



**PLANNING AND ZONING BOARD AGENDA
NOVEMBER 12, 2025, AT 6:30 PM
AT TOWN HALL
17404 SIXTH STREET
MONTVERDE, FLORIDA 34756**

The Montverde Staff and Council invite you to join the meeting in person or on your computer; you can watch and listen to the meeting from home by clicking the link below.

<https://southlake.tv/player/44150/44150>

BOARD MEMBERS

Karin Arellano
Josie Weiss
Holly Broecker
Aaron Wadsworth
Michael Whidden

STAFF

Paul Larino, Town Manager
Anita Geraci-Carver, Town Attorney
Sean Parks, Town Planner
Lisa Busto, Associate Town Planner
Caroline Trepanier, Town Clerk

Call to Order and Opening Ceremonies

- Call to Order
- Pledge of Allegiance
- Roll Call

I. **Approval Of Minutes**

A. Minutes of July 29, 2025, Planning & Zoning Meeting

II. **Discussion Items**

A. Oath of Office – Michael Whidden for Planning & Zoning Board Member

III. Public Hearings, Ordinances and Resolutions

- A. **Ordinance No. 2025-59** An Ordinance of the Town of Montverde, Florida, amending Section 10-13 in Chapter 10 of the Town of Montverde Land Development Code relating to minimum lot size for property annexed into the Town; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date.
- B. **Ordinance No. 2025-60** An Ordinance of the Town Council of the Town of Montverde, Lake County, Florida, amending the Town of Montverde's Comprehensive Plan pursuant to 163.3187, Florida Statutes, by amending the Comprehensive Land-Use Plan designation from Lake County Rural Transition and Bella Collina to Town of Montverde Single Family Low Density Residential on the Future Land Use Map for the herein described property consisting of 9.47 +/- acres, providing for severability and scrivener's errors; the directing the Town Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for the forwarding of this ordinance to the state of Florida Department of Commerce; and providing for an effective date.
- C. **Ordinance No. 2025-61** An Ordinance of the Town Council of the Town of Montverde, Florida, to change the zoning from Lake County PUD, Agriculture and Light Industrial and Town of Montverde Single Family Low Density to Town of Montverde Single-Family residential PUD for the herein described property owned by DCS Real Estate Investments, LLC and Wilmington Development Services Inc.; The Real Property is located South of Ridgewood Avenue, West of County Road 455 and East of Blackstill Lake Road, Montverde Florida; approving waivers; directing the Town Manager to amend the zoning map as herein provided after the passage of this ordinance; approving variances from Town Code with conditions; providing for severability; repealing all ordinances in conflict herewith; providing for scrivener's errors, and providing for an effective date.
- D. **Resolution No. 2025-178** A Resolution of the Town Council of the Town of Montverde, Florida, Granting Preliminary Development Plan Approval for Montverde Estates, A 114 Single Family Lot Residential Subdivision, generally located south of Ridgewood Avenue, West of CR 455, and East of Blackstill Lake Road lying within the Town of Montverde, Lake County, Florida; and providing for an effective date.

IV. Adjournment

The Town reserves the right to move any Agenda item to an earlier time during the meeting as its schedule permits, except for items and appointments that have been advertised in a newspaper for a specific time.

According to the provisions of Chapter 286 Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by the Town Council with respect to any matter considered at this Council meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based.

Persons with disabilities who need assistance to participate in any of these proceedings should contact Town Hall at (407) 469-2681, 48 business hours before the scheduled meeting.

Notice is hereby given, that one or more Members of the Montverde Town Council may be present at this meeting.

PLANNING AND ZONING BOARD
Town of Montverde
Minutes
July 29, 2025 6:30 PM

BOARD MEMBERS PRESENT

Karin Arellano
Josie Weiss
Holly Broecker
Aaron Wadsworth

STAFF PRESENT

Paul Larino, Town Manager
Anita Geraci-Carver, Town Attorney
Sean Parks, Town Planner
Lisa Busto, Associate Town Planner
Caroline Trepanier, Administrative Assistant

Call to Order and Opening Ceremonies

Chairwoman Arellano called the meeting to order and lead the Pledge of Allegiance.

Approval Of Minutes

Minutes of April 2, 2025, Planning & Zoning Board Meeting. Chairwoman Arellano moved to approve. Board Member Broecker seconded. April 2, 2025, minutes approved 4-0.

Public Hearings, Ordinances and Resolutions

Resolution No. 2025-182 A Resolution of the Town Council of the Town of Montverde, Florida, Granting Minor Site Plan Approval to Parque Verde, LLC for an outdoor storage business for boats, RVs, and trailers; Providing for Conditions; and Providing for an Effective Date.

Town Attorney Geraci-Carver read resolution by title only.

Town Attorney Geraci-Carver explained the Resolution.

Associate Planner Busto explained that the application submitted on July 22, 2025, has been reviewed, and an analysis stating that the application was reviewed of the site plan initially dated July 18, 2025, and that additional information was requested, this information was mentioned in the land development code as well as the conditions for approval in Resolution 2023-87. She addressed comments in the packet and stated that some items were still missing, and that these would have to be satisfied so that approval can be recommended. She further explained the comments and items needed to be resolved.

Town Attorney Geraci-Carver mentioned that the applicant was present and that he could address any comment.

Chairwoman Arrellano asked if the applicant wanted to come up and speak.

Applicant Grant Roberts, 16604 Ridgewood Avenue, Montverde, FL addressed some of the comments, stated that the PowerPoint Presentation showed the site plan left from the CUP (Consumptive Use Permit) that was approved at the last Planning & Zoning Meeting in December 2024. Explained the staff recommendations and stated that he has been communicating with staff and has been receiving guidance regarding the site plan, has been updating the plan, and has been responsive throughout the process.

Board Member Broecker asked what items needed to be addressed now vs later.

Town Planner Parks explained the process of reviewing the site plan and making sure that it is consistent with the CUP (Consumptive Use Permit).

Applicant Grant Roberts explained that he is not ready to put up signs yet however, he will submit a permit request once he is ready.

Town Planner Parks further explained the process and requirements. There are three (3) options, the first option is to approve the site plan with conditions, the second is to table it and the third option is to deny it.

Chairwoman Arellano opened the public hearing.

No one spoke in favor or against the site plan.

Chairwoman Arellano closed the public hearing.

Board Member Broecker asked if there were road concerns.

Town Planner Parks stated that there were several discussions regarding the traffic at the last couple of meetings, and that staff, professional opinion, and engineers, believe that this kind of traffic will not be a wear and tear on the roads, however, Lake County approval on access will still be needed, and that this approval is standard.

Board Member Weiss stated that the site plan is well hidden and asked Grant Roberts if his neighbors have objected.

Applicant Grant Roberts stated that most of his neighbors have been the biggest supporters. He stated that the end goal is that it cannot be seen from the road, and he further explained his answer.

There was additional discussion.

Board Member Wadsworth spoke of the conditional use parameters discussed in the original C.U.P. (Conditional Use Permit) and asked if those items have been met.

Town Planner Parks stated that those items will be met once the site plan with the remaining items are clearly indicated in the drawings for us to have memorialized for now and in the future.

Town Manager Larino stated that there are some items on the list such as providing the liability insurance that would come before the Certificate of Completion is issued and that there are a few things within that C.U.P. that will come at a later stage, after this stage.

Board Member Wadsworth asked of the possible outcome should they vote to grant an approval but run into problems with some outstanding items and then are unable to reach an agreement.

Town Planner Parks explained that final zoning clearances & official town signoffs would not be provided until all conditions are met.

Town Manager Larino added that the final approval would not be recommended to Town Council without the conditions having been completed.

There was additional discussion on the outstanding conditions.

Board Member Wadsworth moved to approve Resolution 2025-182 with conditions that all be resolved prior to going to the Council. Board Member Weiss seconded the motion.
Resolution 2025-182 Approved 4-0.

Resolution No. 2025-179 A Resolution of the Town Council of the Town of Montverde, Florida, Granting Preliminary Development Approval for a ~~439~~ 137 Single Family Lot Residential Subdivision generally located north of Osgood Road, East of County Road 455, and West of Lake Apopka within the Town of Montverde, Lake County, Florida; And Providing for an Effective Date.

Town Attorney Geraci-Carver read the resolution by title only.

Town Attorney Geraci-Carver provided a brief explanation and stated that this is a quasi-judicial action. She stated that the planned unit development zoning was approved by the Town Council and that a preliminary plat or preliminary development plan is being presented, which must meet all the conditions for site development outlined in the PUD (Planned Unit Development) as well as the land development code, and if it is not addressed in the PUD. Explained that they are reviewing this to see if it did meet all of the conditions, and if so, it is administrative and it would be approved. If any disclosures are to be made, since this is a quasi-judicial, it would be a good time to disclose any communications in writing or verbally so that the applicant may respond.

Board Member Wadsworth stated that he does have something to disclose, referred to a comment made on Next Door Montverde, on July 22, 2025, and explained his comment and that a copy was provided.

Associate Town Planner Busto stated that staff had reviewed the application and found that it was consistent with the comprehensive plan and the land development code and that they recommend approval, she stated that this is based on an analysis provided on the report. She explained the analysis. Staff recommends approval of the preliminary development plan and to move forward with final development plan per LDC section 8-8. She also stated that there had not been any letters received regarding opposition or support.

Town Planner Parks provided a summary of the PUD approval and briefly explained the different stages of approval and that it will then be going to final approval. He stated that they have submitted what is needed to be consistent with the PUD that was approved.

Chairwoman Arrellano asked if applicant would like to come up and speak.

Applicant Brian Ashby, Kimley-Horn & Associates, 6878 Marwick Lane, Orlando FL 32827 introduced himself, he said that he did not have any additional comments and that he has been working with staff and that they have been great to work with, he also explained that the preliminary development plan is a spitting image of the content of the PUD with some additional detail, and there is a little more engineering involved, they are in support of staff decision and are ready to answer any questions, if any.

Board Member Broecker asked if it was still consistent with the PUD, referred to the length of seven and a half (7 ½) feet between each home and brought up the buffer, the future trail connection and the community leach field.

Applicant Brian Ashby confirmed that it is consistent with the PUD (Planned Unit Development).

Town Planner Parks stated that additional clarity and identification was requested in the drawings.

There was additional discussion regarding the preliminary development plan.

Board Member Wadsworth said that he had a procedural question, asked if the notification distance is 300 feet or 600 feet.

Associate Planner Busto stated that it is 300 feet for the preliminary development plan.

There was a brief discussion on the distance.

Town Attorney Geraci-Carver brought up the new law that went into effect July 1st, 2025. This law is for final plats to now be approved administratively. This is to be brought to council as a resolution in August and it will determine who has final approval of those plans. The final plat approval will no longer be going to the Planning and Zoning Board or to Town Council meetings for approval.

Board Member Wadsworth asked about the amended notice of public hearings, and the number of single-family homes listed on the notices. He asked if additional notices should have been mailed.

Town Attorney Geraci-Carver stated that the number initially sent on the notices is larger than the number approved and that this is acceptable, does not require new legal notices.

Board Member Wadsworth addressed the applicant and shared concerns regarding western swale by the wetlands and the environmental impacts.

Applicant Brian Ashby stated that the landscape plan diagram does not tell the whole story. The plan mainly shows where the LID (Low Impact Development) areas are more than the engineering behind the storm water. He said that they have been going through the water management district process and that this does not indicate how much water flow storm water runoff will be directed to the wetlands. That under state law, they have to meet pre-post discharge rates, he explained the water flow and spoke of the state law and further explained the requirements and the plan.

There was additional discussion.

Board Member Weiss asked about green space in the community.

Applicant Brian Ashby stated that the plan exceeds the open space requirement, the green space requirement by almost eight (8) acres and provided additional information.

Board Member Weiss asked if there would be a community building and a community pool.

Applicant Brian Ashby stated that there is plan for one in the future.

Board Member Broecker asked if this would take some of the green space.

Applicant Brian Ashby stated that it would approximately take about a quarter of acre of impervious area.

Board Member Weiss asked for the number of entrances and exits.

Applicant Brian Ashby stated that there will be three (3) main entrances.

Town Manager Larino shared that the developers have agreed to make a financial contribution to the town to help fix roads.

There was a brief discussion.

Board Member Weiss asked about a boat ramp.

Applicant Brian Ashby stated that there is not a boat ramp proposed within the development, dedicated right of way for future improvement to the existing boat ramp and are working with town staff on the needed right of way.

There was a brief discussion.

Chairwoman Arellano opened the public hearing.

Pamela Cox, 17705 Broad Street, Montverde, FL spoke of the need for an additional boat ramp, the boat trailers and provided her thoughts and concerns.

Mike Whidden, 17635 Broad Street, Montverde, FL asked if there would be mitigation concerning wildlife preservation.

Town Manager Larino explained that part of the development review process requires them to meet the state and local wildlife preservation guidelines.

There was further discussion regarding wildlife preservation.

Mike Whidden asked about the size of the waterfront lots.

There was further discussion.

Town Planner Parks stated that he will work to make sure that all reports and gopher relocation permits are reviewed.

Mike Whidden also spoke of the possible Native American artifacts that may be on the Osgood property.

Kelly Moore 17029 Florence View Drive, Montverde, FL shared septic concerns and asked for clarification regarding shared septic tanks.

Town Manager Larino addressed Kelly Moore's concerns and stated that they are not putting in a septic system they are putting in an onsite system. The Florida Department of Environmental Protection has classified this as a wastewater treatment plant, it is an underground system which is monitored and tested monthly. This is the shared system.

Christian Reyes, 17701 Eighth Street, Montverde, FL spoke of the economic impact to the town, stated that it has become a destination place and that it is a gathering place. He has a new business named "The Gathering" in town and further shared his concerns.

Kelly Moore asked for further clarification regarding the possible shared septic tanks.

Town Manager Larino said that it is not a septic system, explained the process of septic systems and explained how the onsite system works. The design and approval go through D.E.P. and not the Town of Montverde.

Kelly Moore asked if there would be lift stations to move water to the drain fields.

There was additional discussion.

Megan Reyes 17701 Eighth Street, Montverde, FL shared concerns on the ecosystem, the water supply, galvanized pipes and requested updates on the water quality and supply as well as the quality of the lake. She asked about the Florida ban on new septic tanks and spoke of septic tank effects on the water supply. She stated that there are not many places that respect the environment like Montverde.

Town Manager Larino thanked Megan Reyes for her comments and stated that he will provide additional information on the state of the water. He further explained that the town is waiting on approval from D.E.P. on a facility plan, addressed several upcoming water updates including a wastewater treatment plant that are 100% covered by grants. The system that is being installed is an approved wastewater treatment plant, they are individual and in the ground. He stated that the runoff will release less water, spoke of natural plants at the bottom of the retention ponds as a natural absorber, to help with the pollution. The town will do massive storm water project changes so that the water goes to ponds before going into the lake. Additional updates to be in future newsletters.

Marline Clark, 17641 Neal Drive, Montverde, FL shared concerns regarding traffic and the number of new homes.

George Ganzenmuller 17740 Neal Drive, Montverde, FL spoke of the map and shared his concerns on the sewage routing, asked when they will commence and complete the construction.

Board Member Broecker asked for clarification from staff.

Town Manager Larino highlighted the page where Resident George Ganzenmuller's expressed concerns.

There was an elaborate discussion.

Kelly Moore asked about speed bumps to be added to Lake Street and the upcoming additional police presence, the traffic and sewers.

Town Attorney Geraci-Carver mentioned that the site plan is about whether or not what is depicted in the preliminary plan meets the conditions that are set forth in code and in the PUD, reminded the Board that issues about traffic and septic have been addressed throughout the PUD zoning process, the applicants are compliant with the state law and our codes and the focus should be related to the site plan.

Chairwoman Arellano closed the public hearing.

Chairwoman Arellano asked Town Manager Larino about the type of road improvements to take place on 8th Street, 9th Street & Temple Street.

Town Manager Larino stated that the Council would be making the final decision and that it was discussed during a PUD hearing to extend the roads to twenty-four (24) feet width per the town's code and to add sidewalks on one side and elaborated further on the topic.

There was additional discussion on the roads and sidewalks.

Board Member Weiss asked if they are to be half acre lots.

Town Manager Larino confirmed that they are half acre lots.

Board Member Weiss asked if the wetlands are included in the half acre measurement.

Town Manager Larino confirmed.

Town Planner Parks provided further explanation of what is included in the half acre lots.

There was additional discussion on lot sizes.

Board Member Wadsworth stated that the requirements have been met.

Board Member Wadsworth moved to approve Resolution No. 2025-179, Board Member Weiss seconded, Resolution No. 2025-179 Approved 4-0.

Chairwoman Arellano asked for Town Manager Larino updates.

Town Manager Larino stated that we will not have Planning & Zoning meeting in August, there will be a meeting in September, looking for replacement for Board Member Thomas Johnson and thanked the Board for their services.

Town Planner Parks provided a brief update that there will be ordinances coming soon and further explained.

Town Attorney Geraci-Carver mentioned the final plat law changes and that the next Planning & Zoning meeting is to be scheduled September 23, 2025.

ADJOURNMENT

Board Member Weiss moved to adjourn and Board Member Broecker seconded the motion.
Meeting adjourned at 8:00 PM.

Karin Arellano

Attest:

Sandy Johnson, Town Clerk



TOWN OF MONTVERDE

OATH OF OFFICE

I, Michael A. Whidden, a citizen of the State of Florida and of the United States of America and being employed by or an officer of and a recipient of public funds as such employee or officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Michael A. Whidden

Sworn to and subscribed before me this 12th day of November 2025.

Anita Geraci-Carver

ATTEST:

Caroline Trepanier, Town Clerk

Date: November 12, 2025

ORDINANCE 2025-59

AN ORDINANCE OF THE TOWN OF MONTVERDE, FLORIDA, AMENDING SECTION 10-13 IN CHAPTER 10 OF THE TOWN OF MONTVERDE LAND DEVELOPMENT CODE RELATING TO MINIMUM LOT SIZE FOR PROPERTY ANNEXED INTO THE TOWN; PROVIDING FOR CODIFICATION AND SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town finds that properties annexed into the Town that are subsequently used for residential purposes and made part of an existing residential subdivision may develop into lots less than one acre in size while still being consistent with the Town's historic development pattern provided development does not exceed two residential units per gross acre ; and

WHEREAS, the Town of Montverde desires to amend its Code to reflect ; and

WHEREAS, the Town Council is authorized pursuant to Ch. 166, and 163, Florida Statutes, to adopt this ordinance, and recognize municipal authority to enact regulations to protect health, safety, and welfare; and

WHEREAS, the Planning and Zoning Board of the Town of Montverde considered this ordinance at a public meeting and has made a recommendation to Town Council; and

WHEREAS, the Town Council of the Town of Montverde held a public hearing which was advertised in accordance with law and held such public hearing no less than 10 days after the day advertisement was published.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Montverde, Florida, as follows:

SECTION 1. Legislative Findings and Intent. The findings set forth in the recitals above are hereby adopted as legislative findings pertaining to this Ordinance.

SECTION 2. That Section 10-13 of Article I in Chapter 10, Part III (Land Development Code) of the Montverde Code of Ordinances shall be amended to read as follows:

Sec. 10-13. Lot size.

- (a) *Minimum.* All property annexed into the town after March 7, 2000, that is subsequently used for residential purposes, shall maintain a minimum residential lot size of one acre, except as provided herein. Right-of-way, utility easements and easements of a similar nature, including right-of-way and easements dedicated to the town or other political subdivisions for public purpose, may be included when calculating the size of a lot upon the approval of

~~the town council. All property annexed into the town after March 7, 2000, that is subsequently used for residential purposes and which is located in areas accessible to employment and commercial areas as well as being located north and west of Blackstill Lake Road may develop residential lots at less than one acre in size, but may not exceed two residential units per gross acre~~ All property annexed into the town after January 1, 2025 that is subsequently used for residential purposes and developed as a part of an existing residential subdivision may develop into residential lots less than one acre in size, but must not exceed two residential units per gross acre.

- (b) *Compliance with affordable housing provisions set forth in comprehensive plan.* A sufficient amount of land within the town limits shall be designated for affordable housing as required by the town's comprehensive plan. In the event that additional land is needed to meet the affordable housing requirements of the town's comprehensive plan, property annexed into the town after March 7, 2000, may be developed at residential densities consistent with the town's comprehensive plan upon approval of the town council.
- (c) *Effect of ordinance on existing property within the town.* This chapter shall have no effect upon the allowable residential densities or minimum residential lot sizes for property located within the jurisdictional limits of the town as of March 7, 2000. The town's land development regulations and applicable laws shall regulate the uses and development of said property.

SECTION 3. Codification. It is the intent of the Town Council of the Town of Montverde that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in renumbering and codifying the provision of this Ordinance.

SECTION 4. Severability. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 5. Conflicts. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance of this Town, the provision of this Ordinance shall govern.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED by the Town of Montverde, Lake County, Florida this ____ day of _____, 2025.

Joe Wynkoop, Mayor

V3 10/22/2025

Attest:

Caroline Trepanier, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member _____ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Councilmember Bryan Rubio		
Councilmember Grant Roberts		
Councilmember Joe Morganelli		
Vice Mayor Carol Womack		
Mayor Joe Wynkoop		

Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and **must be posted on the Town's website no later than the time notice of the proposed ordinance is published in the newspaper.***

ORDINANCE No. 2025-59

AN ORDINANCE OF THE TOWN OF MONTVERDE, FLORIDA, AMENDING SECTION 10-13 IN CHAPTER 10 OF THE TOWN OF MONTVERDE LAND DEVELOPMENT CODE RELATING TO MINIMUM LOT SIZE FOR PROPERTY ANNEXED INTO THE TOWN; PROVIDING FOR CODIFICATION AND SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;

¹ See Section 166.041(4)(c), Florida Statutes.

- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):The ordinance amends an existing code provision. The existing code requires property annexed into the town after March 7, 2000 that is subsequently used for residential purposes to maintain a lot size of one acre except as otherwise provided in the code. The amendment will allow residential lots less than one acre in size, but may not exceed two residential units per gross acre; however only for properties annexed after January 1, 2025 that are developed as part of an existing residential subdivision. The reduction in lot size will continue to protect the Town from urban encroachment and decrease the impact of new residential development because its application is limited in scope. The ordinance also deletes language no longer relevant. The ordinance protects the public health, safety and welfare within the Town limits in the Town's exercise of its police powers.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any: No economic impact.

(a) An estimate of direct compliance costs that businesses may reasonably incur; No costs of compliance.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible No new charge or fee is imposed by the ordinance.; and

(c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs. No regulatory costs are incurred. No revenues are generated as there are no new charge or fee being imposed by the ordinance

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: No impact on businesses.

4. Additional information the governing body deems useful (if any):

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated individuals as well as businesses.



STAFF REPORT

LAND DEVELOPMENT CODE (LDC) AMENDMENT

Public Hearings: Planning & Zoning: November 12, 2025
Town Council (1st Hearing): December 9, 2025
Town Council (2nd Hearing): December 16, 2025

Ordinance No.: 2025-59

Applicant: Town of Montverde

Requested Action: The Town seeks to amend the LDC to allow annexed property that is subsequently developed as a part of an existing residential subdivision to develop into residential lots less than one acre in size but not greater than two residential units per gross acre. If approved, the change would align with plans to expand Bella Collina into the Town of Montverde.

Staff Determination: Staff finds the amendment consistent with the Town's Comprehensive Plan and recommends approval.

Staff Analysis

LDC Sec 10-13

- 1) Currently, LDC Sec 10-13 only allows for property that is annexed into the Town after March 7, 2000, to maintain a minimum residential lot size of one acre.
- 2) The proposed change will allow the Town to accommodate the annexation of nine properties, from Lake County into the Town of Montverde, for the purposes of expanding a portion of Bella Collina into the Town limits.
- 3) The proposed Future Land Use for the nine properties is Single Family Low Density Residential.



Planning & Zoning Motion Considerations:

Ordinance 2025-59

1. **Recommend approval** of Ordinance 2025-59.
2. **Recommend denial** of Ordinance 2025-59 on the following reasons inconsistent with the Comprehensive Plan and Land Development Code. [Provide specific reasons for recommendation of denial.]
3. **Continue action** on Ordinance 2025-59 pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]



NOTICE OF PUBLIC HEARINGS

The Town of Montverde Planning and Zoning Board will hold a public hearing on **Wednesday, November 12, 2025, at 6:30 p.m.**, and the Town Council will hold public hearings on **Tuesday, December 9, 2025, at 7:00 p.m.**, and **Tuesday, December 16, 2025 at 6:30 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

ORDINANCE 2025-59

AN ORDINANCE OF THE TOWN OF MONTVERDE, FLORIDA, AMENDING SECTION 10-13 IN CHAPTER 10 OF THE TOWN OF MONTVERDE LAND DEVELOPMENT CODE RELATING TO MINIMUM LOT SIZE FOR PROPERTY ANNEXED INTO THE TOWN; PROVIDING FOR CODIFICATION AND SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at the public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

Paul Larino, Town Manager
Town of Montverde

ORDINANCE 2025-60

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA, AMENDING THE TOWN OF MONTVERDE'S COMPREHENSIVE PLAN PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE COMPREHENSIVE LAND-USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TRANSITION AND BELLA COLLINA TO TOWN OF MONTVERDE SINGLE FAMILY LOW DENSITY RESIDENTIAL ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 9.47 +/- ACRES PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; THE DIRECTING THE TOWN MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Montverde desires to amend the Comprehensive Plan for the Town of Montverde by assigning a future land use designation to the property more particularly described below and amending the future land use map to reflect the assigned future land use designation; and

WHEREAS, the Planning and Zoning Board sitting as the Local Planning Agency of the Town of Montverde held a public hearing on this ordinance, which was advertised in accordance with law, and

WHEREAS, the Town Council of the Town of Montverde public hearing has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; and

WHEREAS, the Town Council of the Town of Montverde hereby finds and determines that the plan amendment is internally consistent with the Town's Comprehensive Plan; and

WHEREAS, it is in the best interests of the Town of Montverde to amend the Comprehensive Plan for the Town of Montverde as set forth herein.

Now, therefore, it be ordained by the Town Council of the Town of Montverde, Florida:

Section 1. Legislative Findings

The recitals set forth above are hereby adopted as legislative findings of the Town Council of the Town of Montverde.

Section 2. Future Land Use Designation Amendment.

- A. The Property is legally described in **Exhibit A** attached hereto. The location of the property is depicted in **Exhibit B** for visual reference.

The Property consists of 9.47 +/- acres.

- B. That portion of the Future Land Use Element referenced as the Future Land Use Map of the Town of Montverde Comprehensive Plan is hereby amended by changing the Town of Montverde Future Land Use Map designation of the property described in **Exhibit A** (the “Property”) from Lake County Rural Transition and Bella Collina and designating the Property on the Future Land Use Map to:

**TOWN OF MONTVERDE SINGLE FAMILY LOW DENSITY
RESIDENTIAL**

Section 3. Severability.

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

Section 4. Scrivener’s Errors.

Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 5. Direction to the Town Manager

Upon the Effective Date of this ordinance, the town manager or designee is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 6. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8. Effective Date

This ordinance shall become effective upon the 31st day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

BE IT ORDAINED at a meeting of the Town Council of the Town of Montverde, Lake County, Florida, this _____ day of _____, 2025.

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member _____ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Councilmember Bryan Rubio		
Councilmember Grant Roberts		
Councilmember Joe Morganelli		
Vice Mayor Womack		
Mayor Joe Wynkoop		

EXHIBIT A

Legal Description of Property

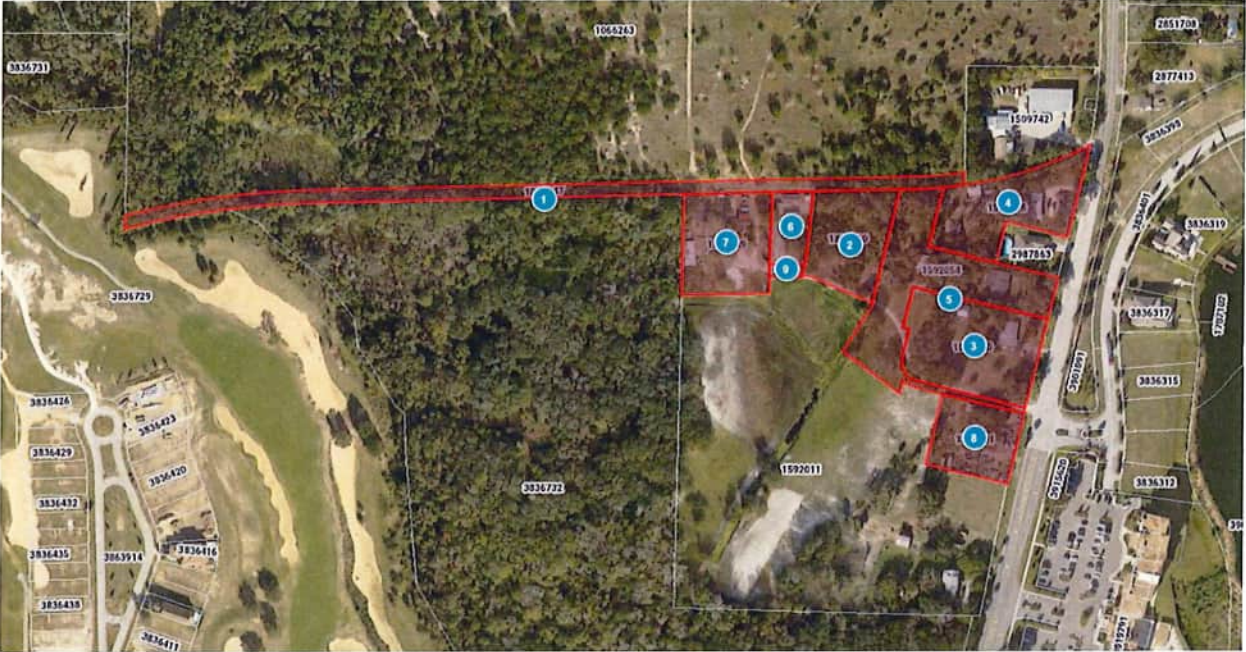
Lake County Parcel Id No. 11-22-26-0004-000-10000, Alt. Key No. 1037247

Lake County Parcel Id Nos. 11-22-26-0004-000-04200, and 11-22-26-0004-000-02807; Alt. Key Nos. 3809249 and 1592020

Lake County Parcel Id Nos. 11-22-26-0004-000-02801, 11-22-26-0004-000-03600, 11-22-26-0004-000-02809, 11-22-26-0004-000-02802, and 11-22-26-0004-000-03500; Alt. Key Nos. 1592038, 1592054, 1592071, 1592089 and 1814120

Lake County Parcel Id No. 11-22-26-0004-000-02805, Alt. Key No. 1592101

EXHIBIT B
Map Depicting Property





STAFF REPORT

SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

Public Hearings: Planning & Zoning: November 12, 2025
Town Council (1st Hearing): December 9, 2025
Town Council (2nd Hearing): December 16, 2025

Ordinance No.: 2025-60

Applicant/Owner: Wilmington Development Services, Inc.

Application No.: Z25-000004

Requested Action: The applicant is seeking to amend the Comprehensive Plan Future Land Use Map from Lake County Rural Transition and Bella Collina to Montverde Single Family Low Density Residential for nine parcels of land currently undergoing an annexation application.

Staff Determination: Approval is recommended for up to 20 units, the maximum number of units that would be allowed in the requested Future Land Use designation.

Subject Property Information

Size: Nine parcels, 9.47 acres

Location: 16819 Heatherwood Lane, Montverde, FL. 34756

Alternate Key No.'s:

Lake County Parcels: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, and 1592101.

Future Land Use Designation:

Existing: Lake County – Rural Transition & Bella Collina

Proposed: Single Family Low Density Residential (SFL)



Zoning Designation:

Existing: Lake County - Light Industrial (LM), Agriculture (A), and (PUD)

Adjacent Property Land Use

Direction	Zoning	Existing Use	Comments
North	R1M and R1L	Residential	Within Town Limits
East	Bella Collina	Residential	Lake County
South	Bella Collina	Residential	Lake County
West	Bella Collina	Residential	Lake County

R1M: Single Family Medium Density

R1L: Single Family Low Density

Background Information

In April of 2025, Ordinances 2025-46, 2025-47, 2025-48, and 2025-49 were presented to P&Z and Town Council (first reading) for the annexation of these nine parcels from Lake County into the Town of Montverde.

The Second Reading of the annexation ordinance will be heard concurrently with the Second Reading of the proposed small scale comprehensive plan amendment. The applicant proposes to develop lots that are 2 units per gross acre. If approved, these nine parcels which total +/- 10 acres will be unified with the +/- 58 acres (already within town limits) for a total of +/- 68 acres which are planned to be developed into a 114-lot, gated neighborhood.

Staff Analysis

FUTURE LAND USE ELEMENT

Policy 1-2.1.1: Land Use Designations, and Maximum Intensity and Density. The Future Land Use Map Series shall designate areas for maximum density/intensity as depicted on Table 4.

Table 4 in Policy 1-2.1.1 of the Future Land Use Element allows Single Family Low Density, at 2 dwelling units per acre.



Policy 1-2.2.2: Interpretation of Residential Density and Intensity Designations. Maximum gross residential densities shall be construed to represent the maximum allowable units which may be constructed on the gross land area, determined by dividing the "maximum allowable units" by the "gross land area" (i.e., dwelling units / gross land area). Residential densities shown on the Future Land Use Map shall be construed as the maximum gross residential density permitted for development in that residential district.

Gross land area shall be construed to represent all land under common ownership proposed for residential development.

Density designations shall be restricted or reduced for the following circumstances:

- (a) Waters of the State shall not be included as gross land area.
- (b) No development shall be permitted in wetlands or floodplains other than passive recreation or conservation uses. Jurisdictional wetlands shall not be included as gross land area.

As of January 1, 2025, new construction Residential Intensity (Impervious Surface Area) shall be regulated on a parcel or lot-by-lot basis including within newly proposed subdivisions.

This policy allows residential densities shown on the Future Land Use Map to be construed as the maximum gross residential density permitted for development in that residential district. Gross land area shall be construed to represent all land under common ownership proposed for residential development.

LDC Sec. 2-52. - Comprehensive plan.

All developments must be consistent with the town's comprehensive plan which establishes the basis and general guidelines for guiding and regulating land uses. The future land use map of the comprehensive plan should be reviewed to determine if the land use shown would allow the type of development contemplated.

Staff has reviewed the future land use map and confirmed that Single-Family Low Density is an allowed designation, making the proposed SSCPA consistent with the Town's Comprehensive Plan.



Planning & Zoning Motion Considerations:

Ordinance 2025-60

1. **Recommend approval** of Ordinance 2025-60.
2. **Recommend denial** of Ordinance 2025-60. [Provide specific reasons for recommendation of denial.]
3. **Continue action** of Ordinance 2025-60 pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]



Location Map



Small-Scale Comprehensive Plan Amendment:
9.47 Acres

Alt Key Numbers: 1037247, 1592038, 1592054, 1592071,
1592089, 1814120, 3809249, 1592020, and 1592101.





APPLICATION

**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
AND REZONING
JUSTIFICATION STATEMENT
(Revised)
Montverde Estates**

1. General Data

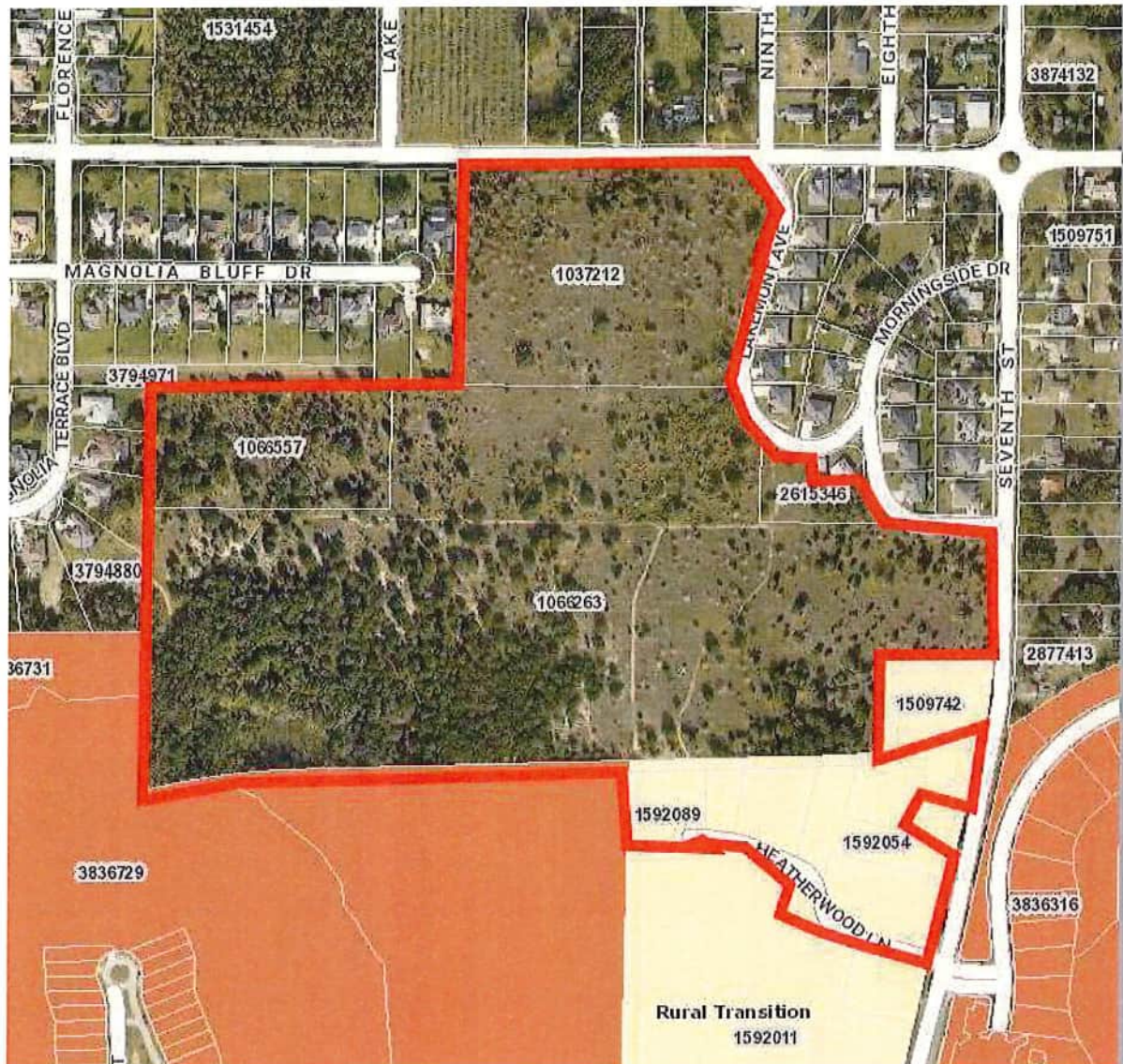
The Subject Property is located in the Town of Montverde, Florida containing approximately 67.78578 acres and generally located in the Montverde area south of Ridgewood Road and west of Seventh Street. An Annexation application has been filed for a portion of the Subject Property consisting of parcels identified as AltKey numbers 3809249, 1814120, 1592071, 1592089, 1592101, 15892020, 1592054, 1592038 and 1037247 (the "Annexation Property"). A Small Scale Comprehensive Plan Amendment is being filed for the Annexation Property (the "Comprehensive Plan Amendment"). Concurrently with the Comprehensive Plan Amendment, a Rezoning application is being filed for the Annexation Property and the following parcels that are currently within the jurisdictional boundaries of the Town identified by AltKey numbers 1037212, 1066557, 1066263, 2615346, (the "Town Property"; together with the Annexation Property, the "Subject Property").

The Comprehensive Plan Amendment and Rezoning will be processed so that they will become effective concurrent with the annexation of the Annexation Property within the jurisdictional boundaries of the Town.

2. Proposed Change

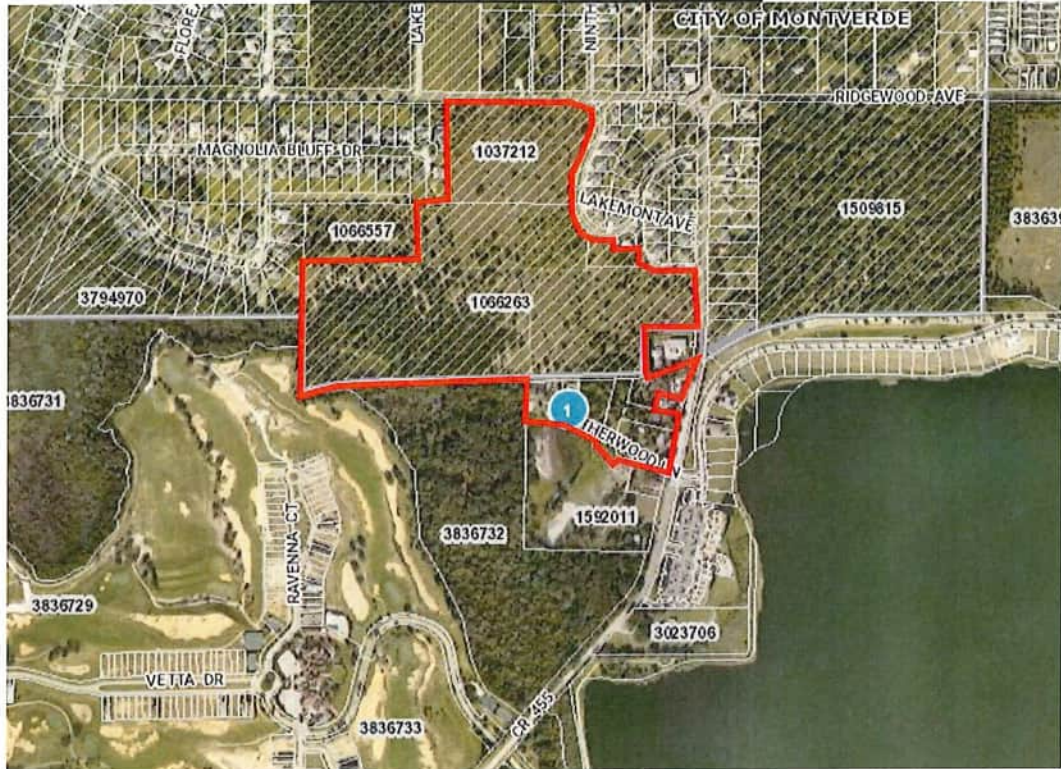
The Comprehensive Plan Amendment is requesting to change the future land use map to change the future land use designations of the Annexation Property from Lake County Rural Transition (RT) to Town of Montverde Planned Unit Development (PUD) (the "Comprehensive Plan Amendment").

LAKE COUNTY FUTURE LAND USE MAP



Concurrently with Comprehensive Plan Amendment, the Rezoning application is being submitted seeking to unify the zoning from R1L (Town Single Family Low Density) for the Town Property and LM (County Light Industrial) and A (County Agriculture) for the Annexation Property to PUD (Town Planned Unit Development).

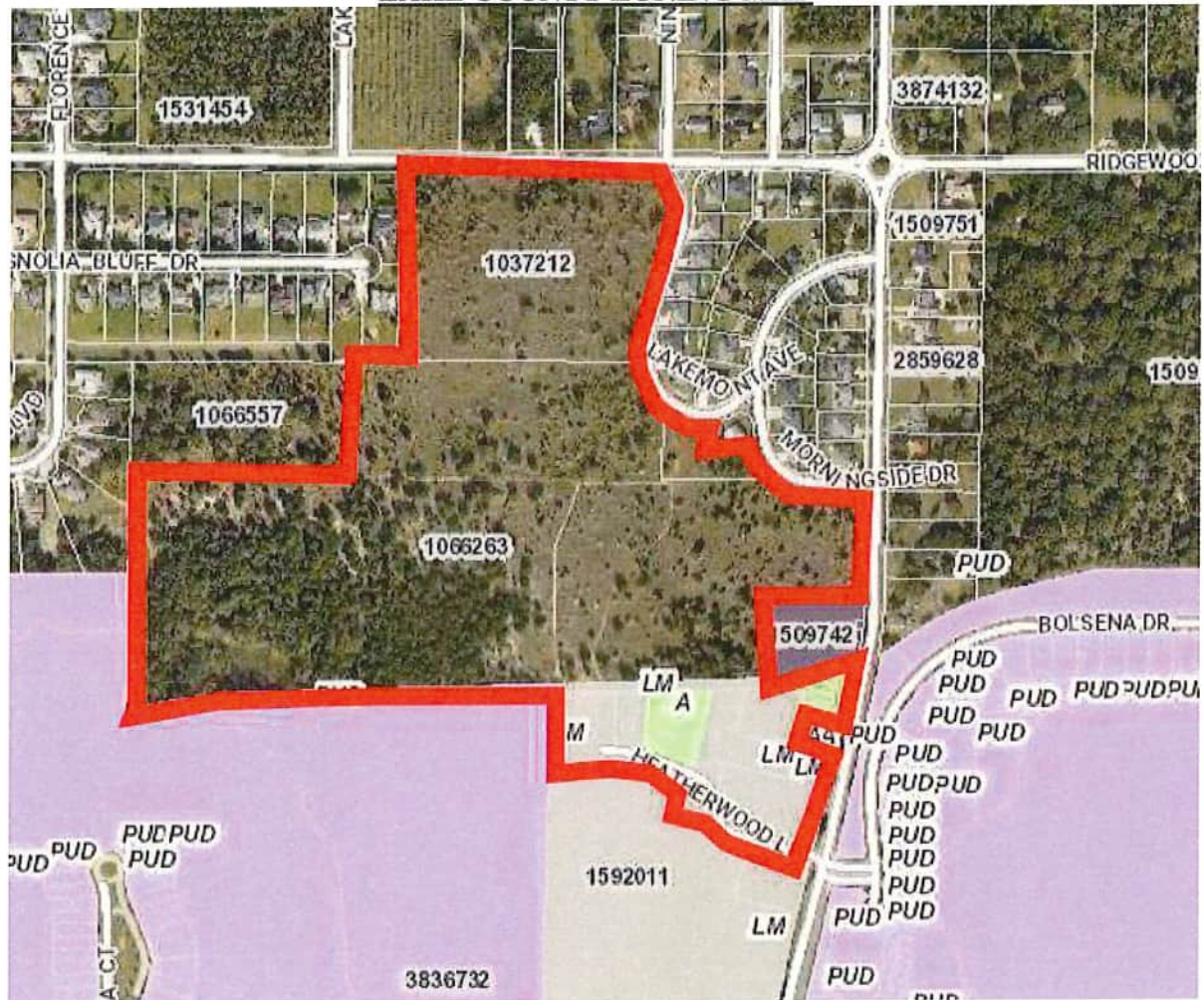
CURRENT TOWN LIMITS MAP



CURRENT TOWN ZONING MAP



LAKE COUNTY ZONING MAP



3. Benefit of Proposed Change

The Subject Property is currently vacant residential or undeveloped parcels located north and east of the Bella Collina. The proposed Comprehensive Plan Amendment and Rezoning would allow the Subject Property to be developed as a master planned single family residential community consisting of 114 homes with dedicated open space and amenities.

4. Compatibility with Land Use

The proposed Comprehensive Plan Amendment and Rezoning is compatible with the surrounding area. The proposed master planned residential community is consistent with the adjacent residential land uses including Magnolia Terrace and Morningside Park Subdivisions. The Bella Collina community lies adjacent property and south of Subject Property and includes residential and commercial uses.

5. Infrastructure and Services

Potable Water and Fire Protection Water: Upon approval of the annexation, the entire Subject Property will be within the Town Limits and the service area of the City of Montverde, the property will access existing water lines located on CR 455 and on Ridgewood Ave. The project will include a looped water line with interconnection to existing water mains on both Ridgewood Ave. and at the CR 455 / Morningstar Drive intersection. The property will receive wastewater service through a central wastewater plant located onsite.

TOWN UTILITY SERVICE BOUNDARY MAP



Roads and Drainage: The roadways and drainage system within the Subject Property will be owned and maintained by the Private Homeowners / Property Owners Association.

Police and Emergency Services: The Subject property will be served by Lake County and / or City of Montverde Police and Emergency Services per existing areas of service and cooperative service agreements may require.

Schools: School age students within the community will be eligible for enrollment in Lake County Public Schools.

Impact on Natural Environment: Subject Property is currently partially wooded undeveloped pastureland and also includes existing rural residential homes that will be redeveloped consistent with design standards of the R1L zoning regulations and the Town of Montverde Neighborhood Standards & Guidelines Manual for New Subdivisions with minimal variances the comply with Florida Engergy Efficiency Code for Buildings the SJRWMD and the Bella Collina Property Owners Association Architectural Control Board (“ACB”). These new single-family homes will be connected to a central water / sewer system reducing contamination of nearby water bodies from agricultural runoff and leaking septic tanks. Open space with be provided with conservation easements, upland buffers and passive open space as well as stormwater ponds to ensure protection of the natural environment. Landscaping including trees, shrubs and grass with comply with materials and design specifications set forth in the ACB Guidelines, Rules and Regulations to safeguard wildlife habitats and the natural environment.

6. Conclusion

The Applicant requests an amendment to the Montverde Comprehensive Plan to change the existing FLU designations for the Annexation Property from County Rural Transition and a concurrent rezoning of the entire Subject Property to unify the zoning designations for the Annexation Property from County Light Industrial/Agriculture and the Town Property from Montverde R1L(single family low density) to Montverde PUD. The PUD will establish specific design and performance criteria for a master planned residential community consisting of 114 detached single-family homes with dedicated open space and amenities at a maximum density of 2 du/acre (gross) to ensure compatibility with the surrounding neighborhoods.

TOWN OF MONTVERDE &
LAKE COUNTY, FLORIDA
July 15, 2025
SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST

Prepared for:
DCS CAPITAL INVESTMENTS, LLC
505 FLAGLER DRIVE, SUITE 900
WEST PALM BEACH, FLORIDA 33401
561.768.9497 PHONE



POWER:
DUKE ENERGY
401 CITRUS TOWER BLVD.
CLEARWATER, FLORIDA 34711
PH: 407.646.8363

TELEPHONE:
SPRINT WIRELESS TELEPHONE CO.
425 3rd STREET
LEESBURG, FLORIDA 34748
PH: 352.326.1187

GAS:
LAKE APOPKA NATURAL GAS
P.O. BOX 783007
WINTER GARDEN, FL 34778
PH: 407.656.2734

CABLE:
COMCAST COMMUNICATIONS, INC.
8130 CR. 44, LEC A
LEESBURG, FL 34788
PH: 352.728.8757

WATER:
TOWN OF MONTVERDE
17404 6th STREET
MONTVERDE, FL
PH: 407.469.2681

SEWER:
TOWN OF MONTVERDE
17404 6th STREET
MONTVERDE, FL
PH: 407.469.2681

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF MONTVERDE UTILITY CONSTRUCTION SPECIFICATIONS VIA INTERLOCKED AGREEMENT WITH PINE ISLAND CDP.
2. THE VERTICAL INFORMATION SHOWN HEREON IS BASED ON N.A.M.D. OF 1988 AND ARE REFERENCED TO LAKE COUNTY CONTROL B 429, ELEVATION = 88.48'.
3. THE BEARINGS AND HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE. CONTROL POINTS LC02 AND LK29 NAD 83 (1990).

Sheet Title	Sheet Number
COVER	
EXISTING CONDITIONS PLAN	1 OF 3
PD MASTER SITE PLAN	2 OF 3
PD MASTER SITE PLAN NOTES	3 OF 3

[illegible]

CONTAINING 2,954,044 SQUARE FEET (67.816 ACRES), MORE OR LESS.

PARCEL 'D'
THAT PORTION OF THE NORTHERLY RIGHT-OF-WAY OF THE CSX RAILROAD, (FORMALLY TAVARES & GULF RAILROAD) AND SEABOARD COAST LINE RAILROAD) LYING WITHIN THE EAST 73508 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

Always call 833 two full business days before you die.

Sunshine811.com

PROJECT No.:	1014.998
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VARIANCES FROM THE TOWN OF MONTVERDE NEIGHBORHOOD STANDARDS
& GUIDELINES MANUAL FOR NEW SUBDIVISIONS

SECTION IV(B): HOUSING MODEL / STYLE VARIETY

1. Each development of 50 or more homes shall have at least seven (7) models with at least three (3) variations and material treatments for each model. Each development of 50 or more homes shall have at least four (4) models with three (3) variations and material treatments for each model which will be individually approved by the Bella Collina Architectural Control Board (the "ACB").
2. No street block should have more than two consecutive single-family homes with the same house model. Home elevations, roof style & color and main house body color schemes shall not be duplicated within four (4) homes of each other, both on the same side of the street and across the street.

E. ARCHITECTURAL STANDARDS

3. General Architectural Standards for all Homes
 - a. Overhangs and awnings shall be no less than two (2) feet deep to function as an energy conservation measure and protect people and the house from bright sunlight. Overhangs and awnings shall be no less than 18 inches in addition to all homes meeting the 2023 Florida Energy Efficiency Code for Buildings.

E. ARCHITECTURAL STANDARDS

3. General Architectural Standards for all Homes
 - e. Garages
 - i. Where lots are 50 ft. or less in width, garages must be alley loaded.
 - ii. A front-loaded lot with side-facing door(s) must incorporate windows and trim on the wall facing the front street.
 - iii. Front-loaded garage lots must randomly alternate the location of driveways in relation to front facade, to avoid repetition.
 - iv. No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front-loaded garages.
 - v. Garages must be at a minimum 27 ft x 29 ft interior size.

All residential dwellings shall include a garage adequate to park at least two (2) large-sized automobiles. All garages shall be constructed of the same exterior materials and colors as the main structure. Garages shall not be used for any purposes which may prevent the daily use of the garage for the primary purpose of parking at least two (2) operating automobiles. On larger lots as defined by the ACB, garage doors facing the front street will be highly discouraged. Garage doors that face the street shall be of unique design, finish, and material, as specifically submitted to and approved by the ACB. All garage doors must be decorative including the use of glass inserts. Full glass garage doors are permitted with ACB approval. Any garage windows in garage walls visible from the street, public right-of-way or adjoining property shall have interior coverings that are consistent with the window coverings inside the house and plantings that are a minimum of 34" tall at maturity for screening from the view of the street and adjacent lots.

