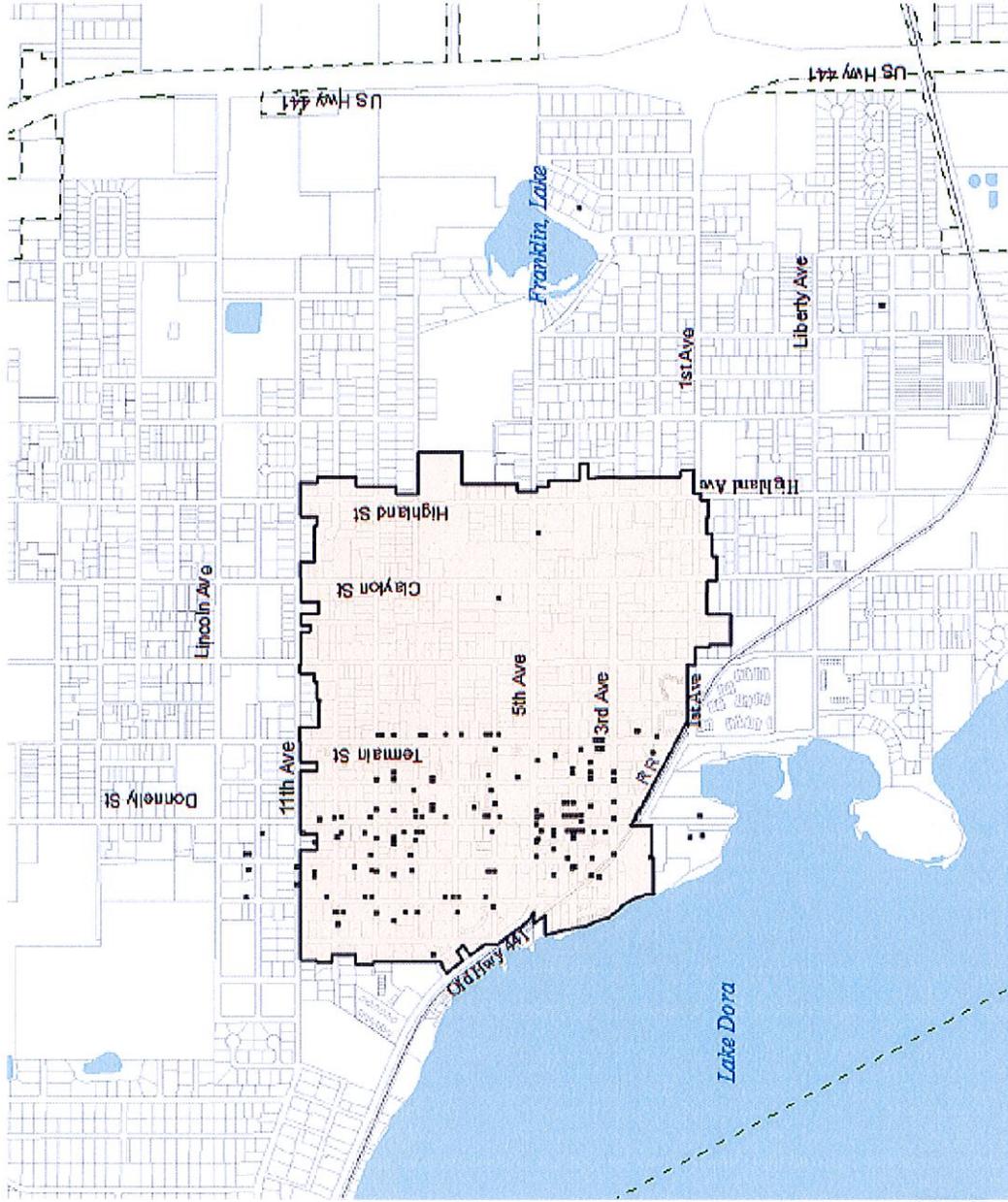


Map II-2e

**City of Mount Dora
Historic Preservation
Review Area Map**

Legend

-  City Limits
-  Historic Preservation Review Area
-  Historical Structures



Prepared by: Mount Dora Planning and Development Dept. 2012
 Date: 3/16/2012
 File: 100-718

Public Use Only - City of Mount Dora - Comprehensive Plan - Historic Map Area

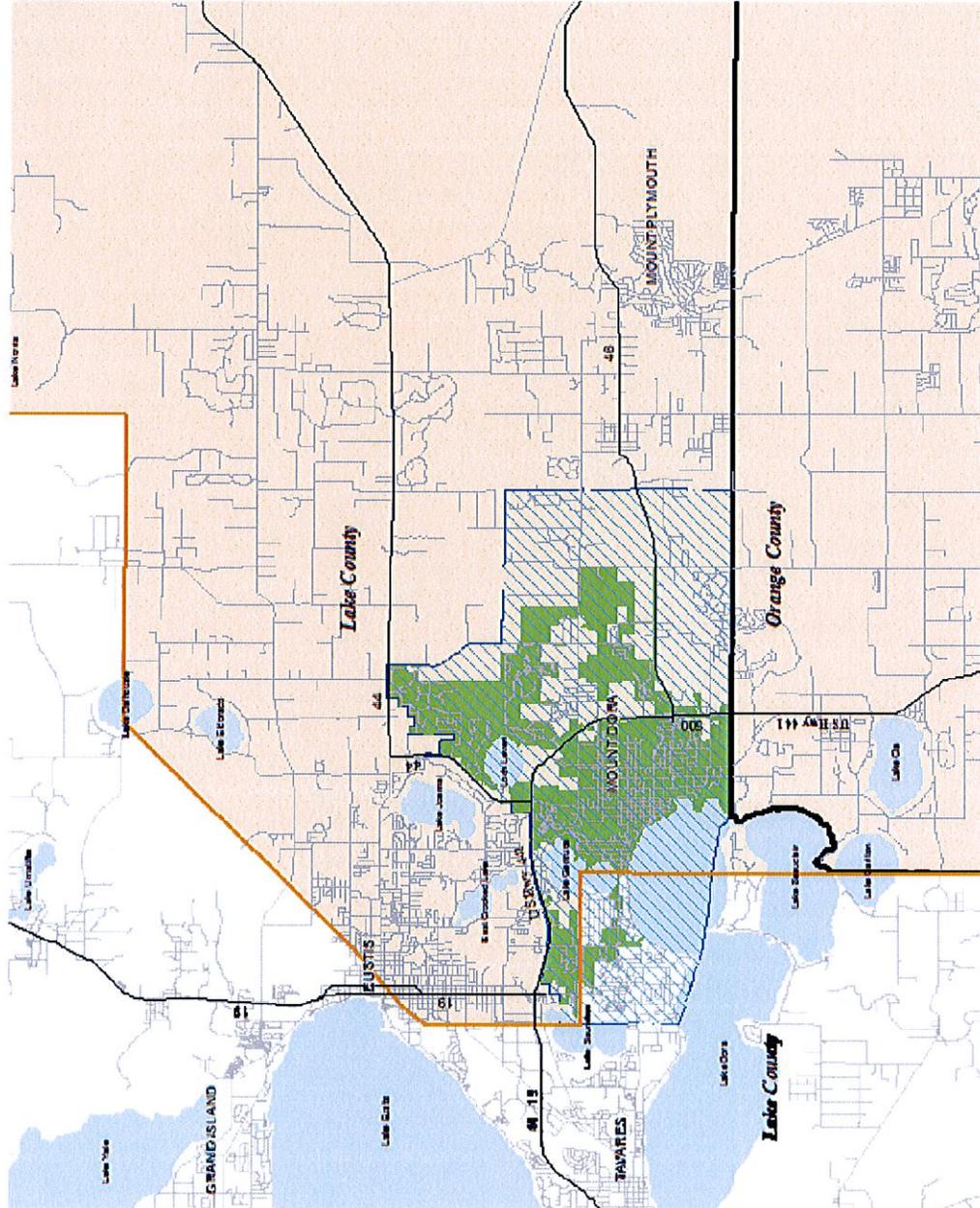
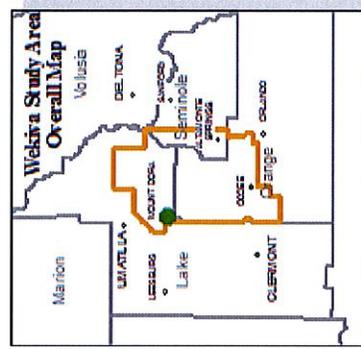
Map II-2e Historic Preservation Review Area Map



Map II-3

**City of Mount Dora
Wekiva Study Area**

- Legend:**
- City Limits
 - IPA
 - County Boundary
 - Wekiva Study Area



Prepared by: Mountain Research and Development, Inc. 10/10/10
 Date: 10/10/10
 Project: 10101010

PUBLIC UTILITIES MAPS AND RECORDS DIVISION
 10/10/10

Map II-3 Wekiva Study Area Map

HOUSING ELEMENT

GOAL: To provide for a full range of housing choices located in a suitable living environment for all incomes, ages and lifestyles with an emphasis on meeting the needs of low and moderate income households.

OBJECTIVES:

1. The City of Mount Dora will cooperate with all qualified public and private sources for the provision of very low, low and moderate income housing opportunities needed to ensure affordable housing for its current and future residents. This objective shall be accomplished through the following policies:

Policies:

- a. Based upon the projected needs of the population using 2011 BEBR Medium Projections by the Bureau of Economic and Business Research - University of Florida, the City shall permit a range of flexible site designs on residential lots for the development of affordable housing such as: infill, cluster, and zero lot line developments.
- b. On those residential lots where houses are demolished as a result of the City of Mount Dora's code enforcement activities, or as a result of age, or are no longer habitable due to deterioration and where infrastructure connections existed (water and sewer) prior to removal of the house, all water and sewer benefit fees shall be waived if the owner can prove that the new house contains the same number of bedrooms as the previous dwelling.
- c. A density bonus program for projects providing housing for very low and low income households shall be implemented. The bonus program shall include the following provisions:
 - (1) Developers must assure the City that the units developed under this option remain affordable to the income households they were built to serve for a period of 10 years.
 - (2) Necessary infrastructure is available to serve the units being developed.
 - (3) Density bonuses are available as follows:

Very low-income households – a 25% increase of units/acre

Low-income households - a 15% increase of units/acre
- d. The City shall allow all manufactured type housing and modular housing in all designated residential land use categories, provided the housing meets the City's building, site development, and architectural requirements and is consistent with Section 553.38(2), FS and Section 320.8285(5) FS, which State that such standards must be uniformly applied and enforced without any distinction as to whether a building is conventionally constructed or a manufactured building.

2. To improve declining and blighted neighborhoods by improving the housing stock through code enforcement, rehabilitation, and condemnation and removal of vacant structures according to the policies listed below. A target of five substandard structures per year shall be rehabilitated or removed.

Policies:

- a. The City shall maintain, and update annually, a map and a file with respect to deteriorating and substandard housing as to date of occupancy, owner's name or renter's name, and present condition. The City shall monitor status of listed units.
 - b. Remove occupied structures only when relocation housing exists.
 - c. Designate a staff member to work with the rehabilitation loans and grants, as well as the relocation of families or individuals.
 - d. Research and, if possible, establish mechanisms to provide low interest rehabilitation loans and grants.
 - e. Review minimum housing codes and assessment practices for conflicts which might result in undue costs during rehabilitation programs.
 - f. Continue to coordinate this effort with the City's Historic Preservation Board to ensure that historically significant housing is identified and rehabilitated consistent with their requirements.
 - g. Prepare an annual report of the activities of this program for review by the City to evaluate goals and methods. The report shall include an update on the availability of housing assistance programs and funds from outside governments and organizations.
3. To improve declining and blighted neighborhoods by improving services and facilities.

Policies:

- a. Maintain the effort of providing a full range of urban services to all areas of the City utilizing level-of-service standards adopted in this plan.
- b. Continue the program to extend sanitary sewer lines to neighborhoods as delineated in the Capital Improvements Element of this plan.
- c. Improve the traffic circulation system within low and moderate income areas, as well as thoroughfares serving these areas, by right-of-way acquisition and paving as necessary.
- d. Evaluate and make necessary revisions to the land development regulations which relate to physical development.
- e. The City shall continue to pursue new relationships with affordable housing providers to enhance the level of funding and the variety of services available to its citizens.
- f. The City shall target code enforcement, home ownership programs, funding, and education efforts in blighted neighborhoods.

- g. The City will work with the owners of blighted rental property to provide code enforcement, education and funding opportunities for the rehabilitation of the properties and shall encourage the sale of such properties for conversion to home-ownership properties.
 - h. The City shall continue to pursue funding from Federal and State sources for use in the rehabilitation of blighted structures and the provision of home-ownership opportunities.
4. Throughout the City's planning horizon, the City shall ensure adequate sites for group homes and foster care facilities in all land use categories with compatible densities.

Policies:

- a. Group homes shall be located consistent with the requirements of Chapter 419, F.S., as follows:
 - (1) Group homes (community residential facilities) housing six (6) or fewer residents shall be permitted in all residential land use categories.
 - (2) Group homes (community residential facilities) housing seven (7) or more residents shall be permitted where multi-family dwellings are permitted including the mixed use developments.
 - b. Include in those regulations appropriate design standards to provide for adequate setbacks, buffers, open space and other features which will contribute to the creation of attractive, safe and compatible residential neighborhoods.
 - c. The City shall enforce its Land Development Regulations to allow for group homes and foster care facilities within all residential land use categories consistent with policy 4a and Chapter 419 F.S.
5. To assure that relocation housing is available for persons displaced due to public projects, prior to their displacement.

Policies:

- a. Annually monitor the Future Land Use Element to ensure the availability of lands with a variety of residential use designations.
- b. Adopted land development regulations will continue to provide for a wide range of lot sizes and dwelling types.
- c. Use public programs to identify available relocation housing prior to displacing any residents.

6. To maintain a housing implementation plan, delineating policies for meeting the housing needs of the community.

Policies:

- a. This Housing Element provides the necessary policy guidance for meeting housing needs.
 - b. This Element will be reviewed annually to determine the adequacy of adopted policies.
7. To evaluate the potential for cooperation of government agencies and the private sector housing market to better meet housing needs.
 - a. The City will continue its program of assisting affordable housing providers through the fee waiver program.
 - b. The City will continue its program of providing property acquired through the code enforcement process to affordable housing providers for the purpose of constructing new housing.
 8. The City of Mount Dora shall maintain a housing plan that facilitates the construction of new affordable housing units.
 - a. The City will continue its program of assisting affordable housing providers through the fee waiver program.
 - b. The City will continue its program of providing property acquired through the code enforcement process to affordable housing providers for the purpose of constructing new housing.
 - c. The City will provide incentives to developers and non-profit groups desiring to rehabilitate housing units that will be used to provide housing units that will provide affordable housing for very low, and low income households. These incentives will include timely review of all proposals and relaxation of parking and landscape requirements. However, the buildings must meet current building code requirements.
 - d. The City will utilize its portion of the William Sadowski Affordable Housing Act (92-317 Laws of Florida) which provides for funding to develop new or maintain affordable housing units. This money is to be passed through Lake County.

TRANSPORTATION MOBILITY ELEMENT

GOAL: To develop a comprehensive transportation system which safely, conveniently, and efficiently serves the travel needs in the Mount Dora area, while protecting established neighborhoods and retaining the character of the area.

OBJECTIVES:

1. Review and comment on all Lake-Sumter MPO and FDOT transportation improvement plans to ensure compatibility of such plans with the development objectives and patterns established in this Comprehensive Plan.

Policies:

- a. The Mount Dora Future Transportation Plan is the preferred transportation plan within the City.
 - b. The Future Transportation Plan will be updated at established periodic intervals. The short-range element will be updated yearly in conjunction with State and Lake County transportation improvement programs, and the long-range element will be updated at least every five years.
2. To adopt, through the adoption of this Comprehensive Plan, a long-range transportation plan which supports and is consistent with the Future Land Use Plan of Mount Dora.

