



Planning and Development
510 North Baker Street
Mount Dora, Florida 32757
352-735-7112

Email: plandev@cityofmountdora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

June 17, 2026 at 10:00 AM

AGENDA

- I. **Call to Order**
- II. **Roll Call with Determination of Quorum**
- III. **Approval of Minutes**
- IV. **Public Participation/hearing of non-agenda items**
- V. **New Business**
 - a. **Transportation Update-** Mr. Andrew Marsian, Utilities Director
 - b. **Request for Conditional Use Permit:** Waterman Early Learning Center / Waterman Christian Academy (Project Name); 1303 Limit Avenue (Property Address); Florida Building Material Alliance, Inc. (Owner); Waterman Early Learning Academy/ Waterman Christian Academy (Applicant); CUP25-01 (Project Number); Fourth Submittal.
- VI. **Other Business / Staff Updates**
 - a. Landscaping Ordinance
- VII. **Announcement of next scheduled meeting date:**

July 15, 2026 @ 10:00 a.m.
- VIII. **Adjournment**

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at clerk@cityofmountdora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

May 20, 2026

MINUTES

I. Call to Order

Having been duly advertised as required by law, Vice Chair, Adrian Coombes called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, May 20, 2026.

II. Roll Call with Determination of Quorum

Present: Adrian Coombes, Harris Turner, Lynn Tipton, Tom Dring, Andrea Lothar, Andrew Hand

Absent: David Hoops and Suzanne Scheck

III. Approval of Minutes

On a motion by Lynn Tipton, seconded by Mr. Harris Turner, the board voted to approve the meeting minutes dated April 15, 2026, unanimous by a 5-0 vote.

IV. Public participation / hearing of non-agenda items:

None.

V. New Business

- A. Request for Site Plan;** Create Conservatory School (Project Name); 4900 Lake Park Court (Site Address); Mason Group Investments, LLC (Owner); JamesCo Builders, LLC (Applicant); Linn Engineering & Design (Engineer); Project Number: SP24-09.

Mr. Hand swore in staff and attendees.

Ms. Janiszewski provided a brief summary of the proposed application with staff recommending approval of the application subject to current Development Review Committee and CHP comments.

Discussion on how many students will increase attendance with the expansion.

Nikki Duslak, Founder and head of school, stated the final occupancy is 169, which includes staff. Roughly 15 to 20 staff members.

Ms. Janiszewski advised that, based on the Conditional Use Permit, a maximum of 169 students are permitted.

Discussion on how increasing attendance by 169 students will affect traffic in the area.

Discussion on adding road markings such as no parking signs to help prevent back up of traffic.

Discussion on staggered drop off and dismissal times.

Discussion on pick-up stations based on dismissal with cones and numbers.

Discussion if a school resource officer or police department will guide traffic?



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

May 20, 2026

Discussion if any bike trails exist.

Question posed by The Board: Can the Board limit the number of students today? Then the applicant could re-petition to increase the student count based on traffic congestion

Mr. Hand stated there is already an approved Conditional Use Permit guideline that allows 169 students.

A motion made to approve the application as presented by Tom Dring, seconded by Lynn Tipton to approve the application as presented. 4-5 Vote / 1 opposed

VI. Old Business

B. Landscaping Ordinance

Ms. Janisjewski discussed recommendations.

Discussion on canopy trees and irrigation lines pending jurisdiction.

The board requested Ms. Janisjewski provide additional recommendations.

Discussion on whether to require sodded yards. If so, irrigation needed.

Discussion about how effective irrigation would be with water bands.

Discussion on if new rules would apply to new construction or existing properties or both?

Discussion on how Bill SB-180 would affect new codes / ordinances.

Discussion on applying new rules to new construction at this time.

Discussion on back flow preventer requirements in irrigation systems.

Ms. Janiszewski to contact the Public Works Department for clarification.

Discussion on cost of re-claimed water vs potable water.

Discussion on inspection requirements and inspection fees for back flow preventers.

Discussion on penalties for lack of inspecting back flow preventers.

Discussion on running out of re-claim water and draught.

Discussion on FDEP mandates for back flow preventers

Discussion on the Buffer Section of Landscaping Ordinance. Tabled for future date.

Motion to table discussion on Landscaping Ordinance for the June 17, 2026, meeting, that staff notes be included towards revisions in the landscaping code for new development. To be mindful of "The Notion of Burden," Retroactivity to existing properties would be discussed at a separate date, by Lynn Tipton, seconded by Tom Dring. Approved 5 to 5 Vote

VII. Other Business

None.



VIII. Staff and Board Updates

A. Attendance

Ms. Janiszewski advised she would not be at the June 17, 2026 board meeting due to the conference.

B. Planning and Zoning Commission (PZC) Information Packets

Discussion on Planning and Zoning Commission (PZC) packets sent as attachments or provide a direct link.

Discussion on the use of ChatGPT to review PZC Packet items.

Discussion on the use of ChatGPT Summaries as a public record document sent with PZC packets.

IX. Announcement of next scheduled meeting date

Chair announced the date and time of the next scheduled meeting:

A. June 17, 2026 @ 10:00 am

X. Adjournment

Chair announced the date and time of the next scheduled meeting:

On a motion by Lynn Tipton, seconded by Andrea Lothar, the board voted to adjourn the meeting at 10:53 a.m.

Adrian Coombes

Chair

Theresa Willis

Administrative Coordinator



**CITY OF
MOUNT
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**Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com**

DATE: June 17, 2026
TO: Planning and Zoning Commission
FROM: Michele Janiszewski, AICP, Senior Planner
RE: Public Works Presentation

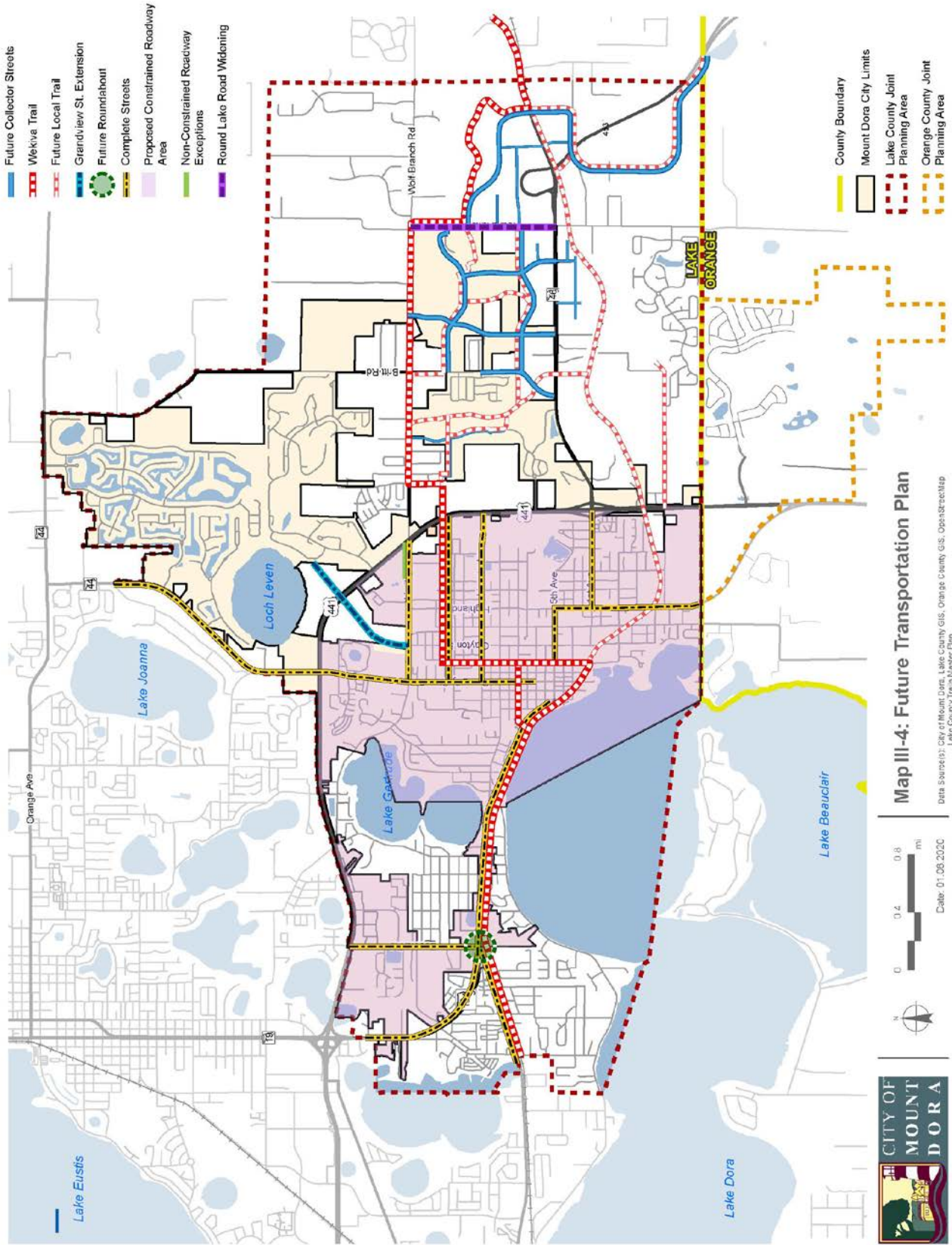
Background:

The Planning and Zoning Commission (PZC) has requested that a member of Public Works attend a PZC meeting to discuss:

1. Roadway Maintenance Program
2. Current Road Conditions
3. Status of the One-Way Streets Project

Attachments:

Map of the City's Future Transportation Plan
Mount Dora Code of Ordinances Section 44-198 pertaining to water conservation



Map III-4 Future Transportation Plan

DIVISION 2. WATER CONSERVATION

Sec. 44-198. Title; purpose; definitions.

- (a) *Short title.* This section shall be known as the "Mount Dora Water Conservation Ordinance for Landscape Irrigation," and may be so cited.
- (b) *Intent and purpose.* It is the intent and purpose of the city to implement procedures that promote water conservation through more efficient landscape irrigation.
- (c) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Address means the house number of a physical location of a specific property. This includes rural route numbers but excludes post office box numbers. If a lot number in a mobile home park or similar community is used by the U.S. Postal Service to determine a delivery location, the lot number shall be the property's address. An even-numbered address means an address ending in the number 0, 2, 4, 6, or 8, or the letters A through M. An odd-numbered address means an address ending in the number 1, 3, 5, 7, or 9 or the letters N through Z.

District means the St. John's River Water Management District.

Landscape irrigation means the outside watering of plants in a landscape, such as shrubbery, trees, lawns, grass, ground covers, plants, vines, gardens and other such flora, that are situated in such diverse locations as residential areas, public, commercial, and industrial establishments, and public medians and rights-of-way. The term "landscape irrigation" does not include agricultural crops, nursery plants, cemeteries, golf course greens, tees, fairways, primary roughs, and vegetation associated with recreational areas, such as playgrounds, football, baseball and soccer fields.

Nonresidential landscape irrigation means the irrigation of landscape not included within the definition of the term "residential landscape irrigation," such as that associated with public, commercial and industrial property, including commercial or transient housing units, hotel and motel units, and public medians and rights-of-way.

Reclaimed water means water that is reused after one or more public supply, municipal, industrial, commercial, or agricultural uses.

Residential landscape irrigation means the irrigation of landscape associated with any housing unit having sanitary and kitchen facilities designed to accommodate one or more residents, including multiple housing units and mobile homes.

- (d) *Landscape irrigation schedules.*

- (1) When Eastern Daylight Time (Daylight Savings Time) is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
 - a. Residential landscape irrigation at odd-numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m.;
 - b. Residential landscape irrigation at even-numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m.;
 - c. Nonresidential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

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- d. No more than three-fourths-inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
- (2) When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
 - a. Residential landscape irrigation at odd-numbered addresses or no address may occur only on Saturday and shall not occur between 10:00 a.m. and 4:00 p.m.;
 - b. Residential landscape irrigation at even-numbered addresses may occur only on Sunday and shall not occur between 10:00 a.m. and 4:00 p.m.;
 - c. Nonresidential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
 - d. No more than three-fourths-inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
 - (3) All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.
 - (4) To address the city's reclaimed water system operational concerns, the reclaimed water customers of the city shall use reclaimed water for landscape irrigation only in accordance with the landscape irrigation schedule set forth below and the exceptions provided for in subsection (e) of this section. For purpose of this subsection, the term "reclaimed water system" includes systems in which the primary source is reclaimed water, which may or may not be supplemented from another source during peak demand periods.
 - a. Landscape irrigation at odd-numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
 - b. Landscape irrigation at even-numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m.
 - (5) Pursuant to applicable Florida Law, when available, customers shall use reclaimed water for irrigation purposes.
- (e) *Exceptions to the landscape irrigation schedules.* Landscape irrigation shall be subject to the following irrigation schedule exceptions:
- (1) Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed at any time.
 - (2) Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period, provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.
 - (3) Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides, when required by law, the manufacturer, or best management practices, is allowed at any time of day on any day within 24 hours of application. Watering in of chemicals shall not exceed one-fourths-inch of water per application, except as otherwise required by law, the manufacturer, or best management practices.
 - (4) Irrigation systems may be operated at any time of day on any day for maintenance and repair purposes not to exceed 20 minutes per hour per zone.
 - (5) Irrigation using a handheld hose equipped with an automatic shut-off nozzle is allowed at any time of day on any day.

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- (6) Discharge of water from a water-to-air air conditioning unit or other water-dependent cooling system is not limited.
 - (7) The use of recycled water from wet detention treatment ponds for irrigation is allowed at any time, provided the ponds are not augmented from any ground or off-site surface water, or public supply sources.
 - (f) *Additional requirement.* Any person who irrigates landscape with an automatic lawn sprinkler system installed after May 1, 1991, shall install, maintain and operate a rain sensor device or switch that overrides the irrigation system when adequate rainfall has occurred.
 - (g) *Variance from specific day of the week limitations.* A variance from the specific landscape irrigation days or day set forth in subsection (b) of this section may be granted if strict application of the scheduled days would lead to unreasonable or unfair results in particular instances, provided that the applicant demonstrates with particularity that compliance with the scheduled days will result in a substantial economic, health or other hardship on the applicant requesting the variance or those served by the applicant. Where a contiguous property is divided into different zones, a variance may be granted hereunder so that each zone may be irrigated on different days or day than other zones of the property. However, in no event shall a variance allow a single zone to be irrigated more than two days per week during Daylight Savings Time or more than one day per week during Eastern Standard Time.
 - (h) *Application of section.* The provisions of this section shall apply to each person located within the city.
 - (i) *Enforcement officials.* Law enforcement officials having jurisdiction in the area governed by this section are hereby authorized to enforce the provisions of this section. In addition, the city manager may also delegate enforcement responsibility for this section to the city public works and utilities department.
 - (j) *Penalties.* Violation of any provision of this section shall be subject to the following penalties:
 - (1) For a first violation, a written warning and water conservation educational packet.
 - (2) For a second violation, a fine of \$250.00.
 - (3) For a third violation, a fine of \$500.00.
 - (4) For subsequent violations, a fine of \$1,500.00.
 - (5) Each day in violation of this section shall constitute a separate offense. Enforcement officials shall provide violators with no more than one written warning. In addition to the civil sanctions contained herein, the city may take any other appropriate legal action, including, but not limited to, injunctive action to enforce the provisions of this section.

(Code 1995, § 86.110; Ord. No. 2009-08, §§ 2—11, 4-7-2009; Ord. No. 2019-17, § 2(86.110), 9-19-2019)

Secs. 44-199—44-219. Reserved.



**CITY OF
MOUNT
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**Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7115
Planning@mountdora.gov**

DATE: June 17, 2026
TO: Planning and Zoning Commission
FROM: Development Review Committee
Michele Janiszewski, AICP, Deputy Planning Director
THROUGH: Ryan Winkler, AICP, Senior Planner
RE: Application for a Conditional Use Permit; Waterman Early Learning Academy / Waterman Christian Academy (Project Name); Located at 1303 Limit Avenue (Site Address); Florida Building Material Alliance, Inc.(Property Owner); John Stover (Applicant). Project No. CUP25-01

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request to allow a private school within the Office Professional (OP) Zoning District and issuance of Development Order with the conditions specified.

REFERENCES/SUPPORT:

LDC Section 2.5.1, *Planning and Zoning Commission*
LDC Section 3.4, *Establishment of Zoning Districts*
LDC Chapter VI, *Design Standards*
2045 Comprehensive Plan

SITE SUMMARY:

Owner:	Florida Lumber & Building Inc; Kristina Berano (Registered Agent)
Applicant:	John Stover
General Location:	North of Limit Avenue, west of US Highway 441, east of the Bristol Lakes Apartments.
Alternate Key Nos.	3310306
Zoning District:	Office Professional (OP)
Future Land Use Category:	Office
Overlays:	Northeast Community Redevelopment Agency (CRA)
Site Area:	3.36 +/- acres
Existing Use:	Office Building
Proposed Use:	Convert existing 5,884-sf office building into a child care facility and private school with a maximum of sixty (60) students and eleven (11) employees.

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Commercial	C-3	Vacant	Hotel Center (Under Construction)
South	City	Medium Density	R-2	Residential	Single-Family Dwellings
East	City	Commercial	C-3	Vacant	Hotel Center (Under Construction)
West	City	Commercial	C-3	Recovery Center	Recovery Centers of America

ANALYSIS:

The subject property is developed with a one-story office building constructed in 1994 with associated parking lot. The property is within the Office Professional (OP) Zoning District and is designated with an Office future land use classification. The Applicant proposes to convert the existing 5,448-sf office building into a child care facility and private school with a combined, maximum enrollment of sixty (60) students and eleven (11) employees.

Per the Land Development Code (LDC) Section 3.410.(3.), Day Care Centers are a conditional use within the OP Zoning District. Chapter VIII defines “child care centers” as an establishment where five (5) or more children under the age of six (6) years, excluding members of the family occupying the premises, are cared for. The term includes nurseries, kindergartens, day care centers, and day nurseries. Private Schools are also listed as a conditional use within the OP Zoning District.

The Applicant is also proposing to fence off a section for an outdoor play space to utilize it as a playground. The Applicant has indicated that in the future they may construct additional buildings on the site and expand enrollment, but no major redevelopment is proposed at this time. Future increase of student enrollment will require a separate Conditional Use Permit following the normal CUP public hearing process and site plan for the future improvements.

Prior to submitting for building permits to change the use of the existing structure, the Applicant will be required to file for a site plan approval per LDC Section 5.1.2 for the associated site improvements to include, but not limited to, landscaping, signage, utilities, parking, and accessory structures/uses. Prior to occupying the space, the Applicant will need to obtain a building permit for the change of use of the structure to ensure compliance with Florida Building Code.

Landscaping and Buffers

Landscaping areas and buffers are required between certain land uses, along certain corridors, in certain areas, and in paved parking areas to preserve the value of land and buildings on surrounding properties and neighborhoods; to eliminate or minimize potential nuisances such as noise, lights, signs, dirt, litter, unsightly buildings, or parking areas; and to encourage the proliferation of trees and vegetation. Buffers provide spacing to reduce potentially adverse impacts of odor and danger from fire or explosions. Landscaping can aid in erosion prevention, oxygen production, beautification and aesthetic enhancement of improved and vacant land.

A Type “A” buffer is required along the western, northern, and eastern property lines between the abutting properties zoned C-3. A Type “b” buffer is required along the southern property line along Limit Avenue since the properties across the street are zoned R-2.

Buffer Type	Width	Planting Requirements, per 100 linear ft
“A”	25-ft	<ul style="list-style-type: none"> • 3 Canopy Trees • 5 Understory Trees • Shrubbery or hedge to provide a continuous visual screen within 36-months of planting
“b”	15-ft	<ul style="list-style-type: none"> • 3 Canopy Trees • 10 Understory Trees • Shrubbery or hedge to provide a continuous visual screen within 36-months of planting

The Applicant intends to preserve existing landscaping to serve as credit towards the buffer requirements. A landscaping plan demonstrating compliance with the Land Development Code will be required with the site plan submittal.

Water Utilities

The subject property will connect to Waste Water Treatment Plant #2 (WWTP2). At this time, WWTP2 is at capacity, and cannot permit unapproved projects and utility connections until capacity has either become available or capacity availability is planned and under construction. The Applicant has provided an anticipated water and wastewater generation from the proposed child care facility use. City Public Works reviewed the anticipated generation and deemed the proposed use is comparable to the permitted office-use. The Applicant will be required to upgrade and replace the existing 4” sewer line to a new 6” line as a condition of approval, per Public Works.

STANDARDS FOR REVIEW:

A review of the criteria in Section 2.5.1(5) of the Land Development Code reveals the following:

a) The use should not be detrimental to the area or inconsistent with development trends in the area.

The subject property is situated in an area developed with an institutional use to the west, and commercial uses (hotel center) to the north and east which are under development. The subject property is zoned OP and surrounded by C-3 zoned properties. The subject property was developed with a landscape buffer along the property lines when developed for the office use. The Applicant intends to utilize the existing landscape buffer to count towards landscaping and buffer requirements. Allowing the subject property to be utilized as a child care center is consistent with the development trends in the area.

b) The use should not have an unduly adverse effect on traffic patterns, movement, or intensity.

The property has one access point from Limit Avenue. Limit Avenue is owned and maintained by Lake County. The application was forwarded to Lake County Public Works Department and provided the following comment: additional right-of-way may require dedication to support the proposed use along Limit Avenue. This will be reviewed at the time of site plan

review. The Application does not propose any additional drive-ways.