- F. STAYING CONNECTED - WALKABLE NEIGHBORHOODS
 6. Internal Sidewalks - A minimum six (6) foot wide concrete sidewalk shall be constructed along each side of all streets. Each sidewalk shall be located within and in parallel alignment with the street right-of-way. The back of the sidewalk shall be found contiguous with the right-of-way and property line boundary. Standard right-of-way grade shall provide a maximum elevation of three-quarters inch rise per one foot run, beginning from the back of the curb to the intersection point at the front of the sidewalk. All sidewalks shall have handicapped access at all intersections and be ADA-compliant. A minimum five (5) foot-wide sidewalk shall be constructed in Old Castle Applan Napoli concrete pavers along each side of all streets within the gated section of the development. All sidewalks outside of the gated section of the development will require a minimum six (6) foot-wide concrete sidewalk.

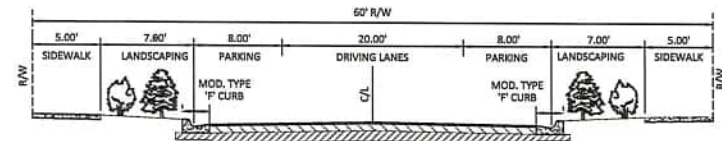
- f. Water Conservation

Consistent with the Town's Comprehensive Plan, for any proposed subdivision having more than 25 lots, non-potable sources for landscape irrigation must be provided. All Owners, Builders and subcontractors are required to abide by the water restrictions when planning, planting and modifying landscaping or irrigation systems. The total area of irrigation may not exceed the allowable area per the consumptive use permit issued by St. Johns River Water Management District ("SJRWMD"). Each home will have an automatic irrigation system that is monitored and controlled by the Bella Collina Property Owners Association (the "POA"). In an effort to conserve water, SJRWMD has established water conservation requirements for all water usage within the development, which will be enforced by the POA. In order to enforce these water conservation requirements, the POA has developed a list of conditions and restrictions for water usage by owners. If an owner fails to comply with these conditions and restrictions, then the water service to that owner's property shall be terminated and shall remain terminated until owner complies with all conditions and restrictions. All plans and specifications submitted for final approval whether new construction or modification shall include evidence of compliance with the provision. Low volume toilets and showerheads must be incorporated into all residential plumbing systems. In the event that SJRWMD declares a water shortage, all Owners must adhere to the water shortage restrictions issued by SJRWMD. The soil amendments such as Profile and Command soil, or equivalent, shall be incorporated into the cleared portion (plantings and sod) of all residential lots. The application of soil amendments shall conform to the manufacturer's recommendation. St. Augustine grass shall not be planted. Owners shall use drought tolerant Zoysia or Bahia grass. Micro-irrigation techniques shall be tried in locations where they can be used efficiently, such as in planting bed areas. Irrigation systems shall be zoned according to plant water requirements. Irrigation systems shall be designed to prevent over-spraying onto impervious surfaces (such as driveways and sidewalks). Irrigation systems shall incorporate an automatic shut-off rain sensor. All residential landscape plans must be certified upon delivery by a Florida registered landscape architect and must be submitted to the ACB for review. All residential landscape plans must be approved by the ACB before commencement of work. All residential landscaping shall comply with the Landscape Materials List and Guidelines and Lot Landscape Specifications set forth in the ACB Guidelines, Rules, and Regulations.

Montverde Estate PD Zoning Standards:

- (a) Permitted uses. The following are permitted uses in this zoning district:
 - (1) Single-family dwelling units having a minimum living area of 2,500 square feet exclusive of garages, and exterior covered or screened areas.
- (b) Lot development standards:

	Lots 1-100	Lots 101-114
Minimum lot size for buildings	9,800 square feet	7,800 square feet
Minimum lot width at building setback	70 feet	60 feet
Minimum street frontage lot width (Lots on a corner)	50 feet	50 feet
Maximum lot coverage	65%	65%
Front yard minimum building setback	20 feet	20 feet
Adjacent to SR 455, minimum building setbacks	35 feet	35 feet
Side yard minimum building setback	7½ feet	7½ feet
Side yard at Corner minimum setback	17½ feet	17½ feet
Rear yard minimum setback	20 feet	20 feet
Pool screen enclosure and / or decking	7½ feet from any property line	7½ feet from any property line
Driveway	3 feet from property line.	3 feet from property line.
Accessory Structures (Rear Yard Only)	7½ feet	7½ feet
AC Pads / pool equipment	7½ feet from any property line	7½ feet from any property line
Maximum building height	Two stories or 35 feet	Two stories or 35 feet
Parking, residential	Minimum of two off-street spaces	Minimum of two off-street spaces



60' TYPICAL STREET R/W

SCALE: NTS



TOWN OF MONTVERDE
Concurrency Management Review System

1. Owner's Name: Wilmington Development Services, Inc./DCS Real Estate Investments, LLC
Address: 505 S. Flagler Dr., Ste. 900, West Palm Beach, FL 33401
Phone: _____
2. Applicant's Name: Jonathan P. Huels, Esq., Lowndes
Address: 215 N. Eola Dr., Orlando, FL 32801
Phone: 407-418-6483

(A notarized letter of authorization to act on the behalf of the owner must be submitted if the applicant is not the owner.)

PROPERTY INFORMATION

Project Name: Montverde Estates

Project Address: See attached parcel list.

Tax Identification Number: See attached parcel list.

In addition, attach a copy of the site's legal description.

Gross Acreage: 67.78574 ac. Area of Development: 9.47 acres

Existing Zoning: LM and SFL (County) Existing Land Use: Vacant residential; non-agricultural

Proposed Zoning: PUD Proposed Land Use: R1L

Existing Use on Site: Undeveloped land

Proposed Use on Site: Single family detached houses

Is concurrency application related to a specific project? xx YES NO

Have plans been submitted for this project? YES xx NO

Please indicate what type of project is being submitted:

☐ Conceptual Review:

 Plan Amendment

 Preliminary Subdivision

 Amendment to Future Land Use

 Preliminary Development Plan

 Rezoning

 Preliminary Site Plan

 Conditional Use

☒ Preliminary Development Review:

xx Plan Amendment *

 Preliminary Subdivision

 Rezoning

 Preliminary Site Plan

* Proposed text amendment to allow for the development of 136 single family residential homes at a maximum density of 2 du/acre (gross).

XX Amendment to Future Land Use _____ Conditional Use
 _____ Preliminary Development Plan

[] Final Development Review:

_____Final Site Plan

Change in Use

_____ Building Permits

DRI

Final Plan & Plat

Is there a parent project with a previously issued Certificate of Capacity?

_____ YES xx NO

If YES, what is the project name? _____

Certificate Number _____ Expiration Date _____

RESIDENTIAL PROJECTS ONLY:

Total Acreage of Project: 67.785 ac Total Number Dwelling Units: 114 SF units

Proposed.
Month/Year

Total No SF
Units

Total No MF
Units

Phase I:

Use #1

Use #2

Use #3

Phase II:

Use #1

Use #2

Use #3

TRANSPORTATION

All projects must submit a transportation impact study with this application. The methodology for the study must be approved by the Town prior to submittal with the application

The applicant must reapply for this test if a completed plan application is not submitted within sixty (60) days of these test results.

The applicant understands that there are no express, no implied, vested rights granted by the submission of or acceptance by the Town of this application, and only after all of the requirements of this application have been met will the Town of Montverde review this application.

Signature of Applicant

Date

Small Scale Comprehensive Plan
Parcel List

ALTKEY	ACREAGE	PARCEL ID	PARCEL ADDRESS	OWNER	CURRENT FLU:	CURRENT ZONING:	PROPOSED ZONING
3809249	0.05497565	11-22-26-0004-000-04200	Heatherwood Lane	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1814120	1.0093033	11-22-26-0004-000-03500	16819 Heatherwood Lane	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592071	0.35616099	11-22-26-0004-000-02809	16801 Heatherwood Lane	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592089	1.14460929	11-22-26-0004-000-02802	16739 Heatherwood Lane	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592101	0.78333324	11-22-26-0040-000-02805	16309 C.R. 455	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592020	1.57905314	11-22-26-0004-000-02807	16333 C.R. 455	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592054	1.92180506	11-22-26-0004-000-03600	16345 C.R. 455	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592038	1.24362147	11-22-26-0004-000-02801	16411 C.R. 455	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1037247	1.378578	11-22-26-0004-000-10000	Old Railroad Site	DCS Real Estate Investments, LLC	RT/PUD	Lake Co-LM	R1L
	9.47144014	TOTAL COUNTY ACREAGE					



ADVERTISING INFORMATION



NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 300-feet of a property requesting a Small-Scale Comprehensive Plan Amendment (see below). The Town of Montverde is required by law to notify you of the upcoming public meetings. If you have no questions, or do not wish to attend these meetings, you may disregard this notice. No action is required of you.

The Town of Montverde Planning and Zoning Board will hold a public hearing on **Wednesday, November 12, 2025, at 6:30 p.m.**, and the Town Council will hold public hearings on **Tuesday, December 9, 2025, at 7:00 p.m.**, and **Tuesday, December 16, 2025 at 6:30 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

ORDINANCE 2025-60

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA, AMENDING THE TOWN OF MONTVERDE'S COMPREHENSIVE PLAN PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE COMPREHENSIVE LAND-USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TRANSITION AND BELLA COLLINA TO TOWN OF MONTVERDE SINGLE FAMILY LOW DENSITY RESIDENTIAL ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 9.47 +/- ACRES, PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; THE DIRECTING THE TOWN MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE

Interested parties may appear at the public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

Paul Larino, Town Manager
Town of Montverde

LOCATION MAP



Heatherwood Lane & CR 455 – Montverde, FL
 Alt Keys: 1037247, 3809249, 1592020, 1592038, 1592054, 1592071,
 1592089, 1592101, 1814120

A Small-Scale Comprehensive Plan Amendment has been requested to support a proposed 67.57-acre residential neighborhood near Heatherwood Lane. The proposed project includes 114 single-family homes within a gated community. The amendment would allow the property—currently a mix of land in Lake County and within Montverde—to be brought under the Town's Future Land Use Map for coordinated planning.

ADAMS MICHAEL J & SHELLEY R
16735 RIDGEWOOD AVE
MONTVERDE, FL 34756

ALLAN M DE LA CONCHA INTER
VIVOS REVOCABLE TRUST
16615 SEVENTH ST
MONTVERDE, FL 34756

ALTMAN DAVID W & SHERRY W
16406 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

ANGELA M HAMILTON REVOC TRUST
16430 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

BAKER KEVIN J & CHERYL D
16716 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

BARISANO JONATHAN & JESSICA
16550 MORNINGSIDES DR
MONTVERDE, FL 34756

BELLA COLLINA PROPERTY OWNERS
ASSN INC
1631 E VINE ST STE 300
KISSIMMEE, FL 34744

BLOSSOMS INVESTMENT
PROPERTIES LLC
PO BOX 560619
MONTVERDE, FL 34756-0619

BLUE WATER MINING LLC
7410 30TH CT
VERO BEACH, FL 32967

BOSWORTH BRUCE A & JO ANN
LIFE ESTATE
16625 MORNINGSIDES DR
MONTVERDE, FL 34756

BOYD RICHARD L & CHERYL L
16830 RIDGEWOOD AVE
MONTVERDE, FL 34756

BURDEN ALLEN M & MELODY P
PO BOX 560163
MONTVERDE, FL 34756-0163

BURDEN TERRY A ET AL
PO BOX 560163
MONTVERDE, FL 34756-0163

BWJ LLC
11030 ULLSWATER LN
WINDERMERE, FL 34786

CARROLL JOHN B
17638 GLADYS ST
MONTVERDE, FL 34756

CHABERT BARRETO ASTRID M &
ENRIQUE A SANTIAGO
16424 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

COLEMAN ANDREA
16546 SEVENTH ST
MONTVERDE, FL 34756

CORREY TIM & REGINA L MAZAK
16751 RIDGEWOOD AVE
MONTVERDE, FL 34756-3429

DAVID L BOSTWICK & SUAN D
THOMPSON JOINT REVOC TRUST
16816 LAKEMONT AVE
MONTVERDE, FL 34756

DCS CAPITAL INVESTMENTS LLC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401

DCS REAL ESTATE INVESTMENTS LLC
217 PERUVIAN AVE STE 2
PALM BEACH, FL 33480-4688

DCS REAL ESTATE INVESTMENTS LLC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401-5948

DCS REAL ESTATE INVESTMENTS LLC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401-5948

DE CLERCQ ANDREW & TINA
16540 MORNINGSIDES DR
MONTVERDE, FL 34756

DEBORAH J PERLET REVOCABLE
LIVING TRUST
16412 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

DELANEY DEBRA C TRUSTEE
16724 MAGNOLIA TER
MONTVERDE, FL 34756-3512

DELISLE ERIC B
16829 RIDGEWOOD AVE
MONTVERDE, FL 34756

ELDRIDGE JOHN & KERRY
16436 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756-3507

FAITHS PROMISE LLC
203 MOHAWK RD
CLERMONT, FL 34715

GANT EBONI & DEVIN D
16528 BOLSENA DR
MONTVERDE, FL 34756

GONZALEZ HUGO & ANA MARIA
700 GRISHAM ST
WINTER GARDEN, FL 34787

GUSTINO JAMES A & WENDY L
16632 MORNINGSIDE DR
MONTVERDE, FL 34756

HEATHMAN DALE J & DEBRA A
PO BOX 560186
MONTVERDE, FL 34756-0186

HERON BARRY & LOUISE
16356 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756-3510

HILL JAMES M
16824 RIDGEWOOD AVE
MONTVERDE, FL 34756

HORST JEFFREY LIFE ESTATE
16748 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

HUDDERS EUGENE S
16721 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

HUNT FREDDIE W & JANIE W
1630 PINE RIDGE DAIRY RD
FRUITLAND PARK, FL 34731

IRIZARRY ANGEL A & SANDRA
451 FREEMAN ST
LONGWOOD, FL 32750

JOHNSON JEFFREY Z JR & MELISSA C
16455 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

JOHNSON MATTHEW &
16401 COUNTY ROAD 455
MONTVERDE, FL 34756

KENNEDY THOMAS G LIFE ESTATE
PO BOX 560256
MONTVERDE, FL 34756-0256

LAKE APOPKA NAT GAS DISTRICT
PO BOX 771275
WINTER GARDEN, FL 34777-1275

LEONARD ANTHONY L & GRETCHEN
16442 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

LOPEZ-RAMIREZ CARMEN L
1535 HAWKESBURY CT
WINTER GARDEN, FL 34787

LORI S BRUCKHEIM REVOC TRUST
16629 MORNINGSIDE DR
MONTVERDE, FL 34756

MAGNOLIA TERRACE HOA INC
PO BOX 560252
MONTVERDE, FL 34756-0252

MATHUR ADESH & RUCHIKA
16524 BOLSENA DR
MONTVERDE, FL 34756

MC CORMACK SHANE A &
ALEXANDRA M BARKER
16449 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

MC NEES SCOTT & MARY
16732 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

MORNINGSIDE PARK PROPERTY
OWNERS
UNKNOWN
UNKNOWN, UU 99999

MORTON SHANNON M
16836 RIDGEWOOD AVE
MONTVERDE, FL 34756

OYOLA JUANA
16546 MORNINGSIDE DR
MONTVERDE, FL 34756

PERDUE JERRY & LIZZA
16800 LAKEMONT AVE
MONTVERDE, FL 34756

PERGRAM KIERA A & MICAH J
16443 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

PHIRI GERALD & KHRYSTAL L
16820 LAKEMONT AVE
MONTVERDE, FL 34756

POMPEO JOHN D & TISHA
CHRISTOPHER
16400 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756-3507

PRICE JOHN S & NANCY J
16796 LAKEMONT AVE
MONTVERDE, FL 34756

PRICE MARGARET A & ELVIS
16808 LAKEMONT AVE
MONTVERDE, FL 34756

RITTENBERG JONATHAN S & MARIA J
16448 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

ROBERT T J BOND REVOC TRUST
16418 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

RODRIGUEZ COLLADO JONATHAN &
SHARON MIRANDA
16817 RIDGEWOOD AVE
MONTVERDE, FL 34756

ROOT SAMUEL ET AL
16649 MORNINGSIDE DR
MONTVERDE, FL 34756

ROSS KATHLEEN A & CHARLES F
16812 LAKEMONT AVE
MONTVERDE, FL 34756

SALBER ZANE M & KAELA Y
16450 COUNTY ROAD 455
MONTVERDE, FL 34756

SIENA AT BELLA COLLINA
CONDOMINIUM ASSN INC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401

STECKELBERG WILLIAM
16619 7TH ST
MONTVERDE, FL 34756

TARVER ANDREW A & PAMELA D H
16454 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

TORRES JUAN J & GRICELDA
499 PICWOOD CT
OCOE, FL 34761

TOWN OF MONTVERDE
PO BOX 560008
MONTVERDE, FL 34756-0008

TUCKER LUCAS M & KACI E
16804 LAKEMONT AVE
MONTVERDE, FL 34756

VANDERWILL WILLIAM C LIFE ESTATE
PO BOX 560032
MONTVERDE, FL 34756-0032

WESTLUND JEREMY J & KIMBERLY D
16611 SEVENTH ST
MONTVERDE, FL 34756

WILMINGTON DEVELOPMENT
SERVICES INC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401-5948

WLADYCZKA JAROSLAW S & MARTA
16632A MORNINGSIDE DR
MONTVERDE, FL 34756



PUBLIC COMMENTS

October 15, 2025

Town of Montverde
17404 Sixth Street
Montverde FL 34756

Attn: Joe Wynkoop, Mayor
Copy: Paul Larino, Town Manager
Planning & Zoning Board

Dear Mr. Wynkoop,

We would like to address the development of Plat 4 which is located directly behind our property at 16418 Magnolia Bluff Drive, per the notification received in mid-September.

My husband and I had been looking for the 'just right' location and home for several months during 2024 and even prior to that, all during increasing prices and people buying homes as quickly as they came onto the market. When this property became available we immediately went to view it, absolutely fell in love with the Montverde area, and with the stunning view from our back yard. This view was the deciding factor to purchase immediately. We bought it with the surety that it would be our 'final/last' home since we are both in our 80's. We weren't concerned about any changes in our probable lifetime.

It is difficult to oppose development and certainly the Town of Montverde is anxious to add tax-paying properties as well. That is progress.

As you can understand, we and other neighbors are deeply concerned about losing our beautiful view. We are asking that our Mayor and the Town Council, as well as the Planning and Zoning Board, consider our request as follows.

"We are desperately pleading that a 20-25 foot border of the current trees and undergrowth be left as is. This would provide a barrier between our homes and the Plat 4 development."

I, and others, did attempt to attend the first scheduled Planning and Zoning meeting on September 23, 2025 at 6:30pm. Upon arrival we found a sign on the door stating that the meeting had been cancelled. I've been following the Town online postings and have not seen notice of another such meeting. Someone I spoke with did say that the Planning and Zoning Board would need to be first in line to discuss a re-zoning so I'll keep watching for their meeting.

Is there anything else that any of us could be doing to make ourselves heard on this subject? We can be reached at 352-552-1933 (call or text), as well as email: glhg39@yahoo.com

Thanks so much,



Gayle Bond and Robert Bond

Enclosure: picture of view



Save Our Trees

V4 11/3/2025

ORDINANCE 2025-61

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY PUD, AGRICULTURE AND LIGHT INDUSTRIAL AND TOWN OF MONTVERDE SINGLE FAMILY LOW DENSITY TO TOWN OF MONTVERDE SINGLE-FAMILY RESIDENTIAL PUD FOR THE HEREIN DESCRIBED PROPERTY OWNED BY DCS REAL ESTATE INVESTMENTS, LLC AND WILMINGTON DEVELOPMENT SERVICES INC.; THE REAL PROPERTY IS LOCATED SOUTH OF RIDGEWOOD AVENUE, WEST OF COUNTY ROAD 455 AND EAST OF BLACK STILL LAKE ROAD, MONTVERDE FLORIDA; APPROVING WAIVERS; DIRECTING THE TOWN MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; APPROVING VARIANCES FROM TOWN CODE WITH CONDITIONS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jonathan P. Huels, Esq., as applicant on behalf of the owner, DCS Real Estate Investments, LLC., requested a rezoning from Lake County PUD, Agriculture and Light Industrial, and Town of Montverde Single-Family Low Density to Town of Montverde Single-Family Residential PUD; and

WHEREAS, the subject properties consist of 67.79+/- acres located, and is more particularly described in **Exhibit "A"** attached hereto; and

WHEREAS, the property has a future land use designation of Single-Family Low Density Residential as shown on the Town of Montverde Comprehensive Plan Future Land Use Map; and

WHEREAS, the proposed zoning is consistent with the future land use designation; and

WHEREAS, all property owners within 300 feet of the Property were provided written notice of requests for this PUD ordinance inclusive of waivers from the Town's Land Development Code; and

WHEREAS, the Town of Montverde Planning and Zoning Board held a public hearing on this ordinance and made a recommendation to the Town Council; and

WHEREAS, the Town has held such public hearing, and the records of the Town provide that the owners of the land affected have been notified as required by law; and

WHEREAS, this Ordinance has been advertised in a newspaper of general circulation in the town no less than 10 days prior to the public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Montverde, Florida, as follows:

Section 1: Zoning Classification.

That the Property shall be designated as Town of Montverde Single-Family Residential PUD in accordance with Land Development Code of the Town of Montverde, Florida, and this Ordinance.

See attached legal description attached hereto as **Exhibit A.** (the “Property”).

The Property is more particularly depicted in **Exhibit B** attached hereto and incorporated herein.

Section 2: Terms.

The uses of the Property will be limited to those uses specified in this Ordinance and generally consistent with the Preliminary Development Plan attached as **Exhibit C.** To the extent there are conflicts between **Exhibit C** and this Ordinance, this Ordinance will take precedence.

A. Permitted Land Uses.

1. Residential –
 - a. Maximum of 114 single-family dwelling units having a minimum living area of 2,500 square feet exclusive of garages, and exterior covered or screened areas.
 - b. Maximum gross density: 1.68 DU/Acre
 - c. Maximum Impervious Area over entire PUD: 40%
2. Accessory uses directly associated with the single-family dwelling units may be approved by the town manager or designee.
3. Open Space – Minimum 10.17 acres (25%)
4. Any other use of the Property not specified within this PUD will require approval of an amendment to this Ordinance by the Town Council.

B. Lot Development Standards. Lot development shall be as follows:

	Lots 1 – 100	Lots 101-114
Minimum lot size for dwelling units	9,800 square feet	7,800 square feet
Minimum lot width at building setback	70 feet	60 feet
Minimum street frontage lot width (Lots on a corner)	50 feet	50 feet
Maximum lot coverage	65%	65%
Front yard minimum building setback	20 feet	20 feet
Adjacent to SR 455, minimum building setbacks	35 feet	35 feet
Side yard minimum building setback	7 ½ feet	7 ½ feet

V4 11/3/2025

Side yard at corner minimum setback	17 ½ feet	17 ½ feet
Rear yard minimum setback*	20 feet	20 feet
Pool, screen enclosure and/or dwelling	7 ½ feet from any property line	7 ½ feet from any property line
Driveway**	3 feet from side yard property line	3 feet from side yard property line
Accessory Structures (Rear Yard Only)*	7 ½ feet from any property line	7 ½ feet from any property line
AC Pads/pool equipment***	7 ½ feet from any property line	7 ½ feet from any property line
Maximum building height	Two stories or 35 feet	Two stories or 35 feet
Parking, residential	Minimum of two off-street spaces, excluding garage	Minimum of two off-street spaces, excluding garage

***Waterfront and wetland lots.** 50' setback for waterfront and wetland lots. All development, including but not limited to fences, sheds, and accessory structures, excluding permitted docks shall adhere to a minimum setback of 50 feet from the delineation of the seasonal high-water elevation or jurisdictional wetland line (whichever line is higher). The seasonal high-water elevation and jurisdictional wetland line shall be established by a qualified professional using soil conditions and vegetative indicators. In ground concrete or fiber glass pools and associated pool decking are permitted within the 50-foot setback but must be at least 25-feet from the seasonal high-water elevation or wetland jurisdictional line (whichever line is higher). Sec. 10-90, Art. III, Ch. 10, LDC.

**** Driveway:** There shall be no development such as hardscape or gravel within this setback. Landscape and sod are the only permissible uses within 3-ft of each property line pursuant to Town code.

***** A/C pads/pool equipment:** May be located either at the rear of the house or within the side setback, excluding side corner setback. May be located within utility easements provided there are no Town underground utilities located within the easement.

Setback not specified: Any setback not specified must be in accordance with the Town of Montverde Land Development Code, as amended.

C. Environmental Requirements.

1. Prior to any development, a current environmental assessment must be submitted to identify impacts to wetlands, habitat, wildlife corridors, flora, and fauna. The environmental assessment must identify the location of nuisance and/or exotic plant species (According to UF-IFAS) and proposed methods to remove these plant species.
2. Development must adhere to all Comprehensive Plan requirements, and except as otherwise specified in this PUD, all Land Development Code regulations, as amended.
3. A 50-ft. buffer created between Tract “B” wetland and Tract “C” open space areas as depicted on Exhibit “C” must be provided. The final drainage plans and calculations must demonstrate the wetland will be protected from erosion and will meet all State water quality, quantity, and wetland protection criteria.

D. Stormwater Management. The stormwater management system shall be designed in accordance with all applicable Town of Montverde and St. Johns River Water Management District (SJRWMD) requirements; as amended. It is the responsibility of the Bella Collina Property Owners Association (“POA”) to maintain all stormwater systems inclusive of drainage easements in perpetuity.

E. Utilities.

1. The provision of potable water must be permitted in accordance with Florida Department of Health, Florida Department of Environmental Protection, Town of Montverde Comprehensive Plan and Town of Montverde Code of Ordinance regulations. The developer must design, permit and construct at its expense connection to the Town of Montverde’s potable water utility.
2. The provision of wastewater service must be permitted in accordance with Florida Department of Health, Florida Department of Environmental Protection, Town of Montverde Comprehensive Plan and Town of Montverde Code of Ordinance regulations. In lieu of constructing dry utility lines as required by Town code, the developer must design, permit and construct at its expense a Florida DEP approved central wastewater treatment plant that will be turned over to the Town of Montverde to own, operate and maintain.
3. The perimeter of the wastewater treatment plant must include a screen wall, landscape plantings and trees for visual screening.
4. The parties will enter into a utility agreement, if required by the Town, before or simultaneously with preliminary plat approval by Town Council.
5. Each lot must include utility easements in favor of the Town – 5-ft. side, 10-ft. front, and 10-ft. rear.

6. A 10-ft. utility easement between Lots 24-25 for construction of the potable water line shall be provided in favor of the Town to allow the potable water utility to be looped and interconnected between CR 455 and Ridgewood Avenue.
7. Separate meters for irrigation and potable water are required.
8. All homes must be Water Star Certified.

F. Recreation areas.

1. Recreation areas must be allocated on the site in accordance with Policy 1-1.14.1 (C), Montverde Comprehensive Plan.

G. Open space/Impervious Surface Ratio.

1. Minimum open space standard is 25 percent in accordance with Policy 1-1.1.2, Montverde Comprehensive Plan.
2. Maximum area of each individual lot to be covered by impervious surface is strictly limited to 50 percent in accordance with the Town's Comprehensive Plan and LDC.

H. Parking.

1. Parking shall be accomplished in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions.

I. Transportation.

1. Transportation including roads, trails, sidewalks, and access shall be constructed in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions, the "Montverde Walks" Plan, and in coordination with Lake County Public Works and Trails, except as otherwise provided in this PUD.
2. All roads within the Property must be designed and constructed in accordance with City of Mount Dora standard providing 2-travel lanes, minimum 11 ft wide travel lanes of asphalt totaling no less than 22-ft with Miami Curb or other curbing approved by the Town's Engineer.
3. Access to and from Ridgewood Avenue is limited to residents only and emergency services via a transponder system, or similar technology.
4. Developer shall be responsible for preparing an updated traffic study at the time of submittal of the Phase I preliminary site plan for review and determination of any necessary improvements and dedication of right-of-way required by Lake County, and shall further be responsible for designing and constructing all transportation improvements based on such study and Lake County requirements, consistent with Florida law. The traffic study methodology must be approved by Lake County and the Town of Montverde. Developer shall be responsible for providing sufficient access for the provision of fire protection and

emergency services as required by the Florida Fire Prevention Code and the jurisdiction(s) having authority.

J. Phasing. The project will be developed in one phase.

K. Lighting.

1. Lighting shall be constructed in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions and must be consistent with “Dark Sky” criteria per the International Dark Sky Association (IDA) standards.
2. HOA is responsible for the costs of the lighting, electrical and maintenance.

L. Signage.

1. Signage shall be constructed in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions.

M. Sidewalks.

1. Developer must construct, at its expense, a continuous 6-ft. wide sidewalk along the south side of Ridgewood Avenue commencing at Lake Street and continuing to the existing sidewalk at Lakemont Avenue, and also along the west side of CR 455 from the existing sidewalk’s termination at Alt. Key 1531713 and continuing to the intersection of CR 455 and Vetta Drive. Developer is not required to remove and replace existing sidewalks. All sidewalks outside of the development must adhere to the Montverde Neighborhood Design Standards & Guidelines.
2. Cross walks need to be constructed at Lake and Ridgewood, and from condos to entrance of new property.
3. Sidewalks must be constructed inside the development. Internal sidewalks must be no less than 5’ in width and constructed of concrete pavers.

N. Driveways and Road Aprons.

Driveways and road aprons must be constructed in accordance with Section 4-84 of the Montverde Land Development Code.

O. Retaining Walls.

The site is a unique hill side site, with an approximate elevation drop of 100 ft. from north to south with existing slopes of up to 10%. In order to create roads and lots on this hillside retaining walls will be required, with some walls being up to 20ft. in height. In some locations the elevation change will be accomplished by mechanically stabilized earth slopes in lieu of retaining walls. Engineering designs and plans will be provided with the final site construction plans. Approval of the Town’s engineer is required, and will not be unreasonably withheld.

Retaining walls must be located within maintenance easements with the POA responsible for maintenance and need not adhere to the minimum 5 ft. setback set forth by Code, provided approval is obtained from the town manager during construction plan review process.

Any walls which may or may not be required to accommodate a building permit on a specific lot that is not included in the development's infrastructure (construction) plans and approved as part thereof, must be designed and permitted by the individual lot builder, as applicable, and must conform to the required 5-ft. setback.

P. Landscaping.

1. Historic/Heritage trees on the Property must be preserved unless approved for removal by Town Council.
2. Where lots are adjacent to existing residential development, a minimum 10-ft. landscape buffer must be provided. All other landscape buffers must adhere to Exhibit "C".
3. Landscaping shall be accomplished in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions, and shall also include:
 - i. Within each residential lot, no more than 55 percent of the total landscape coverage is permitted to contain turfgrass.
 - ii. All landscape materials throughout the subdivision shall be Florida Friendly landscape materials.
 - iii. Landscape perimeter buffers and landscape in common areas must be comprised of 100 percent Florida native plants.
 - iv. In accordance with Town LDC, the minimum number of trees and shrubs on each lot shall be as follows except as provided below. (1) Florida native canopy tree in the front yard with 4" caliper minimum; (2) Florida native canopy trees in the rear yard 4" caliper minimum; and one more accent tree from the Florida Friendly TM list such as crepe myrtle 2" caliper. Shrubs must be 18" tall at the time of planting. The number of shrubs required in the front yard is based on 50% of the lot width (for example a 60-ft wide lot requires 30 shrubs, a 70-ft wide lot requires 35 shrubs planted in the front yard or within 15' of the front building line of the residence in the side yard. These are intended to be foundational shrubs. The Town Planner shall have flexibility in approving the location of trees and shrubs on a lot, using reasonable professional judgment, as long as each lot contains the required minimum number of trees and shrubs. The POA shall be responsible for ensuring the minimum number of trees required on each lot per the PUD is maintained.

- v. All trees installed for canopy coverage in areas including Right-of-Way, Open Space, and Common Areas must be comprised of 100% Florida native plants. This does not prevent the use of specimen fruit trees in appropriate areas. Trees that grow up to 30' should be planted at least 4' from any sidewalk. Canopy trees that are planted closer than 4' from a sidewalk shall require root barriers, as approved by the Town Planner. Any trees planted in addition to the minimum number of 100 percent Florida Native Florida trees must be classified as Florida Friendly per UF-IFAS.
- vi. Invasive Plant Species (as identified by the USDA Federal Noxious Weed List or UF-IFAS) are prohibited and must be removed from the entire Property prior to construction.
- vii. Irrigation *during first year of landscape plantings*. All landscaping must be irrigated during the first year of being planted to encourage healthy growth of the root system and establishment of the landscaping. The POA shall be responsible for keeping landscaping maintained in the Right-of-Way, Open Space and Common Areas.
- viii. Outreach Materials Landscaping - The developer/builder shall provide an educational brochure as part of the homeowners manual to each homeowner indicating to the homeowner acceptable landscape materials as defined by the Neighborhood Standards and Guidelines Manual for New Subdivisions. The brochure shall include information concerning the use of fertilizers pursuant to the Town's code and proper use recommendations from UF-IFAS.
- ix. Low Impact Development techniques will be used for swales and revegetation throughout the stormwater collection system. The revegetation will focus on establishing native habitats throughout the community.
- x. POA documents must include provisions for maintaining in perpetuity all common area features, stormwater system, and LID elements. The town must review and approve POA documents. Documents must provide a mechanism, such as mandatory reserve accounts to ensure financial sustainability for maintenance as required herein.

Q. Neighborhood Standards and Guidelines Manual for New Subdivisions.

1. The development must adhere to all other design criteria within the Neighborhood Standards and Guidelines Manual for New Subdivisions including, but not limited to:
 - i. Low Impact Development (LID) principles in accordance with the Neighborhood Standards and Guidelines Manual for New Subdivisions must be incorporated into the site plan and construction plans prior to the Town's Final Plat approval.

- ii. Fences. Acceptable fencing includes wrought iron or aluminum, picket fences (wood or vinyl), and “Montverde Style” fence. Prohibited fence styles include chain link, wire mesh, wood or vinyl stockade style fences of any size, barbed wire, chicken wire (or similar), field fences, and wire fences of any type or construction with opaque fabric. Fences of any type are discouraged in front yards but permitted so long as they are 4 ft in height or less. Privacy fences are permitted around pools and spas but not on property boundaries.
- iii. Outreach Materials LID – In order for a development to successfully sustain LID and Landscaping techniques planned for installation, it is important for all stakeholders in a project to understand the LID measures and use of native landscapes and each individual’s role to protect the water and landscape environment. Contractors should understand the proper installation methods; builders should understand the value of proper installation and maintenance of the LID measures; and future/ potential property purchasers and owners should be made aware of the value that inclusion of LID in the site design has for the owner, as well as understand the importance of, and ensuring that future maintenance and operation occur.

P. POA Responsibilities for a Conservation Oriented Neighborhood.

- 1. A printed, bounded, color manual shall be given to each homeowner. The manual shall describe the natural resources within and adjacent to the residential subdivision. At a minimum, but not limited to, the manual shall provide the following. This information must be included in the final plat provided then included in POA documents as an exhibit to the recorded declarations.
 - i. The manual shall inform the homeowners regarding the ecological and hydrologic importance of the buffer areas and easements and the requirement for these areas to remain passive, free from structures and vehicles, and non-native plants. The subdivision’s LID design and intent shall be discussed in this manual.
 - ii. The manual shall provide a list of preferred and prohibited plant and tree species and graphically depict the limits of sod use to a maximum of 55 percent coverage.
 - iii. The manual shall graphically (in color) depict permitted fence types.
 - iv. The manual shall provide information on fertilizer restrictions.
- 2. Signs shall be installed noting the limits and restrictions of the easements. The signs shall be visible to each lot and shall contain language noting the area as a conservation easement and that no structures or landscaping shall be installed beyond the point of the sign. The signs shall also note that the area is to be maintained by the POA and not the homeowner.

3. A management plan for the open space, shoreline areas and conservation easements must be provided to the Town prior to construction activities. The management plan must be prepared by a qualified conservation biologist who is experienced in managing conservation easements. The plan must provide assurances that perpetual management activities include the on-going removal of any nuisance/exotic vegetative species that may occur.

Section 3: Waivers approved with conditions.

1. Waiver from: Section V.B. Housing Model/Style Variety.

Each development of 50 or more homes shall have at least seven (7) models with at least three (3) variations and material treatments of each model.

No street block should have more than two consecutive single-family homes with the same house model.

Granted with the following conditions:

- a) Each development of 50 or more homes shall have a least four (4) models with three (3) variations and material treatments for each model which will be individually approved by the Bella Collina Architectural Control Board (the “ACB”).
 - b) Home elevations, roof style & color and main house body color schemes shall not be duplicated within four (4) homes of each other, both on the same side of the street and across the street.
 - c) The developer shall create a tracking mechanism (such as a spreadsheet or map) which shows compliance. This tracking mechanism must be communicated to and utilized by sales team members.
 - d) Where rear and side elevations face any public street, the same requirements applicable to front facades shall be applied.
- 2. Waiver from: Section V.E. Architectural Standards. General Architectural Standards for all Homes. a. Overhangs and awnings shall be no less than two (2) feet deep to function as an energy conservation measure and to protect people and the house from bright sunlight..**

Granted with the following conditions:

- a) Overhangs and awnings shall be no less than eighteen (18) inches in addition to all homes meeting the 2023 Florida Energy Efficiency Code for Buildings and the HERS (Home Energy Rating System) calculation of 75 or below.
- 3. Waiver from: Section V.E. Architectural Standards. General Architectural Standards for all Homes. e. Garages. i) Where lots are 50 ft. or less in width, garages must be alley-loaded; ii)**

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A front-loaded lot with side-facing door(s) must incorporate windows and trim on the wall facing the front street; iii) Front-loaded garage lots must randomly alternate the location of driveways in relation to front façade, to avoid repetition; iv) No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front loaded garages; v) Garages must be at a minimum 27 ft x 29 ft interior size.

Granted with the following conditions:

- a) All residential dwellings shall include a garage adequate to park at least two (2) large-sized automobiles. All garages shall be constructed of the same exterior materials and colors as the main structure. The declarations of covenants, conditions and restrictions for the community must include the following language and also provide that it cannot be changed without the Town's written consent.: *Garages shall not be used for any purposes which may prevent the daily use of the garage for the primary purpose of parking at least two (2) operating automobiles.* On larger lots as defined by the ACB, garage doors facing the front street will be highly discouraged. Garage doors that face the street shall be of unique design, finish, and material, as specifically submitted to and approved by the ACB. All garage doors must be decorative including the use of glass inserts. Full glass garage doors are permitted with ACB approval. Any garage windows in garage walls visible from the street, public right-of-way or adjoining property shall have interior coverings that are consistent with the window coverings inside the house and plantings that are a minimum of 36" tall at maturity for screening from the view of the street and adjacent lots.

6. **Waiver from:** Section V.F. Staying Connected – Walkable Neighborhoods. Internal Sidewalks A minimum of six (6) foot wide concrete sidewalks shall be constructed along each side of all streets. Each sidewalk shall be located within and in parallel alignment with the street right-of-way. The back of the sidewalk shall be found contiguous with the right-of-way and property line boundary. Standard right-of-way grade shall provide a maximum elevation of three quarters inch rise per one foot run; beginning from the back of the curb to the intersection point at the front of the sidewalk. All sidewalks shall have handicapped access at all intersections and be ADA compliant.

Granted with the following condition:

- a) A minimum five (5) foot-wide sidewalk shall be constructed in Old Castle Appian Napoli concrete pavers along each side of all streets within the gated section of the development. All sidewalks outside of the gated section of the development will require a minimum six (6) foot-wide concrete sidewalk and in adhering to the Montverde Neighborhood Design Standards & Guidelines. All sidewalks, including those internal to the project and constructed of pavers, must comply with ADA requirements.

- 9. Waiver from:** Water Conservation. Consistent with the Town's Comprehensive Plan, for any proposed subdivision having the more than 25 lots; non-potable sources for landscape irrigation must be provided.

Granted with the following conditions:

- a) All Owners, Builders and subcontractors are required to abide by the water restrictions when planning, planting and modifying landscaping or irrigation systems. The total area of irrigation may not exceed the allowable area per the consumptive use permit issued to the Town by St. Johns River Water Management District ("SJRWMD"). All plans and specifications submitted for final approval whether new construction or modification shall include evidence of compliance with the provision. Low volume toilets and showerheads must be incorporated into all residential plumbing systems. In the event that SJRWMD declares a water shortage, all Owners must adhere to the water shortage restrictions issued by SJRWMD. The soil amendments such as Profile and Command soil, or equivalent, shall be incorporated into the cleared portion (plantings and sod) of all residential lots. The application of soil amendments shall conform to the manufacturer's recommendation. St. Augustine grass shall not be planted. Owners shall use drought tolerant Zoysia or Bahia grass. Micro-irrigation techniques shall be tried in locations where they can be used efficiently, such as in planting bed areas. Irrigation systems shall be zoned according to plant water requirements. Irrigation systems shall be designed to prevent over-spraying onto impervious surfaces (such as driveways and sidewalks). Irrigation systems shall incorporate an automatic shut-off rain sensor. All residential landscape plans must be certified upon delivery by a Florida registered landscape architect and must be submitted to the ACB for review. All residential landscape plans must be approved by the ACB before commencement of work. All residential landscaping shall comply with the Landscape Materials List and Guidelines and Lot Landscape Specifications set forth in the ACB Guidelines, Rules, and Regulations.
- b) Turf grass (sod) shall not exceed 55 percent of the total landscape coverage of any lot. The sod footprint can be reduced by creating mulched areas planted with Cordgrass (*Spartina bakeri*), a tall, massing grass that is drought tolerant.

Section 5: General Conditions.

- a) No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Town of Montverde Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- b) This Ordinance will ensure to the benefit of, and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor, and will be subject to each and every condition in this Ordinance.
- c) The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is

made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Code, as amended.

- d) Action by the Town Code Enforcement Special Master. The Town Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Section 6: Consistent with Comprehensive Plan.

That the zoning classification is consistent with the Comprehensive Plan of the Town of Montverde, Florida.

Section 7 Official Zoning Map.

That the Town Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the Town of Montverde, Florida, to include said designation consistent with this Ordinance.

Section 8: Severability.

That if any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 9: Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at a public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 10: Conflict.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 11: Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the Town Council of the Town of Montverde.

ADOPTED AND APPROVED by the Town Council of the Town of Montverde, Lake County, Florida this ____ day of _____, 2025.

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member _____ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Councilmember Bryan Rubio		
Councilmember Grant Roberts		
Councilmember Joe Morganelli		
Vice Mayor Carol Womack		
Mayor Joe Wynkoop		

Exhibits:

Exhibit A – Legal Description

Exhibit B – Map Depicting Property

Exhibit C - Preliminary Development Plan

Exhibit A – Legal Description

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Exhibit B – Map Depicting Property

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Exhibit C - Preliminary Development Plan



STAFF REPORT

RE-ZONING TO PLANNED UNIT DEVELOPMENT (PUD)

Public Hearings: Planning & Zoning: November 12, 2025
Town Council (1st Hearing): December 9, 2025
Town Council (2nd Hearing): December 16, 2025

Ordinance No.: 2025-61

Applicant/Owner: Wilmington Development Services, Inc.

Application No.: Z25-000005

Requested Actions: The applicant is seeking a Re-Zoning from Lake County Agriculture, PUD, Light Industrial and Montverde Single Family Low Density to Montverde Single Family Residential PUD.

Staff Determination: The requested actions are consistent with the Comprehensive Plan and Land Development Code (LDC) once the LDC is amended to allow development of annexed lots less than one acre in size. The amendment will allow consistency with the Town's historic development pattern provided development does not exceed two (2) residential units per gross acre.

Subject Property Information

Size: Nine parcels (proposed to be annexed into the Town) will be added to four parcels currently in the Town limits, for a total project size of 67.57 acres.

Location: 16819 Heatherwood Lane, Montverde, FL. 34756

Alternate Key No.'s:

Lake County Parcels: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, and 1592101.

Montverde Parcels: 1066557, 1066263, 2615346, and 1037212.



Existing Future Land Use Designations:

Lake County – Rural Transition & Bella Collina

Town of Montverde – Single Family Residential (+/- 58 acres)

Proposed Future Land Use Designation:

Town of Montverde – Single Family Residential (+/- 68 acres)

Existing Zoning District:

Lake County – Light Industrial (LM), Agriculture (A), and (PUD)

Town of Montverde – Single Family Low Density (R1L)

Proposed Zoning District: Montverde Single Family Residential (PUD)

Adjacent Property Land Use

Direction	Zoning	Existing Use	Comments
North	R1M and R1L	Residential	Within Town Limits
East	Bella Collina	Residential	Lake County
South	Bella Collina	Residential	Lake County
West	Bella Collina	Residential	Lake County

R1M: Single Family Medium Density

R1L: Single Family Low Density

Existing and Proposed Development Standards - Zoning District

	Zoning District	Maximum Density/ Intensity	Maximum ISR	Minimum Open Space
Existing Lake County	LM & A	NA	70%	N/A
Proposed	Montverde Single Family Residential PUD	1.68 DU/Acre	40%	40%



Background Information

In 2005, Ordinance 2005-01 amended the Town of Montverde Zoning Map from Agriculture to Single Family Low Density for the +/- 58 acres identified in this report.

In April of 2025, Ordinances 2025-46, 2025-47, 2025-48, and 2025-49 were presented to P&Z and Town Council (first hearing) for the annexation of nine parcels from Lake County into the Town of Montverde.

The Second Reading of the annexation ordinance will be heard concurrently with the Second Reading of the proposed Small-Scale Comprehensive Plan Amendment and the PUD zoning ordinance. In order to receive approval of Ordinance 2025-61 (PUD Zoning), a Town of Montverde LDC amendment must be approved to allow development of annexed lots that are less than one acre in size. If granted, the +/- 10 acres proposed for annexation will be unified with the +/- 58 acres (already within town limits) for a total of +/- 68 acres which are planned to be developed into a 114-lot, gated neighborhood.

Staff Analysis

- 1) LDC Sec. 10-9 Stipulates additional review criteria for a proposed rezoning application that the Town must consider in its evaluation for approval. Each of these are discussed below:
 - a) **The need and justification for the change-** The applicant has provided a conceptual plan that shows development consistent with Single-Family Low-Density land use.
 - b) **The effect of the change, if any, on the particular property and on surrounding properties-** the rezoning to Single Family Residential PUD for this property will enable the applicant to develop the property as set forth in the PUD ordinance. The proposed rezoning would provide a housing density that complements the surrounding residential R1L and R1M zoned properties. Please see the attached Rezoning Map that show the relationship of this property to the surrounding zoning districts.



- c) **The amount of undeveloped land having the same classifications as that requested in the general area and throughout the town-** there is limited land for PUDs in the Town. The historic area of the Town is developed with lots less than 0.5 acre in size. The rezoning provides the Town with the opportunity to be consistent or better with the type of residential properties available throughout the Town and negotiate the best possible outcome for a mutually beneficial community.
- d) **The relationship of the proposed amendment to the purposes of the Town's Comprehensive Plan, with appropriate consideration as to whether the proposed change will further the purposes of this LDC and the Plan-** as identified in c) above, the Rezoning is consistent with residential properties throughout the Town. It also is consistent with the Comprehensive Plan policies regarding residential development:
- e) **The availability and provision of adequate services and facilities-** the developer will build a new sewer system and will hook into the Town's potable water service.
- f) **The impact on the natural environment-** the Town's comprehensive plan requires a minimum 25% open space and the proposed amount of open space is 40%.
- g) **Other criteria as may be applicable-** Approval of the Rezoning and the Preliminary Development Plan allows the developer to move forward to the next stage of planning which is the Final Development Plan.

Sec. 10-56(c). PUD—Planned unit development district.

Site development standards. Unless modified as provided for herein, the standards of conventional zoning districts and the design standards of this LDC shall apply. Revised standards may be approved for a PUD project to encourage creative development when the development proposal demonstrates increased protection of natural resources, improved living environment or increased efficiency of service delivery.



- (1) The project meets the required minimum size of ten acres.
- (2) The project meets the site development standards established for planned unit developments in order to ensure adequate levels of light, air and density to maintain and enhance locally recognized values of community appearance and design, to promote functional compatibility of uses, to promote the safe and efficient circulation of pedestrian and vehicular traffic, to provide for the orderly phasing of development and otherwise protect the public health, environment, safety and general welfare.
- (3) Under current entitlements, the applicant had the option to develop the property under the Single Family Low-Density (R1L) zoning designation. In this scenario, they would not be required to install a landscape buffer, provide increased protection of natural resources, provide a minimum amount of open space, provide an improved living environment, and other mutually beneficial aspects of developing under the PUD designation.

Sec. 10-56(d). PUD—Planned unit development district.

Approval procedures. The review outlined in chapter 6 of this LDC shall be followed for first a preliminary development plan and then a final development plan, which shall be adopted by ordinance. The two steps are designed to allow the applicant to gain review and approval of general concepts prior to the preparation of detailed plans. Subdivision plans and/or site plans are required for each separate section of the PUD.

Preliminary development plan. The applicant has submitted a preliminary development plan with the applications for Small Scale Comp Plan Amendment and Rezoning/PUD. Staff has reviewed the preliminary development plan and provided comments to the applicant. The applicant has requested waivers from the Town's *Neighborhood Standards and Guidelines Manual for New Subdivisions*. These waivers and other requirements for approval have been addressed in Ordinance 2025-61 – Montverde Single Family Residential PUD.

Public Comment

- (1) Letter received from a Magnolia Terrace resident regarding the size of buffer.



**Planning & Zoning Motion Considerations:
Quasi-Judicial Actions**

Ordinance 2025-61

1. **Recommend approval** of Ordinance 2025-61.
2. **Recommend denial** of Ordinance 2025-61. [Provide specific reasons for recommendation of denial.]
3. **Continue action** of Ordinance 2025-61 pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]



Lake County – Future Land Use & Zoning Map



+/- 9.47 Acres

Alt Key Numbers: 1037247, 1592038, 1592054, 1592071,
1592089, 1814120, 3809249, 1592020, and 1592101.

