



DATA AND ANALYSIS



CITY OF
MOUNT
DORA

MOUNT DORA PLANNING AND
DEVELOPMENT DEPARTMENT

510 N BAKER STREET
MOUNT DORA
FLORIDA 32757

CITYOFMOUNTDORA.COM

P 352.735.7112
F 352.735.7191

2045 Comprehensive Plan City of Mount Dora

City of Mount Dora

Mayor and City Council

Catherine T. Hoechst, Mayor
Harmon Massey, Vice Mayor (At-Large)
Crissy Stile, Council Member (At-Large)
Pam Burtnett, Council Member (District 1)
Cal Rolfson, Council Member (District 2)
John Tucker, Council Member (District 3)
Marc Crail, Council Member (District 4)

Planning and Zoning Commission

Doug Bryant
Glenna Burch
John Cataldo
William Carpenter
Rebecca Carter
Carroll Jaskulski
Michael McGuire

City Manager

Robin R. Hayes

City Clerk

Gwen Keough-Johns, MMC

Planning and Development Department

Vince Sandersfeld, Planning Director
Shelby Eldridge, Planner II

City Departments

Sharon Kraynik, Human Resources Director
Amy Jewell, Leisure Services Director
Troy Shonk, Leisure Services Manager
Cathy Lunday, Library, MLIS, Library Manager
Timmons Griner, Fire Chief
Josef Grusauskas, Utilities & Plant Operations Director
Paul Lahr, P.E., City Engineer
Robert Harper, Public Works Manager
Robert Bell, Police Chief
John McKinney, Finance Director
Sheila Hayes, Assistant Finance Director

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DATA AND ANALYSIS



CITY OF
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2045

Comprehensive Plan

City of Mount Dora

I. INTRODUCTION

A. PURPOSE

The purpose of the Comprehensive Plan is to establish goals, objectives, policies and general standards for the management of growth and the provision of services. The intent of this plan is to provide general guidelines for the establishment of more specific standards, ordinances, regulations, procedures, programs and other tools for the implementation of the policies contained in this plan.

B. AUTHORITY

The Goals, Objectives, and Policies of this Comprehensive Plan document are adopted under the authority and requirements of Chapter 163, Florida Statutes.

C. ELEMENTS

Each element contained in this plan addresses a topic, or group of topics, involved with the physical development of land within the City and its adjacent planning area. The elements address the appropriateness of various kinds of land use, the impacts of those land uses on natural resources, the services needed for existing and future development, the fiscal capability of the City to provide those services, and a planned service delivery schedule.

The format of each element provides a purpose for the element; level-of-service standards, where applicable; an inventory and analysis of existing conditions and deficiencies; a description of future conditions and needs; and a listing of planned improvements for inclusion in the capital improvements element. A listing of goals, objectives and policies for all elements is included as a separate section.

D. USE OF THE COMPREHENSIVE PLAN

The Comprehensive Plan is intended for use as a guide in the regulation of development proposals, and in the planning and budgeting of public services. It is intended for use by the City Council, staff, advisory boards, land developers, homeowners, business people and others interested in or affected by land development.

To determine compatibility of a proposed land development project with the Comprehensive Plan, the following steps should be followed:

1. Locate the parcel of land on the Future Land Use Map and determine the land use designation.
2. Refer to the Land Development Code to determine the zoning districts allowed within that land use designation.
3. In the Land Development Code, review the permitted and conditional uses listed for those zoning districts.
4. If the proposed use is not listed, the proposal is likely not compatible; therefore, an

amendment to the Comprehensive Plan will be needed. Procedures for amendments are described later in this chapter.

5. If the proposed use is listed, the balance of the Comprehensive Plan should be reviewed to determine applicable policies, and the Land Development Code should be referenced to determine design standards, restrictions and procedures for obtaining the appropriate development approvals.

It is recommended that the staff be consulted to assist with review of the Comprehensive Plan and with the processing of applications for development approvals. Pre-application conferences with the staff are strongly encouraged.

E. AMENDMENTS

The Comprehensive Plan may be amended by the City consistent with Chapter 163, Florida Statutes. Applications for amendments will be collected and processed according to a schedule adopted by the City Council.

F. PUBLIC PARTICIPATION

The City has strived to promote and maximize public participation in the adoption of the Comprehensive Plan, the adoption of amendments, and the processing of land development proposals.

The City has in place procedures for scheduling, advertising, and conducting public hearings consistent with statutory requirements.

G. MONITORING AND EVALUATION

The City has maintained and followed State required procedures for preparing evaluation and appraisal reports. The procedures encourage citizen participation, provide for updating of data, contain measurable objectives, describe accomplishments to date, identify problems encountered, and provide for the updating of goals, objectives and policies as needed.