The existing structure was developed in 1994 to accommodate an office use of the site. The site is developed with a parking lot containing twenty-five (25) parking spaces; one of which is a reserved handicap space. The Applicant indicates on the Concept Plan two (2) standard spaces will be removed to accommodate the solid waste collection and fire truck turn-around.

The Applicant provided a request for Exemption for Traffic Impact Analysis (TIA). The proposed use is anticipated to generate approximately 37 am peak hour trips and 34 pm peak hour trips. Staff requested the Applicant to provide a queuing and stacking plan for typical student drop-off and pick-up functions will not have adverse impacts to Limit Avenue and the surrounding road network.

Based on the existing parking spaces, parking lot design, scale of the day care facility, and proposed operations, the proposed conditional use of the site for a child care facility should not have an adverse impact on traffic patterns in the area.

c) The use is consistent with the Comprehensive Plan.

The subject property is part of the Office land use category. This land use category typically allows for insurance, real estate, attorney, medical, dental, financial and other business and professional offices, and public utilities. This category is intended to provide a transition between residential areas and other higher intensity uses.

The Comprehensive Plan states that educational facilities are not be permitted within this land use category. This prohibition has been applied to public educational facilities and not private schools. The Applicant is seeking to allow a daycare and private school on the subject property which are both classified as conditional uses within the OP zoning district. As presented, the application is consistent with the Comprehensive Plan.

d) There is no evidence that the use will adversely affect the public interest.

There are no anticipated, adverse impacts on the public interest associated with the proposed use.

The planning and zoning commission shall hear and decide requests for conditional uses allowed in chapter III, hereof. In doing so, the commission may decide such questions as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny conditional uses. After review of an application and a public hearing thereon, the commission may allow conditional uses only upon a determination that the use requested have met the above (a.) – (d.) criteria.

STAFF DETERMINATION: Staff reviewed the application and found it consistent with the City's Land Development Code and Mount Dora Comprehensive Plan 2045.

Staff recommends approval of the application subject to obtaining site plan approval.

NOTIFICATIONS:

JPA Notice to Lake County: March 4, 2026

Legal Notice Published in the Newspaper: June 7, 2026

Notices Mailed to Surrounding Owners: June 5, 2026

PUBLIC HEARING SCHEDULE:

DRC: May 27, 2026

PZC: June 17, 2026

DEVELOPMENT PROCESS:

Conditional Use Permit (CUP) → Site Plan → Site Development Permit → Building Permits

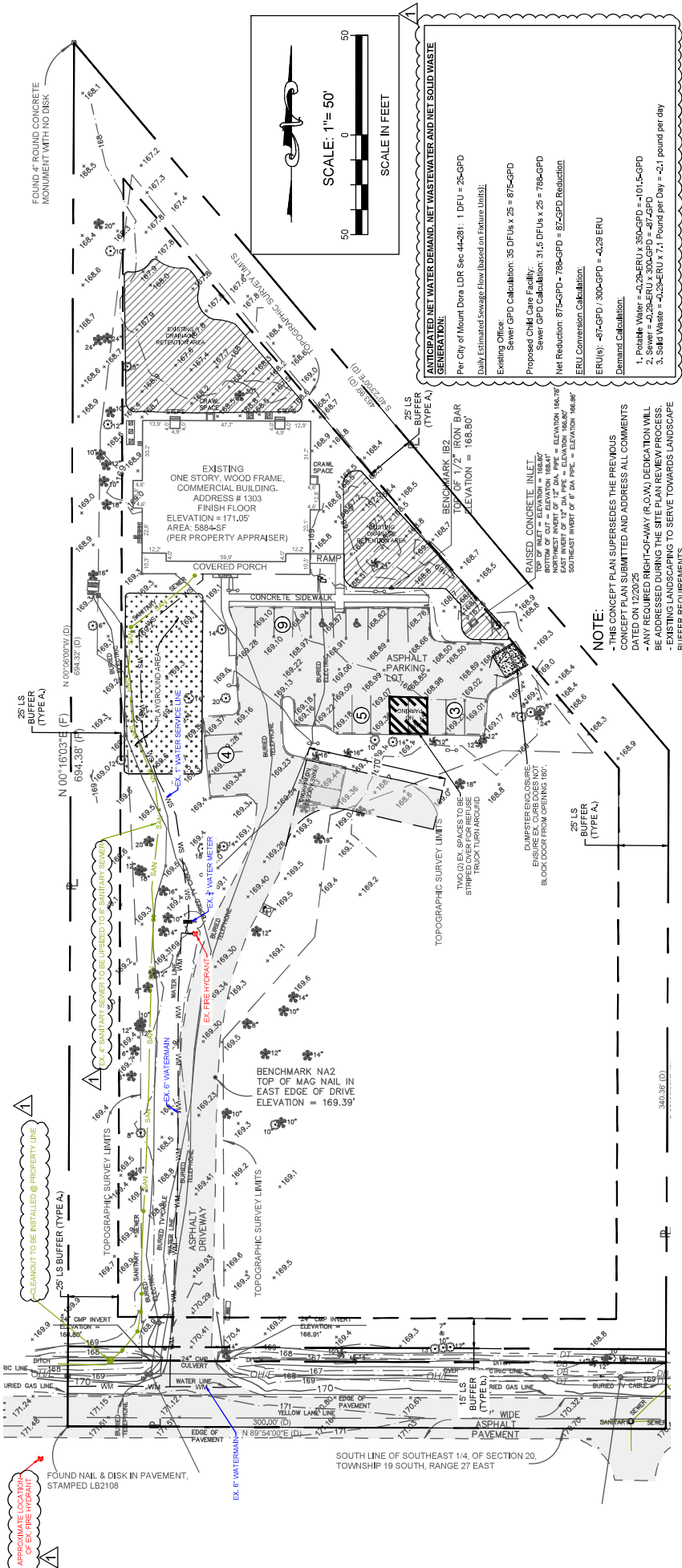
ATTACHMENTS:

Vicinity Map

Aerial Map

Zoning Map

Application (includes concept plan)



Boundary	Adjacent Zoning	Buffer Type	Buffer Description	Planting Requirements (per 100 linear feet)
Northern	C-3	Type "A"	Min. 25-ft wide	(a) 3 Canopy Trees (b) 5 Understory Trees (c) Shrubbery/Hedge
Eastern	C-3	Type "A"	Min. 25-ft wide	(a) 3 Canopy Trees (b) 5 Understory Trees (c) Shrubbery/Hedge
Southern	R-2	Type "B"	Min. 15-ft wide	(a) 3 Canopy Trees (b) 10 Understory Trees (c) Shrubbery/Hedge
Western	C-3	Type "A"	Min. 25-ft wide	(a) 3 Canopy Trees (b) 5 Understory Trees (c) Shrubbery/Hedge

PROJECT DESCRIPTION	STAFF & FACILITY (MAX)	EXISTING PARKING SPACES	PROPOSED PARKING SPACES
THIS PROJECT PROPOSES TO CONVERT INTO A CHILD CARE FACILITY WITH A MAXIMUM CAPACITY OF 60 STUDENTS.	11 EMPLOYEES STAFF & FACILITY (MAX)	25 TOTAL SPACE (23 STANDARD SPACE + 1 HANDICAP) REQUIRED PARKING SPACES: 17 SPACES (CALC: (60 CLIENTS/10) + 11 EMPLOYEE) = 17 SPACES	PROPOSED PARKING SPACES: 21 SPACES EXISTING ACCESSIBLE (RESERVED) SPACES: 2 HANDICAP SPACE REQUIRED ACCESSIBLE (RESERVED) SPACES: 1 HANDICAP SPACE PROPOSED ACCESSIBLE (RESERVED) SPACES: 2 HANDICAP SPACE
ALT KEY	3310396		
PARCEL ID (S)	20-19-27-000-400-02200		
TOTAL ACREAGE	3.36-AC (146,290-SF)		
ZONING	(OP) - PROFESSIONAL OFFICE		
FUTURE LAND USE	OFFICE		
LAND USE	EXISTING OFFICE PROPOSED: CHILD CARE CENTER		

SITE DATA TABLE

60 STUDENTS

11 EMPLOYEES

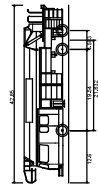
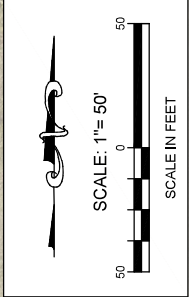
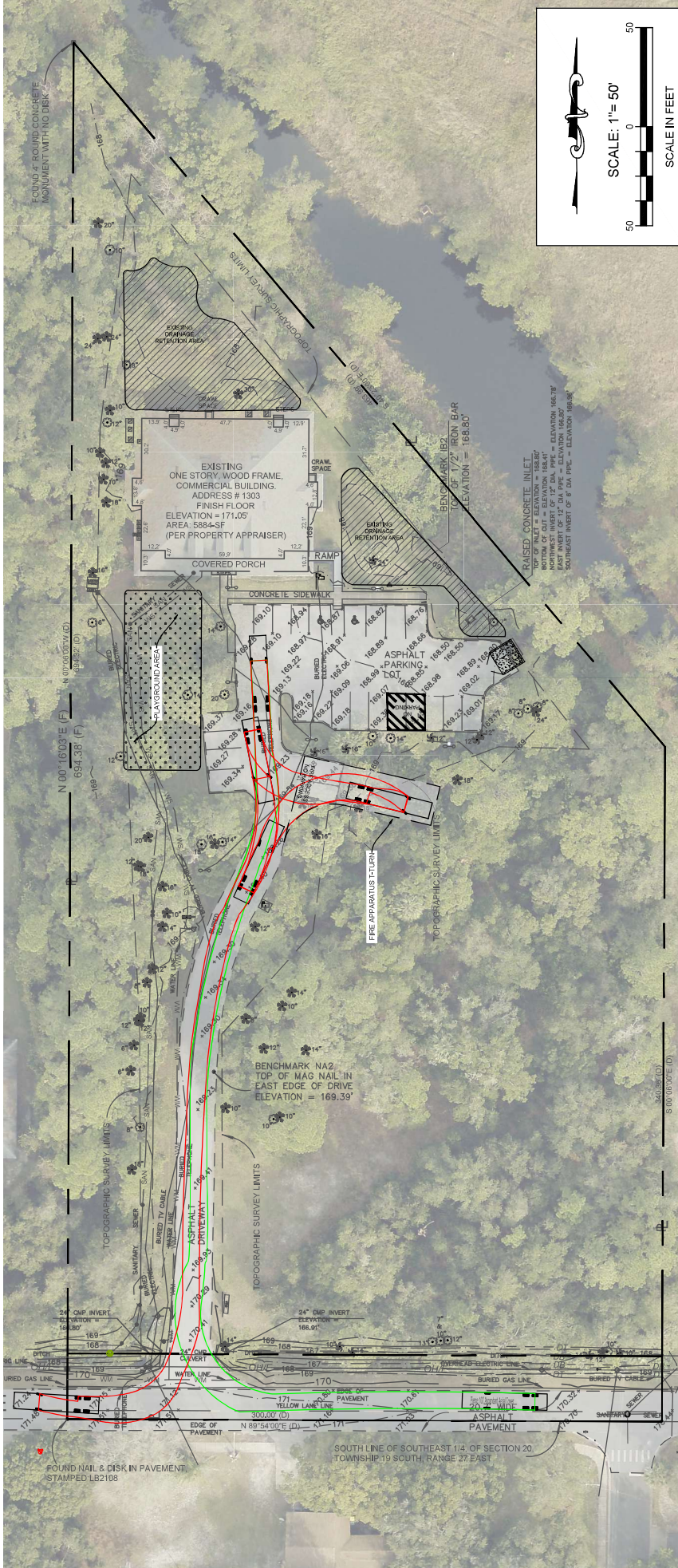
EXISTING PARKING SPACES: 25 TOTAL SPACE (23 STANDARD SPACE + 1 HANDICAP)
REQUIRED PARKING SPACES: 17 SPACES (CALC: (60 CLIENTS/10) + 11 EMPLOYEE) = 17 SPACES
PROPOSED PARKING SPACES: 21 SPACES
EXISTING ACCESSIBLE (RESERVED) SPACES: 2 HANDICAP SPACE
REQUIRED ACCESSIBLE (RESERVED) SPACES: 1 HANDICAP SPACE
PROPOSED ACCESSIBLE (RESERVED) SPACES: 2 HANDICAP SPACE

PROVIDED BY: AMERICAN VETERAN SURVEY COMPANY, INC.
FIELD DATE: 02/25/26
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83

David Clutts
2026.05.04 ON 16:12:10
-04'00"

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY
DAVID L. CLUTTS
No. 47684
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEAL: THIS DOCUMENT IS NOT CONSIDERED SIGNED, SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS.
CIVIL ENGINEERING SOLUTIONS, INC.
332 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL: (852) 742-5011



Fire Apparatus Turning Template
 (PROVIDED BY THE CITY OF MOUNT DORA FIRE DEPARTMENT)

LEGEND

- WHEEL PATH ENTERING SITE
- WHEEL PATH EXITING SITE



**Florida Building
Material Alliance**

August 1, 2025

To whom it may concern;

As agent for the Florida Building Material Alliance, and on behalf of the Board of Directors of the Florida Building Material Alliance, I submit this letter for your consideration.

The property in question at 1303 Limit Avenue, Mount Dora, FL, 32757 is owned by the Florida Building Material Alliance.

Let this letter give John Stover, President of Waterman Early Learning Academy, Inc., authorization to act on behalf of Florida Building Material Alliance in submitting a Conditional Use Permit (CUP) Application to the City of Mount Dora for the property located at 1303 Limit Avenue. The proposed use of the property is daycare/private school. The conditional use permit request is permissible in Section 2.5.1.5: c. private schools and i. daycare centers, in the Mount Dora zoning regulations. This letter is valid upon the earlier of 6 months from the date of signature or upon written revocation by FBMA

Regards,

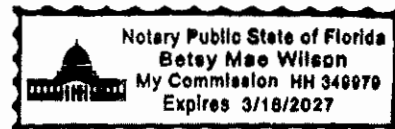
Kristina K. Berano

Executive Director

Florida Building Material Alliance

428 Teague Trail, Lady Lake, FL 32159

kristina@fbma.org ~ 352.383.0366



Betsy Mae Wilson

8-01-2025

DL# B650511696090

Legend

City Limits

In
Out

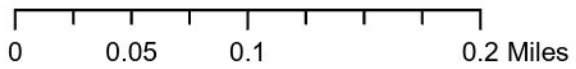
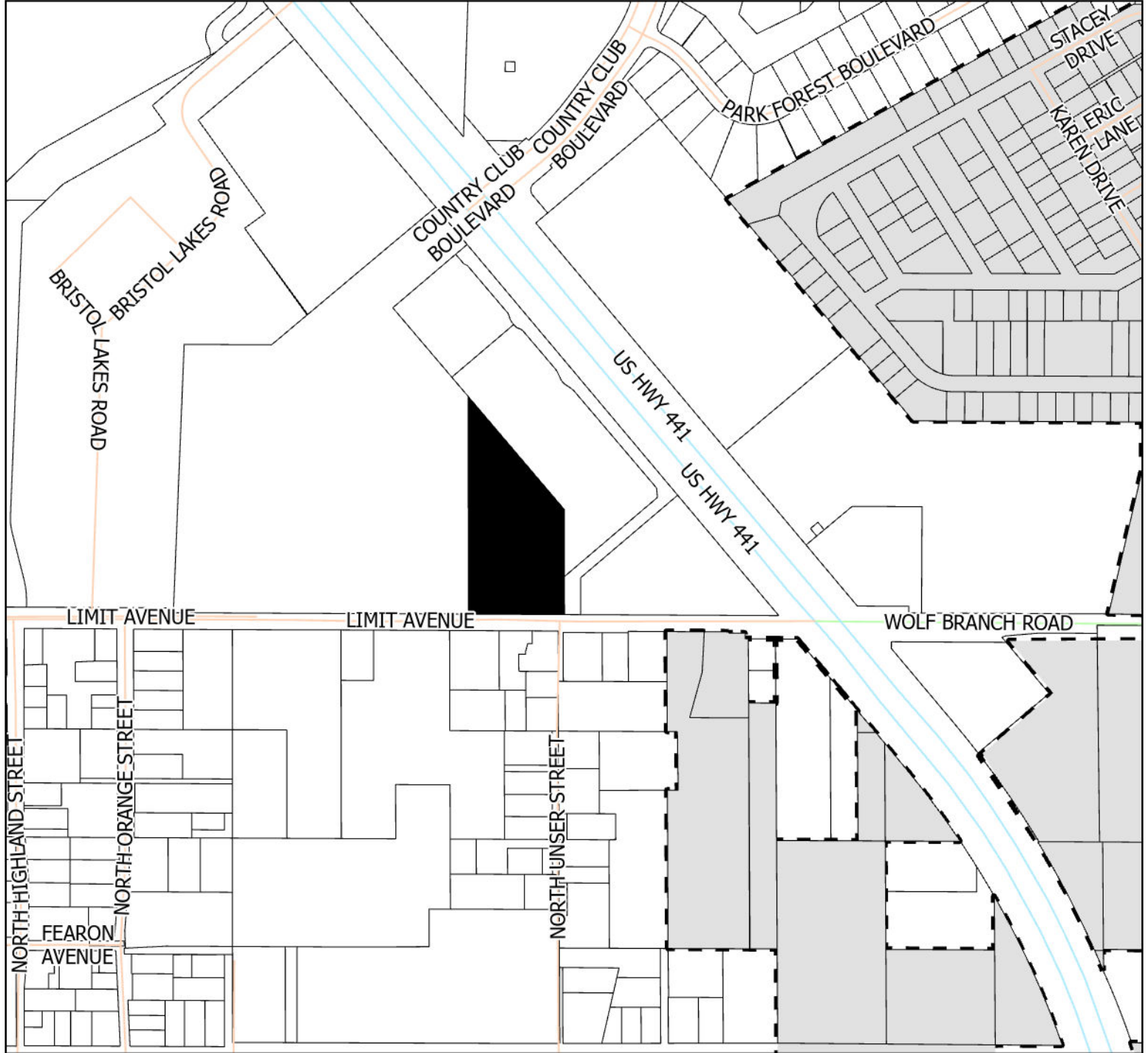
Subject Parcel

VICINITY MAP

N



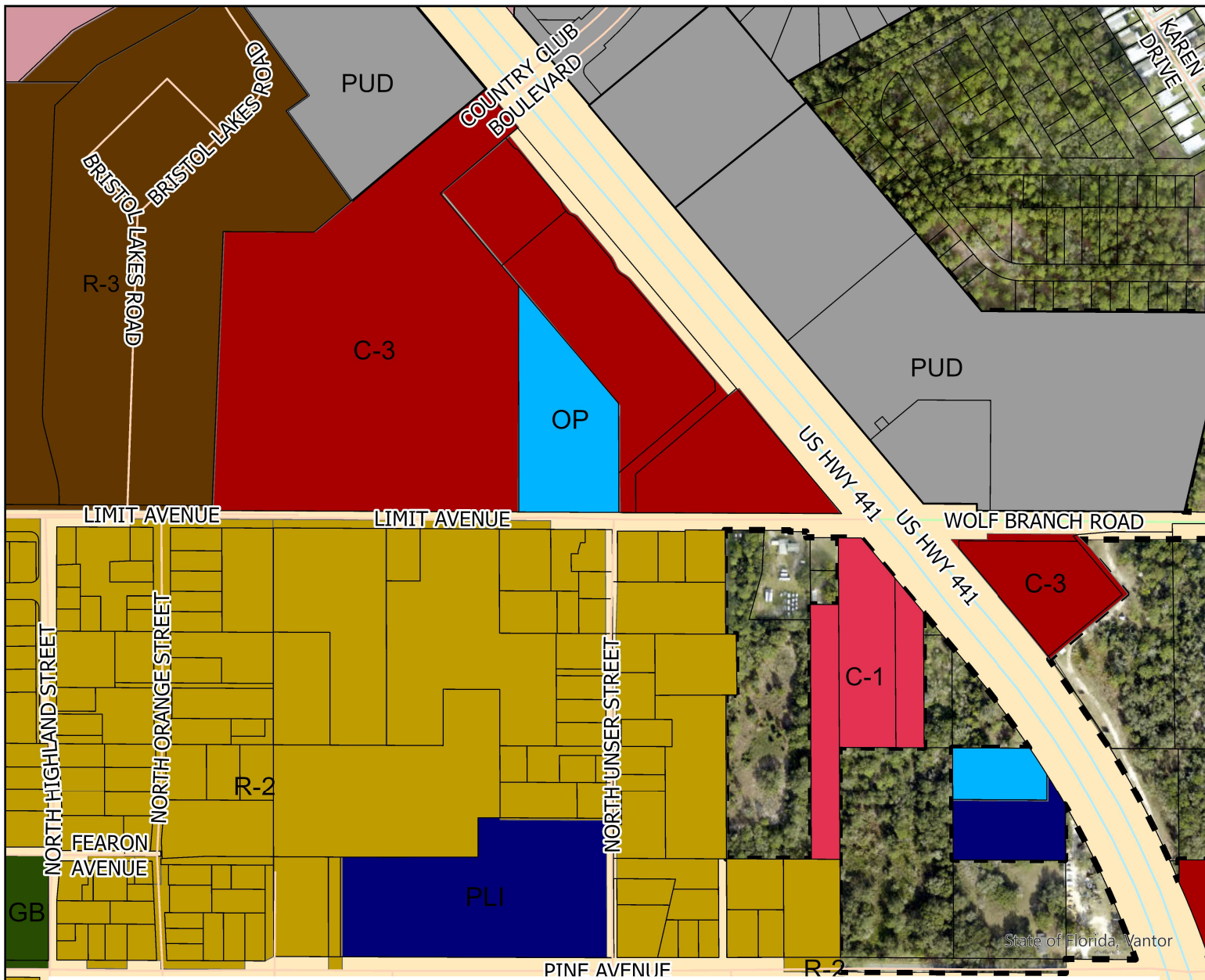
Request for Conditional Use Permit (CUP)
for Waterman Early Learning Academy / Waterman Christian Academy
Day Care Use in Office Professional (OP) Zoning District



Date Exported: 6/4/2026 11:23 AM

City of Mount Dora Zoning Map

Request for Conditional Use Permit
to allow child day care facility (60 student max)
in Office Professional (OP) Zoning District



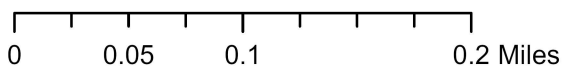
Legend

City of Mount Dora Zoning District

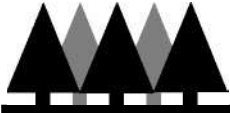
- C-1 Neighborhood Commercial
- C-3 Highway Commercial
- GB Green Belt

- OP Office Professional
- PLI Public Lands and Institutions
- PUD Planned Unit Development
- County PUD

- R-2 Duplex Residential
- R-3 Multi-Family Residential
- Historic District-2
- Subject Parcels



Date Created 03/03/2026



Civil Engineering Solutions, Inc.