Future Land Use:

Current: Lake County Rural Transition (RT) and Bella Collina
Proposed: Town of Montverde Single Family Low Density Residential

Zoning:

Current: Lake County PUD, Light Industrial (LM) and Agricultural (A)
Proposed: Montverde Single Family Residential PUD



Town of Montverde – Future Land Use Map

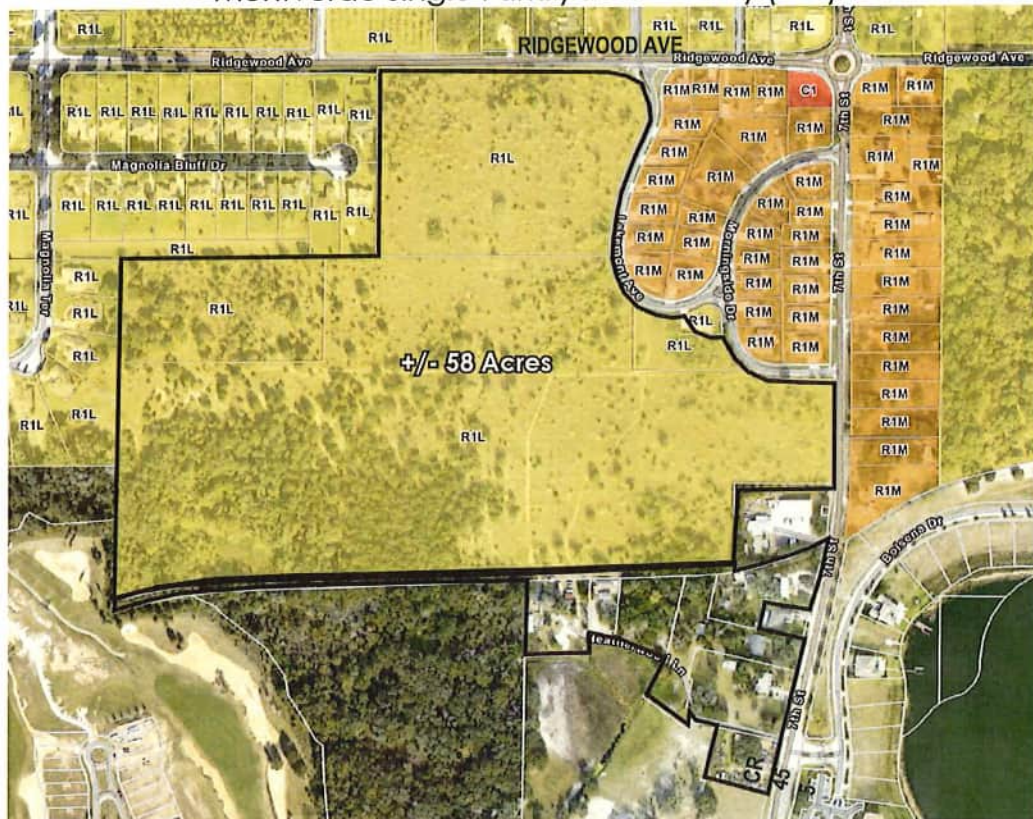
Current: Montverde Single Family Low Density (SFL)





Town of Montverde – Current Zoning Map

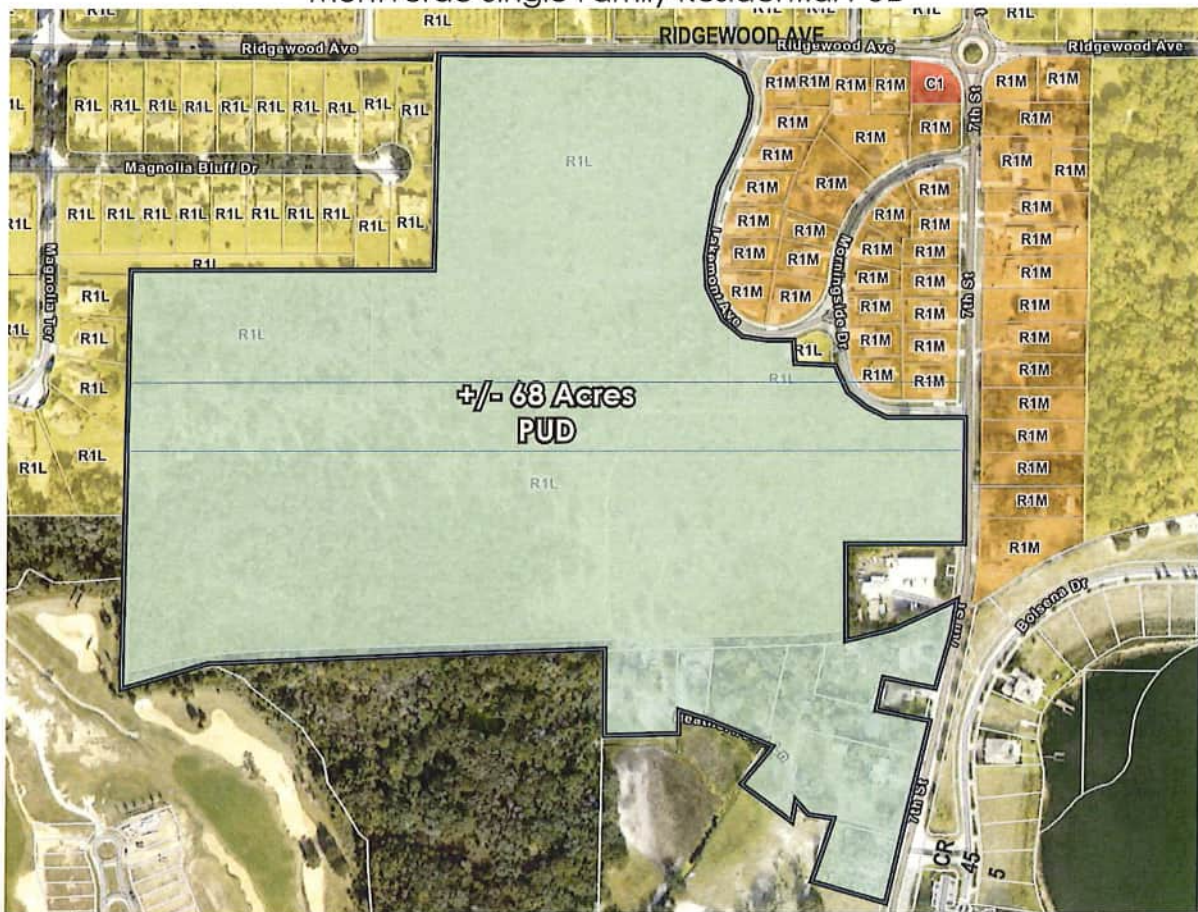
Montverde Single Family Low Density (R1L)





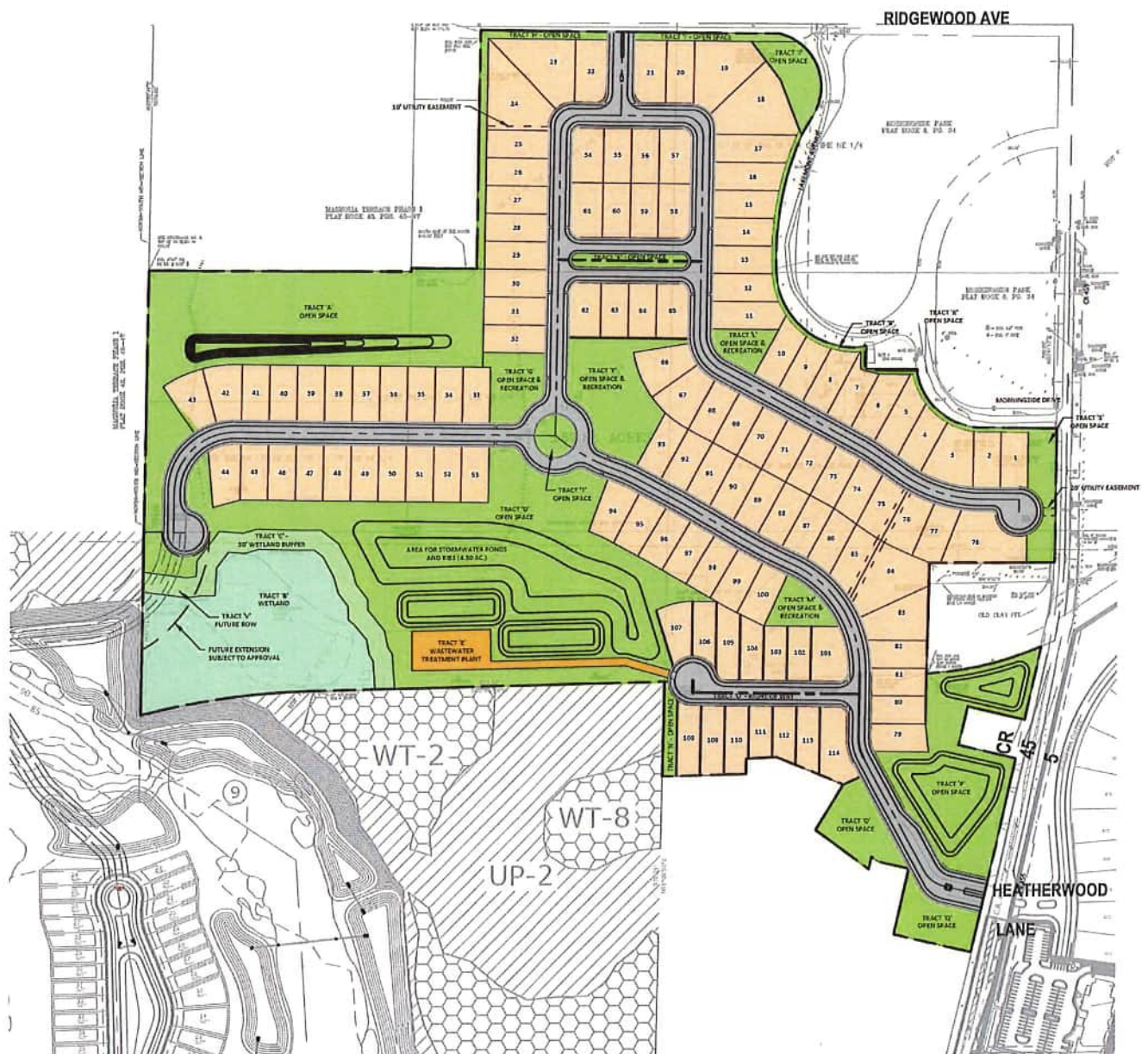
Town of Montverde – Proposed Zoning Map

Montverde Single Family Residential PUD





Proposed PUD Concept Plan



114 Lots – Gated Subdivision



APPLICATION

Town of Montverde Rezoning Process

Submittal Requirements

Five (5) initial copies of the following (additional copies will be required after the final review completed):

- Proof of ownership
- Owners Affidavit and of applicable Applicant Affidavit
- Completed application
- Survey, including legal description of property and street / road address
- Requested land use designation and zoning
- Method of providing services including water, sanitary sewer, roads, drainage, schools, and police protection
- A Concurrency Application
- Additional Studies or Information per Town request

Processing

- All applications are received by the Town Clerk and forwarded to the Planning Consultant, Town Attorney and Town Engineer for review of code compliance and completeness.
- At the time of review the Town may request additional information to analyze impacts.
- The Clerk must forward the consultant comments to the applicant.
- Once the application is complete and there are no major issues, the consulting planner will forward the information to Town Attorney for preparation of Ordinance.
- The Clerk shall inform the applicant of meeting dates.

Advertising/Notices

- Notice to surrounding property owners within 300 ft at least 2 weeks prior to P&Z through certified mail read receipt.
- 1st advertisement should run prior to P&Z and 7 days prior to first public hearing. The second ad must be placed at least 5 days prior to the second public hearing.
- Ads must contain location map.
- All cost incurred by notification/advertising/posting shall be paid by the applicant

Hearings

- P & Z Committee (4th Wednesday of each Month) – Recommendation to Council
- Town Council Meeting (2nd Tuesday of Month) – 1st Reading
- Town Council Meeting (2nd Tuesday of next Month) - 2nd Reading

Processing After Approval

- Record Ordinance

Fees

- The applicant will pay in full for cost incurred through consultant review, attorney's fees advertising and notification.



REZONING APPLICATION

Tax identification # List attached

1. Owner's Name: Wilmington Development Services, Inc. and DCS Real Estate Investments, LLC
Mailing Address: 505 S. Flagler Dr., Ste. 900, West Palm Beach, FL 33401
Telephone #: _____
2. Applicant's Name: Jonathan P. Huels, Esq., Lowndes
Mailing Address: 215 N. Eola Dr., Orlando, FL 32801
Telephone #: 407-418-6483
3. Applicant is: Owner ☐ Agent ☒ Purchaser ☐ Lessee ☐ Optionee ☐
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: See parcel list attached.
5. Legal Description of Property to be rezoned: See attached.
6. The property is located in the vicinity of the following streets:
West and North of C.R. 455, South of Ridgewood Ave. and East of Bella Collina West (Golf Course)
7. Area of Property: _____ Square feet 67.78 acres Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☒ Septic Tank ☒
9. Existing zoning of property: (City) SFL and (County) LM and A
10. Requested zoning of property: PUD
11. Number, square footage and present use of the existing structures on the property;
Vacant residential
12. Proposed use the property: Residential
13. Has any land use application been file within last year in connection with this property?
XX Yes ☐ No. If yes, briefly describe the nature of the request:
Annexation and small scale comprehensive plan amendment

Applications shall include a legal description of the property, sketch or survey of the property, Proof of ownership and authorization from if represented by an agent or contract purchaser. If the rezoning request is not consistent with the Future Land Use classification, a Comprehensive Plan Amendment must be approved prior to the rezoning.

I certify that the statements in this application are true to the best of my knowledge.




Signature of Applicant

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ~~XXXX~~ ORANGE

Before me, the undersigned authority personally appeared
Jonathan P. Huels, Esq., who being by me first duly sworn on oath, deposes
and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Montverde, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Montverde, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires approval of:
annexation, small scale comprehensive plan amendment and rezoning


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 14th day of MAY, 2025,
by Jonathan P. Huels, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.


Notary Public



KATHRYN E. JOHNSTON
Notary Public
State of Florida
Comm# HH454552
Expires 11/13/2027

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Wilmington Development Services, Inc. who being by me first duly sworn on oath, deposes and says:

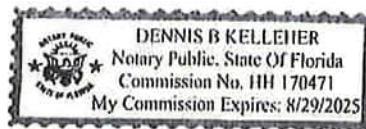
- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for
Annexation, Large Scale Comprehensive Plan Amendment and Rezoning
- (3) That he has appointed Jonathan P. Huels, Esq. and Lowndes to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

WILMINGTON DEVELOPMENT SERVICES, INC.,
a Delaware corporation

[Signature] PRESIDENT
Affiant (Owner's Signature)
By: Paul G. Simonson, President

The foregoing instrument was acknowledged before me this 12th day of MARCH, 2025, by Paul G. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

DK
Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

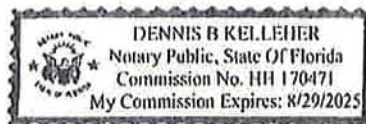
Before me, the undersigned authority personally appeared DCS Real Estate Investments, LLC who being by me first duly sworn on oath, deposes and says:

- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for
Annexation, Large Scale Comprehensive Plan Amendment and Rezoning
- (3) That he has appointed Jonathan P. Huels, Esq. and Lowndes to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.
DCS REAL ESTATE INVESTMENTS, LLC
By: DCS INVESTMENT HOLDINGS GP-II, LLC

[Signature] MANAGER
Affiant (Owner's Signature)
By: Paul G. Simonson, Manager

The foregoing instrument was acknowledged before me this 12TH day of MARCH, 2025, by Paul G. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

DK
Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

TOWN OF MONTVERDE
REZONING
PARCEL LIST

CITY PARCELS

ALTKEY	ACREAGE	PARCEL ID	PARCEL ADDRESS	OWNER	CURRENT ZONING:	PROPOSED ZONING
1037212	11.1809	11-22-26-0001-000-00700	Lakemont Ave.	DCS Real Estate Investments, LLC	R1L	PUD
1066557	4.996	11-22-26-0001-000-00900	Magnolia Terrace Blvd.	DCS Real Estate Investments, LLC	R1L	PUD
1066263	41.0748	11-22-26-0001-000-01000	Morningside Dr.	DCS Real Estate Investments, LLC	R1L	PUD
2615346	1.0626	11-22-26-0200-00C-00100	Morningside Dr.	DCS Real Estate Investments, LLC	R1L	PUD
	58.3143	TOTAL CITY ACREAGE				

TOWN OF MONTVERDE
COMPREHENSIVE PLAN AMENDMENT AND REZONING
PARCEL LIST

ALTKEY	ACREAGE	PARCEL ID	PARCEL ADDRESS	OWNER	CURRENT FLU:	CURRENT ZONING:	PROPOSED ZONING
1037212	11.1809	11-22-26-0001-000-00700	Lakemont Ave.	DCS Real Estate Investments, LLC		R1L	PUD
1066557	4.996	11-22-26-0001-000-00900	Magnolia Terrace Blvd.	DCS Real Estate Investments, LLC		R1L	PUD
1066263	41.0748	11-22-26-0001-000-01000	Morningside Dr.	DCS Real Estate Investments, LLC		R1L	PUD
2615346	1.0626	11-22-26-0200-00C-00100	Morningside Dr.	DCS Real Estate Investments, LLC		R1L	PUD
	58.3143	TOTAL CITY ACREAGE					
3809249	0.054976	11-22-26-0004-000-04200	Heatherwood Lane	Wilmington Development Services, Inc.	Lake Co.-RT	Lake Co-LM	PUD
1814120	1.009303	11-22-26-0004-000-03500	16819 Heatherwood Lane	Wilmington Development Services, Inc.	Lake Co.-RT	Lake Co-A	PUD
1592071	0.356161	11-22-26-0004-000-02809	16801 Heatherwood Lane	Wilmington Development Services, Inc.	Lake Co.-RT	Lake Co-LM	PUD
1592089	1.144609	11-22-26-0004-000-02802	16739 Heatherwood Lane	Wilmington Development Services, Inc.	Lake Co.-RT	Lake Co-LM	PUD
1592101	0.783333	11-22-26-0040-000-02805	16309 C.R. 455	Wilmington Development Services, Inc.	Lake Co.-RT	Lake Co-LM	PUD
1592020	1.579053	11-22-26-0004-000-02807	16333 C.R. 455	Wilmington Development Services, Inc.	Lake Co.-RT	Lake Co-LM	PUD
1592054	1.921805	11-22-26-0004-000-03600	16345 C.R. 455	Wilmington Development Services, Inc.	Lake Co.-RT	Lake Co-LM	PUD
1592038	1.243621	11-22-26-0004-000-02801	16411 C.R. 455	Wilmington Development Services, Inc.	Lake Co.-RT	Lake Co-LM	PUD
1037247	1.378578	11-22-26-0004-000-10000	Old Railroad Site	DCS Real Estate Investments, LLC	RT/LM	Lake Co-LM	PUD
	9.47144	TOTAL COUNTY ACREAGE					
	67.78574	TOTAL COMBINED ACREAGE					

**SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
AND REZONING
PROPOSED INFRASTRUCTURE AND SERVICE
Montverde Estates**

Potable Water and Fire Protection Water:

As the property is within the City Limits and the service area of the City of Montverde, the property will access existing water lines located on CR 455 and on Ridgewood Ave. The project will include a looped water line with interconnection to existing water mains on both Ridgewood Ave. and at the CR 455 / Morningstar Drive intersection.

Wastewater Service:

Proposed development will be serviced by an onsite central sewer facility.

Roads and Drainage:

The roadways and drainage system within the property will be owned and maintained by the Private Homeowners / Property Owners Association.

Police and Emergency Services:

The property will be served by Lake County and / or City of Montverde Police and Emergency Services per existing areas of service and cooperative service agreements may require.

Schools:

School age students within the community will be eligible for enrollment in Lake County Public Schools.

**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
AND REZONING
JUSTIFICATION STATEMENT
(Revised)
Montverde Estates**

1. General Data

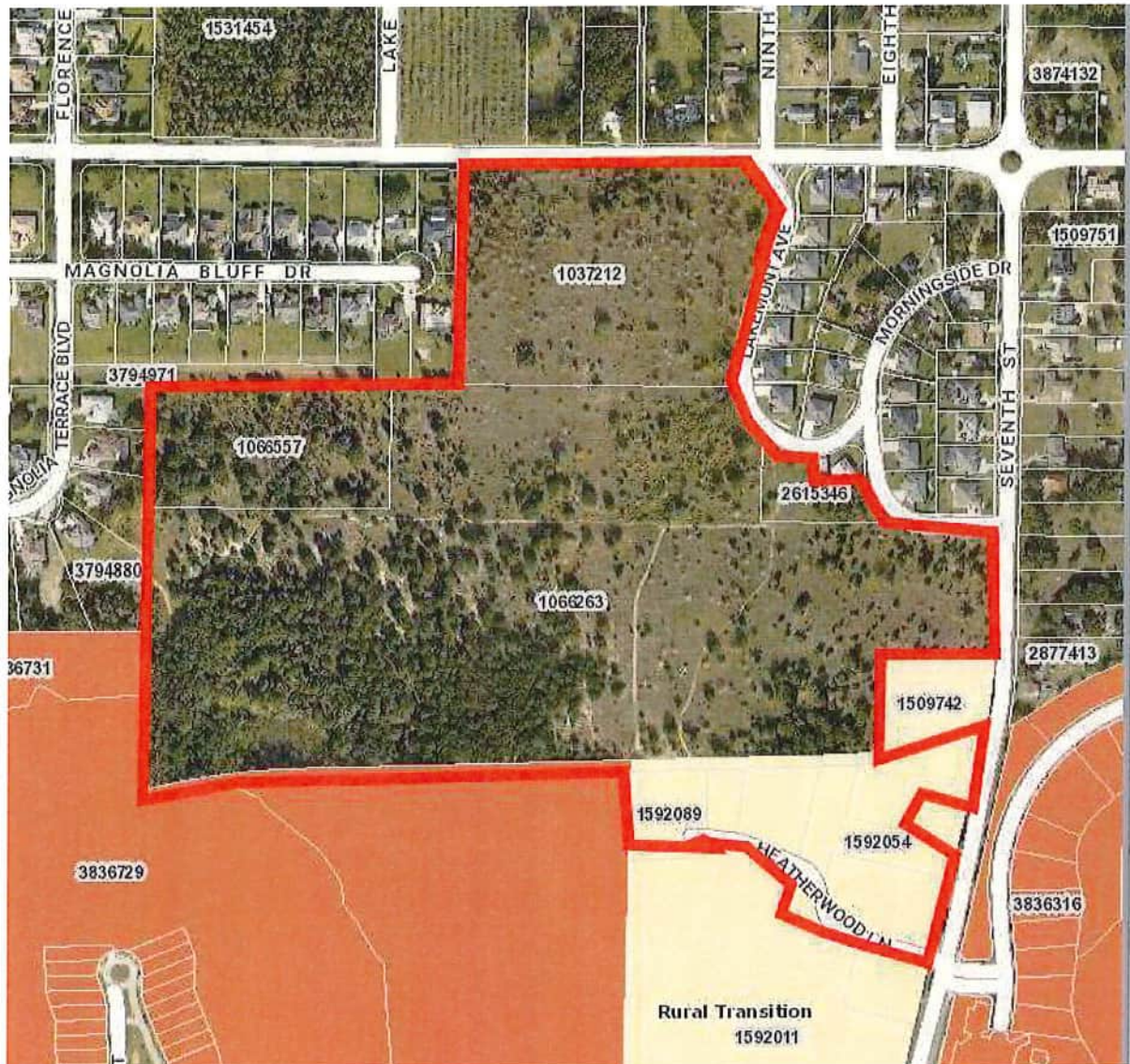
The Subject Property is located in the Town of Montverde, Florida containing approximately 67.78578 acres and generally located in the Montverde area south of Ridgewood Road and west of Seventh Street. An Annexation application has been filed for a portion of the Subject Property consisting of parcels identified as AltKey numbers 3809249, 1814120, 1592071, 1592089, 1592101, 15892020, 1592054, 1592038 and 1037247 (the "Annexation Property"). A Small Scale Comprehensive Plan Amendment is being filed for the Annexation Property (the "Comprehensive Plan Amendment"). Concurrently with the Comprehensive Plan Amendment, a Rezoning application is being filed for the Annexation Property and the following parcels that are currently within the jurisdictional boundaries of the Town identified by AltKey numbers 1037212, 1066557, 1066263, 2615346, (the "Town Property"; together with the Annexation Property, the "Subject Property").

The Comprehensive Plan Amendment and Rezoning will be processed so that they will become effective concurrent with the annexation of the Annexation Property within the jurisdictional boundaries of the Town.

2. Proposed Change

The Comprehensive Plan Amendment is requesting to change the future land use map to change the future land use designations of the Annexation Property from Lake County Rural Transition (RT) to Town of Montverde Planned Unit Development (PUD) (the "Comprehensive Plan Amendment").

LAKE COUNTY FUTURE LAND USE MAP



Concurrently with Comprehensive Plan Amendment, the Rezoning application is being submitted seeking to unify the zoning from R1L (Town Single Family Low Density) for the Town Property and LM (County Light Industrial) and A (County Agriculture) for the Annexation Property to PUD (Town Planned Unit Development).

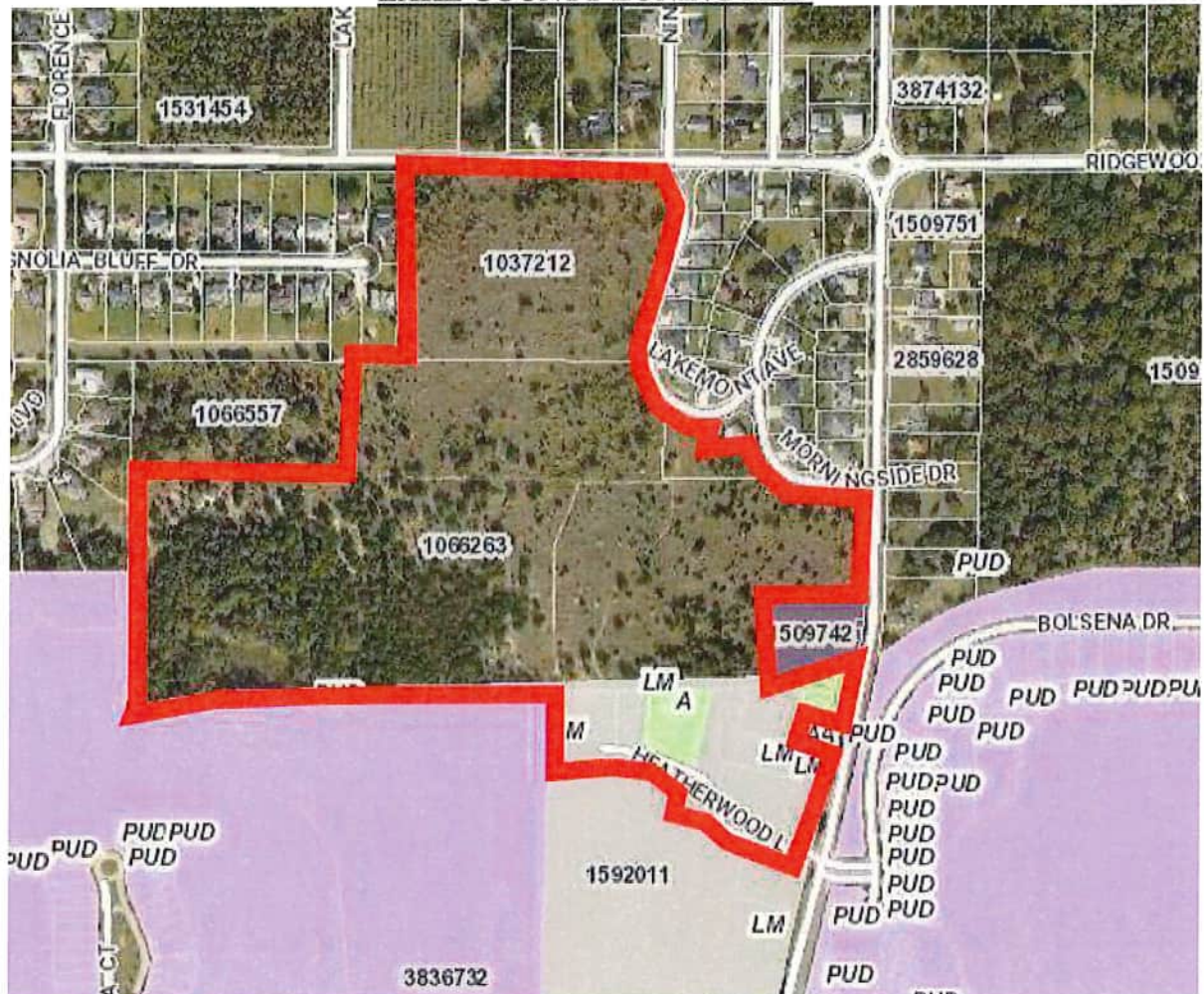
CURRENT TOWN LIMITS MAP



CURRENT TOWN ZONING MAP



LAKE COUNTY ZONING MAP



3. Benefit of Proposed Change

The Subject Property is currently vacant residential or undeveloped parcels located north and east of the Bella Collina. The proposed Comprehensive Plan Amendment and Rezoning would allow the Subject Property to be developed as a master planned single family residential community consisting of 114 homes with dedicated open space and amenities.

4. Compatibility with Land Use

The proposed Comprehensive Plan Amendment and Rezoning is compatible with the surrounding area. The proposed master planned residential community is consistent with the adjacent residential land uses including Magnolia Terrace and Morningside Park Subdivisions. The Bella Collina community lies adjacent property and south of Subject Property and includes residential and commercial uses.

5. Infrastructure and Services

Potable Water and Fire Protection Water: Upon approval of the annexation, the entire Subject Property will be within the Town Limits and the service area of the City of Montverde, the property will access existing water lines located on CR 455 and on Ridgewood Ave. The project will include a looped water line with interconnection to existing water mains on both Ridgewood Ave. and at the CR 455 / Morningstar Drive intersection. The property will receive wastewater service through a central wastewater plant located onsite.

TOWN UTILITY SERVICE BOUNDARY MAP



Roads and Drainage: The roadways and drainage system within the Subject Property will be owned and maintained by the Private Homeowners / Property Owners Association.

Police and Emergency Services: The Subject property will be served by Lake County and / or City of Montverde Police and Emergency Services per existing areas of service and cooperative service agreements may require.

Schools: School age students within the community will be eligible for enrollment in Lake County Public Schools.

Impact on Natural Environment: Subject Property is currently partially wooded undeveloped pastureland and also includes existing rural residential homes that will be redeveloped consistent with design standards of the R1L zoning regulations and the Town of Montverde Neighborhood Standards & Guidelines Manual for New Subdivisions with minimal variances the comply with Florida Engergy Efficiency Code for Buildings the SJRWMD and the Bella Collina Property Owners Association Architectural Control Board (“ACB”). These new single-family homes will be connected to a central water / sewer system reducing contamination of nearby water bodies from agricultural runoff and leaking septic tanks. Open space with be provided with conservation easements, upland buffers and passive open space as well as stormwater ponds to ensure protection of the natural environment. Landscaping including trees, shrubs and grass with comply with materials and design specifications set forth in the ACB Guidelines, Rules and Regulations to safeguard wildlife habitats and the natural environment.

6. Conclusion

The Applicant requests an amendment to the Montverde Comprehensive Plan to change the existing FLU designations for the Annexation Property from County Rural Transition and a concurrent rezoning of the entire Subject Property to unify the zoning designations for the Annexation Property from County Light Industrial/Agriculture and the Town Property from Montverde R1L(single family low density) to Montverde PUD. The PUD will establish specific design and performance criteria for a master planned residential community consisting of 114 detached single-family homes with dedicated open space and amenities at a maximum density of 2 du/acre (gross) to ensure compatibility with the surrounding neighborhoods.



TOWN OF MONTVERDE
Concurrency Management Review System

1. Owner's Name: Wilmington Development Services, Inc./DCS Real Estate Investments, LLC
Address: 505 S. Flagler Dr., Ste. 900, West Palm Beach, FL 33401
Phone: _____
2. Applicant's Name: Jonathan P. Huels, Esq., Lowndes
Address: 215 N. Eola Dr., Orlando, FL 32801
Phone: 407-418-6483

(A notarized letter of authorization to act on the behalf of the owner must be submitted if the applicant is not the owner.)

PROPERTY INFORMATION

Project Name: Montverde Estates
Project Address: See attached parcel list.
Tax Identification Number: See attached parcel list.
In addition, attach a copy of the site's legal description.
Gross Acreage: 67.78574 ac. Area of Development: 9.47 acres
Existing Zoning: LM and SFL (County) Existing Land Use: Vacant residential; non-agricultural
Proposed Zoning: PUD Proposed Land Use: R1L
Existing Use on Site: Undeveloped land
Proposed Use on Site: Single family detached houses

Is concurrency application related to a specific project? xx YES NO

Have plans been submitted for this project? YES xx NO

Please indicate what type of project is being submitted:

[] Conceptual Review:

<u> </u> Plan Amendment	<u> </u> Rezoning
<u> </u> Preliminary Subdivision	<u> </u> Preliminary Site Plan
<u> </u> Amendment to Future Land Use	<u> </u> Conditional Use
<u> </u> Preliminary Development Plan	

[X] Preliminary Development Review:

<u>xx</u> Plan Amendment *	<u> </u> Rezoning
<u> </u> Preliminary Subdivision	<u> </u> Preliminary Site Plan

* Proposed text amendment to allow for the development of 136 single family residential homes at a maximum density of 2 du/acre (gross).

xx Amendment to Future Land Use _____ Conditional Use
_____ Preliminary Development Plan

[] Final Development Review:

_____ Final Site Plan
_____ Change in Use
_____ Building Permits

_____ DRI
_____ Final Plan & Plat

Is there a parent project with a previously issued Certificate of Capacity?

_____ YES xx NO

If YES, what is the project name? _____

Certificate Number _____ Expiration Date _____

RESIDENTIAL PROJECTS ONLY:

Total Acreage of Project: 67.785 ac Total Number Dwelling Units: 114 SF units

	<u>Proposed</u> <u>Month/Year</u>	<u>Total No SF</u> <u>Units</u>	<u>Total No MF</u> <u>Units</u>
Phase I:			
Use #1	_____	_____	_____
Use #2	_____	_____	_____
Use #3	_____	_____	_____
Phase II:			
Use #1	_____	_____	_____
Use #2	_____	_____	_____
	_____	_____	_____

Use #3

TRANSPORTATION

All projects must submit a transportation impact study with this application. The methodology for the study must be approved by the Town prior to submittal with the application

The applicant must reapply for this test if a completed plan application is not submitted within sixty (60) days of these test results.

The applicant understands that there are no express, no implied, vested rights granted by the submission of or acceptance by the Town of this application, and only after all of the requirements of this application have been met will the Town of Montverde review this application.

Signature of Applicant

Date

Small Scale Comprehensive Plan

Parcel List

ALTKEY	ACREAGE	PARCEL ID	PARCEL ADDRESS	OWNER	CURRENT FLU:	CURRENT ZONING:	PROPOSED ZONING
3809249	0.05497565	11-22-26-0004-000-04200	Heatherwood Lane	Wilmington Development Services, LLC	Lake Co.-RT	Lake Co.-LM	R1L
1814120	1.00930333	11-22-26-0004-000-03500	16819 Heatherwood Lane	Wilmington Development Services, LLC	Lake Co.-RT	Lake Co.-LM	R1L
1592071	0.35616099	11-22-26-0004-000-02809	16801 Heatherwood Lane	Wilmington Development Services, LLC	Lake Co.-RT	Lake Co.-LM	R1L
1592089	1.14460929	11-22-26-0004-000-02802	16739 Heatherwood Lane	Wilmington Development Services, LLC	Lake Co.-RT	Lake Co.-LM	R1L
1592101	0.78333324	11-22-26-0040-000-02805	16309 C.R. 455	Wilmington Development Services, LLC	Lake Co.-RT	Lake Co.-LM	R1L
1592020	1.57905314	11-22-26-0004-000-02807	16333 C.R. 455	Wilmington Development Services, LLC	Lake Co.-RT	Lake Co.-LM	R1L
1592054	1.92180506	11-22-26-0004-000-03600	16345 C.R. 455	Wilmington Development Services, LLC	Lake Co.-RT	Lake Co.-LM	R1L
1592038	1.24362147	11-22-26-0004-000-02801	16411 C.R. 455	Wilmington Development Services, LLC	Lake Co.-RT	Lake Co.-LM	R1L
1037247	1.378578	11-22-26-0004-000-10000	Old Railroad Site	DCS Real Estate Investments, LLC	RT/PUD	Lake Co.-LM	R1L
	9.47144014	TOTAL COUNTY ACREAGE					

TOWN OF MONTVERDE &
LAKE COUNTY, FLORIDA
July 15, 2025
SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST

Prepared for:
DCS CAPITAL INVESTMENTS, LLC
505 FLAGLER DRIVE, SUITE 900
WEST PALM BEACH, FLORIDA 33401
561.768.9497 PHONE



POWER:
DUKE ENERGY
401 CITRUS TOWER BLVD.
CLERMONT, FLORIDA 34711
PH: 407.646.8383

TELEPHONE:
SPRINT UNITED TELEPHONE CO.
425 3rd STREET
LEESBURG, FLORIDA 34748
PH: 352-326-1187

GAS:
LAKE APOPKA NATURAL GAS
P.O. BOX 783007
WINTER GARDEN, FL 34778
PH: 407.656.2734

CABLE:
COMCAST COMMUNICATIONS, INC.
8130 CR. 44, LEG A
LEESBURG, FL 34788
PH: 352.728.8757

WATER:
TOWN OF MONTVERDE
17404 8th STREET
MONTVERDE, FL
PH: 407.469.2681

SEWER:
TOWN OF MONTVERDE
17404 6th STREET
MONTVERDE, FL
PH: 407.469.2881

NOTED:

1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF MONTEREIDE UTILITY CONSTRUCTION SPECIFICATIONS VIA INTERLOCKED AGREEMENT WITH PINE ISLAND CDP.
2. THE VERTICAL INFORMATION SHOWN HEREON IS BASED ON N.A.V.D. OF 1988 AND ARE REFERENCED TO LAKE COUNTY CONTROL B 429, ELEVATION = 68.48'.
3. THE BEARINGS AND HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE, CONTROL POINTS LC02 AND LK29 NAD 83 (1990).

SCALE: 1" = 2000'

Sheet Title	Sheet Number
COVER	
EXISTING CONDITIONS PLAN	1 OF 3
PD MASTER SITE PLAN	2 OF 3
PD MASTER SITE PLAN NOTES	3 OF 3

[illegible]

PROJECT No.: 1014.998

LEGAL DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible]

CONTAINING 2,054,044 SQUARE FEET (67.816 ACRES). MORE ON LOTS

PARCEL "B"
THAT PORTION OF THE NORTHERLY RIGHT-OF-WAY OF THE CSX RAILROAD, (FORMALLY TAVARES & GULF RAILROAD AND SEABOARD COAST LINE RAILROAD) LYING WITHIN THE EAST 731.08 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

Always call 611 two full business days before you die.

Sunshine811.com



Total Area	67.82		
Minimum Required Common Open Space	10.17	25% Section IV D.	
Open Space Provided	Acres	Percent of OS	Percent of Site
Conservation Area	4.03	14%	6%
Upland Buffer	1.10	4%	2%
Upland Open Space Areas	14.12	51%	21%
Stormwater and RIB Areas	8.61	31%	13%
Total	27.86	100%	41%
Total Residential Lots Area	29.32		43%
Wastewater Facility Area	0.67		1%
Road Right of Way	9.97		15%
Maximum Number of Residential Lots	114 Units		
Maximum Gross Density	1.68 DU / Acre		
Maximum Impervious Area (over entire PD)	40%		

Retaining Walls:
Site will include retaining walls of varying height, retaining walls may be located within 10 ft. of the project perimeter and /or within lot setback areas. Wall heights will be determined at final engineering.

Walls within residential lots shall be decorative split face interlocking block walls.

Area Tabulations

Tract	Type	Area (ac.)
A	Open Space	5.45
B	Wetland	4.03
C	50' Wetland Buffer	1.10
D	Open Space	8.61
E	Wastewater Treatment Plant	0.67
F	Open Space	1.25
G	Open Space	0.52
H	Open Space	0.42
I	Open Space	0.63
J	Open Space	0.27
K	Open Space	0.28
L	Open Space	0.75
M	Open Space	0.33
N	Open Space	0.16
O	Open Space	0.63
P	Open Space	2.62
Q	Open Space	0.52
R	Open Space	0.29
Residential	N/A	29.32
R/W Area	N/A	9.97
Total	N/A	67.82

LEGEND

	RESIDENTIAL LOTS
	OPEN SPACE TRACT AREA
	WETLAND TRACT AREA
	WETLAND BUFFER TRACT AREA
	WASTEWATER TREATMENT PLANT
	R/W AREA

VARIANCES FROM THE TOWN OF MONTVERDE NEIGHBORHOOD STANDARDS & GUIDELINES MANUAL FOR NEW SUBDIVISIONS

SECTION IV(B): HOUSING MODEL / STYLE VARIETY

1. Each development of 50 or more homes shall have at least seven (7) models with at least three (3) variations and material treatments for each model. Each development of 50 or more homes shall have at least four (4) models with three (3) variations and material treatments for each model which will be individually approved by the Bella Collina Architectural Control Board (the "ACB").
2. No street block should have more than two consecutive single-family homes with the same house model. Home elevations, roof style & color and main house body color schemes shall not be duplicated within four (4) homes of each other, both on the same side of the street and across the street.

E. ARCHITECTURAL STANDARDS

3. General Architectural Standards for all Homes
 - a. Overhangs and awnings shall be no less than two (2) feet deep to function as an energy conservation measure and protect people and the house from bright sunlight. Overhangs and awnings shall be no less than 18 inches in addition to all homes meeting the 2023 Florida Energy Efficiency Code for Buildings.
- E. ARCHITECTURAL STANDARDS
3. General Architectural Standards for all Homes
 - e. Garages
 - i. Where lots are 50-ft. or less in width, garages must be alley-loaded.
 - ii. A front-loaded lot with side-facing door(s) must incorporate windows and trim on the wall facing the front street.
 - iii. Front-loaded garage lots must randomly alternate the location of driveways in relation to front facades, to avoid repetition.
 - iv. No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front-loaded garages.
 - v. Garages must be at a minimum 27-ft x 29-ft interior size.

All residential dwellings shall include a garage adequate to park at least two (2) large-sized automobiles. All garages shall be constructed of the same exterior materials and colors as the main structure. Garages shall not be used for any purposes which may prevent the daily use of the garage for the primary purpose of parking at least two (2) operating automobiles. On larger lots as defined by the ACB, garage doors facing the front street will be highly discouraged. Garage doors that face the street shall be of unique design, finish, and material, as specifically submitted to and approved by the ACB. All garage doors must be decorative including the use of glass inserts. Full glass garage doors are permitted with ACB approval. Any garage windows in garage walls visible from the street, public right-of-way or adjoining property shall have interior coverings that are consistent with the window coverings inside the house and plantings that are a minimum of 3/4" tall at maturity for screening from the view of the street and adjacent lots.

F. STAYING CONNECTED - WALKABLE NEIGHBORHOODS

6. Internal Sidewalks - A minimum six (6) foot-wide concrete sidewalk shall be constructed along each side of all streets. Each sidewalk shall be located within and in parallel alignment with the street right-of-way. The back of the sidewalk shall be found contiguous with the right-of-way and property line boundary. Standard right-of-way grade shall provide a maximum elevation of three-quarters-inch rise per one-foot run; beginning from the back of the curb to the intersection point at the front of the sidewalk. All sidewalks shall have handicapped access at all intersections and be ADA-compliant. A minimum five (5) foot-wide sidewalk shall be constructed in Old Castle Applan Napoli concrete pavers along each side of all streets within the gated section of the development. All sidewalks outside of the gated section of the development will require a minimum six (6) foot-wide concrete sidewalk.

f. Water Conservation

Consistent with the Town's Comprehensive Plan, for any proposed subdivision having more than 25 lots, non-potable sources for landscape irrigation must be provided. All Owners, Builders and subcontractors are required to abide by the water restrictions when planning, planting and modifying landscaping or irrigation systems. The total area of irrigation may not exceed the allowable area per the consumptive use permit issued by St. Johns River Water Management District ("SJRWMD"). Each home will have an automatic irrigation system that is monitored and controlled by the Bella Collina Property Owners Association (the "POA"). In an effort to conserve water, SJRWMD has established water conservation requirements for all water usage within the development, which will be enforced by the POA. In order to enforce these water conservation requirements, the POA has developed a list of conditions and restrictions for water usage by owners. If an owner fails to comply with these conditions and restrictions, then the water service to that owner's property shall be terminated and shall remain terminated until owner complies with all conditions and restrictions. All plans and specifications submitted for final approval whether new construction or modification shall include evidence of compliance with the provision. Low volume toilets and showerheads must be incorporated into all residential plumbing systems. In the event that SJRWMD declares a water shortage, all Owners must adhere to the water shortage restrictions issued by SJRWMD. The soil amendments such as Profile and Command soil, or equivalent, shall be incorporated into the cleared portion (plantings and sod) of all residential lots. The application of soil amendments shall conform to the manufacturer's recommendation. St. Augustine grass shall not be planted. Owners shall use drought tolerant Zoysia or Bahia grass. Micro-irrigation techniques shall be tried in locations where they can be used efficiently, such as in planting bed areas. Irrigation systems shall be zoned according to plant water requirements. Irrigation systems shall be designed to prevent over-spraying onto impervious surfaces (such as driveways and sidewalks). Irrigation systems shall incorporate an automatic shut-off rain sensor. All residential landscape plans must be certified upon delivery by a Florida registered landscape architect and must be submitted to the ACB for review. All residential landscape plans must be approved by the ACB before commencement of work. All residential landscaping shall comply with the Landscape Materials List and Guidelines and Lot Landscape Specifications set forth in the ACB Guidelines, Rules, and Regulations.

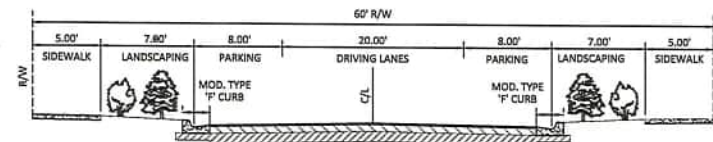
Montverde Estate PD Zoning Standards:

(a) Permitted uses. The following are permitted uses in this zoning district:

- (1) Single-family dwelling units having a minimum living area of 2,500 square feet exclusive of garages, and exterior covered or screened areas.

(b) Lot development standards:

	Lots 1-100	Lots 101-114
Minimum lot size for buildings	9,800 square feet	7,800 square feet
Minimum lot width at building setback	70 feet	60 feet
Minimum street frontage lot width (Lots on a corner)	50 feet	50 feet
Maximum lot coverage	65%	65%
Front yard minimum building setback	20 feet	20 feet
Adjacent to SR 455, minimum building setbacks	35 feet	35 feet
Side yard minimum building setback	7 1/2 feet	7 1/2 feet
Side yard at Corner minimum setback	17 1/2 feet	17 1/2 feet
Rear yard minimum setback	20 feet	20 feet
Pool, screen enclosure and / or decking	7 1/2 feet from any property line	7 1/2 feet from any property line
Driveway	3 feet from property line.	3 feet from property line.
Accessory Structures (Rear Yard Only)	7 1/2 feet	7 1/2 feet
AC Pads / pool equipment	7 1/2 feet from any property line	7 1/2 feet from any property line
Maximum building height	Two stories or 35 feet	Two stories or 35 feet
Parking, residential	Minimum of two off-street spaces	Minimum of two off-street spaces



60' TYPICAL STREET R/W

SCALE: NTS



Rev.	Date	Description	Chg. By

MONTVERDE ESTATES PREPARED FOR: MONTVERDE ESTATES, LLC PD MASTER SITE PLAN NOTES

Date: 5/15/25
Scale: AS SHOWN
Project No: 1014.998
Drawn by: RT
Designed by: RT
Checked by: SNB

SHEET NO.
3 OF 3



LOGAN J. OPSAHL

Senior Associate

Logan.opsahl@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6237 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



July 22, 2025

Mr. Paul Larino
Town of Montverde
17404 Sixth Street
Montverde, FL 34756
Email: PaddyD@mymontverde.com

**Re: Z25-000004 – Small Scale Comprehensive Plan – Montverde Estates Expansion
Z25-000005 – Rezoning – Montverde Estates Expansion**

Dear Paul:

With regard to the above referenced applications, we are in receipt of comments dated June 3, 2025 and provide the following responses for your review and consideration:

I. Regarding Small Scale Comprehensive Plan Application Z25-000004 at Heatherwood Lane:

1. The minimum lot size of 9,800 square feet listed on Page 2 of the proposed Montverde Estates Master Plan is inconsistent with the minimum lot size requirement of the Land Development Code (LDC) which requires:

Sec. 10-13. - Lot size.

(a)Minimum. All property annexed into the town after March 7, 2000, that is subsequently used for residential purposes, shall maintain a minimum residential lot size of one acre, except as provided herein. Right-of-way, utility easements and easements of a similar nature, including right-of-way and easements dedicated to the town or other political subdivisions for public purpose, may be included when calculating the size of a lot upon the approval of the town council. All property annexed into the town after March 7, 2000, that is subsequently used for residential purposes and which is located in areas accessible to employment and commercial



areas as well as being located north and west of Blackstill Lake Road may develop residential lots at less than one acre in size, but may not exceed two residential units per gross acre.

This Section of the LDC will need to be revised to remove the minimum lot size of one acre, if the other provisions of the section are not met by this application, before the proposed Comprehensive Plan amendment and Montverde Estates Master Plan/ rezoning application can be formally considered and approved.

RESPONSE: The Land Use Amendment and PUD Zoning allow for standards that differ from the LDC without the need to amend the LDC. The plan clusters lots in a manner that the overall density does not exceed 2 units per acre, per below:

Proposed Density of Entire Project
(including annexation Area):

Area:	67.69 ac.
Units	114 Lots
Density	1.68 DU/ ac.

Density of Area Being Annexed:

Area:	9.2 ac.
Units	9.5 Lots
Density	1.03 DU/ ac.

There are 100 lots that have a minimum width of 70 ft. and minimum depth of 140ft. resulting in a minimum lot area of 9,800 SF.

There are 14 lots that have a minimum width of 60 ft. Of these lots all but two have a minimum depth of 140 ft. All of these lots are located on the southern boundary of the proposed development and are not adjacent to any existing residential properties. The minimum lot area of the 60ft. lots is 7,800 SF.

Additionally, the 55 +/- acre parcel of the Property has been annexed into the Town prior to March 2000 and has vested rights, therefore rendering the above-referenced portion of the LDC inapplicable to the Property.

2. The LDC in Sec. 10-81. - Measurement and determination of setbacks, requires that retaining walls constructed in accordance with Chapter 4, LDC, must adhere to a minimum five-foot side-yard, rear-yard and front-yard setback from the property line. A waiver may be requested for any retaining walls over 6-feet and/or within 5-feet of property lines. Sec 4-52(e) and Sec 10-81. The final proposed height and location of retaining walls must be approved by Town Manager prior to construction.

RESPONSE: Acknowledged. A waiver for a reduction of the minimum setback for placement of retaining walls is being requested. Retaining walls to support overall site development will be located within maintenance easements with the Property Owner Association responsible for maintenance.

Any supplemental walls which may or may not be required to accommodate a building permit on a specific lot that is not included in the infrastructure drawings and approved as part of the infrastructure construction plans, will be designed and permitted by the individual lot builder, as applicable, and will conform to the required 5 ft. setback.

An Additional waiver is being requested for retaining wall heights. The Property has unique topography, with an approximate elevation drop of 100 ft. from north to south with existing slopes of up to 10%. In order to create fully-engineered roads and lots on the Property, retaining walls will be required, with the potential for some walls being up to 20-feet in height. In some locations the elevation change will be accomplished by mechanically stabilized earth slopes in lieu of retaining walls. Engineering designs and plans will be provided with the final site construction plans.

3. A waiver has been requested for sidewalks less than 6-feet in width. Please provide justification of this waiver request.

RESPONSE: Acknowledged. A waiver for a reduction of the minimum sidewalk width has been requested to 5-feet and will be constructed of concrete pavers inside the subdivision as a neighborhood design standard. The Project is a gated subdivision. All sidewalks outside of this subdivision will adhere to the Montverde Neighborhood Design Standards & Guidelines.

4. Maximum lot coverage, minimum lot widths and building setbacks need to be revised to be consistent with the R1L zoning district standards. The lot size will also need to be revised to be consistent with the R1L standards once the LDC is changed as noted in 1 above.

RESPONSE: The intent of the rezoning of the Property to a Planned Development is to allow for the best efficiency and use of the Property. One of the stated purposes of the PUD development

district is to “[p]rovide the maximum opportunity for the application of innovative concepts of site planning.” The PUD will allow for lots to be clustered in a manner that the overall density does not exceed 2 units per acre, per below:

**Proposed Density of Entire Project
(including annexation Area):**

Area:	67.69 ac.
Units	114 Lots
Density	1.68 DU/ ac.

Density of Area Being Annexed:

Area:	9.2 ac.
Units	9.5 Lots
Density	1.03 DU/ ac.

There are 100 lots that have a minimum width of 70 ft. and minimum depth of 140ft. resulting in a minimum lot area of 9,800 SF.

There are 14 lots that have a minimum width of 60 ft. Of these lots all but two have a minimum depth of 140 ft. All of these lots are located on the southern boundary of the proposed development and are not adjacent to any existing residential properties. The minimum lot area of the 60ft. lots is 7,800 SF.

The PUD zoning should provide for approval of revised specific standards only applicable to the Project, and as mutually agreeable with Town Staff – without the need for amending the LDC.

5. Pool/Deck/Screen Enclosure/ (Sheet 2 of 2): Please change both side and rear yard setbacks to 7.5'.

RESPONSE: This change is shown on the revised Sheet 2 of 2.

6. Please provide location and detail of a swale to protect the wetland area.

RESPONSE: Tract “C” on Site Plan page 1 of 2 illustrates the 50 ft. buffer created between Tract “B” wetland and Tract “C” open space areas. The final drainage plans and calculations will provide calculations showing that the wetland will be protected from erosion and that all State water quality, quantity, and wetland protection criteria have been met.

7. Identify how the proposed PUD is consistent with the following: Sec. 10-56. – PUD-Planned unit development district.

(a)Description of district. This district is established to:

(1)Provide for planned residential communities containing a variety of residential structures and a diversity of building arrangements, with complimentary and compatible commercial uses. Planned commercial centers with complimentary and compatible residential uses or with complimentary and compatible residential or commercial uses or both, developed in accordance with an approved final development plan.

(2)Allow diversification of uses, structures and open spaces in a manner compatible with existing and permitted land uses on abutting properties.

(3)Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of other zoning districts.

(4)Ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final development plan. (5)Preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas. (6)Encourage an increase in the amount of usable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional subdivision practices.

(7)Provide the maximum opportunity for the application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping, and working environments on properties of adequate size, shape and location. The planned unit development district is permitted within all land use categories shown on the Future Land Use Map of the comprehensive plan.

RESPONSE:

1 and 2 - The proposed development provides for a diversity of lot sizes and product type while maintaining high architectural and site development standards.

3 – The plan creates an efficient site plan, minimizing the route and length of utilities. The plan also provides an interconnected water main loop between CD 455 and Ridgewood Avenue.

4- The plan will be developed in a single phase and in accordance with a final development plan, as required by the LDC.

5- The plan preserves existing conservation areas, provides the required 50' undisturbed upland buffer, and provides an additional 13.9 acres of upland open space.

6- The plan has been developed to cluster lots in smaller concentrated areas allowing larger contiguous open spaces to remain.

7- As outlined above and below the Project provides for innovative concepts that afford maximized open space, clustering of lots and efficient use of the Property. The plans have been revised to reflect these standards.

8. Please provide details of buffers and landscaping as required by LDC Sec. 10-56 (d) (1)(e) for the preliminary plan stage, consistent with LDC Chapter 4, Article VIII.

RESPONSE: Although Section 4-180 does not establish a minimum landscape buffers for PUD's but does require that buffers be addressed within the PUD. Where proposed lots are adjacent to existing residential development, a minimum 10 ft. landscape buffer will be provided.

Open space and buffers are provided on PUD Master Site Plan Sheet 1 of 2 with required and proposed acreages. Proposed buffers have been incorporated into Sheet 2.

9. Please provide the name, location map, legal description, acreage, type of planned unit development, identification of the present ownership and the developers of the project as required by LDC Sec. 10-56 (d) (1) (a);

RESPONSE: The proposed subdivision is an expansion of Montverde Estates with information required by LDC Section 10-56(d)(1)(a) on the revised PUD Master Site Plan.

10. Please provide the existing topography and other features including lakes, marshes or swamps, USGS map-acceptable watercourses, soils, and a general description of the vegetation, as required by LDC Sec. 10-56 (d) (1) (c) for the preliminary plan stage.

RESPONSE: The topographical, soils and vegetation map are provided with the revised PUD Master Site Plan.

11. Please identify if there is one phase of development. If there are multiple, please identify phasing plan.

RESPONSE: This development will be constructed in one phase.

12. Please provide projected arterial and collector roadway traffic generation data and analysis as required by LDC Sec. 10-56 (d) (1) (g) for the preliminary plan stage.

RESPONSE: A Traffic Study is included with this resubmittal.

13. Maximum Impervious Surface Ratio (ISR) of 50% is required. Please add a notation indicating this ISR is measured on a per lot basis.

RESPONSE: Maximum ISR notation has been added to the PUD Master Site Plan.

14. Page1 of the Montverde Estates Master Plan lists an incorrect open space requirement of 15%. This should be 25%. Please revise.

RESPONSE: The minimum open space requirement shown on the PUD Master plan has been corrected to show the 25% requirement. The plan exceeds the minimum requirement, providing a total open space area of 41%

15. Please add to the proposed development standards that AC pads and pool equipment shall not be located within easements.

RESPONSE: The note that AC pads and pool equipment shall not be located within easements has been added to the PUD Master Site Plan and will comply with the Property Owners Association Architectural Control Board ("ACB"). If this note was intended to say "shall not be located within setbacks" the site plan will be further revised.