Policies:

- a. The City's Future Land Use Plan and Future Transportation Plan will be designed to encourage the location of high traffic generating development adjacent to the arterial and collector network.
- b. The City's Future Land Use Plan and Future Transportation Plan will be coordinated to minimize the disruptions of commercial and residential neighborhoods. Toward this end, the City has established a policy of not widening roadways within the US Hwy 441 loop with the exception of:
 - SR 19A from US Hwy 441 to Virginia Avenue.
 - Donnelly Street from US Hwy 441 south one-fourth mile.
 - Limit Avenue from US Hwy 441 west one-fourth mile.
- c. Right-of-Way needs will be coordinated with the Future Land Use Plan and identified as part of the Future Transportation Mobility Plan.
- d. Building setbacks, roadway signage, lighting needs, and landscaping criteria will be considered in the location of new transportation facilities and the improvement of existing facilities so as to provide attractive road corridors whenever feasible.
- e. The City shall support the completion of the proposed SR 429 - Wekiva Parkway and SR 46 Realignment roadway projects.
- f. The City shall support roadway improvements projects for the widening of U.S. Hwy 441, S.R. 44, and SR 46. [*Ord. 2013-18 on 4-15-2014*]

3. To adopt, through the adoption of this Comprehensive Plan, update as needed, and implement a Mount Dora Future Transportation Plan which is consistent with Lake-Sumter MPO and State transportation plans.

Policies:

- a. Mount Dora will coordinate the planning and programming of local transportation improvements with Lake County, the Lake/Sumter MPO and the Florida Department of Transportation (FDOT).
 - b. The FDOT five-year work program will be adopted as part of the short-range element of the Mount Dora Future Transportation Mobility Plan.
 - c. Reviews will be requested from other agencies which may be affected by any new development proposals.
4. To maintain and create transportation facilities, especially arterials and collectors, that operate in a safe and efficient manner while maintaining an aesthetically pleasing character. This will be accomplished through the adoption of this Comprehensive Plan, ongoing implementation of land development regulations, annual budgeting and appropriate funding mechanisms.

Policies:

- a. Design of transportation facilities will consider those criteria published on the Federal, State, and local level. These include the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance of Streets and Highways; and the American Association of State Highway and Transportation Engineers Policy on Geometric Design of Highways and Streets.
- b. The minimum acceptable roadway operating conditions on City roads during the peak-hour will be LOS D north and east of, and including, US Hwy 441; and LOS E south and west of US Hwy 441 for City roads; and LOS E south and west of US Hwy 441 for City collector roads. The minimum acceptable LOS for State roads shall be LOS D for principal arterials and LOS D for minor arterials and collectors.
- c. Facilities projected to operate at an unacceptable LOS and not designated as constrained or scenic facilities will be improved prior to reaching an unacceptable LOS.
- d. Mount Dora shall coordinate with FDOT and Lake County to designate all roadway facilities located south and west of US Hwy 441 as constrained facilities with the exception of:
 - 1) SR 19A from US Hwy 441 to Virginia Avenue; and
 - 2) Limit Avenue from US Hwy 441 one-quarter mile west of US Hwy 441.
- e. On State roads designated as constrained by FDOT and on City roads designated in this comprehensive plan as constrained or scenic facilities, Mount Dora shall not schedule improvements to increase the number of through lanes. The City shall monitor traffic volumes and operating conditions on designated constrained or scenic facilities.

For those constrained State facilities operating at or below the minimum acceptable level-of-service, Mount Dora will negotiate with the FDOT to allow development along those facilities which will not increase peak-hour traffic volumes by more than 5 percent of the traffic count unless acceptable mitigative measures to the adverse traffic impact of the development are provided. Until such time as an agreement is reached with the FDOT, the City will not allow additional development which exceeds the acceptable level-of-service.

- f. Mount Dora, in cooperation with Lake County and the FDOT, shall continue a regular traffic counting program on the City's major roadways. The purpose of this program will be to adequately monitor traffic conditions so that the City can anticipate future capacity improvements required on the City street network.
 - g. Mount Dora will continue to work with Lake County and the FDOT to establish a traffic operating conditions monitoring program for the major State roads running through the City (US Hwy 441, SR 19A). This program may include travel time studies to determine actual peak-period operating levels-of-service. The purpose of these studies will be to accurately determine operating levels-of-service on these roadways; in addition, these studies will attempt to determine how much of the traffic volume increases on these State roadways is attributable to new development activity approved within the City of Mount Dora.
 - h. The number of access points on the arterial and collector network will be kept to a minimum, and joint use of access points by adjacent developments will be encouraged. All access to State roads will be consistent with F.A.C. rules, Chapter 14-96 and 14-97.
 - i. On-site (off public roadway) traffic circulation and parking (motorized and non-motorized) will be required for new development except within the Downtown Exempt District.
 - j. Bicycle and pedestrian travel ways will be identified developed and improved. Priority for funding will be given to the acquisition of easements and rights-of-way for major corridors. Secondary routes will be added as the system develops.
 - k. Building and landscape setbacks will be enforced to preserve rights-of-way, as identified in Table III-1, for needed roadway expansion.
 - l. Effective street signing procedures will be observed, in accordance with Manual of Uniform Traffic Control Devices criteria.
 - m. The City will annually monitor traffic volumes and accident data.
5. Continue to minimize the City's capital outlay in the construction of new transportation facilities and the improvement of existing facilities through the implementation of land development regulations carrying out the policies described below.

Policies:

- a. Rights-of-way required for future roadway widenings or new construction will be reserved, acquired and/or donated as long as reasonably possible; and the donation of rights-of-way will be encouraged during the development process.

- b. City land development ordinances will require new development to provide needed rights-of-way. The City's acquisition and funding program will provide for needed rights-of-way to be acquired as needed in already developed areas.
 - c. New development will be required to pay its proportionate share of transportation improvements through impact fee assessments, construction of roadway facilities, and/or donation of needed rights-of-way.
 - d. The use of cross-access easements will be required, where feasible, in order to tie new developments together, so as to limit the number of access points along US Hwy 441, SR 46, Old 441, SR 19A, 5th Avenue, Lincoln Avenue, Highland Street, Eudora Road, Morningside Drive, Donnelly Street and Limit Avenue.
 - e. Future pedestrian and bike paths, as adopted in the City's Trails Master Plan and any amendments thereto shall be the official map. New developments will be required to provide facilities for the system in accordance with the adopted plan.
 - f. Paved roads, lighting, street trees, drainage and sidewalks will be required in all new developments. New developments will also be required to pave adjacent unpaved roads serving the development.
 - g. New development patterns will be monitored annually for input into plan revisions at regular intervals, as previously specified.
6. To preserve the character of the existing Mount Dora area south and west of US Hwy 441, while providing for safe traffic circulation by the proper management of traffic throughout the City.

Policies:

- a. LOS E for vehicle operation will be accepted on roads south and west of US Hwy 441.
 - b. Pedestrian and bike travel and safety considerations will be emphasized over vehicle operating efficiency in the downtown area through the preservation of sidewalks, crosswalks, traffic signal timing and bikeways.
 - c. Expansion of existing roadway facilities, exclusive of safety improvements, will be prohibited on roads south and west of US Hwy 441, with the exception of those facilities identified in Policy 4d of the Transportation Mobility Element.
 - d. Truck through-traffic will be prohibited in the downtown area by use of proper signing and enforcement techniques. "No Thru Trucks" signs will be installed at entries to the City.
7. To develop the roadway system east of US Hwy 441, following a standard grid format in order to maintain community character and reduce traffic congestion.

Policies:

- a. Arterial roadways to be constructed concurrent with new development will be located no closer together than one-mile intervals, unless physical barriers dictate otherwise.
- b. Collector roadways will be located at no less than quarter-mile intervals.

8. US Hwy 441 will be developed as the central roadway in the Mount Dora area through application of landscaping requirements and through cooperation with FDOT in the design of roadway expansions.

Policies:

- a. Where possible existing driveway access to US Hwy 441 will be eliminated as part of any reconstruction or widening activities on the roadway. Service roads or cross access easements will be utilized to provide access to all parcels.
 - b. The service road system plan that has been developed for US Hwy 441 through Mount Dora to provide relief to the roadway will be continued.
 - c. Through implementation of the Land Development Code, Extensive landscaping will be completed along US Highway 441.
9. The siting and design of new development will ensure that collector roadways in residential areas remain strictly residential in character. This will be accomplished by the enforcement of land development regulations and through the development review process.

Policies:

- a. No commercial or office properties will be allowed access on residential collectors.
- b. Existing commercial and office access to residential collectors will be eliminated as opportunities allow.

Map list

Map III-1 – Roadway Functional Classification Map



Date: 11/9/2012

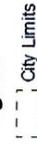


Map III-1 2032

City of Mount Dora Roadway Functional Classification Map

Planning Time Frame: 2032

Legend

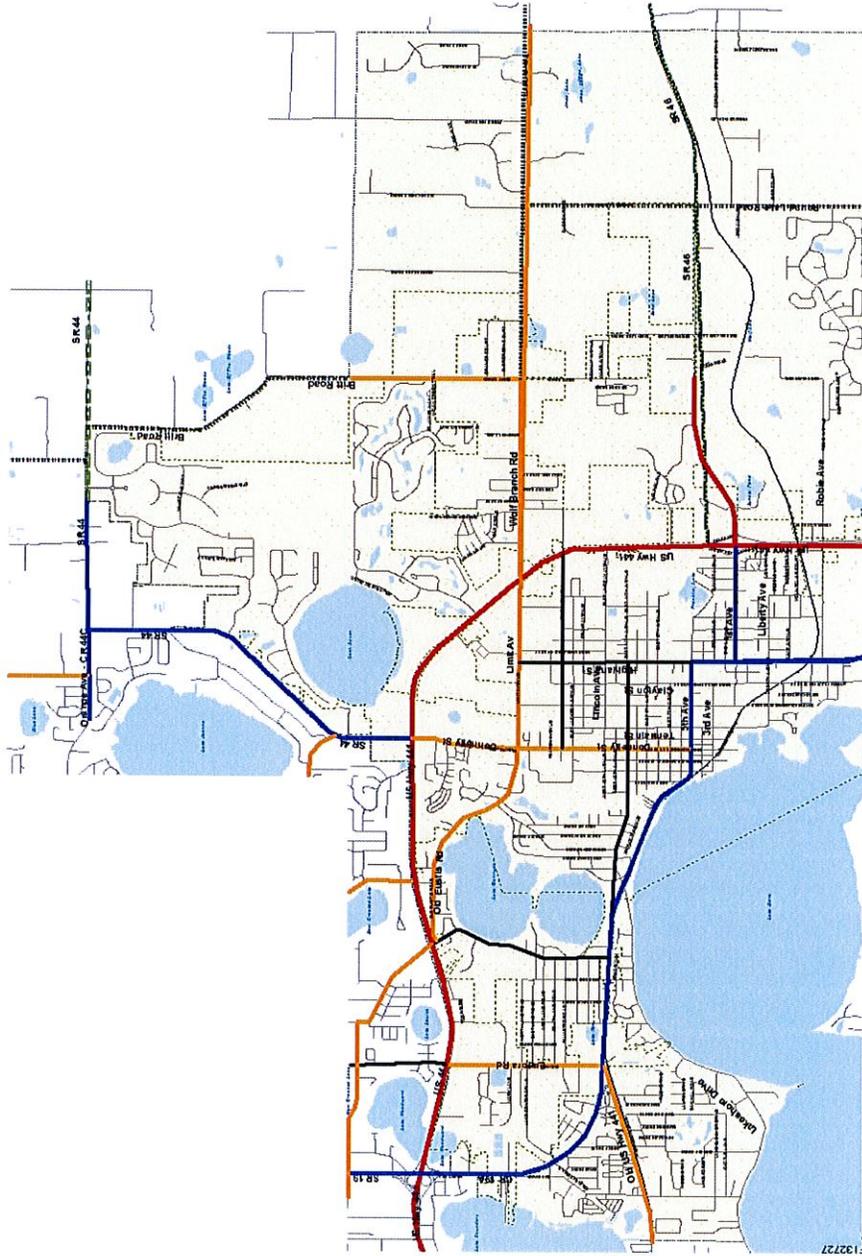


JPA (Urban Expansion)

Roadway Functional Classification

Type

- █ Urban Principal Arterial
- █ Urban Minor Arterial
- █ Urban Collector
- █ Urban Local
- █ Rural Principal Arterial
- █ Rural Minor Arterial
- █ Rural Minor Collector



Prepared by: Mount Dora Planning and Development Dept 2012
 Mount Dora, FL 32727
 510 North Bank Street
 352.736.7112

Path: U:\CommDev\ESR\DATA\3012Comp_PlanRoad Classification.mxd

Map III-1 Roadway Functional Classification Map

INFRASTRUCTURE ELEMENT

GOAL 1: To provide central water, sanitary sewer, reclaim water, and solid waste service to all parts of the Mount Dora planning area that can be served efficiently and promote water conservation to reduce per capita water demand, protect State's water resources and reduce water consumption during periods of water shortage.

OBJECTIVES:

1. To provide central water, sanitary sewer and solid waste service adequate to meet adopted levels of service.

Policies:

- a. Monitor water and sewer facility operations daily to ensure proper conditions and results.
 - b. Review water and sewer service areas annually to ensure efficient line layouts, connection patterns and service patterns consistent with the Future Land Use Map Series of this plan.
 - c. Maintain regular communications with their City's solid waste hauler regarding solid waste disposal facilities and provide annual reporting to the City Council regarding capacities and conditions.
 - d. The level-of-service standard is 350 gallons per day (GPD) per ERU for water and 300 GPD per ERU for sewer. Level-of-service standards for solid waste collection are identified in the Infrastructure Element.
 - e. Utilize the annual budgeting process to correct identified deficiencies consistent with this plan.
2. To provide effective central water, sanitary sewer and solid waste service adequate to meet adopted levels of service to future development.

Policies:

- a. As part of the annual budget process, monitor facility capacities conditions and funding to ensure that needed upgrades, extensions and expansions occur in a timely manner consistent with the Future Land Use Series and Capital Improvements Elements of this Comprehensive Plan.
- b. Require new development to offset its impacts on the system through the development review and permitting process consistent with land development regulations.
- c. Reduce groundwater withdrawals from the Floridan Aquifer by expanding lower water quality sources including reclaimed water and stormwater use in place of higher quality sources, when deemed feasible.

- d. Investigate the following alternative water supply projects to supplement water supply as selected by the City:
 - (1) Stormwater Capture – As a potential source of water to be used to supplement reclaimed water needs.
 - (2) Lake Withdrawal – As a supplemental source of potable/reclaimed water needs.
 - (3) Agricultural Well Conversions - As a supplemental source of potable water.
 - (4) Septic Tank Retrofits – As use of additional wastewater that can be treated for reclaim use.
 - e. Investigate the following regional water supply projects to supplement water needs being contemplated by the City with the following projects:
 - (1) Thrill Hill Reservoir and Reclaimed Water Project.
 - (2) Lincoln Avenue Stormwater Capture Project.
3. The City of Mount Dora shall make land use and facility funding decisions that maximize the use of existing facilities throughout the City’s long range planning timeframe to discourage urban sprawl by implementing the following policies:

Policies:

- a. The City will provide water and sewer to its service areas. The annual budgeting process shall provide funding for new facilities and line extensions only in the following manner:
 - (1) For areas that are currently within the municipal boundaries of the City of Mount Dora and that are delineated on the City's sanitary sewer and water service area maps (Maps V-1 and V-3) the City will provide service lines. The cost of connection to the service lines will be the responsibility of the developer. In the case of existing structures, the cost of connection will be the responsibility if the individual land owner or homeowners association.
 - (2) For those areas located in the City's sewer service area - a developer’s agreement which requires that payment for the service lines shall be the responsibility or may be shared with the City on a case by case basis. The cost of each individual connection will be provided by the developer.
 - (3) The City shall develop a wastewater facility plan for our utility service area where central wastewater systems are not currently available. The facility plan shall include: the delineation of areas within the utility service area that are to be served by central facilities within 5 years; a financially feasible schedule of improvements; an infrastructure work plan to build the facilities needed to implement the facility plan, including those needed to meet enhanced treatment standards adopted by the Department of Environmental Protection; and a phase-out of existing onsite septic tank systems where central facilities are available.

The term available shall be interpreted consistent with the definition of s. 381.0065(2)(a). The facility plan shall also include a long-range component addressing service utility service area outside of the 5 year horizon. In addition, the City shall establish a water reuse program that allows for reuse of reclaimed water on a site-by-site basis for development over a size threshold to be determined by the local government or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage.

The City shall update the wastewater facility plan where the Total Maximum Daily Loads Program requires reductions in point source pollutants for a basin or as required by legislation for enhanced treatment standards.