Civil & Environmental Engineering

May 4, 2026

City of Mount Dora, Planning & Development Department
510 N. Baker Street
Mount Dora, FL 32757

RE: Waterman Early Learning Academy, Daily Wastewater Estimate Calculations
(Alt Keys: 3310306)

To whom this may concern:

The purpose of this letter is to provide an estimated daily wastewater flow comparison for the proposed conversion of an existing 5,884-sf office building to a 60-student child care facility. Two independent methods were used to estimate wastewater flows. The first is based on drainage fixture units (DFU) in accordance with City of Mount Dora LDR Sec 44-281, and the second is based on FDEP Chapter 62-6 FAC Table 1 for system design.

Method 1: Fixture Unit Estimated Sewage Flow

Use	DFU	Conversion Factor	Estimated Daily Flow (GPD)
Existing Office	35	25 GPD/DFU	875
Proposed Daycare	31.5	25 GPD/DFU	788

The existing office generates approximately 875 GPD, while the proposed daycare generates approximately 788 GPD, resulting in a net decrease of 87 GPD.

Method 2: FDEP Chapter 62-6 Table 1 Estimated Sewage Flow

Use	Design Rate	Calculation	Estimated Daily Flow (GPD)
Existing Office Building	15 GPD / 100 SF	$5,884 \text{ SF} \div 100 \times 15$	883
Proposed Daycare / School	10 GPD/student + 15 GPD/employee	$(60 \times 10) + (11 \times 15)$	765

The proposed daycare is estimated to generate 765 GPD compared to 883 GPD for the existing office building, resulting in a net decrease of 118 GPD.

In summary, both calculation methods demonstrate that the proposed daycare facility will generate less wastewater flow than the existing office use. Thus, there are no anticipated impacts to the existing

sewer sanitary system as a result from this project.

Sincerely,

David Clutts, P.E.
FL Reg. 47684
Civil Engineering Solutions, Inc.

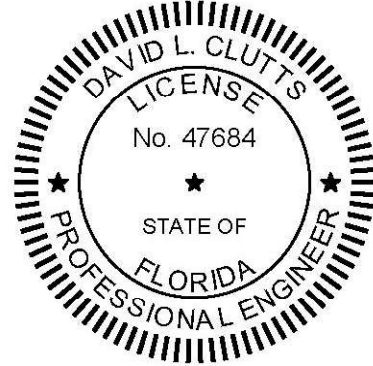
Cc: File

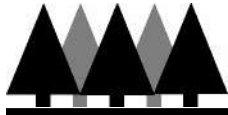
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CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 742-5011





Date: May 4, 2026

To: Ryan Winkler, Senior Planner
Office of Planning and Development
510 North Baker Street
Mount Dora, FL 32735

Subject: Queuing Analysis for Waterman Early Learning Academy
(Revised on 5/4/2026 to reduced max enrollment from 120 students to 60 students)

Introduction

This Vehicle Queuing Analysis has been prepared for Waterman Early Learning Academy, a proposed daycare facility located at 1303 Limit Avenue, Mount Dora, Florida 32757. The purpose of this analysis is to evaluate on-site vehicular circulation and queuing during peak operational hours and to evaluate if the existing on-site queue length is adequate to serve this project without any additional improvements, and to ensure queuing won't back up on Limit Avenue.

The proposed daycare facility will serve a maximum enrollment of 60 students and 11 employees.

Hours Of Operation and Peak Activity Periods

Waterman Early Learning Academy operates Monday through Friday from 6:00 AM to 6:00 PM. Peak activity windows are:

- AM Drop-Off: 6:00 AM to 9:00 AM
- PM Pick-Up: 3:00 PM to 6:00 PM

This site does not operate with a curbside drop-off line or stacking lane. Parents/guardians will park in on-site parking spaces, walk into the building to drop off or pickup the child, and then return to their vehicle and exit.

Per coordination with the owner, a typical parent drop-off/pick-up event takes 3–4 minutes inside the building. For conservative analysis, the following was assumed:

- 3.5 minutes inside the building, plus
- 4 minutes to return to the vehicle and exit,
- Total time = 7.5 minutes per vehicle.

Existing On-Site Conditions

A queue diagram is provided with this analysis (see Diagram D1.0). As standard practice, a 25' vehicle storage length is assumed (which consider vehicle length and spacing between vehicles).

Based on Diagram D1.0, the maximum internal driveway storage (if used as a queue) is equivalent to 14 vehicles:

- Available internal queue storage: 14 vehicles
- Queue length: 14 vehicles × 25 ft/vehicle = 350 ft

The site contains 21 existing parking spaces, including 2 ADA spaces.

In the analysis, it is assumed that all 11 employees are working and occupy 11 spaces, and it is assumed no ADA spaces are used by parents for pick-up/drop-off. Therefore, the available parent parking during peak activity is **8 spaces**.

Total Parking (21 spaces) – Employees (11 spaces) - ADA Spaces (2 spaces) = 8 available space for pickup

Peak-Hour Vehicle Demand (ITE)

Peak-hour trip demand was determine using the ITE Trip Generation Manual (12th Edition), Land Use 565 – Day Care Center.

Peak Hour of Adjacent Street Traffic One Hour Between 4 p.m, and 6 p.m

Rate.: 0.79 trips/hour/student

Peak Hour: 60 students x 0.79 = 47 trips

For queuing/parking turnover, the trips were converted vehicle entering the site; thus, the peak hour was divide by 2,

- Vehicle entering site during peak hour: $47/2 = 23.5$ vehicles/hour \rightarrow 24 vehicles/hour

Mythology and Parameter

Because this site does not have a stacking lane and parents must park, the “queue” is best represented as the number of vehicles needing parking at the same time (i.e., concurrent demand). If parking demand temporarily exceeds available parent spaces, vehicles would then wait to park.

Entering the Site:

Parameters:

- Total Number of Vehicles: 24 vehicles during the peak hour
- Available Parking Space: 8 available spaces
- Total Trip Time: 7.5 minutes to pickup their child, return to their vehicle, and leave the site

Calculations:

Case 1: No Queuing (Parking Only)

$$T = \frac{\text{Total Number of Vehicle} \times \text{Total Trip Time}}{\text{Number of Availble Parking Spaces}}$$

$$T = \frac{24 \text{ Vehicles} \times 7.5 \text{ minutes}}{8 \text{ Avaiable Parking Spaces}} = 22.5 \text{ Minutes}$$

Result: If the 24 peak-hour vehicles arrive over a 22.5-minute period or longer, all vehicles can be accommodated with no expected queuing.

Case 2: Utilizing Maximum Available Internal Queue Storage for Vehicles Exiting the Site

$$T = \frac{(Total\ Number\ of\ Vehicle - Availble\ Queue\ Storage) \times Total\ Trip\ Time}{Number\ of\ Availble\ Parking\ Spaces}$$
$$T = \frac{(24\ Vehicles - 14\ Vehicles) \times 7.5\ minutes}{8\ Availble\ Parking\ Spaces} = 9.4\ Minutes$$

Result: If the entire peak-hour demand of 24 vehicles arrives within approximately 9.4 minutes, the site can still operate without off-site impacts by utilizing the available 14-vehicle internal queue storage.

Exiting the Site:

Case 1: No Internal Queueing of Vehicles Exiting the Site

$$T = \text{Time allotted at the stop sign per vehicle}$$

$$T = \frac{Total\ Trip\ Time}{Number\ of\ Availble\ Parking\ Spaces}$$

$$T = \frac{7.5\ minutes}{8\ Avaiable\ Parking\ Spaces} = 0.94\ Minutes\ or\ 56.4\ seconds$$

Result: Each exiting vehicle is allotted approximately 56.4 seconds at the stop sign before queuing would occur.

Case 2: Utilizing Maximum Available Internal Queue Storage for Vehicles Exiting the Site

$$T = \text{Time allotted at the stop sign}$$

$$T = \frac{Total\ Trip\ Time}{Number\ of\ Availble\ Parking\ Spaces} \times \text{Queue Storage}$$

$$T = \frac{7.5\ minutes}{8\ Avaiable\ Parking\ Spaces} \times 14\ Vehicles = 13.1\ Minutes\ or\ 786\ seconds$$

Result: By utilizing the available internal queue storage for 14 vehicles, the site can accommodate

approximately 13.1 minutes of additional internal queuing time. This means the internal queue storage provides additional time for vehicles exiting the site to wait at the stop sign without creating off-site impacts.

Summary:

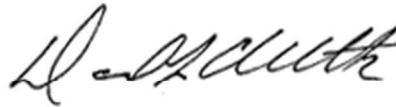
As demonstrated in the calculations above, assuming all 24 vehicles in the peak-hour arrive over a 22.5-minute period or longer, all vehicles can be accommodated with no expected queuing and utilizing available queuing storage, the entire peak-hour demand of 24 vehicles can arrive within approximately 9.4 minutes without there being off-site impacts.

Vehicle exiting the site is allotted approximately 56.4 seconds at the stop sign before queuing would occur. Utilizing the available internal queue storage for 14 vehicles, the site can accommodate approximately 13.1 minutes of additional internal queuing time.

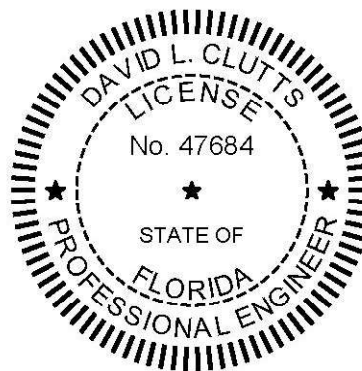
Sincerely,



Wade Gannaway, E.I
Civil Engineering Solutions, Inc.
(352) 742-5011
wade.gannaway@civilengsolutions.com



David Clutts, P.E.
President
Civil Engineering Solutions, Inc.
(352) 742-5011
dclutts@civilengsolutions.com



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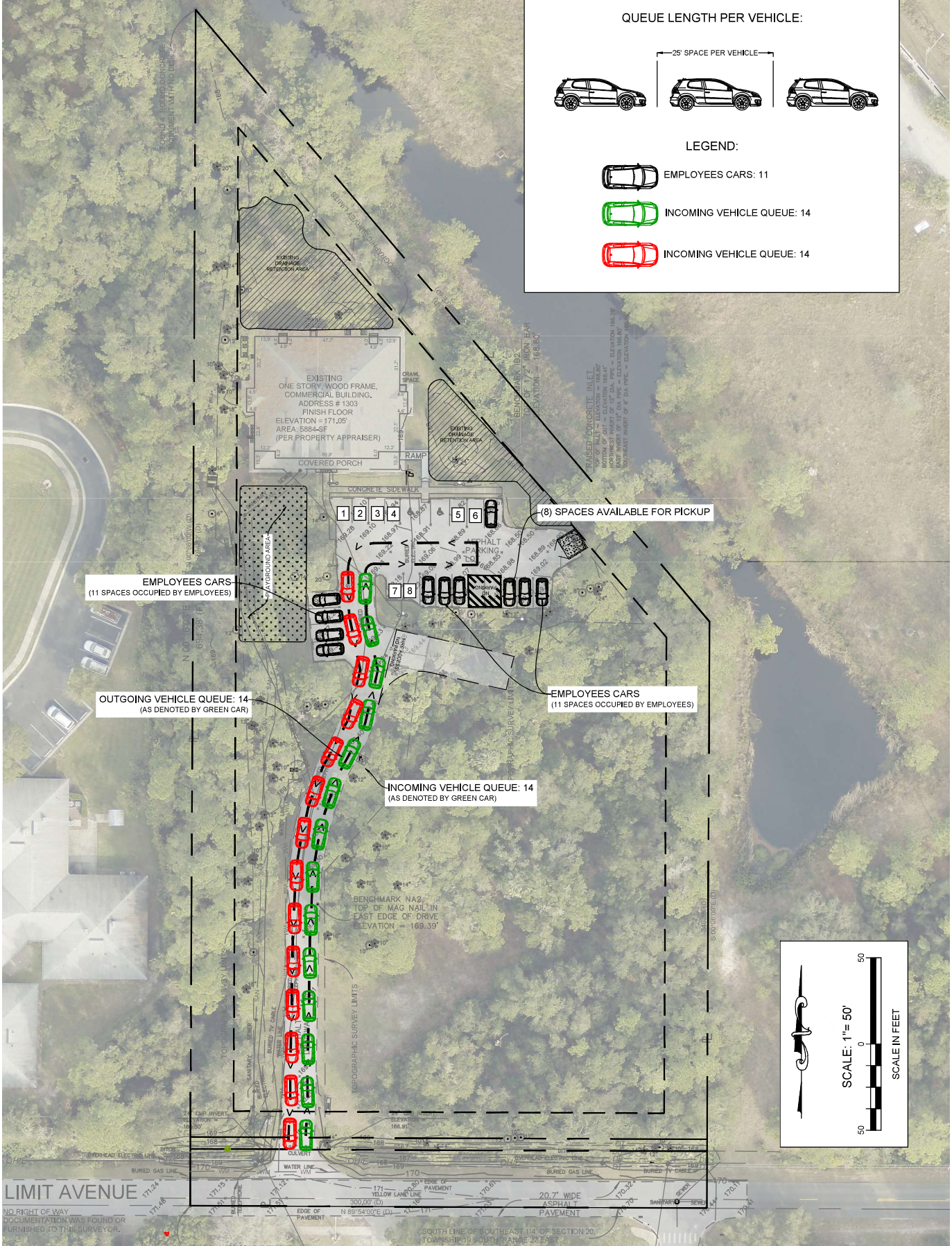
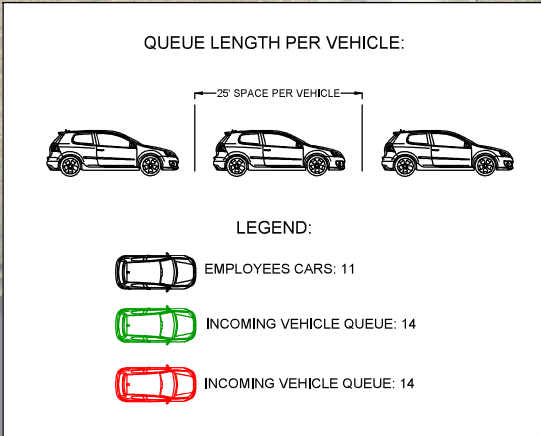
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TAVARES, FLORIDA 32778
TEL. (352) 742-5011

Attachments:

1. D.1 Queueing Diagram
2. ITE Trip Generation Peak Hour

QUEUING DIAGRAM WATERMAN EARLY LEARNING ACADEMY



SHEET NUMBER	D10
QUEUING DIAGRAM	
SHEET SIZE	11 X 17
ISSUE DATE	03/27/25
FILE NUMBER	25129
DRAWN BY: W.G. CHURCH BY: DC	

WATERMAN EARLY LEARNING ACADEMY
QUEUING DIAGRAM
MOUNT DORA, FLORIDA

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering

32116th Palmetto Ave., Tampa, FL 33613
Phone: 813-281-1111 Fax: 813-281-2244
www.civil-engineering.com

REVISIONS	
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Land Use: 565

Day Care Center

Description

A day care center is a facility where care for preschool children is provided, normally during daytime hours. A day care facility generally includes classrooms, offices, eating areas, and playgrounds. A center may also provide after-school care for school-age children.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Florida, Maryland, Minnesota, New Hampshire, New Jersey, New York, North Carolina, Oregon, Tennessee, Texas, and Wisconsin.

Source Numbers

335, 336, 337, 355, 418, 536, 550, 562, 583, 633, 734, 866, 869, 877, 878, 954, 959, 981, 1236

Day Care Center (565)

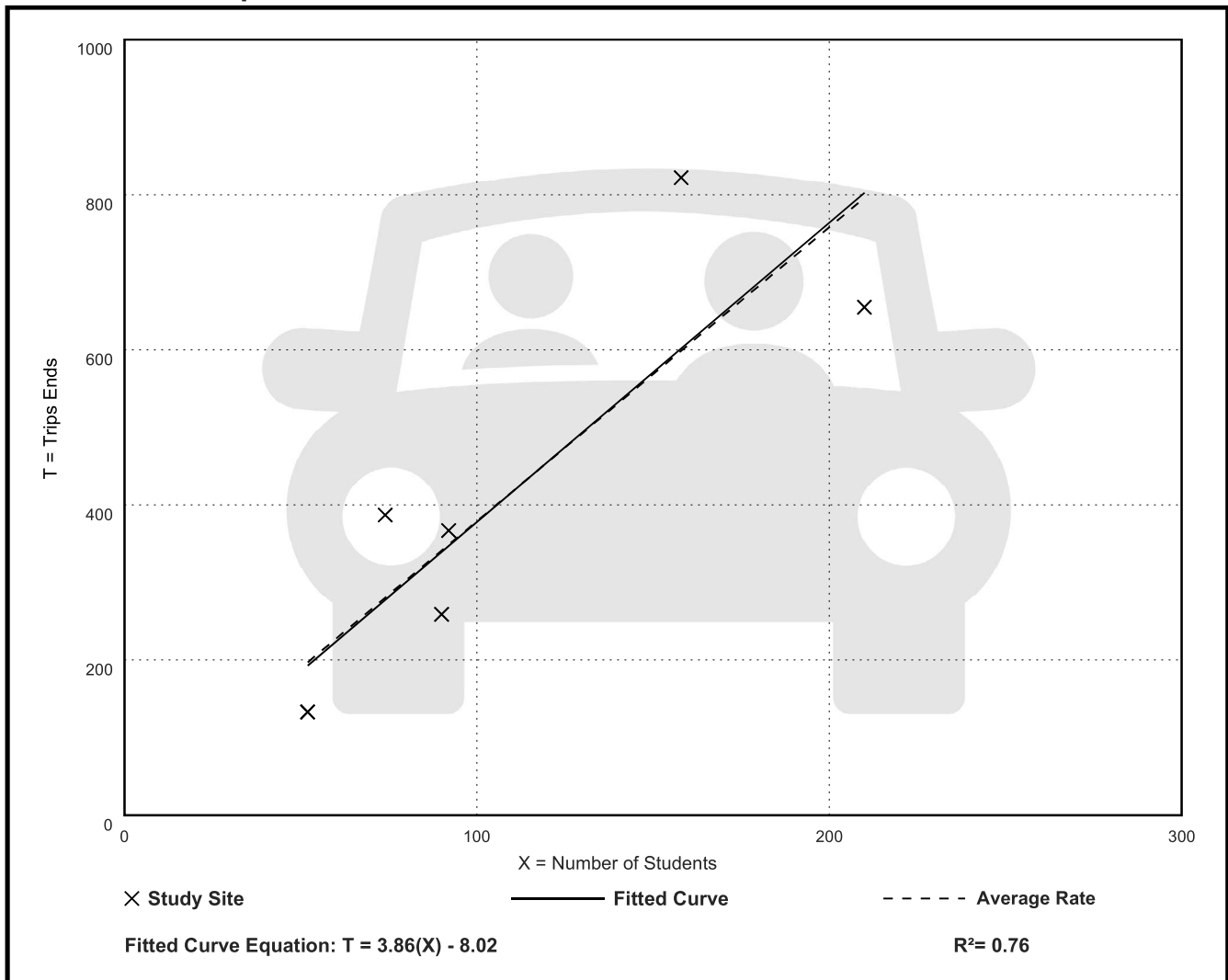
Vehicle Trip Ends vs: Students
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Students: 104
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
3.79	2.56 - 5.23	1.13

Data Plot and Equation



Day Care Center (565)

Vehicle Trip Ends vs: **Students**

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 63

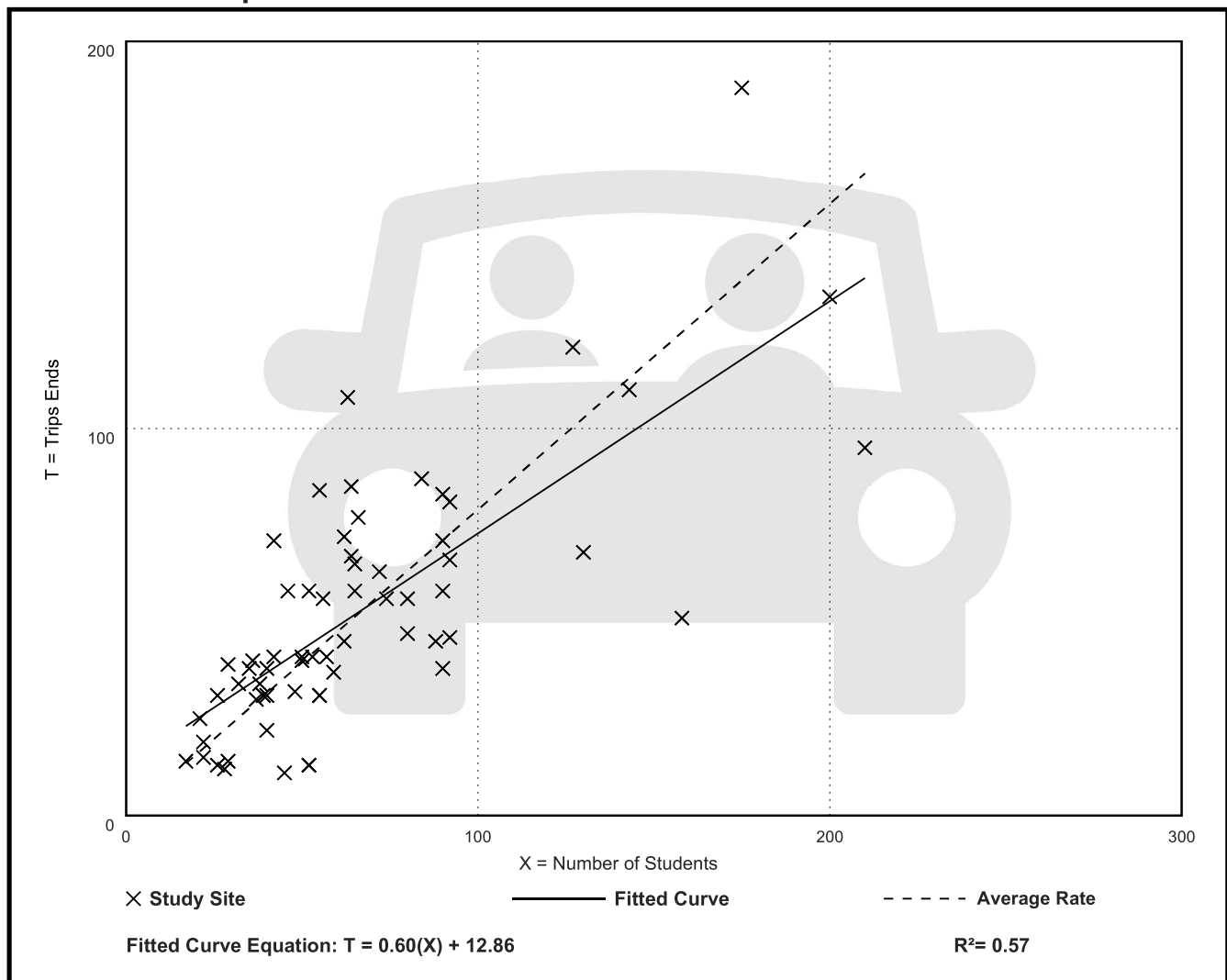
Avg. Num. of Students: 67

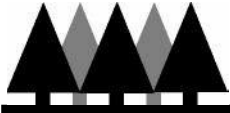
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.71	0.31

Data Plot and Equation





Civil Engineering Solutions, Inc.