16. Revise all references to PUD to say PUD consistent with Montverde LDC terminology.

RESPONSE: References to PUD have been changed to PUD for consistency with Montverde LDC terminology.

17. On-Site Recreation Areas: The Comprehensive Plan requires new residential subdivisions to provide recreation space for residents (Policy 1-1.14.1(C) of the Future Land Use Element Please indicate what neighborhood parks, playgrounds, trails, or similar amenities are

proposed. Identify the size and location of these recreation areas on the plan, and ensure they satisfy the policy requirement for on-site recreation space.

RESPONSE: The PUD Plan depicts the anticipated neighborhood parks and other amenities. There are approximately 3.5+ acres of Upland Open Space areas designated as passive parks on the PUD Plan. Specifics as to the types of parks, playgrounds and other amenities will be provided at the Site Plan submittal stage.

18. Transition to Adjacent Neighborhoods: The application asserts the project is compatible with surrounding subdivisions like Magnolia Terrace and Morningside.

RESPONSE: Acknowledged.

19. Please explain in detail how the plan achieves compatibility. Describe any perimeter buffers, larger lot sizes, or open space along the edges adjoining existing homes to provide a gradual transition. Also, address how the design will minimize potential impacts (e.g. lighting, noise) on the Bella Collina property to the south. This information is needed to demonstrate consistency with Comprehensive Plan policies on compatible development.

RESPONSE: The PUD Plan has utilized the existing housing types within the adjacent Magnolia Terrace and Morning side neighborhoods into consideration for compatibility purposes. The Project will be part of the Bella Collina HOA and the product and development are consistent with Bella Collina's lot sizes and architectural requirements.

20. Wastewater Treatment Facility Impacts: The proposal includes a central wastewater treatment plant on-site. This facility is essentially a utility located within a residential PUD. What setbacks and buffering (landscaping or walls) will be provided around the plant to screen it from new and existing homes? Please also describe odor and noise control measures. Ensuring that this utility is inconspicuous and does not adversely affect nearby properties is required for land use compatibility under the Town's codes.

RESPONSE: The plant will meet Florida Department of Environmental Protection requirements for odor control and noise. Placement of the plant was purposeful to place as far as reasonably possible from existing residential lots. The closest residential lot is more than 320 ft. away from the plant, which is sufficient for noise and odor concerns. The perimeter of the plant will include a screen wall, landscape plantings and trees along the perimeter for visual screening.

21. Road Improvements and Traffic: Provide information on traffic volumes expected from 114 homes and any traffic study results. What improvements will be made to Ridgewood Avenue and intersections with CR 455 to handle additional traffic safely? The Town will likely require the developer to pave or widen substandard roads to meet a 24-foot width local standard and install sidewalks where needed. Please outline any off-site roadway improvements (e.g. pavement widening, turn lanes, signage) that you will undertake on Ridgewood or other impacted streets to mitigate traffic from the project.

RESPONSE: Traffic Study is included in this resubmittal. The Traffic Study reveals that off-Site improvements or turn lanes are not required.

22. Pedestrian & Bicycle Connectivity: The Town's subdivision guidelines mandate that new neighborhoods promote internal walking/biking and connect to surrounding areas. Describe the pedestrian and bicycle facilities to be provided. This should include sidewalks (minimum 5–6 ft width) along the internal streets and a sidewalk or trail connection from the subdivision to CR 455 or other nearby public walkways. If a Montverde town trail is planned nearby, land or easement for a trail connection should be provided. Confirm that internal sidewalks will meet ADA standards and that the project will link with schools, parks, or the Town's trail network consistent with policy.

RESPONSE: The Project is designed as a gated community and as an extension of the Bella Collina Development, with a future internal cart path connection planned (subject to additional environmental permitting) to the Bella Collina Clubhouse and other amenities. The development will include 5 ft. sidewalks. Sidewalks outside of the Project will adhere to Town guidelines.

23. Internal Street Design and Traffic Calming: The Neighborhood Standards Manual requires traffic calming measures in all new subdivisions. Please illustrate how the internal street layout will discourage speeding and cut-through traffic. For example, note the inclusion of any traffic circle at the entry, intersection landscaping (which must use low groundcovers under 3 ft for visibility) use of bike-friendly street markings, on-street parking, or other calming features (chicanes, chokers, etc.). All such measures should comply with Town guidelines for residential street design and public safety access.

RESPONSE: The site plan includes changes in alignment and grade along with a central traffic circle. These elements together will promote traffic calming while meeting visibility requirements.

24. School Capacity Coordination: Confirm that you have initiated a school concurrency review with Lake County Schools. While not a Town code requirement per se, the Montverde Comprehensive Plan (Intergovernmental Coordination Element) requires coordination to ensure adequate school facilities. Provide any correspondence or findings from the School District regarding Capacity for new students from this project, or describe the status of obtaining a school Capacity determination.

RESPONSE: A school Capacity determination has been requested from Lake County Schools and responses to Capacity has not yet been received. The Applicant will provide proportionate share mitigation payments if any deficiency in student stations is determined to provide resources to accommodate for school planning.

25. Environmental Assessment: Please provide a current environmental survey or assessment of the property. This report should identify any wetlands, surface waters, floodplain areas, and protected wildlife or habitats on site. Consistency with the Comprehensive Plan's Conservation Element must be demonstrated by showing how significant environmental features will be preserved or impacts mitigated. If gopher tortoise, sandhill crane, or other protected species are known or likely, a management plan and FWC coordination will be required.

RESPONSE: Any environmental impacts (habitat, wetlands or floodplain) will be mitigated consistent with the Montverde Comprehensive Plan Conservation Element and coordinated with FWC and all other applicable agencies. A prior SJRWMD permit was issued for the site not included in the annexation. The Environmental Resource Permit (ERP) will be updated for the current plan and will include the annexation area. Environmental Resource Permitting will address, wildlife, wetland areas, wetland buffers, and stormwater management. This documentation will be provided to the Town at the time final construction plans are prepared. An environmental report has been completed and is included with this resubmittal.

26. Wetlands and Upland Buffers: The master plan shows a designated wetland conservation area and a 50-foot upland buffer (Tract C, "50' Wetland Buffer") around on-site wetlands. Confirm that this 50 ft buffer meets the minimum buffer width required by Town code (it appears consistent with Section 10-90 of the LDC). The buffer must remain undisturbed aside from approved passive uses. Please clarify how this wetland and buffer will be protected in perpetuity (e.g. conservation easement or platted common area). Any stormwater outfalls or infrastructure encroaching into the buffer will need justification, as generally only passive recreation or essential utilities are allowed in buffer zones.

RESPONSE: The required 50 ft. buffer is shown on the PUD Plan and will be identified on the construction plans and final plat, as required by the LDC. Accordingly, the restrictions and

maintenance requirements will be specified on the final plat. The stormwater ponds, outfalls, and wetland buffers will meet State standards through the Environmental Resource Permitting process. The 50ft buffer shown on the PUD Plan is consistent with Lake County requirements and the SJRWMD requirements for the Lake Apopka Basin.

27. Stormwater Management (Low Impact Development): Montverde strongly encourages Low Impact Development (LID) techniques for stormwater management tymontverde.com. Rather than solely using conventional retention ponds, the design should mimic natural hydrology by using distributed micro-retention, swales, pervious pavement, etc. Please describe what LID strategies will be implemented on this site to reduce runoff and increase infiltration. For example, will you incorporate bio-swales or rain gardens in common areas, use pervious pavers for walkways, or preserve natural pervious surfaces beyond the required open space? Demonstrating incorporation of LID will show consistency with the Town's Water Resource Protection guidelines. Also confirm that the stormwater system will meet St. Johns River Water Management District criteria and Town Level-of-Service standards for drainage.

RESPONSE: The stormwater plan will use a combination of swales and stormwater ponds in order to preserve natural runoff conditions and rates. Where possible, LID elements will be included in the final plan. The drainage design will meet water quality and quantity standards for the St. Johns River Water Management District. The final drainage design and report will be submitted to the Town in conjunction with the final subdivision engineering plans.

28. Water Conservation and Irrigation: Montverde's Comprehensive Plan and subdivision standards require large developments to conserve potable water. For any subdivision over 25 lots, a non-potable water source for irrigation must be provided. Please confirm your plan for irrigation of lawns and common areas – e.g., utilizing reclaimed water from the on-site plant, a community irrigation well, or reuse of pond water – rather than using Town drinking water for irrigation. Additionally, all homes must be Florida Water StarSM certified per Town policy. Outline how the project will comply with Water Star standards (for efficient plumbing fixtures, irrigation systems, etc.). These measures are required to satisfy the Town's water conservation objectives.

RESPONSE: Acknowledged. Applicant will work with Town Staff to identify the appropriate water source for irrigation.

29. Open Space Allocation: The PUD master plan indicates approximately 28.4 acres of open space, which is about 42% of the site. This appears to exceed the Town's minimum 25% open space requirement (Comprehensive Plan Policy 1-1.1.2) Please provide a breakdown of

open space types (wetland conservation, upland green space, stormwater areas, recreation areas, etc.) and confirm the total % of upland open space. Ensure that the calculations exclude road rights-of-way and lots, and demonstrate at least 20% of the site is retained as common open space outside of wetlands (since wetland preservation alone may not count fully toward upland open space requirements). Any discrepancy (such as the plan listing a 15% requirement) must be corrected to meet the minimum standard.

RESPONSE: The Open Space tract and areas have been updated and clarified on the Table included with the PUD Master Plan. The Project will meet the requirements for 25% overall, and 20% not including wetland preservation areas.

30. Open Space Ownership & Maintenance: Describe how the substantial open spaces will be owned and managed. Consistent with Town requirements, all common open space should be platted as HOA tracts and protected via deed restrictions or conservation easements. Per the Neighborhood Standards Manual, for subdivisions of 20 or more units the HOA must have a mechanism to fund maintenance of conservation areas and common open space in perpetuity. Please confirm that a homeowners' association will be established and will be responsible for maintaining the parks, stormwater areas, wetlands/buffers, and the private roads and utilities. Outline any planned endowment, escrow or HOA dues structure that will ensure these shared amenities are maintained long-term.

RESPONSE: The Open Space will be owned and managed by the Bella Collina Property Owners Association ("POA"). The POA has more than adequate mechanisms and procedures for funding the maintenance of conservation areas and common open space. All above-referenced areas, as applicable will be maintained by the POA.

31. The requested variances from the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions are not substantiated nor is it expressed how they will benefit the Town of Montverde. Instead it appears to replace the land development code authority of the Town with the authority of a subdivision architectural review board and property owner's association. The Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions are required to be met.

RESPONSE: The requested variances or waivers, justifications for same, and the additional performance standards which will accompany the requested variances are provided in line with Town Staff's direction, feedback and guidance. The requested waivers were requested following a thorough review of the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions and work towards closely matching those standards

as much as reasonably possible given the unique circumstances of the Property. Outside of the limited and specifically described variances requested, all other performance criteria will meet or exceed the LDC regulations and the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions.

32. Architectural Design Standards: The development must comply with the Town's adopted architectural standards for new homes. Please confirm your commitment to these standards and provide example renderings or elevations. In particular, each front street-facing façade must include at least 15% window area to avoid blank walls. The design should reflect Montverde's traditional character: acceptable exterior materials are predominantly fiber-cement siding (Hardie board), brick, stone, or other masonry, with stucco only if it fits an approved style. Decorative veneers (e.g. faux brick or stone panels) are prohibited. The Town will require design review of models for compliance. Please also note that per the guidelines, front entries should feature porches or overhangs for sun protection and visual interest, and the overall massing should incorporate offsets or recesses to avoid featureless walls.

RESPONSE: Architectural designs will comply with the Town's adopted architectural standards and guidelines manual. Elevations and specific building materials are provided in the POA documents.

33. Color Palette and Style: Montverde mandates historic or earth-tone color palettes for home exteriors. High-intensity or fluorescent paint colors, stark black/white extremes, or patterns without historic precedent are not allowed. The HOA/Developer will need to submit proposed exterior color schemes for Town approval. Please acknowledge this requirement and ensure the architectural guidelines for the subdivision will enforce the use of muted, traditional colors in keeping with the Town's aesthetic standards.

RESPONSE: Acknowledged. Architectural designs will comply with the Town's adopted architectural standards and guidelines manual.

34. Garage Orientation and Driveways: To prevent garage-dominated streetscapes, the Neighborhood Standards Manual places limits on front-loading garages. No more than 50% of the homes may have a front-facing garage door, and those that do must be designed with variations – for example, side-entry garages on some lots, and staggering of driveway placement so it's not repetitive adjacent to neighbors. Additionally, any front-facing garage on a corner or with side-oriented doors must include windows and trim on the street-facing side to add visual interest. Please explain how the subdivision will comply with these rules. Will narrower lots (50 feet or less) use alley access or rear garages as required on such lot widths? Provide a lot-by-lot garage plan or typical lot types to show the mix of garage orientations. Also note, each garage

must have at least a 27' x 29' interior to meet the Town's minimum size (ample room for two cars)mymontverde.com.

RESPONSE: *All residential dwellings shall include a garage adequate to park at least two (2) large sized automobiles. All garages shall be constructed of the same exterior materials and colors as the main structure. Garages shall not be used for any purposes which may prevent the daily use of the garage for the primary purpose of parking at least two (2) operating automobiles. On larger lots as defined by the Architectural Control Board (ACB) of the POA, garage doors facing the front street will be highly discouraged. Garage doors that face the street shall be of unique design finish and material as specifically submitted to and approved by the ACB. All garage doors must be decorative, including the use of glass inserts. Full glass garage doors are permitted with ACB approval. Any garage windows and garage walls visible from the street, public right of way, or adjoining property, shall have interior coverings that are consistent with the window coverings inside the house and plantings that are a minimum of 36" inches tall at maturity for screening from the view of the street and adjacent lots.*

35. Fencing and Walls: Any fences or walls in the development must adhere to Town standards. Chain-link, stockade-style privacy fences, barbed wire, chicken wire, and similar opaque or wire fences are prohibited. Acceptable styles include Montverde-style three-board fencing, picket fences, or ornamental wrought-iron types. If you plan to install a perimeter fence or entry gate feature, provide details on the design and materials for Town review. Front yard fences, if used, should not exceed 4 feet in height and are discouraged in favor of open frontages. All fence placements and heights will need to comply with LDC Article XI – please incorporate these restrictions into the project's architectural guidelines.

RESPONSE: *Guidelines for fencing and walls are provided in the POA documents attached for your review. The Project will comply with Article XI of the LDC and as mutually-agreed by Town Staff.*

36. Lighting and Signage: Although not detailed in your submittal, please be aware that all outdoor lighting (street lights, entrance lighting) and any subdivision signage must comply with Montverde's Land Development Code and the Neighborhood Standards Manual. Lighting should be dark-sky friendly and of a pedestrian scale, and any subdivision entry sign will require a permit and must meet size/height restrictions. We may issue separate comments on these at the construction plan stage, but early consideration is advised.

RESPONSE: *Acknowledged. A dark sky friendly lighting plan will be provided with the site plan submittal application.*

37. Solid Waste and Services: Finally, clarify how garbage collection will be handled since roads are private – will the Town’s waste hauler have access or will a private collection be arranged? Ensure there is adequate clearance and turning radius for service and emergency vehicles throughout the neighborhood (cul-de-sac design, etc.). This is to confirm practical infrastructure operation in compliance with Town specifications (fire code, waste service agreements, etc.). If any common dumpster or yard-waste area is planned (unlikely in a single-family subdivision), it would need to meet enclosure standards in the Code.

RESPONSE: Solid waste and recycling collection will be provided by Lake County. The Project will provide appropriate clearance and turning radius for service and emergency vehicles.

II. Reviewer: Anita Geraci-Carver, Town Attorney

1. Draft ordinance changing the FLU designation to Town of Montverde Single Family Low Density Residential of 9.47 acres was prepared and provided to the Town May 17, 2025 for review.

RESPONSE: Acknowledged. We would greatly appreciate a copy of the ordinance for our review at your convenience.

III. Regarding Rezoning Application Z25-000005 at Heatherwood Lane:

Reviewer: Anita Geraci-Carver, Town Attorney

1. Once the conceptual site plan is in final form I will draft a PUD ordinance for review and comment.

RESPONSE: Acknowledged.

IV. Regarding Small Scale Comprehensive Plan Application Z25-000004 and Rezoning Application Z25-000005 at Heatherwood Lane:

Reviewer: Brett Tobias, Engineer

1. The PUD plan and justification lists 114 units. The concurrency application lists 136 units.

RESPONSE: The concurrency application has been updated to 114 units and is attached for your review.

2. Traffic study not submitted.

RESPONSE: A Traffic Study is being submitted herewith.

3. Trees/landscaping are shown between the sidewalk and back of curb. Is the intent to plan these on top of proposed utilities? This will lead to potential issues with future operation of utilities. Would prefer a landscaping tract or easement behind the sidewalk.

RESPONSE: A revised typical section is provided with the PUD Plan. Utilities will not be in conflict with street trees.

4. Southeastern portion of site does not appear to be within town limits. Application appears to be for small scale comprehensive plan amendment and rezoning. Is annexation also a part of this application? Was an annexation application submitted?

RESPONSE: Yes, an annexation application was submitted and approved on April 2, 2025

5. The dimensions specified for on-street parking are not sufficient for that use. Florida Greenbook specifies 8-feet in width for local streets less than 35mph. It does allow for reduction to 7-feet in width for residential areas less than 25mph, however, that measurement is to face of curb, not back of curb. As shown, on-street parking width is only 5-feet.

RESPONSE: A revised typical section, consistent with the FDOT Green book requirements for travel lanes and on-street parking is included in the resubmittal of the PUD plan set.

6. PUD plan states that Wall heights shall be determined at final engineering. Recommend that applicant is familiar with Town Wall standard in case they want to request variances be a part of the PUD.

RESPONSE: An Additional waiver is being requested for retaining wall heights. The site is a unique hill side site, with an approximate elevation drop of 100 ft. from north to south with existing slopes of up to 10%. In order to create roads and lots on this hillside retaining walls will be required, with some walls being up to 20ft. in height. In some locations the elevation change will be accomplished by mechanically stabilized earth slopes in lie of retaining walls. Engineering designs and plans will be provided with the final site construction plans.

7. Variance is requested for irrigation water to use potable water. If granted, irrigation mains should be required and then charged from the potable main so that the line can be transferred at such time that reclaimed water becomes available.

RESPONSE: Acknowledged.

8. Stormwater retention and the RIBs for the wastewater plan are shown occupying the same space. At final engineering, proper separation will be required to be shown.

RESPONSE: Acknowledged.

9. What is the intended phasing (if any) of the plan?

RESPONSE: The Project will be developed in one phase.

V. Regarding Annexation Application Z25-000001 at Heatherwood Lane:

10. From Section 2-51(1), the existing town limits should be referenced on an exhibit to determine if the parcel is contiguous to the town.

RESPONSE: Justification statement has been revised to illustrate contiguous limits to the Town of Montverde pursuant to LDC Section 2-51(1).

11. From Section 2-51(2), the future land use map of the comprehensive plan should be shown/referenced to determine if the parcel is within the town's planning area.

RESPONSE: Justification statement has been revised to illustrate that Subject property is located in Lake County's Wellness Way Area Plan and adjacent and abutting to the Magnolia Terrace subdivision in the Montverde R1L zoning district.

12. From Section 2-51(3), town staff should be consulted to determine service capabilities, permitted land uses and the role of the county and other cities. Have any such meetings taken place?

Response: Concurrency application has been submitted with SMALL SCALE COMPREHENSIVE PLAN AMENDMENT Z25-000004 and REZONING Z25-000005 applications. Applicant has met with Town Staff on numerous occasions to discuss.

13. From Section 2-51(4)(c), a survey including legal description should be provided.

RESPONSE: The Legal description and survey have been submitted under SMALL SCALE COMPREHENSIVE PLAN AMENDMENT Z25-000004 and Rezoning Z25-000005 applications.

14. The submitted application documents did not reference central water / central sewer / well / septic. How will services be provided. This is required from Section 2-51(4)(e).

RESPONSE: Justification statement has been revised to include a map with discussion of connecting to the existing water lines located on CR 455 and Ridgewood Avenue including a looped water line with interconnection to existing water mains on both Ridgewood Avenue and at the CR 445 / Morningstar Drive intersection. Wastewater will be provided through a central wastewater plan located onsite.

15. Section 2-51(4)(f) requires justification for the proposal in relation to the comprehensive plan.

RESPONSE: A justification statement has been provided

16. What will be the intended use of the property? Application states single family low density (R-1L). is the intent to subdivide the property?

RESPONSE: Intended use of the property is 114 single family detailed homes with dedicated open space and amenities as shown on the site plan.

VI. Regarding Small Scale Comprehensive Plan Application Z25-000004 at Heatherwood Lane:

Reviewer: Town Planner, Pending Completion of Rev

1. Sec. 10-9. - Review criteria. (1) The need and justification for the change; (2) The effect of the change, if any, on the particular property and on surrounding properties; (3) The amount of undeveloped land having the same classifications as that requested in the general area and throughout the town; (4) The relationship of the proposed amendment to the purposes of the town's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this LDC and the plan; (5) The availability and provision of adequate services and facilities; (6) The impact on the natural

environment; and (7) other criteria as may be applicable.

2. (1) Satisfied; the applicant has provided the need and justification for the change. The applicant is seeking to unify the proposed annexation property (currently County RT) with the property already in Town of Montverde limits (R1L) to create a master-planned PUD.

RESPONSE: Acknowledged

3. (2) Satisfied; the Comp Plan Amendment will have a positive effect on the property as it will allow the property to be developed as a well thought out, master-planned, single-family residential community consisting of 114 homes with dedicated open space and amenities.

RESPONSE: Acknowledged

4. (3) Satisfied; the property proposed for the Amendment is compatible with the surrounding area. The proposed master-planned residential community is consistent with the adjacent residential land uses including Magnolia Terrace and Morningside Park Subdivisions. The Bella Collina community is south of the of the property and includes residential and commercial uses.

RESPONSE: Acknowledged

5. (4) Satisfied; the proposed Amendment is consistent with the town's comprehensive plan and will further the purposes of the plan and the LDC. An amendment to the LDC regarding annexation is required to be adopted prior to final approval of the comp plan amendment.

RESPONSE: Acknowledged

6. (5) Satisfied; the applicant has sufficiently addressed this requirement. Potable Water & FP Water: Once the annexation is approved, the entire property will be within town limits and in the service area of the Town. The property will access existing water lines located on CR 455 and on Ridgewood Ave. The project will include a looped water line with interconnection to existing water mains on both Ridgewood Ave and at the CR455/Morningstar Dr intersection. The property will receive wastewater service through a central wastewater plant located onsite. Roads & Drainage: The roadways and drainage system within the Subject Property will be owned and maintained by the Private Homeowners and Property Owners Association. Police & Emergency: The

subject property will be served by Lake County and/or the Town per existing areas of service and cooperative service agreements that may be required. Schools: Students will be eligible to enroll in LC Public Schools.

RESPONSE: Acknowledged

7. (6) Impact on natural environment: Please provide a statement about how the amendment will impact the natural environment.

RESPONSE: An updated justification statement is attached for your review regarding impact on the natural environment.

8. Open Space (Sheet 1 of 2): Please change the note regarding Minimum Required Common Open Space to 25% (instead of 15%) Section IV D (Town of Montverde Neighborhood Standards & Guidelines Manual for New Subdivisions revised March 2025 and approved by Town Council in May 2025 with Comp Plan Update). The proposed 41% meets and exceeds the open space requirement.

RESPONSE: The note on the PUD Plan has been changed to show that the minimum requirement is 25%.

9. Retaining Walls (Sheet 1 of 2): A waiver may be requested for any retaining walls over 6-feet and/or within 5-feet of property lines. Sec 4-52(e) and Sec 10-81. The final proposed height and location of retaining walls must be approved by Town Manager prior to construction.

RESPONSE: Yes, A Waiver is required. A justification statement was included in the response to a prior comment on this same item.

10. Sidewalks (Sheet 2 of 2 - Sec F6): A waiver has been requested for sidewalks less than 6-feet in width. The town places no conditions on this request as long as the sidewalks are a minimum width of 5-feet as specified.

RESPONSE: ACKNOWLEDGED.

11. Min Lot Size for Buildings (Sheet 2 of 2): Please change minimum lot size to 21,780 SF (instead of 9,800 SF) per Sec 10-51.

RESPONSE: Please see above comments, Applicant is clustering lots, to maximize open space while the overall gross density remains at 2DU/ acre.

12. Min Lot Width at Building Setback (Sheet 2 of 2): Please change to 100-feet (instead of 70-feet).

RESPONSE: Please see above comments, Applicant is clustering lots, to maximize open space. All performance criteria will be mutually agreed upon and specifically outlined in the PUD ordinance.

13. Min Street Frontage (Sheet 2 of 2): Please change to 60-feet (instead of 50-feet).

RESPONSE: Minimum Street frontage for pie shaped lots should remain 50 ft., allowing for a 70' lot dimension at the building setback.

14. Max Lot Coverage (Sheet 2 of 2): Please change to 50% (rather than 65%). This will be the same for the development as a whole as well as the individual lots.

RESPONSE: In order to achieve the intent of this comment, Applicant will provide max lot coverage at 65% and lower the overall site as a whole to 41%

15. Garages (Sheet 2 of 2 - Sec E3e): The town places one condition on this waiver request. Condition: The developer shall ensure a maximum of 25% lots with front loaded garages while encouraging the majority of the lots (especially larger lots) to have side-loaded garages.

RESPONSE: See Response to Comment #34 on pages 13 and 14.

16. Setbacks (Sheet 2 of 2): Please change to: 20' front, 7.5' sides, 20' rear. 35' setback on CR 455. 50' setback on wetland. Accessory structures and pool decks shall be allowed 7.5' from rear and side property lines.

RESPONSE: This change will be made on sheet 2.

17. A/C pads / Pool equipment (Sheet 2 of 2): May be within the rear or side yard setback, but shall not be located within any Drainage & Utility Easement.

RESPONSE: Acknowledged.

18. Pool/Deck/Screen Enclosure/ (Sheet 2 of 2): Please change both side and rear yard setbacks to 7.5'.

RESPONSE: This change will be made on sheet 2.

19. Landscaping & Irrigation: Please provide Landscaping & Irrigation Plans illustrating how the development will be in compliance with LDC Sec 4-178.

RESPONSE: We do not have landscape and irrigation plans to provide at this time as those items are not required at rezoning. However, the landscape and irrigation plans will be submitted with final engineering and will conform to the requirements of LDC Sec 4-178.

20. Housing Model & Style Variety (Sheet 2 of 2 - Sec IV(B): The town places two conditions on this waiver request. Condition 1: The developer shall create a tracking mechanism (such as a spreadsheet or map) which shows adherence to the agreed upon variety of models/styles in order to avoid monotony issues. This tracking mechanism must be communicated to and utilized by sales team members. Condition 2: In addition to meeting the requirement for front facades, where rear and side elevations face any public street, the same requirement specified herein shall be applicable.

RESPONSE: Acknowledged.

21. Architectural Standards (Sheet 2 of 2 - Sec E3a) - The town places one condition on this waiver request. Condition: Should any home have less than the required 24" eaves, then 18" eaves shall be permitted if they meet the HERS (Home Energy Rating System) calculation of 75 or below.

RESPONSE: Acknowledged.

22. Water Conservation (Sheet 2 of 2 - Sec f) - The town places one condition on this waiver request. Condition: Turf grass (sod) shall not exceed 55 percent of the total landscape coverage of any lot. The sod footprint can be reduced by creating mulched areas planted with Cordgrass (*Spartina bakeri*), a tall, massing grass that is drought tolerant.

RESPONSE: Acknowledged.

July 22, 2025

Page 23

23. Property Owners Association (POA) Manual - The developer must provide a copy of the manual that will be distributed to property owners to ensure compliance with requirements and conditions set forth herein and in the final ordinance. The town may require additional language to be added to the manual if deemed necessary.

RESPONSE: POA manual is provided for Town review.

We appreciate your review of these responses. Please let us know if you have any questions or need additional information.

Very truly yours,



Logan J. Opsahl

LJO/lak
Attachments



ADVERTISING INFORMATION



NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 300-feet of a property requesting a change in zoning to Single Family Residential PUD (see below). The Town of Montverde is required by law to notify you of the upcoming public meetings. If you have no questions, or do not wish to attend these meetings, you may disregard this notice. No action is required of you.

The Town of Montverde Planning and Zoning Board will hold a public hearing on **Wednesday, November 12, 2025, at 6:30 p.m.**, and the Town Council will hold public hearings on **Tuesday, December 9, 2025, at 7:00 p.m.**, and **Tuesday, December 16, 2025 at 6:30 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

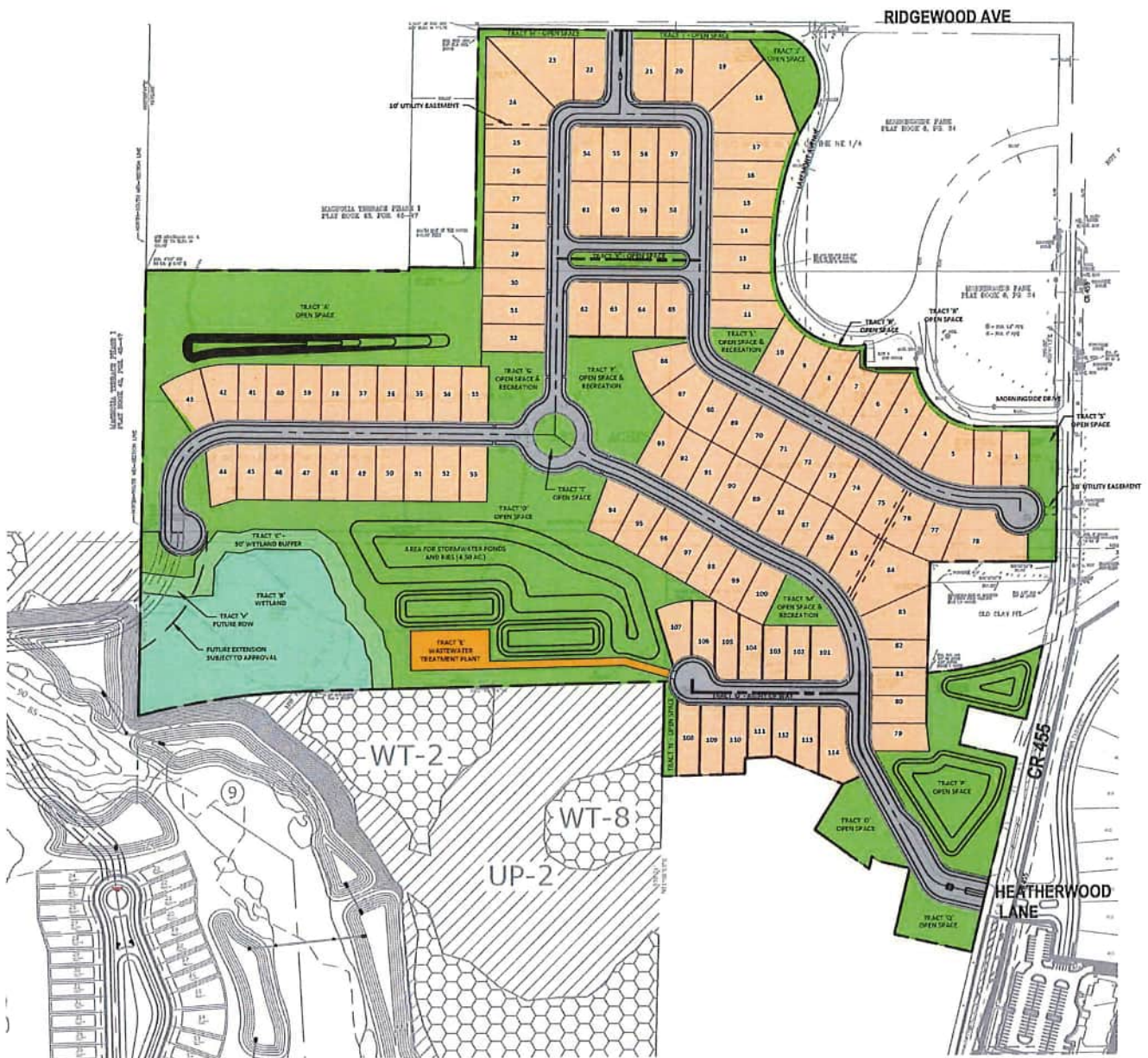
ORDINANCE 2025-61

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY AGRICULTURE, PUD, AND LIGHT INDUSTRIAL AND TOWN OF MONTVERDE SINGLE FAMILY LOW DENSITY TO TOWN OF MONTVERDE SINGLE-FAMILY RESIDENTIAL PUD FOR THE HEREIN DESCRIBED PROPERTY OWNED BY DCS REAL ESTATE INVESTMENTS, LLC AND WILMINGTON DEVELOPMENT SERVICES INC.; THE REAL PROPERTY IS LOCATED SOUTH OF RIDGEWOOD AVENUE, WEST OF COUNTY ROAD 455 AND EAST OF BLACK STILL LAKE ROAD, MONTVERDE FLORIDA; APPROVING WAIVERS; DIRECTING THE TOWN MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; APPROVING VARIANCES FROM TOWN CODE WITH CONDITIONS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at the public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.



MONTVERDE ESTATES – PUD CONCEPT PLAN

Alt Keys: 1037247, 3809249, 1592020, 1592038, 1592054,
1592071, 1592089, 1592101, 1814120, 1066557, 1066263, 1037212, 2615346

The applicant is proposing a new 67.57-acre residential neighborhood near Heatherwood Lane that would include 114 single-family homes within a gated community. The project combines several parcels currently in Lake County with nearby properties already in Montverde, creating a unified development under the Town's Single Family Residential Planned Unit Development (PUD) zoning. The plan includes 40% open space where 25% is required.

Paul Larino, Town Manager
Town of Montverde

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MONTVERDE, FL 34756

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ANGELA M HAMILTON REVOC TRUST
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MONTVERDE, FL 34756



PUBLIC COMMENTS

October 15, 2025

Town of Montverde
17404 Sixth Street
Montverde FL 34756

Attn: Joe Wynkoop, Mayor
Copy: Paul Larino, Town Manager
Planning & Zoning Board

Dear Mr. Wynkoop,

We would like to address the development of Plat 4 which is located directly behind our property at 16418 Magnolia Bluff Drive, per the notification received in mid-September.

My husband and I had been looking for the 'just right' location and home for several months during 2024 and even prior to that, all during increasing prices and people buying homes as quickly as they came onto the market. When this property became available we immediately went to view it, absolutely fell in love with the Montverde area, and with the stunning view from our back yard. This view was the deciding factor to purchase immediately. We bought it with the surety that it would be our 'final/last' home since we are both in our 80's. We weren't concerned about any changes in our probable lifetime.

It is difficult to oppose development and certainly the Town of Montverde is anxious to add tax-paying properties as well. That is progress.

As you can understand, we and other neighbors are deeply concerned about losing our beautiful view. We are asking that our Mayor and the Town Council, as well as the Planning and Zoning Board, consider our request as follows.

"We are desperately pleading that a 20-25 foot border of the current trees and undergrowth be left as is. This would provide a barrier between our homes and the Plat 4 development."

I, and others, did attempt to attend the first scheduled Planning and Zoning meeting on September 23, 2025 at 6:30pm. Upon arrival we found a sign on the door stating that the meeting had been cancelled. I've been following the Town online postings and have not seen notice of another such meeting. Someone I spoke with did say that the Planning and Zoning Board would need to be first in line to discuss a re-zoning so I'll keep watching for their meeting.

Is there anything else that any of us could be doing to make ourselves heard on this subject? We can be reached at 352-552-1933 (call or text), as well as email: glhg39@yahoo.com

Thanks so much,



Gayle Bond and Robert Bond

Enclosure: picture of view



Save Our Trees

MONTVERDE ESTATES TRAFFIC STUDY

https://drive.google.com/open?id=1gQwPGpC5y5RDXA0aTh8xxiSuNfDgeqfp&usp=drive_fs

Lake County Comments, Received 11/4/25

PDF Page 9 –

Table 2 header: Please note that all roadway to be analyze are county roads.

Note 1: Please use the Lake County 2025 Annual Traffic count. It can be found on Lake County intranet web site under lake county maps.

Note 2: Please use the 2023 QLOS context.

Note 4: See comment number one.

Note 4: Please revise accordingly.

PDF Page 10 –

MSV² column: Please revise using the 2023 QLOS context classification.

PDF Page 13 –

MSV² column: Please revise using the 2023 QLOS context classification.

PDF Page 14 –

Table 6 header and MSV² column: Please revise accordingly.

MSV² column: Please revise using the 2023 QLOS context classification.

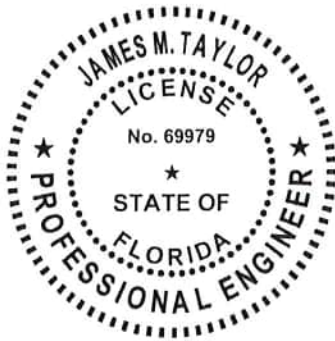
PDF Page 21 –

MSV² column: Please revise using the 2023 QLOS context classification.

Montverde Estates

Traffic Impact Study

Lake County, FL



This document has been digitally signed and sealed by James M. Taylor, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by James M Taylor
Date: 2025.07.11 14:28:53 -04'00'

Prepared for:

Montverde Estates

Prepared by:

Kimley-Horn and Associates, Inc.

July 2025

©Kimley-Horn and Associates, Inc. 2025

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Appendix D: Intersection Volume Development Worksheets

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1.0 INTRODUCTION

Kimley-Horn has been retained to analyze and document the traffic impacts associated with the proposed Montverde Estates residential development in Lake County, Florida. The +/-58.3-acre site is currently vacant and located on the west side of CR 455 and south of Ridgewood Avenue. The site will consist of up to 114 single-family detached dwelling units. Buildout of the proposed development is anticipated in 2027. Access to the site is proposed via one (1) full access connection to CR 455 and one (1) full access connection to Ridgewood Avenue. The site access driveways are shown on the site plan provided in **Appendix A**.

1.1 STUDY AREA

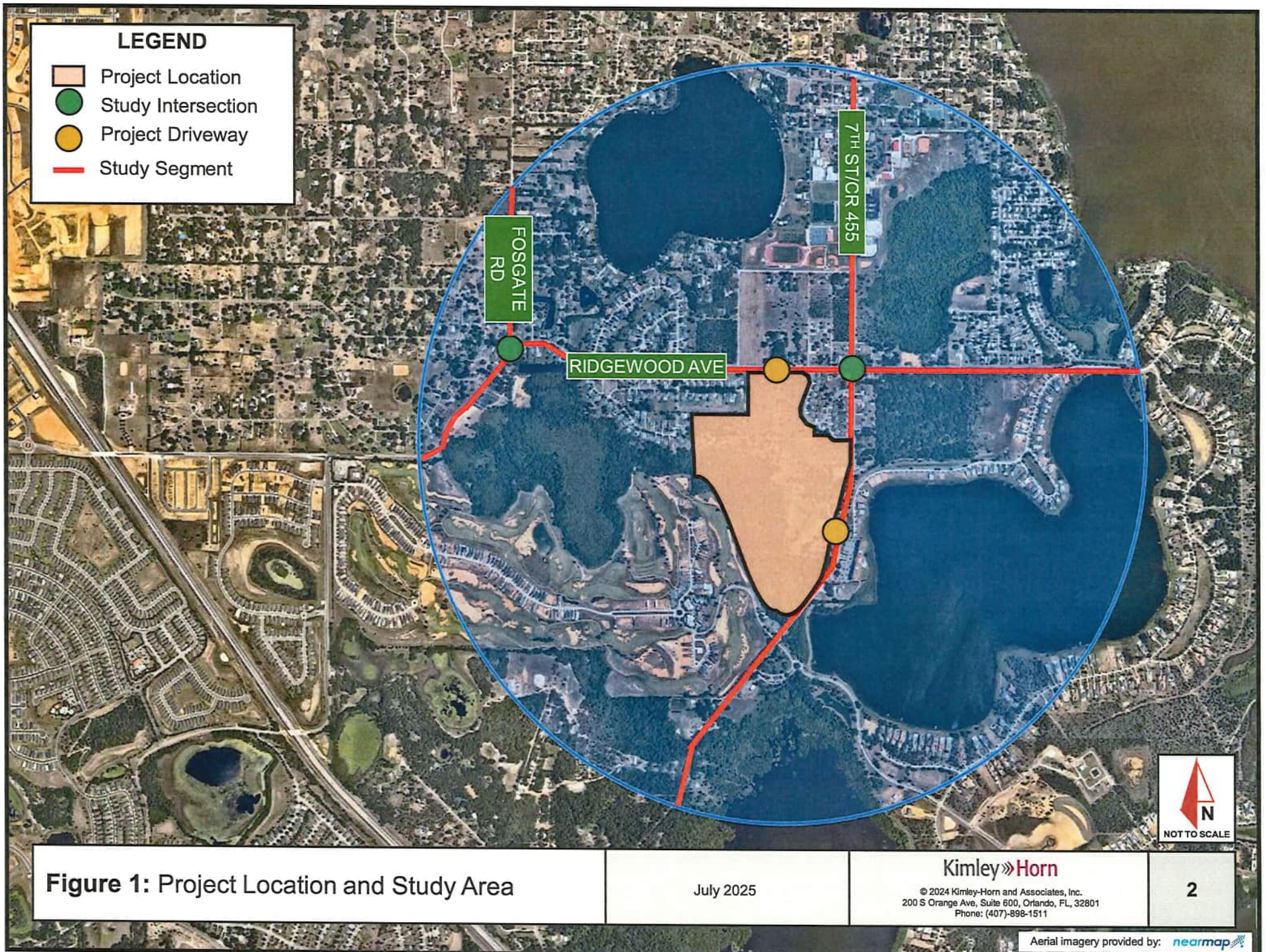
The study area roadway segments and intersection are listed below and displayed in **Figure 1**:

Study Area Roadway Segments:

- CR 455, from CR 561A to Ridgewood Avenue
- Ridgewood Avenue, from Fosgate Road to Project Site
- Ridgewood Avenue, from Project Site to CR 455/CR 50
- Fosgate Road, from Blackstill Lake Road to Ridgewood Avenue
- Fosgate Road, from Ridgewood Avenue to CR 455/CR 50

Study Area Intersections:

1. 7th Street/CR 455 & Ridgewood Avenue
2. CR 455 & Bolsena Drive/Heatherwood Lane
3. Fosgate Road & Thoroughbred Lane/Ridgewood Avenue
4. CR 455 & Project Driveway



2.0 FUTURE LAND USE AMENDMENT

As part of the FLU Amendment Evaluation process, a transportation assessment is needed to determine the potential impact the change in FLU will have on the surrounding roadway network. To accomplish this, the site's trip generation potential was determined for both the existing and proposed FLU maximum development intensity per procedures published in the 11th Edition of the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* and the Town of Montverde Comprehensive Plan.

Maximum trip generation potential for the existing FLU designation was reviewed. Per the Town of Montverde Comprehensive Plan, a maximum of 2 single-family dwelling units are allowed per acre in the Single-Family Low-Density (SFL) designation. Land Use Code (LUC) 210 – Single-Family Detached was used to determine the maximum trip generation potential for the project site with the existing single-family low-density FLU. The maximum trip generation potential for the existing FLU assumes 117 single-family homes (58.3 acres * 2 DU/acre).

The maximum intensity of the Planned Unit Development (PUD) FLU designation is 114 single-family homes. LUC 210 – Single-Family Detached Housing was used to determine the trip generation potential of the proposed FLU designation.

The trip generation rates for the appropriate LUC, found in **Attachment B**, were used in conjunction with the maximum density to determine the maximum trip generation potential for the project site with the existing and proposed Future Land Use. **Table 1** provides the maximum trip generation potential for the existing and proposed FLU. The existing FLU allows for up to 1,166 daily trips and 115 (72 In / 43 Out) PM Peak Hour trips. The proposed FLU would allow for up to 1,138 daily trips and 112 (71 In / 41 Out) PM Peak Hour trips.

Table 1: Trip Generation Comparison

ITE LUC	Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
				Total	In	Out	Total	In	Out
Existing FLU Allowance		117 DU	1,166	86	22	64	115	72	43
210	Single-Family Low-Density								
Existing FLU Trip Generation Potential			1,166	86	22	64	115	72	43
Proposed FLU Allowance		114 DU	1,138	84	21	63	112	71	41
210	PUD: Single-Family Detached Housing								
Maximum Additional Trips (Proposed - Existing)			-28	-2	-1	-1	-3	-1	-2

Trip Generation was calculated using the following data from ITE's Trip Generation, 11th Edition.

Single-Family Detached Housing [ITE 210]

Daily
AM Peak Hour of Adjacent Street
PM Peak Hour of Adjacent Street

$\ln(T) = 0.92 * \ln(X) + 2.68$; X is Dwelling Units
 $\ln(T) = 0.91 * \ln(X) + 0.12$; X is Dwelling Units; (25% in, 75% out)
 $\ln(T) = 0.94 * \ln(X) + 0.27$; X is Dwelling Units; (63% in, 37% out)

Therefore, the proposed FLU (PUD) will result in a reduction of maximum trip generation compared to the maximum allowable intensity of the existing FLU (SFL).

3.0 EXISTING DATA

Turning movement counts (TMCs) were collected at the study intersections on Thursday, May 22, 2025, during the AM peak period (7:00 AM – 9:00 AM) and PM peak period (4:00 PM – 6:00 PM). The raw TMCs are provided in **Appendix B**. Seasonal factor data provided by FDOT's Florida Traffic Online (FTO) was used to adjust the raw turning movement volumes. The seasonal factor data is included in **Appendix B**.

Adjusted turning movement volume worksheets for all intersections are provided in **Appendix C**.

The daily and PM peak hour segment analysis was conducted utilizing 2022 Lake County Annual Traffic Counts where applicable and Year 2024 Average Annual Data (AADT) segment volumes from FDOT's FTO and growing the volumes to existing year 2025. Relevant AADT and peak hour data from the Lake County CMP Database spreadsheet and FDOT's FTO are included in **Appendix B**.

4.0 EXISTING CONDITIONS ANALYSIS

4.1 EXISTING ROADWAY SEGMENT CONDITIONS

A roadway segment analysis was performed within the study area to determine existing daily conditions. The Year 2022 AADT volumes provided by the Lake County TMS Spreadsheet and Year 2024 AADT volumes provided by FDOT's FTO were grown to the existing Year 2025 by applying the provided growth rate over two (2) years or the calculated growth rate of two percent (2%) over three (3) years, respectively. This projected Year 2025 existing volume was then compared to the segment's Maximum Service Volumes (MSV) for the respective roadway segment, derived from either the Lake County CMP Database spreadsheet or the 2020 FDOT Q/LOS Handbook.

The existing roadway segment data is included in **Table 2** for daily roadway segment conditions and **Table 3** for PM peak hour conditions. As shown in the tables, all segments are anticipated to operate within their respective MSV under existing (2025) conditions.

Table 2: Existing (2025) Roadway Segment Analysis, Daily

Roadway From To		Roadway Attributes ¹									Daily Existing (2025)			
		Adopted LOS	Number of Lanes	2024 AADT	Growth Rate	2025 AADT	K-Factor	D-Factor	2024 PHPD	Annual Growth Rate	MSV ²	AADT ³	V/C Ratio	Deficient?
CR 455⁴														
CR 561A	Ridgewood Avenue	D	2	3,520	5%	3,696	-	-	190	5%	12,390	4,075	0.33	No
Ridgewood Avenue	CR 455 / CR 50	D	2	8,285	10%	9,114	-	-	364	10%	21,780	11,027	0.51	No
Ridgewood Avenue														
Fosgate Road	Project Site	C	2	2,700	2%	2,754	9%	54%	130	2%	6,570	2,754	0.42	No
Project Site	CR 455 / CR 50	C	2	2,700	2%	2,754	9%	54%	130	2%	6,570	2,754	0.42	No
Fosgate Road														
Blackstill Lake Road	Ridgewood Avenue	C	2	2,700	2%	2,754	9%	54%	130	2%	6,570	2,754	0.42	No
Ridgewood Avenue	CR 455 / CR 50	C	2	2,700	2%	2,754	9%	54%	130	2%	6,570	2,754	0.42	No

Notes

1. Data obtained from the Lake County CMP Database spreadsheet and FDOT Florida Traffic Online Database.
2. Maximum Service Volume (MSV) obtained from Lake County CMP Database and 2020 FDOT Q/LOS Handbook.
3. Existing Volume determined by applying annual growth rate to 2024 volume data.
4. Data obtained from the Lake CMP Database (2022) spreadsheet and grown to 2025 using the provided growth rate.

Table 3: Existing (2025) Roadway Segment Analysis, PM Peak Hour

Roadway FromTo		Roadway Attributes ¹									PM PHPD Existing (2025)			
		Adopted LOS	Number of Lanes	2024 AADT	Growth Rate	2025 AADT	K-Factor	D-Factor	2024 PHPD	Annual Growth Rate	MSV ²	PM PHPD ³	V/C Ratio	Deficient?
CR 455 ⁴														
CR 561A	Ridgewood Avenue	D	2	3,520	5%	3,696	-	-	190	5%	620	200	0.32	No
Ridgewood Avenue	CR 455 / CR 50	D	2	8,285	10%	9,114	-	-	364	10%	1,080	400	0.37	No
Ridgewood Avenue														
Fosgate Road	Project Site	C	2	2,700	2%	2,754	9%	54%	130	2%	333	135	0.41	No
Project Site	CR 455 / CR 50	C	2	2,700	2%	2,754	9%	54%	130	2%	333	135	0.41	No
Fosgate Road														
Blackstill Lake Road	Ridgewood Avenue	C	2	2,700	2%	2,754	9%	54%	130	2%	333	135	0.41	No
Ridgewood Avenue	CR 455 / CR 50	C	2	2,700	2%	2,754	9%	54%	130	2%	333	135	0.41	No

Notes

1. Data obtained from the Lake County CMP Database spreadsheet and FDOT Florida Traffic Online Database.
2. Maximum Service Volume (MSV) obtained from Lake County CMP Database and 2020 FDOT Q/LOS Handbook.
3. Existing Volume determined by applying annual growth rate to 2024 volume data.
4. Data obtained from the Lake CMP Database (2022) spreadsheet and grown to 2025 using the provided growth rate.

4.2 EXISTING INTERSECTION CONDITIONS

An intersection operational analysis was performed for existing conditions during the AM and PM peak hours using procedures outlined in the *Highway Capacity Manual, 7th Edition* with Synchro (v12) software. Intersection level of service (LOS) and maximum volume to capacity (v/c) ratios for the AM and PM peak hour existing conditions are provided in **Table 4**. Synchro outputs are provided in **Appendix E**.

As shown in **Table 4**, all study area intersections currently operate with an acceptable LOS and with v/c less than one (1.0).

Table 4: Existing (2025) Intersection Conditions

Intersection	Control Type	Approach	AM Peak Hour			PM Peak Hour		
			Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio	Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio
1 7th St/CR 455 & Ridgewood Ave	Roundabout	EB	A	EBL/T/R	0.37	A	EBL/T/R	0.13
		WB	A	WBL/T/R	0.13	A	WBL/T/R	0.05
		NB	A	NBL/T/R	0.36	A	NBL/T/R	0.28
		SB	A	SBL/T/R	0.41	A	SBL/T/R	0.19
		Overall	A (7.3 s)	SBL/T/R	0.41	A (5.0 s)	NBL/T/R	0.28
2 CR 455 & Heatherwood Ln	TWSC	EB	A	EBL/T/R	0.00	A	EBL/T/R	0.00
		WB	C	WBL	0.12	B	WBL	0.14
		NB (L)	A	NBL/T	0.00	A	NBL/T	0.00
		SB (L)	A	SBT/R	0.03	A	SBT/R	0.01
		Overall	-	WBL	0.12	-	WBL	0.14
3 Ridgewood Ave & Fosgate Rd	AWSC	EB	A	EBL/T/R	0.06	A	EBL/T/R	0.06
		WB	A	WBL/T/R	0.25	A	WBL/T/R	0.22
		NB	A	NBL/T/R	0.31	A	NBL/T/R	0.26
		SB	A	SBL/T/R	0.19	A	SBL/T/R	0.14
		Overall	A (9.5 s)	NBL/T/R	0.31	A (8.7 s)	NBL/T/R	0.26

5.0 BACKGROUND CONDITIONS ANALYSIS

5.1 BACKGROUND ROADWAY SEGMENT CONDITIONS

A roadway segment analysis was performed within the study area to determine background daily conditions. The existing (2025) AADTs were forecasted to Year 2027 background volumes by applying a growth rate of 2% over two (2) years. For CR 455, the growth rate provided in the Lake County CMP Database was used. The projected Year 2027 volume was then compared to the MSV for the respective roadway segment.

The background roadway segment data is included in **Table 5** for daily conditions and **Table 6** for PM peak hour conditions. No additional deficiencies are anticipated as a result of background traffic.

Table 5: Background (2027) Roadway Segment Analysis, Daily

Roadway From To		Roadway Attributes ¹		Daily Background (2027)					
		Adopted LOS	Number of Lanes	MSV ²	2025 AADT	Annual Growth Rate	2027 AADT ³	V/C Ratio	Deficiency?
CR455									
CR 561A	Ridgewood Avenue	D	2	12,390	4,075	5%	4,482	0.36	No
Ridgewood Avenue	CR 455 / CR 50	D	2	21,780	11,027	10%	13,233	0.61	No
Ridgewood Avenue									
Fosgate Road	Project Site	C	2	6,570	2,754	2%	2,864	0.44	No
Project Site	CR 455 / CR 50	C	2	6,570	2,754	2%	2,864	0.44	No
Fosgate Road									
Blackstill Lake Road	Ridgewood Avenue	C	2	6,570	2,754	2%	2,864	0.44	No
Ridgewood Avenue	CR 455 / CR 50	C	2	6,570	2,754	2%	2,864	0.44	No

Notes:

1. Data obtained from the Lake County TMS Spreadsheet and Town of Montverde Comprehensive Plan.
2. Maximum Service Volume (MSV) obtained from Lake County CMP Database and 2020 FDOT Q/LOS Handbook.
3. Background volume determined by applying annual growth rate to 2022 volume data.