H. DATA SOURCES AND METHODOLOGIES

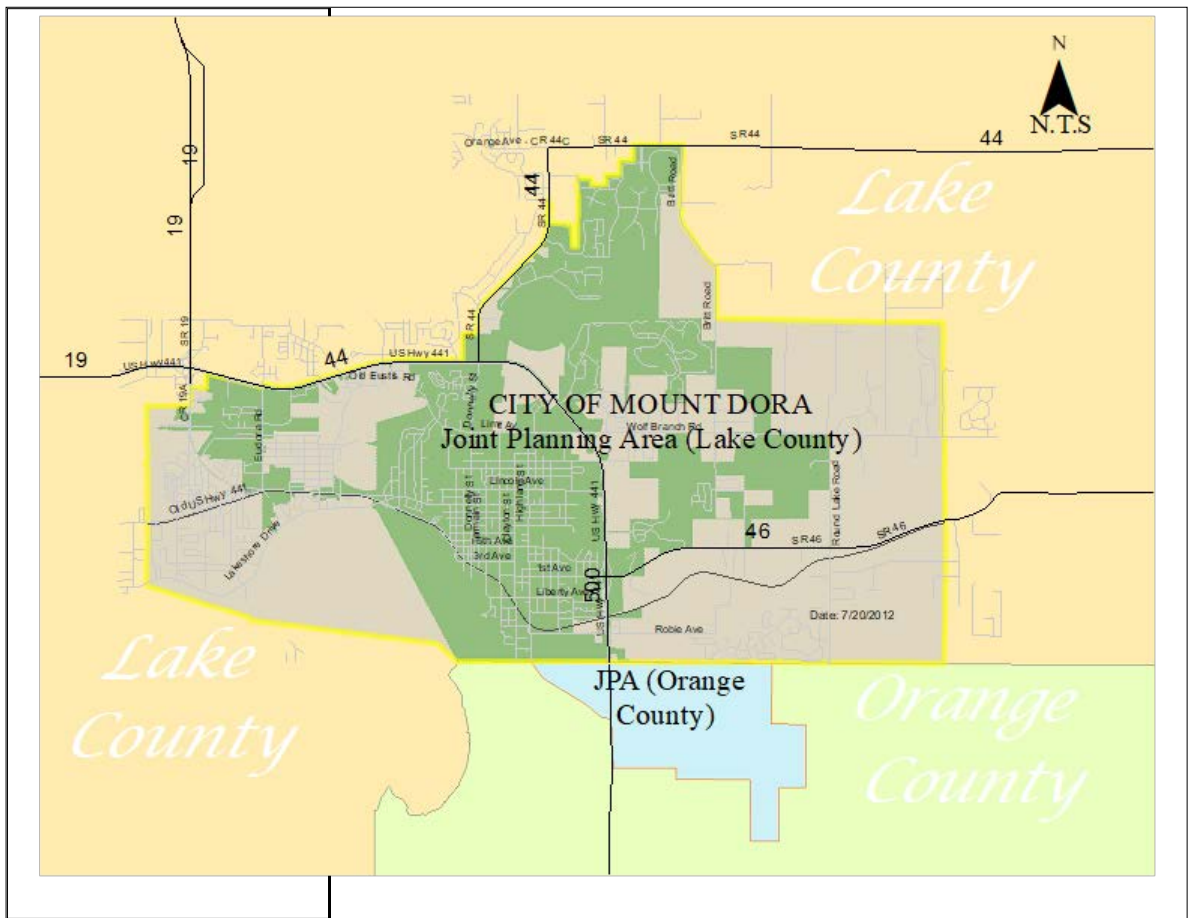
Available data provided by various local, regional and State agencies has been used and sources have been identified throughout this plan. Much attention has been given to the establishment of true goals and objectives for the community. Those goals and objectives were then translated into policies and standards dealing with land use, environmental protection, service delivery and fiscal impact. Reviews were conducted to provide consistency with the plans of other local governments, the regional planning council, and the State. Additional public review was then provided, followed by a check of the internal consistency of the various plan elements with each other, prior to adoption.

I. PLANNING AREA

The Mount Dora planning area (See Map I-1) includes the existing City plus those adjacent unincorporated areas which are likely to have a significant impact on Mount Dora in the future, and which are also likely to benefit from public services provided by the City. These areas are logical future annexations for Mount Dora.

Standards and land use designations contained in this plan apply to those portions of the planning area currently outside the City only as advisory provisions until such time as annexation into the City may occur. Until such time, the parcels are under the jurisdiction of Lake County. In addition, 1996 the City of Mount Dora and Orange County entered into a JPA.

**Map I-1
JOINT PLANNING AREA BOUNDARY MAP**



J. PLANNING HORIZON

The long-term planning horizon used in this plan is 2045.

K. DEVELOPMENT MUST BE ADEQUATELY SERVED

A major provision of the State's planning act is that development -- public and private -- must have adequate services and facilities. Land development approvals cannot be given unless the level-of-services available meet or exceed locally adopted standards.

The adoption of standards and the creation of regulatory and capital improvement programs is a main purpose of this plan. The standards and programs are designed to be consistent with and supportive of the goals for Mount Dora.

L. LAND DEVELOPMENT CODE

Land development regulations, including procedures and standards for zoning, subdivisions and site plans, will be maintained by the City consistent with this plan and the requirements of s.163.3202, F.S. All development must comply with those regulations and this plan.

M. VISION STATEMENT

The City Council on February 7, 2012, formally adopted the "Envision Mount Dora Citywide Visioning Study." This document included a vision statement. It was initially crafted during the community planning charrettes. The vision statement is the framework for the strategic planning that follows. The vision statement has been incorporated into the City's Comprehensive Plan to embrace the City's on-going mission:

"The long-range vision of the City of Mount Dora is to create a diverse, vibrant, and sustainable community featuring a thriving downtown in conjunction with a more accessible and inviting lakefront, while respecting its historic character and small town charm, and serving as a unique regional and local destination for both residents and visitors. The vision statement will be realized by utilizing the vision elements of districts, corridors, and gateways, each with its appropriate building and street scale, character, and connectivity."