- b. Sanitary sewer facilities shall be designed to the following parameters:
 - (1) Average Daily Flow (ADF). The sewer system design shall be based on full ultimate development as known, or projected. The Average Daily Flow (ADF) from domestic units shall be calculated at the minimum rate of 300 gallons per day per equivalent residential unit, but should conditions be unfavorable such as high groundwater conditions, an additional allowance shall be included for infiltration. Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise.
 - (2) Maximum daily flow. Sewers shall be designed on the basis of ultimate development maximum rates of flow. The maximum flow ranges from 2.5 as a minimum up to a maximum of 4.0 times the cumulative ADF, depending on the number of houses contributing.
- c. Potable water facilities shall be designed to the following parameters:
 - (1) Water distribution systems and/or water main extensions shall be designed and constructed in accordance with the fire protection requirements of the Insurance Services Office (National Board of Fire Underwriters), as stated in their publication "Guide for the Determination of Required Fire Flows," if not in conflict with the following:
 - (2) Fire flows in single-family residential areas shall provide a minimum of 600 GPM at a 20 psi residual pressure. Fire flows in commercial, institutional, industrial areas and apartment or multiunit complexes, shall provide a minimum of 1,500 GPM at a 20 psi residual pressure. Larger commercial/industrial, major shopping centers, schools, and similar uses shall have a fire flow capacity as determined necessary by the fire department.
 - (3) Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. The average daily flow for domestic use shall be calculated at the minimum rate of 135 gallons per day per capita, with 3.5 persons per single-family residence, and 2.5 persons per multifamily or mobile home dwelling unit. Maximum day instantaneous demand to be used for design shall be 1.0 gallon per minute (GPM) per single-

family residence and 0.7 GPM per dwelling unit for each multifamily or mobile home unit. Flow demands for commercial, industrial or other special developments shall be established from existing records or by estimated projections, using the best available data.

- (4) System size computation: The minimum design for water distribution systems shall provide for at least 100 percent of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Design computation shall be by the "Hardy Cross" procedure, or other applicable methods, as dictated by the system configuration. Design flows and method of computation shall be subject to review and approval by the City.
 - (5) Storage: Proposed potable storage facilities shall provide a minimum of 2 hours of storage capacity at required fire flow rate and 25% storage of maximum day water demand. Design flows and method of computation shall be subject to review and approval by the City.
- d. Promote zoning and development consistent with the Future Land Use Map Series through the implementation of development regulations and through the development review and approval process.
 - e. Provide central sewer service to areas currently served by septic tanks at such time septic tanks are found to be inappropriate for soil conditions in an area. Conduct annual monitoring to determine if such problems arise and utilize the annual budgeting process to provide funding. Require connections to the City's sewer system consistent with Section 381.272, F.S.
 - f. Continue the City's recycling program to reduce the volume of solid waste requiring disposal consistent with Chapter 187.201(13)(b)1., F.S.
4. To ensure that a safe, reliable and environmentally sound system is provided for the collection and disposal of solid waste.

Policies:

- a. The City will provide and/or oversee collection service to ensure that residential and commercial refuse is collected.
- b. Disposal of solid waste is provided by a private contractor. The City will continue to work with the contractor and monitor conditions to ensure compliance with applicable regulations and to ensure that capacity is available for the City's standard generation of 7.1 pounds per capita per day which is hereby adopted as the level-of-service standard for solid waste disposal capability.
- c. The City will promote reduction of solid waste volumes through its on-going recycling program.
- d. The City will promote annual "amnesty days" for collection of hazardous wastes.

5. Maintain a Water Supply Facilities Work Plan (WSFWP) to address water supply facility needs to service existing and future development within the City's service area.

Policies:

- a. Comply with the set LOS standard.
 - b. Update the work plan.
 - c. Prioritize expansions and improvements.
 - d. Maintain a five-year CIP plan.
 - (1) Adopt a City Council approved WSFWP (Exhibit 1 of the Infrastructure Element) for a minimum planning period of the (10) years. The WSFWP addresses issues that pertain to water supply facilities and required needs to serve current and future development within the City's water service area. The City shall review and update the WSFWP at least every five (5) years or consistent with the SJRWMD schedule. Changes to the first five (5) years of the WSFWP shall be included in the annual Capital Improvements Plan update to ensure consistency between the Infrastructure Element and the Capital Improvements Element per City Council adoption.
6. Work with the St. Johns River Water Management District (SJRWMD) to initiate a SJRWMD program or other appropriate area wide approach designed to analyze existing or potential future problems surrounding existing practices of withdrawing potable water resources. Any needed area wide improvements shall be investigated on an area wide basis.
 7. Pursue reuse options to offset potable water resource demands.

Policies:

- a. Continuing existing reuse supply.
- b. Coordinating with surrounding governments for additional reuse supply/demand.
- c. Expanding and installing additional reuse facilities and piping.

GOAL 2: To conserve potable water resources, natural groundwater recharge areas and natural drainage features.

OBJECTIVES:

1. To ensure that new development within Mount Dora does not result in the permanent depletion of surface waters and groundwater supplies are not adversely impacted to levels that cannot support permitted development.

Policies:

- a. Monitor conditions and identify any sources of pollution, unauthorized discharge or unauthorized use, and pursue corrective measures, if needed.
- b. Development projects must be properly designed and engineered to handle drainage retention so as not to adversely impact off-site conditions in terms of both water quality and quantity. The following level of service standards are hereby adopted for drainage for new and existing development:

Stormwater facilities shall be designed to accommodate the 25 year / 24 hour storm design event to meet the following water quality and quantity standards:

(1) Water Quantity:

Peak post-development runoff shall not exceed peak pre-development runoff rates.

(2) Water Quality:

Treatment of stormwater runoff shall be required of all development and redevelopment areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served, the stormwater treatment systems must provide a level of treatment which meets the requirements of Chapter 40C-42, in particular Section 40C-42.025 Florida Administrative Code (FAC) to ensure that the receiving water quality standards of Chapter 17-302, FAC are met and to ensure that the receiving water bodies and their water quality are not degraded below the minimum conditions necessary to maintain their classification as established in Chapter 17-302 FAC.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan must ensure that its post-development stormwater runoff will not contribute to pollutants which cause the runoff from the entire improved area or subdivision to degrade receiving water quality and their quality as stated above.

Development and redevelopment projects which are not exempt from the St. Johns River Water Management District permitting requirements must also meet the requirements of Chapter 40C-4 and 40C-40, FAC except for areas located within the downtown exempt district described as follows:

Bounded on the south by the railroad right-of-way with the addition of the west 172 feet of Block 19, Section 30, Township 19 south, Range 27 east (Evans Park), the north by 6th Avenue, the east by Baker Street with the addition of lots 1-10 and the south three feet of lot 16 and lots 17-20 of Block 61, Section 30, Township 19, Range 27 east (City Hall/Community Building) and the west by McDonald Street.

All development and redevelopment within the Downtown Exempt District shall be exempt from locally adopted stormwater retention requirements.

It is intended that all standards and in these citations are to apply to all development and redevelopment and that the exemptions, exception and thresholds of the SJRWMD, including project size thresholds, are not applicable except as referenced in the preceding paragraph.

- c. Conserve water resources by:
 - (1) Continuing the City's treated effluent re-use program for spray irrigation. Expansion of the system will occur consistent with available effluent quantities.
 - (2) Implementing land development regulations to require xeriscape landscaping.
 - (3) The City shall require irrigation rain sensors on all new irrigation systems in accordance with the Florida Standard Building Code.
 - (4) The City shall require the use of low flow plumbing devices in new construction and renovations in accordance with the Florida Standard Building Code.
 - (5) Designating an employee to coordinate water conservation methods including educational programs and materials, leak detection programs, and progressive rate structures.
- d. Adopted land development regulations shall require industries which use hazardous materials or generate hazardous wastes to be sited, designed, operated and monitored to ensure compliance with applicable State water quality standards.

Based upon the guidance provided by the Wekiva Parkway and Protection Act, the City has updated its stormwater master plan to specifically address areas within the City.

- e. The City shall develop and maintain a master stormwater management plan that assesses existing problems and deficiencies in the community; identifies projects to meet long-range needs; establishes priorities to address existing deficiencies; establishes measures to address redevelopment; establishes a schedule to complete needed improvements; evaluates the feasibility of stormwater reuse; and includes requirements for inspection and maintenance of facilities.

The plan shall also identify a funding source, such as a stormwater utility fee, to fund implementation of the plan and maintenance program. In addition, the local government shall establish a water reuse and irrigation program that allows for reuse of

stormwater on a site basis for development over a size threshold to be determined by the local government or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage.

2. Land Development Regulations shall continue to protect the functions of natural groundwater recharge areas and natural drainage features through the adoption implementation of Land Development Regulations in compliance with the Citywide drainage study.

Policies:

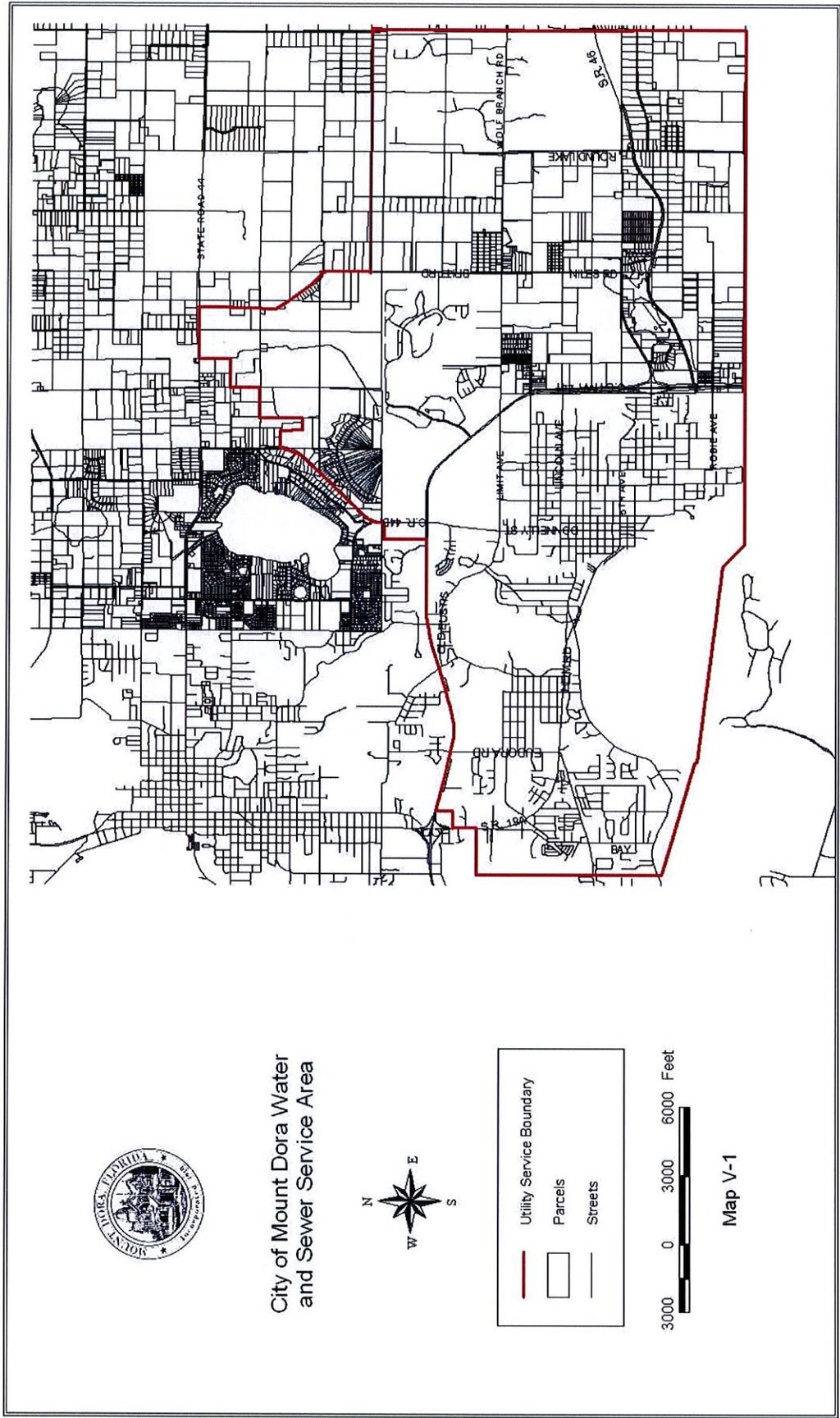
- a. Regulations will limit the amount of impervious surface to be allowed in new developments.
 - b. Regulations will require the consideration of natural drainage features in the design of stormwater management systems for new developments.
 - c. Measures recommended in the City's master stormwater plan will be included in this Element and the Capital Improvements Element and will be implemented via the annual budgeting process. Priorities will be established based on the plan. The City will continue to periodically update the City-wide Master Drainage Plan as needed.
 - d. Future drainage facility needs will be met through implementation of the City's master stormwater plan. The City will also implement the plan through the use and enforcement of the Land Development Regulations and the development review process.
3. The policies and Land Development Regulations of the City shall continue to recognize and need for preserving the recharge capabilities of the area. Both quality and quantity of water shall be protected to preserve this resource and the natural communities that are supported by it. The following policies shall pertain to areas within the recharge areas as shown on Map V-4.
 - a. The City shall require the use of native Florida and draught tolerant species within the landscape portions of the landscape regulations.
 - b. Use of existing vegetation shall be encouraged on development sites in lieu of removal and replanting to reduce costs to developers and provide adequate natural buffers provided an adequate buffering effect can be achieved.
 - c. The City shall provide an active street sweeping program to ensure that, to the greatest extent possible, potential pollutants can be removed from the roads prior to entering stormwater systems.
 - d. As funds are available the City shall actively pursue property acquisition that will preserve the natural recharge characteristics of property while also providing a direct benefit to the public.
 - e. The City shall promote shared parking for businesses that can show how joint development can reduce impervious surfaces and thus enhance recharge.

- f. The City shall establish minimum parking standards within the land development regulations. Parking provided in excess of these requirements shall be required to be constructed as grassed parking areas.
- g. The City shall review the adequacy of the parking requirements of the Land Development Code to ensure that the City will not require impervious parking areas in excess of these standards.
 - (1) The City shall allow alternative parking studies by the development community that show a reduced parking need to limit excess parking as impervious surfaces.
- h. The City shall allow the use of impervious and semi pervious surfaces for smaller parking areas to decrease the need for stormwater treatment systems and increase pervious surfaces.
- i. The City shall allow the use of grassed parking areas for intermittent and temporary uses.
- j. The City shall require irrigation rain sensors on all new irrigation systems in accordance with the Florida Standard Building Code.
- k. The City shall require the use of low flow plumbing devices in new construction and renovations in accordance with the Florida Standard Building Code.
- l. In order to ensure the development of environmentally friendly golf course construction, the City shall require golf course developers to meet requirements of the Audubon International Signature Program and enroll in their monitoring and evaluation program.
- m. If a development occurs on a property containing a stream connecting to a sinkhole, the applicant must dedicate a 100 foot conservation easement on either side of the creek to ensure that there will be no encroachment on the creek.
- n. Within high recharge areas, the land development regulations require developers to retain the first three inches of water on their site. This is consistent with the St. Johns River Water Management District's regulations for recharge areas. As a alternative, a developer can conduct a hydrological survey and analysis of an area for review. This analysis must show that redevelopment recharge is equal to or greater than post development recharge. Other options include retaining the 100 year storm event or 96 year 24 hour storm event on site.
- o. As a condition of development approval, the City shall require that when development occurs within or adjacent to environmentally sensitive areas (this included high recharge areas), homeowner's documents will be required to address the nature of the sensitivity and how to protect the natural features of the site. The City shall also require that the developer prepare and provide for distribution, brochures to enhance public awareness of these resources.
- p. Design surface water management systems to control stormwater runoff to maximize groundwater recharge.