Table 6: Background (2027) Roadway Segment Analysis, PM Peak Hour

Roadway From To		Roadway Attributes ¹				PM PHPD Background (2027)					
		Adopted LOS	Number of Lanes	2025 AADT	Annual Growth Rate	MSV ²	2025 PM PHPD	Annual Growth Rate	2027 PM PHPD ³	V/C Ratio	Deficiency?
CR455											
CR 561A	Ridgewood Avenue	D	2	4,075	5%	620	200	5%	220	0.35	No
Ridgewood Avenue	CR 455 / CR 50	D	2	11,027	10%	1,080	400	10%	480	0.44	No
Ridgewood Avenue											
Fosgate Road	Project Site	C	2	2,754	2%	333	135	2%	140	0.42	No
Project Site	CR 455 / CR 50	C	2	2,754	2%	333	135	2%	140	0.42	No
Fosgate Road											
Blackstill Lake Road	Ridgewood Avenue	C	2	2,754	2%	333	135	2%	140.4	0.42	No
Ridgewood Avenue	CR 455 / CR 50	C	2	2,754	2%	333	135	2%	140.4	0.42	No

Notes:

1. Data obtained from the Lake County TMS Spreadsheet and Town of Montverde Comprehensive Plan.
2. Maximum Service Volume (MSV) obtained from Lake County CMP Database and 2020 FDOT Q/LOS Handbook.
3. Background volume determined by applying annual growth rate to 2022 volume data.

5.2 BACKGROUND INTERSECTION CONDITIONS

An intersection operational analysis was performed for background conditions during the AM and PM peak hours using procedures outlined in the *Highway Capacity Manual, 7th Edition* with Synchro (v12) software. The existing (2025) volumes were forecasted to Year 2027 background volumes by applying a growth rate of 2% over two (2) years.

Intersection level of service (LOS) and maximum volume to capacity (v/c) ratios for the AM and PM peak hour background conditions are provided in **Table 7**. Synchro outputs are provided in **Appendix E**.

As shown in **Table 7**, all study area intersections are expected to operate with an acceptable LOS and with v/c less than one (1.0) in the background (2027) AM and PM peak hour conditions.

Table 7: Background (2027) Intersection Conditions

Intersection	Control Type	Approach	AM Peak Hour			PM Peak Hour		
			Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio	Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio
1 7th St/CR 455 & Ridgewood Ave	Roundabout	EB	A	EBL/T/R	0.39	A	EBL/T/R	0.129
		WB	A	WBL/T/R	0.14	A	WBL/T/R	0.05
		NB	A	NBL/T/R	0.38	A	NBL/T/R	0.28
		SB	A	SBL/T/R	0.43	A	SBL/T/R	0.19
		Overall	A (7.6 s)	SBL/T/R	0.43	A (5.1 s)	NBL/T/R	0.28
2 CR 455 & Heatherwood Ln	TWSC	EB	A	EBL/T/R	0.00	A	EBL	0.00
		WB	C	WBL	0.13	B	WBL	0.15
		NB	A	NBL/T	0.00	A	NBL/T	0.00
		SB	A	SBL	0.03	A	SBT/R	0.01
		Overall	-	WBL	0.13	-	WBL	0.15
3 Ridgewood Ave & Fosgate Rd	AWSC	EB	A	EBL/T/R	0.06	A	EBL/T/R	0.06
		WB	A	WBL/T/R	0.26	A	WBL/T/R	0.23
		NB	B	NBL/T/R	0.33	A	NBL/T/R	0.27
		SB	A	SBL/T/R	0.20	A	SBL/T/R	0.15
		Overall	A (9.7 s)	NBL/T/R	0.33	A (8.8 s)	NBL/T/R	0.27

6.0 DEVELOPMENT TRAFFIC

The applicant is proposing to develop the site to consist of 114 single-family detached houses. Buildout of the project is anticipated in Year 2027. The latest industry standards were referenced to evaluate the amount of new external trips to be generated by the site at buildout. The latest adopted regional travel demand model was used to forecast the distribution of trips throughout the study area.

6.1 TRIP GENERATION

Trip generation for the proposed site was calculated using procedures published in the 11th Edition of the ITE *Trip Generation Manual*.

Table 8 provides the daily, AM, and PM peak hour trip generation summary for the project. As shown in the table, the proposed site is anticipated to generate 1,138 daily trips, 84 AM peak hour trips (21 inbound and 63 outbound), and 112 PM peak hour trips (71 inbound and 41 outbound).

Table 8: Trip Generation Summary

ITE LUC	Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
				Total	In	Out	Total	In	Out
210	Single-Family Detached Housing	114 DU	1,138	84	22	62	112	71	41

Trip Generation was calculated using the following data from ITE's Trip Generation, 11th Edition.

Single-Family Detached Housing [ITE 210]	
Daily	$\ln(T) = 0.92 * \ln(X) + 2.68$; X is Dwelling Units
AM Peak Hour of Adjacent Street	$\ln(T) = 0.91 * \ln(X) + 0.12$; X is Dwelling Units; (26% in, 74% out)
PM Peak Hour of Adjacent Street	$\ln(T) = 0.94 * \ln(X) + 0.27$; X is Dwelling Units; (63% in, 37% out)

6.2 TRIP DISTRIBUTION

Projected traffic patterns on study area facilities were developed using the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the Central Florida Regional Planning Model (CFRPM v7) set and situated within the existing roadway network to appropriately represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plot showing the percentage of daily project distribution is provided in **Appendix C**.

Daily model project distribution was referenced to manually assign project distribution at the study area in general accordance with daily model output. **Figure 2** shows the intersection movement project distribution within the local operational area for use in forecasting project trips.

6.3 TRIP ASSIGNMENT

Project trip distribution percentages were used to assign anticipated project trips to the study area roadways and intersections. **Figure 3** shows the anticipated peak hour project trip assignments at study area intersections during the AM and PM peak hours.

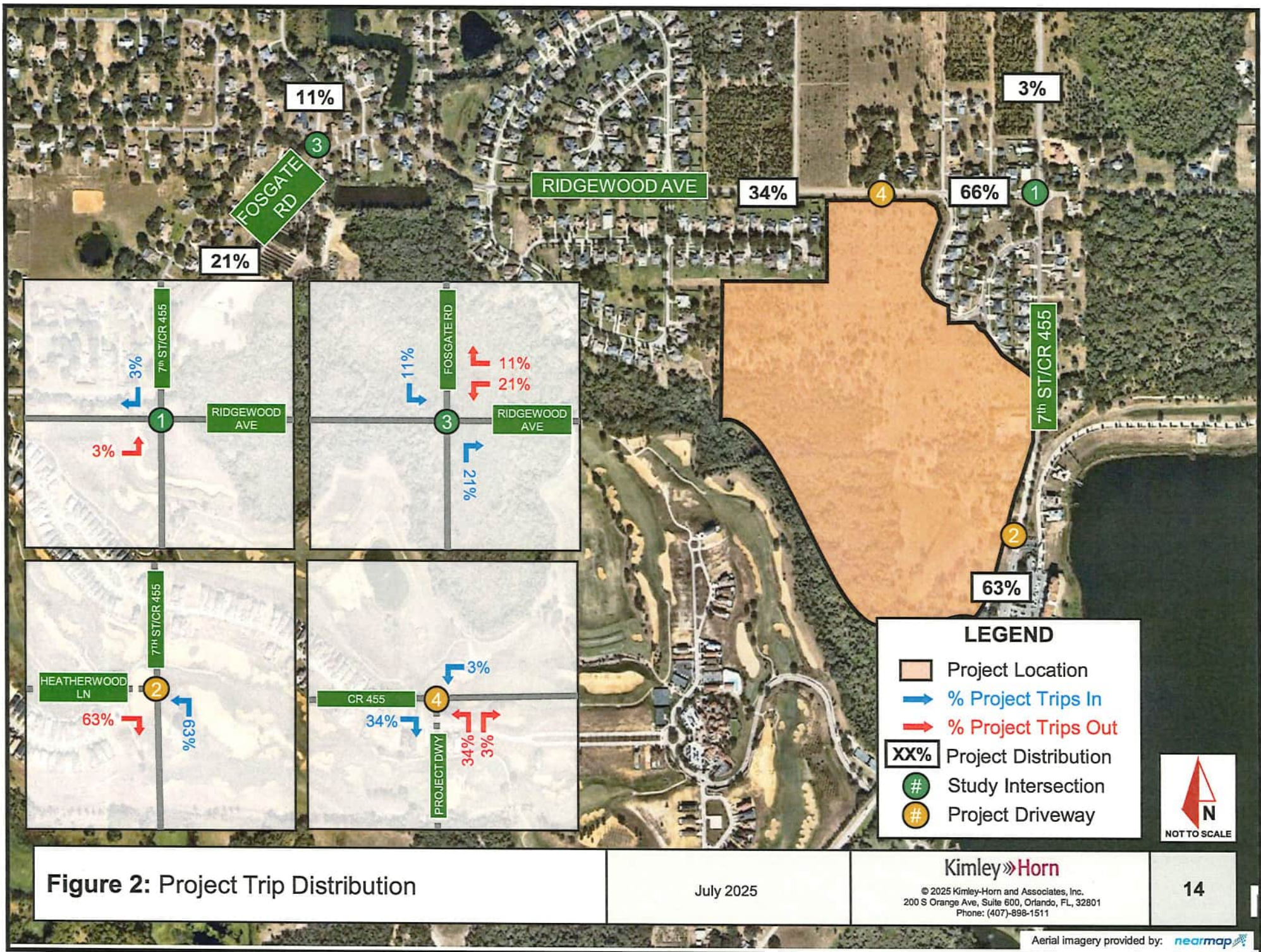


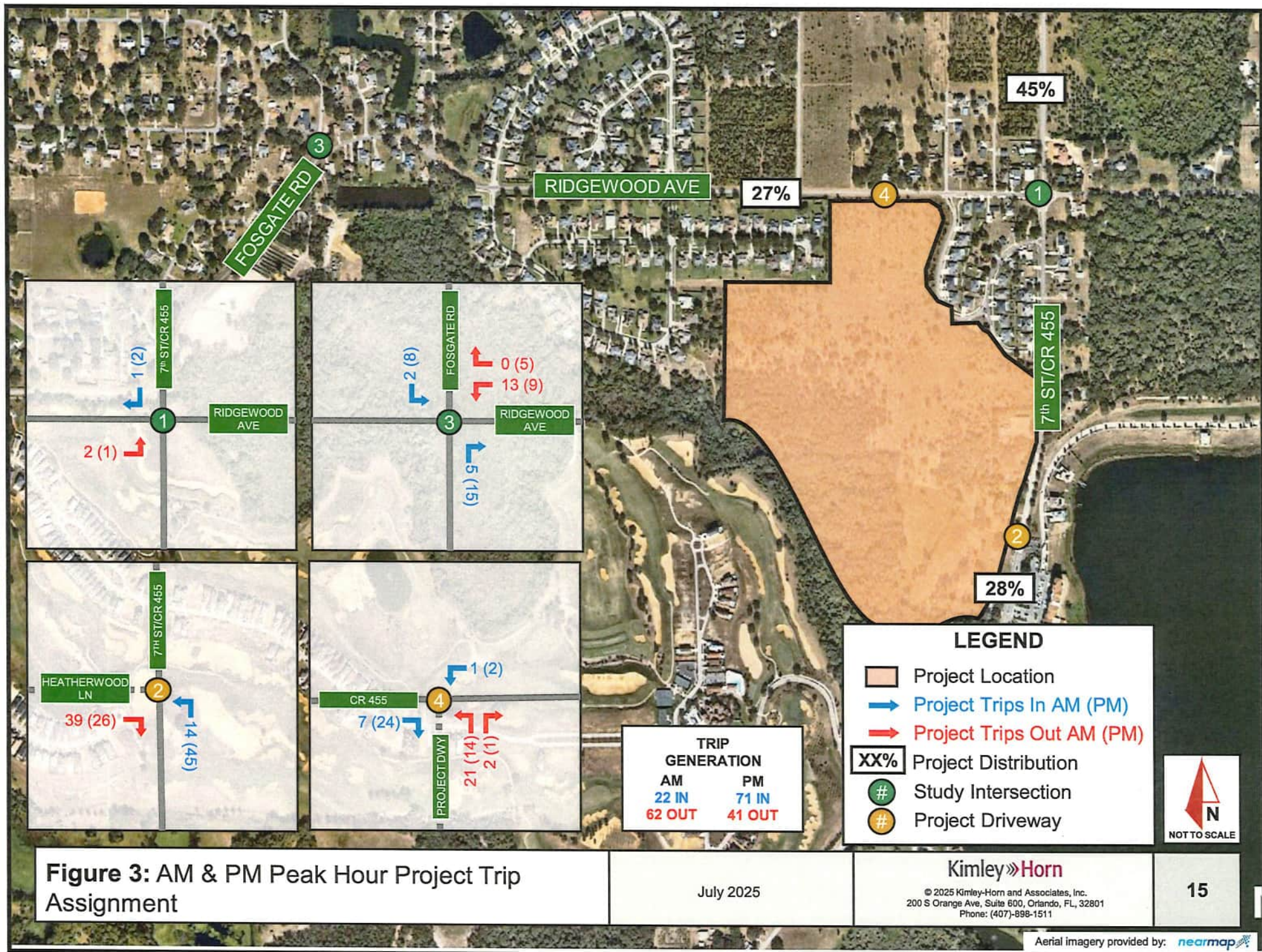
Figure 2: Project Trip Distribution

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7.0 BUILDOUT CONDITIONS ANALYSIS

Buildout volumes were developed by adding anticipated project trips to background volumes. A determination of the impact of project traffic on the roadway network was made, including LOS conditions for the intersection. Turning movement volume worksheets for all intersections and driveways are provided in **Appendix D**.

7.1 BUILDOUT ROADWAY SEGMENT ANALYSIS

A roadway segment analysis was performed within the study area to determine buildout daily conditions. The daily analysis was conducted by comparing the projected Year 2027 buildout AADT segment volumes to the segment's Maximum Service Volumes (MSV) for the respective roadway segment.

The buildout roadway segment data is shown in **Table 9** for daily conditions and **Table 10** for PM peak hour conditions. As shown in the tables, study segment roadways are anticipated to continue to operate similar to background conditions. No new deficiencies were identified as a result of project trips.

Table 9: Buildout (2027) Roadway Segment Analysis, Daily Conditions

Roadway FromTo		Roadway Attributes ¹		Daily Project Trips				Daily Buildout (2027)			
		Adopted LOS	Number of Lanes	IN =	583	OUT =	583	MSV ²	2027 AADT ⁴	V/C Ratio	Deficiency?
				Trip Distribution ³		Project Trips					
CR455											
CR 561A	Ridgewood Avenue	D	2	10%		116		12,390	4,598	0.37	No
Ridgewood Avenue	CR 455 / CR 50	D	2	63%		734		21,780	13,967	0.64	No
Ridgewood Avenue											
Fosgate Road	Project Site	C	2	34%		396		6,570	3,260	0.50	No
Project Site	CR 455 / CR 50	C	2	66%		770		6,570	3,634	0.55	No
Fosgate Road											
Blackstill Lake Road	Ridgewood Avenue	C	2	21%		244		6,570	3,108	0.47	No
Ridgewood Avenue	CR 455 / CR 50	C	2	11%		128		6,570	2,992	0.46	No

Notes:

1. Data obtained from the Lake County TMS Spreadsheet and Town of Montverde Comprehensive Plan.
2. Maximum Service Volume (MSV) obtained from Lake County CMP Database and 2020 FDOT Q/LOS Handbook.
3. Percent project traffic is the maximum model distribution across the roadway segment
4. Buildout project traffic volume = background volume + project trips

Table 10: Buildout (2027) Roadway Segment Analysis, PM Peak Hour Conditions

Roadway From To		Roadway Attributes ¹				PM Project Trips				PM PHPD Buildout (2027)			
		Adopted LOS	Number of Lanes	2025 AADT	Annual Growth Rate	IN =	71	OUT =	41	MSV ²	2027 PM PHPD ⁴	V/C Ratio	Deficiency?
						Trip Distribution ³		Project Trips					
CR455													
CR 561A	Ridgewood Avenue	D	2	4,075	5%	10%		11		620	231	0.37	No
Ridgewood Avenue	CR 455 / CR 50	D	2	11,027	10%	63%		71		1,080	551	0.51	No
Ridgewood Avenue													
Fosgate Road	Project Site	C	2	2,754	2%	34%		38		333	178	0.54	No
Project Site	CR 455 / CR 50	C	2	2,754	2%	66%		74		333	214	0.64	No
Fosgate Road													
Blackstill Lake Road	Ridgewood Avenue	C	2	2,754	2%	21%		24		333	164	0.49	No
Ridgewood Avenue	CR 455 / CR 50	C	2	2,754	2%	11%		13		333	153	0.46	No

Notes:

1. Data obtained from the Lake County TMS Spreadsheet and Town of Montverde Comprehensive Plan.
2. Maximum Service Volume (MSV) obtained from Lake County CMP Database and 2020 FDOT Q/LOS Handbook.
3. Percent project traffic is the maximum model distribution across the roadway segment
4. Buildout project traffic volume = background volume + project trips

7.2 BUILDOUT INTERSECTION ANALYSIS

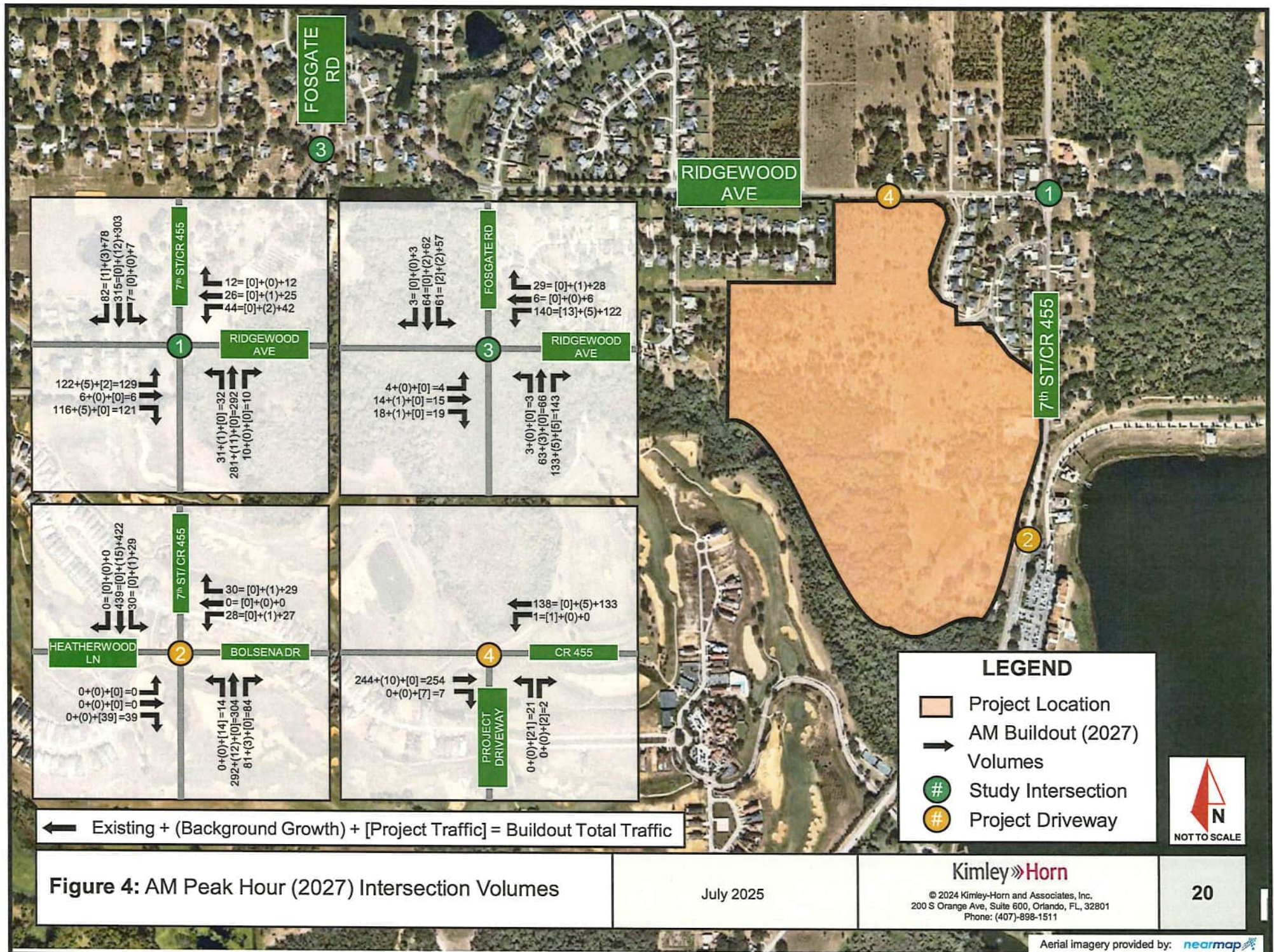
An intersection operational analysis was performed for Year 2027 buildout conditions during the AM and PM peak hours using procedures outlined in the *Highway Capacity Manual, 7th Edition* with Synchro (v12) software. Intersection LOS, delay, and maximum v/c ratios for the AM and PM peak hour buildout conditions are provided in **Table 11**. Synchro outputs are provided in **Appendix E**.

As shown in **Table 11**, all study area intersections are expected to operate at an acceptable LOS and with v/c less than one (1.0) overall in buildout (2027) AM and PM peak hour conditions. No new operational deficiencies were identified as a result of the proposed developments.

Figures 4 and 5 illustrate turning movement buildout volumes at the study intersections for the AM and PM peak hours, respectively.

Table 11: Buildout (2027) Intersection Conditions

Intersection	Control Type	Approach	AM Peak Hour			PM Peak Hour		
			Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio	Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio
1 7th St/CR 455 & Ridgewood Ave	Roundabout	EB	A	EBL/T/R	0.391	A	EBL/T/R	0.137
		WB	A	WBL/T/R	0.14	A	WBL/T/R	0.05
		NB	A	NBL/T/R	0.38	A	NBL/T/R	0.30
		SB	A	SBL/T/R	0.43	A	SBL/T/R	0.20
		Overall	A (7.7 s)	SBL/T/R	0.43	A (5.1 s)	NBL/T/R	0.30
2 CR 455 & Heatherwood Ln	TWSC	EB	B	EBL/T/R	0.08	A	EBL	0.03
		WB	C	WBL	0.15	C	WBL	0.19
		NB	A	NBL/T	0.02	A	NBL/T	0.04
		SB	A	SBL	0.03	A	SBT/R	0.01
		Overall	-	WBL	0.15	-	WBL	0.19
3 Ridgewood Ave & Fosgate Rd	AWSC	EB	A	EBL/T/R	0.06	A	EBL	0.06
		WB	B	WBL/T/R	0.29	A	WBL	0.25
		NB	B	NBL/T/R	0.34	A	NBL	0.29
		SB	A	SBL/T/R	0.21	A	SBL	0.16
		Overall	A (9.9 s)	NBL/T/R	0.34	A (9.0 s)	NBL	0.29
4 Ridgewood Ave & Project Driveway 2	TWSC	EB	-	-	-	-	-	-
		WB	A	WBL/T	0.00	A	WBL/T	0.00
		NB	B	NBL/R	0.04	B	NBL/R	0.02
		SB	-	-	-	-	-	-
		Overall	-	NBL/R	0.04	-	NBL/R	0.02



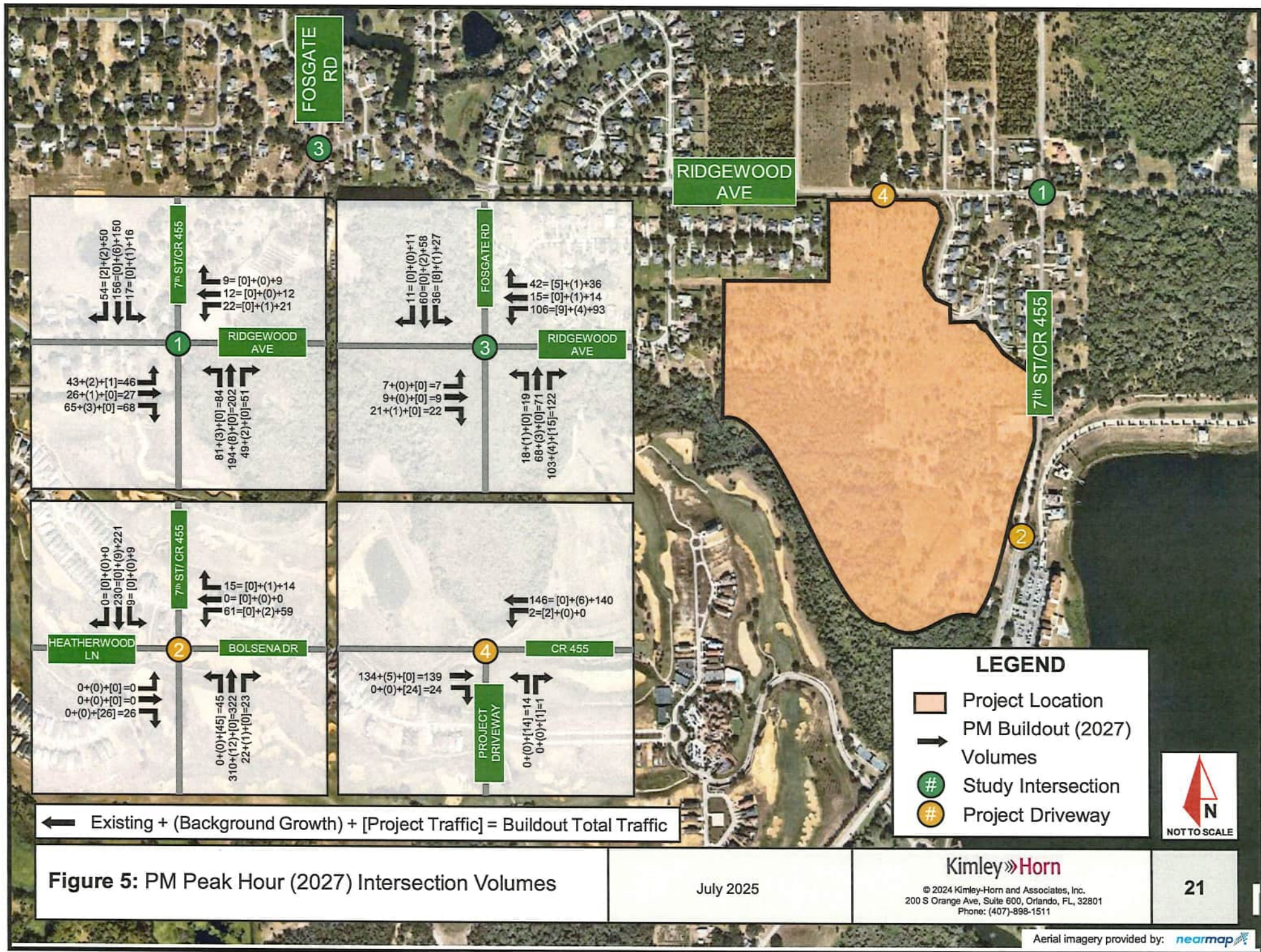


Figure 5: PM Peak Hour (2027) Intersection Volumes

July 2025

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7.3 BUILDOUT TURN LANE ANALYSIS

The need for exclusive ingress left-turn and right-turn lanes at the project driveways was evaluated using the National Cooperative Highway Research Program (NCHRP) Report 457 thresholds.

The need for an exclusive right-turn lane at the project driveways was determined by comparing the right turning volumes with the approach volume. Based on the anticipated buildout volumes at the project driveways shown in **Figures 4 and 5** and thresholds specified by the NCHRP Report 457, ingress right-turn lanes are not warranted at the project driveways.

The need for exclusive left-turn lanes at the project driveways was determined by comparing the left turning volumes with the approach and opposing volumes. Based on the anticipated buildout volumes at the project driveway shown in **Figures 4 and 5** and thresholds specified by the NCHRP Report 457, ingress left-turn lanes are not warranted at the project driveways.

NCHRP outputs are provided in **Appendix F**.

8.0 CONCLUSION

This traffic impact study was performed to analyze and document the traffic impacts associated with the development of the Montverde Estates in Lake County, Florida. The site is currently vacant and located on the west side of CR455, and south of Ridgewood Avenue. The site is proposed to consist of up to 114 single-family detached dwelling units. Access to the site is proposed via one (1) full access connection to CR 455 and one (1) full access connection to Ridgewood Avenue. Buildout of the proposed development is anticipated in Year 2027.

The FLU amendment analysis included herein identified the potential impact of the maximum development intensity of the proposed FLU designation with the PUD zoning cap. The amendment would change the subject property from SFL to a PUD zoning with a cap of 114 units. The maximum trip generation under the existing FLU assumes 117 single-family homes (58.3 acres * 2 DU/acre), while the maximum intensity of the PUD FLU designation would be capped at 114 single-family homes. The proposed FLU (PUD) will result in a reduction of maximum trip generation compared to the maximum allowable intensity of the existing FLU (SFL).

The project is anticipated to generate 1,138 daily trips, 84 AM peak hour trips (21 inbound and 63 outbound), and 112 PM peak hour trips (71 inbound and 41 outbound) based on the ITE *Trip Generation Manual*. Project trips were distributed onto the surrounding network using the latest adopted regional travel demand model and manual assignment at the study area intersections.

A roadway segment capacity analysis was performed for the study area roadway segments for Year 2027 background and buildout conditions. No segment deficiencies were identified as a result of project trips.

An operational analysis for existing, background, and buildout conditions was performed at the driveway and intersections within the study area. No operational deficiencies were identified as a result of the proposed development.

The need for exclusive ingress left-turn and right-turn lanes at the proposed site access points was evaluated based on the National Cooperative Highway Research Program (NCHRP) Report 457 thresholds. Based on anticipated buildout volumes at the project driveways and thresholds specified by the NCHRP Report 457, ingress left- and right-turn lanes are not warranted at the project driveways.

APPENDIX A

Site Plan

APPENDIX B

Existing Traffic and Lake County DMP Data

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing – single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

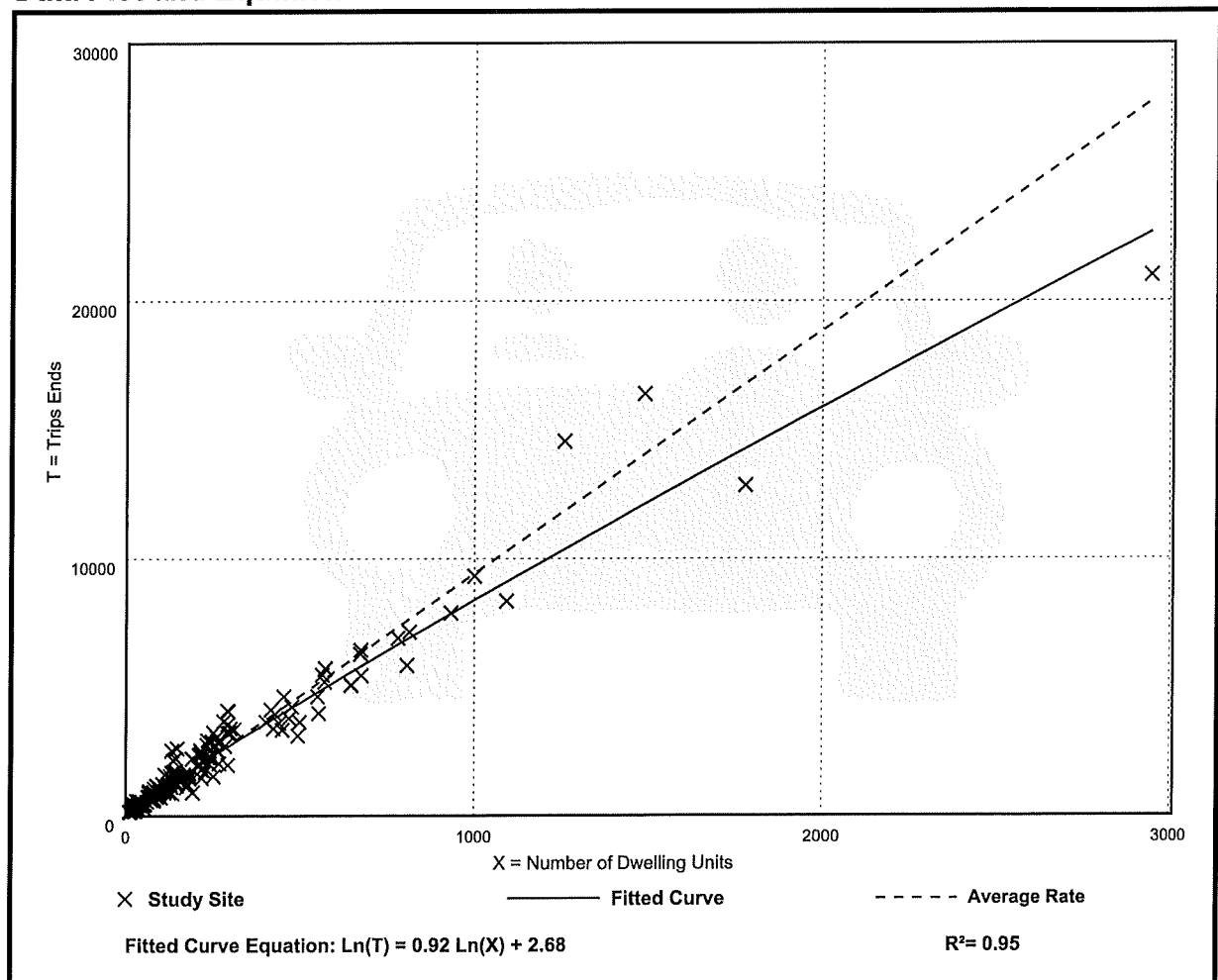
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

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: 192

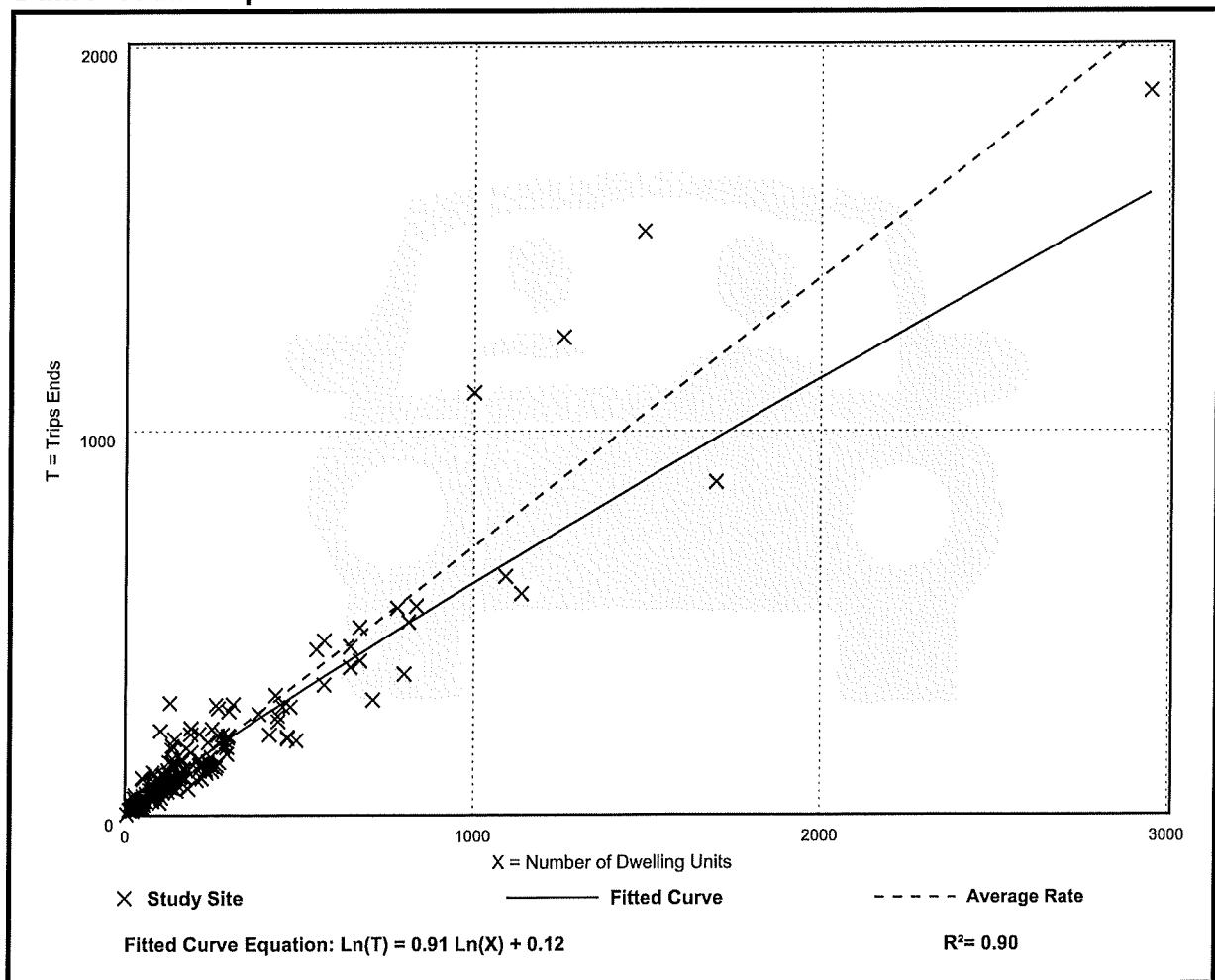
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

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: 208

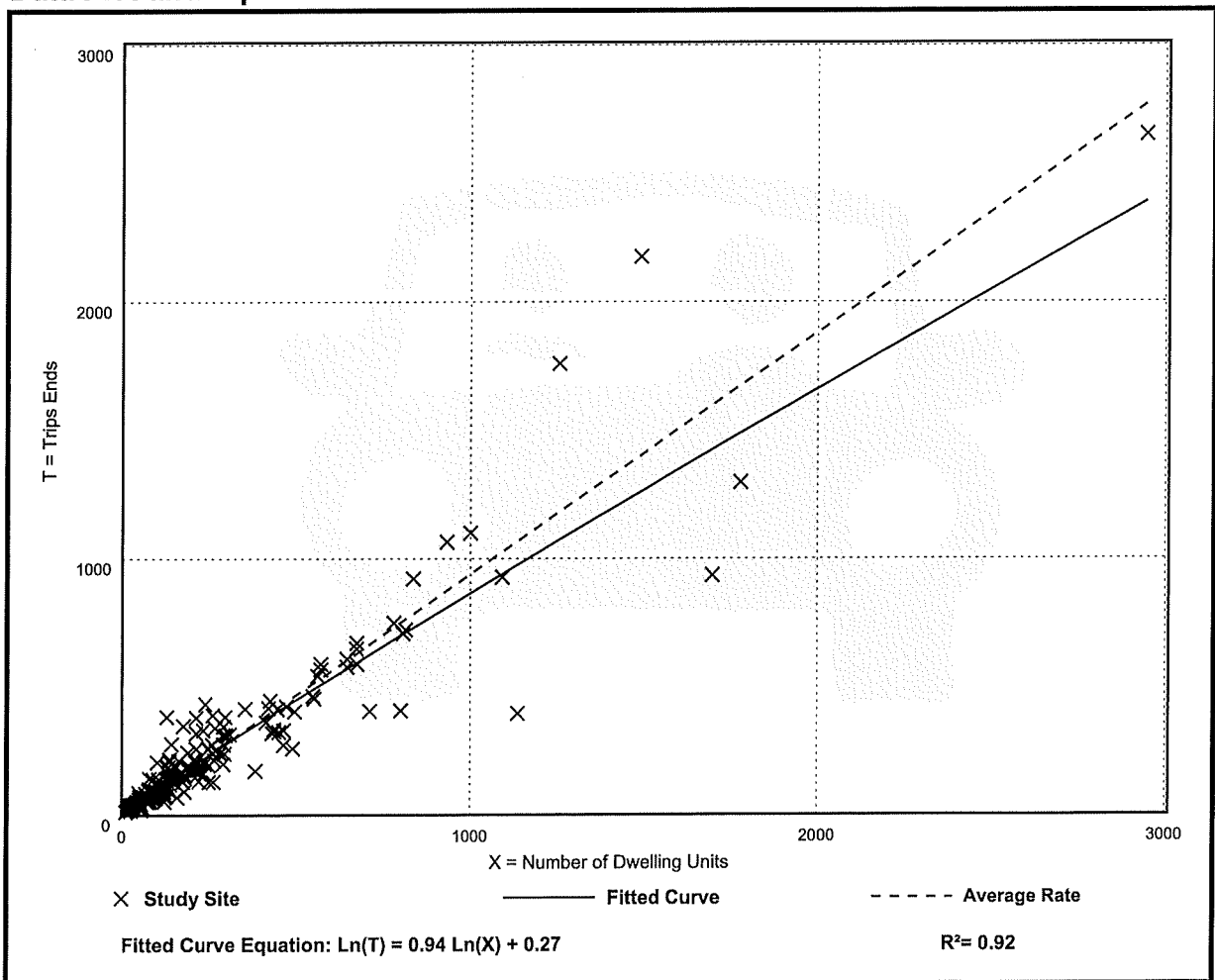
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

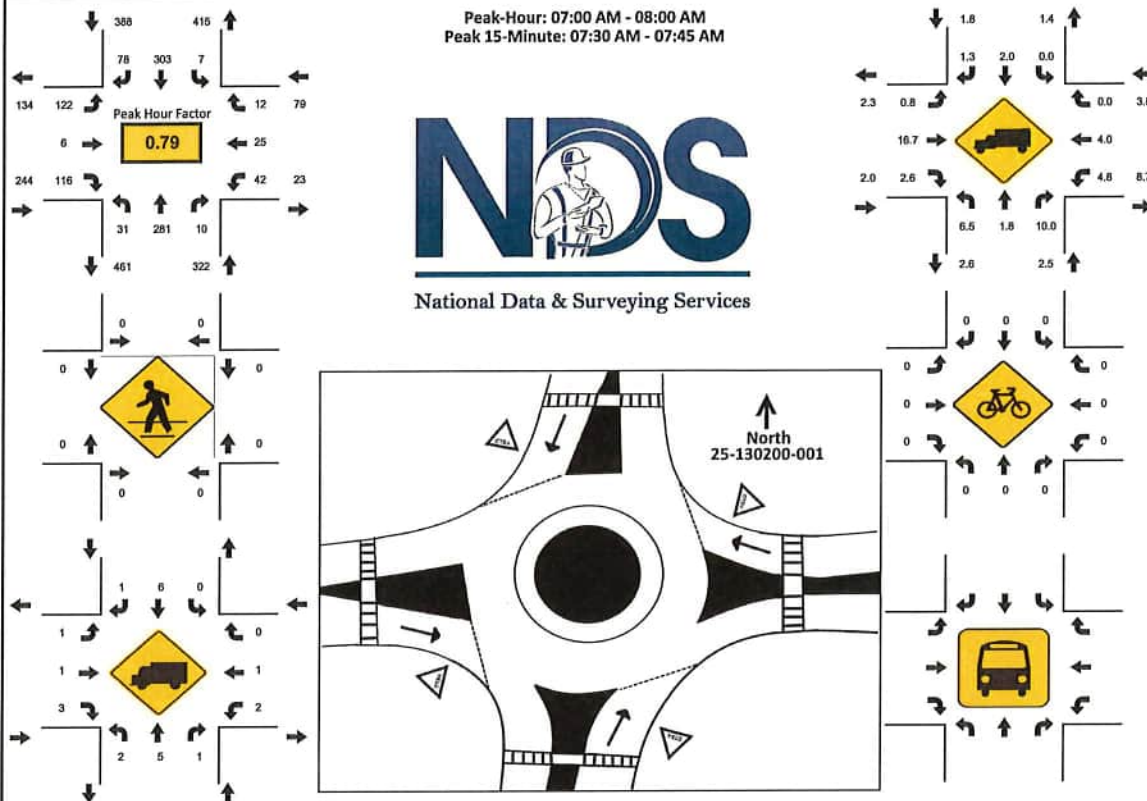

Data Plot and Equation



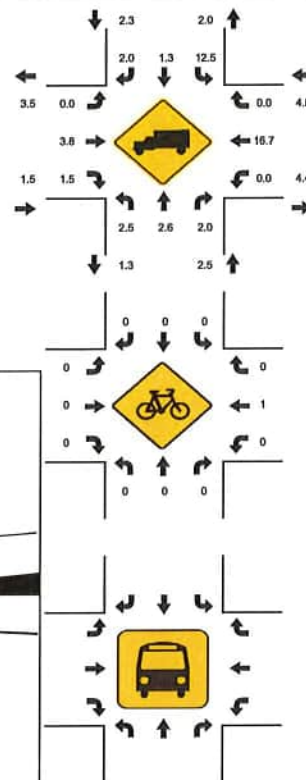
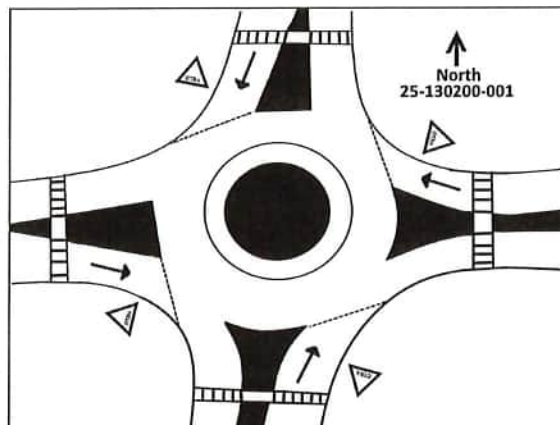
APPENDIX C

Existing Traffic and Lake County Data

PROJECT ID: 25-130200-001
DATE: Thu, May 22, 2025

[illegible]

PROJECT ID: 25-130200-001
DATE: Thu, May 22, 2025



15-Min Count Period Beginning At	7th St/CR 455 Northbound					7th St/CR 455 Southbound					Ridgewood Ave Eastbound					Ridgewood Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	20	48	11	0		2	47	14	0		10	5	15	1		3	7	4	0		187	686
4:15 PM	16	29	5	1		3	33	17	0		5	6	8	0		6	4	3	0		136	665
4:30 PM	19	51	18	1		5	27	7	1		10	8	11	0		5	6	3	0		172	716
4:45 PM	20	44	11	0		4	42	16	0		12	7	22	2		7	3	1	0		191	709
5:00 PM	14	41	10	1		1	43	18	0		10	3	18	0		3	1	3	0		166	676
5:15 PM	25	58	10	1		5	38	9	0		9	8	14	0		6	2	2	0		187	510
5:30 PM	19	60	11	0		2	29	12	0		4	5	15	0		4	1	3	0		165	323
5:45 PM	19	46	9	0		2	42	7	0		13	3	8	0		5	2	2	0		158	158
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	100	232	72	4		20	172	72	4		48	32	88	8		28	24	12	0		916	
Heavy Trucks	4	12	4	0		4	4	4	0		0	4	4	0		0	4	0	0		44	
Pedestrians		0					0					0					0				0	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	4	0	0		4	
Buses																						
Stopped Buses																						

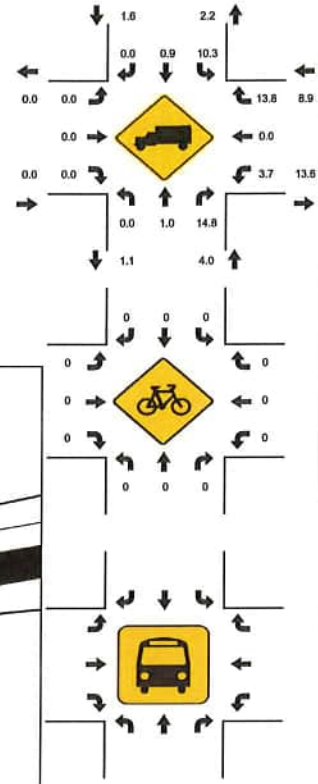
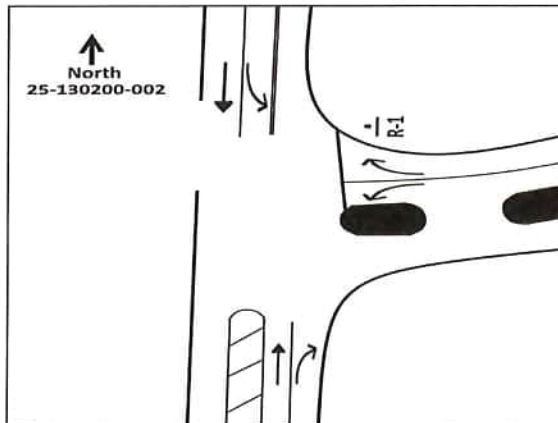
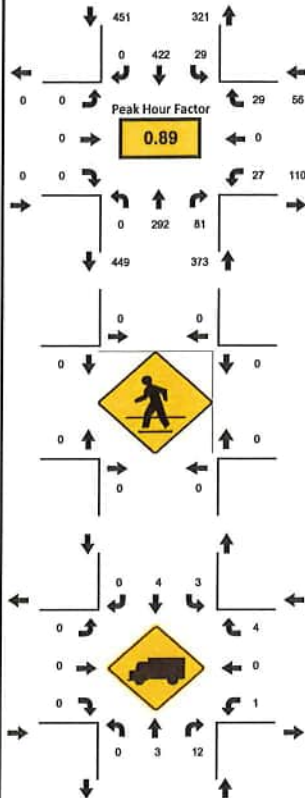
LOCATION: CR 455 & Bolsena Dr/Heatherwood Ln
CITY/STATE: Montverde, FL

PROJECT ID: 25-130200-002
DATE: Thu, May 22, 2025

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:15 AM - 07:30 AM

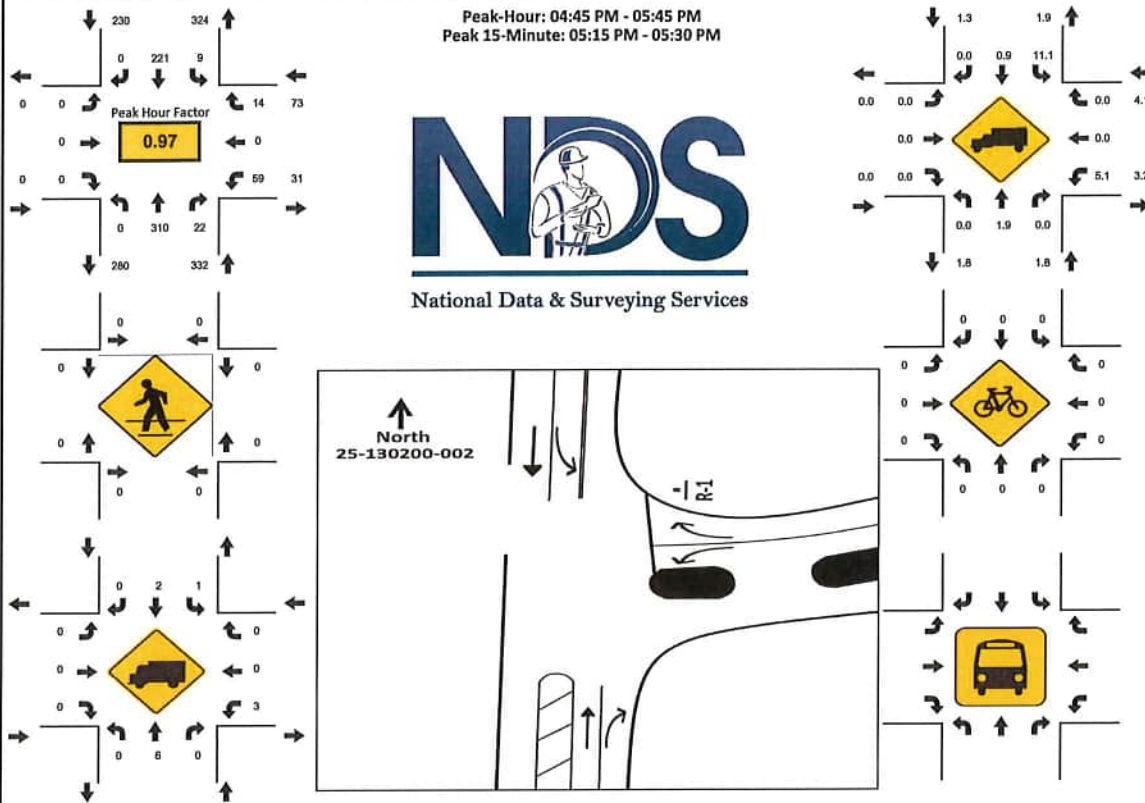


National Data & Surveying Services

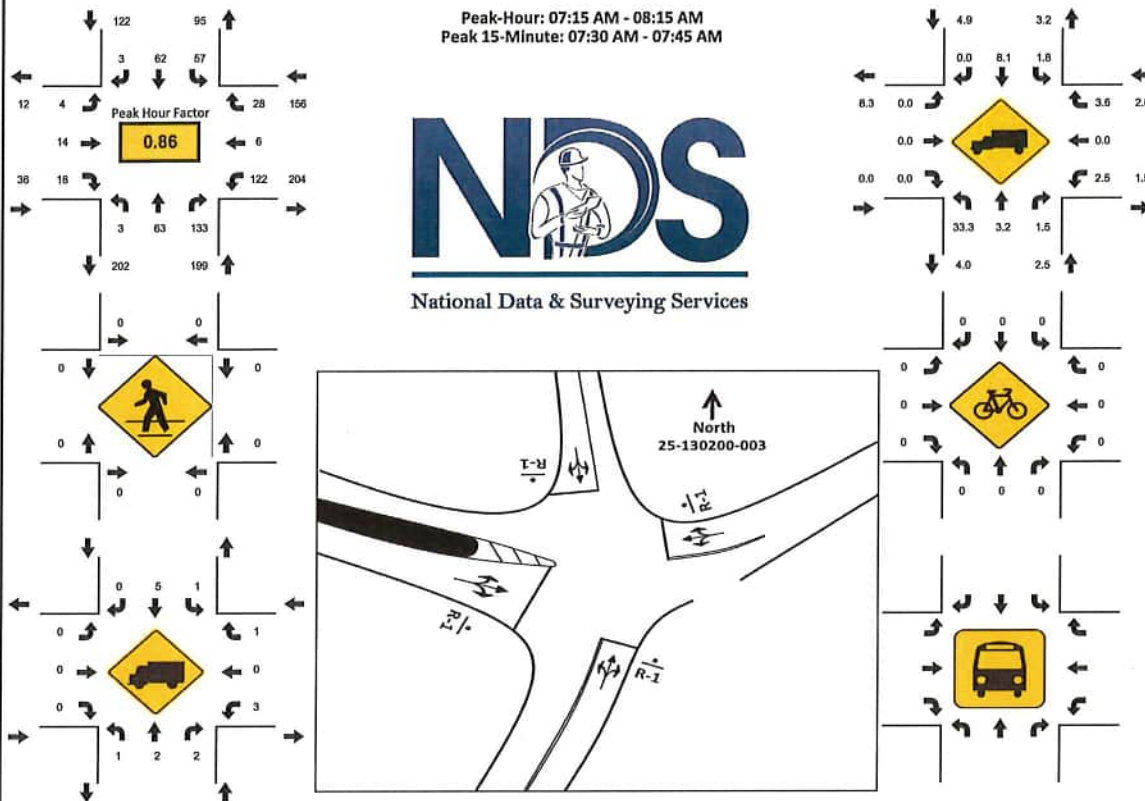


15-Min Count Period Beginning At	CR 455 Northbound					CR 455 Southbound					Bolsena Dr/Heatherwood Ln Eastbound					Bolsena Dr/Heatherwood Ln Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	63	23	0		4	71	0	0		0	0	0	0		1	0	4	0		166	880
7:15 AM	0	108	16	0		6	96	0	0		0	0	0	0		9	0	11	0		246	834
7:30 AM	0	70	14	0		12	131	0	0		0	0	0	0		5	0	10	0		242	712
7:45 AM	0	51	28	0		7	124	0	0		0	0	0	0		12	0	4	0		228	587
8:00 AM	0	31	22	0		3	46	0	0		0	0	0	0		14	0	4	0		120	493
8:15 AM	0	20	21	0		2	70	0	0		0	0	0	0		8	0	3	0		124	373
8:30 AM	0	24	20	0		4	56	0	0		0	0	0	0		11	0	2	0		117	249
8:45 AM	0	31	11	0		7	73	0	0		0	0	0	0		8	0	2	0		132	132
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	432	112	0		48	524	0	0		0	0	0	0		48	0	44	0		1208	
Heavy Trucks	0	8	20	0		8	8	0	0		0	0	0	0		4	0	8	0		56	
Pedestrians	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Stopped Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	