Civil & Environmental Engineering

May 4, 2026

City of Mount Dora, Planning & Development Department
510 N. Baker Street
Mount Dora, FL 32757

RE: Waterman Early Learning Academy, Request for Exemption Letter
(Revised to Include Weekdays AM Trips, Date: 4/24/2026)
(Alt Keys: 3310306)

To whom this may concern:

In accordance with the City of Mount Dora Traffic Impact Study Guidelines Document, I am providing the following project trip generation and distribution report for the proposed conversion from office space to child care facility.

The City of Mount Dora Traffic Impact Study Guidelines have provisions that allow us to submit a Request for Exemption Letter if the development generation less than 101 trip ends or driveway volume on the adjacent roadway[s] during the weekday and weekend AM and PM peak hour.

As such as part of our conditional use permit process with the City of Mount Dora, we are submitting the attached documents in lieu of a formal traffic study.

Please refer to the attached information and data.

Project Name: Waterman Early Learning Academy

Purpose: Conditional Use Permit Approval (Project generated less than 101 trips in the peak hour.)

Justification for Exemption: Generates 37 AM peak hour trips and 34 PM peak hour trips.

Project Description: Converting an office building into a child care facility

Site Location: Alt Key: 3310306, 1000 ft east of the intersection of Limit Avenue and US 441

Affected Road (s): Limit Street

Trip Generation Summary - Waterman Early Learning Academy, (Rates-based calculations using attached ITE Trip Generation Manual 12 th Edition)					
Project Input	Value	Units			
Existing Structure Area	5884.00	SF			
Existing Structure Area per 1000-sf	5.88	1000-SF			
Proposed Day Care Enrollment	60	Students			
Proposed Use: ITE LU 565 - Day Care Center					
Period	Unit	Input	ITE Rate	Trips	
Weekday Daily	Students	60	3.79	227	daily trips
Weekday AM Peak Hour of Adjacent Street Traffic	Students	60	0.79	47	peak hour trips
Weekday PM Peak Hour of Adjacent Street Traffic	Students	60	0.79	47	peak hour trips
Weekend / Saturday Adjacent Street Traffic*	Students	60	N/A	N/A	
*Closed on Weekends					
Existing Use: ITE LU 712 - Small Office Building					
Period	Unit	Input	ITE Rate	Trips	
Weekday Daily	1,000 SF GFA	5.88	14.39	85	daily trips
Weekday AM Peak Hour of Adjacent Street Traffic	1,000 SF GFA	5.88	1.64	10	peak hour trips
Weekday PM Peak Hour of Adjacent Street Traffic	1,000 SF GFA	5.88	2.16	13	peak hour trips
Weekend / Saturday Adjacent Street Traffic*	1,000 SF GFA	N/A	N/A	N/A	
*Closed on Weekends					
Net New Trips (Day Care - Existing Office)					
Period	Day Care Trips	Existing Office Trips	Net New Trips		
Weekday Daily	227	85	142	daily trips	
Weekday AM Peak Hour of Adjacent Street Traffic	47	10	37	peak hour trips	
Weekday PM Peak Hour of Adjacent Street Traffic	47	13	34	peak hour trips	
Weekend / Saturday Adjacent Street Traffic*	N/A	N/A	N/A		
*Closed on Weekends					

Trip Distribution:

As shown in the chart above, the AM peak hour represents the greater impact; therefore, the trip distribution calculations and the attached figure are based on AM peak hour conditions.

1. Proposed: Day Care Center Entering/Existing Distribution - 43% entering (25 trips), 53% exiting (22 trips)
2. Existing: Small Office Building Entering/Existing Distribution - 83% entering (8 trips), 17% exiting (2 trips)
3. Net: Entering (25 – 8 = 17 trips), Exiting: (22-2 = 20 trips)
4. Affected Roadways: Limit Ave
5. Limit EB/WB Distribution:
 - a. Directional Factor: 53.7
 - b. Westbound 53.7% and Eastbound 46.3%

As demonstrated above, the net peak hour trips for this project generates 37 peak hour AM trips and 34 peak hour PM trips. These volumes are well below the Tier 3 Traffic Impact Study (TIS) threshold of 100 or more net new peak hour trips.

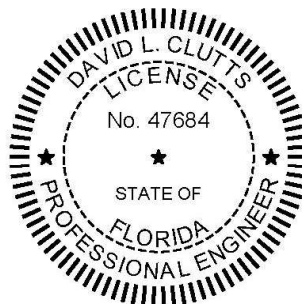
The attached documents provide additional information and the proposed trip distributions.

Based on the above presented analysis, we are requesting that this project be approved without the need for a Traffic Impact Study.

Should you have any questions, please do not hesitate to call our office.

Sincerely,

David Clutts, P.E.
FL Reg. 47684
Civil Engineering Solutions, Inc.



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TAVARES, FLORIDA 32778
TEL. (352) 742-5011

Cc: File

Attachments:

1-AM Peak Hour Trip Distribution Figure

2-ITE Trip Generation Graphs

3-FDOT Online Traffic Counts Map and Data



Trip General Manual, 12th Ed.

Day Care Center
 Vehicle Trip Ends vs Students
 On a: Weekday, Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

Net Peak Hour Trip: 37 Trip Ends
Affected Road: Limit Avenue (53.7% WB & 46.3% EB)
Directional Distribution: 47% entering, 53% exiting
Net Total Inbound: 17 Trips
Net Total Outbound: 20 Trips

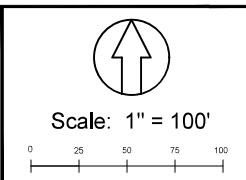
LEGEND:

OUTBOUND TRAFFIC
 INBOUND TRAFFIC

Project: 25129
 File: 25129-TRAFFIC
 Date: MAY 4, 2026
 Created By: WG

AM PEAK HOUR TRIP DISTRIBUTION (WEEKDAY)

WATERMAN EARLY LEARNING ACADEMY
 SEC 20 TWP 19S RNG 27E
 MOUNT DORA, FLORIDA



Civil Engineering Solutions, Inc.
 Civil & Environmental Engineering

322 NORTH ROCKINGHAM AVE.
 TAVARES, FL 32778
 352-742-5011 Fax: 352-742-5044
 admin@civlengsolutions.com

David Clifton, P.E. - FL, Lic. # 47664
 Date:

Land Use: 565

Day Care Center

Description

A day care center is a facility where care for preschool children is provided, normally during daytime hours. A day care facility generally includes classrooms, offices, eating areas, and playgrounds. A center may also provide after-school care for school-age children.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Florida, Maryland, Minnesota, New Hampshire, New Jersey, New York, North Carolina, Oregon, Tennessee, Texas, and Wisconsin.

Source Numbers

335, 336, 337, 355, 418, 536, 550, 562, 583, 633, 734, 866, 869, 877, 878, 954, 959, 981, 1236

Day Care Center (565)

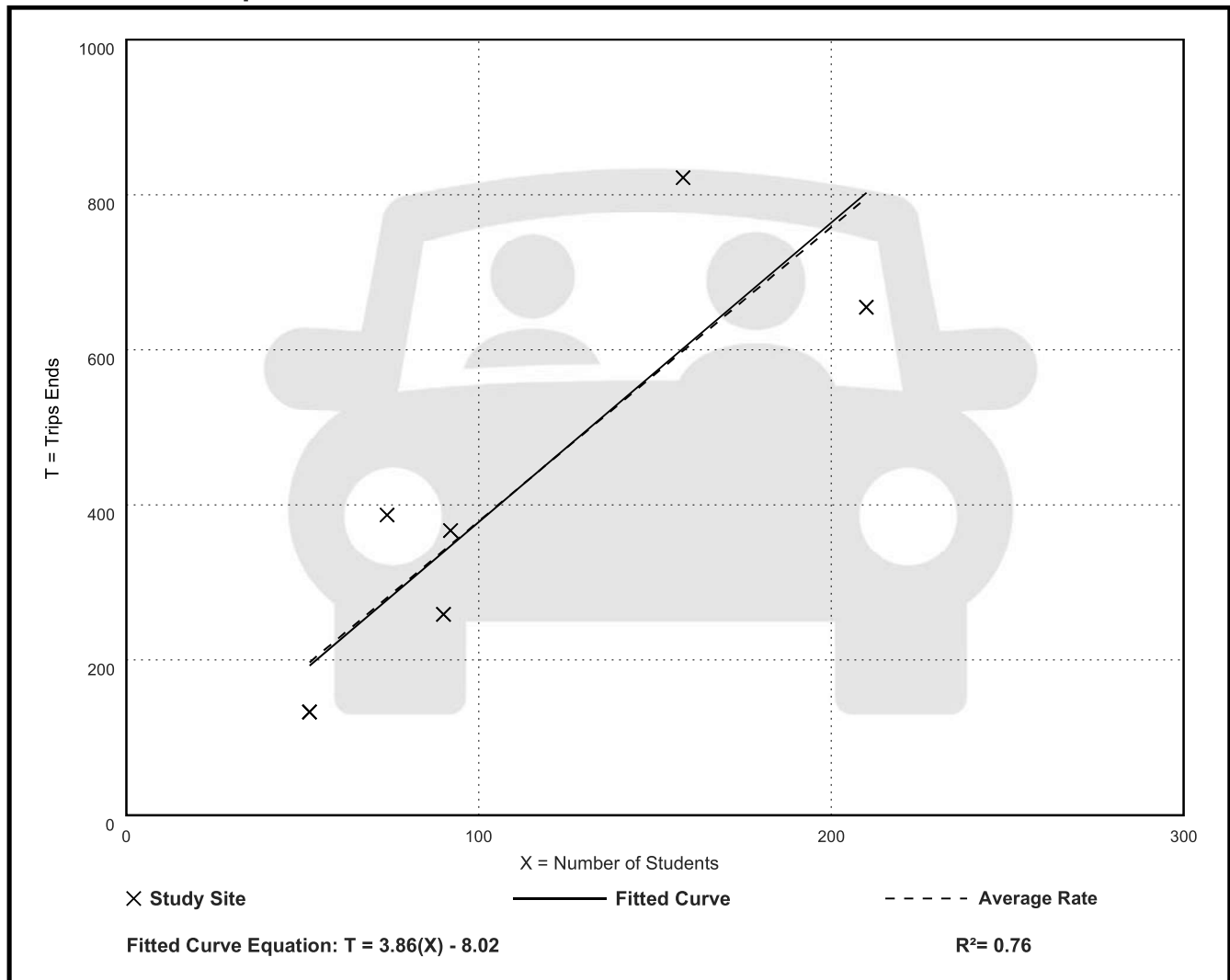
Vehicle Trip Ends vs: Students
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Students: 104
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
3.79	2.56 - 5.23	1.13

Data Plot and Equation



Day Care Center (565)

Vehicle Trip Ends vs: **Students**

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 63

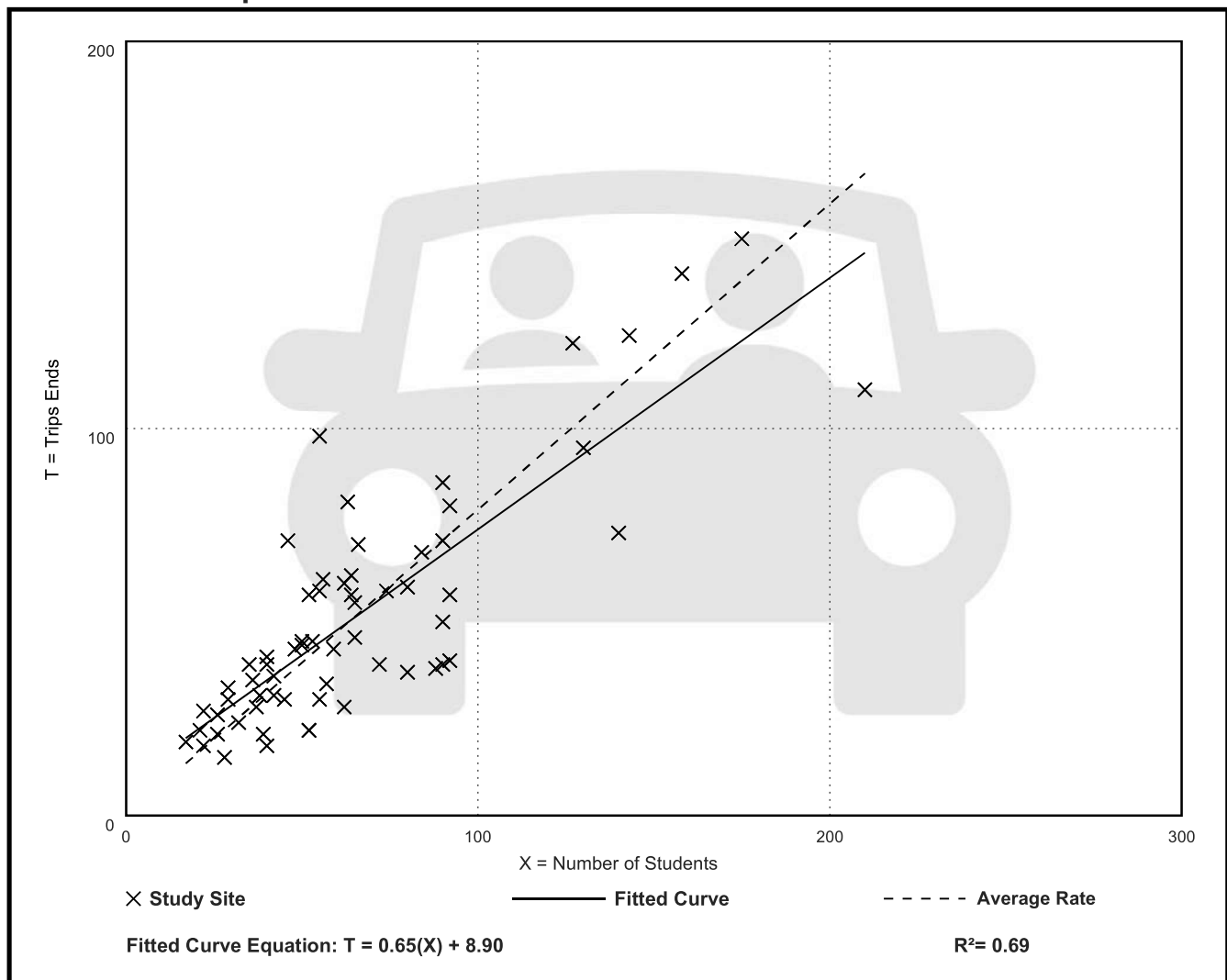
Avg. Num. of Students: 66

Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.42 - 1.78	0.26

Data Plot and Equation



Day Care Center (565)

Vehicle Trip Ends vs: Students

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 63

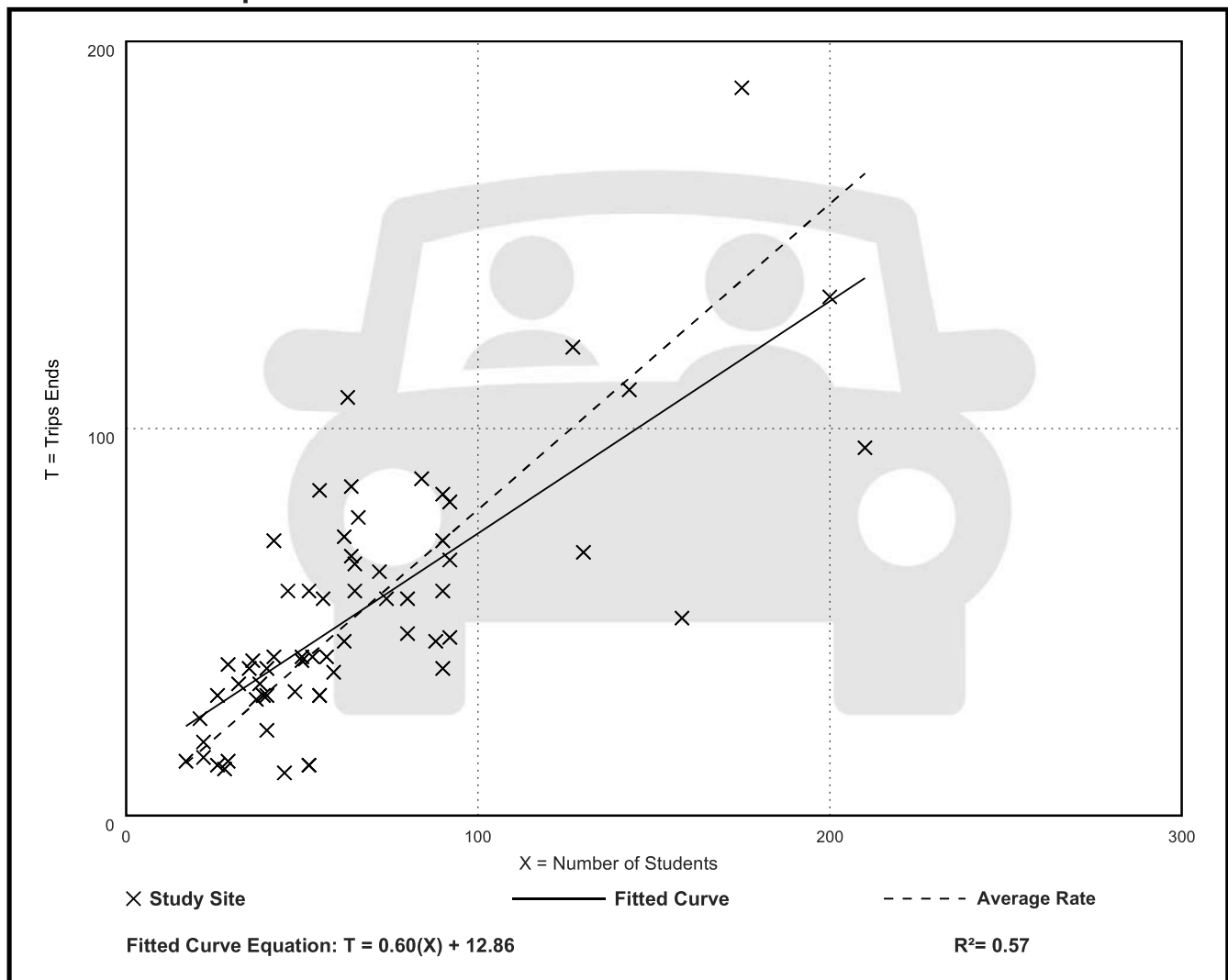
Avg. Num. of Students: 67

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.71	0.31

Data Plot and Equation



Land Use: 712

Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer type results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in California, New Jersey, Texas, and Wisconsin.