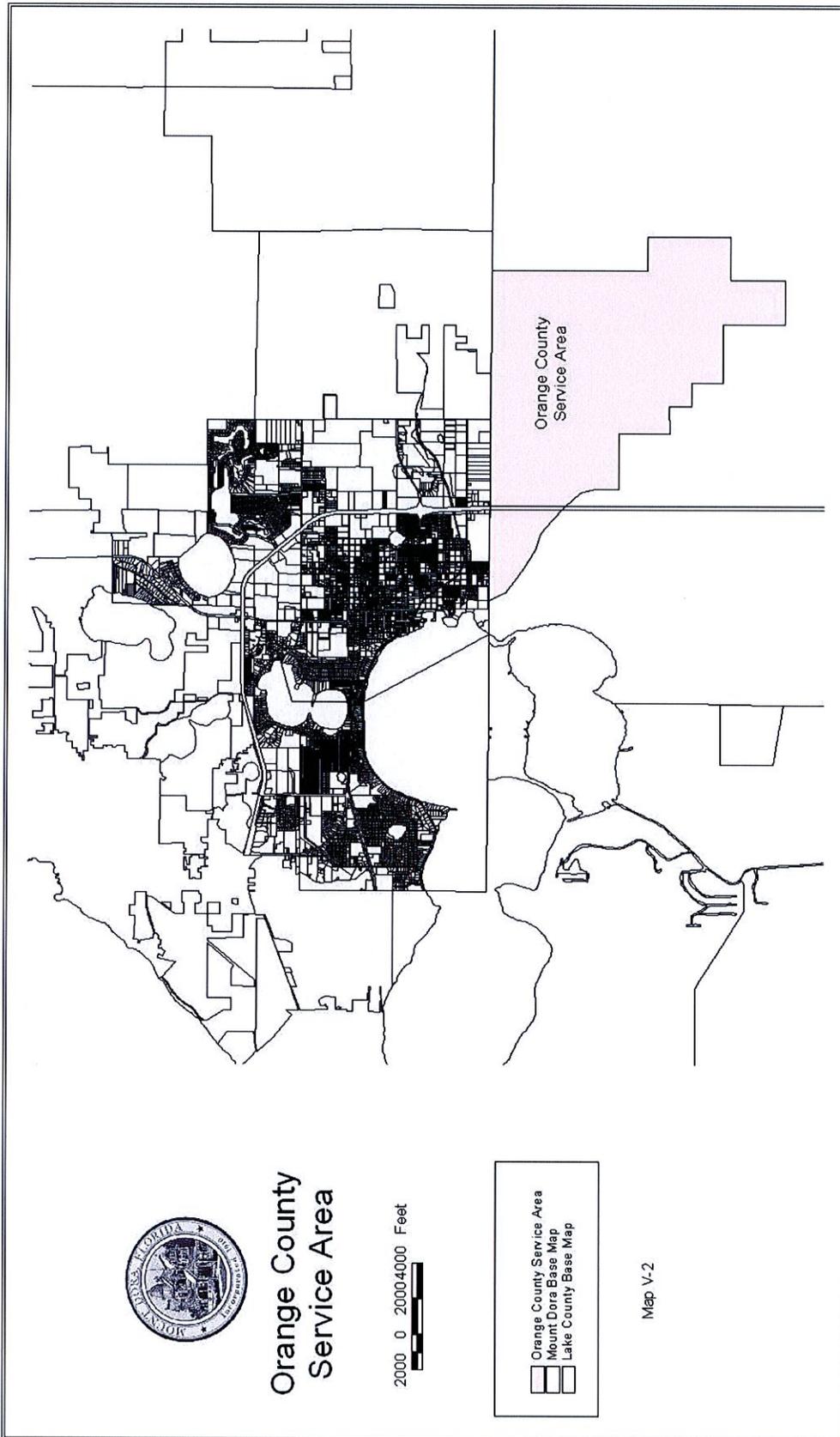
- q. Maintain the City's recharge program to reduce impacts due to groundwater withdrawals.
- r. Maintain the City's requirements in the City's Land Development Code (LDC) for the protection of aquifer recharge areas and well fields.
- s. Maintain the requirement that mining activities, resource extraction, junk yards and outdoor storage of hazardous materials and wastes be prohibited in areas that serve to recharge the aquifers.
- t. Require agriculture activities to use best management principles and practices to reduce pesticide and fertilizer run-off.

Map list

- Map V-1 – Mount Dora utility service area
- Map V-2 – Orange County Utility service area
- Map V-3 – Septic Zones for Mount Dora
- Map V-4 – Recharge areas
- Map V-5 – Reclaimed water system

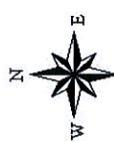
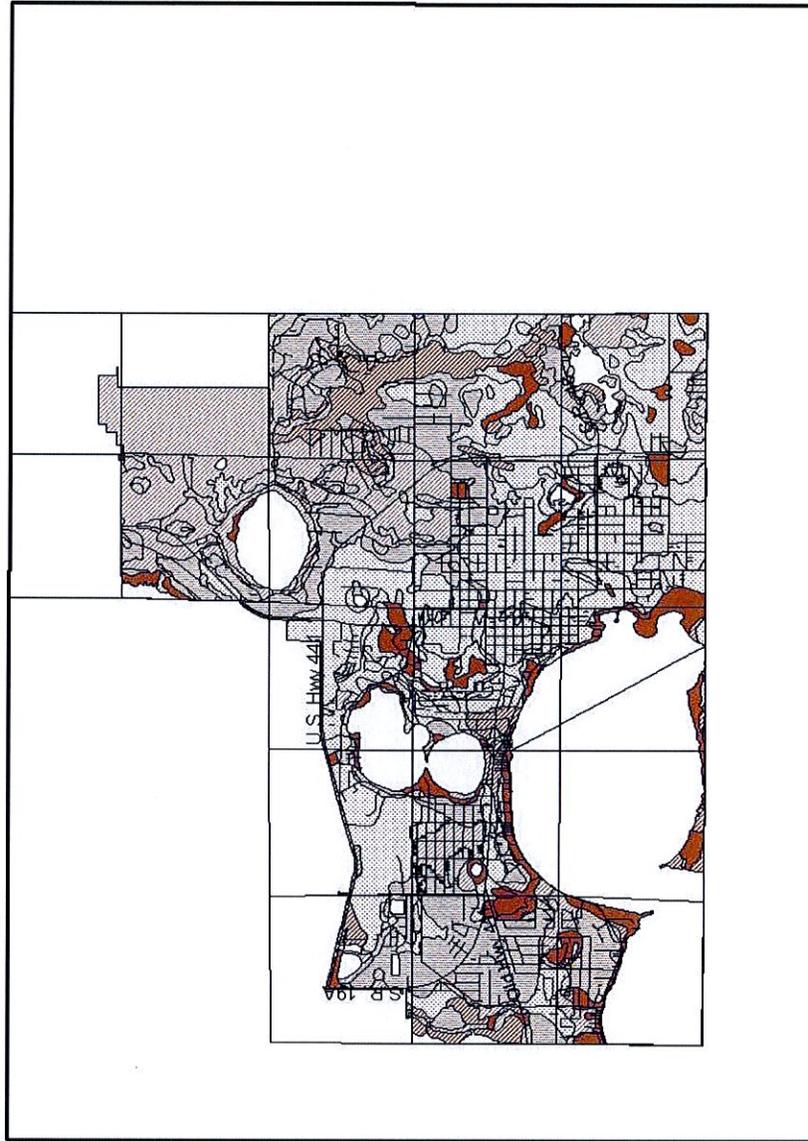


Map V-1 Mount Dora Utility Service Area



Map V-2 Orange County Utility Service Area

Septic Zones for Mount Dora



Map Legend

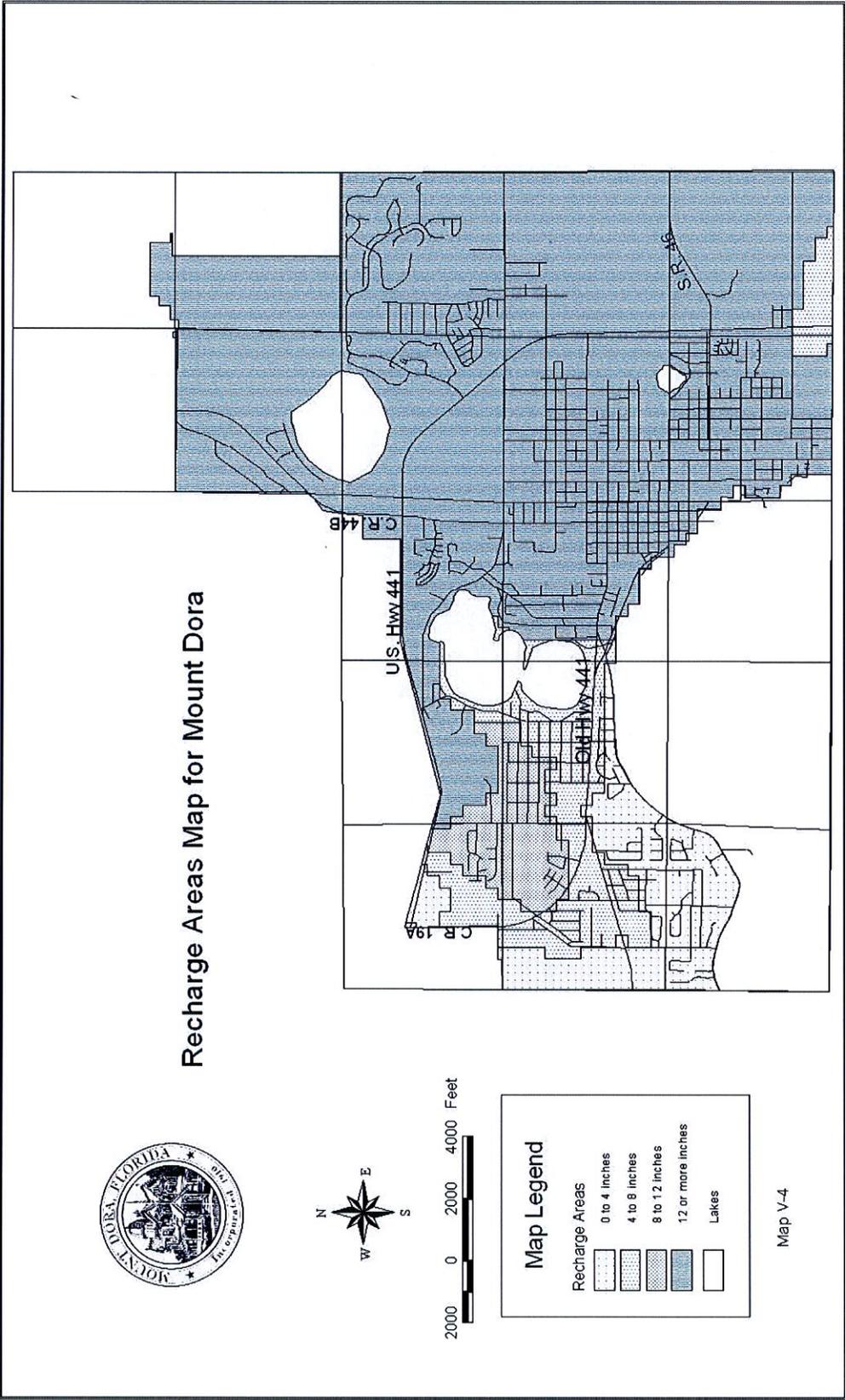
Septic Zones	
	Slight Limitations
	Moderate Limitations
	Severe Limitations
	Pit
	Soil Not Rated
	Water

SOURCE: Florida Geographic Data Library,
Lake County, Version 2, 1999



Map V-3

Map V-3 Septic Zones For Mount Dora



Recharge Areas Map for Mount Dora



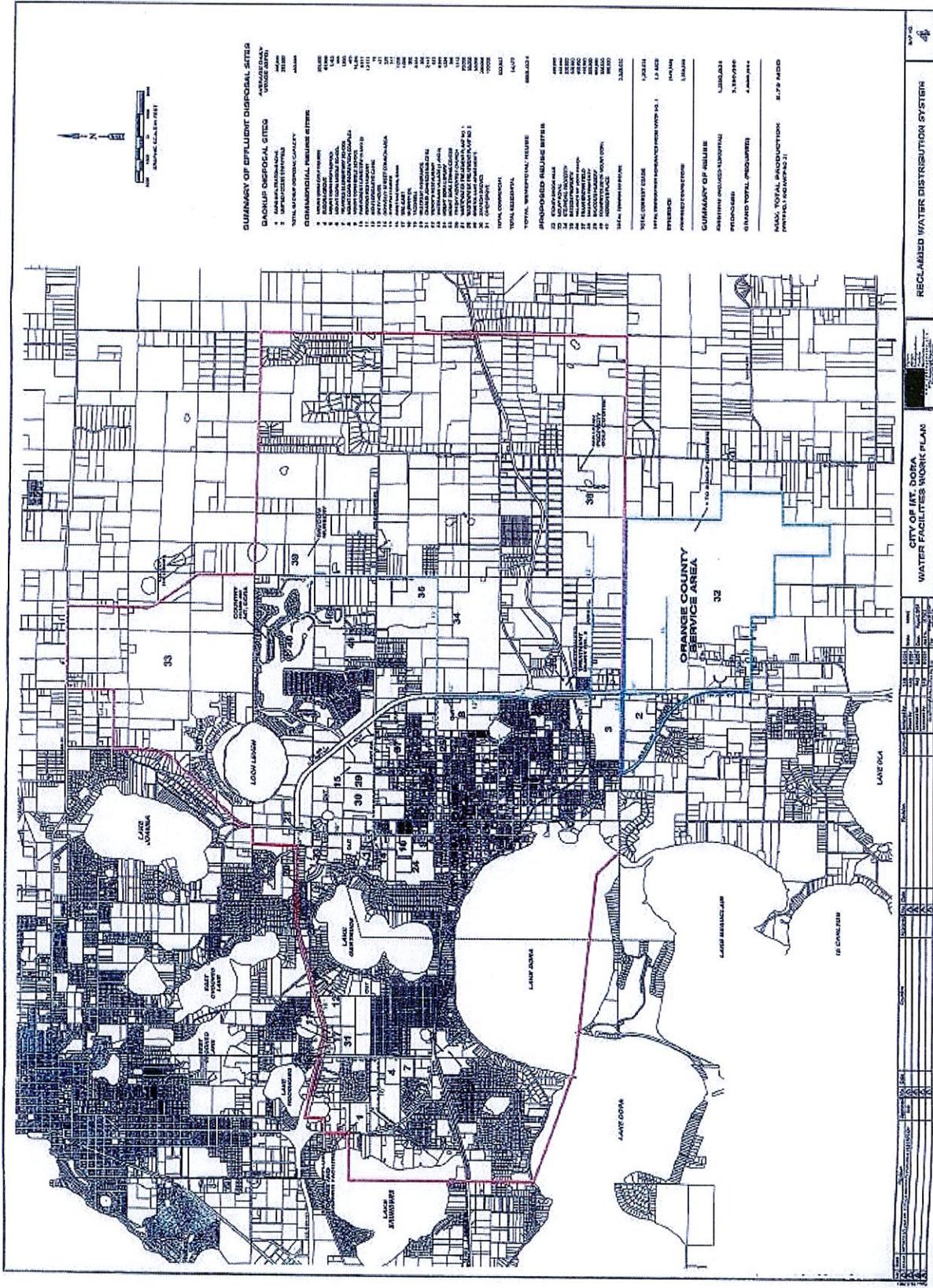
Map Legend

Recharge Areas

- 0 to 4 inches
- 4 to 8 inches
- 8 to 12 inches
- 12 or more inches
- Lakes

Map V-4

Map V-4 Recharge Areas



Map V-5 Reclaimed Water System

CITY OF MOUNT DORA WATER FACILITIES WORK PLAN
 RECLAIMED WATER DISTRIBUTION SYSTEM
 DATE: 10/15/2013
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 APPROVED BY: [Redacted]

CONSERVATION ELEMENT

GOAL: Maintain and improve natural resources and assets in a manner that will benefit present and future residents.

OBJECTIVES:

1. To protect the quality of air through the regulation of land development in order to meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection.

Policies:

- a. Encourage Lake County to enforce State and Federal standards as minimums only, and strive for the improvement of air quality.
 - b. Cooperate with agencies monitoring air quality.
 - c. Continue to utilize adopted land development regulations to prohibit land uses that will diminish air quality.
 - d. Utilize land development regulations to reduce impacts of automobile emissions by the following means:
 - (1) Provide for multi-use developments which decrease trip lengths for local traffic;
 - (2) Require vegetative buffer strips along roadways; and
 - (3) Promote alternative transportation modes such as bicycle and pedestrian paths.
 - (4) The City will ensure safe indoor air quality through strict enforcement of building codes dealing with proper ventilation and use of non-hazardous construction materials.
2. To protect and enhance water resources through the implementation of land development regulations which will require development proposals to be evaluated on a site-by-site basis to conform to the policies below. General mapping contained in this plan shall serve as a guide. Development approval decisions shall be based on the best available site data and may require site studies.