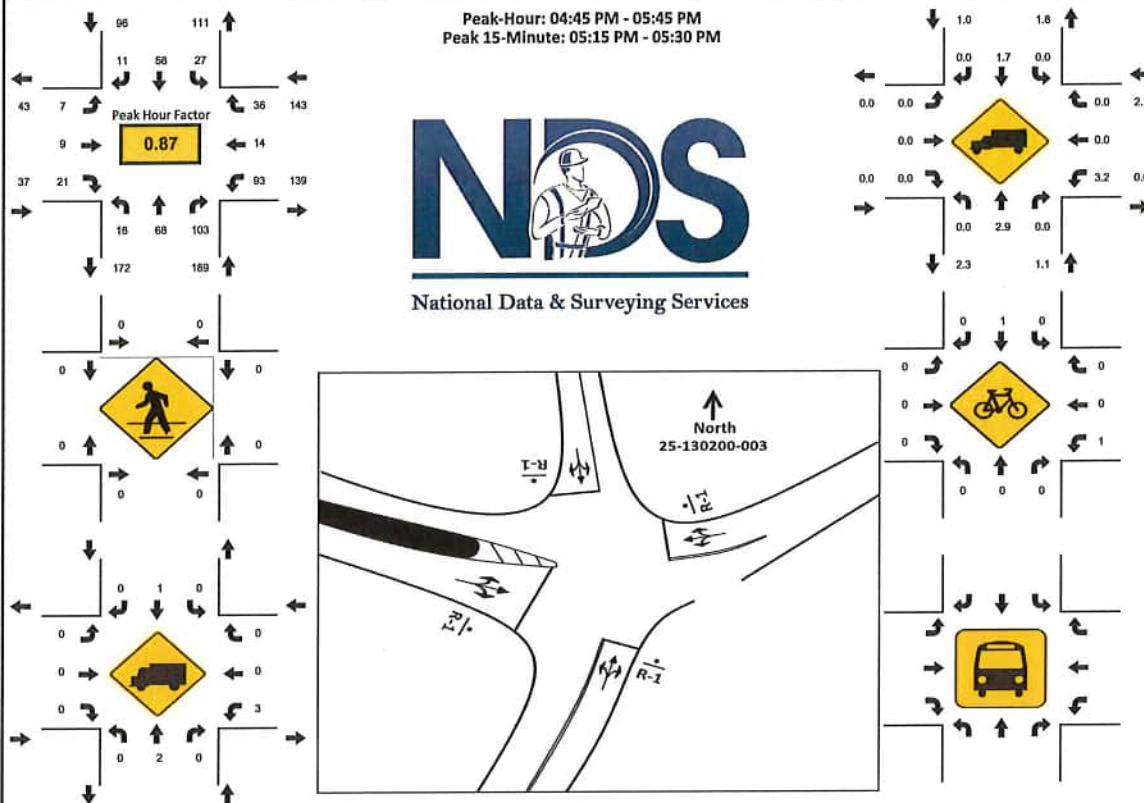
PROJECT ID: 25-130200-002
DATE: Thu, May 22, 2025

[illegible]

PROJECT ID: 25-130200-003
DATE: Thu, May 22, 2025

[illegible]

PROJECT ID: 25-130200-003
DATE: Thu, May 22, 2025

[illegible]

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1100 LAKE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.95 PSCF
1	01/01/2024 - 01/06/2024	1.02	1.07
2	01/07/2024 - 01/13/2024	1.04	1.09
3	01/14/2024 - 01/20/2024	1.05	1.11
4	01/21/2024 - 01/27/2024	1.03	1.08
5	01/28/2024 - 02/03/2024	1.01	1.06
6	02/04/2024 - 02/10/2024	0.99	1.04
* 7	02/11/2024 - 02/17/2024	0.97	1.02
* 8	02/18/2024 - 02/24/2024	0.96	1.01
* 9	02/25/2024 - 03/02/2024	0.96	1.01
*10	03/03/2024 - 03/09/2024	0.95	1.00
*11	03/10/2024 - 03/16/2024	0.94	0.99
*12	03/17/2024 - 03/23/2024	0.94	0.99
*13	03/24/2024 - 03/30/2024	0.94	0.99
*14	03/31/2024 - 04/06/2024	0.94	0.99
*15	04/07/2024 - 04/13/2024	0.94	0.99
*16	04/14/2024 - 04/20/2024	0.94	0.99
*17	04/21/2024 - 04/27/2024	0.95	1.00
*18	04/28/2024 - 05/04/2024	0.96	1.01
*19	05/05/2024 - 05/11/2024	0.98	1.03
20	05/12/2024 - 05/18/2024	0.99	1.04
21	05/19/2024 - 05/25/2024	1.00	1.05
22	05/26/2024 - 06/01/2024	1.01	1.06
23	06/02/2024 - 06/08/2024	1.02	1.07
24	06/09/2024 - 06/15/2024	1.03	1.08
25	06/16/2024 - 06/22/2024	1.04	1.09
26	06/23/2024 - 06/29/2024	1.05	1.11
27	06/30/2024 - 07/06/2024	1.06	1.12
28	07/07/2024 - 07/13/2024	1.06	1.12
29	07/14/2024 - 07/20/2024	1.07	1.13
30	07/21/2024 - 07/27/2024	1.06	1.12
31	07/28/2024 - 08/03/2024	1.05	1.11
32	08/04/2024 - 08/10/2024	1.04	1.09
33	08/11/2024 - 08/17/2024	1.03	1.08
34	08/18/2024 - 08/24/2024	1.03	1.08
35	08/25/2024 - 08/31/2024	1.03	1.08
36	09/01/2024 - 09/07/2024	1.03	1.08
37	09/08/2024 - 09/14/2024	1.04	1.09
38	09/15/2024 - 09/21/2024	1.04	1.09
39	09/22/2024 - 09/28/2024	1.02	1.07
40	09/29/2024 - 10/05/2024	1.01	1.06
41	10/06/2024 - 10/12/2024	0.99	1.04
42	10/13/2024 - 10/19/2024	0.97	1.02
43	10/20/2024 - 10/26/2024	0.98	1.03
44	10/27/2024 - 11/02/2024	0.99	1.04
45	11/03/2024 - 11/09/2024	0.99	1.04
46	11/10/2024 - 11/16/2024	1.00	1.05
47	11/17/2024 - 11/23/2024	1.00	1.05
48	11/24/2024 - 11/30/2024	1.01	1.06
49	12/01/2024 - 12/07/2024	1.01	1.06
50	12/08/2024 - 12/14/2024	1.02	1.07
51	12/15/2024 - 12/21/2024	1.02	1.07
52	12/22/2024 - 12/28/2024	1.04	1.09
53	12/29/2024 - 12/31/2024	1.05	1.11

* PEAK SEASON

04-MAR-2025 16:32:53

830UPD

5_1100_PKSEASON.TXT

2022 Lake County Annual Traffic Counts

MAP STA #	ROAD NAME	LOCATION	Map Sheet	S E C	T W P	R N G	ANNUAL ADJUSTED DAILY TRAFFIC (AADT)						5-YEAR ANNUAL AVERAGE GROWTH RATE PERCENT	ADJUSTED PEAK HR VOLUME 2022	BEGIN PEAK HOUR 2022	ADJUSTED 2022 PM PEAK HOUR VOLUME (3-7 PM reported as 15:00-18:45)				
							2017	2018	2019	2020	2021	2022				Total	NB/EB	SB/WB	Pk Dir	Time
1	U.S. 27/S.R. 25	0.56 MI N OF POLK CO LINE	A	35	24	26	42,561	52,260	51,646	51,646	52,725	44,890	-3.73%	3,099	16:45	3,099	1,577	1,522	NB	16:45
2	S.R. 33	AT POLK CO LINE	A	28	24	25	5,617	7,773	6,234	6,234	8,184	9,468	5.06%	784	16:15	784	308	476	SB	16:15
3	C.R. 474	0.04 MI W OF U.S. 27/S.R. 25	A	27	24	26	4,660	5,315	6,183	6,183	4,595	5,263	-0.25%	385	8:00	363	168	195	WB	15:45
4	C.R. 474	0.07 MI E OF S.R. 33	A	21	24	25	5,343	4,871	4,422	4,422	4,835	5,217	1.73%	400	7:15	342	132	210	EB	16:00
5	S.R. 33	0.18 MI S OF C.R. 561	A	8	24	25	9,325	9,507	8,185	8,185	7,669	11,449	4.76%	1,034	13:15	758	395	363	SB	16:30
6	C.R. 561	0.11 MI E OF S.R. 33	A	8	24	25	2,050	2,002	2,141	2,141	1,717	1,950	-0.66%	180	17:00	180	93	87	EB	17:00
7	LAKE ERIE RD	0.06 MI W OF S.R. 33	A	20	23	25	843	702	633	633	835	855	5.06%	71	5:30	68	22	46	WB	15:15
8	LAKE SHORE DR (CLERMONT)	0.06 MI E OF C.R. 561	A	14	23	25	2,786	2,938	2,757	2,757	2,905	2,707	-2.03%	249	17:00	249	124	124	WB	17:00
9	LK LOUISA RD	0.17 MI W OF U.S. 27	A	16	23	26	3,734	3,656	3,583	3,583	3,961	4,705	6.51%	686	18:45	686	448	237	EB	18:45
10	C.R. 561	0.08 MI S OF C.R. 565B/LOG HOUSE	A	11	23	25	2,340	3,399	3,165	3,165	3,521	3,646	1.78%	599	7:00	305	154	151	SB	15:30
11	OSWALT RD	0.126 MI E OF LAKE SHORE DR (CLERMONT)	A	12	23	25	4,168	4,277	4,049	4,049	4,510	3,392	-5.63%	292	15:45	292	171	121	WB	15:45
13	LOG HOUSE RD	0.05 MI E OF C.R. 561	A	11	23	25	3,482	3,299	3,285	3,285	4,379	3,214	-0.65%	407	7:30	346	197	149	EB	15:00
14	LAKE SHORE DR (CLERMONT)	0.122 MI N OF LOG HOUSE RD/ OSWALT RD	A	12	23	25	11,405	11,323	10,954	10,954	12,118	9,817	-3.51%	886	17:00	886	342	545	NB	17:00
15	HARTWOOD MARSH RD	0.15 MI E OF U.S. 27/S.R. 25	A	9	23	26	14,932	16,077	16,511	14,413	18,419	15,456	-0.98%	1,289	7:45	1,253	490	764	WB	17:15
16	HARTWOOD MARSH RD	1.1MI E HANCOCK	A	10	23	26	14,798	14,963	14,494	11,613	16,081	13,980	-1.68%	1,445	7:45	1,136	493	643	WB	17:15
17	HANCOCK RD	0.113 MI N OF HARTWOOD MARSH RD	A	10	23	26	10,600	11,175	11,056	9,298	11,802	10,930	-0.55%	897	7:45	785	358	426	SB	17:15
18	C.R. 565B	0.10 MI E OF C.R. 565A	A	3	23	25	2,511	2,433	1,754	1,754	2,625	2,446	0.13%	251	16:45	251	118	133	WB	16:45
19	LAKE LOUISA RD	0.20 MI S OF LAKE SHORE DR	A	6	23	26	3,775	3,641	3,719	3,719	3,829	4,709	6.64%	771	19:00	753	247	506	NB	18:45
20	HARTWOOD MARSH RD	1.09 MI W OF ORANGE CO LINE	A	2	23	26	10,862	12,123	11,200	11,200	11,827	9,982	-4.74%	878	17:15	878	289	590	EB	17:15
21	HAMMOCK RIDGE RD	0.21 W. OF US 27	A	5	23	26	15,416	15,391	14,951	12,692	16,072	16,135	1.19%	1,425	18:30	1,425	419	1,005	EB	18:30
22	LAKE SHORE DR (CLERMONT)	0.30 MI W OF HAMMOCK RIDGE RD	A	1	23	25	16,308	16,661	16,152	14,916	17,455	14,356	-3.65%	1,266	17:00	1,266	450	816	WB	17:00
23	LAKE SHORE DR (CLERMONT)	0.14 E. OF HAMMOCK RIDGE ROAD	A	6	23	26	8,097	8,500	7,955	7,955	6,938	6,114	-7.91%	559	17:15	559	379	180	WB	17:15
24	CITRUS TOWER BV	0.18 E. OF US 27	A	5	23	26	14,720	15,036	15,267	12,723	15,322	16,459	2.29%	1,292	7:45	1,269	685	584	WB	15:15
26	JOHNS LAKE RD	0.34 MI E OF U.S. 27	A	32	22	26	7,929	6,104	6,160	6,160	5,682	7,851	6.49%	874	18:30	874	522	352	EB	18:30
27	ANDERSON HILL RD	0.11 MI E OF LAKE SHORE DR	A	31	22	26	1,900	1,727	1,870	1,870	1,757	1,431	-4.59%	146	17:30	146	53	93	EB	17:30
28	CITRUS TOWER BV	0.10 MI N OF JOHNS LAKE RD	A	32	22	26	18,370	19,580	19,518	19,518	19,899	18,787	-1.03%	1,630	15:00	1,630	698	932	SB	15:00
29	STEVES RD	0.44 MI W. OF CITRUS TOWER BV	A	29	22	26	6,845	6,627	6,756	6,756	6,906	6,671	0.17%	713	14:45	679	293	386	EB	15:00
30	EXCALIBUR RD	0.08 MI S OF HOOKS ST	A	28	22	26	4,939	5,109	4,651	4,651	4,517	4,639	-2.38%	633	6:45	494	303	192	SB	16:30
31	HOOKS ST	0.12 W. OF CITRUS TOWER BV	A	29	22	26	9,419	10,252	10,015	10,015	10,490	9,986	-0.66%	864	16:30	864	419	445	EB	16:30
32	HOOKS ST	0.06 MI W OF U.S. 27	A	30	22	26	7,620	8,098	7,614	7,614	6,516	6,100	-6.84%	560	16:15	560	254	305	EB	16:15
33	HOOKS ST	E. OF US 27	A	29	22	26	10,357	11,279	13,858	13,858	13,975	12,661	2.93%	1,029	16:00	1,029	621	409	WB	16:00
34	HOOKS ST	0.7 MI W OF HANCOCK RD	A	28	22	26	8,668	10,888	10,718	10,718	10,476	9,991	-2.13%	891	15:45	891	346	545	EB	15:45
35	HANCOCK RD	0.228 MI S OF S.R. 50	A	27	22	26	19,542	20,087	20,782	18,254	22,021	20,053	-0.04%	1,570	15:00	1,570	765	805	SB	15:00
36	CITRUS TOWER BV	0.1 MI S OF S.R. 50	A	28	22	26	17,358	18,604	18,498	18,498	18,206	17,719	-1.21%	1,436	16:45	1,436	648	788	NB	16:45
37	GRAND HIGHWAY	N. OF HOOKS ST	A	29	22	26	6,066	6,175	6,203	6,203	5,302	4,553	-7.34%	406	16:45	406	229	177	NB	16:45
38	HARTLE RD	SOUTH OF SR50	A	26	22	26	4,496	6,459	5,691	5,691	7,822	7,017	2.09%	579	17:45	579	212	367	NB	17:45
39	N HANCOCK RD	0.102 MI N OF S.R. 50	A	27	22	26	17,100	20,939	17,171	17,171	15,092	15,415	-7.37%	1,313	17:00	1,313	595	718	SB	17:00
40	GRAND HIGHWAY	0.14 MI N OF S.R. 50	A	29	22	26	6,321	6,714	6,443	6,443	6,324	5,669	-4.14%	474	17:15	474	235	239	SB	17:15
42	C.R. 50	0.06 MI W OF ORANGE CO LINE	A	25	22	26	7,322	7,060	6,933	6,933	7,293	6,092	-3.62%	671	17:00	671	174	497	WB	17:00
43	C.R. 455	0.25 MI N OF S.R. 50	A	26	22	26	9,133	8,821	8,629	8,629	9,629	8,028	-2.33%	677	7:15	663	345	318	NB	17:00
44	CITRUS TOWER BV	0.14 MI N OF S.R. 50	A	28	22	26	15,791	15,478	15,581	15,581	14,679	14,210	-2.11%	1,133	14:15	1,117	491	626	SB	16:30
45	C.R. 561	0.08 MI S OF S.R. 50	A	24	22	25	6,165	6,728	6,364	6,364	7,502	5,886	-3.29%	537	16:15	537	290	246	NB	16:15
47	C.R. 565A	0.27 MI S OF S.R. 50	A	20	22	25	2,213	2,149	2,324	2,324	2,426	2,274	1.42%	192	16:30	192	73	118	SB	16:30

2022 Lake County Annual Traffic Counts

MAP STA #	ROAD NAME	LOCATION	Map Sheet	S E C	T W P	R N G	ANNUAL ADJUSTED DAILY TRAFFIC (AADT)						5-YEAR ANNUAL AVERAGE GROWTH RATE PERCENT	ADJUSTED PEAK HR VOLUME 2022	BEGIN PEAK HOUR 2022	ADJUSTED 2022 PM PEAK HOUR VOLUME (3-7 PM reported as 15:00-18:45)				
							2017	2018	2019	2020	2021	2022				Total	NB/EB	SB/WB	Pk Dir	Time
201	C.R. 565A	0.2 MI N OF S.R. 50	B	20	22	25	8,120	9,069	9,273	9,273	9,840	8,847	-0.62%	898	6:45	674	363	311	NB	16:15
202	C.R. 50	0.08 MI W OF C.R. 455	B	23	22	26	7,593	6,693	6,509	6,509	7,354	6,136	-2.15%	641	16:45	641	203	438	WB	16:45
203	C.R. 561	0.16 MI S OF BRIDGE #114046	B	23	22	25	3,564	3,579	3,111	3,111	4,476	4,617	6.58%	437	16:15	437	248	189	SB	16:15
204	C.R. 455	0.10 MI N OF MAGNOLIA CREEK LN	B	14	22	26	7,441	7,760	7,351	7,351	7,487	6,847	-3.08%	793	7:15	617	268	349	NB	15:15
205	CITRUS TOWER BV	0.113 MI E OF U.S. 27	B	19	22	26	12,067	12,548	12,888	12,888	11,620	11,189	-2.83%	998	16:45	998	592	406	WB	16:45
206	CR 565A	NORTH OF SR 50	B	24	22	24	582	4,343	10,662	10,662	11,259	8,692	18.94%	837	6:45	666	440	226	NB	15:30
207	N HANCOCK RD	0.106 MI S OF C.R. 50	B	16	22	26	13,332	17,186	15,634	15,634	14,898	15,768	-2.13%	1,366	13:30	1,332	676	656	NB	16:30
208	C.R. 565 (VILLA CITY RD)	0.134 MI N OF S.R. 50	B	24	22	24	3,359	4,422	4,686	4,686	5,303	4,788	2.01%	443	16:45	443	221	222	NB	16:45
209	CR 50	EAST OF HANCOCK RD	B	16	22	26	11,238	10,448	10,744	10,744	11,915	10,878	1.01%	1,014	7:30	1,002	477	525	WB	16:30
210	C.R. 50	0.05 MI W OF PARK TRAIL DR	B	17	22	26	8,979	8,482	7,953	7,953	6,762	6,687	-5.77%	716	8:00	604	273	331	EB	15:00
212	BLACKSTILL LAKE RD	0.16 MI N OF C.R. 50	B	16	22	26	3,451	4,711	5,031	5,031	7,032	5,785	5.27%	525	7:15	512	230	282	NB	15:00
213	C.R. 561	0.10 MI N OF C.R. 565A	B	14	22	25	5,294	5,863	6,627	6,627	7,489	5,785	-0.33%	525	7:15	512	282	230	SB	15:00
214	MAIN ST	0.1 MI N OF WASHINGTON ST	B	18	22	26	2,074	2,000	1,812	1,812	2,283	1,958	-0.53%	211	17:00	211	98	113	SB	17:00
216	TUSCANOOGA RD	0.09 MI N OF S.R. 50	B	15	22	24	2,673	2,479	2,662	2,662	2,785	2,269	-2.19%	230	17:15	230	140	90	SB	17:15
217	C.R. 50/SUNSET AV	0.03 MI N OF S.R. 50	B	14	22	24	1,342	1,456	1,443	1,443	1,958	1,420	-0.63%	144	16:15	144	59	85	NB	16:15
218	C.R. 33	0.10 MI N OF S.R. 50	B	14	22	24	5,430	5,825	5,931	5,931	6,503	6,785	3.89%	535	17:00	535	265	270	SB	17:00
219	UNDERPASS RD	0.036 MI E OF C.R. 33	B	14	22	24	1,036	985	1,064	1,064	1,189	964	-0.54%	109	17:15	109	55	54	EB	17:15
221	FOSGATE RD	0.19 MI W OF GRASSY LAKE RD	B	8	22	26	2,909	3,674	4,061	4,061	5,678	5,455	10.39%	581	17:15	581	262	319	WB	17:15
222	C.R. 478	0.08 MI E OF S.R. 19	B	7	22	25	1,295	1,342	1,641	1,641	2,269	2,002	10.51%	195	7:15	183	100	83	EB	16:30
223	C.R. 561 (LAKE MINNEOLA SHO)	0.11 MI W OF U.S. 27	B	7	22	26	8,727	9,602	10,013	10,013	10,766	9,873	0.70%	854	7:30	792	354	438	WB	16:45
224	JALARMY RD	0.29 MI N OF C.R. 561	B	12	22	25	4,208	3,665	5,060	5,060	5,891	5,555	10.95%	463	7:45	441	244	198	SB	16:15
225	HANCOCK RD	NORTH OF CITRUS GROVE RD	B	4	22	26	2,352	8,357	9,510	9,510	9,014	10,414	5.66%	922	16:15	922	382	539	SB	16:15
226	CITRUS GROVE ROAD	0.14 MI E OF U.S. 27	B	6	22	26	1,612	1,847	1,584	1,584	3,987	5,149	29.22%	483	5:45	429	261	168	WB	15:15
227	C.R. 455	0.05 MI W OF FOSGATE RD	B	3	22	26	3,151	3,838	2,629	2,571	2,857	3,059	-5.52%	372	7:00	297	165	132	WB	15:15
232	VILLA CITY RD	0.5 MI N. OF SIMON BROWN RD	B	36	21	24	1,991	2,535	2,878	2,878	3,321	2,620	0.82%	272	16:30	272	175	97	NB	16:30
233	HANCOCK RD	SOUTH OF CR 561A	B	32	21	26	9,046	4,550	5,917	5,917	5,275	5,433	4.53%	486	16:45	486	312	174	SB	16:45
234	C.R. 561A	0.35 MI E OF SCRUB JAY RD	B	32	21	26	1,773	6,227	5,470	5,047	5,236	4,933	-5.66%	453	16:00	453	179	274	WB	16:00
235	C.R. 561/C.R. 561A	0.09 MI E OF U.S. 27	B	36	21	25	9,629	9,788	9,344	9,344	9,148	8,096	-4.63%	745	7:30	703	359	343	EB	17:00
236	CR 561A	WEST OF CR 455	B	27	21	26	1,583	1,940	1,881	2,032	2,003	2,118	2.21%	235	7:15	205	109	96	EB	15:30
237	C.R. 561A	0.18 MI E OF C.R. 561	B	30	21	26	1,676	4,669	4,881	5,033	4,691	4,706	0.19%	452	16:00	452	177	275	EB	16:00
238	C.R. 561	0.04 MI N OF C.R. 561A	B	30	21	26	7,281	10,671	8,301	8,301	8,698	7,240	-9.24%	657	7:15	636	293	343	SB	16:45
239	WILSON LAKE PARKWAY	0.02 MI S OF U.S. 27	B	26	21	25	2,281	2,382	2,429	2,429	2,813	2,442	0.63%	217	7:30	185	59	126	SB	17:00
240	U.S. 27/S.R. 25	0.53 MI E OF C.R. 565	B	20	21	25	22,733	24,875	22,314	22,314	30,743	21,771	-3.28%	1,710	16:15	1,710	884	826	WB	16:15
241	C.R. 565	0.07 MI S OF U.S. 27	B	18	21	25	1,588	1,981	2,037	2,037	2,523	2,115	1.65%	213	17:00	213	150	63	SB	17:00
242	C.R. 561	0.13 MI S OF C.R. 455	B	17	21	26	6,639	7,090	7,010	7,927	6,588	7,004	-0.30%	666	17:15	666	335	331	SB	17:15
243	C.R. 455	0.14 MI E OF C.R. 561	B	17	21	26	1,832	1,746	1,610	1,962	1,953	1,835	1.25%	204	17:00	204	99	105	WB	17:00
245	C.R. 455	0.12 MI E OF S.R. 19	B	11	21	25	2,611	3,157	3,350	3,350	3,066	3,555	3.01%	317	16:30	317	177	140	WB	16:30
246	AUSTIN MERRITT RD	0.07 MI W OF C.R. 33	B	10	21	24	1,372	1,494	1,476	1,590	1,691	1,433	-1.05%	138	16:30	138	99	39	WB	16:30
247	BRIDGES RD	0.08 MI E OF C.R. 33	B	10	21	24	1,472	1,394	1,485	1,905	1,958	1,592	3.36%	155	7:15	148	102	47	WB	17:00
248	CR 48	AT SUMTER COUNTY LINE	B	7	21	24	2,912	2,849	2,730	2,730	2,833	2,969	1.03%	293	17:00	293	109	184	SB	17:00
249	C.R. 33	0.06 MI N OF AUSTIN MERRITT RD	B	10	21	24	3,670	4,697	4,200	4,776	4,900	4,618	-0.42%	409	7:15	349	137	212	NB	15:45
251	DEWEY ROBBINS RD	EAST OF US27	B	36	20	24	500	609	571	610	610	531	-3.40%	53	17:00	53	32	21	EB	17:00
252	C.R. 561	0.55 MI S OF C.R. 48	B	32	20	26	10,141	10,798	10,623	12,032	10,209	10,871	0.17%	1,027	17:00	1,027	519	508	NB	17:00
253	C.R. 48	0.15 MI E OF C.R. 561	B	32	20	26	5,977	6,305	5,764	6,582	5,840	5,928	-1.53%	678	7:45	548	282	266	WB	17:00
255	C.R. 48	0.18 MI W OF S.R. 19	B	23	20	25	9,300	9,300	8,572	9,713	9,242	9,084	-0.60%	757	16:30	757	390	367	WB	16:30
256	C.R. 448A	0.2 MI N OF C.R. 48	B	24	20	26	5,339	5,575	4,763	5,458	5,088	5,330	-1.12%	517	16:45	517	237	281	SB	16:45
257	C.R. 561	0.07 MI S OF WOODLAND DR	B	20	20	26	8,600	9,245	#N/A	9,680	8,472	9,434	0.51%	1,019	16:30	1,019	470	548	SB	16:30
258	DUDA RD	0.16 MI E OF C.R. 448A	B	24	20	26	4,738	6,485	6,163	6,857	6,337	6,597	0.43%	561	17:15	561	267	294	WB	17:15
259	C.R. 48	0.12 MI W OF C.R. 33	B	22	20	24	3,520	3,145	2,849	3,407	3,600	3,157	0.10%	263	16:30	263	101	162	WB	16:30
260	C.R. 33	0.28 MI S OF C.R. 470/C.R. 48	D	15	20	24	10,062	9,251	8,936	10,033	10,210	8,811	-1.21%	719	15:30	719	303	417	SB	15:30

2022 Lake County Annual Traffic Counts

MAP STA #	ROAD NAME	LOCATION	Map Sheet	S E C	T W P	R N G	ANNUAL ADJUSTED DAILY TRAFFIC (AADT)						5-YEAR ANNUAL AVERAGE GROWTH RATE PERCENT	ADJUSTED PEAK HR VOLUME 2022	BEGIN PEAK HOUR 2022	ADJUSTED 2022 PM PEAK HOUR VOLUME (3-7 PM reported as 15:00-18:45)				
							2017	2018	2019	2020	2021	2022				Total	NB/EB	SB/WB	Pk Dir	Time
261	C.R. 448	AT ORANGE CO LINE	C	13	20	26	7,383	7,479	7,075	7,364	7,319	7,921	1.45%	770	17:15	770	398	372	EB	17:15
262	C.R. 48	0.12 MI W OF U.S. 27	C	14	20	24	8,996	9,714	9,128	10,282	9,086	8,175	-4.22%	699	15:30	699	361	338	EB	15:30
263	C.R. 48	0.18 MI E OF C.R. 33	B	15	20	24	8,307	8,867	7,814	7,814	7,940	8,554	-0.89%	708	11:15	646	358	288	EB	15:30
264	C.R. 48	0.25 MI E OF U.S. 27	B	14	20	24	10,428	10,908	9,624	11,331	13,118	8,849	-5.10%	721	15:45	721	379	342	EB	15:45
265	SHIRLEY SHORES RD	0.15 MI N OF C.R. 448	B	15	20	26	2,425	2,684	2,410	2,608	2,789	2,770	0.79%	254	17:15	254	142	112	NB	17:15
266	C.R. 470	0.536 MI E OF TURNPIKE OVERPASS	B	17	20	24	7,182	9,077	7,451	7,451	11,256	7,952	-3.25%	668	6:45	643	393	251	EB	15:45
267	C.R. 470	0.06 MI E OF SUMTER CO LINE	B	7	20	24	8,310	8,986	8,816	11,185	13,118	10,184	3.18%	816	15:30	816	478	339	EB	15:30
268	C.R. 33	0.34 MI W OF U.S. 27	B	11	20	24	9,988	9,599	9,402	10,645	10,254	9,162	-1.16%	743	7:30	717	364	353	WB	15:45
269	C.R. 448	0.155 MI W OF C.R. 561	B	7	20	26	4,138	4,947	4,396	4,396	5,105	4,892	-0.28%	456	16:30	456	252	204	EB	16:30
270	C.R. 448	0.12 MI E OF C.R. 561	B	8	20	26	8,234	9,953	7,615	9,589	10,485	10,987	2.50%	959	17:00	959	467	491	WB	17:00
271	LANE PARK CUTOFF	0.045 MI E OF S.R. 19	B	6	20	26	2,032	1,984	2,193	2,216	1,847	1,923	-0.78%	403	8:30	314	197	117	EB	16:00
401	C.R. 561	0.26 MI S OF S.R. 19	C	6	20	26	13,334	14,040	13,621	16,307	16,416	15,091	1.82%	1,317	17:15	1,317	566	751	SB	17:15
402	WOODLEA RD	0.1 MI W OF S.R. 19	C	31	19	26	2,992	3,078	3,319	3,238	3,277	3,288	1.67%	279	17:45	279	183	96	WB	17:45
404	C.R. 452 (LAKESHORE DR)	0.13 MI E OF BAY RD	C	35	19	26	1,614	1,503	1,520	1,481	1,481	1,358	-2.51%	128	15:30	128	54	74	WB	15:30
406	DEAD RIVER RD	0.2 MI W OF S.R. 19	C	31	19	26	7,484	6,830	7,020	7,060	7,158	6,174	-2.49%	575	17:15	575	252	323	WB	17:15
407	C.R. 452 (LAKESHORE DR)	0.06 MI W OF COLLEY DR. (EAST)	C	34	19	26	1,634	1,440	1,442	1,313	1,313	1,328	-1.99%	132	15:45	132	58	73	WB	15:45
411	BAY RD	0.1 MI S OF OLD 441	C-1	26	19	26	1,766	1,744	1,631	1,683	1,683	1,190	-9.11%	102	16:15	102	41	61	NB	16:15
412	DORA AV	.01 MI S OF ALFRED ST	C-1	28	19	26	1,630	1,782	1,628	1,746	1,746	1,497	-4.27%	146	14:45	143	66	77	SB	16:15
413	OLD 441/ALFRED ST	0.12 MI E OF C.R. 19A/DORA AV	C-1	28	19	26	8,575	9,461	9,214	9,687	9,329	8,527	-2.57%	815	16:45	815	436	379	EB	16:45
414	SUNNYSIDE DR	0.106 MI S OF SUNNYSIDE DR (EAST)	C-1	30	19	25	1,640	1,678	1,542	1,523	1,523	1,371	-4.94%	119	17:45	119	43	76	SB	17:45
415	OLD 441	0.09 MI E OF LAKESHORE DR	C-1	30	19	27	10,370	9,113	10,172	10,949	10,854	9,998	2.34%	869	17:15	869	418	450	EB	17:15
416	BAY RD	0.1 MI N OF OLD 441	C-1	26	19	26	3,006	3,023	3,015	3,021	3,024	2,694	-2.84%	231	10:45	207	97	109	SB	16:30
417	OLD 441/SR 500A (ALFRED)	0.11 MI E OF S.R. 19	C	29	19	26	8,845	9,562	9,186	9,322	8,978	9,294	-0.71%	816	13:45	766	344	422	WB	16:45
419	LAKESHORE DR	0.06 MI N OF OLD 441	C	30	19	27	718	635	606	670	670	664	1.10%	64	14:00	63	34	29	NB	16:45
420	OLD 441	0.19 MI W OF C.R. 19A/EUDORA RD	C	26	19	26	8,656	8,991	8,390	9,157	9,403	8,847	-0.40%	824	17:00	824	415	409	EB	17:00
421	OLD 441	0.20 MI E OF EUDORA RD	C-1	25	19	26	13,405	13,524	15,132	17,708	15,655	14,802	2.28%	1,326	16:30	1,326	647	679	WB	16:30
422	MORNINGSIDE DR (MT DORA)	0.14 MI N OF OLD 441	C-1	25	19	26	1,537	1,620	1,498	1,803	1,694	1,775	2.32%	166	16:00	166	85	81	NB	16:00
423	SUNNYSIDE DR	0.04 MI W OF TOMATO HILL RD	C-1	29	19	25	2,449	2,543	2,527	2,767	2,709	2,403	-1.41%	255	17:15	255	166	89	EB	17:15
424	C.R. 19A	0.2 MI S OF HOLLY DR	C	26	19	26	8,672	8,313	8,328	8,973	8,444	7,757	-1.71%	686	15:00	686	372	314	NB	15:00
429	SUNNYSIDE DR	0.09 MI S OF MAIN ST (S.R. 44)	C-1	25	19	24	4,389	3,979	3,945	4,348	4,217	4,014	0.22%	380	17:00	380	148	231	SB	17:00
430	MAIN ST (LEESBURG)	0.10 MI W OF U.S. 27/14th ST	C-1	27	19	24	10,815	12,307	10,677	11,458	10,525	10,998	-2.77%	944	17:15	944	497	447	WB	17:15
431	MAIN ST (LEESBURG)	0.08 MI E OF U.S. 27/14th ST	C-1	26	19	24	10,377	11,362	9,965	10,474	9,826	9,882	-3.43%	906	15:15	906	431	475	WB	15:15
432	MAIN ST	0.05 MI E OF S.R. 44 (TO U.S. 441)	C-1	25	19	24	5,249	5,145	4,957	5,375	5,213	4,818	-1.63%	452	17:15	452	284	168	EB	17:15
436	C.R. 468	0.09 MI N OF S.R. 44	C	28	19	24	7,492	7,773	7,658	8,136	7,610	8,348	1.80%	768	16:45	768	401	367	NB	16:45
437	C.R. 19A	0.05 MI E OF DRUID PL.	C	21	19	26	5,065	4,919	5,011	5,403	4,769	4,630	-1.50%	441	17:15	441	238	203	EB	17:15
439	C.R. 19A	0.12 MI S OF U.S. 441	C-1	23	19	26	15,149	15,000	14,469	15,223	14,686	13,280	-3.00%	1,114	16:45	1,114	596	518	NB	16:45
440	C.R. 44C (EUDORA RD)	0.32 MI S OF U.S. 441	C-1	23	19	26	10,516	9,548	9,533	10,305	9,392	9,259	-0.77%	801	14:45	786	352	434	NB	15:00
442	DAVID WALKER DR	0.20 MI S OF U.S. 441	C-1	22	19	26	7,672	8,369	8,220	8,756	7,640	7,706	-2.04%	717	14:45	681	350	331	NB	15:00
443	C.R. 473	0.21 MI N OF U.S. 441	C-1	24	19	25	15,208	14,151	13,629	14,556	14,190	13,662	-0.87%	1,181	17:15	1,181	753	428	NB	17:15
444	S. MT HOMER RD	0.05 MI S OF U.S. 441	C-1	21	19	26	333	262	249	260	260	251	-1.07%	33	16:15	33	24	9	NB	16:15
445	C.R. 19A	95 FLE OF KURT ST	C-1	23	19	26	4,140	3,711	3,858	3,990	3,439	3,193	-3.69%	290	16:30	290	154	137	EB	16:30
446	OLD EUSTIS RD	0.05 MI E OF E CROOKED LK RD	C	19	19	27	1,696	2,024	1,362	1,334	1,334	1,360	-9.46%	127	14:45	122	47	75	WB	16:30
448	LAKE EUSTIS DR	0.1 MI N OF U.S. 441	C-1	21	19	26	6,854	6,831	6,821	7,205	7,146	6,609	-0.82%	561	7:30	560	300	260	NB	16:45
450	MT HOMER RD	0.14 MI N OF U.S. 441	C-1	22	19	26	1,829	1,954	2,155	2,155	2,243	2,093	1.73%	260	7:30	191	111	79	NB	15:15
451	SLEEPY HOLLOW RD	0.064 MI S OF U.S. 441	C-1	20	19	25	3,943	4,263	3,819	4,022	4,640	3,952	-1.88%	376	17:15	376	158	218	SB	17:15
453	RADIO RD	0.12 MI N OF U.S. 441/S.R. 500	C	23	19	25	7,207	7,365	7,850	8,534	7,824	7,115	-0.86%	627	15:15	627	272	355	NB	15:15
454	EAST CROOKED LAKE RD	0.08 MI N OF U.S. 441	C	19	19	27	4,943	5,790	5,192	5,052	5,052	4,597	-5.60%	393	17:00	393	244	149	NB	17:00
458	C.R. 44	0.55 MI N OF U.S. 441	C	20	19	25	12,699	11,194	11,399	12,572	12,910	10,841	-0.80%	966	16:45	966	624	342	NB	16:45
459	OLD MT DORA RD	0.11 MI W OF EUDORA RD	C	23	19	26	5,298	4,964	5,030	5,156	4,862	4,676	-1.48%	466	16:30	466	215	251	WB	16:30
460	C.R. 44A (GRIFFIN RD)	0.165 MI W OF U.S. 27 (14th ST)	C	22	19	24	9,222	9,157	8,722	8,612	9,003	8,869	-0.79%	791	17:45	791	309	482	EB	17:45

2022 Lake County Annual Traffic Counts

MAP STA #	ROAD NAME	LOCATION	Map Sheet	S E C	T W P	R N G	ANNUAL ADJUSTED DAILY TRAFFIC (AADT)						5-YEAR ANNUAL AVERAGE GROWTH RATE PERCENT	ADJUSTED PEAK HR VOLUME 2022	BEGIN PEAK HOUR 2022	ADJUSTED 2022 PM PEAK HOUR VOLUME (3-7 PM reported as 15:00-18:45)				
							2017	2018	2019	2020	2021	2022				Total	NB/EB	SB/WB	Pk Dir	Time
461	C.R. 44C (GRIFFIN RD)	0.061 Mi E OF C.R. 468	C-1	16	19	24	5,944	5,817	5,664	6,028	5,508	5,718	-0.43%	494	16:45	494	226	268	WB	16:45
463	MT HOMER RD	0.1 Mi W OF KURT ST	C-1	15	19	26	3,730	3,885	3,771	3,970	3,780	3,971	0.55%	394	16:30	394	204	190	EB	16:30
466	THOMAS AV	0.081 Mi N OF C.R. 44A/C.R. 44C	C	15	19	24	8,087	8,500	8,091	9,236	7,671	8,877	1.09%	850	17:30	850	369	481	SB	17:30
467	C.R. 44 LEG A	0.10 Mi NW OF U.S. 441	C-1	16	19	25	1,337	1,248	1,290	1,416	1,416	954	-6.49%	100	11:30	77	64	13	WB	15:30
468	C.R. 449 (SILVER LAKE ROAD)	0.37 Mi S OF MORNINGSIDE DR	C-1	15	19	25	2,212	2,298	2,112	2,266	2,286	1,729	-6.86%	175	16:30	175	134	41	NB	16:30
471	DAVID WALKER DR	0.05 Mi W OF KURT ST (EUSTIS)	C	15	19	26	5,099	5,205	5,553	5,553	5,768	5,889	3.14%	551	16:45	551	301	250	EB	16:45
474	C.R. 466A (PICCIOLA RD)	0.20 Mi N OF PICCIOLA CUTOFF	C-1	10	19	24	8,100	7,298	6,347	6,945	6,678	6,534	-2.73%	550	16:30	550	313	237	NB	16:30
475	C.R. 467	0.33 Mi W OF U.S. 27/U.S. 441	C-1	15	19	24	5,918	6,186	5,728	6,630	5,769	6,283	0.39%	606	17:15	606	259	348	WB	17:15
480	C.R. 468	0.08 Mi S OF MYRTLE LAKE/URICK ST	C-1	9	19	24	6,150	6,280	6,169	6,169	6,623	7,040	2.90%	662	17:15	662	312	350	NB	17:15
482	C.R. 25A	0.103 Mi N OF C.R. 25A/URICK ST	C-1	9	19	24	5,549	5,125	4,780	5,087	4,603	4,609	-2.62%	493	17:15	493	245	248	NB	17:15
483	C.R. 44	0.10 Mi S OF TREASURE ISLAND RD	C-1	9	19	25	10,184	10,812	10,699	4,216	11,650	9,764	-2.52%						NB	16:45
484	LAKESHORE DR (EUSTIS)	0.09 Mi E OF KING ST	C-1	11	19	26	6,950	6,078	5,874	6,822	6,189	6,448	1.49%	585	16:45	585	320	265	EB	16:45
486	ABRAMS RD	0.06 Mi S OF S.R. 44	C-1	7	19	27	4,807	5,151	5,145	5,419	5,083	4,777	-1.87%	486	16:30	486	237	250	NB	16:30
487	ORANGE AV	0.161 Mi E OF S.R. 19 (EUSTIS)	C	11	19	26	11,233	7,735	12,986	13,180	11,963	11,813	11.17%	1,027	17:00	1,027	568	459	EB	17:00
490	C.R. 468	0.04 Mi N OF BERCKMAN ST	C-1	4	19	24	4,080	3,991	3,637	3,731	3,715	4,294	1.85%	387	8:15	367	173	194	NB	17:15
491	C.R. 466A	0.10 Mi W OF U.S. 27/U.S. 441	C-1	4	19	24	6,453	6,512	6,474	6,803	7,321	6,980	1.75%	565	15:45	565	279	286	EB	15:45
492	C.R. 466A	AT SUMTER CO LINE	C	6	19	24	18,320	18,968	13,377	3,504	7,594	17,841	-1.52%	1,503	17:30	1,503	643	860	SB	17:30
493	MICRO RACETRACK RD	0.098 Mi N OF C.R. 466A	C	6	19	24	8,714	9,147	9,401	8,073	9,912	9,826	1.81%	899	16:00	899	411	488	SB	16:00
494	RADIO RD	0.084 Mi S OF C.R. 44	C	3	19	25	3,269	3,301	3,484	4,211	3,137	2,809	-3.95%	251	14:45	239	127	112	NB	16:45
495	C.R. 25A (FRUIT PK.)	0.063 Mi S OF U.S. 27/U.S. 441	C	4	19	24	8,371	7,858	7,541	8,053	7,653	7,235	-2.04%	658	16:30	658	322	336	NB	16:30
496	C.R. 452 (EUSTIS)	0.15 Mi W OF S.R. 19	C	2	19	26	13,140	13,386	13,376	14,937	12,827	13,700	0.58%	1,087	17:00	1,087	599	487	WB	17:00
497	C.R. 466B	0.20 Mi S OF EMMAUS RD	C	2	19	24	4,843	4,615	4,585	4,824	4,638	4,605	-0.05%	388	16:45	388	176	212	NB	16:45
498	C.R. 44	0.13 Mi W OF C.R. 44/C.R. 44A	C-1	6	19	27	10,518	12,009	10,974	12,318	12,318	9,734	-5.12%	849	17:00	849	422	427	WB	17:00
499	C.R. 473	0.083 Mi S OF C.R. 44	C	2	19	25	6,893	7,355	7,042	7,337	7,408	6,664	-2.43%	540	17:15	540	308	232	NB	17:15
500	C.R. 44	0.07 Mi E OF C.R. 473	C	2	19	25	14,287	18,397	17,453	19,726	16,961	16,128	-3.24%	1,471	17:15	1,471	960	510	EB	17:15
501	EMERALDA AV	0.05 Mi N OF C.R. 44	C	35	18	25	3,626	3,704	3,673	4,216	3,809	3,768	0.43%	366	17:15	366	235	132	NB	17:15
502	C.R. 44	0.15 Mi W OF SR 19	C-1	35	18	26	13,466	14,432	14,397	16,691	15,371	15,807	2.30%	1,315	16:45	1,315	590	726	WB	16:45
503	C.R. 44	0.14 Mi E OF SR 19	C-1	35	18	26	12,550	13,310	12,089	13,328	12,807	12,240	-2.07%	1,088	17:00	1,088	550	538	EB	17:00
504	C.R. 452	0.16 Mi N OF C.R. 44	C-1	34	18	26	9,488	10,541	9,788	9,788	10,972	10,593	0.12%	973	17:00	973	541	432	NB	17:00
506	C.R. 44	0.39 Mi W OF GRAND ISLAND SHORES RD	C-1	33	18	26	13,343	13,678	13,073	15,294	15,162	13,326	-0.65%	1,104	16:45	1,104	558	546	EB	16:45
507	C.R. 19A	0.05 Mi W OF S.R. 19	C-1	35	18	26	3,356	2,973	2,872	3,509	2,906	3,214	1.96%	350	17:30	350	186	164	WB	17:30
508	SOUTH FISH CAMP RD	0.097 Mi N OF C.R. 44	C-1	32	18	26	1,368	1,393	1,505	1,546	1,561	1,412	0.34%	144	16:30	144	77	67	NB	16:30
509	LAKE ELLA RD	0.20 Mi W OF MICRO RACETRACK RD	C	31	18	24	1,768	1,821	1,912	1,912	2,341	2,563	8.92%	251	16:00	251	159	92	EB	16:00
510	EAGLESNEST RD	0.045 Mi E OF U.S. 27/U.S. 441	C	28	18	24	3,755	3,477	3,736	3,736	3,973	4,135	4.43%	342	5:45	320	192	129	EB	15:15
511	LAKE ELLA RD	0.169 Mi W OF U.S. 27/U.S. 441	C	28	18	24	2,198	1,857	1,949	1,901	1,739	1,583	-3.92%	132	15:45	132	64	68	EB	15:45
512	GRAYS AIRPORT RD	0.10 Mi N OF EAGLESNEST RD	C	27	18	24	2,314	2,136	2,225	2,586	2,547	2,646	5.51%	258	17:15	258	102	155	NB	17:15
513	ROLLING ACRES RD	0.053 Mi N OF LAKE ELLA RD	C	30	18	24	7,363	7,833	7,929	6,755	8,089	7,926	0.29%	748	14:00	692	326	366	SB	16:00
514	GOOSE PRAIRIE RD	0.12 Mi W OF FELKINS RD	C	25	18	25	2,685	2,672	2,763	3,120	2,882	2,799	1.17%	271	16:45	271	173	98	EB	16:45
515	GRIFFIN VIEW DR	0.08 Mi E OF U.S. 27/U.S. 441	C	21	18	24	4,466	3,967	3,579	3,770	3,484	3,120	-5.82%	290	17:00	290	180	110	EB	17:00
517	GRAYS AIRPORT RD	0.10 Mi N OF GRIFFIN VIEW DR	C	22	18	24	2,649	2,419	2,425	2,680	2,610	2,597	1.79%	260	16:45	260	154	105	NB	16:45
518	ARLINGTON AV	0.097 Mi S OF W LADY LAKE BV	C	20	18	24	1,762	1,848	1,593	1,841	1,841	1,557	-4.20%	139	15:00	139	55	84	SB	15:00
521	LADY LAKE BV	0.045 Mi E OF U.S. 27/U.S. 441	C	21	18	24	819	834	562	569	569	552	-9.81%	54	11:15	52	34	19	EB	17:45
522	C.R. 466	AT SUMTER CO LINE	C	18	18	24	25,388	22,224	22,395	17,163	21,575	20,068	-4.60%	1,757	15:45	1,757	952	806	EB	15:45
523	C.R. 466	0.10 Mi W OF CLAY AV	C	17	18	24	18,598	16,724	16,274	16,274	16,931	14,604	-3.33%	1,243	14:45	1,238	693	545	EB	15:00
526	ROLLING ACRES RD	0.17 Mi N OF C.R. 466	C	17	18	24	15,585	16,347	16,851	16,851	16,999	16,190	-0.24%	1,458	10:45	1,269	668	601	SB	15:00
527	LAKE GRIFFIN RD	0.27 Mi W OF CAROLINA AV	C	16	18	24	3,133	2,927	2,830	3,449	3,145	2,810	-1.01%	260	17:15	260	97	162	WB	17:15
530	ROLLING ACRES RD	0.10 Mi S OF U.S. 27/U.S. 441	C	8	18	24	17,211	17,679	17,349	13,562	17,618	15,614	-3.06%	1,390	11:00	1,231	677	554	NB	15:00
531	C.R. 450	0.06 Mi W OF OWENS LN	C	11	18	26	2,412	2,830	2,697	2,642	2,751	2,505	-3.00%	249	16:45	249	143	106	WB	16:45
532	C.R. 452	0.20 Mi S OF SOUTH EM-EN-EL GROVE RD	C	14	18	25	7,453	8,160	5,806	5,995	7,594	8,464	0.92%	728	17:00	728	373	355	NB	17:00
533	C.R. 450	0.08 Mi E OF SR 19	C	12	18	26	4,810	4,498	4,405	4,763	4,578	4,389	-0.61%	413	17:00	413	177	237	EB	17:00