Source Numbers

418, 890, 891, 959, 1219

Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 21

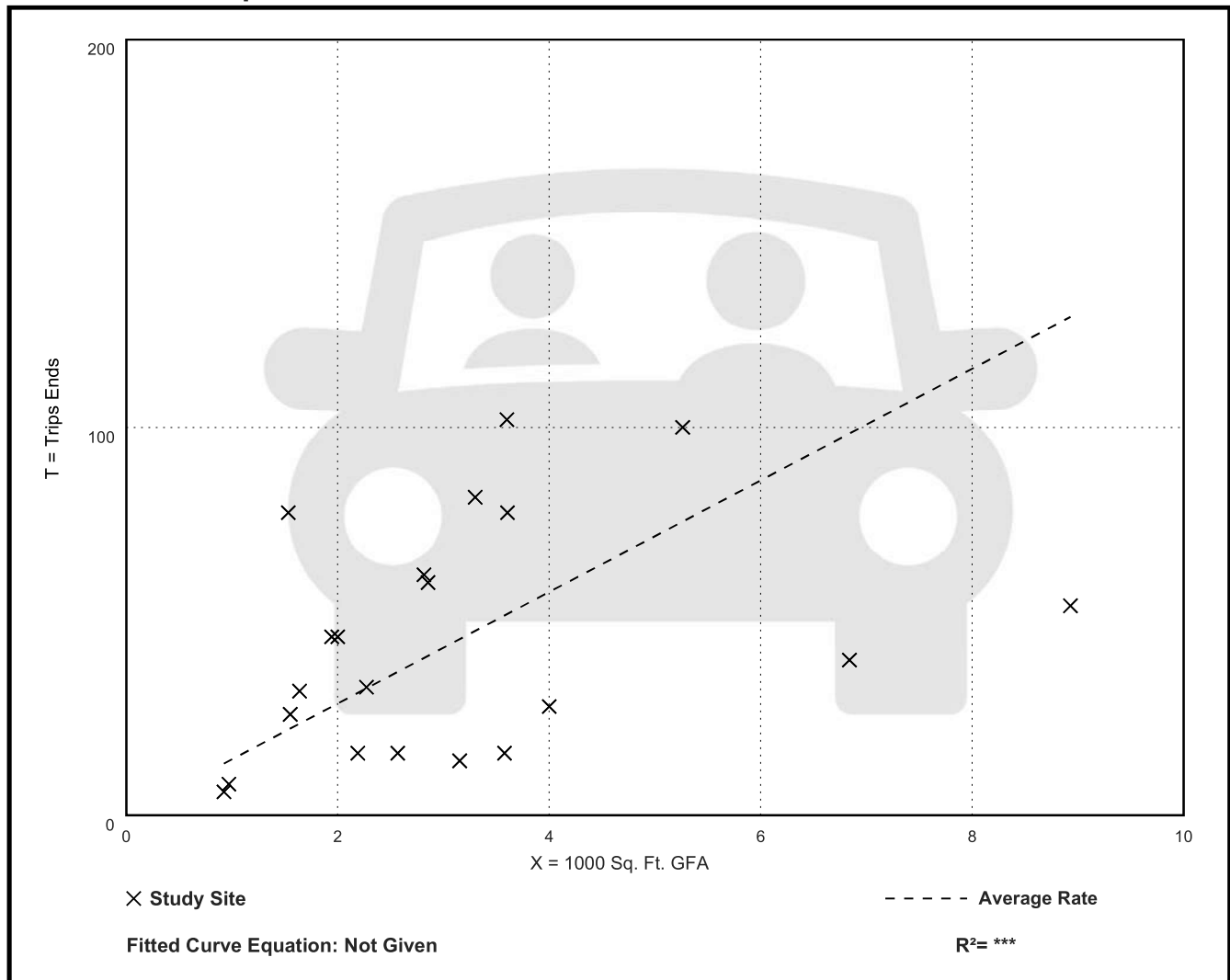
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 20

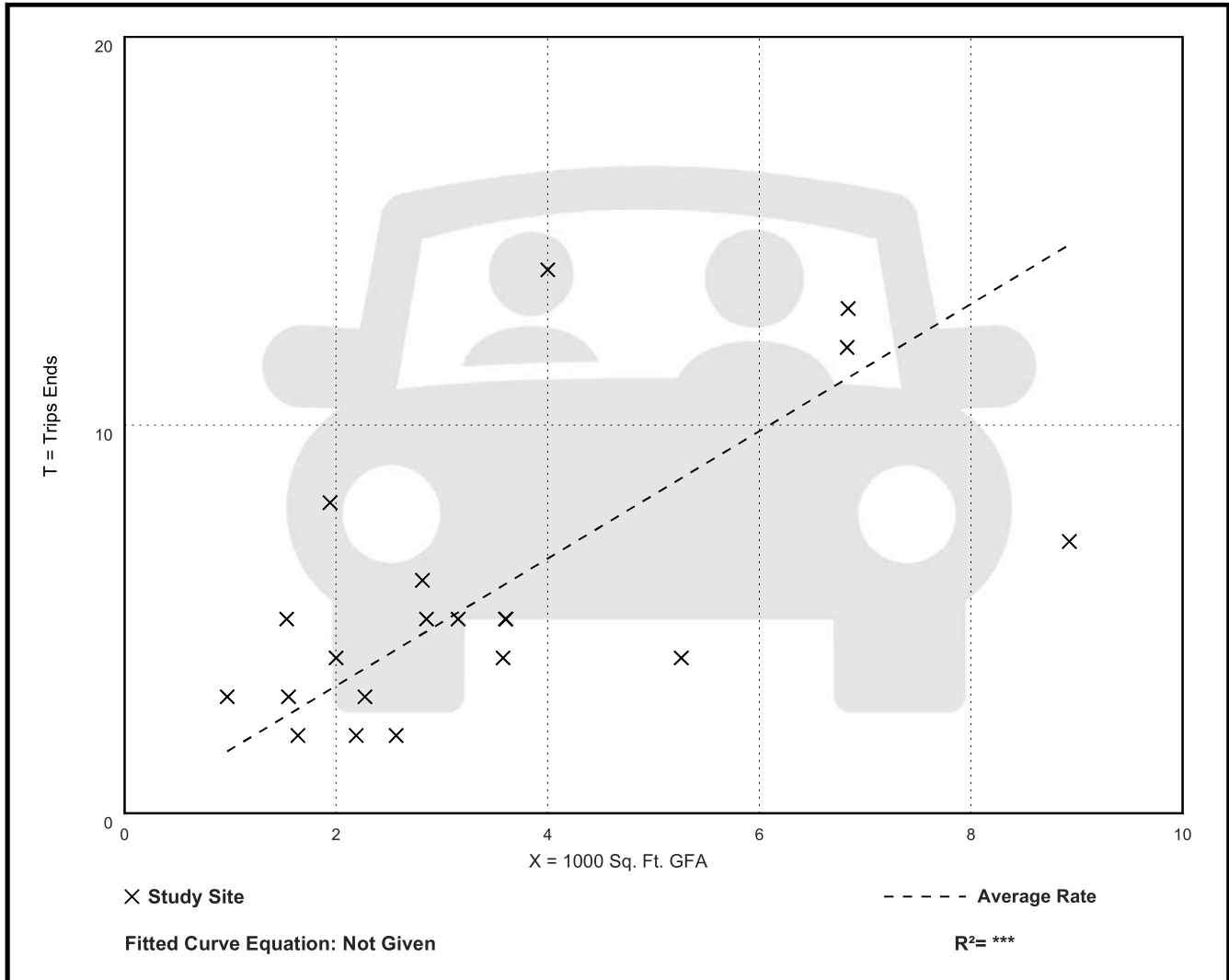
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 83% entering, 17% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.64	0.76 - 4.12	0.87

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

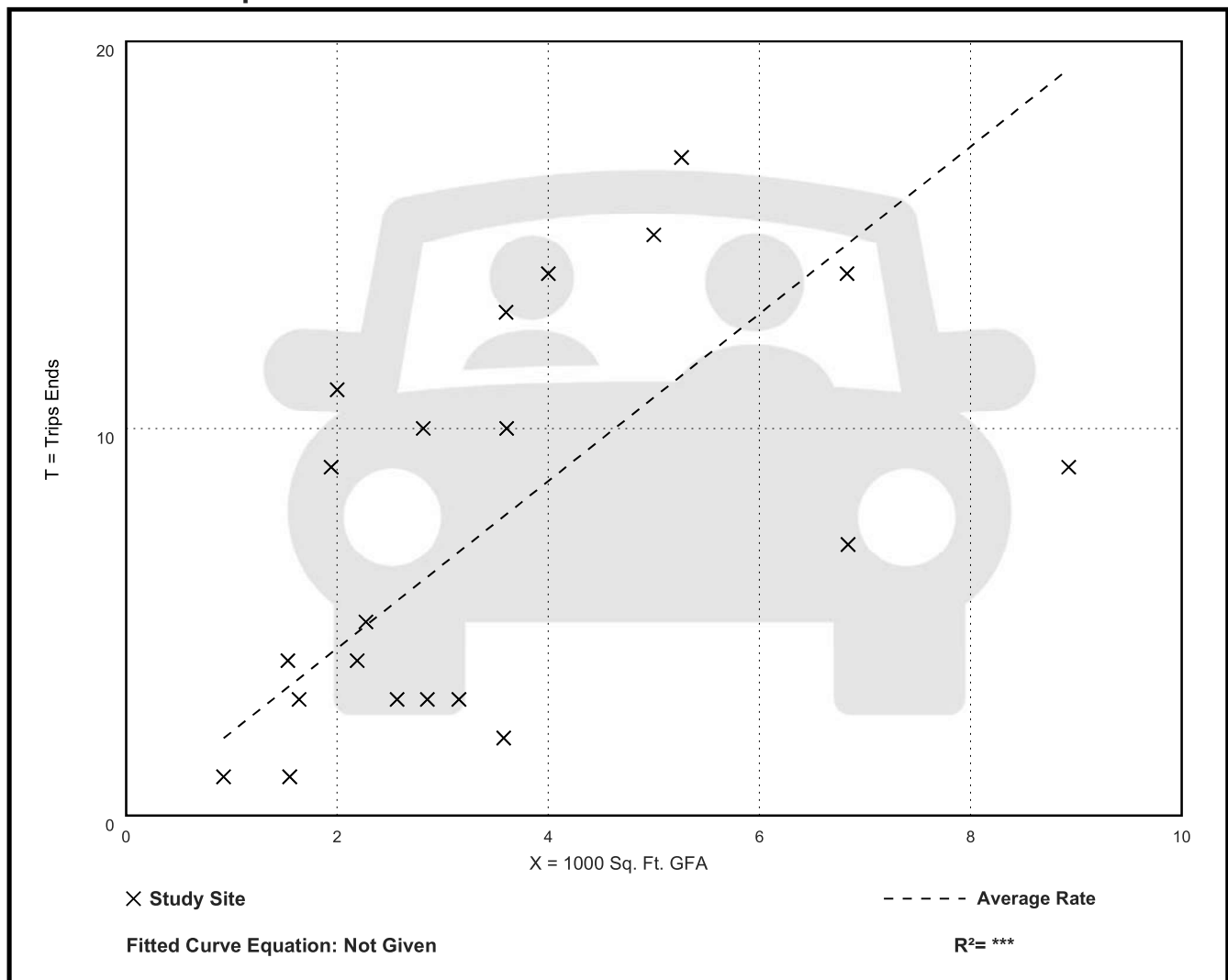
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation

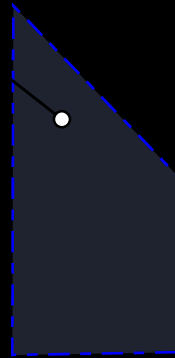




SITE LOCATION

FDOT TRAFFIC MONITOR SITE: 7005

LIMIT AVENUE



FLORIDA DEPARTMENT OF TRANSPORTATION
2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 11 LAKE

SITE TYPE =====	SITE DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
5134	ON SR-50, 0.090 MI. E OF SR-33 (RVL)	E 17500E W	18000E	35500 S	9.0	53.7F	5.1P
5142	ON SR-44, 0.235 MI. SW OF CR-44 (MAIN ST.) (UCL	E 11000E W	10000E	21000 S	9.0	53.7F	6.1P
5143	ON SR-44, 1.023 MI. E OF US-27 (UVL) BLT'18 NW	E 14500 W	12500	27000 C	9.0	53.7F	7.3A
5144	ON SR-500A, 1.00 MI. NW OF C-44B (HPMS)	E 5700E W	5900E	11600 F	9.0	53.7F	2.4P
5147	ON SR-44, 0.263 MI. W OF US-27 (UVL) BLT'21	E 11000 W	11000	22000 C	9.0	53.7F	11.8A
5150	ON ORANGE AVENUE, 0.94MI. E OF SR-19 (GROVE ST.) (UV	E 5900E W	6000E	11900 F	9.0	53.7F	5.9P
5178	ON US-27/441, 0.375 MI. S OF CR-466A WEST (RCLP)	N 18000E S	18500E	36500 S	9.0	53.7F	3.3P
5179	ON SR-44, 0.175 MI. E OF US-27 (UVL) BLT'18	E 16500E W	14000E	30500 S	9.0	53.7F	5.8P
5180	ON SR-50, 0.047 MI. W OF SR-33 (RCLP)	E 17500E W	17500E	35000 F	9.0	53.7F	13.2P
5184	ON US-27, JUST SOUTH OF SR-50	N 23500E S	24000E	47500 S	9.0	53.7F	7.8P
6001	SR 429 WEKIVA PKWY N. OF TOLL GANTRY (ADR 45.9 S	N 9800 S	8100	17900 C	9.0	53.7F	20.1P
7001	EAGLE NEST RD, 1000 FT E OF GRAYS AIRPORT RD (HP	E 1900E W	2000E	3900 F	9.0	53.7F	8.7P
7002	EMERALDA AVE. TO GOOSE PRAIRIE RD. (HPMS)	N 2000E S	2200E	4200 F	9.5	53.7F	3.5P
7003	GOOSE PRAIRIE RD. (HPMS SAMPLE)	N 1500 S	1500	3000 C	9.5	53.7F	7.1A
7004	PRESCOTT/BATES AVE. (HPMS)	E 500E W	550E	1050 F	9.0	53.7F	4.1P
7005	OLD EUSTIS/LIMIT A (HPMS)	E 1700E W	1800E	3500 F	9.0	53.7F	3.6P

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
 "K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINNING WITH COUNT YEAR 2011
 AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
 V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
 "D"/"T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF



**CITY OF
MOUNT
DORA**

**Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com**

DATE: June 17, 2026
TO: Planning and Zoning Commission
FROM: Michele Janiszewski, AICP, Senior Planner
RE: Landscaping Workshop

Background:

The Planning and Zoning Board (PZB) has requested a comparison of the landscaping codes for residential lots of other jurisdictions. Tom Dring utilized the compiled code provisions, and generated comparisons utilizing multiple platforms. The comparisons are attached for your use and reference.

Considerations:

Considerations when amending the landscaping code are:

1. Will the provisions affect all residential lots or only newly platted lots?
2. Will the provisions make the code 'more restrictive'? If so, we will need to wait until we are able to amend the code due to Senate Bill 180.

Attachments:

Code Compilation of Other Jurisdiction's Regulations for Residential Lot Landscaping
Attachment "A" - Tom Dring's Analysis using AI Platforms

Code Comparison Landscaping Requirements for Residential Lots

Contents

Background	1
Residential Lot Landscaping.....	2
Winter Park, Florida.....	2
Winter Garden, Florida	2
Apopka, Florida	3
Leesburg, Florida	3
Lake County, Florida	4
St. Petersburg, Florida.....	5
St. Pete Beach, Florida.....	7
Applicability, Exemptions, and Non-Conforming Provisions	7
Leesburg, Florida	7
St. Petersburg, Florida.....	7
Winter Park, Florida.....	8
Winter Garden, Florida	9
Apopka, Florida	9
Clermont, Florida.....	10
Leesburg, Florida	10
Lake County, Florida	11
St. Pete Beach, Florida.....	11
Minneola, Florida.....	12
Tavares, Florida.....	12

Background

The Planning and Zoning Commission requested staff to review other municipalities' landscaping codes to provide comparisons on

1. Landscaping for single-family residential lots;
2. Applicability and Exceptions for developments required to adhere to the landscaping code; and
3. Non-conforming provisions to determine when a developed property should be brought into conformance with the current code.

Residential Lot Landscaping

Winter Park, Florida

Sec. 58-335. One- and two-family dwellings.

- (a) Forty percent of pervious areas shall be low-water use zone(s) on separately programmed irrigation zone(s). See division 9, irrigation regulations, for specific requirements.
- (b) A minimum of one shade tree shall be required for each quarter-acre (10,890 square feet) of property. For lots less than a quarter-acre in size, one shade tree is required, however, in situations where conditions exist which make it unfeasible to comply with the shade tree planting requirements, the city may make an exception and allow two understory trees in replacement for the one shade tree. Healthy existing shade trees shall count toward required shade trees.
- (c) Shade trees shall be required in the parkway at the rate of one per 33 feet of lot width at the front lot line excluding paved areas and shall be placed in the parkway or adjacent private property with a minimum of one shade tree required per lot. Healthy existing shade trees count towards required shade trees. If overhead power lines or shade trees are present within 25 feet, then understory trees shall be substituted at a 2:1 ratio and may be required to be placed on the lot. If the parkway width is less than eight feet or contains a swale required by the city, the shade tree shall be placed on the lot or substituted with two understory trees in the parkway. Requiring the tree placement on private property, omission of a tree due to existing tree spacing or other modifications may be made at the direction of the city.
- (d) Shade trees shall be required at the rate of one per 33 feet of shoreline within 25 feet of the shoreline with a minimum of one shade tree per lot. These newly planted shade trees may be clustered and healthy existing shade trees within 25 feet of the shoreline count towards required shade trees. Only one existing tree within each 33-foot length can be used for credit. Species of shade trees which are well-acclimated to the aquatic environment shall be given preference. Allowing the omission of a tree due to existing tree spacing or other modifications to this requirement may be made at the direction of the city.

(Ord. No. 2766-09, § 1, 4-27-09)

Winter Garden, Florida

Sec. 114-32. Permit requirements for new development and redevelopment.

- (3) *Residential applicants (single-family homeowners).*
 - a. An irrigation permit shall be required by the utility department for all new and redeveloped single family residences. This permit is titled, "Application for Irrigation/Backflow Permit." Residential single-family owner-occupied landscape and landscape irrigation projects are not required to present a sealed landscape plan by a landscape architect or an irrigation plan stamped by a certified irrigation contractor. However, the project shall comply with the requirements of this section and shall meet the standards outlined herein.
 - b. Individual, single-family residences that are not a part of a larger development or redevelopment are required to submit the following to the City:
 - 1. Site-grading plan.
 - 2. Landscape irrigation plan from their contractor.
 - 3. General landscaping plan indicating landscaped areas, the type of turf and plants to be installed, and any other features.
 - c. City staff will be available to assist home owners implement Florida-friendly landscaping and/or provide landscaping recommendations.
 - d. Small developers/contractors and owners/contractors shall be accountable for proper installation and compliance through the completion of the city's landscape irrigation system and landscape compliance self-certification checklist. The city may conduct inspections to ensure compliance with this Code.
 - e. Contractors employed to execute residential installations must provide property owners with a copy of the self-certification checklist, the list of plants installed on the site, and the landscape irrigation system plan.

- f. Issuance of a CO shall require a completed self-certification checklist be submitted to the city.

Apopka, Florida

5.2.5. Landscaping and Buffer Standards

- F. **Single-family or Two-family Residential Lot Trees.** Each residential lot shall contain at least the following minimum number of residential lot trees. These trees must be a minimum of eight feet in height and at least three inches in caliper. The Community Development Director or designee may approve a substitution of one canopy tree for two understory trees. Plant selection shall be based on *Florida Friendly Landscaping Guide to Plant Selection & Landscape Design* maintained by the Florida Friendly Landscaping program. Also refer to Table 5.3.8.D.1. Tree Replacement List and Planting Strip Widths.
1. Lots less than 5,000 square feet shall contain a minimum of one canopy tree.
 2. Lot 5,000 to 7,999 square feet shall contain a minimum of two canopy trees.
 3. Lots 8,000 to 11,999 square feet shall contain a minimum of four canopy trees.
 4. Lots 12,000 to 19,999 square feet shall contain a minimum of five canopy trees.
 5. Lots 20,000 square feet or greater shall contain a minimum of six canopy trees.

5.2.5. Landscaping and Buffer Standards

D. **Water-Wise Standards**

5. **Irrigation System Standards**

- a. **Applicability.** These provisions apply to new irrigation system installations on individual residential parcels, subdivisions, and other residential common areas, multifamily development, all nonresidential developments, and additions of one or more zones to an existing irrigation system, and all expansions. No future expansion or modification will be allowed on a water wise system that would make the system non-compliant with this article.
- b. **Exemptions from Irrigation Standards.** The following are exempted from irrigation standards.
 1. Hand watering and portable sprinklers.
 2. Bona fide agricultural uses.
 3. Golf course play areas and specialized athletic fields, provided however, the remainder of any such property shall comply with the requirements of this section.
- c. **New irrigation systems are required for the following types of development as features:**
 1. Single-family detached and two-family (duplex) dwellings:
 - (a) Each dwelling unit shall have a minimum of two hose bibs.
 - (b) All commons areas shall be irrigated through an automatic irrigation system. This requirement may be waived by the Director in consultation with the City Water Conservation Specialist if as a water conservation technique a landscaped area only contains plant species that do not require irrigation. Consideration of a waiver of the irrigation requirement shall include, but not be limited to, the area covered by native vegetation, local conditions such as sun or shade, type of soil, depth to water table, and size and configuration of lot.