Policies:

- a. The City shall allow surface waters to fluctuate on a seasonal basis by requiring no new drainage structures (i.e. drainage facilities) to be designed so as to control the stage and/or flow of waters of the State by ensuring that no such structure be constructed, except where necessary to protect natural, water dependant ecosystems and when no practical, non-structural alternative exists. The use of temporary structural modifications to control the stage or flow of a water body as part of the City's restoration or exotic plant control efforts shall be designed and operated so as to minimize the harm to non-target organisms or natural ecosystems. The level of fluctuation should approximate that which would occur under natural conditions.

- b. In order to prevent the alteration of surface and subsurface water levels, all land use planning and development approval decisions shall be made in conformance with the SJRWMD's groundwater and surface water protection regulations.
- c. In order to ensure protection of the City's lakes, the City shall control lakefront development to protect views, access and water resources by allowing only low density development adjacent to lakes as permitted by the adopted land use designations in the plan and establishing a shoreline protection zone. The shoreline protection zone is defined as a 25 foot buffer which begins at the normal high water line and extends landward 25 feet. An additional 25 feet shall be provided on previously undeveloped and unplatted parcels in order to provide sufficient habitat for wildlife. In those areas where the 25 feet is not achievable for the shoreline protection zone due to platting, lot size, right-of-way easements, utility easements or access easements existing at the time of adoption of this plan, the maximum width, up to 25 feet that is achievable shall be included as the shoreline protection zone. This buffer shall consist of preserved native vegetation on the site, a planted vegetative buffer shall be required upon development of the site. Use of exotic vegetation in these areas is prohibited.
- d. Non-residential development may be allowed in recharge areas as shown on Map V-4, with appropriate land use and zoning, provided drainage standards are met. Careful review of such developments shall be conducted to minimize negative impact on the quantity and quality of groundwater resources. To this end, special regulations and conditions may be attached to such development.

The City will, from time to time, amend its plan to map recharge areas consistent with the SJRWMD Recharge Map when it is amended. Any development outside of high recharge areas must ensure that the quality and quantity of the supply of groundwater and surface water inflow to recharge areas and the aquifer are maintained and the water quality of the aquifer is not degraded. Septic tanks and hazardous materials are prohibited in wetland areas, areas adjacent to lakes, natural karst formations, and high aquifer recharge areas consistent with the plan.

- e. All development and redevelopment projects shall ensure that the water quality of potable water resources is not reduced by requiring that post development flow conditions not be less than predevelopment conditions. The level of treatment for stormwater must ensure that the water quality of the recharge area is not degraded.
- f. Industries or other businesses which use, sell, dispose or trade in hazardous materials or generate hazardous waste shall be sited, designed, operated and monitored to ensure that releases of hazardous wastes or materials do not degrade ground or surface waters. In addition, a spill containment, clean-up, and reporting plan must be prepared. Any incident must be reported to the Director of Public Services who will notify the appropriate State officials. Furthermore, such businesses and industries shall not be located in flood prone areas, use septic tanks, be located in areas of high aquifer recharge, or within 200 feet of existing or planned potable water wells.
- g. In order to make the most effective use of water resources, the City shall encourage the use of reclaimed water in agricultural lands and open space, on golf courses, or as landscape irrigation.

- h. The City establishes a protection area of 400 feet in radius as the wellfield protection zone for each public potable water well. This area shall be designated as a water well protection zone.

The first 200 feet shall be a zone of exclusion, where no development activities except wellfield facilities will be permitted, and within the remainder of the zone (200 feet in radius) of protection land uses shall be regulated to prohibit:

- (1) Landfills;
 - (2) Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List;
 - (3) Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc;
 - (4) Animal feedlots or other commercial animal facilities;
 - (5) Wastewater treatment facilities, incinerators, percolation ponds, and similar facilities;
 - (6) Mines; and
 - (7) Excavation of waterways or drainage facilities which intersect the water table.
- i. Require all development to be served by adequate waste treatment systems that comply with this plan and all surface and subsurface water regulations of the State, in order to prevent damage to surface and subsurface waters. The use of septic tanks shall be consistent with Chapter 10D-6, F.A.C. and the Infrastructure Element of this plan; however, existing development as well as redevelopment that use septic tanks shall be required to connect to a central sewer system when the system fails and if service is available. Where sewer is not available, installation of dry lines at the time of construction and the connection to the centralized facility when available is required. Septic tank systems shall not be used where soil conditions are rated as being inappropriate for septic systems as determined by the Soil survey of Lake County, as prepared by the U.S. Department of Agriculture (USDA) - Soil Conservation Service and as depicted on adopted map V-2 in this comprehensive plan, or where there will be or anticipated to be adverse environmental impacts on surface or groundwater, or the densities or intensities of the use require central sewer service.
 - j. Require new development, existing development, and redevelopment to reuse treated effluent by participating in the City's existing effluent spray irrigation program.
 - k. Promote public access to lakes through the use of pedestrian paths, trails or walkways; greenbelt areas; public beaches; and other viable means that are consistent with the City's land use policies and zoning regulations. Vehicular access (with parking) and boat ramp access should be limited to Lake Dora only.

- l. Implement the Water Supply Facilities Work Plan (Exhibit 1 to the Infrastructure Element) for at least a 10-year planning period addressing water supply facilities necessary to serve existing and new development. The plan shall consider the SJRWMD district water supply plan.
 - m. All new development within the City’s service area shall utilize a dual distribution system so that irrigation needs are met by using the lowest quality available water. Developments that are not required to connect to the existing reclaimed water system shall be required to install irrigation lines and individual meters connected to an alternative water supply system utilizing the lowest quality available water such as capable of connecting to the City’s reclaimed water lines when reclaimed water becomes available in the future. All developments shall be required to install an irrigation system.
 - n. Require water efficient landscaping (Xeriscaping) for new construction. Employ and/or preserve native vegetation, or use drought-resistant plants for landscaping to the greatest practicable extent in new developments.
 - o. Group landscape plants according to their water needs and soil conditions.
 - p. Amend the City’s Land Development Code to require all developers to submit water budget plans prepared by a certified landscape architect or certified irrigation contractor that account for all water usage on a site. The plan must include the water requirement for each landscaping or turfed area.
 - (1) For residential developments, the water budget plan must demonstrate that water requirements for landscaping do not exceed the equivalent residential connection (ERC) of 500 gallons per day. The plan must also include an assurance that the water budget plans are available to every prospective home buyer.
 - (2) For commercial, industrial and multi-family developments, the developer must demonstrate compliance with the take-back reuse program for future growth and development. This program requires new developments that connected to the City’s wastewater system to “take-back” the same amount of highly treated effluent as generated by the developments. Effluent from developments will receive tertiary treatment, which can be used for non-potable water purposes such as irrigation and fire protection.
 - q. Provide ability to reduce potable water supplies used for irrigation needs for new developments in the City’s utility service area by installing dual pipe systems and irrigation meters.
3. The City shall, as needed, undertake or participate in studies which evaluate and/or programs that further the following policies:

Policies:

- a. Encourage agricultural enterprises to use treated wastewater effluent for spray irrigation, by providing incentives such as reduced water rates.
- b. Encourage and participate in research that will result in technological solutions for increasing efficient use of water resources.

- c. Develop a program aimed at educating people in the efficient use of water resources.
 - d. Cooperate with the St. Johns River Water Management District (SJRWMD) to conduct water conservation programs.
 - e. Develop and implement an emergency water management plan that is in accordance with the plans of the St. Johns River Water Management District.
4. To protect and conserve wetland areas that may be impacted by development, through enforcement of adopted land use codes.

Policies:

- a. The City shall ensure the protection of natural functions of wetlands.
 - (1) In the interest of maintaining the ecological function of wetlands, only residential development of densities of 1 unit / 5 acres or less will be permitted in wetlands.
 - (2) All development will be required to be clustered away from all wetland areas on the site and an upland buffer will be provided adjacent to the wetlands. The buffer width will be a minimum of 25 feet and shall consist of preserved or planted canopy and ground cover. An additional 25 feet will be required on previously undeveloped and unplatted parcels in order to provide sufficient habitat for wildlife.
 - (3) For sited, parcels recorded on or before the date of this plan adoption, which do not contain sufficient uplands to permit development, fill and clearing of natural vegetation will be allowed only in conjunction with a minimal access way and minimum amount beneath one residential structure, provided the direction and rate of historical water flow are not altered. All structures shall be elevated on pilings and septic systems prohibited.
 - (4) The City shall not allow lots or parcels to be created without sufficient uplands.
- b. The location of wetlands shall be accurately identified at the time of site development review. The alteration of wetland areas is prohibited unless no other alternative exists or wetland function will be maintained or enhanced through a mitigated plan. If alteration is necessary after it is proven that no other alternative exists, it shall be accompanied by a mitigation plan consistent with Water Management District Rules. The purpose of mitigation is to ensure that the ecological value and extent of the wetlands is maintained. The mitigation plan must be prepared by a wetlands professional and must provide the City with assurances that the mitigation plan will be maintained.
- c. The definition of wetlands shall be comprehensive and shall encompass the definitions used by the water management district, the Florida Department of Environmental Protection, and the U.S. Army Corps of Engineers and is based upon soils and vegetation.
- d. Ensure the protection and natural functions of wetlands and allow water levels in wetland areas to fluctuate on a seasonal basis so that the level of fluctuation should approximate that which would occur under natural conditions.

- e. Retain the natural runoff characteristics of areas adjacent to wetlands, in order to ensure the natural ecological functions and viability of wetlands are maintained. The maximum allowable density in wetlands is 1 unit per 5 acres.
 - f. The City will ensure the protection of the natural functions of floodplains and floodprone areas as follows:
 - (1) Dredge and fill shall be prohibited and clearing of vegetation shall be minimized in order to maintain the natural topography, hydrological and ecological functions, and values of floodplains.
 - (2) Structures shall be clustered on the non-floodplain portion of the site except where the entire site lies in the floodplain, then the structures will be elevated on pilings.
 - (3) No commercial or industrial quantities of industrial materials or waste shall be stored, used or generated within the floodplain.
 - (4) Intensive agriculture, including any use involving the density or congregation of animals at a rate of over 3 head of livestock per acre, shall not be permitted to operate within the floodplain. Intensive agricultural uses outside of the floodplain must ensure that stormwater draining to the floodplain is treated, stored and removed from the agricultural site using best management practices.
5. Protect, conserve, and appropriately use native vegetative communities, wildlife, and wildlife habitat. Protect, and conserve species designated as threatened, endangered or special concern and habitat used by those species from destructive practices or ensure proper mitigation of such habitat, in order to ensure no net loss of habitats and species listed as environmentally sensitive in this comprehensive plan.

Policies:

- a. A professionally conducted survey of native vegetative communities shall be required for all proposed development sites of 30 acres or more where native habitat exists on the site. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as State and Federally listed endangered and threatened animal and plant species, and species of special concern. Site surveys shall address the following:
 - (1) The size and distribution of native habitat;
 - (2) Wildlife and listed species populations within the proposed development site;
 - (3) The feasibility and viability of on-site protection and management;
 - (4) Whether the proposed development site includes a wildlife corridor and the feasibility of maintaining the wildlife corridor; and

- (5) The appropriateness of mitigating the impacts of development by the relocation of listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.

The developer and the City shall use the information gathered from the survey to develop and implement a plan to protect State and Federally listed endangered and threatened plant and animal species and species of special concern.

- b. Any development project of 30 or more acres shall be required to preserve native and upland habitat in accordance with the following:
 - (1) Protection of wildlife, native vegetative communities, plant and animal species found on the site that are listed as endangered, threatened, or of special concern shall be required as part of the overall development plan which is approved as part of the development order. Development shall be clustered on the least environmentally sensitive portion of the site, with the remainder of the site being permanently protected as undisturbed and unaltered open space to protect native habitats. Conservation easements shall be required to ensure permanent protection of the native habitats.
 - (2) The City recognizes the need to protect specific rare natural communities within the Wekiva Study Area. These include the longleaf pine, sand hill, sand pine and xeric oak communities. The City shall require that a site assessment produced by an environmental professional verify the existence or lack thereof of these natural communities on all sites over 30 acres in size. If portions of these communities (less than or equal to 50%) exist on potential development sites, they shall be protected. The development potential lost through this protection shall be allowed to be transferred to more appropriate areas of the site. If more than 50% of the site is encompassed by one of these communities, 50% of the natural community shall be protected with the density transferred from the protected portion of the site to the developed portion.
 - (3) For sites greater than 100 acres which have more than 50% of the site containing sensitive upland habitats, at least 50% of the site must be maintained as open space and that portion must contain the sensitive habitat.
 - (4) As part of this assessment the developer shall identify any Karst features located on the site. These shall include but not be limited to sinkholes and limestone outcroppings. All development shall maintain a 50 foot buffer from these karst features.
- c. Maintain and distribute a recommended native plant listing and other educational materials available from the SJRWMD and other State or Federal agencies to increase the public awareness of the need to utilize native plant species in the developed landscape and the need to eliminate exotic nuisance plants from existing developed areas.
- d. Native vegetation shall be identified on a site by site basis. The developer shall design and locate improvements to minimize the removal of natural vegetation. No land alteration, clearing, or grubbing may be carried out prior to approval of the site plan.

- e. Encourage the use of native rather than exotic vegetation to foster increased harmony between man and nature by requiring the use of native plant species in the landscaping of new development projects and additions to existing projects and requiring the removal of exotic nuisance plants from the sites of new development.
 - f. Encourage the planting of native wildflowers on public and private lands and ensure the preservation of native vegetation by planting native trees in public rights-of-way and other public lands, thereby adding to the City's aesthetic appeal and providing habitat for urban wildlife.
 - g. The City shall protect natural habitat for State and Federally listed endangered, threatened, and species of special concern by supporting governmental or private acquisition of those areas.
6. To conserve and manage soils and mineral resources in a manner which minimizes adverse impacts on the environment, through implementation of the City's adopted Land Development Code.

Policies:

- a. Until site specific data is available, the City shall rely on the General Soil Survey Map of Lake County as the primary guide to decisions affecting land and site alteration. Additionally, in order to protect soils, the City shall coordinate with the County and the U.S. Department of Agriculture, Soil Conservation Service when site alteration is determined to be necessary.
- b. Continue to implement land development regulations and development practices that include pertinent guidelines and regulations governing erosion, site development and alteration practices, and reclamation of mined areas. However, at a minimum, the City shall regulate land use in accordance with policy 6.a. above.
- c. Discourage development in areas containing major soils limitations by determining the topographic, hydrologic, and vegetative cover factors in the site plan review process of proposed development and coordinating with Lake County and the U.S. Department of Agriculture, Soil Conservation Service, to determine the degree of soils limitations for development and to prevent soil grade alterations and soil erosion. The use of septic tanks shall be prohibited in areas where soil conditions are unsuitable.
- d. In areas where mining would be permitted, the City shall require an approved plan for the reclamation of mining or borrow pit areas, prior to granting approval for excavation. No excavation operations for the purposes of extracting mineral resources shall be permitted until the applicant demonstrates proof of financial responsibility and that the approved reclamation plans are determined workable.
- e. Mining areas shall be designated on the Future Land Use Map Series through plan amendment.
- f. Mining shall be prohibited in wetlands, floodplains, sinkholes, lakes and in the buffer areas adjacent to wetlands and surface waters.

7. The City shall maintain its status as a "Tree City USA" by continuing its current initiatives and expanding the program to include:

Policies:

- a. The City shall process the renewal designation application by December of each year so it may retain its designation as a "Tree City USA".
- b. The City shall continue to enforce and strengthen the protection of trees by the way of regulations found in the adopted Mount Dora Code of Ordinances, Chapter 90. Part II, Removal and Protection of Trees.
- c. All trees that might be injured during construction shall require protective barriers to be placed around them. Copies of the regulations protecting specimen trees in the City of Mount Dora shall be made available to all building, landscaping and paving operators doing work in the City of Mount Dora.