2022 Lake County Annual Traffic Counts

MAP STA #	ROAD NAME	LOCATION	Map Sheet	S E C	T W P	R N G	ANNUAL ADJUSTED DAILY TRAFFIC (AADT)						5-YEAR ANNUAL AVERAGE GROWTH RATE PERCENT	ADJUSTED PEAK HR VOLUME 2022	BEGIN PEAK HOUR 2022	ADJUSTED 2022 PM PEAK HOUR VOLUME (3-7 PM reported as 15:00-18:45)				
							2017	2018	2019	2020	2021	2022				Total	NB/EB	SB/WB	Pk Dir	Time
534	C.R. 25 (TEAGUE TL)	0.21 MI S OF GRIFFIN AV	C	8	18	24	9,575	10,023	9,630	10,461	9,582	7,088	-8.30%	681	15:45	681	247	433	NB	15:45
535	GRIFFIN AV	0.05 MI E OF C.R. 25	C	8	18	24	3,021	2,716	2,654	2,654	2,483	3,095	3.32%	287	11:00	287	191	96	EB	15:15
536	GRIFFIN AV	0.085 MI W OF C.R. 25	C	8	18	24	10,715	9,169	9,182	9,839	8,889	9,822	1.73%	871	15:45	871	534	337	EB	15:45
537	SHAY BV	0.158 MI N OF GRIFFIN AV	C	7	18	24	3,886	2,842	2,550	2,550	2,180	2,081	-7.49%	209	13:45	177	98	79	NB	15:15
538	U.S. 27/U.S. 441	0.10 MI S OF SUMTER CO LINE	C	6	18	24	37,440	36,327	32,106	32,106	35,451	31,813	-3.26%	2,741	12:15	2,641	1,303	1,338	SB	15:00
539	MARION COUNTY RD	0.15 MI E OF C.R. 25	C	5	18	24	2,377	2,145	2,200	2,364	2,499	2,107	-0.45%	184	15:45	184	114	70	EB	15:45
540	C.R. 25	AT MARION CO LINE	C	5	18	24	10,954	10,916	10,696	11,418	11,104	9,153	-4.31%	843	17:00	843	580	263	NB	17:00
541	C.R. 450	0.18 MI W OF ST THOMAS AV, AT MARION CO	C	5	18	26	1,557	1,658	1,808	1,831	1,859	1,574	-1.29%	168	16:45	168	79	88	WB	16:45
542	C.R. 42	AT MARION CO LINE	C	31	17	27	4,338	4,434	4,866	5,029	11,595	4,496	0.35%	435	16:30	435	222	214	WB	16:30
601	C.R. 435	AT ORANGE CO LINE	D	32	19	28	5,618	4,872	5,697	5,834	5,667	5,331	2.27%	510	16:45	510	190	320	SB	16:45
602	OLD 441/SR. 500A (MT DORA)	0.03 MI S OF ROBIE AV	D	32	19	27	5,447	5,090	4,957	6,813	5,980	5,219	0.62%	508	17:00	508	290	218	NB	17:00
603	C.R. 46 (SANFORD RD)	0.18 MI W OF U.S. 441	D	32	19	27	7,028	7,164	6,335	6,269	6,812	6,648	-1.85%	669	16:45	669	333	336	WB	16:45
604	ROUND LAKE RD	0.17 MI S OF S.R. 46	D	35	19	27	5,453	6,127	5,388	5,627	5,459	5,095	-4.51%	474	16:45	474	229	245	SB	16:45
605	HIGHLAND ST	0.04 MI N OF 5th AV	C-1	29	19	27	2,277	2,307	2,744	2,979	2,648	2,491	1.93%	343	6:45	273	160	113	NB	16:30
606	C.R. 437	0.17 MI S OF S.R. 46	D	30	19	28	9,108	8,271	8,779	9,062	7,868	7,743	-1.64%	684	16:00	684	278	406	NB	16:00
607	C.R. 435	0.091 MI S OF S.R. 46	D	29	19	28	7,465	8,282	7,565	7,525	7,747	6,930	-4.36%	638	16:45	638	320	318	NB	16:45
608	SR46	EAST OF NORTH CR437	D	30	19	28	16,939	16,834	16,019	16,019	13,402	12,802	-6.62%	1,070	17:00	1,070	525	545	EB	17:00
609	C.R. 437	0.08 MI N OF S.R. 46	D	30	19	28	12,566	13,239	13,785	13,374	11,589	10,985	-4.56%	936	16:45	936	394	542	SB	16:45
610	S.R. 46	0.17 MI E OF C.R. 46A	D	25	19	28	22,898	25,751	#N/A	23,841	19,122	15,425	-12.03%	1,339	16:45	1,339	575	764	WB	16:45
611	SR 46	EAST OF CR 435	C	29	19	28	3,805	13,348	10,781	10,928	9,375	9,686	-7.71%	836	16:45	836	412	424	WB	16:45
612	C.R. 46A	0.11 MI N OF S.R. 46	D	25	19	28	9,103	9,706	9,262	9,262	8,335	15,878	13.09%	1,456	16:45	1,456	636	821	SB	16:45
613	ROUND LAKE RD	0.05 MI S OF WOLF BRANCH RD	D	26	19	27	3,328	4,460	7,468	6,467	6,233	5,581	5.77%	637	7:30	493	186	306	NB	17:00
614	WOLF BRANCH RD	0.075 MI W OF C.R. 437	D	19	19	28	6,263	6,723	7,402	7,022	5,836	5,394	-5.36%	501	7:30	470	272	198	EB	17:00
615	WOLF BRANCH RD	0.12 MI E OF U.S. 441	D	29	19	27	12,087	13,096	14,369	15,021	11,788	11,808	-2.55%	1,076	17:00	1,076	464	612	WB	17:00
616	LIMIT AV	.01 MI W OF U.S. 441	D	20	19	27	2,832	3,058	3,088	3,164	2,838	2,677	-3.27%	282	7:45	271	143	128	WB	15:15
618	WAYCROSS AV	0.126 MI W OF S.R. 44	C-1	18	19	27	5,259	5,266	5,722	5,811	5,803	5,414	0.70%	554	17:00	554	195	359	WB	17:00
619	C.R. 437	0.09 MI S OF S.R. 44	D	7	19	28	9,750	9,906	10,305	10,522	9,608	8,178	-4.68%	775	16:15	775	455	320	NB	16:15
620	BRITT RD	0.06 MI S OF S.R. 44	D	9	19	27	2,634	3,420	4,041	4,927	3,964	4,202	5.28%	440	7:30	403	191	212	NB	16:30
621	CR46A	SOUTH OF SR44	B	8	19	28	9,046	8,995	8,256	10,500	8,327	7,295	-5.10%	658	16:30	658	260	398	NB	16:30
622	ESTES RD	0.035 MI N OF S.R. 44	C-1	8	19	27	3,518	3,782	3,456	3,924	3,880	3,911	0.84%	365	15:45	365	131	234	SB	15:45
623	ORANGE AV	720 Ft E OF C.R. 44 (BYPASS)	C-1	7	19	27	14,203	14,732	14,184	14,184	14,218	11,942	-5.11%	1,023	16:30	1,023	444	579	WB	16:30
624	BATES AV	0.07 MI E OF C.R. 44	C-1	2	19	26	1,490	1,499	1,785	1,572	1,572	1,480	-0.31%	323	8:45	257	92	165	WB	16:00
625	C.R. 439	0.08 MI N OF S.R. 44	D	10	19	27	4,443	4,387	4,228	4,588	4,420	4,450	0.36%	391	16:45	391	131	260	NB	16:45
626	C.R. 44	0.10 MI N OF S.R. 44	C-1	7	19	27	8,418	11,439	10,568	10,582	10,582	8,414	-7.39%	768	16:15	768	445	323	NB	16:15
627	C.R. 437	0.105 MI S OF C.R. 44A	D	31	18	28	5,661	6,011	5,967	6,531	5,784	5,477	-2.30%	529	17:00	529	198	331	NB	17:00
628	C.R. 44A	0.10 MI W OF ESTES RD	C-1	5	19	27	4,706	5,104	4,957	6,198	5,481	5,191	0.42%	475	17:00	475	213	262	EB	17:00
629	CR 44A	0.17 MI N OF CR 44A	C-1	5	19	27	2,092	2,171	1,960	2,227	2,273	2,140	-0.36%	199	16:15	199	111	87	NB	16:15
630	C.R. 44A	0.18 MI W OF C.R. 439	D	34	18	27	4,441	4,741	4,746	4,975	4,975	4,319	-2.31%	380	16:45	380	187	193	EB	16:45
631	C.R. 44A (EAST)	0.6 MI E OF C.R. 439	D	34	18	27	3,858	5,653	4,057	4,057	3,874	3,748	-9.77%	338	16:45	338	177	162	EB	16:45
632	C.R. 44A	0.08 MI W OF S.R. 44	D	35	18	28	1,381	1,520	1,458	1,752	1,647	1,792	4.19%	166	6:45	162	103	59	EB	16:15
633	C.R. 450A	0.06 MI W OF C.R. 44A NORTH	D	20	18	27	1,498	1,767	1,800	1,822	1,822	1,805	0.53%	166	7:45	155	87	69	WB	16:30
634	C.R. 44A (NORTH)	0.2 MI N OF C.R. 450A	D	20	18	27	1,837	1,838	1,750	1,999	1,944	1,917	1.06%	201	16:45	201	133	68	NB	16:45
635	ROYAL TRAILS RD	0.11 MI N OF S.R. 44	D	18	18	29	1,766	1,700	1,674	1,759	1,759	1,716	0.23%	148	17:00	148	41	108	WB	17:00
636	C.R. 439	0.10 MI S OF C.R. 42	D	3	18	27	3,501	3,709	3,665	4,204	11,072	3,593	-0.79%	333	17:00	333	104	229	SB	17:00
637	C.R. 42	0.58 MI E OF C.R. 450	D	33	17	27	4,969	5,127	5,378	6,201	5,735	5,311	0.89%	501	16:15	501	254	247	EB	16:15
638	C.R. 42	0.14 MI W OF C.R. 450	D	32	17	27	3,968	4,128	4,388	5,276	5,347	4,383	1.51%	430	17:45	430	224	206	EB	16:00
801	C.R. 42	0.15 MI N OF RANCHO LN	E	20	17	28	3,153	3,523	3,503	3,921	3,385	3,663	0.98%	313	17:15	313	151	162	SB	17:15
803	C.R. 42	0.16 MI W OF CROWS BLUFF RD	E	38	17	29	4,635	4,980	4,726	5,214	5,570	5,038	0.29%	459	17:00	459	150	309	WB	17:00
805	C.R. 445A	0.18 MI E OF S.R. 19	E	8	16	27	1,789	1,915	2,060	2,270	1,898	2,009	1.21%	170	16:00	170	91	79	EB	16:00
806	C.R. 445A	0.11 MI W OF ASTOR PARK CUTOFF RD	E	37	15	27	2,363	2,902	2,657	2,657	2,531	2,382	-4.81%	196	14:15	193	102	92	EB	15:45

2022 Lake County Annual Traffic Counts

MAP STA #	ROAD NAME	LOCATION	Map Sheet	S E C	T W P	R N G	ANNUAL ADJUSTED DAILY TRAFFIC (AADT)						5-YEAR ANNUAL AVERAGE GROWTH RATE PERCENT	ADJUSTED PEAK HR VOLUME 2022	BEGIN PEAK HOUR 2022	ADJUSTED 2022 PM PEAK HOUR VOLUME (3-7 PM reported as 15:00-18:45)				
							2017	2018	2019	2020	2021	2022				Total	NB/EB	SB/WB	Pk Dir	Time
807	S.R. 19	AT MARION CO LINE	E	30	15	28	2,251	2,086	2,131	2,629	1,905	1,800	-3.61%	149	16:15	149	70	79	SB	16:15
808	S.R. 40	AT MARION CO LINE	E	39	15	28	4,814	4,470	4,956	4,956	6,532	4,478	0.05%	341	15:45	341	149	192	EB	15:45

Red text denotes the count was not performed in that year and the previous year data was input.

***** - Data not available for that year

N/A = not available due to lack of previous years data

U/C Denotes station under construction during data collection period.

5 -Year Annual Average Percentage Growth Rate is computed as follows:

$$\text{"5-Year Annual Average Percentage Growth Rate"} = (1 + ((2022 \text{ AADT} - 2017 \text{ AADT}) / (2017 \text{ AADT}))^{1/5} - 1)$$

APPENDIX D

Intersection Volume Development Worksheets

Intersection Development Worksheet

Kimley»Horn

Expect More. Experience Better.

Intersection #: **1**
Major Street: **7th St/CR 455** N/S
Minor Street: **Ridgewood Ave** E/W

Existing Year: **2025**
Buildout Year: **2027**
Seasonal Factor: **1.00**
Annual Growth (%): **2.00%**

TMC Year: **2025**

AM Peak Hour Trips: IN = **22** OUT = **62**

PHF = **0.79**

Weekday AM Peak Hour 7:00 AM - 8:00 AM	7th St/CR 455								Ridgewood Ave							
	Northbound				Southbound				Eastbound				Westbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2025)	1	30	281	10	0	7	303	78	0	122	6	116	0	42	25	12
Seasonal Factor	1.00				1.00				1.00				1.00			
Heavy Vehicle	100.0%	3.0%	2.0%	10.0%	0.0%	0.0%	2.0%	1.0%	0.0%	1.0%	17.0%	3.0%	0.0%	5.0%	4.0%	0.0%
Existing (2025)	1	30	281	10	0	7	303	78	0	122	6	116	0	42	25	12
Growth Factor	1.04				1.04				1.04				1.04			
Background (2027)	1	31	292	10	0	7	315	81	0	127	6	121	0	44	26	12
Project Assignment																
Ingress																
Egress																
Project Trips	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0
Project Buildout	1	31	292	10	0	7	315	82	0	129	6	121	0	44	26	12

PHF = **0.94**

PM Peak Hour Trips: IN = **71** OUT = **41**

Weekday PM Peak Hour 4:30 PM - 5:30 PM	7th St/CR 455								Ridgewood Ave							
	Northbound				Southbound				Eastbound				Westbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2025)	3	78	194	49	1	15	150	50	2	41	26	65	0	21	12	9
Seasonal Factor	1.00				1.00				1.00				1.00			
Heavy Vehicle	0.0%	3.0%	3.0%	2.0%	0.0%	13.0%	1.0%	2.0%	0.0%	0.0%	4.0%	2.0%	0.0%	0.0%	17.0%	0.0%
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Existing (2025)	3	78	194	49	1	15	150	50	2	41	26	65	0	21	12	9
Growth Factor	1.04				1.04				1.04				1.04			
Background (2027)	3	81	202	51	1	16	156	52	2	43	27	68	0	22	12	9
Project Assignment																
Ingress																
Egress																
Project Trips	0	0	0	0	0	0	0	2	0	1	0	0	0	0	0	0
Project Buildout	3	81	202	51	1	16	156	54	2	44	27	68	0	22	12	9

Intersection Development Worksheet

Kimley»Horn

Expect More. Experience Better.

Intersection #: 2
Major Street: CR 455 N/S
Minor Street: Bolsena Dr/Heath E/W

Existing Year: 2025
Buildout Year: 2027
Seasonal Factor: 1.00
Annual Growth (%): 2.00%

TMC Year: 2025

AM Peak Hour Trips: IN = 22 OUT = 62

PHF = 0.89

Weekday AM Peak Hour 7:00 AM - 8:00 AM	CR 455								Bolsena Dr/Heatherwood Ln							
	Northbound				Southbound				Eastbound				Westbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2025)	0	0	292	81	0	29	422	0	0	0	0	0	0	27	0	29
Seasonal Factor	1.00				1.00				1.00				1.00			
Heavy Vehicle	0.0%	0.0%	1.0%	15.0%	0.0%	10.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%	0.0%	14.0%
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Existing (2025)	0	0	292	81	0	29	422	0	0	0	0	0	0	27	0	29
Growth Factor	1.04				1.04				1.04				1.04			
Background (2027)	0	0	304	84	0	30	439	0	0	0	0	0	0	28	0	30
Project Assignment																
Ingress	63%								63%							
Egress																
Project Trips	0	14	0	0	0	0	0	0	0	0	0	39	0	0	0	0
Project Buildout	0	14	304	84	0	30	439	0	0	0	0	39	0	28	0	30

PHF = 0.97

PM Peak Hour Trips: IN = 71 OUT = 41

Weekday PM Peak Hour 4:45 PM - 5:45 PM	CR 455								Bolsena Dr/Heatherwood Ln							
	Northbound				Southbound				Eastbound				Westbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2025)	0	0	310	22	0	9	221	0	0	0	0	0	0	59	0	14
Seasonal Factor	1.00				1.00				1.00				1.00			
Heavy Vehicle	0.0%	0.0%	2.0%	0.0%	0.0%	11.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Existing (2025)	0	0	310	22	0	9	221	0	0	0	0	0	0	59	0	14
Growth Factor	1.04				1.04				1.04				1.04			
Background (2027)	0	0	322	23	0	9	230	0	0	0	0	0	0	61	0	15
Project Assignment																
Ingress	63%								63%							
Egress																
Project Trips	0	45	0	0	0	0	0	0	0	0	0	26	0	0	0	0
Project Buildout	0	45	322	23	0	9	230	0	0	0	0	26	0	61	0	15

Intersection Development Worksheet

Kimley»Horn

Expect More. Experience Better.

Intersection #: **3**
 Major Street: **Fosgate Rd** N/S
 Minor Street: **Thoroughbred Ln** E/W
 Existing Year: **2025**
 Buildout Year: **2027**
 Seasonal Factor: **1.00**
 Annual Growth (%): **2.00%**

TMC Year: **2025**

PHF = **0.86**

AM Peak Hour Trips: IN = **22** OUT = **62**

Weekday AM Peak Hour 7:15 AM - 8:15 AM	Fosgate Rd								Thoroughbred Ln/Ridgewood Ave							
	Northbound				Southbound				Eastbound				Westbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2025)	0	3	63	133	0	57	62	3	0	4	14	18	0	122	6	28
Seasonal Factor	1.00				1.00				1.00				1.00			
Heavy Vehicle	0.0%	33.0%	3.0%	2.0%	0.0%	2.0%	8.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	4.0%
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Existing (2025)	0	3	63	133	0	57	62	3	0	4	14	18	0	122	6	28
Growth Factor	1.04				1.04				1.04				1.04			
Background (2027)	0	3	66	138	0	59	64	3	0	4	15	19	0	127	6	29
Project Assignment																
Ingress																
Egress																
Project Trips	0	0	0	5	0	2	0	0	0	0	0	0	0	13	0	0
Project Buildout	0	3	66	143	0	61	64	3	0	4	15	19	0	140	6	29

PHF = **0.87**

PM Peak Hour Trips: IN = **71** OUT = **41**

Weekday PM Peak Hour 4:45 PM - 5:45 PM	Fosgate Rd								Thoroughbred Ln/Ridgewood Ave							
	Northbound				Southbound				Eastbound				Westbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2025)	0	18	68	103	0	27	58	11	0	7	9	21	1	92	14	36
Seasonal Factor	1.00				1.00				1.00				1.00			
Heavy Vehicle	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Existing (2025)	0	18	68	103	0	27	58	11	0	7	9	21	1	92	14	36
Growth Factor	1.04				1.04				1.04				1.04			
Background (2027)	0	19	71	107	0	28	60	11	0	7	9	22	1	96	15	37
Project Assignment																
Ingress																
Egress																
Project Trips	0	0	0	15	0	8	0	0	0	0	0	0	0	9	0	5
Project Buildout	0	19	71	122	0	36	60	11	0	7	9	22	1	105	15	42

Intersection Development Worksheet

Kimley»Horn

Expect More. Experience Better.

Intersection #: 4
Major Street: CR 455 E/W
Minor Street: Project Driveway N/S

Existing Year: 2025
Buildout Year: 2027
Seasonal Factor: 1.00
Annual Growth (%): 2.00%

TMC Year: 2025

AM Peak Hour Trips: IN = 22 OUT = 62

PHF = 0.92

Weekday AM Peak Hour	Project Driveway								CR 455							
	Northbound				Southbound				Eastbound				Westbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2025)	0	0	0	0	0	0	0	0	0	0	244	0	0	0	133	0
Seasonal Factor	1.00				1.00				1.00				1.00			
Heavy Vehicle	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Existing (2025)	0	0	0	0	0	0	0	0	0	0	244	0	0	0	133	0
Growth Factor	1.04				1.04				1.04				1.04			
Background (2027)	0	0	0	0	0	0	0	0	0	0	254	0	0	0	138	0
Project Assignment																
Ingress									34%				3%			
Egress	34%															
Project Trips	0	21	0	2	0	0	0	0	0	0	0	7	0	1	0	0
Project Buildout	0	21	0	2	0	0	0	0	0	0	254	7	0	1	138	0

PHF = 0.92

PM Peak Hour Trips: IN = 71 OUT = 41

Weekday PM Peak Hour	Project Driveway								CR 455							
	Northbound				Southbound				Eastbound				Westbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2025)	0	0	0	0	0	0	0	0	0	0	134	0	0	0	140	0
Seasonal Factor	1.00				1.00				1.00				1.00			
Heavy Vehicle	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Existing (2025)	0	0	0	0	0	0	0	0	0	0	134	0	0	0	140	0
Growth Factor	1.04				1.04				1.04				1.04			
Background (2027)	0	0	0	0	0	0	0	0	0	0	139	0	0	0	146	0
Project Assignment																
Ingress									34%				3%			
Egress	34%															
Project Trips	0	14	0	1	0	0	0	0	0	0	0	24	0	2	0	0
Project Buildout	0	14	0	1	0	0	0	0	0	0	139	24	0	2	146	0

APPENDIX E

Synchro Outputs

HCM 7th Roundabout
1: 7th St/CR 455 & Ridgewood Ave

Existing
AM Peak Hour

Intersection				
Intersection Delay, s/veh	7.3			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	309	100	408	492
Demand Flow Rate, veh/h	316	104	417	501
Vehicles Circulating, veh/h	457	559	174	129
Vehicles Exiting, veh/h	173	32	599	534
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	8.5	6.2	6.8	7.2
Approach LOS	A	A	A	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	316	104	417	501
Cap Entry Lane, veh/h	866	780	1155	1210
Entry HV Adj Factor	0.977	0.959	0.978	0.983
Flow Entry, veh/h	309	100	408	492
Cap Entry, veh/h	846	748	1130	1189
V/C Ratio	0.365	0.133	0.361	0.414
Control Delay, s/veh	8.5	6.2	6.8	7.2
LOS	A	A	A	A
95th %ile Queue, veh	2	0	2	2

HCM 7th TWSC
2: CR 455 & Heatherwood Ln/Bolsena Dr

Existing
AM Peak Hour

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↕		↕		↕	↕	↕	↕	
Traffic Vol, veh/h	0	0	0	27	0	29	0	292	81	29	422	0
Future Vol, veh/h	0	0	0	27	0	29	0	292	81	29	422	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	-	-	275	300	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	4	0	14	0	1	15	10	1	0
Mvmt Flow	0	0	0	30	0	33	0	328	91	33	474	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	867	958	474	867	-	328	474	0	0	419	0	0
Stage 1	539	539	-	328	-	-	-	-	-	-	-	-
Stage 2	328	419	-	539	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.14	-	6.34	4.1	-	-	4.2	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.14	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.14	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.536	-	3.426	2.2	-	-	2.29	-	-
Pot Cap-1 Maneuver	275	259	594	271	0	686	1098	-	-	1098	-	-
Stage 1	530	525	-	681	0	-	-	-	-	-	-	-
Stage 2	689	593	-	523	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	254	251	594	263	-	686	1098	-	-	1098	-	-
Mov Cap-2 Maneuver	254	251	-	263	-	-	-	-	-	-	-	-
Stage 1	514	509	-	681	-	-	-	-	-	-	-	-
Stage 2	656	593	-	507	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	15.32	0	0.54
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1098	-	-	-	263	686	1098	-	-
HCM Lane V/C Ratio	-	-	-	-	0.115	0.047	0.03	-	-
HCM Control Delay (s/veh)	0	-	-	0	20.5	10.5	8.4	-	-
HCM Lane LOS	A	-	-	A	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.4	0.1	0.1	-	-

HCM 7th AWSC
3: Fosgate Rd & Thoroughbred Ln/Ridgewood Ave

Existing
AM Peak Hour

Intersection

Intersection Delay, s/veh 9.5
Intersection LOS A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	14	18	122	6	28	3	63	133	57	62	3
Future Vol, veh/h	4	14	18	122	6	28	3	63	133	57	62	3
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	0	0	0	2	0	4	33	3	2	2	8	0
Mvmt Flow	5	16	21	142	7	33	3	73	155	66	72	3
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay, s/veh	8.1			9.6			10			9.1		
HCM LOS	A			A			A			A		

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	2%	11%	78%	47%
Vol Thru, %	32%	39%	4%	51%
Vol Right, %	67%	50%	18%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	199	36	156	122
LT Vol	3	4	122	57
Through Vol	63	14	6	62
RT Vol	133	18	28	3
Lane Flow Rate	231	42	181	142
Geometry Grp	1	1	1	1
Degree of Util (X)	0.308	0.055	0.248	0.191
Departure Headway (Hd)	4.79	4.767	4.931	4.848
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	747	746	726	738
Service Time	2.835	2.831	2.982	2.899
HCM Lane V/C Ratio	0.309	0.056	0.249	0.192
HCM Control Delay, s/veh	10	8.1	9.6	9.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.3	0.2	1	0.7

HCM 7th Roundabout
1: 7th St/CR 455 & Ridgewood Ave

Existing
PM Peak Hour

Intersection				
Intersection Delay, s/veh	5.0			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	143	45	344	230
Demand Flow Rate, veh/h	145	47	354	235
Vehicles Circulating, veh/h	203	347	94	126
Vehicles Exiting, veh/h	158	101	254	268
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.4	4.3	5.5	4.7
Approach LOS	A	A	A	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	145	47	354	235
Cap Entry Lane, veh/h	1122	969	1254	1213
Entry HV Adj Factor	0.985	0.954	0.971	0.980
Flow Entry, veh/h	143	45	344	230
Cap Entry, veh/h	1105	924	1218	1190
V/C Ratio	0.129	0.049	0.282	0.194
Control Delay, s/veh	4.4	4.3	5.5	4.7
LOS	A	A	A	A
95th %tile Queue, veh	0	0	1	1

HCM 7th TWSC
2: CR 455 & Heatherwood Ln/Bolsena Dr

Existing
PM Peak Hour

Intersection

Int Delay, s/veh 1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↕		↕		↕	↕	↕	↕	
Traffic Vol, veh/h	0	0	0	59	0	14	0	310	22	9	221	0
Future Vol, veh/h	0	0	0	59	0	14	0	310	22	9	221	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	-	-	275	300	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	0	0	5	0	0	0	2	0	11	1	0
Mvmt Flow	0	0	0	61	0	14	0	320	23	9	228	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	566	589	228	566	-	320	228	0	0	342	0	0
Stage 1	246	246	-	320	-	-	-	-	-	-	-	-
Stage 2	320	342	-	246	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.15	-	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.15	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.15	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.545	-	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	438	424	816	430	0	726	1352	-	-	1168	-	-
Stage 1	762	706	-	686	0	-	-	-	-	-	-	-
Stage 2	696	641	-	751	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	426	420	816	427	-	726	1352	-	-	1168	-	-
Mov Cap-2 Maneuver	426	420	-	427	-	-	-	-	-	-	-	-
Stage 1	756	700	-	686	-	-	-	-	-	-	-	-
Stage 2	682	641	-	745	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	13.91	0	0.32
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1352	-	-	-	427	726	1168	-	-
HCM Lane V/C Ratio	-	-	-	-	0.142	0.02	0.008	-	-
HCM Control Delay (s/veh)	0	-	-	0	14.8	10.1	8.1	-	-
HCM Lane LOS	A	-	-	A	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0.1	0	-	-

HCM 7th AWSC
3: Fosgate Rd & Thoroughbred Ln/Ridgewood Ave

Existing
PM Peak Hour

Intersection

Intersection Delay, s/veh	8.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	7	9	21	93	14	36	18	68	103	27	58	11
Future Vol, veh/h	7	9	21	93	14	36	18	68	103	27	58	11
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	0	0	0	3	0	0	0	3	0	0	2	0
Mvmt Flow	8	10	24	107	16	41	21	78	118	31	67	13
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.8	9	8.7	8.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	10%	19%	65%	28%
Vol Thru, %	36%	24%	10%	60%
Vol Right, %	54%	57%	25%	11%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	189	37	143	96
LT Vol	18	7	93	27
Through Vol	68	9	14	58
RT Vol	103	21	36	11
Lane Flow Rate	217	43	164	110
Geometry Grp	1	1	1	1
Degree of Util (X)	0.255	0.054	0.215	0.142
Departure Headway (Hd)	4.219	4.53	4.705	4.619
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	852	788	763	776
Service Time	2.246	2.571	2.74	2.652
HCM Lane V/C Ratio	0.255	0.055	0.215	0.142
HCM Control Delay, s/veh	8.7	7.8	9	8.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1	0.2	0.8	0.5

HCM 7th Roundabout
1: 7th St/CR 455 & Ridgewood Ave

Background
AM Peak Hour

Intersection				
Intersection Delay, s/veh	7.6			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	322	104	424	511
Demand Flow Rate, veh/h	330	108	433	520
Vehicles Circulating, veh/h	475	582	181	135
Vehicles Exiting, veh/h	180	32	624	555
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	9.0	6.4	7.0	7.5
Approach LOS	A	A	A	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	330	108	433	520
Cap Entry Lane, veh/h	850	762	1147	1202
Entry HV Adj Factor	0.975	0.960	0.978	0.983
Flow Entry, veh/h	322	104	424	511
Cap Entry, veh/h	829	732	1122	1182
V/C Ratio	0.388	0.142	0.377	0.432
Control Delay, s/veh	9.0	6.4	7.0	7.5
LOS	A	A	A	A
95th %ile Queue, veh	2	0	2	2

HCM 7th TWSC
2: CR 455 & Heatherwood Ln/Bolsena Dr

Background
AM Peak Hour

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↕		↕		↕	↕	↕	↕	
Traffic Vol, veh/h	0	0	0	28	0	30	0	304	84	30	439	0
Future Vol, veh/h	0	0	0	28	0	30	0	304	84	30	439	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	-	-	275	300	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	4	0	14	0	1	15	10	1	0
Mvmt Flow	0	0	0	31	0	34	0	342	94	34	493	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	902	997	493	902	-	342	493	0	0	436	0	0
Stage 1	561	561	-	342	-	-	-	-	-	-	-	-
Stage 2	342	436	-	561	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.14	-	6.34	4.1	-	-	4.2	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.14	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.14	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.536	-	3.426	2.2	-	-	2.29	-	-
Pot Cap-1 Maneuver	261	246	580	256	0	674	1081	-	-	1082	-	-
Stage 1	516	513	-	669	0	-	-	-	-	-	-	-
Stage 2	678	583	-	509	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	240	239	580	248	-	674	1081	-	-	1082	-	-
Mov Cap-2 Maneuver	240	239	-	248	-	-	-	-	-	-	-	-
Stage 1	500	497	-	669	-	-	-	-	-	-	-	-
Stage 2	644	583	-	493	-	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0			15.91			0			0.54		
HCM LOS	A			C								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1081	-	-	-	248	674	1082	-	-
HCM Lane V/C Ratio	-	-	-	-	0.127	0.05	0.031	-	-
HCM Control Delay (s/veh)	0	-	-	0	21.6	10.6	8.4	-	-
HCM Lane LOS	A	-	-	A	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.4	0.2	0.1	-	-

HCM 7th AWSC
3: Fosgate Rd & Thoroughbred Ln/Ridgewood Ave

Background
AM Peak Hour

Intersection

Intersection Delay, s/veh	9.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	15	19	127	6	29	3	66	138	59	64	3
Future Vol, veh/h	4	15	19	127	6	29	3	66	138	59	64	3
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	0	0	0	2	0	4	33	3	2	2	8	0
Mvmt Flow	5	17	22	148	7	34	3	77	160	69	74	3
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.2	9.8	10.2	9.2
HCM LOS	A	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	1%	11%	78%	47%
Vol Thru, %	32%	39%	4%	51%
Vol Right, %	67%	50%	18%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	207	38	162	126
LT Vol	3	4	127	59
Through Vol	66	15	6	64
RT Vol	138	19	29	3
Lane Flow Rate	241	44	188	147
Geometry Grp	1	1	1	1
Degree of Util (X)	0.323	0.059	0.26	0.199
Departure Headway (Hd)	4.827	4.819	4.975	4.893
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	741	737	720	730
Service Time	2.876	2.888	3.029	2.948
HCM Lane V/C Ratio	0.325	0.06	0.261	0.201
HCM Control Delay, s/veh	10.2	8.2	9.8	9.2
HCM Lane LOS	B	A	A	A
HCM 95th-tile Q	1.4	0.2	1	0.7

HCM 7th Roundabout
1: 7th St/CR 455 & Ridgewood Ave

Background
PM Peak Hour

Intersection				
Intersection Delay, s/veh	5.1			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	149	46	358	239
Demand Flow Rate, veh/h	151	48	368	244
Vehicles Circulating, veh/h	211	361	98	130
Vehicles Exiting, veh/h	163	105	264	279
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.5	4.4	5.7	4.8
Approach LOS	A	A	A	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	151	48	368	244
Cap Entry Lane, veh/h	1113	955	1249	1209
Entry HV Adj Factor	0.986	0.955	0.972	0.981
Flow Entry, veh/h	149	46	358	239
Cap Entry, veh/h	1097	911	1213	1185
V/C Ratio	0.136	0.050	0.295	0.202
Control Delay, s/veh	4.5	4.4	5.7	4.8
LOS	A	A	A	A
95th %tile Queue, veh	0	0	1	1

HCM 7th TWSC
2: CR 455 & Heatherwood Ln/Bolsena Dr

Background
PM Peak Hour

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↕		↕		↕	↕	↕	↕	
Traffic Vol, veh/h	0	0	0	61	0	15	0	322	23	9	230	0
Future Vol, veh/h	0	0	0	61	0	15	0	322	23	9	230	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	-	-	275	300	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	0	0	5	0	0	0	2	0	11	1	0
Mvmt Flow	0	0	0	63	0	15	0	332	24	9	237	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	588	611	237	588	-	332	237	0	0	356	0	0
Stage 1	256	256	-	332	-	-	-	-	-	-	-	-
Stage 2	332	356	-	256	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.15	-	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.15	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.15	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.545	-	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	424	411	807	416	0	714	1342	-	-	1155	-	-
Stage 1	753	700	-	675	0	-	-	-	-	-	-	-
Stage 2	686	633	-	742	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	411	408	807	413	-	714	1342	-	-	1155	-	-
Mov Cap-2 Maneuver	411	408	-	413	-	-	-	-	-	-	-	-
Stage 1	747	694	-	675	-	-	-	-	-	-	-	-
Stage 2	671	633	-	736	-	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0			14.26			0			0.31		
HCM LOS	A			B								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1342	-	-	-	413	714	1155	-	-
HCM Lane V/C Ratio	-	-	-	-	0.152	0.022	0.008	-	-
HCM Control Delay (s/veh)	0	-	-	0	15.3	10.2	8.1	-	-
HCM Lane LOS	A	-	-	A	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0.1	0	-	-

HCM 7th AWSC
3: Fosgate Rd & Thoroughbred Ln/Ridgewood Ave

Background
PM Peak Hour

Intersection

Intersection Delay, s/veh	8.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	9	22	97	15	37	19	71	107	28	60	11
Future Vol, veh/h	7	9	22	97	15	37	19	71	107	28	60	11
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	0	0	0	3	0	0	0	3	0	0	2	0
Mvmt Flow	8	10	25	111	17	43	22	82	123	32	69	13
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.9	9.2	8.8	8.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	10%	18%	65%	28%
Vol Thru, %	36%	24%	10%	61%
Vol Right, %	54%	58%	25%	11%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	197	38	149	99
LT Vol	19	7	97	28
Through Vol	71	9	15	60
RT Vol	107	22	37	11
Lane Flow Rate	226	44	171	114
Geometry Grp	1	1	1	1
Degree of Util (X)	0.267	0.055	0.225	0.147
Departure Headway (Hd)	4.244	4.563	4.738	4.652
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	845	782	757	769
Service Time	2.274	2.607	2.775	2.688
HCM Lane V/C Ratio	0.267	0.056	0.226	0.148
HCM Control Delay, s/veh	8.8	7.9	9.2	8.5
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.1	0.2	0.9	0.5

HCM 7th Roundabout
1: 7th St/CR 455 & Ridgewood Ave

Buildout
AM Peak Hour

Intersection				
Intersection Delay, s/veh	7.7			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	324	104	424	512
Demand Flow Rate, veh/h	332	108	433	521
Vehicles Circulating, veh/h	475	584	183	135
Vehicles Exiting, veh/h	181	32	624	557
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	9.1	6.5	7.0	7.5
Approach LOS	A	A	A	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	332	108	433	521
Cap Entry Lane, veh/h	850	761	1145	1202
Entry HV Adj Factor	0.975	0.960	0.978	0.983
Flow Entry, veh/h	324	104	424	512
Cap Entry, veh/h	829	730	1120	1182
V/C Ratio	0.391	0.142	0.378	0.433
Control Delay, s/veh	9.1	6.5	7.0	7.5
LOS	A	A	A	A
95th %tile Queue, veh	2	0	2	2

HCM 7th TWSC
2: CR 455 & Heatherwood Ln/Bolsena Dr

Buildout
AM Peak Hour

Intersection												
Int Delay, s/veh	1.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↔		↔		↔		↔	↔	
Traffic Vol, veh/h	0	0	39	28	0	30	14	304	84	30	439	0
Future Vol, veh/h	0	0	39	28	0	30	14	304	84	30	439	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	-	-	275	300	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	4	0	14	0	1	15	10	1	0
Mvmt Flow	0	0	44	31	0	34	16	342	94	34	493	0

Major/Minor	Minor2		Minor1		Major1			Major2			
Conflicting Flow All	934	1028	493	934	-	342	493	0	0	436	0
Stage 1	561	561	-	373	-	-	-	-	-	-	-
Stage 2	373	467	-	561	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.14	-	6.34	4.1	-	-	4.2	-
Critical Hdwy Stg 1	6.1	5.5	-	6.14	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.14	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.536	-	3.426	2.2	-	-	2.29	-
Pot Cap-1 Maneuver	248	236	580	244	0	674	1081	-	-	1082	-
Stage 1	516	513	-	644	0	-	-	-	-	-	-
Stage 2	652	565	-	509	0	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-
Mov Cap-1 Maneuver	224	224	580	214	-	674	1081	-	-	1082	-
Mov Cap-2 Maneuver	224	224	-	214	-	-	-	-	-	-	-
Stage 1	500	497	-	631	-	-	-	-	-	-	-
Stage 2	607	554	-	456	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v11.71		17.4	0.29	0.54
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	79	-	-	580	214	674	1082	-	-
HCM Lane V/C Ratio	0.015	-	-	0.076	0.147	0.05	0.031	-	-
HCM Control Delay (s/veh)	8.4	0	-	11.7	24.7	10.6	8.4	-	-
HCM Lane LOS	A	A	-	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.5	0.2	0.1	-	-

HCM 7th AWSC
3: Fosgate Rd & Thoroughbred Ln/Ridgewood Ave

Buildout
AM Peak Hour

Intersection

Intersection Delay, s/veh	9.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	15	19	140	6	29	3	66	143	61	64	3
Future Vol, veh/h	4	15	19	140	6	29	3	66	143	61	64	3
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	0	0	0	2	0	4	33	3	2	2	8	0
Mvmt Flow	5	17	22	163	7	34	3	77	166	71	74	3
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.3	10.1	10.4	9.3
HCM LOS	A	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	1%	11%	80%	48%
Vol Thru, %	31%	39%	3%	50%
Vol Right, %	67%	50%	17%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	212	38	175	128
LT Vol	3	4	140	61
Through Vol	66	15	6	64
RT Vol	143	19	29	3
Lane Flow Rate	247	44	203	149
Geometry Grp	1	1	1	1
Degree of Util (X)	0.333	0.06	0.283	0.205
Departure Headway (Hd)	4.869	4.867	5.01	4.947
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	735	729	712	720
Service Time	2.926	2.946	3.071	3.009
HCM Lane V/C Ratio	0.336	0.06	0.285	0.207
HCM Control Delay, s/veh	10.4	8.3	10.1	9.3
HCM Lane LOS	B	A	B	A
HCM 95th-tile Q	1.5	0.2	1.2	0.8

HCM 7th TWSC
4: Project Driveway & Ridgewood Ave

Buildout
AM Peak Hour

Intersection						
Int Delay, s/veh	0.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↑	
Traffic Vol, veh/h	254	7	1	138	21	2
Future Vol, veh/h	254	7	1	138	21	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	276	8	1	150	23	2

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	284
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1279
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1279
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.06	11.35
HCM LOS	B		

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	592	-	-	13	-
HCM Lane V/C Ratio	0.042	-	-	0.001	-
HCM Control Delay (s/veh)	11.3	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

HCM 7th Roundabout
1: 7th St/CR 455 & Ridgewood Ave

Buildout
PM Peak Hour

Intersection				
Intersection Delay, s/veh	5.1			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	150	46	358	241
Demand Flow Rate, veh/h	152	48	368	246
Vehicles Circulating, veh/h	211	362	99	130
Vehicles Exiting, veh/h	165	105	264	280
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.5	4.4	5.7	4.8
Approach LOS	A	A	A	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	152	48	368	246
Cap Entry Lane, veh/h	1113	954	1247	1209
Entry HV Adj Factor	0.986	0.955	0.972	0.981
Flow Entry, veh/h	150	46	358	241
Cap Entry, veh/h	1097	911	1212	1186
V/C Ratio	0.137	0.050	0.295	0.204
Control Delay, s/veh	4.5	4.4	5.7	4.8
LOS	A	A	A	A
95th %ile Queue, veh	0	0	1	1

HCM 7th TWSC
2: CR 455 & Heatherwood Ln/Bolsena Dr

Buildout
PM Peak Hour

Intersection												
Int Delay, s/veh	2.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↔		↔		↔	↔	↔	↔	
Traffic Vol, veh/h	0	0	26	61	0	15	45	322	23	9	230	0
Future Vol, veh/h	0	0	26	61	0	15	45	322	23	9	230	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	-	-	275	300	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	0	0	5	0	0	0	2	0	11	1	0
Mvmt Flow	0	0	27	63	0	15	46	332	24	9	237	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	680	704	237	680	-	332	237	0	0	356	0	0
Stage 1	256	256	-	425	-	-	-	-	-	-	-	-
Stage 2	425	448	-	256	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.15	-	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.15	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.15	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.545	-	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	367	364	807	361	0	714	1342	-	-	1155	-	-
Stage 1	753	700	-	601	0	-	-	-	-	-	-	-
Stage 2	611	576	-	742	0	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	341	345	807	331	-	714	1342	-	-	1155	-	-
Mov Cap-2 Maneuver	341	345	-	331	-	-	-	-	-	-	-	-
Stage 1	747	694	-	575	-	-	-	-	-	-	-	-
Stage 2	572	551	-	712	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	9.62	16.78	0.9	0.31
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	221	-	-	807	331	714	1155	-	-
HCM Lane V/C Ratio	0.035	-	-	0.033	0.19	0.022	0.008	-	-
HCM Control Delay (s/veh)	7.8	0	-	9.6	18.4	10.2	8.1	-	-
HCM Lane LOS	A	A	-	A	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.7	0.1	0	-	-

HCM 7th AWSC
3: Fosgate Rd & Thoroughbred Ln/Ridgewood Ave

Buildout
PM Peak Hour

Intersection	
Intersection Delay, s/veh	9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	9	22	106	15	42	19	71	122	36	60	11
Future Vol, veh/h	7	9	22	106	15	42	19	71	122	36	60	11
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	0	0	0	3	0	0	0	3	0	0	2	0
Mvmt Flow	8	10	25	122	17	48	22	82	140	41	69	13
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8	9.4	9.1	8.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	9%	18%	65%	34%
Vol Thru, %	33%	24%	9%	56%
Vol Right, %	58%	58%	26%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	212	38	163	107
LT Vol	19	7	106	36
Through Vol	71	9	15	60
RT Vol	122	22	42	11
Lane Flow Rate	244	44	187	123
Geometry Grp	1	1	1	1
Degree of Util (X)	0.29	0.056	0.25	0.162
Departure Headway (Hd)	4.284	4.653	4.796	4.738
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	838	765	746	755
Service Time	2.319	2.708	2.84	2.78
HCM Lane V/C Ratio	0.291	0.058	0.251	0.163
HCM Control Delay, s/veh	9.1	8	9.4	8.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.2	0.2	1	0.6

HCM 7th TWSC
4: Project Driveway & Ridgewood Ave

Buildout
PM Peak Hour

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↑	
Traffic Vol, veh/h	139	24	2	146	14	1
Future Vol, veh/h	139	24	2	146	14	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	151	26	2	159	15	1

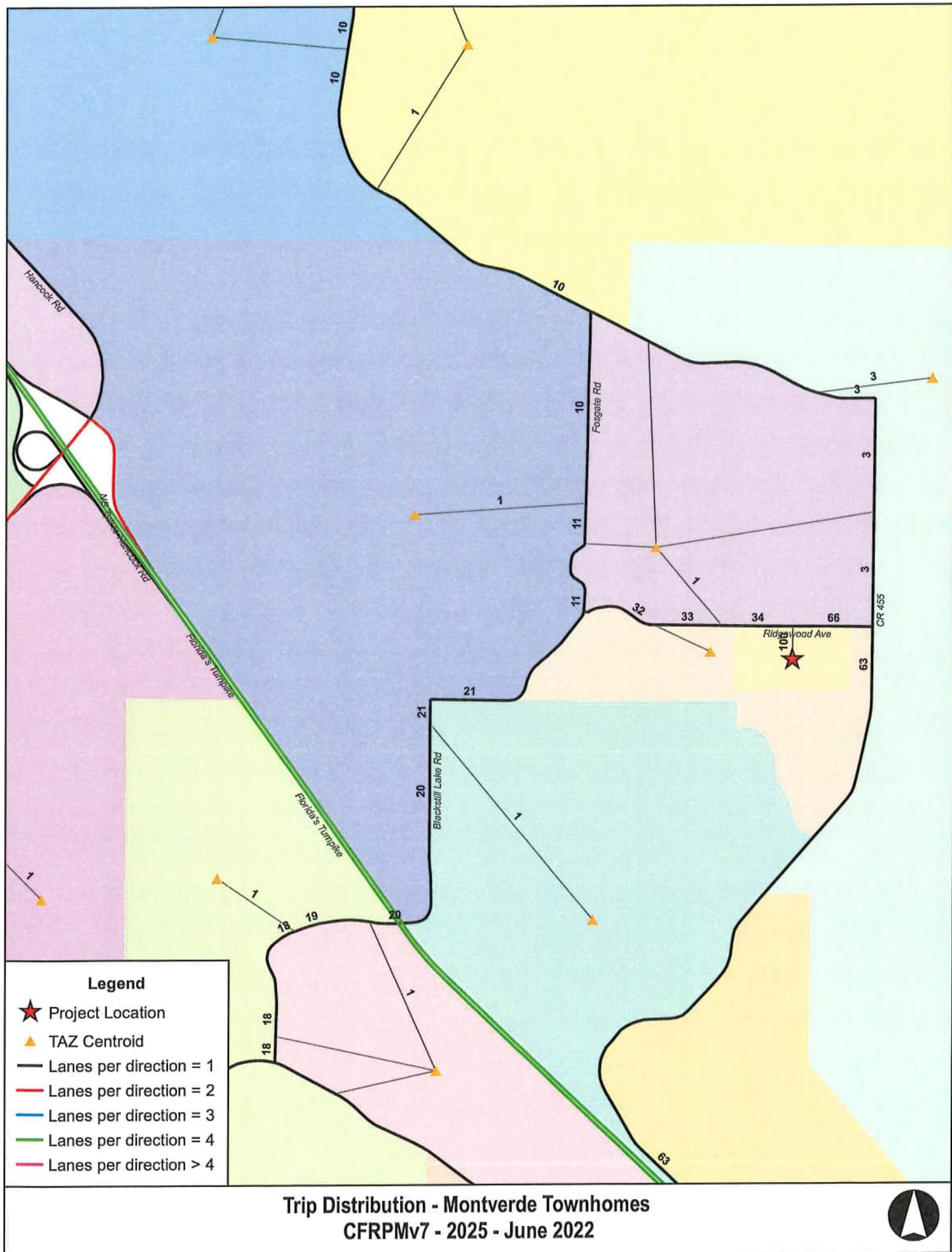
Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	177
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1399
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1399
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.1	10.45
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	677	-	-	24	-
HCM Lane V/C Ratio	0.024	-	-	0.002	-
HCM Control Delay (s/veh)	10.4	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

APPENDIX F

CFRPM v7 Model Outputs



APPENDIX G

NCHRP Outputs

Driveway #1

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

INPUT

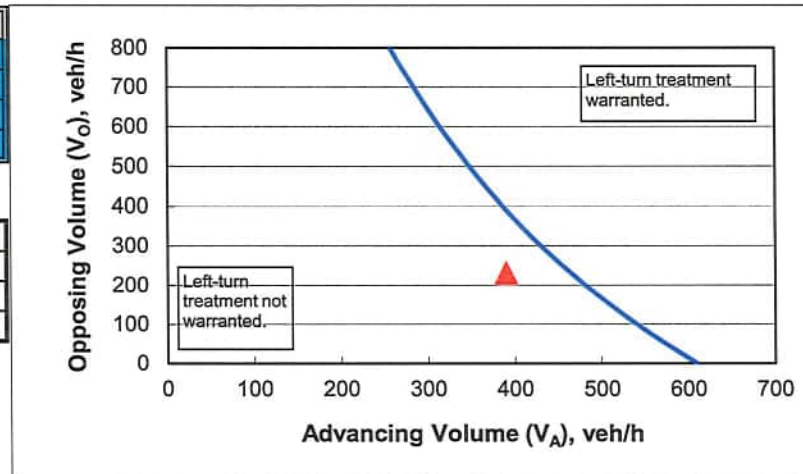
Variable	Value
85 th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	12%
Advancing volume (V_A), veh/h:	390
Opposing volume (V_O), veh/h:	230

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	465
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9



Driveway #2

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

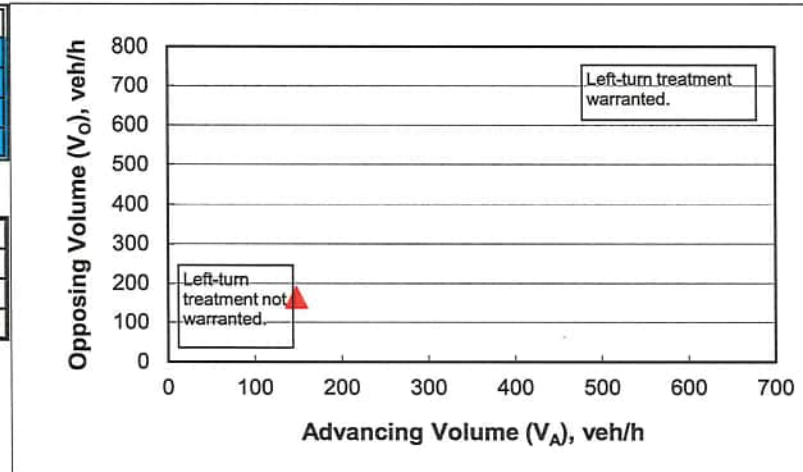
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	148
Opposing volume (V_O), veh/h:	163

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1387
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Driveway #2

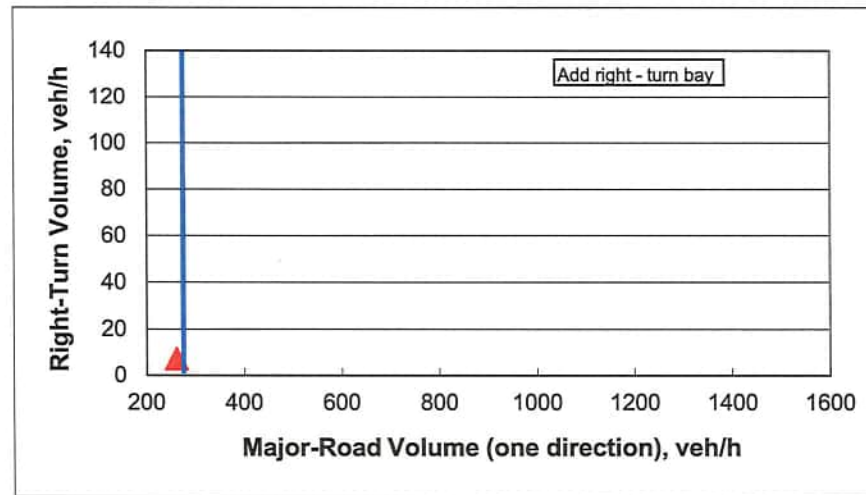
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	30
Major-road volume (one direction), veh/h:	261
Right-turn volume, veh/h:	7

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	12651
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



RESOLUTION 2025-178

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR MONTVERDE ESTATES, A 114 SINGLE FAMILY LOT RESIDENTIAL SUBDIVISION, GENERALLY LOCATED SOUTH OF RIDGEWOOD AVENUE, WEST OF CR 455, AND EAST OF BLACK STILL LAKE ROAD LYING WITHIN THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jonathan P. Huels, Esq., as applicant on behalf of the owners, Wilmington Development Services, Inc. and DCS Real Estates Investments, LLC., filed an application for preliminary plat approval to develop a single-family residential subdivision consisting of a maximum of 114 lots; and

WHEREAS, the Planning and Zoning Committee and the Town Council have considered the application in accordance with the provisions of Section 8.5 – 8.7 Town of Montverde Land Development Regulations; and

WHEREAS, the proposed preliminary plat is consistent with the FLU designation and PUD zoning approved by the Town Council.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Montverde, Florida, as follows:

1. The Town Council of Montverde has determined that the preliminary development plan for Montverde Estates as presented for a 114-lot residential subdivision prepared by Boyd Civil Engineering having a date of 10-14-2025, (the “Preliminary Plat”) meets the criteria as set forth in Sec. 8.7, Town of Montverde Land Development Regulations.
2. The Town Council of Montverde has further determined that the Preliminary Plat is consistent with the Comprehensive Plan for the Town of Montverde.
3. The Preliminary Plat as described above and on file with the Town is APPROVED.

ADOPTED at a regular meeting of the Town Council of the Town of Montverde, Lake County, Florida, this ____ day of _____, 2025.

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

DRAFT V1 – 05/17/2025

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

	YEA	NAY
Councilmember Bryan Rubio		
Councilmember Grant Roberts		
Councilmember Joe Morganelli		
Vice Mayor Carol Womack		
Mayor Joe Wynkoop		



STAFF REPORT

PRELIMINARY DEVELOPMENT PLAN

Public Hearings: Planning & Zoning: November 12, 2025
Town Council: December 16, 2025

Resolution No.: 2025-178 Preliminary Development Plan

Applicant/Owner: Wilmington Development Services, Inc.

Application No.: P25-000001

Requested Action: The applicant is seeking approval of their Preliminary Development Plan.

Staff Determination: Approval is recommended for the Preliminary Development Plan (PDP) as it will be consistent with the Comprehensive Plan and Land Development Code (LDC); however, approval of the PDP is contingent upon approval of the Small-Scale Comp Plan Amendment, the PUD Zoning ordinance, and the LDC Amendment to allow annexed property that is subsequently developed as a part of an existing residential subdivision to develop into residential lots less than one acre in size but not greater than two (2) residential units per gross acre. If approved, the Preliminary Development Plan will align with plans to expand Bella Collina into the Town of Montverde.

Subject Property Information

Size: 67.57 acres

Location: 16819 Heatherwood Lane, Montverde, FL. 34756

Alternate Key No.'s:

Lake County Parcels: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, and 1592101.

Montverde Parcels: 1066557, 1066263, 2615346, and 1037212.



Existing Future Land Designation: Single Family Low Density Residential (SFL)*

Existing Zoning District:

Town of Montverde Single Family Residential PUD*

* FLU and Zoning designations after approval of 2025-60 and 2025-61.