Leesburg, Florida

Sec. 25-335. Landscape requirements for individual single-family residential and duplex lots.

No development permit or certificate of occupancy shall be issued unless in compliance with this section. The requirements of this section shall be noted on the development permit; however this section shall not require the submittal of a single-family residential landscape plan unless required by other provisions in the City of Leesburg Code or any other development order.

- (a) **Canopy tree requirements.** Each single-family or duplex lot shall provide canopy trees as follows:
 - (1) A minimum of two (2) trees for lots to six thousand (6,000) square feet or less.
 - (2) A minimum of three (3) trees for lots between six thousand one (6,001) and ten thousand (10,000) square feet.

- (3) A minimum of five (5) trees for lots greater than ten thousand one (10,001) square feet. Three (3) trees for each additional acre in excess of one (1) acre, with a maximum number of trees not to exceed fifteen (15) for the total acreage.
 - (4) Existing trees may be used to meet the provisions in per this section. Trees shall be in very good health and maintained in good condition for one (1) year during which survival is guaranteed by the property owner. One (1) of the required trees shall be planted within ten (10) feet of the front yard right-of-way for lots less than or equal to one-half (½) acre.
- (b) *Street trees within lots.* One (1) or more of the required trees shall be planted at a minimum of ten (10) feet and maximum of twenty (20) feet outside of the right-of-way for lots less than or equal to one-half (½) acre. More canopy trees may need to be planted along the road right-of-way to satisfy other requirements of the code.
 - (c) *Preservation of existing trees.* Existing trees that are classified as protected trees in section 25-338 and greater than four (4) inches in diameter shall be preserved unless within the areas required for access, infrastructure, building footprint or within a five-foot offset of the footprint for the residence. Stem wall construction shall be used where necessary to achieve this requirement. The following exceptions may be allowed to this requirement:
 - (1) Trees in fire prone areas, such as pine forests, or in rural communities with a density of less than two (2) dwelling units per acre, may be removed with the appropriate permit, a distance of up to thirty (30) feet from a building upon written authorization by the city fire chief or designee.
 - (2) Existing fire-prone vegetation may also be removed up to thirty (30) feet from the structure's wall with permission granted by the city fire chief or designee. The minimum landscaping required by this section shall be provided.
 - (3) Any trees or vegetation that are protected by other laws such as wetland trees shall not be removed without the prior written approval from the water management district or the appropriate jurisdictional agency.
 - (d) *Avoid damage by structures.* Structures shall be located to avoid removing or damaging protected trees to the maximum extent possible.

(Ord. No. 11-89, § I, 9-26-11)

Lake County, Florida

9.01.08 Landscape Requirements for Individual Single-Family Residential and Duplex Lots. No Certificate of Occupancy Shall be issued unless in compliance with this section. The requirements of this Section Shall be noted on the development permit and/or plot plan unless otherwise required by other provisions in the Lake County Code or any other development order.

- A. Canopy tree requirements. Each single-family or duplex lot Shall provide canopy trees as follows:
 1. A minimum of two (2) canopy trees for lots six thousand (6,000) square feet or less.
 2. A minimum of three (3) canopy trees for lots between six thousand one (6,001) and ten thousand (10,000) square feet.
 3. A minimum of four (4) canopy trees for lots between ten thousand one (10,001) square feet to fifteen thousand (15,000) square feet.
 4. A minimum of five (5) canopy trees for lots between fifteen thousand one (15,001) square feet to forty-three thousand five hundred sixty (43,560) square feet (1 acre).
 5. A minimum of eight (8) canopy trees for lots between one (1) acre and less than two (2) acres.
 6. A minimum of eleven (11) canopy trees for lots between two (2) acres and less than three (3) acres.
 7. A minimum of fifteen (15) canopy trees for lots between three (3) acres and less than five (5) acres.
 8. A minimum of twenty-five (25) trees for lots five (5) acres or greater.

Existing trees meeting the quality and size requirements within required buffers immediately adjacent to the lot may be credited towards this requirement.
- B. Front yard trees within lots. One (1) or more of the required trees Shall be planted at a minimum of ten (10) feet and maximum of twenty (20) feet outside of the right-of-way for lots less than or equal to one-half (½) acre. More canopy trees may need to be planted along the road right-of-way to satisfy other requirements of the code.

- C. Preservation of existing trees. Existing trees that are classified as protected trees in Section 9.02.01 (A) and greater than three (3) inches in diameter shall be preserved unless within the areas required for access, infrastructure, building footprint or within a fifteen-foot offset of the footprint for the residence. Stem wall construction shall be used where necessary to achieve this requirement. The following exceptions may be allowed to this requirement:
 - 1. Trees in fire prone areas, such as pine forests, or in rural communities with a density of less than two (2) dwelling units per acre, may remove trees with the appropriate permit, a distance of up to thirty (30) feet from a building upon written authorization by the Lake County Fire Chief or designee.
 - 2. Existing fire-prone vegetation may also be removed up to thirty (30) feet from the structure's wall with permission granted by the Lake County Fire Chief or designee. The minimum landscaping required by this section shall be provided.
 - 3. Any trees or vegetation that are protected by other laws such as wetland trees shall not be removed without the prior written approval from the Water Management District or the appropriate jurisdictional agency.
- D. Avoid damage by structures. Structures shall be located to avoid removing or damaging protected trees to the maximum extent possible.

St. Petersburg, Florida

16.40.060.2.1.1. Development and redevelopment of new one- and two-unit residential properties.

New one- and two-unit residential properties shall meet the following landscape requirements prior to issuance of the certificate of occupancy:

- 1. A minimum of two shade trees shall be located on the lot. The POD may allow one understory tree to be substituted for one shade tree where there are site constraints such as, but not limited to, existing above ground or underground utilities or the presence of tree canopy from adjacent properties that limit the available shade tree planting area. Palm trees shall not be substituted for shade trees.
- 2. A minimum of ten shrubs, accent plants or ornamental grasses a minimum of 18 inches in height, shall be located in the front yard.
- 3. Existing protected vegetation shall be eligible to meet this requirement.
- 4. Each property shall have an irrigation system for all landscaped areas.
- 5. All required yards not abutting streets shall be maintained as permeable landscaped vegetative green space with the exception of driveways, walks, patios and similar paved areas and non-organic mulch areas.
- 6. When the property exceeds the minimum lot size requirements of the zoning district, the tree requirements herein shall be increased proportionally based on the size of the property or portion thereof in excess of the minimum. For example, the minimum lot size in NT-2 is currently 5,800 square feet and requires two approved trees. If the property is 11,600 square feet, this would be equivalent to two lots of minimum lot size and therefore four approved trees would be required.
- 7. Variances. The approval of any variance shall be conditioned on installation and maintenance of the greatest amount of required landscaping determined to be reasonable.

(Code 1992, § 16.40.060.2.1.3; Ord. No. 149-H, § 2, 12-18-2014; Ord. No. 195-H, § 1, 9-17-2015; Ord. No. 611-H, § 20, 7-10-2025)

16.40.060.2.1.2. Additional requirements for new and existing one- and two-unit residential properties.

- A. *Required permeable green space for yards abutting streets.* Required front yards and required side yards abutting streets shall be maintained as permeable landscaped vegetative green space with the exception of driveways, walks, patios, porches and similar paved areas, which areas combined shall not exceed 25 percent of the required front and street side yard areas for corner lots and 45 percent of the required front yard area for inside lots. Facilities constructed to achieve compliance with ADA requirements shall be exempt from this surface calculation. Yards abutting streets which do not conform to the provisions herein and which existed as of August 25, 1977, are grandfathered and exempt from this subsection.
- B. *Ground cover, private property.* Permeable portions of private property including required yards shall be maintained with an herbaceous layer of sod or ground cover plant material. Installation of St. Augustine sod turf at a property with a new structure which receives construction permits is limited to a maximum of 50 percent of the permeable area of the lot.

- C. *Ground cover, rights-of-way.* Permeable portions within the adjoining rights-of-way shall be maintained in accordance with an approved streetscape plan or, where an approved streetscape plan does not exist, with an herbaceous layer of sod or ground cover plant material. Where landscaping material is used in the right-of-way within four feet of the curb or road edge and there is no approved landscape plan, the landscaping materials, excluding sod, shall not exceed 24 inches in height above the top of the adjacent curb, or if there is no curb, the road bed, provided that the landscaping material does not result in a hazard or impairment to public vehicular or pedestrian traffic or violate the visibility at intersection section.
- D. *Mulch.* Organic mulch is a beneficial addition to landscaping in many situations including providing a surface covering under shrubs, or where ground cover material is maturing. The intention of these regulations is to allow mulch within a landscape design while not allowing an entire yard to only be covered with mulch. The use of cypress mulch is discouraged.
1. *Installation standards.* Where used in lieu of sod or ground cover plant material, mulch shall be placed to a minimum depth of three inches. The top level of the mulch shall not exceed the height of the immediately adjacent ground surface. Mulch shall not be placed directly against a plant stem or tree trunk, or in a required drainage area. Non-organic mulch including rubber, decorative gravel, shell or crushed stone shall be allowed only in planting areas (e.g., in gardens or hedge areas).
 2. *Limits on installation on one- and two-unit residential properties.*
 - a. Organic mulch may be used without limit underneath ground cover, accent plants, shrubs and trees, provided the ground cover, accent plants, shrubs and trees or a combination thereof are planted and maintained at a cumulative ratio of at least one shrub or tree, planted within the mulch per each ten square feet of organic mulched area;
 - b. No more than 50 percent of the required front and street side yards may be covered only with organic mulch and no landscaping; organic mulch can be used without limit in the buildable area, and interior side and rear yards.
 - c. Where a mulch parking surface has been permitted pursuant to the parking and loading design section, a separation consisting of an herbaceous layer of sod or ground cover of not less than eight feet in width shall be provided between the parking area and any adjacent mulch area allowed pursuant to this section.
 3. *Limits on installation in rights-of-way.* Organic mulch may be used in permeable areas of the right-of-way to keep moisture in the soil while other forms of approved ground cover plant material are maturing. Mulch is prohibited within four feet of the curb or road edge if there is no curb. Mulch in the right-of-way must be contained within borders sufficient to prevent flotation of mulch into the roadway. With the exception of permitted driveway or sidewalk materials, the use of shell, rock or other similar hardened non-organic mulch in the right-of-way is prohibited.
- E. *Irrigation, existing one- and two-unit residential properties.* A permanent irrigation system is not required for existing one- and two-unit residential properties; however, where one is installed, it shall be designed to avoid runoff, overspray or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways or structures. Irrigation systems shall be maintained so there are no broken irrigation heads or leaks. Automatic sprinkler systems shall install a rain sensor device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- F. *Vegetation, existing one- and two-unit residential properties.* Any one- or two-unit residential property that meets or exceeds the tree and/or shrub standards set forth in the previous section for new one or two unit residential properties, shall maintain the minimum standards for the property. This does not mean that existing one- or two-unit residential properties that do not meet the requirements set forth in the previous section for new one- or two-unit residential properties are required to install vegetation to meet those requirements.
- G. *Landscaping adjacent to mechanical equipment on site.* Mechanical equipment, (e.g. backflow preventers, utility cabinets, air conditioners, etc.) visible from streets, excluding alleys, shall be landscaped with a continuous hedge comprised of shrubs planted no more than 30 inches on center or a decorative fence or architectural feature. Landscaping shall be installed no less than three feet from the equipment to allow for access, maintenance and required air flow.
- H. *Landscaping adjacent to fences, walls, or dumpster enclosures.* The exterior of any opaque fence or wall which exceeds 150 linear feet in length, visible from any street (not alley) shall be landscaped with a minimum of one shrub for every three linear feet and one under-story tree for every 25 linear feet.
- I. Decorative objects, including, but not limited to, rocks and planter beds, shall not be located within four feet of the curb of the street or where there is no curb, the road edge.

(Code 1992, § 16.40.060.2.1.4; Ord. No. 893-G, § 44(16.40.060.2.1.4), 9-4-2008; Ord. No. 9347-G, § 3, 7-23-2009; Ord. No. 149-H, § 3, 12-18-2014; Ord. No. 195-H, § 1, 9-17-2015; Ord. No. 287-H, § 13, 7-20-2017; Ord. No. 611-H, § 21, 7-10-2025)

St. Pete Beach, Florida

Sec. 22.5. Landscaping for single-family and two-family dwellings.

All new or substantially improved single-family and two-family dwellings shall be landscaped in accordance with this subsection prior to the issuance of a certificate of occupancy.

- (a) *Trees required.* All trees shall meet the standards of section 22.4. The number of trees required to be planted upon construction of a single-family and two-family dwelling shall be as follows:

Lot Size	Minimum Number of Trees
3,500 to 6,000 square feet	2 trees
6,001 to 7,500 square feet	3 trees
7,501 to 10,000 square feet	4 trees
10,001 to 16,000 square feet	6 trees
Over 16,000 square feet	8 trees

- (b) *Credit for remaining trees.* If, on a zoning lot for a single-family or two-family dwelling, existing trees can be saved and will remain in good condition when construction is complete, credit shall be given pursuant to section 22.4(d).
- (c) *Other materials.* The remainder of the required landscaped areas shall be adequately landscaped with shrubs, grass, ground cover or other landscape treatment as described in subsection 22.4.

Applicability, Exemptions, and Non-Conforming Provisions

Leesburg, Florida

Sec. 25-325. Nonconforming landscaping.

For landscaping that is nonconforming, the following shall apply:

- (1) Existing development shall comply with the landscape regulations of sections 25-327, 25-328 and 25-329 when the floor area of a structure or parking area is increased by twenty-five (25) percent or more.
- (2) Where the increase in area of a new structure, an additional structure, parking area or vehicular use area is less than any of the requirements of subsection (1) above, only the new structure, addition, increased parking area or increased vehicular use area shall be buffered in accordance with these provisions.
- (3) Nonconforming site or use landscaping which is not maintained or which is vacant (not operated without interruption) for a period of one (1) year, or the change of use to a more restricted use for any period of time, shall be considered termination and/or abandonment thereof and such nonconforming site or use landscaping shall not thereafter be revived without being brought into full compliance with this Code.
- (4) Each of the nonconforming sites or landscaping specified is deemed sufficiently objectionable, undesirable and out of character in the zoning district in which such sites or landscaping is located as to depreciate the value of the property and uses permitted in the district and otherwise inhibit the proper and orderly development of such district. Therefore, each such nonconforming site or landscaping, once determined to be terminated and/or abandoned under this section, shall be required to comply with section 25-164, Nonconforming developed properties, of the Code in the event of any change in use.
- (5) Nonconforming landscaping shall not be required to be brought into compliance as a result of a natural disaster.

St. Petersburg, Florida

16.40.060.2.1.3. Development and redevelopment of non-residential and multi-family property.

- A. *Applicability.* The following requirements shall apply to all development and redevelopment of non-residential and multi-family properties:

1. *Development* means for the purposes of this section, the construction of a new building or any new parking area.
2. *Redevelopment* means for the purposes of this section, any proposed construction which:
 - a. Requires Development Review Commission, Community Planning and Preservation Commission, or Community Redevelopment Agency review and approval;
 - b. Requires additional parking;
 - c. Seeks to expand the gross floor area of an existing building by more than 15 percent; or
 - d. Requires a building permit based on the value for interior or exterior work or a combination thereof, equal to or exceeding the percentage shown in the following table (the term "appraised value" means the total value for ad valorem tax purposes according to the Property Appraiser of Pinellas County, Florida):

Total redevelopment cost of project as a percentage of total appraised value	Total appraised value of land and structure
50 percent	Less than \$50,000.00
45 percent	\$50,000.00 to \$99,999.00
40 percent	\$100,000.00 to \$149,999.00
35 percent	\$150,000.00 to \$199,999.00
30 percent	\$200,000.00 to \$249,999.00
25 percent	\$250,000.00 or more

2. Existing properties which do not have an approved landscape plan and which perform exterior (building, site, or a combination thereof) work that requires a permit from the City, but which do not meet the definition of "development" or "redevelopment" shall provide landscaping which is at least ten percent of the value of the permitted work. These landscape materials shall meet one or more of the landscape specifications in this section. A landscape permit is required.

Winter Park, Florida

Sec. 58-334. General requirements for all properties involving new construction, renovation, or expansion.

- (a) As a condition for the issuance of a building permit, all properties undergoing initial development or redevelopment involving construction, renovation, or expansion of the improvements on any property shall be required to conform to the landscape requirements in this division prior to the issuance of a certificate of occupancy if the value of the work is more than 50 percent of the value of the improvements on the property as set forth in the most recent records of the Orange County Property Appraiser. One- and two-family dwelling interior alterations shall not require compliance with ss 58-334 through 58-340. Existing commercial or multifamily properties undergoing redevelopment and containing nonconforming landscaped buffers and islands along street fronts and within the interior of parking lots may continue to utilize these same landscaped areas in lieu of the requirements in Subsection 58-336(e)(1) to prevent having a parking space deficit for the property. Where feasible, the requirements of Subsection 58-336(e)(1) will be met. Commercial and multifamily properties must meet these requirements as part of any expansion.
- (b) Any tree installed to meet a requirement of this division shall be considered a protected tree as noted in division 6, tree removal and protection.
- (c) Use of understory and shade trees.
 - (1) In some situations as noted within this division, understory trees may be substituted two for one (2:1) for required shade trees.
 - (2) Understory trees shall be used instead of shade trees under and within 15 feet of overhead power lines.
 - (3) When there are more than five shade trees required on a site, a minimum of two different tree species are required. When more than ten shade trees are required on a site, a minimum of three different tree species are required.
 - (4) Shade and understory tree trunks measured from the trunk centerline shall be a minimum distance of four feet from curbs, walks, pavement, walls, and underground utilities with the exclusion of city-owned public rights-of-way.
 - (5) Shade trees shall be spaced no closer than 25 feet.

- (d) Prohibited plant species shall not count as an existing tree or plant to meet any part of this Code.
- (e) All prohibited plant species shall be removed from each site prior to the beginning of construction.
- (f) All landscape material shall be in conformance with the Standards for "Florida No. 1" or better as established in the latest Florida Grades and Standards Manual for Nursery Plants by State of Florida Department of Agriculture and Consumer Services, Division of Plant Industries (<http://www.doacs.state.fl.us/pi/pubs.html>).
- (g) All ground-mounted utilities except electrical transformers shall be painted green or flat black unless a different color is required by City or State of Florida Code.
- (h) Air conditioning units, pool equipment, electrical equipment, utility boxes, generators, above-ground fuel tanks, and stored trash containers on private property shall not be easily visible from a public right-of-way. They shall be screened by structures, solid fences, trellises, and/or landscaping. Exceptions may be made for electrical equipment when determined appropriate by the city. Also refer to subsection 58-82(k)(2)b, (accessory structures).
- (i) Deviations due to topography, building layout, or other special circumstances may be granted on a case-by-case basis subject to meeting the intent of the landscape regulations.
- (j) For requirements for stormwater, see chapter 58, article V, division 1, stormwater management.
- (k) Only bamboo species that grow to less than 20 feet in height shall be permitted beneath or within 5 feet of overhead electric utility lines.

(Ord. No. 2766-09, § 1, 4-27-09)

Winter Garden, Florida

Sec. 114-31. Exemptions.

- (a) *Existing residential property.* All existing single family residential developments and residences, as of the effective date of this article, shall not be required to conform to this article unless they are redeveloped. If redevelopment occurs on the property such that the issuance of a building permit is required, then all provisions of this article shall apply. Specific to this article, redevelopment does not apply to accessory structures or de minimis modifications to the structure. The use of site appropriate Florida-friendly landscaping is encouraged for all existing development areas.
- (b) *Existing nonresidential property.* All property with existing paved ground surface areas on the effective date of the ordinance from which this article derives shall not be required to conform to this article unless reconstruction or expansion of improvements on the property requiring a building permit is undertaken. No structure shall be required to be altered or moved, except during reconstruction, to meet the requirements of this article. No parking areas shall be required to lose more than one out of every 20 required parking spaces. It shall not be necessary for any parking area to be reduced below the minimum standards of any other city ordinance or resolution in order to meet the standards of this section. The use of site-appropriate Florida-friendly landscaping is encouraged for all existing developed areas.

(Code 1988, § 12.5-26; Ord. No. 15-40, § II, 6-11-15)

Apopka, Florida

5.2.2. Applicability

- A. Unless exempted in accordance with B, below, or expressly stated to the contrary in this section, the standards in this section apply to:
 1. All new development;
 2. Any individual expansion or alteration of a building existing prior to March 6, 2019 if the expansion increases the building's floor area by 50 percent or more, or the alteration involves 50 percent or more of the building's floor area (including interior alterations); and
 3. Any change in use.
- B. The following types of development are exempt from the requirements of Sec. 5.2.4, Landscape Plan; Sec. 5.2.5, Landscaping and Buffer Standards; and Sec. 5.2.6, Alternative Landscape Plan:

1. Single-family detached dwellings; and
 2. Two-family (duplex) dwellings;
- C. Development exempted in accordance with subsection B shall be required to plant three canopy trees on the lot, except that two canopy trees may be planted on lots less than 55 feet wide (two understory trees may be substituted for one canopy tree.)
- D. No Certificate of Occupancy for development subject to the requirements of this section shall be issued until the applicant has installed landscaping in accordance with the landscaping plan approved in accordance with the requirements of this section.

Clermont, Florida

Sec. 123-37. Applicability of article.