8. The City of Mount Dora shall continue efforts to reduce the average daily consumption of water.

Policies

- a. The City's treated effluent reuse program for spray irrigation will continue. Expansion of the system will occur with the available effluent quantities.
- b. Require a xeriscape landscape plan for all new development.
- c. The City shall require all new development and redevelopment to install water saving plumbing fixtures that lower water consumption. The City's plumbing codes have been revised to meet this requirement.
- d. The City designates the Director of Public Services to coordinate, develop, and implement water conservation methods including but not limited to educational programs directed toward increasing water conservation awareness and use of leak detection devices.

9. Continue to cooperate with adjacent local governments to assure the conservation, appropriate use, or protection of unique vegetative communities that are located within both jurisdictions.

Policies

- a. Through the Joint Planning Agreement with Orange and Lake Counties, continue to conduct development review that will include the protection of natural communities that cross jurisdictional lines.
- b. Continue to work with the City's of Eustis and Tavares to develop Joint Planning Agreements to address all growth issues including the protection of natural communities that cross jurisdictional lines.

- c. Continue to use conservation measures such as use of reclaimed water for irrigation, improving and accelerating leak detection surveys and repair programs, installing and calibrating meters and stabilizing and equalizing system pressures, water conservation blocks, water restrictions, fixture exchanges and public education.
 - (1) Establish programs to decrease water consumption. The programs for technological procedural and/or programmatic improvements to the production facility, transmission lines and distribution system to decrease water consumption include:
 - (a) Multi-year well metering program
 - (b) Water line replacement Capital Projects Program
 - (c) Regular calibration of water facility master meters
 - (d) Meter testing, repair and replacement programs
 - (2) Continue the City's employee awareness and customer education program concerning water conservation including:
 - (a) Brochure mail outs
 - (b) City Hall Brochure rack
 - (c) Florida Friendly and Drought tolerant demonstration projects
 - (d) Toilet rebate
 - (e) Automatic meter reading and data logging
 - (f) Water wise education events
 - (g) Plumbing retrofit kits for customers
 - (3) Establish larger water rate structures (inverted rate) where larger users pay increasingly more for large volume.
 - (4) Establish irrigation restrictions during water emergencies and inform citizens of the need to conserve water and to obey water use restrictions.
 - (5) Require new or renovated buildings to install water conserving plumbing fixtures that are at a minimum consistent with the requirements of the State Water Conservation Act (Section 553.14, F.S.).
- d. Limit increases in groundwater withdrawals from the Floridian Aquifer by expanding reclaimed water use in lieu of potable water for irrigation (related to Goal 2 of the Infrastructure Element, GOP's).

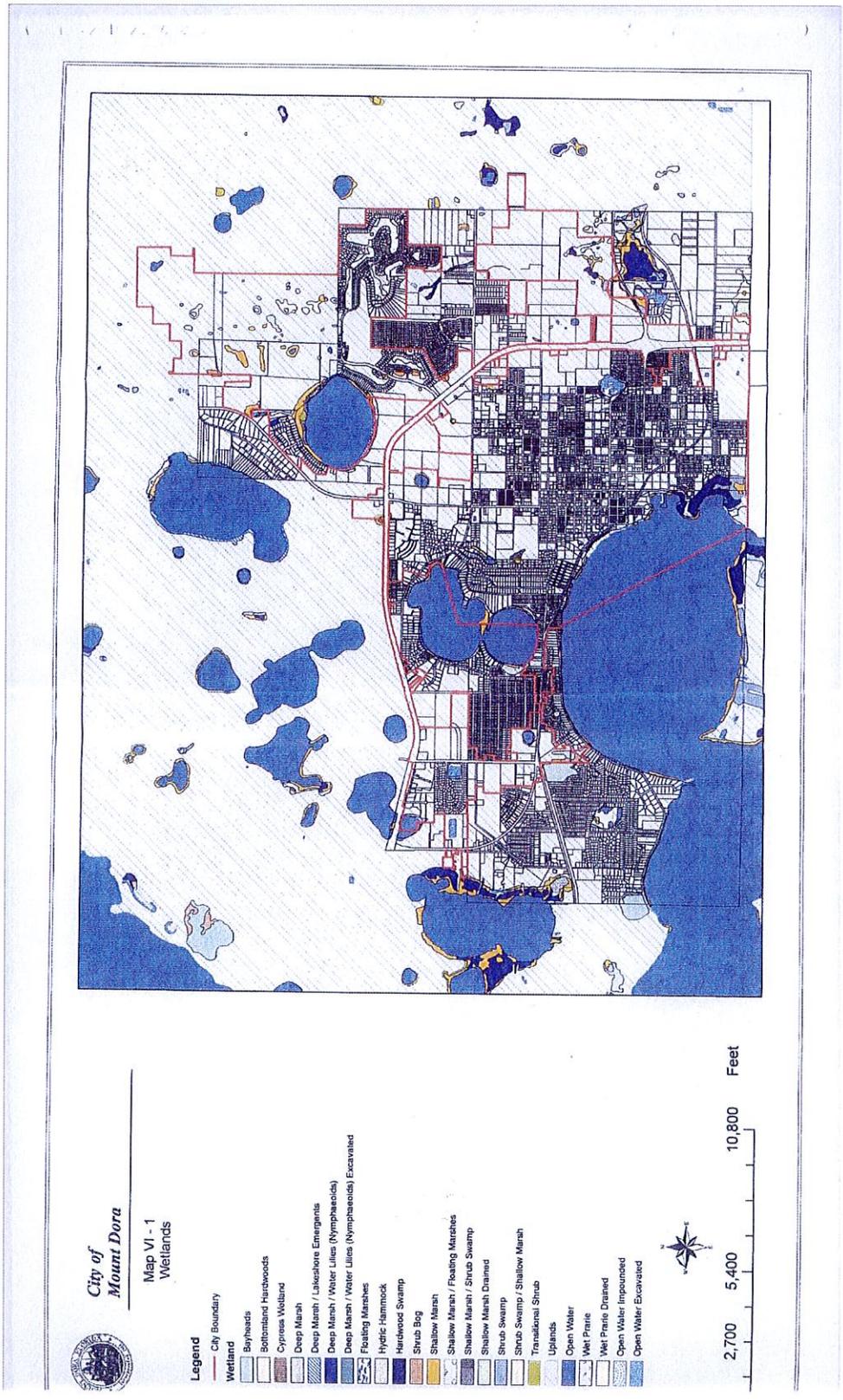
10. Continue to comply with the SJRWMD water conservation policies and the emergency water conservation plan pending City Council agreement.

Policies:

- a. Enforce the District's lawn and landscape irrigation rule, with some exceptions (the District is in the rule making process to further tighten restrictions on outdoor irrigation).
- b. Periodically evaluate and update the water conservation plan to implement general irrigation restrictions as defined by the SJRWMD rules and regulations and agreed upon by the City Council.
- c. Incorporate ordinance revisions and additional innovative measures based on the SJRWMD rules and guidelines.
- d. Conduct a detailed water audit as required by CUP #50147.

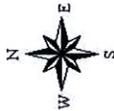
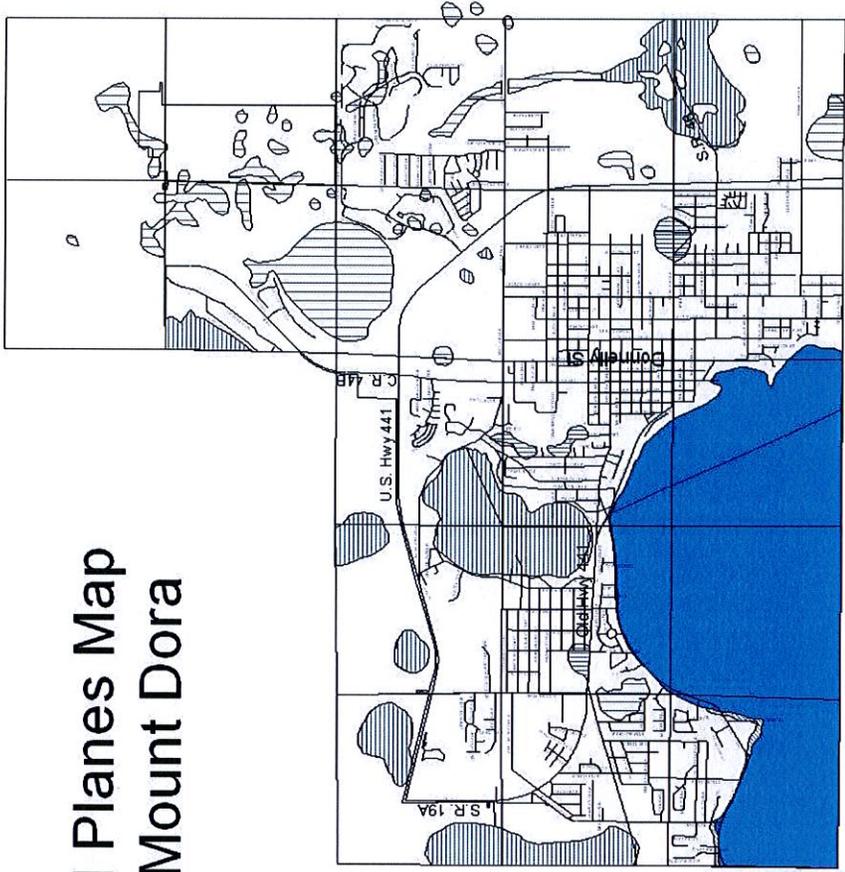
Map list

- Map VI-1 – Wetlands
- Map VI-2 – Flood plains
- Map VI-3 – Soils
- Map VI-4 – Natural communities
- Map VI-5 – Physiographic Regions
- Map VI-6 – Karst Features



Map VI-1 Wetlands

Flood Planes Map For Mount Dora



2000 0 2000 4000 Feet



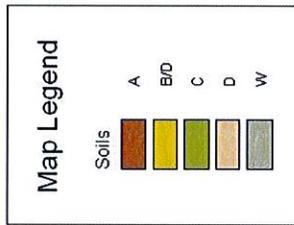
Map Legend

Flood Zones
A
A1
A2
AE
B
C

Map VI-2

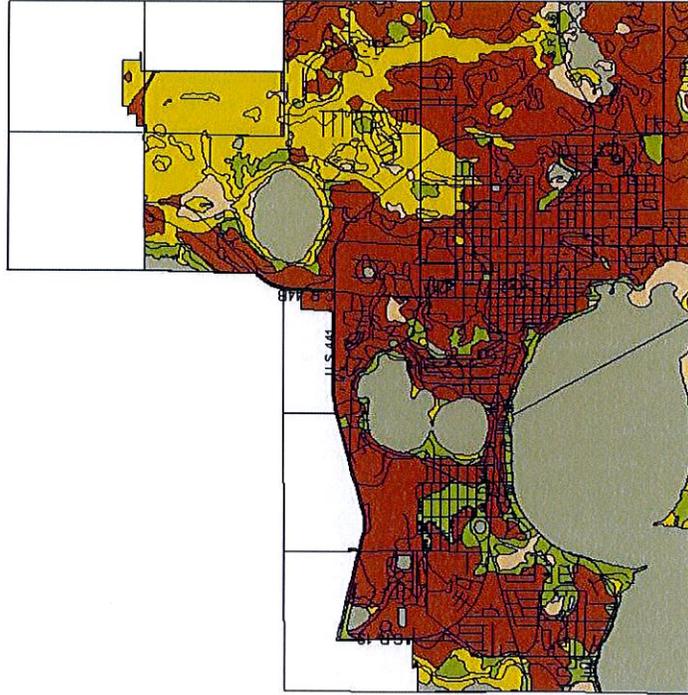
Map VI-2 Flood Plains

Soil Codes for Mount Dora



SOURCE: Florida Geographic Data Library,
Lake County, Version 2 1999

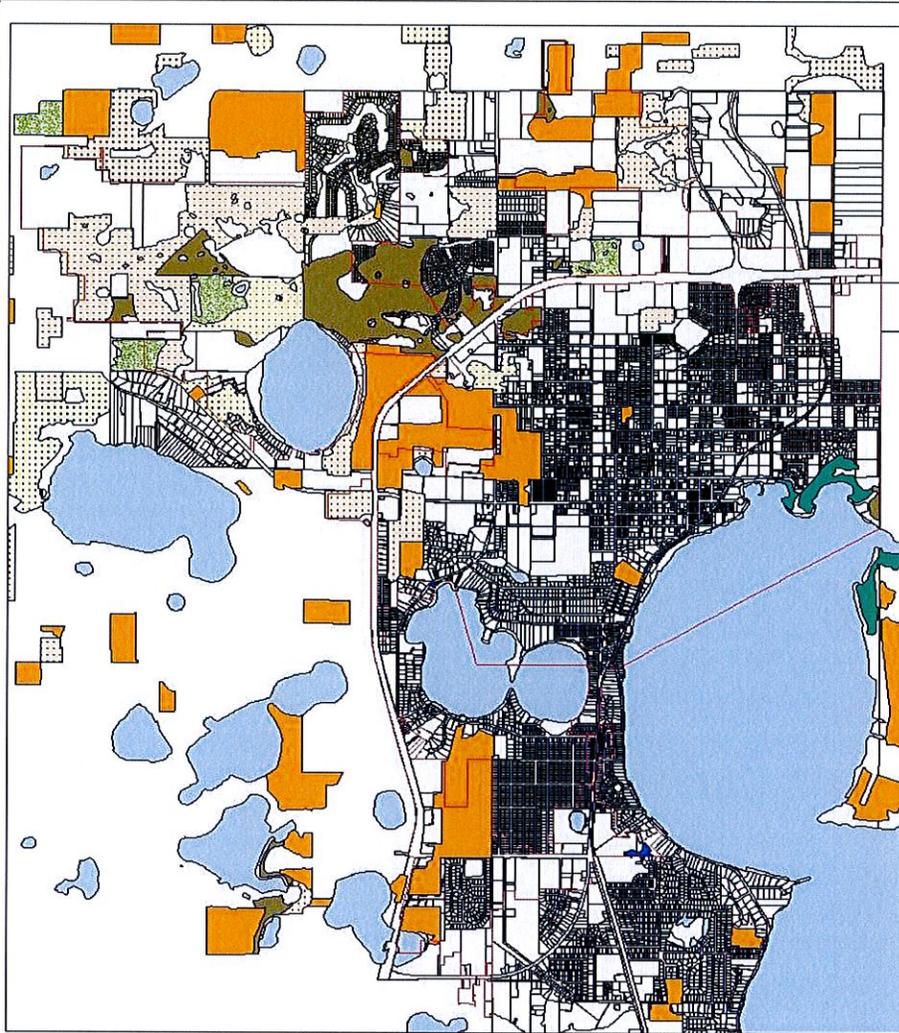
Map VI-3



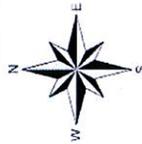
Map VI-3 Soils

City of Mount Dora

Map VI - 4
Natural Community



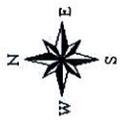
Legend	
	City Boundary
	Land Cover
	Crop Land and Pasture Land
	Improved Pastures
	Unimproved Pastures
	Woodland Pastures
	Tree Crops
	Claus Groves
	Shrub and Bush Land
	Longleaf Pine - Xeric Oak*
	Sand Pine*
	Tree Plantations
	Streams and Waterways
	Open Water
	Bay Swamps
	River/Lake Swamp (Bolshiland)
	Wetland Coniferous Forest
	Cypress
	Sand Hills*



NOTE: * Sand Hills, Longleaf Pine - Xeric Oak and Sand Pine not found within the Mount Dora city limits.

Map VI-4 Natural Communities

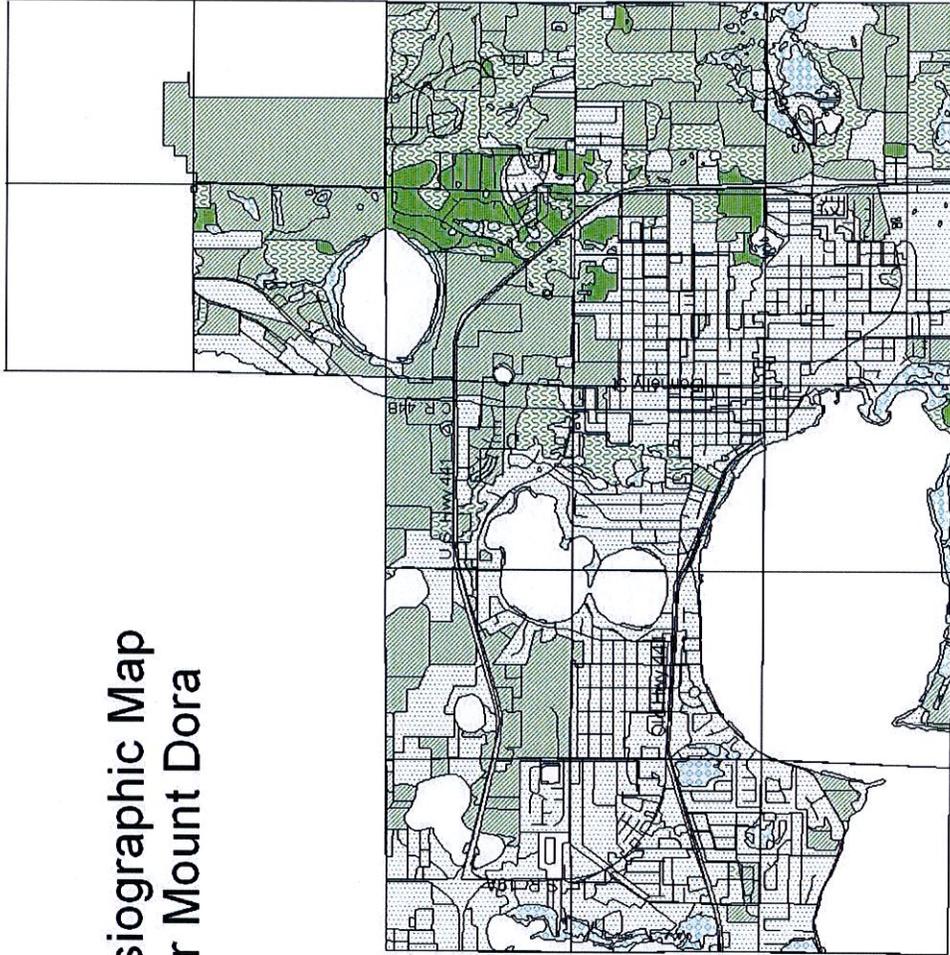
Physiographic Map For Mount Dora



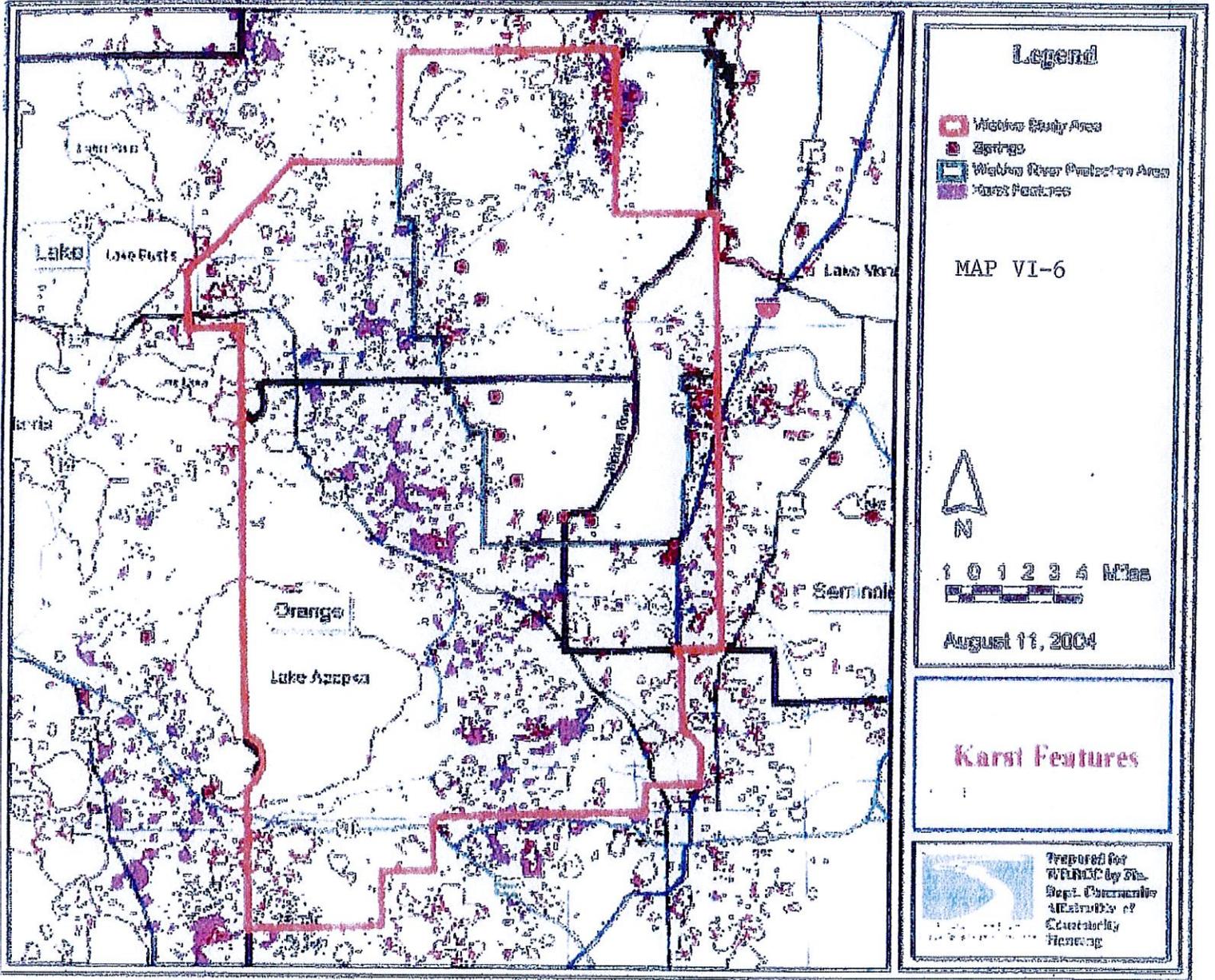
Map Legend

Water	Urbanized	Agriculture	Rangeland	Upland Forest	Wetlands

Map VI-5



Map VI-5 Physiographic Regions



Map VI-6 Karst Features

RECREATION AND OPEN SPACE ELEMENT

GOAL: **Maintain and improve natural resources and assets in a manner that will benefit present and future residents.**

OBJECTIVES:

1. To meet the recreational needs of the Mount Dora population by the provision of user based and resource based recreational facilities of the type and at the level determined that best reflect the community character.
 - a. Recreational needs will be established by the survey of the Mount Dora citizens every 5 years beginning in 2002. Until that time the existing levels of service shall be determined acceptable.
 - b. Top priority should be given to providing active recreation facilities in community parks.
2. The City will coordinate with both public and private interest to maintain and enhance the level of service for recreational facilities.
 - a. The proportional value of a School Board property in meeting a public recreational level of service will be based on the amount of time and conditions under which the facility is available.
 - b. Donations, contributions and grants of land appropriate for use as recreational will be pursued.
 - c. Any new neighborhood parks required as a result of new development will be provided at the expense of said new development.
 - d. Existing neighborhood parks will continue to be maintained and enhanced and emphasis will be placed on development of the community parks.
3. To enhance the quality of public open space in a manner that is environmentally responsible. Open space shall be defined as any piece of property that is pervious to water and exposed to the sky. Any portion of property that is covered with manmade products or structures shall not be considered open space. Lakes and retention areas shall be considered open space.

Policies:

- a. Drought tolerant and native species as outlined in the City's land development code will be used in landscape plans for all publicly held lands.
- b. A tree planting program will be provided by the City for the purpose of facilitating the proper landscaping of City owned and maintained recreation and open space land. As trees are donated or funding becomes available, trees will be placed in parks and right-of-ways. These trees will be maintained by the City until they are established.

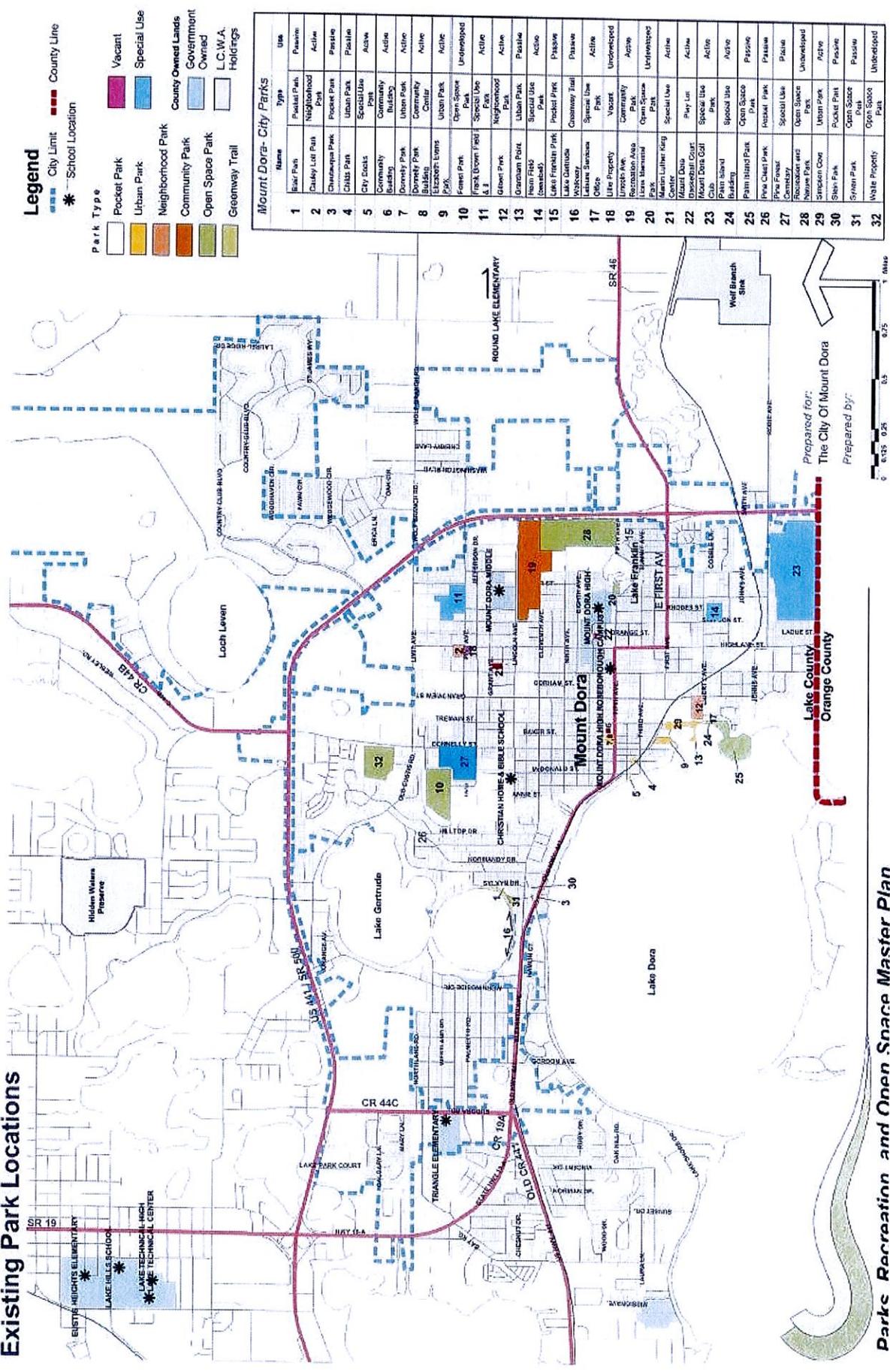
- c. Strategies to protect open space shall include but not be limited to the following:
 - Transfer of density from one portion of a property to another without exceeding density thresholds.
 - Protection of property through acquisition of conservation easements.
 - Direct purchase of property to retain as natural areas, parks or natural open spaces.

- 4. Level of service for public facilities are as follows:
 - a. Neighborhood Parks – 2 acres per 1000 population
 - b. Community Parks – 2 acres per 1000 population

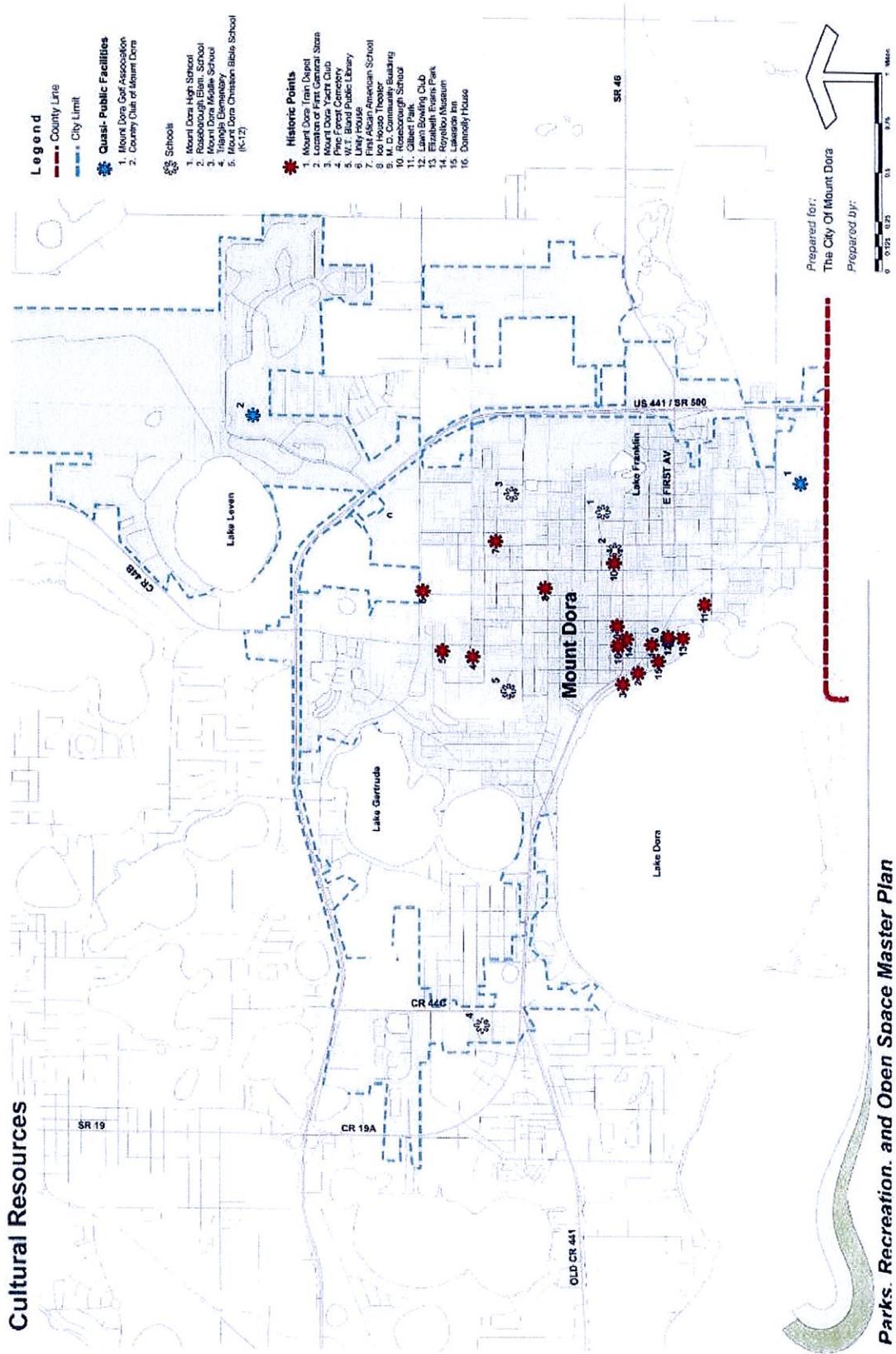
Map List

Map VII-1 – Existing Park locations
Map VII-2 – Cultural Resources

Existing Park Locations



Map VII-1 Existing Park Locations



Map VII-2 Cultural Resources

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL: Ensure efficient use of planning resources through the coordination of all plan activities with other governmental agencies impacting or being impacted by planning activities of the City of Mount Dora.

OBJECTIVES:

1. To ensure citizen participation in plan preparation, adoption and implementation.

Policies:

- a. Advertised public meetings are required to receive input from the residents of Mount Dora and other interested parties into the planning process. In addition, a portion of every City Council meeting is available for general public input.
 - b. The Planning and Zoning Commission will solicit and provide input to the planning process.
2. To provide coordination mechanisms to address level-of-service standards and the impacts of development proposed in this plan upon adjacent cities, Lake County, the region and the State and vice versa. This will also include coordination with the City's solid waste hauler for solid waste, Lake County for County roads and the Florida Department of Transportation for State roads.