The requirements for buffers of this article shall apply to all uses within the city, except for individual lots or parcels upon which one single-family residence or one two-family unit is to be constructed. Where a nonresidential use abuts another nonresidential use, only the required tree installation provisions of this chapter shall apply. This shall not be construed to exempt any residential developments that require approval of a development plan by the city. Subdivision development shall comply with provisions which are specifically noted to apply to such development in this article.

Leesburg, Florida

Sec. 25-322. Applicability and additions to existing development.

- (a) *Applicability.* It shall be unlawful for any person to clear, develop or increase the developed of any area of any lot, parcel, plot or tract of land unless in compliance with the terms of this section or otherwise exempted by this section.
- (b) *Additions to existing development.* As a condition of approval for such addition, the owner shall comply with the requirements of this section should any addition be made to a structure and/or parking area existing as of the effective date of this section which exceeds a twenty-five (25) percent change in the size of the existing structure and/or parking area.

Sec. 25-326. Landscaping standards.

- (a) *Purpose.* The purpose of this section is to provide minimum standards for landscaping, buffering and site clearing within the City of Leesburg. This section shall be implemented so as to promote the preservation of native plant species, to provide for aesthetic landscaping complements to proposed development and to encourage the use of plants that qualify as Florida Friendly Landscaping. The provisions of this section may be cited as the landscape code.
- (b) *General requirements and exemptions.* It shall be unlawful for any person to clear, develop or increase the developed area of any site or lot unless in compliance with the terms of this section. No development order or development permit shall be issued unless it complies with these requirements or unless such development is specifically exempted as specified below. The following activities are exempt from the provisions of this section:
 - (1) Agriculture and silviculture. So long as the operation qualifies as a bona fide farm operation on land classified as agricultural pursuant to F.S. § 193.461, or if such activity is regulated through implemented best management practices, interim measures, or regulations developed through the Florida Department of Environmental Protection, Florida Department of Agriculture and Consumer Services or a water management district and adopted under F.S. ch. 120 under a regional program; or if such activity is expressly regulated by the U.S. Army Corps of Engineers or U.S. Environmental Protection Agency. In addition, an exemption may be granted by the city manager or his designee for a proposed agricultural exemption activity. However, a surety bond shall be required to guarantee the restoration of the property should a bona fide agricultural exemption not be obtained within eighteen (18) months.
 - (2) Emergency maintenance work performed for the protection of public health and welfare.
 - (3) Any maintenance to an existing approved landscaped area made in accordance with approved landscape plan.
 - (4) Parks and conservation lands with an approved land management plan shall be exempt from complying with the landscaping standards and tree protection standards required herein.

Lake County, Florida

9.01.02 General Requirements and Exemptions. It Shall be unlawful for any person to clear, develop or increase the developed area of any site or lot unless in compliance with the terms of this Section. No development order or development permit Shall be issued unless it complies with these requirements or unless such development is specifically exempted as specified below. The following activities are exempt from the provisions of this Section:

- A. Agriculture and Silviculture.
 - 1. Bona fide farm operations on land classified as agricultural pursuant to Section 193.461, Florida Statutes, as amended.
 - 2. Silviculture operations on property zoned Agriculture, or legally existing nonconforming agricultural uses, that have completed a Forestry Management Plan and would qualify for classification as agricultural pursuant to Section 193.461, Florida Statutes, as amended.
 - 3. Silviculture activities regulated through best management practices, interim measures, or regulations developed through the Florida Department of Environmental Protection, Florida Department of Agriculture and Consumer Services, or water management district.
- B. Any activity that is expressly regulated and permitted by the U.S. Army Corps of Engineers or U.S. Environmental Protection Agency.
- C. Emergency maintenance work performed for the protection of public health and welfare.
- D. Any maintenance to an existing approved landscaped area made in accordance with an approved landscape plan.
- E. Parks and Conservation lands with an approved Land Management Plan Shall be exempt from complying with the Landscaping Standards in Section 9.01 and the Tree Protection Standards in Section 9.02.
- F. Any tree located on a single family residential lot, two (2) acres or less in size, and contains a residential dwelling are exempt from needing a tree removal permit provided tree requirements in Section 9.01.08(A) are met.

St. Pete Beach, Florida

Sec. 22.2. Applicability.

The minimum requirements set out in this section are applicable to each zoning district relative to tree protection, the landscaping of certain setback areas and additional required on-site landscaping, including vehicular use areas. Landscape design and planning shall be integrated into the overall design concept and not be considered merely as an afterthought. Towards this end, proposed landscaping schemes will be evaluated as to their relationship to the existing natural landscape, developed and other proposed landscape, including those on adjacent properties and street rights-of-way and the building or buildings proposed. The city may require additional landscaping if it deemed important for buffering or screening.

Sec. 22.6. Landscaping for all other developments.

- (a) *New multifamily and all nonresidential developments.* New multifamily and all nonresidential developments shall be landscaped in accordance with the applicable provisions of this section.
- (b) *Additions to existing buildings.* When the cost of any addition to or renovation of an existing multifamily or nonresidential building is determined to be a substantial improvement, as defined in Division 2, the property shall be landscaped in accordance with paragraph (a) prior to the issuance of a certificate of occupancy. If the proposed addition or renovation will not constitute a substantial improvement and if the property does not comply with the requirements of this division, one square foot of landscaping for each one square foot of additional building area shall be required. If no buildings are constructed, landscaping equal to the following table shall be required.

Cost of Renovation	Dollar Amount of Landscaping Required
\$1,001.00—\$10,000.00	25 percent of renovations costs
\$10,001.00—\$25,000.00	20 percent of renovations costs
\$25,001.00—\$100,000.00	15 percent of renovations costs
Over \$100,001.00	10 percent of renovations costs

In the event that the required landscaping cannot be placed on the property in such a way as to permit proper maintenance, said landscaping may be placed in the public right-of-way with the approval of the city. If that is not practical, a payment in accordance with the table above may be made to the city for landscaping in an appropriate area.

- (c) *Changes in use.* Changes in use of existing buildings shall require the landscaping of the property to bring it into full compliance with all the standards provided in this section.
- (d) *Community Redevelopment District (CRD).* All new projects within the CRD abutting Gulf Boulevard and Blind Pass Road are encouraged to utilize plant material marked with an (*) within the front setback.

(Ord. No. 2005-38, § 2, 11-8-05)

Minneola, Florida

Sec. 110-12. Alteration of existing development.

- (a) *Compliance required for building expansions.*
 - (1) Parcels of land or developments that are nonconforming must be brought into full compliance with this chapter in conjunction with the following activities:
 - a. When the gross floor area of any building is expanded more than 20 percent or more than 4,000 square feet, whichever is less. More than one expansion from the effective date of this section will be combined in determining if the 20 percent has been reached.
 - b. When a structure is destroyed by fire or other calamity.
- (b) *Compliance required for vehicle use area expansions.*
 - (1) When a parking area is expanded by less than 25 percent only the new area is required to be brought into compliance with this chapter.
 - (2) When a parking area is expanded by 25 percent or more the entire parking area shall be brought into compliance with this chapter.
 - (3) When expanded more than once, after adoption of this chapter, the total combined expansion shall be used in determining whether the threshold for compliance has been reached.
- (c) *Existing buildings.* No building existing on the date of the enactment of this chapter shall be required to be altered or moved in order to comply with this chapter. A building shall not be considered nonconforming based on the enactment of this chapter.

(Ord. No. 2004-11, § 1, 5-25-2004)

Tavares, Florida

Section 11-3 Applicability

The following development activity requires conformance to this section.

- (A) Non-residential Developments.
 - (1) New Development on Undeveloped Property. The provision of any new impervious surfaces, buildings or parking lots, on undeveloped property or undeveloped project sites requires conformance with all standard requirements of this chapter set forth in *Section 11-4*.
 - (2) Change in use or expansion of use of existing developments proposing additional impervious surface area. Proposed additions to impervious surfaces on existing developments shall provide, at a minimum, landscaping and buffers in accordance with the following:
 - (a) The addition of fifty percent (50%) or greater of the existing impervious surface area or the addition of four-thousand square feet (4000'), whichever is less, shall provide one-hundred percent (100%) of the required site landscaping and buffer landscaping required by this chapter.

- (b) The addition of forty-nine percent (49%) or less of the existing impervious surface area or the addition of less than four-thousand square feet (4000'), shall provide seventy-five percent (75%) of the required site landscaping and buffer landscaping required by this chapter.
 - (3) Change in use or expansion in use of existing developments proposing no additional impervious surface area. A change or expansion in use of an existing development which proposes no additional impervious surface area shall be required to provide, at a minimum seventy-five percent (75%) of the standard site landscaping and buffer landscaping required by this Chapter.
- (B) Residential Developments.
- (1) New residential development. All new single family residential subdivisions, duplex family residential subdivisions and multifamily residential developments must comply with the standard landscape and buffering requirements of this chapter set forth in *Section 11-4*.
 - (2) Single Family and Duplex family lots within existing and new developments.
 - (a) New residential development on vacant single family and duplex family residential lots within a platted subdivision or on a parcel of record shall maintain a minimum of one (1) canopy tree for every two-thousand square feet (2,000') of gross lot area, up to a maximum of five (5) trees, prior to issuance of a certificate of occupancy. At least, one canopy shall be on the front yard. The front canopy tree(s) shall be installed within a minimum of ten (10) feet and a maximum of twenty (20) feet of the right-of-way line and a minimum of eight (8) feet from r-o-w sidewalk and curb. All such lots shall also maintain a minimum of 5 shrubs for every two-thousand square feet (2000') of gross lot area, up to a maximum of 25 shrubs.
 - (b) Existing residential development containing non-conforming landscaping shall be required to comply with this section only if expanding the residential unit by five-hundred square feet (500') or more.
 - (c) Minimum plant material standards shall be in accordance with *Section 11-5*.
 - (d) Existing vegetation may satisfy the requirements of this section subject to staff approval.
 - (3) Expansion of existing multifamily development proposing additional impervious surface area. Proposed additions to impervious surfaces on existing multifamily developments shall provide, at a minimum, landscaping and buffers in accordance with the percentage requirements as set forth in section 11-3(A)(2) above.

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Page 1 of 23

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compare and contrast the landscaping ordinances for these different cities. suggest in table form appropriate landscape ordinances for mount dora, fl

Below is a comparison of the major approaches used by peer Florida municipalities and counties, followed by a recommended framework for a landscape ordinance tailored to Mount Dora.

Key Themes from Peer Communities

The uploaded comparison shows several recurring policy approaches:

- **Tree-based standards** tied to lot size
- **Florida-Friendly / water-wise landscaping**
- **Protection and credit for existing trees**
- **Redevelopment triggers** requiring partial compliance
- **Front-yard streetscape requirements**
- **Limits on excessive pavement or mulch**
- **Irrigation efficiency standards**
- **Administrative simplicity for homeowners**

The strongest and most balanced models appear to come from:

- Winter Park
- Leesburg
- St. Petersburg
- Lake County
- Tavares

The most homeowner-friendly administrative system was Winter Garden, which avoids requiring sealed landscape plans for ordinary single-family homes.

Comparison of Major Ordinance Elements

Topic	Strongest Example	Typical Standard	Observations
Residential canopy trees	Leesburg / Lake County	Scaled by lot size	Most communities use lot-size tiers

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Page 2 of 23

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Existing tree preservation	Leesburg	Existing healthy trees count toward requirements	Encourages preservation over clear-cutting
Streetscape trees	Winter Park	1 tree per 33 feet frontage	Produces strong canopy character
Florida-Friendly landscaping	Apopka / Winter Garden	Native/drought-tolerant emphasis	Reduces irrigation demand
Irrigation standards	St. Petersburg	Rain sensors + runoff prevention	Modern and practical
Front-yard green space	St. Petersburg	Limits excessive paving	Important for neighborhood appearance
Redevelopment triggers	Winter Park / Minneola	Compliance at 20–50% expansion	Prevents burdening minor remodels
Administrative simplicity	Winter Garden	No landscape architect required for homeowners	Very important politically
Shrub/groundcover standards	St. Petersburg	Minimum vegetative coverage	Prevents “all gravel” yards
Mechanical equipment screening	Winter Park / St. Petersburg	Hedge or screening required	Improves neighborhood aesthetics

Recommended Landscape Ordinance Framework for Mount Dora

Recommended Policy Goals

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Goal	Recommendation
Preserve Mount Dora's tree canopy	Emphasize preservation credits
Maintain small-town character	Strong front-yard tree standards
Avoid burdening homeowners	Simple permitting process
Improve drought resilience	Florida-Friendly landscaping
Prevent over-paving	Minimum permeable landscape areas
Modernize redevelopment rules	Threshold-based compliance

Suggested Residential Landscape Standards for Mount Dora

Element	Recommended Standard	Basis
Minimum canopy trees	2 trees ≤ 6,000 sf lot; 3 trees 6,001–10,000 sf; 5 trees >10,000 sf	Adapted from Leesburg/Lake County
Front yard tree	At least 1 canopy tree in front yard within 10–20 ft of ROW	Leesburg/Tavares
Existing tree credit	Healthy preserved trees count toward requirement	Common best practice
Understory substitution	2 understory trees may substitute for 1 canopy tree near utilities	Winter Park
Tree diversity	2 species required when >5 trees installed	Winter Park

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Page 4 of 23

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Florida-Friendly plants	Require drought-tolerant species list	Apopka/Winter Garden
Irrigation	Rain sensor required on automatic systems	St. Petersburg
Turf limits	No more than 50–60% turf in front yard	St. Petersburg
Front-yard paving	Max 40–45% impervious coverage in required front yard	St. Petersburg
Mulch limits	Mulch-only yards prohibited	St. Petersburg
Mechanical screening	AC units/utilities screened by landscaping	Winter Park/St. Petersburg
Shrubs	5 shrubs per 2,000 sf gross lot area (cap at 25)	Tavares
Existing vegetation preservation	Protected trees preserved outside footprint and utilities	Leesburg/Lake County

Recommended Applicability & Redevelopment Standards

Situation	Recommended Requirement
New residential construction	Full compliance
Existing home additions under 500 sf	Exempt
Additions over 25% of floor area	Partial compliance
Additions over 50%	Full compliance

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New commercial development	Full compliance
Commercial redevelopment >25% value	Bring site partially into compliance
Interior-only residential remodels	Exempt
Existing legal nonconforming lots	Grandfathered unless major redevelopment
Disaster rebuilding	Exempt from mandatory upgrades

This approach combines:

- the practicality of Winter Garden,
- the canopy emphasis of Winter Park,
- the clarity of Leesburg,
- and the modern sustainability standards of St. Petersburg.

Recommended “Mount Dora Style” Philosophy

Mount Dora would likely benefit from a code that is:

Too Weak	Balanced Recommendation	Too Aggressive
Minimal tree requirements	Strong canopy standards with flexibility	Excessive mandates on small lots
No irrigation controls	Water-wise irrigation standards	Mandatory expensive smart systems
All turf allowed	Encourage Florida-Friendly yards	Ban turf entirely
No redevelopment triggers	Moderate thresholds	Mandatory retrofits for minor permits

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Page 6 of 23

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Strict engineered plans Simple homeowner compliance Heavy consultant requirements forms

Best Overall Model for Mount Dora

If creating a hybrid ordinance, the best sources appear to be:

Use This City For	Reason
Winter Park	Urban canopy and streetscape standards
Leesburg	Clear tree ratios and preservation
Winter Garden	Homeowner-friendly administration
St. Petersburg	Modern sustainability/permeability standards
Tavares	Practical shrub/tree formulas
Lake County	Rural/suburban flexibility

The strongest recommendation would be a **moderate-complexity ordinance**:

- strong tree preservation,
- moderate canopy requirements,
- Florida-Friendly landscaping,
- simple homeowner administration,
- and redevelopment thresholds that avoid penalizing ordinary remodeling.

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Page 7 of 23

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Landscaping Ordinance Code Comparison & Recommendations

Residential Single-Family Lots

Prepared for: City of Mount Dora, Florida

Planning and Zoning Commission

June 2026

Background

The Planning and Zoning Commission requested staff to review other Florida municipalities' landscaping codes to support development of landscaping requirements for Mount Dora. This report covers three areas:

- Landscaping standards for single-family and duplex residential lots;
- Applicability, exemptions, and triggers for compliance; and
- Non-conforming provisions and when existing properties must be brought into compliance.

Municipalities reviewed include: Winter Park, Winter Garden, Apopka, Leesburg, Lake County, St. Petersburg, St. Pete Beach, Clermont, Minneola, and Tavares. The comparison focuses on those with the most relevant and detailed residential landscaping codes.

The final section of this report synthesizes these findings into recommended landscape ordinance provisions tailored to Mount Dora's context — including its historic residential character, Central Florida climate, and water conservation obligations within the St. Johns River Water Management District.

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Part 1: Residential Lot Landscaping — City Comparison

The table below compares tree, shrub, irrigation, and related requirements for single-family and duplex residential lots across seven Florida municipalities.

Category	Winter Park	Winter Garden	Apopka	Leesburg	Lake County	St. Petersburg	St. Pete Beach
Min. Trees(\$8,000 sf)	1 shade tree (per ¼ acre)	Not specified	1 canopy tree(<5,000 sf)	2 canopy trees	2 canopy trees	2 shade trees(any lot)	2 trees
Min. Trees(6,001–10,000 sf)	1 shade tree (per ¼ acre)	Not specified	2 canopy trees(5,000–7,999 sf)	3 canopy trees	3 canopy trees	Proportional to lot size	3 trees
Min. Trees(10,001–15,000 sf)	1 shade tree (per ¼ acre)	Not specified	4 canopy trees(8,000–11,999 sf)	5 canopy trees(>10,001 sf)	4 canopy trees	Proportional to lot size	4 trees
Min. Trees(>15,000 sf / larger)	1 shade tree per ¼ acre	Not specified	5–6 canopy trees(up to 20,000+ sf)	Up to 15 trees(>10,001 sf)	Up to 25 trees(≥5 acres)	Proportional to lot size	6–8 trees
Understory Substitution	2:1 for shade trees; required near power lines	Not specified	2 understory = 1 canopy	Not specified	Not specified	1 understory may sub for 1 shade tree (site constraints only); no palms	Per Sec. 22.4
Front / Street Tree Requirement	1 shade tree per 33 ft of lot width in parkway	Not specified	Not specified	1 tree within 10 ft of front ROW	1 tree within 10–20 ft of ROW	N/A (shrubs required in front yard)	Not specified
Shrub / Ground Cover Requirement	Not specified	Not specified	Not specified	Not specified	Not specified	Min. 10 shrubs/accents plants ≥18 in. in front yard	Required per Sec. 22.4
Irrigation Requirement	40% of pervious areas on low-water / separate zone	Irrigation permit required; self-cert checklist	Min. 2 hose bibs; auto irrigation for common areas	Not specified	Not specified	Full irrigation system required (new construction)	Not specified
Tree Size at Planting	Not specified	Not specified	Min. 8 ft tall, 3 in. caliper	Not specified	Not specified	Not specified	Per Sec. 22.4 standards
Protected Tree Preservation	All installed trees become protected	Not specified	Florida-Friendly species guide required	Protect trees >4 in. dia. outside building footprint +5 ft	Protect trees >3 in. dia. outside footprint +15 ft; exempt if ≤2 ac residential	Existing protected vegetation counts toward requirements	Existing trees earn credit

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Category	Winter Park	Winter Garden	Apopka	Leesburg	Lake County	St. Petersburg	St. Pete Beach
Florida-Friendly Landscaping	Florida No. 1 grade required	Florida-Friendly encouraged; staff available to assist	Plant selection from FL-Friendly Guide required	FL-Friendly encouraged	Not specifically noted	Not specifically noted	Not specifically noted
Mulch / Ground Cover Rules	Prohibited species must be removed before construction	Not specified	Not specified	Not specified	Not specified	Organic mulch limited to 50% of front/street side yards; cypress mulch discouraged	Not specified
Mechanical Equipment Screening	A/C, generators, trash must be screened from ROW	Not specified	Not specified	Not specified	Not specified	Continuous hedge, decorative fence, or arch feature; min. 3 ft clearance	Not specified
Landscape Plan Required (SFR)?	No (unless required by other provisions)	Yes — site grading, irrigation, and landscaping plans	No (SFR exempt from full plan)	No (single-family exempt)	No (single-family generally exempt)	Not specified for new SFR	No (standards apply, no plan required)

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Part 2: Applicability, Exemptions & Non-Conforming Provisions — City Comparison

The table below compares thresholds for compliance, single-family exemptions, non-conforming treatment, and special exemptions across nine Florida municipalities.

Provision	Winter Park	Winter Garden	Apopka	Leesburg	Lake County	Clermont	Minneola	Tavares	St. Pete Beach
Threshold to Require Full Compliance	>50% of improvement value	Any permit (redevelopment)	≥50% floor area expansion or change of use	≥25% structure/parking increase	Not specified	SFR/duplex exempt from buffers	≥20% or >4,000 sf floor area expansion	≥50% impervious addition or 4,000 sf	Substantial improvement (FEMA def.)
SFR / Duplex Exemption	Interior alterations exempt	Existing SFR exempt until redevelopment	SFR/duplex exempt from full plan; min. 3 canopy trees still required	SFR covered by its own section	Tree removal exempt on S2-ac residential lots if tree minimums are met	SFR/duplex fully exempt from buffer article	Existing building not required to move to comply	New SFR: 1 canopy per 2,000 sf up to 5 trees	All newly/substantially improved SFR must comply
Non-Conforming Treatment	Must comply if >50% of value improved	Existing non-residential; must comply when permit required	Nonconforming landscaping 1 year = must comply on change of use	1-year abandonment = termination; no natural-disaster trigger	Not specified separately	Not addressed in buffer article	Fire/calamity = full compliance required	No-additional-impervious change of use; 75% of standard required	Changes in use require full compliance
Right-of-Way / Streetscape	Parkway tree at 1/33 ft lot width	Not specified	Not specified	Trees within 10-20 ft of ROW	Trees within 10-20 ft of ROW	Not specified	Not specified	Front canopy 10-20 ft from ROW line	Not specified
Agriculture / Special Exemptions	Prohibited plants must be removed	De minimis modifications exempt	Hand watering, bona fide ag. golf course play areas exempt from irrigation	Ag/silviculture, emergency work, approved maintenance exempt	Ag, silviculture, Army Corps/EPA regulated, emergency, approved maintenance, parks with mgmt. plan exempt	Not specified	Not specified	Not specified	Not specified

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Page 11 of 23

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Part 3: Key Findings from the Comparison

Tree Requirements Vary Widely

Most municipalities scale tree requirements to lot size, but thresholds and quantities differ considerably. Leesburg, Lake County, and St. Pete Beach provide the most detailed graduated scales, while Winter Park uses a per-quarter-acre formula and Winter Garden focuses on irrigation permitting rather than tree counts. Apopka is notable for its specific caliper and height minimums at planting.