Policies:

- a. Monitor activities and legislation at the Federal, State, regional and local level that could affect Mount Dora. Monitoring will take place throughout the planning process and on a regular basis thereafter through phone calls, participation in applicable organizations and review of germane publications.
- b. Meet regularly with staff representatives of Lake County and the other cities within Lake County during the planning process to compare drafts and discuss issues.
- c. Actively review the Comprehensive Plans of adjacent local governments to provide for greater consistency between the local plans and to provide greater understanding of other local plans for use in review of development proposals.
- d. Utilize the Comprehensive Plan review process to coordinate level-of-service standards for public facilities which impact the City and other agencies.
- e. Provide adjacent local governments with development applications and other pertinent development and regulatory proposals to solicit their input during the development review process; request other local governments to reciprocate.
- f. Provide the Lake County School Board with information regarding proposed new developments to assist their efforts in planning new schools and to solicit their review comments.

- g. Review and amend existing Interlocal agreements with surrounding jurisdictions to provide and accept input regarding anticipated development impacts for all land use and large scale development activity that is anticipated to have cross-jurisdictional impact on environmentally sensitive lands or resources, public facility levels of service, or upon neighborhood stability.
3. Use interlocal agreements and contracts, urban service areas, and other means of cooperation that will most effectively provide the public with needed services and ensure more effective review of all new development.
- a. Maintain and amend the existing water and sewer territorial agreement with the City of Eustis establishing a planning boundary for the area west and north of Mount Dora to allow for the cities to coordinate annexations, the review of development proposals and provide efficient and cost effective public facilities and services.
 - b. Maintain and amend as needed, the joint planning agreement with Lake County. Issues shall be considered that ensure implementation of the agreements to the fullest extent possible and provided regular review of land development applications of mutual interest as standard procedure.
 - c. Maintain and amend as needed, the joint planning agreement with Orange County. Issues shall be considered that ensure implementation of the agreements to the fullest extent possible and provided regular review of land development applications of mutual interest as standard procedure.
 - d. Maintain a Water Supply Facilities Work Plan that is coordinated with the SJRWMD Water Supply Plan by updating the work plan within 18 months of an update to the District Water Supply Plan that affects the City.
 - (1) Participate in the development of updates to the SJRWMD water supply assessment and District Water Supply Plan and in other water supply development related initiatives facilitated by the SJRWMD that affect the City.
 - e. Participate in regional water supply planning work groups and meetings with the SJRWMD, Florida Department of Economic Opportunity (DEO) and local governments to exchange water supply information and services.
 - f. Require Lake County development within the City Service Area adopt the City level of service standards for public facilities.
 - g. Continue to review and coordinate with the SJRWMD Water Supply Plan and the SJRWMD staff in projecting future water supply and demands for source waters on a periodic basis.
 - h. Begin developing water alliance partnerships for regional and sub regional projects with the City of Eustis, the City of Tavares, the City of Leesburg and Lake County.

4. The City shall strive to improve the provision of emergency services over existing levels by pursuing joint service with adjacent jurisdictions.
 - a. City shall continually evaluate for effectiveness the potential of interlocal agreements for the provision of fire response, law enforcement and emergency medical service across local jurisdictional boundaries. In particular coordination should be targeted at providing improved coverage and response times for various areas of common interest.
 - b. When interlocal agreements for the provision of emergency services are determined in the best interest of the City and its neighbors, City officials shall coordinate with the appropriate jurisdictions to develop such arrangements for implementation within the planning timeframe and consistent with local budget processes.
5. Full cooperation and coordination with the Lake County School Board as needed to coordinate planning activities and maximize the use of available public facilities.
 - a. The City will pursue formalization of existing agreements with the Lake County School Board for the use of school facilities for recreation services and activities. Agreements should optimize the use of the facilities and to help the City determine its long-term recreation needs.
6. The City shall abide by and enforce the interlocal agreement between the City and school board to require cooperation in terms of population projection and school siting.
 - a. The school board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.
 - b. The School Board shall provide the City with any plans to site schools within the corporate limits or joint planning area.
 - c. The City shall coordinate with the school board all application for land use plan amendments that have the potential of increasing residential density.
 - d. The City shall allow a member of the school board to sit on the local planning agency and comment on proposals that have the potential to increase density.
7. The City through, provisions outlined in the Lake and Orange County joint planning agreements shall jointly review and coordinate the location of facilities with County-wide significance including locally unwanted land uses such as solid waste disposal facilities.
 - a. Continue to enforce the provisions of the joint planning area agreements that require joint review of all facilities of County-wide significance including locally unwanted land uses such as solid waste disposal facilities.

CAPITAL IMPROVEMENTS ELEMENT

GOAL: To undertake actions necessary to adequately provide needed public facilities in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth.

OBJECTIVES:

1. To meet adopted levels of service by ensuring the provision of capital improvements needed to correct existing deficiencies, accommodate desired future growth, and replace worn-out or obsolete facilities, as indicated in the 5-Year Schedule of Improvements of this Element. A schedule of capital improvements shall be developed from improvements listed in the elements of this plan. Improvements shall be included in the annual capital budget in order of priority.

Policies:

A Schedule of capital improvements shall be developed from improvements listed in the Elements of this plan. Improvements shall be included in the annual capital budget in order of priority.

- a. In scheduling and funding capital improvement projects in the 5-year Schedule of Improvements, priority shall be given to those improvements designed to correct existing deficiencies.
- b. A Capital Improvements Coordinating Committee is hereby created, composed of the City Manager, Finance Director, Public Services Director and Planning and Development Director, for the purpose of evaluating and ranking in order of priority projects proposed for inclusion in the 5-Year Schedule of Improvements.
- c. Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:
 - (1) The project is needed to protect the public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
 - (2) The project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development; and
 - (3) The project represents a logical extension of facilities and services within a designated urban service area.
- d. Update the Potable Water Master Plan as necessary to optimize source water. The City shall consider implementing the findings and recommendations of the City of Mount Dora Water Master Plan as amended by the City Council.
- e. Update the Wastewater and Reclaimed Water Master Plans to optimize source water. The City shall consider implementing the findings and recommendations of the City of Mount Dora Wastewater and Reclaimed Water Master Plan as amended by the City Council.

- f. Schedule the Five-Year Capital Improvements to reflect the Alternative Water Sources Regional Water Supply Project efforts to be completed in the first five years of the plan with the funding sources identified.
2. To establish assessments and fees designed to ensure new development bears proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS standards.

Policies:

- a. The City shall require mandatory dedications or fees in lieu of land donations as condition of the issuance of permits for each new building in order to ensure the provision of adequate recreation and open space. The funds will be used by the City to provide needed recreation facilities and ensure their availability concurrent with the impacts of development.
3. To establish assessments and fees designed to ensure new development bears proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS standards.

Policies:

- a. Prior to the issuance of building permits, provide for all public facilities needed to serve development for which development orders were previously issued.
- b. Adopt a 5-year capital improvements program and annual capital budget as part of the budgeting process.
- c. Secure grants or private funds, whenever available, to finance the provision of capital improvements.
- d. Reserve Enterprise Fund surpluses, unless indicated otherwise, for major capital expenditures.
- e. The City, which is also the water supplier, shall issue no development orders or development permits without first determining whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

4. As a condition of the issuance of development orders all levels-of-service adopted in the Elements of this plan must be met. The application for development order does not in any way obligate the City to the expenditure of capital funds.

Policies:

- a. Use the following LOS standards in reviewing the impacts of new development and redevelopment for the provision of public services:
- (1) Sanitary Sewer – 300 gallons per ERU per day
 - (2) Solid Waste – 7.1 pounds per capita per day
 - (3) Drainage – 25-year, 24-hour design storm
 - (4) Potable Water – 350 gallons per ERU per day
 - (5) City roads north and east of U.S. Hwy 441; LOS D at peak hour;
 - (6) City roads south and west of U.S. Hwy 441; LOS E at peak hour;
 - (7) State roadways, principal arterials: LOS D at peak hour;
 - (8) State roadways, minor arterials and collectors: LOS D
 - (9) Recreation Facility Standards-
 - (10) Community Parks - 2 acres per 1000 persons, service area of one half mile radius, designed to serve a maximum population of 10,000 persons.
 - (11) Neighborhood Parks - 2 acres per 1000 persons, service area of one half mile radius, designed to serve a maximum population of 5,000 persons.
- b. Development orders will be issued only when an adequate facilities (concurrency) permit is issued, adequate facility capacity is available, or will be available when needed, to serve the development.
- c. Evaluate proposed plan amendments and requests for new development or redevelopment according to the following guidelines:
- (1) The proposed action(s) shall not contribute to a condition of public hazard, as described in the Infrastructure Element.
 - (2) The proposed action(s) shall not exacerbate any existing condition of public facility capacity deficits, as described in the Transportation Mobility Element; Infrastructure Element; and the Recreation and Open Space Element.
 - (3) The proposed action(s) shall not generate public facility demands that cannot be accommodated by capacity increases planned in the 5-Year Schedule of Improvements.

- (4) The proposed action(s) shall conform with the Future Land Uses shown on the Future Land Use Map Series of the Future Land Use Element, and the urban service areas described in the Infrastructure Element.
 - (5) If public facilities are developer-provided, they should accommodate user demands and meet adopted LOS standards.
 - (6) If public facilities are provided by local government, either in part or in whole, they shall demonstrate financial feasibility, as described in this Element.
 - (7) The proposed action(s) shall conform to the facilities plans adopted by local, State, Federal and regional agencies including water management districts.
 - (8) Criteria for approving Future Land Use Map Amendments must include the requirement to demonstrate that adequate water supplies and associated public facilities are or will be available to meet projected growth demand.
5. Table IX-I provides a schedule of capital improvements hereby adopted by the City of Mount Dora. Table IX-II provides a summary of projected revenue and expenditures to provide financial feasibility for the projected capital improvements.

**Table IX-1
PROJECTED CAPITAL IMPROVEMENTS (2012/2013 - 2016/2017)**

Item	Total	Year 1	Year 2	Year 3	Year 4	Year 5
SR 44 from US 441 to Orange Ave widen project.						State* (35,118,760)
US 441 (SR 500) from SR 44 to SR 46/Wekiva Connector widening project.						State* (27,207,109) (61,156,133)
SR 46 from US 441 to Wekiva Parkway						State* (62,000,000)
East Area Water Plant	150,000,000	1,500,000				
Lincoln Ave./Renninger Project	4,600,000			4,600,000		
Water Main Distribution Upgrades	1,250,000	250,000	250,000	250,000	250,000	250,000
Water Treatment Plant Improvements	850,000	150,000	100,000	200,000	200,000	200,000
WTP - Elevated Tank	60,000	60,000				
WTP - Pump Building	750,000	750,000				
WTP - Lift Station Tie-In	100,000		100,000			
WTP - New Office	100,000			100,000		
Wastewater Collection Improvements	2,000,000	400,000	400,000	400,000	400,000	400,000
Lift Station Upgrades	300,000	60,000	60,000	60,000	60,000	60,000
Wastewater Treatment Plant II Upgrade	159,000	78,000	81,000			
Water SR 44 Utility Relocation	200,000			200,000		
Water US Hwy 441 Utility Relocation Phase I	250,000				250,000	
Water US Hwy 441 Utility Relocation Phase II	2,400,000					2,400,000
Lake Dora Water Quality Project	775,000	100,000	125,000	100,000	250,000	200,000
7th Ave. Stormwater Improvements	500,000	500,000				
Stormwater Small Projects	500,000	100,000	100,000	100,000	100,000	100,000
11th and Baker Pipe Installation	50,000	50,000				
Old 441 & Lucerne Junction Box	50,000	50,000				
Clayton & 1st Pipe Upsizing	75,000	75,000				
SR 44 Utility Relocation	94,500				94,500	
Pine Street (Wardell to US Hwy 441) Pipe Installation	100,000				100,000	
Stormwater US Hwy 441 Utility Relocation Phase I	250,000				250,000	
Stormwater US Hwy 441 Utility Relocation Phase II	1,100,000					1,100,000
Total Cost	\$16,513,500	\$4,123,000	\$1,216,000	\$6,010,000	\$1,954,500	\$4,710,000**

Source: City of Mount Dora Finance Department - CIP

* State roadway projects. Lake-Sumter MPO

** Year 5 does not include State roadway projects.

[Amended Ord. 2013-18 on 4-15-2014]

**Table IX-II
PROJECTED REVENUE & EXPENDITURES (2012/2013 - 2016/2017)
MOUNT DORA COMPREHENSIVE PLAN**

Item	Year 1 2012/2013	Year 2 2013/2014	Year 3 2014/2015	Year 4 2015/2016	Year 5 2016/2017	Total
Expenditures						
Water, Wastewater, & Reclaimed, Expenditures	3,623,000	991,000	5,810,000	1,160,000	3,310,000	14,894,000
Stormwater Expenditures	875,000	225,000	200,000	794,500	1,400,000	3,494,500
Roadway Expenditures	1,185,500	970,000	1,155,000	591,000	2,034,000	5,935,500
TOTAL	5,683,500	2,186,000	7,165,000	2,545,500	6,744,000	24,324,000
Funding						
Water, Wastewater, & Reclaimed Operating Funds	2,413,000	1,166,000	1,335,000	910,000	910,000	6,734,000
Stormwater Funds	1,032,500	275,000	200,000	544,500	300,000	2,352,000
Discretionary Sales Tax	1,082,500	1,027,500	770,000	750,000	780,000	4,410,000
Grants	50,000	490,000	979,000		662,000	2,181,000
Designated Capital Fund	150,000	310,000	50,000	75,000	25,000	610,000
Outside Financing	1,500,000		4,600,000	500,000	3,500,000	13,556,000
TOTAL	5,195,500	2,993,500	7,734,000	2,235,000	5,877,000	27,491,000

Source: City 2012-2013 Proposed Budget - "CIP Program Recap Table (pg IV-24) -5-Year Plan 2013-2017.

6. Sanitary sewer facilities shall be designed to the following parameters:
 - a. Average Daily Flow (ADF). The sewer system design shall be based on full ultimate development as known, or projected. The Average Daily Flow (ADF) from domestic units shall be calculated at the minimum rate of 300 gallons per day per equivalent residential unit, but should conditions be unfavorable such as high groundwater conditions, an additional allowance shall be included for infiltration. Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise.
 - b. Maximum daily flow. Sewers shall be designed on the basis of ultimate development maximum rates of flow. The maximum flow ranges from 2.5 as a minimum up to a maximum of 4.0 times the cumulative ADF, depending on the number of houses contributing.

7. Potable water facilities shall be designed to the following parameters:
 - a. Water distribution systems and/or water main extensions shall be designed and constructed in accordance with the fire protection requirements of the Insurance Services Office (National Board of Fire Underwriters), as stated in their publication "Guide for the Determination of Required Fire Flows," if not in conflict with the following:
 - b. Fire flows in single-family residential areas shall provide a minimum of 600 GPM at a 20 psi residual pressure. Fire flows in commercial, institutional, industrial areas and apartment or multiunit complexes, shall provide a minimum of 1,500 GPM at a 20 psi residual pressure. Larger commercial/industrial, major shopping centers, schools, and similar uses shall have a fire flow capacity as determined necessary by the fire department.
 - c. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. The average daily flow for domestic use shall be calculated at the minimum rate of 135 gallons per day per capita, with 3.5 persons per single-family residence, and 2.5 persons per multifamily or mobile home dwelling unit. Maximum day instantaneous demand to be used for design shall be 1.0 gallon per minute (GPM) per single-family residence and 0.7 GPM per dwelling unit for each multifamily or mobile home unit. Flow demands for commercial, industrial or other special developments shall be established from existing records or by estimated projections, using the best available data.
 - d. System size computation: The minimum design for water distribution systems shall provide for at least 100 percent of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Design computation

shall be by the "Hardy Cross" procedure, or other applicable methods, as dictated by the system configuration. Design flows and method of computation shall be subject to review and approval by the City.

- e. Storage: Proposed potable storage facilities shall provide a minimum of 2 hours of storage capacity at required fire flow rate and 25% storage of maximum day water demand. Design flows and method of computation shall be subject to review and approval by the City.