Irrigation and Water Conservation Approaches Differ

Winter Park and Apopka have the strongest irrigation standards, requiring low-water zones and automatic systems respectively. St. Petersburg mandates full irrigation for new construction. Several municipalities (Leesburg, Lake County, St. Pete Beach) have no specific irrigation requirement for SFR. Given Mount Dora's location within the SJRWMD, a tiered irrigation standard is recommended.

Florida-Friendly Landscaping is Widely Encouraged but Rarely Mandatory

Apopka is the only municipality surveyed that explicitly requires plant selection from the Florida-Friendly Landscaping Guide. Winter Garden makes FL-Friendly practices available through staff assistance. Leesburg encourages but does not require them. A hybrid approach — requiring a minimum percentage of FL-Friendly species while encouraging full adoption — would position Mount Dora as a regional leader.

Applicability Triggers Are Generally Value- or Size-Based

The most common threshold requiring full compliance for existing properties is either a percentage of appraised value (Winter Park: 50%; St. Petersburg: 25–50% depending on value) or a floor area expansion percentage (Apopka: 50%; Leesburg: 25%; Minneola: 20%/4,000 sf). Most municipalities exempt individual SFR from full landscape plan submittal requirements.

Non-Conforming Provisions Are Inconsistently Treated

Leesburg has the most detailed non-conforming provisions, including a one-year abandonment trigger and a natural-disaster exemption. St. Pete Beach links compliance to changes in use. Several municipalities are silent on the topic for residential properties. A clear, fair non-conforming framework will reduce code ambiguity for Mount Dora staff and property owners.

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Part 4: Recommended Landscape Ordinance Provisions for Mount Dora, FL

The following table presents recommended landscape ordinance standards for residential lots in Mount Dora, derived from the peer comparison above. Each provision includes the recommended standard and its basis in comparable Florida municipal codes.

Topic	Recommended Ordinance Language / Standard	Rationale / Peer Basis
Tree Requirements(Scaled by Lot Size)	• ≤6,000 sf: 2 canopy trees• 6,001–10,000 sf: 3 canopy trees• 10,001–15,000 sf: 4 canopy trees• 15,001–43,560 sf (1 ac): 5 canopy trees• >1 ac: 8+ canopy trees (scaled)Existing healthy trees count toward minimums.	Aligns with Leesburg, Lake County, and St. Pete Beach — the most common Central FL baseline. Accounts for Mount Dora’s varied lot sizes in older and newer neighborhoods.
Understory Tree Substitution	2 understory trees may substitute for 1 required canopy tree. Substitution permitted where site constraints exist (utility lines, building proximity, narrow lots). No palm substitution for shade/canopy trees.	Mirrors Winter Park and St. Petersburg language. Palms exclusion prevents substitution with non-shading species, consistent with best practice.
Front / Street Tree Placement	At least 1 of the required canopy trees shall be planted within 10–20 ft of the front ROW. Trees shall be placed a minimum of 4 ft from curbs, walks, pavement, and utilities.	Consistent with Leesburg, Lake County, and Tavares. Ensures street-facing canopy cover that supports Mount Dora’s pedestrian-friendly, historic character.
Minimum Tree Specifications	All new canopy trees shall be a minimum of 8 ft in height and 2.5 in. caliper at time of planting. Plant material shall meet Florida Grade No. 1 or better (FDACS standards).	Apopka requires 8 ft/3 in.; Winter Park references Florida grades. A slightly relaxed caliper (2.5 in.) eases installation while still ensuring quality starts.
Shrub / UnderstoryGround Cover	A minimum of 5 shrubs, accent plants, or ornamental grasses (min. 18 in. height at planting) shall be installed in the front yard of each new single-family residence.	Drawn from St. Petersburg (10 shrubs), scaled down for smaller Central FL lots typical in Mount Dora. Encourages landscaped streetscapes without being overly burdensome.
Florida-Friendly Landscaping	Plant selection shall be based on the Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design. At least 50% of new plantings shall be Florida-native or Florida-Friendly species.	Supports water conservation consistent with St. Johns River Water Management District goals. Lake County and Leesburg encourage FL-Friendly; Mount Dora can codify this requirement.
Irrigation	New single-family residences shall provide a minimum of 2 hose bibs. Automatic irrigation systems, where installed, shall include a rain sensor override. 40% of irrigated area shall be on low-water-use zones on separately programmed circuits.	Combines Apopka (hose bib minimum), Winter Park (low-water zone ratio), and St. Petersburg (rain sensor) into a balanced, water-conscious standard appropriate for Central Florida.
Tree Preservation	Existing trees ≥3 in. diameter shall be preserved unless within the building footprint or a 10 ft offset. Stem wall construction shall	Lake County uses 3 in. dia. / 15 ft offset; Leesburg uses 4 in. dia. / 5 ft offset. A 3 in. / 10 ft standard is a

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Topic	Recommended Ordinance Language / Standard	Rationale / Peer Basis
	be used where necessary. Removal requires demonstration of impracticability.	reasonable middle ground that protects more trees while acknowledging typical SFR site needs.
Prohibited Plants & Invasives	All prohibited/invasive plant species per the Florida Exotic Pest Plant Council (FLEPPC) Category I and II list shall be removed from the site prior to issuance of a CO. No prohibited species shall count toward required plantings.	Directly aligns with Winter Park language. Strengthens environmental integrity and is consistent with statewide invasive species management efforts.
Mechanical Equipment Screening	A/C units, pool equipment, utility boxes, generators, and trash containers visible from a public ROW shall be screened with shrubs, hedging (planted no more than 30 in. on center), or a decorative fence. Min. 3 ft clearance from equipment.	Directly from St. Petersburg's code. Supports Mount Dora's focus on neighborhood aesthetics and historic character.
Mulch Use Limits	Organic mulch may be used freely under trees, shrubs, and ground cover. No more than 50% of the required front yard may be covered solely in mulch without accompanying plantings. Cypress mulch is discouraged. Non-organic mulch (rock, shell, rubber) permitted only within defined planting beds.	Pulled from St. Petersburg's detailed mulch provisions. Prevents the trend of replacing lawns entirely with mulch, maintaining green character.
Landscape Plan Requirement	A landscape plan is not required for individual single-family homes unless required by a development order. City staff shall be available to assist homeowners in selecting Florida-Friendly plants and meeting code standards.	Consistent with Winter Garden's homeowner-assistance model and Leesburg/Lake County's plan-exempt approach for SFR. Balances oversight with ease of compliance.
Applicability — New Construction	All new single-family and duplex residences shall comply prior to issuance of a Certificate of Occupancy.	Universal baseline across all surveyed municipalities. Non-negotiable starting point.
Applicability — Redevelopment	Existing SFR shall be required to comply with current landscaping standards when: (a) a building permit is required AND (b) the project value exceeds 50% of the appraised value of improvements, OR floor area is expanded by ≥25%.	Blends Winter Park (50% value threshold) and Leesburg (25% size threshold). Dual threshold approach catches large projects without burdening small additions.
Non-Conforming Provisions	Non-conforming landscaping shall not be required to be brought into compliance solely due to routine maintenance permits or minor repairs. Compliance is required upon: (1) change of use; (2) abandonment for ≥1 year; or (3) damage by fire/calamity (except natural disasters). Natural disasters exempt from compliance trigger.	Synthesizes Leesburg's abandonment trigger and natural-disaster exemption with St. Pete Beach's change-of-use trigger. Provides clear, fair standards.

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Page 14 of 23

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Note: These recommendations are intended as a starting framework for ordinance drafting. Final language should be reviewed by City legal counsel, the Planning and Zoning Commission, and coordinated with applicable SJRWMD water conservation requirements and Lake County landscaping regulations where applicable.

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Page 15 of 23

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Based on the comparison data provided by the Planning and Zoning Commission, here is an analysis comparing and contrasting the landscaping ordinances of the reviewed Florida municipalities, followed by a suggested framework tailored for Mount Dora.

Compare and Contrast of Landscaping Ordinances

1. Residential Lot Landscaping (Trees and Foliage)

- **Tiered vs. Flat Requirements:** Most central Florida municipalities utilize a tiered system scaling by lot square footage. For example, **Apopka, Leesburg, Lake County, and St. Pete Beach** strictly scale their canopy tree requirements based on lot size tiers (e.g., Lake County ranges from 2 trees for small lots to 25+ trees for acreage). Conversely, **Winter Park** sets a flat rate of 1 shade tree per quarter-acre, and **St. Petersburg** establishes a flat baseline of 2 shade trees per lot, scaling up proportionally only if the lot exceeds zoning district minimums.
- **Foliage and Shrubs:** While most codes focus heavily on trees, **St. Petersburg** explicitly requires a minimum of 10 shrubs/accent plants in the front yard. **Tavares** links shrub count to lot size, requiring 5 shrubs per 2,000 square feet (up to 25).
- **Tree Substitution Rules:** **Apopka, Winter Park, and St. Petersburg** permit substituting canopy/shade trees with understory trees (often at a 2:1 ratio) when site constraints like overhead utility lines exist. However, **St. Petersburg** explicitly bans palm trees from being substituted for shade trees.

2. Water-Wise and Irrigation Standards

- **Turf and Mulch Restrictions:** **St. Petersburg** features the most restrictive water-wise codes, limiting high-water St. Augustine sod to 50% of a new lot's permeable area and placing strict caps on organic mulch to prevent "mulch-only" yards.
- **Irrigation Requirements:** **Winter Park** requires 40% of pervious areas to be low-water zones. **Winter Garden** requires an irrigation permit but waives sealed plans for single-family homeowners. **Apopka** mandates a minimum of two hose bibs per residential dwelling unit but allows automatic irrigation requirements in common areas to be waived if native, non-irrigated plants are used.

3. Applicability and Non-Conforming Triggers

- **Substantial Improvement / Valuation Triggers:** To bring an older, non-conforming property into compliance, **Winter Park** uses a valuation trigger of work exceeding 50% of the property's appraised value. **St. Petersburg** uses a sliding scale for non-residential/multi-family properties (ranging from 25% to 50% of appraised value depending on overall worth) or a 15% floor area expansion. **St. Pete Beach** relies on a sliding scale of renovation costs (e.g., 10% to 25% of cost must be spent on landscaping).
- **Expansion Triggers:** **Leesburg, Minneola, and Winter Legislation** use physical thresholds. **Leesburg** triggers compliance when floor or parking areas expand by 25% or more. **Minneola** triggers compliance at a 20% floor area expansion or 4,000 square feet (whichever is less). **Tavares** also targets structural expansions, triggering residential landscape compliance if a unit is expanded by 500 square feet or more.

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- **Abandonment: Leesburg** features a strict vacancy clause, stating that if a non-conforming site is vacant or unmaintained for 1 continuous year, its grandfathered status is terminated.

Suggested Landscape Ordinances for Mount Dora, FL

The following framework balances robust tree preservation (aligned with surrounding Lake County and Leesburg standards) with modern water-wise flexibility.

Ordinance Category	Proposed Mount Dora Regulation	Regulatory Intent & Precedent
Residential Canopy Tree Tiering	Require a tiered minimum for single-family/duplex lots: • ≤ 6,000 sq ft: 2 trees • 6,001 – 10,000 sq ft: 3 trees • 10,001 – 15,000 sq ft: 4 trees • > 15,001 sq ft: 5 trees (+3 per acre over 1 acre).	Ensures right-sized canopy coverage. Aligns seamlessly with adjacent Lake County and Leesburg standards to maintain regional consistency.

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Streetscape & Right-of-Way Placement	Mandate that at least 1 required canopy tree must be planted in the front yard, positioned between 10 and 20 feet outside of the road right-of-way line.	Promotes a cohesive neighborhood tree canopy while preventing root damage to city sidewalks/curbs. Adopted from Leesburg and Tavares .
Utility Infrastructure Adjustments	Allow a 2:1 substitution of understory trees for canopy trees if overhead power lines are within 25 feet. Require a minimum 4-foot root buffer from underground utilities and pavement.	Protects public infrastructure and prevents power outages. Sourced from Winter Park and Apopka frameworks.
Water-Wise & Florida-Friendly Standards	Limit high-volume irrigation turf grass (e.g., St. Augustine) to a maximum of 50% of the lot's total permeable area . Promote <i>Florida-Friendly Landscaping</i> plant palettes.	Encourages water conservation and aquifer protection. Adapts St. Petersburg's model to Mount Dora's environmental goals.

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Mechanical Equipment Screening	Require all ground-mounted mechanical systems (AC units, pool pumps, backflow preventers) visible from the street to be screened by a continuous hedge (planted 30" on center) or a decorative fence.	Preserves residential aesthetic appeal and community character. Modeled after St. Petersburg and Winter Park .
Non-Conforming Structural Triggers	Bring existing non-conforming residential properties into full compliance if an addition expands the footprint by 500 square feet or more , or if a commercial property expands floor/parking space by 25% or more .	Creates an equitable pathway to gradually update aging properties without penalizing de minimis home repairs. Blends Tavares (residential) and Leesburg (commercial) triggers.

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Amortization & Abandonment Clause	Terminate grandfathered non-conforming landscape status if a property is vacant, unmaintained, or commercially inactive for a period of 1 consecutive year .	Prevents long-term blight and ensures re-developed commercial corridors meet modern green standards. Precedent from Leesburg .
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Would you like to expand on any specific section of this proposal, such as designing a self-certification checklist for residential developers like Winter Garden's model?

ATTACHMENT “A”

Page 20 of 23

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Comparison and Contrast of Landscaping Ordinances

The provided document compares several Central and West-Central Florida municipalities (mostly in the Orlando metro and Tampa Bay areas). Requirements focus on single-family/duplex residential lots, with variations in tree counts, irrigation/water-wise rules, preservation, and applicability/triggers for existing properties. All promote Florida-Friendly Landscaping principles to varying degrees (right plant/right place, water efficiency, etc.).
ffl.ifas.ufl.edu

Key Similarities

- Tree Requirements: All require a minimum number of canopy/shade trees per lot or based on lot size. Existing healthy trees usually get credit. Many allow understory tree substitutions (often 2:1).
- Preservation Emphasis: Strong rules for protecting existing trees, especially larger/protected ones, with exceptions for safety (fire-prone areas), building footprints, and infrastructure.
- Irrigation/Water Efficiency: Many tie into Florida-Friendly practices; new systems often require permits, rain sensors, zoning by water needs, etc.
- Applicability Triggers: New construction almost always requires compliance. Redevelopment/expansions trigger updates based on % increase in floor area, value, impervious surface, or building cost (e.g., 25%, 50%, substantial improvement).
- Exemptions: Common for agriculture, emergencies, maintenance, small accessory structures, and sometimes single-family lots from broader commercial-style rules.
- Non-Conforming: Grandfathering for existing properties unless triggered by expansion, change of use, abandonment, or disaster (with carve-outs).

Key Differences/Contrasts

- Residential Tree Minimums (most prescriptive element):
 - Leesburg & Lake County (very similar): Tiered by lot size (e.g., 2 trees ≤6,000 sf; 3 for 6k–10k sf; more for larger). Front yard/right-of-way placement emphasized. Lake County has higher requirements for larger lots (up to 25+ trees on big acreage).
library.municode.com
 - Apopka: Strict size-based (1 tree <5k sf up to 6+ for ≥20k sf). Minimum tree size (8 ft height, 3" caliper).
 - St. Petersburg: Flat minimum of 2 shade trees (with proportional increase for larger lots). Plus 10 shrubs in front yard. Strong permeable/green space rules (e.g., turf ≤50% of permeable area).
 - St. Pete Beach: Tiered table (2 trees for 3.5k–6k sf up to 8 for >16k sf).
 - Winter Park: One shade tree per quarter-acre (or 1 minimum); plus parkway and shoreline rules. 40% of pervious area in low-water zones.

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- Winter Garden: More procedural (plans, self-certification checklist, irrigation permit) than strict minimum counts. Encourages Florida-Friendly without heavy mandates for existing SF homes.
- Irrigation & Water-Wise: Winter Park and Apopka have detailed low-water/zoning rules. St. Petersburg requires systems for new lots but regulates existing ones for efficiency. Others are lighter.
- Front Yard/Permeable Space: St. Petersburg is strictest (permeable vegetative cover, mulch limits, % paved area caps). Others focus more on trees.
- Triggers for Existing Properties: Vary widely—25% floor/parking increase (Leesburg), 50% value or floor area (Winter Park/Apopka), substantial improvement or cost % tables (St. Pete Beach/St. Petersburg), or minimal for SF in some places.
- Enforcement: Plans/self-certification/inspections vs. CO issuance only.

Overall Trends: Smaller/urban cities (St. Pete, Winter Park) emphasize aesthetics, permeability, and streetscape. Larger county/rural-leaning (Lake County, Leesburg) scale with lot size and focus on canopy coverage/preservation. Water conservation is universal but enforced more in drier or regulated areas. Mount Dora Context: Mount Dora (Lake County) emphasizes tree protection/removal permits for new SF homes, tree surveys, and Florida-Friendly practices. Existing code focuses more on zoning buffers, streetscapes, and general maintenance than detailed per-lot residential counts (similar to some peers). It encourages native/drought-tolerant plants.
mounddora.gov

Suggested Landscape Ordinances for Mount Dora, FL (Table Form)

These recommendations blend common best practices from the compared cities, Mount Dora's existing focus on trees/Florida-Friendly, and Florida Statutes (e.g., §373.185 promoting Florida-Friendly). Aim for balance: environmental benefits, aesthetics, water conservation, and feasibility for homeowners. Scale with lot size like Lake County/Leesburg. Use self-certification + spot inspections to minimize burden. Proposed Structure (add as new section in Land Development Code, e.g., under Site Development or Zoning):

Category	Recommended Requirement	Rationale / Notes (Based on Co
Applicability	New SF/duplex construction and major redevelopment (≥25-50% increase in floor area/value or substantial improvement). Existing SF lots exempt unless triggered. Subdivisions follow stricter standards.	Aligns with Leesburg/Lake County (25 Park/Apopka (50%). Keeps burden low for homes.

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Tree Requirements (Canopy/Shade)	Tiered by lot size: • ≤6,000 sf: 2 trees • 6,001–10,000 sf: 3 trees • 10,001–15,000 sf: 4 trees • >15,000 sf or per acre: Scale up (e.g., +2-3 per additional half-acre, max 15-20). Minimum size: 8-10 ft height at install. Credit healthy existing trees. Allow 2:1 understory substitution. One in front yard (10-20 ft from ROW).	Mirrors Leesburg/Lake County (practic County area). Promotes canopy like V Proportional scaling like St. Petersburg
Shrubs/Ground Cover	Minimum 5-10 shrubs (18"+ height) in front yard. Permeable vegetative cover (sod/ground cover) for most non-paved areas. Turf limited to ~50% of landscaped/permeable area (encourage Florida-Friendly natives). Mulch standards (3" organic, not against trunks).	Draws from St. Petersburg (10 plants) FFL. Prevents "all-mulch" yards.
Irrigation & Water-Wise	Irrigation permit for new systems. Rain sensor + zoning by water needs required. Low-water zones encouraged. Hose bibs minimum. Hand-watering/portable exempt.	Apopka/Winter Park style. Supports F conservation (common in FL).
Preservation	Protect trees >3-4" DBH outside building footprint/access. Stem walls where possible. Fire/safety exceptions (with Chief approval). Tree survey required for new builds.	Consistent with Leesburg/Lake Count Dora's existing tree rules.

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Page 23 of 23

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Non-Conforming/Triggers	Bring into compliance on $\geq 25\%$ expansion (floor/parking), change of use, or abandonment (1+ year). Natural disasters exempt. Partial compliance for smaller additions.	Balanced (Leesburg model). Avoids u
Exemptions	Agriculture, emergencies, maintenance per approved plan, small accessories. Bona fide farms.	Standard across all compared codes.
Enforcement	Self-certification checklist + CO. Optional plans for larger/complex. Inspections. Florida-Friendly encouraged/required where feasible.	Winter Garden style (low burden) + ve
Additional	Prohibited invasives removal. Screening for equipment. Species diversity for larger projects. Parkway/street trees where applicable.	Winter Park/Apopka best practices. E Dora’s charm.

Implementation Notes:

- Reference UF/IFAS Florida-Friendly Landscaping for plant lists. myboca.us
- Allow administrative variances for site constraints (utilities, canopy, etc.).
- Consider incentives (e.g., faster permitting for high-native designs).
- Update via ordinance; coordinate with Public Works/Urban Forestry for tree permits.

This approach would modernize Mount Dora’s code while remaining consistent with peers and state goals for sustainability and aesthetics. Consult the Planning & Zoning Commission and legal for tailoring.