Adjacent Property Land Use

Direction	Zoning	Existing Use	Comments
North	R1M and R1L	Residential	Within Town Limits
East	Bella Collina	Residential	Lake County
South	Bella Collina	Residential	Lake County
West	Bella Collina	Residential	Lake County

R1M: Single Family Medium Density

R1L: Single Family Low Density

Existing and Proposed Development Standards - Zoning District

	Zoning District	Maximum Density/ Intensity	Maximum ISR	Minimum Open Space
Existing Lake County	LM & A	NA	70%	N/A
Proposed	Montverde Single Family Residential PUD	1.68 DU/Acre	40%	40%

Background Information

In 2005, Ordinance 2005-01 amended the Town of Montverde Zoning Map from Agriculture to Single Family Low Density for the +/- 58 acres identified in this report.

In April of 2025, Ordinances 2025-46, 2025-47, 2025-48, and 2025-49 were presented to P&Z and Town Council (first hearing) for the annexation of nine parcels from Lake County into the Town of Montverde.



The Second Reading of the annexation ordinance will be heard concurrently with the Second Reading of the proposed Small-Scale Comprehensive Plan Amendment and the PUD zoning ordinance. In order to receive approval of Ordinance 2025-61 (PUD Zoning), a Town of Montverde LDC amendment must be approved to allow development of annexed lots that are less than one acre in size. If granted, the +/- 10 acres proposed for annexation will be unified with the +/- 58 acres (already within town limits) for a total of +/- 68 acres which are planned to be developed into a 114-lot, gated neighborhood.

Staff Analysis

LDC Sec 8-5. PDP—Purpose and Stage of Proposal

The purpose of the preliminary development plan is to provide for an initial review of the development proposal and the basic development concepts prior to proceeding with the detailed phases of the preliminary development plan. The applicant will provide a concise statement and description of the development proposal. The expenses for engineering studies, detailed surveying, legal information and planning studies may not be necessitated at this stage.

Sec. 10-56(d). PUD—Planned unit development district.

Approval procedures. The review outlined in chapter 6 of this LDC shall be followed for a preliminary development plan first, and then a final development plan, which shall be adopted by ordinance. The two steps are designed to allow the applicant to gain review and approval of general concepts prior to the preparation of detailed plans. Subdivision plans and/or site plans are required for each separate section of the PUD.

LDC Sec 8-7. Required submittals.

Staff has reviewed the preliminary development plan and provided comments to the applicant using LDC Sec 8-7 as a basis for review. The applicant has sufficiently addressed the comments and will respond to any outstanding requests for additional information prior to the first council hearing.

Neighborhood Standards and Guidelines Manual for New Subdivisions

The applicant has requested waivers from the Town's *Neighborhood Standards and Guidelines Manual for New Subdivisions*. These waivers and other requirements for approval have been addressed in Ordinance 2025-61 – Montverde Single Family Residential PUD.



About the Preliminary Development Plan:

The proposed development plan illustrates a single-family residential subdivision designed with 114 lots. Streets are shown with a 60' right-of-way and include sidewalks, landscaped parkways, and on-street parking areas consistent with the Town's design standards. Several tracts are reserved for open space, stormwater management and treatment facilities, ensuring compliance with Montverde's open space and drainage requirements. The plan incorporates multiple cul-de-sacs and looped streets to promote internal circulation.

A minimum 20' landscape buffer is provided along the project's northern and western boundaries, with additional open space buffers and retention areas along the southern perimeter to protect adjacent properties and environmentally sensitive lands. The open space system is distributed throughout the site to enhance neighborhood aesthetics and stormwater treatment capacity. The gated community proposes private internal streets with landscaping in accordance with Article VIII of the Land Development Code, maintaining Montverde's small-town residential character and meeting the required design standards for right-of-way improvements and buffering.

Public Comment

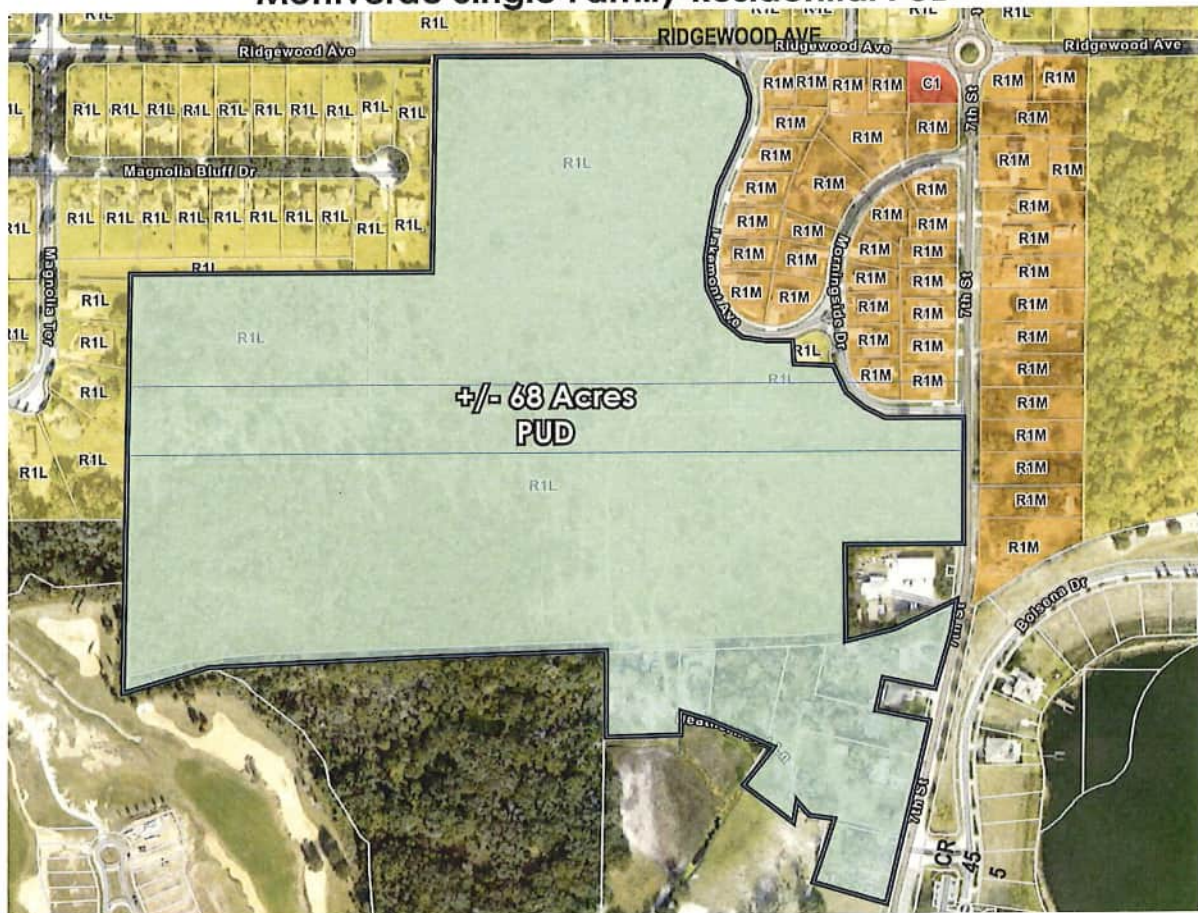
(1) Letter received from a Magnolia Terrace resident regarding the buffer.

Resolution 2025-178

1. **Recommend approval** of Resolution 2025-178.
2. **Recommend denial** of Resolution 2025-178. [Provide specific reasons for recommendation of denial.]
3. **Continue action** of Resolution 2025-178 pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]

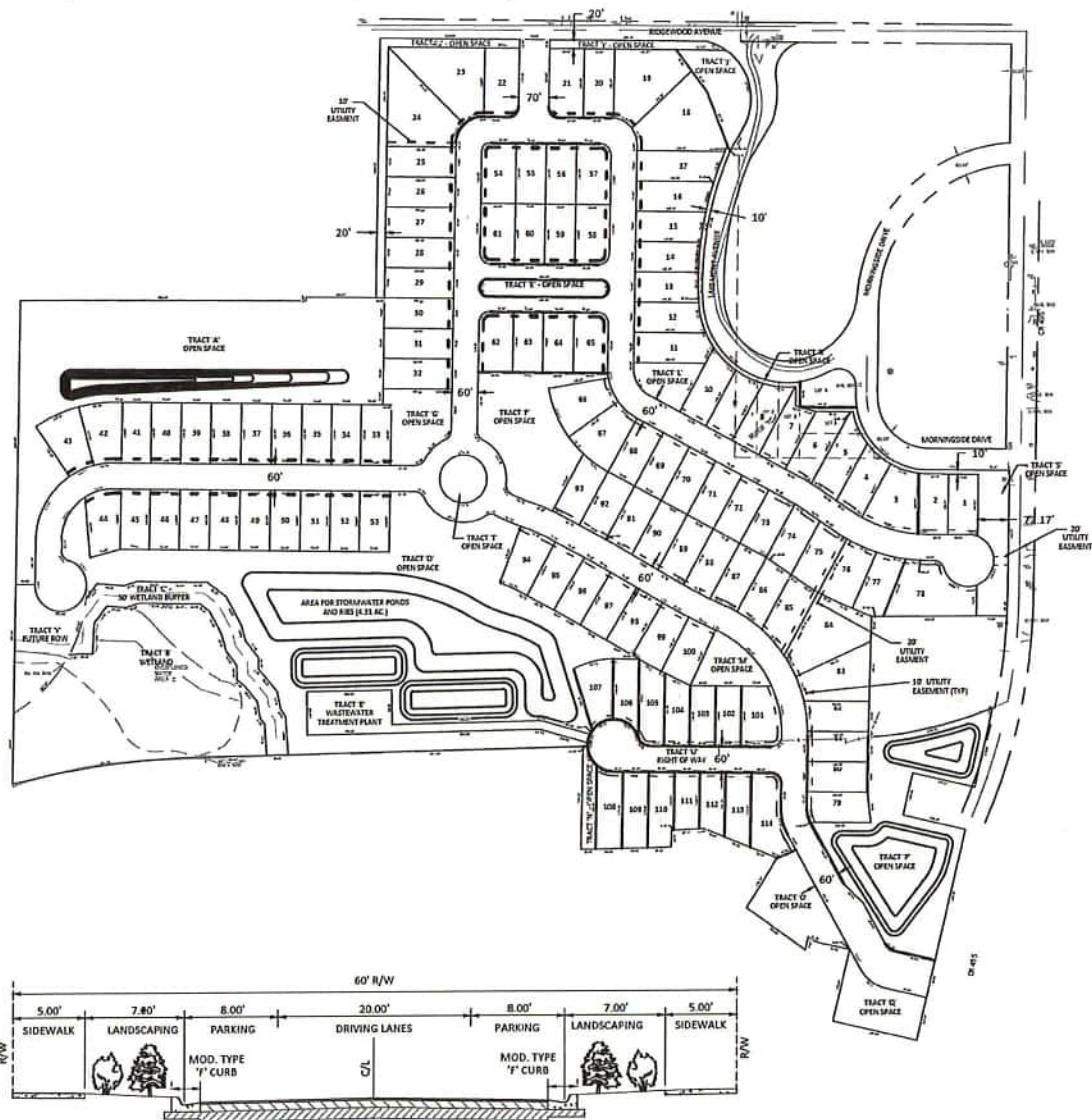


Town of Montverde – Proposed Zoning Map Montverde Single Family Residential PUD





Proposed Preliminary Development Plan - "Montverde Estates"



67.57 Acres | 114 Lots | 1.68 DU/Acre
(100) 70' Min. Lot Width | (14) 60' Min. Lot Width | 40% Open Space



APPLICATION

Town of Montverde Preliminary Development Plan Process

Submittal Requirements

Five (5) initial copies of the following (additional copies will be required after the final review completed):

The preliminary development plan shall be drawn at a scale of not less than one hundred (100) feet to one (1) inch

1. Title Block
2. Legend – Title, scale, north arrow, approximate acreage to be subdivided, current zoning, total number of lots, minimum lot size, name, address and telephone number of the applicant or his representative(s).
3. Legal description of the tract to be subdivided
4. Vicinity map – Showing relationship between area proposed for development and surrounding streets and public facilities, shall be at a scale of not less than one inch equals two thousand feet (1" = 2000')
5. Existing streets – The name, location and right-of-way width of all existing streets which abut the proposed subdivision, and existing easements on the property and location of all existing driveways and median openings within one hundred (100) feet.
6. Proposed streets – The width of proposed street right-of-ways.
7. Lots – Preliminary lot layout with approximate dimensions shown
8. Soils:
 - a. Soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plat as identified by the United States Department of Agriculture Soil Conservation Service in the "Lake County Area Soil Survey". An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that the identified soils are not classified correctly. If said determination is concurred in by the Town's consulting engineer, the soils shall be correctly identified for the purpose of this code.
 - b. Soil analysis by a qualified soil engineer shall be furnished, upon request of the Town's consulting engineer, for submittal with the preliminary plat.
9. Topography – Contours at one (1) foot intervals for the tract being subdivided and extending twenty-five (25) feet beyond property line including water surface elevations and date recorded.
10. Other natural features – Including lakes, marshes or swamps, watercourses and other pertinent features as shown on a recent aerial photo. Location of all trees on site which are a minimum of six (6) inches in diameter measured three (3) feet above ground. Trees with a diameter of twenty-four (24) inches or greater shall be identified by type, height, diameter and canopy spread.
11. Limits of flood plain – Indicate flood elevation, drawn on the face of the plan, for 100-year flood as established by the United States Geological Survey Map series entitled, "Map of Flood Prone Areas", the Department of Housing and Urban Development "Flood and Floodway Boundary Maps" or the Federal Emergency Management Agency, Federal Insurance Administration (FEMA/FIA). An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that the property does not fall within the designated flood delineation. If the expert determines that the property in question is not within a flood-prone area, and this determination is concurred by the Town's engineering consultant, the purpose of this Section shall be fulfilled.
12. Utilities – Proposed source of water, sewer, electric and gas

13. Drainage concept plan – Indicate general flow directions and retention areas.
14. Boundaries of the tract shown by a heavy line
15. Zoning of adjacent properties
16. Names of abutting subdivisions, if any, and the recordation date and plat book and page number
17. Other existing improvements including buildings on the tract
18. Proposed and existing easements
19. A Concurrency Application
20. A completed application
21. Proof of ownership
22. Owners Affidavit and if applicable Applicant Affidavit
23. Signed and Sealed Survey

Processing

- All applications are received by the Town Clerk and forwarded to the Planning Consultant, Town Attorney, Town Engineer and Town Surveyor for review of code compliance and completeness.
- At the time of review the Town may request additional information to analyze impacts.
- The Clerk must forward the consultant comments to the applicant.
- The Clerk shall inform the applicant of meeting dates.
- Preliminary Development Plan is the first part of a three step process , which includes Final Development and Final (Record) Plat

Advertising/Notices

- None required

Hearings

- P & Z Committee (3rd Wednesday of each Month) – Recommendation to Council
- Town Council Meeting (2nd Tuesday of Month) – One Reading

Processing After Approval

- Applicant must submit Final Development Plan and Final (Record) Plat

Fees

- The applicant will pay in full for cost incurred through consultant review, attorney's fees advertising and notification.



PRELIMINARY DEVELOPMENT PLAN APPLICATION

Tax Identification # See attached list.

1. Name: Wilmington Development Services, Inc. & DCS Real Estate Investments, LLC

Mailing Address: 505 Flagler Dr., Ste. 900, West Palm Beach, FL 33401

Telephone #: 561-308-3054

2. Applicant's Name: Lowndes Law Firm c/o Logan J. Opsahl, Esq.

Mailing Address: 215 N. Eola Dr., Orlando, FL 32801

Telephone #: 407-418-6237

3. Applicant is: Owner___Agent X Purchaser___ Lessee___ Optionee___

4. Property Address/Location: See attached list.

5. Name of Subdivision for Preliminary Platting Montverde Estates Expansion

6. Area of Property: _____ Square feet 67.8 Acres

7. Utilities: Central Water___ Central Sewer___ Well___ Septic Tank___

8. Zoning of property: R1L

9. Proposed number of lots/parcels: 114

10. Proposed use of the property: Single Family lots

11. Have any land use applications been filed within the last year in connection with this property? XX Yes ___ No. If yes, briefly describe the nature of the request: Comprehensive Plan Amendment and Rezoning to R1L

I certify that the statements in this application are true to the best of my knowledge.

DCS Real Estate Investments, LLC

By: DCS Investment Holdings GP II, LLC

By: Paul E. Simonson, Manager

 , Manager

Signature of Applicant 10/03/2025

Wilmington Developments Services, Inc.

By: Paul E. Simonson, President

 , President

Signature of Applicant 10/03/2025

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Paul G. Simonson, who being by me first duly sworn on oath, deposes and says:

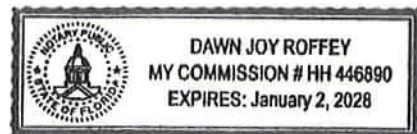
- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for:
Preliminary Development Plan for Montverde Estates Expansion
- (3) That he has appointed Lowndes c/o Logan J. Opsahl, Esq. to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

DCS Real Estate Investments, LLC
By: DCS Investment Holdings GP II, LLC
By: Paul G. Simonson, Manager
[Signature], Manager

Affiant (Owner's
Signature)

The foregoing instrument was acknowledged before me this 3RD day of OCTOBER, 2025, by Paul G. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

[Signature]
Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Paul G. Simonson, who being by me first duly sworn on oath, deposes and says:

- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for:
Preliminary Development Plan for Montverde Estates Expansion
- (3) That he has appointed Lowndes c/o Logan J. Opsahl, Esq. to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Wilmington Development Services, Inc.
By: Paul E. Simonson, President

[Signature], President
Affiant (Owner's
Signature)

The foregoing instrument was acknowledged before me this 31st day of OCTOBER, 2025, by Paul G. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

[Signature]
Notary Public



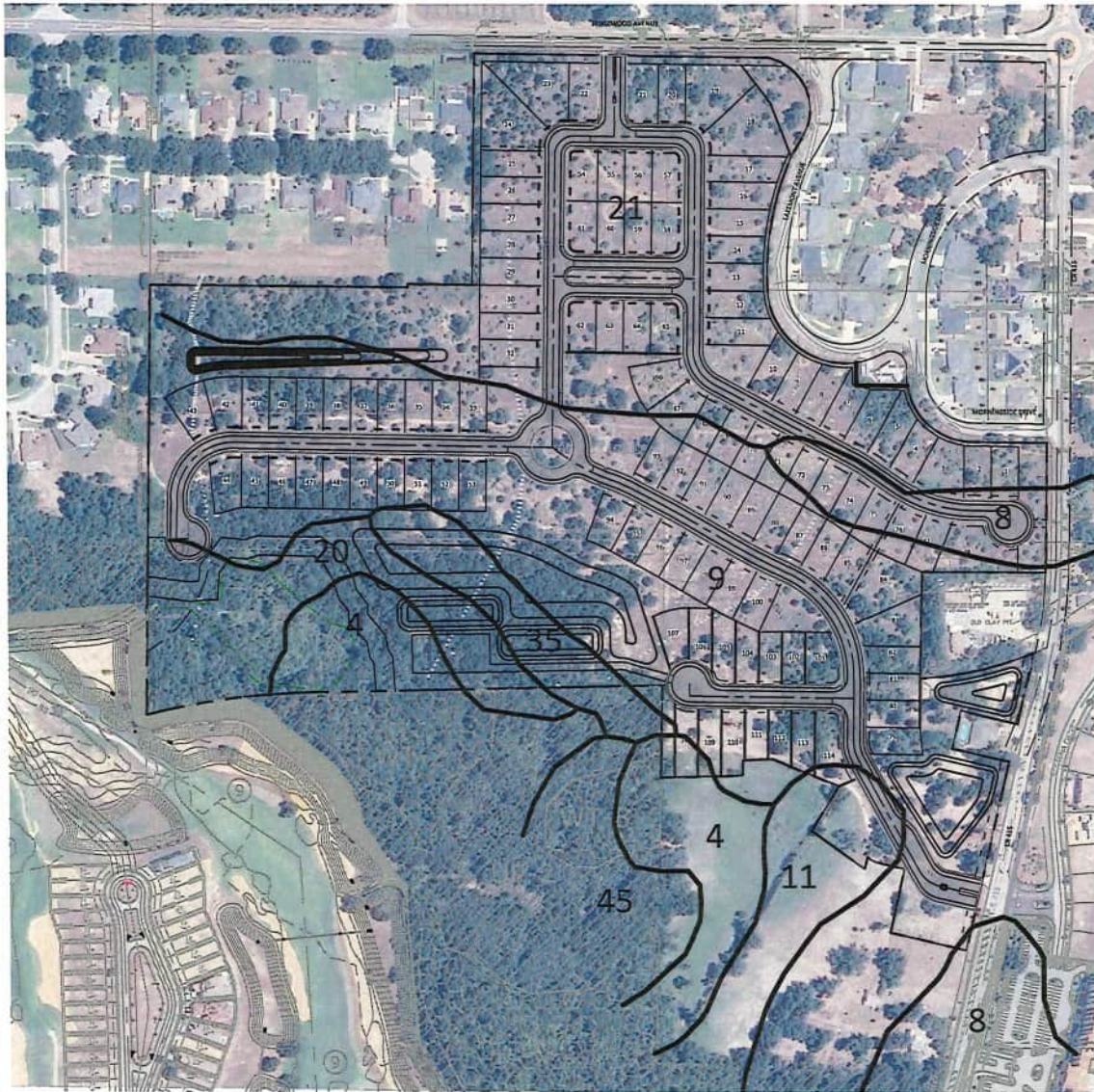
NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

TOWN OF MONTEVERDE

PARCEL LIST

ALTKEY	ACREAGE	PARCEL ID	PARCEL ADDRESS	OWNER	CURRENT ZONING:	PROPOSED ZONING
1037212	11.1809	11-22-26-0001-000-00700	Lakemont Ave.	DCS Real Estate Investments, LLC	SFL	R1L
1066557	4.996	11-22-26-0001-000-00900	Magnolia Terrace Blvd.	DCS Real Estate Investments, LLC	SFL	R1L
1066263	41.0748	11-22-26-0001-000-01000	Morningside Dr.	DCS Real Estate Investments, LLC	SFL	R1L
2615346	1.0626	11-22-26-0200-00C-00100	Morningside Dr.	DCS Real Estate Investments, LLC	SFL	R1L
3809249	0.054976	11-22-26-0004-000-04200	Heatherwood Lane	Wilmington Development Services, Inc.	Lake Co-LM	R1L
1814120	1.009303	11-22-26-0004-000-03500	16819 Heatherwood Lane	Wilmington Development Services, Inc.	Lake Co-LM	R1L
1592071	0.356161	11-22-26-0004-000-02809	16801 Heatherwood Lane	Wilmington Development Services, Inc.	Lake Co-LM	R1L
1592089	1.144609	11-22-26-0004-000-02802	16739 Heatherwood Lane	Wilmington Development Services, Inc.	Lake Co-LM	R1L
1592101	0.783333	11-22-26-0040-000-02805	16309 C.R. 455	Wilmington Development Services, Inc.	Lake Co-LM	R1L
1592020	1.579053	11-22-26-0004-000-02807	16333 C.R. 455	Wilmington Development Services, Inc.	Lake Co-LM	R1L
1592054	1.921805	11-22-26-0004-000-03600	16345 C.R. 455	Wilmington Development Services, Inc.	Lake Co-LM	R1L
1592038	1.243621	11-22-26-0004-000-02801	16411 C.R. 455	Wilmington Development Services, Inc.	Lake Co-LM	R1L
1037247	1.378578	11-22-26-0004-000-10000	Old Railroad Site	DCS Real Estate Investments, LLC	Lake Co-LM	R1L
	67.78574	TOTAL ACREAGE				



SOILS LEGEND

- | | |
|----|---|
| 4 | ANCIOTE AND NYAKKA SOILS |
| 8 | CANDLER SAND,
0 to 5 PERCENT SLOPES |
| 9 | CANDLER SAND,
5 to 12 PERCENT SLOPES |
| 11 | BRIGHTON MUCK,
DEPRESSIONAL |
| 20 | IMMOKALEE SAND |
| 21 | LAKE SAND,
0 to 5 PERCENT SLOPES |
| 35 | PACILA SAND,
0 to 5 PERCENT SLOPES |
| 45 | TAVARES SAND,
0 to 5 PERCENT SLOPES |

[illegible]

MONTVERDE ESTATES-PRELIMINARY DEVELOPMENT PLAN

CITY OF MONTROVIE
PREPARED FOR: DCS REAL ESTATE INVESTMENTS, LLC.

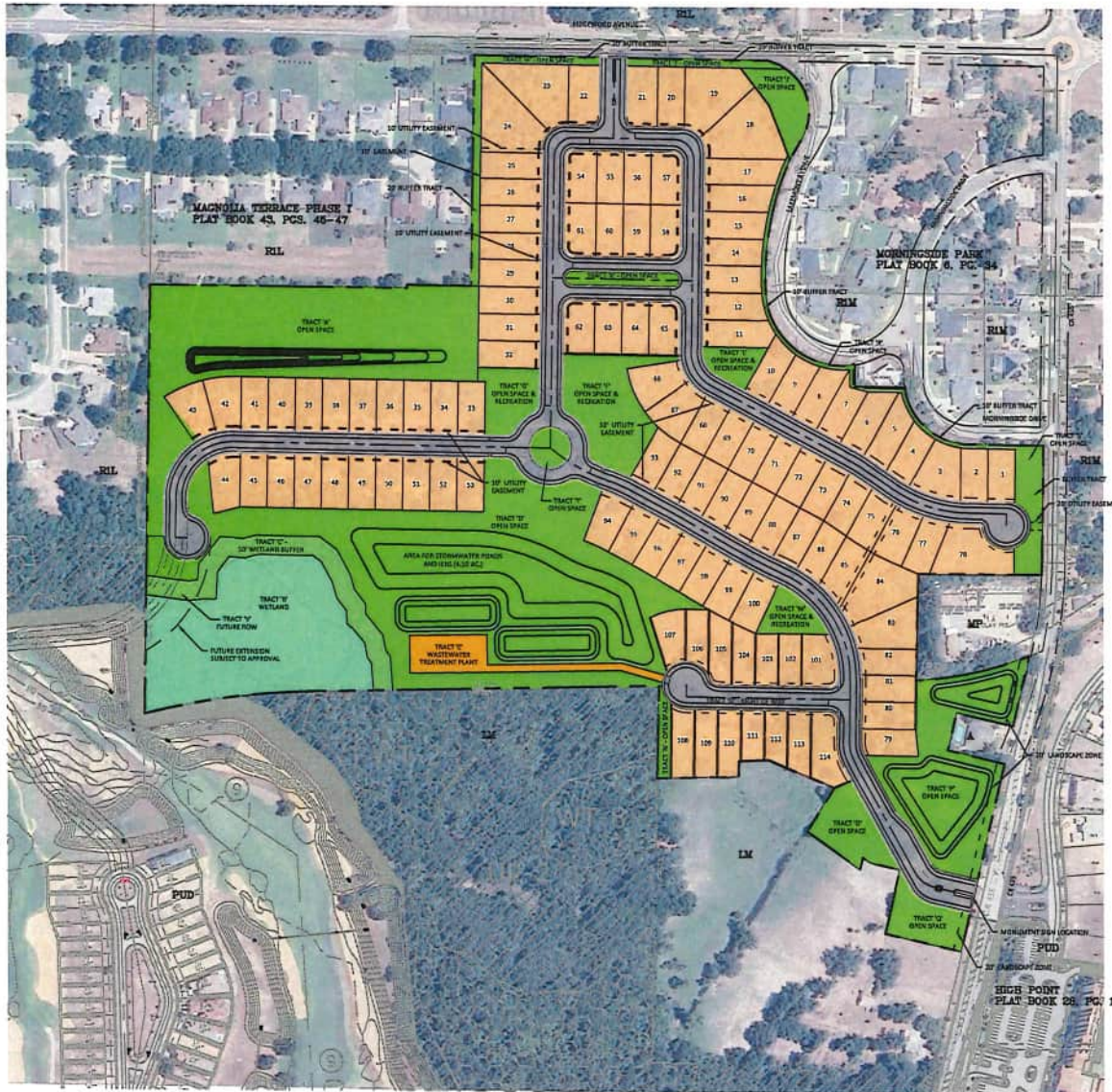
SOILS PLAN

Date:	10/14/25
Scale:	AS SHOWN
Project No.:	1014.998
Drawn By:	JH
Designed By:	RT
Checked By:	SNB

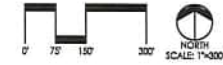
SHEET NO.

2

Project: Cellular 11, 2004, 11/5/2004 AM
Z:\PROJECTS\010308 Markwade Expenses\040 Development Plan\Markwade Cellulose Expenses - PLO Under Site Planning



NOTE:
EXISTING ZONING OF PROPOSED AREA: R1L



Total Area	67.57		
Minimum Required Common Open Space	10.14	25% Section IV D.	
Open Space Provided (To be maintained by POA)		Acres	Percent of OS Percent of Site
Conservation Area	3.78	14%	6%
Upland Buffer	0.91	3%	1%
Upland Open Space Areas	18.01	66%	27%
Stormwater and RIB Areas	4.50	17%	7%
Total	27.20	100%	40%
Total Residential Lots Area	29.21		43%
Wastewater Facility Area	0.67		1%
Road Right of Way	9.82		15%
Future Right of Way	0.67		1%
Maximum Number of Residential Lots	114 Units		
Maximum Gross Density	1.68 DU / Acre		
Maximum Impervious Area (over entire PD)	40%		

Retaining Walls:
Site will include retaining walls of varying height, retaining walls may be located within 10 ft. of the project perimeter and /or within lot setback areas. Wall heights will be determined at final engineering.

Walls within residential lots shall be decorative split face interlocking block walls.

Area Tabulations

Tract	Type	Area (ac.)
A	Open Space	5.33
B	Wetland	3.78
C	50' Wetland Buffer	0.91
D	Open Space	8.57
E	Wastewater Treatment Plant	0.67
F	Open Space & Recreation	1.25
G	Open Space & Recreation	0.52
H	Open Space	0.42
I	Open Space	0.18
J	Open Space	0.46
K	Open Space	0.27
L	Open Space & Recreation	0.28
M	Open Space & Recreation	0.33
N	Open Space	0.17
O	Open Space	0.63
P	Open Space	2.62
Q	Open Space	0.52
R	Open Space	0.17
S	Open Space	0.59
T	Open Space	0.22
U	Right Of Way	9.82
V	Future ROW	0.67
Residential	N/A	29.21
Total	N/A	67.57

LEGEND

	RESIDENTIAL LOTS
	OPEN SPACE TRACT AREA
	WETLAND TRACT AREA
	WETLAND BUFFER TRACT AREA
	WASTEWATER TREATMENT PLANT
	R/W AREA



Rev.	Date	Description
1		CHP
2		
3		
4		
5		
6		
7		
8		
9		
10		

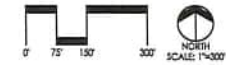
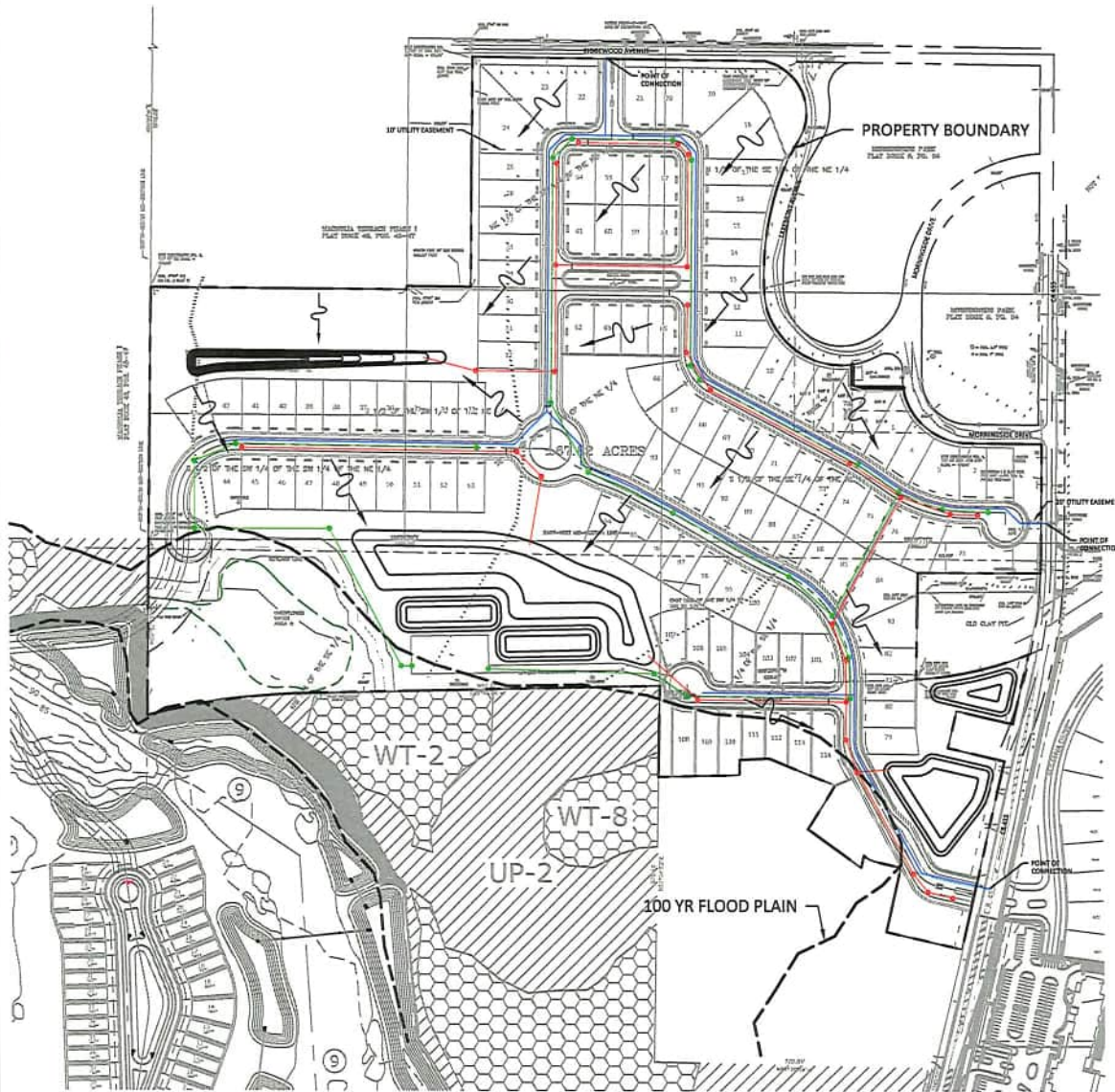
MONTVERDE ESTATES- PRELIMINARY DEVELOPMENT PLAN
PREPARED FOR: DOW REAL ESTATE DEVELOPMENT, L.P.C.

MASTER SITE PLAN

Date:	10/14/25
Scale:	AS SHOWN
Project No.:	1014.998
Drawn by:	B.M.
Designed by:	RT
Checked by:	SNB

SHEET NO.
3

Montverde Estates, LLC, 11000 US Highway 1, Suite 100, Montverde, FL 34957
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- LEGEND**
- 100 YR FLOOD PLAIN
 - ▲ STORMWATER POND
 - WATER FLOW
 - WATER
 - STORM
 - SEWER



Rev.	Date	Description	Drawn By

MONTVERDE ESTATES-PRELIMINARY DEVELOPMENT PLAN
 PREPARED FOR: COX REAL ESTATE INVESTMENTS, LLC
MASTER DRAINAGE PLAN

Date: 10/14/25
 Scale: AS SHOWN
 Project No: 1014.998
 Drawn by: JH
 Designed by: RT
 Checked by: SNB

SHEET NO.
4

10/14/25 10:00 AM J:\Projects\1014.998 Montverde Estates Prelim Development Plan\Drawings\1014.998 Master Drainage Plan.dwg

SECTION IV(B): HOUSING MODEL / STYLE VARIETY

- ## E. ARCHITECTURAL STANDARDS

- ## E. ARCHITECTURAL STANDARDS

- All residential dwellings shall include a garage adequate to park at least two (2) large-sized automobiles. All garages shall be constructed of the same exterior materials and colors as the main structure. Garages shall not be used for any purposes which may prevent the daily use of the garage for the primary purpose of parking at least two (2) operating automobiles. On larger lots as defined by the ACB, garage doors facing the front street will be highly discouraged. Garage doors that face the street shall be of unique design, finish, and material, as specifically submitted to and approved by the ACB. All garage doors must be decorative including the use of glass inserts. Full glass garage doors are permitted with ACB approval. Any garage windows in garage walls visible from the street, public right-of-way or adjoining property shall have interior coverings that are consistent with the window coverings inside the house and plantings that are a minimum of 36" tall at maturity for screening from the view of the street and adjacent lots.

F. STAYING CONNECTED - WALKABLE NEIGHBORHOODS

- ### *f. Water Conservation*

Consistent with the Town's Comprehensive Plan for any proposed subdivision having more than 25 lots: non-potable sources for landscape irrigation must be provided. All Owners, Builders and subcontractors are required to abide by the water restrictions when planning, planting and modifying landscaping or irrigation systems. The total area of irrigation may not exceed the allowable area per the consumptive use permit issued by St. Johns River Water Management District ("SJRWMD"). Each home will have an automatic irrigation system that is monitored and controlled by the Bella Collina Property Owners Association (the "POA"). In an effort to conserve water, SJRWMD has established water conservation requirements for all water usage within the development, which will be enforced by the POA. In order to enforce these water conservation requirements, the POA has developed a list of conditions and restrictions for water usage by owners. If an owner fails to comply with these conditions and restrictions, then the water service to that owner's property shall be terminated and shall remain terminated until owner complies with all conditions and restrictions. All plans and specifications submitted for final approval whether new construction or modification shall include evidence of compliance with the provision. Low volume toilets and showerheads must be incorporated into all residential plumbing systems. In the event that SJRWMD declares a water shortage, all Owners must adhere to the water shortage restrictions issued by SJRWMD. The soil amendments such as Profile and Command soil, or equivalent, shall be incorporated into the cleared portion (plantings and sod) of all residential lots. The application of soil amendments shall conform to the manufacturer's recommendation. St. Augustine grass shall not be planted. Owners shall use drought tolerant Zoyzia or Bahia grass. Micro-irrigation techniques shall be tried in locations where they can be used efficiently, such as in planting bed areas. Irrigation systems shall be zoned according to plant water requirements. Irrigation systems shall be designed to prevent over-spraying onto impervious surfaces (such as driveways and sidewalks). Irrigation systems shall incorporate an automatic shut-off rain sensor. All residential landscape plans must be certified upon delivery by a Florida registered landscape architect and must be submitted to the ACB for review. All residential landscape plans must be approved by the ACB before commencement of work. All residential landscaping shall comply with the Landscape Materials List and Guidelines and Lot Landscape Specifications set forth in the ACB Guidelines, Rules, and Regulations.

(b) Lot development standards:

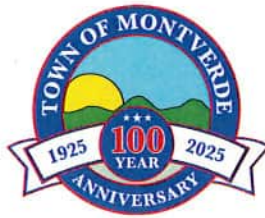
	Lots 1-100	Lots 101-114
Minimum lot size for buildings	9,800 square feet	7,800 square feet
Minimum lot width at building setback	70 feet	60 feet
Minimum street frontage lot width (Lots on a corner)	50 feet	50 feet
Maximum lot coverage	65%	65%
Front yard minimum building setback	20 feet	20 feet
Adjacent to SR 455, minimum building setbacks	35 feet	35 feet
Side yard minimum building setback	7½ feet	7½ feet
Side yard at Corner minimum setback	17½ feet	17½ feet
Rear yard minimum setback	20 feet	20 feet
Pool, screen enclosure and / or decking	7½ feet from any property line	7½ feet from any property line
Driveway	3 feet from property line.	3 feet from property line.
Accessory Structures (Rear Yard Only)	7½ feet	7½ feet
AC Pads / pool equipment	7½ feet from any property line	7½ feet from any property line
Maximum building height	Two stories or 35 feet	Two stories or 35 feet
Parking, residential	Minimum of two off-street spaces	Minimum of two off-street spaces



TYPICAL PERIMETER FENCE MINIMUM 5FT. BLACK METAL PICKET SIMILAR TO EXISTING BELLA COLLINA FENCING ON EAST SIDE OF CR 455.



ADVERTISING INFORMATION



NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 300-feet of a property requesting approval of a Preliminary Development Plan (see below). The Town of Montverde is required by law to notify you of the upcoming public meetings. If you have no questions, or do not wish to attend these meetings, you may disregard this notice. No action is required of you.

The Town of Montverde Planning and Zoning Board will hold a public hearing on **Wednesday, November 12, 2025, at 6:30 p.m.**, and the Town Council will hold public hearings on **Tuesday, December 9, 2025, at 7:00 p.m.**, and **Tuesday, December 16, 2025 at 6:30 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

RESOLUTION 2025-178

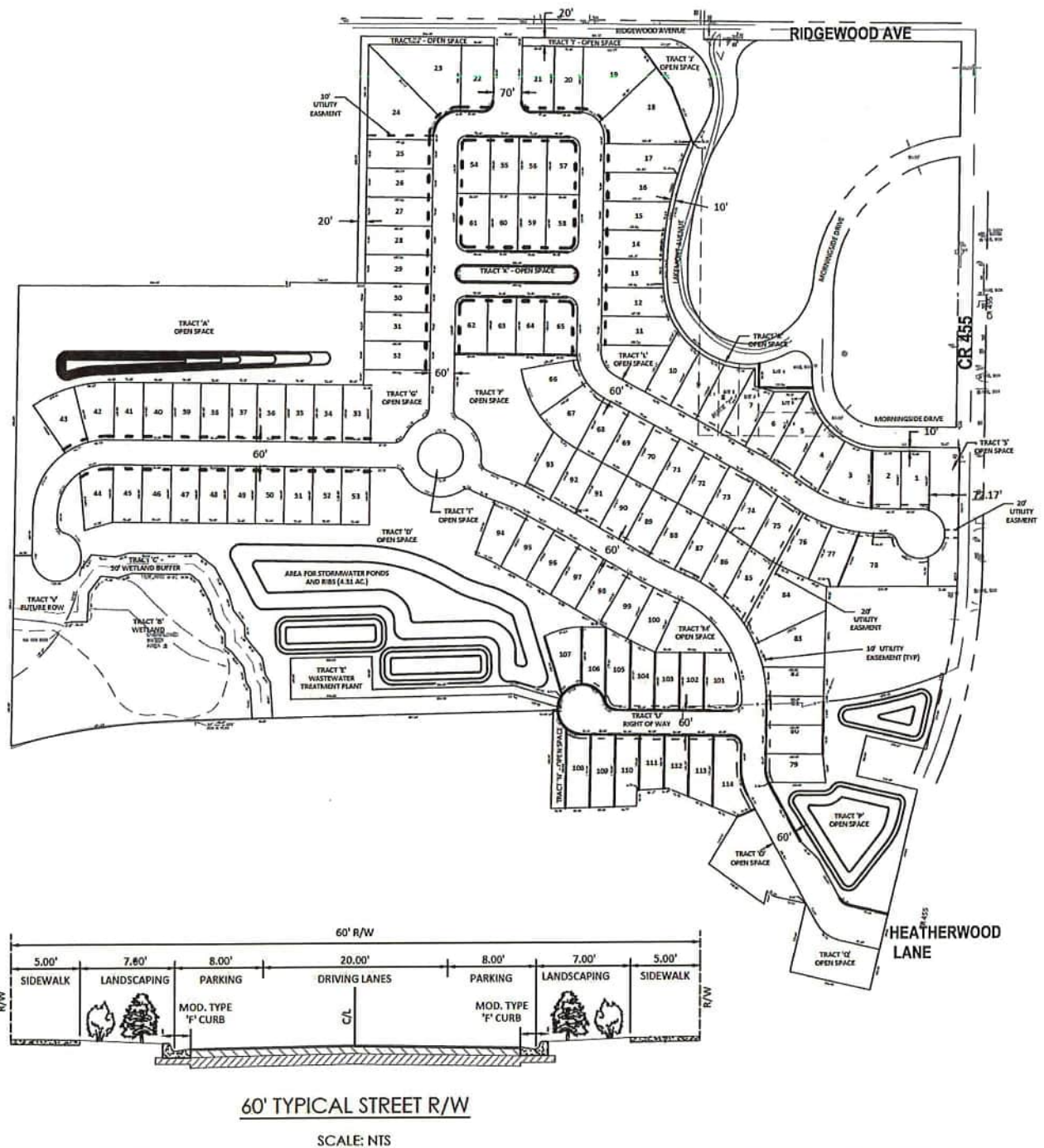
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR MONTVERDE ESTATES, A 114 SINGLE FAMILY LOT RESIDENTIAL SUBDIVISION, GENERALLY LOCATED SOUTH OF RIDGEWOOD AVENUE, WEST OF CR 455, AND EAST OF BLACK STILL LAKE ROAD LYING WITHIN THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at the public hearings and be heard with respect to the proposed resolution. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This resolution is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

Paul Larino, Town Manager
Town of Montverde



MONTVERDE ESTATES – PRELIMINARY DEVELOPMENT PLAN

Alt Keys: 1037247, 3809249, 1592020, 1592038, 1592054,
1592071, 1592089, 1592101, 1814120, 1066557, 1066263, 1037212, 2615346

The applicant is proposing a Preliminary Development Plan for a new 67.57-acre residential neighborhood near Heatherwood Lane that would include 114 single-family homes within a gated community. The project combines several parcels currently in Lake County with nearby properties already in Montverde, creating a unified development under the Town's Single Family Residential Planned Unit Development (PUD) zoning. The plan includes 40% open space 25% is required.

ADAMS MICHAEL J & SHELLEY R
16735 RIDGEWOOD AVE
MONTVERDE, FL 34756

ALLAN M DE LA CONCHA INTER
VIVOS REVOCABLE TRUST
16615 SEVENTH ST
MONTVERDE, FL 34756

ALTMAN DAVID W & SHERRY W
16406 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

ANGELA M HAMILTON REVOC TRUST
16430 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

BAKER KEVIN J & CHERYL D
16716 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

BARISANO JONATHAN & JESSICA
16550 MORNINGSIDE DR
MONTVERDE, FL 34756

BELLA COLLINA PROPERTY OWNERS
ASSN INC
1631 E VINE ST STE 300
KISSIMMEE, FL 34744

BLOSSOMS INVESTMENT
PROPERTIES LLC
PO BOX 560619
MONTVERDE, FL 34756-0619

BLUE WATER MINING LLC
7410 30TH CT
VERO BEACH, FL 32967

BOSWORTH BRUCE A & JO ANN
LIFE ESTATE
16625 MORNINGSIDE DR
MONTVERDE, FL 34756

BOYD RICHARD L & CHERYL L
16830 RIDGEWOOD AVE
MONTVERDE, FL 34756

BURDEN ALLEN M & MELODY P
PO BOX 560163
MONTVERDE, FL 34756-0163

BURDEN TERRY A ET AL
PO BOX 560163
MONTVERDE, FL 34756-0163

BWJ LLC
11030 ULLSWATER LN
WINDERMERE, FL 34786

CARROLL JOHN B
17638 GLADYS ST
MONTVERDE, FL 34756

CHABERT BARRETO ASTRID M &
ENRIQUE A SANTIAGO
16424 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

COLEMAN ANDREA
16546 SEVENTH ST
MONTVERDE, FL 34756

CORREY TIM & REGINA L MAZAK
16751 RIDGEWOOD AVE
MONTVERDE, FL 34756-3429

DAVID L BOSTWICK & SUAN D
THOMPSON JOINT REVOC TRUST
16816 LAKEMONT AVE
MONTVERDE, FL 34756

DCS CAPITAL INVESTMENTS LLC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401

DCS REAL ESTATE INVESTMENTS LLC
217 PERUVIAN AVE STE 2
PALM BEACH, FL 33480-4688

DCS REAL ESTATE INVESTMENTS LLC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401-5948

DCS REAL ESTATE INVESTMENTS LLC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401-5948

DE CLERCQ ANDREW & TINA
16540 MORNINGSIDE DR
MONTVERDE, FL 34756

DEBORAH J PERLET REVOCABLE
LIVING TRUST
16412 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

DELANEY DEBRA C TRUSTEE
16724 MAGNOLIA TER
MONTVERDE, FL 34756-3512

DELISLE ERIC B
16829 RIDGEWOOD AVE
MONTVERDE, FL 34756

ELDRIDGE JOHN & KERRY
16436 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756-3507

FAITHS PROMISE LLC
203 MOHAWK RD
CLERMONT, FL 34715

GANT EBONI & DEVIN D
16528 BOLSENA DR
MONTVERDE, FL 34756

GONZALEZ HUGO & ANA MARIA
700 GRISHAM ST
WINTER GARDEN, FL 34787

GUSTINO JAMES A & WENDY L
16632 MORNINGSIDE DR
MONTVERDE, FL 34756

HEATHMAN DALE J & DEBRA A
PO BOX 560186
MONTVERDE, FL 34756-0186

HERON BARRY & LOUISE
16356 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756-3510

HILL JAMES M
16824 RIDGEWOOD AVE
MONTVERDE, FL 34756

HORST JEFFREY LIFE ESTATE
16748 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

HUDDERS EUGENE S
16721 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

HUNT FREDDIE W & JANIE W
1630 PINE RIDGE DAIRY RD
FRUITLAND PARK, FL 34731

IRIZARRY ANGEL A & SANDRA
451 FREEMAN ST
LONGWOOD, FL 32750

JOHNSON JEFFREY Z JR & MELISSA C
16455 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

JOHNSON MATTHEW &
16401 COUNTY ROAD 455
MONTVERDE, FL 34756

KENNEDY THOMAS G LIFE ESTATE
PO BOX 560256
MONTVERDE, FL 34756-0256

LAKE APOPKA NAT GAS DISTRICT
PO BOX 771275
WINTER GARDEN, FL 34777-1275

LEONARD ANTHONY L & GRETCHEN
16442 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

LOPEZ-RAMIREZ CARMEN L
1535 HAWKESBURY CT
WINTER GARDEN, FL 34787

LORI S BRUCKHEIM REVOC TRUST
16629 MORNINGSIDE DR
MONTVERDE, FL 34756

MAGNOLIA TERRACE HOA INC
PO BOX 560252
MONTVERDE, FL 34756-0252

MATHUR ADESH & RUCHIKA
16524 BOLSENA DR
MONTVERDE, FL 34756

MC CORMACK SHANE A &
ALEXANDRA M BARKER
16449 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

MC NEES SCOTT & MARY
16732 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

MORNINGSIDE PARK PROPERTY
OWNERS
UNKNOWN
UNKNOWN, UU 99999

MORTON SHANNON M
16836 RIDGEWOOD AVE
MONTVERDE, FL 34756

OYOLA JUANA
16546 MORNINGSIDE DR
MONTVERDE, FL 34756

PERDUE JERRY & LIZZA
16800 LAKEMONT AVE
MONTVERDE, FL 34756

PERGRAM KIERA A & MICAH J
16443 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

PHIRI GERALD & KHRISTAL L
16820 LAKEMONT AVE
MONTVERDE, FL 34756

POMPEO JOHN D & TISHA
CHRISTOPHER
16400 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756-3507

PRICE JOHN S & NANCY J
16796 LAKEMONT AVE
MONTVERDE, FL 34756

PRICE MARGARET A & ELVIS
16808 LAKEMONT AVE
MONTVERDE, FL 34756

RITTENBERG JONATHAN S & MARIA J
16448 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

ROBERT T J BOND REVOC TRUST
16418 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

RODRIGUEZ COLLADO JONATHAN &
SHARON MIRANDA
16817 RIDGEWOOD AVE
MONTVERDE, FL 34756

ROOT SAMUEL ET AL
16649 MORNINGSIDE DR
MONTVERDE, FL 34756

ROSS KATHLEEN A & CHARLES F
16812 LAKEMONT AVE
MONTVERDE, FL 34756

SALBER ZANE M & KAELA Y
16450 COUNTY ROAD 455
MONTVERDE, FL 34756

SIENA AT BELLA COLLINA
CONDOMINIUM ASSN INC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401

STECKELBERG WILLIAM
16619 7TH ST
MONTVERDE, FL 34756

TARVER ANDREW A & PAMELA D H
16454 MAGNOLIA BLUFF DR
MONTVERDE, FL 34756

TORRES JUAN J & GRICELDA
499 PICWOOD CT
OCOE, FL 34761

TOWN OF MONTVERDE
PO BOX 560008
MONTVERDE, FL 34756-0008

TUCKER LUCAS M & KACI E
16804 LAKEMONT AVE
MONTVERDE, FL 34756

VANDERWILL WILLIAM C LIFE ESTATE
PO BOX 560032
MONTVERDE, FL 34756-0032

WESTLUND JEREMY J & KIMBERLY D
16611 SEVENTH ST
MONTVERDE, FL 34756

WILMINGTON DEVELOPMENT
SERVICES INC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401-5948

WLADYCZKA JAROSLAW S & MARTA
16632A MORNINGSIDE DR
MONTVERDE, FL 34756



PUBLIC COMMENTS

October 15, 2025

Town of Montverde
17404 Sixth Street
Montverde FL 34756

Attn: Joe Wynkoop, Mayor
Copy: Paul Larino, Town Manager
Planning & Zoning Board

Dear Mr. Wynkoop,

We would like to address the development of Plat 4 which is located directly behind our property at 16418 Magnolia Bluff Drive, per the notification received in mid-September.

My husband and I had been looking for the 'just right' location and home for several months during 2024 and even prior to that, all during increasing prices and people buying homes as quickly as they came onto the market. When this property became available we immediately went to view it, absolutely fell in love with the Montverde area, and with the stunning view from our back yard. This view was the deciding factor to purchase immediately. We bought it with the surety that it would be our 'final/last' home since we are both in our 80's. We weren't concerned about any changes in our probable lifetime.

It is difficult to oppose development and certainly the Town of Montverde is anxious to add tax-paying properties as well. That is progress.

As you can understand, we and other neighbors are deeply concerned about losing our beautiful view. We are asking that our Mayor and the Town Council, as well as the Planning and Zoning Board, consider our request as follows.

"We are desperately pleading that a 20-25 foot border of the current trees and undergrowth be left as is. This would provide a barrier between our homes and the Plat 4 development."

I, and others, did attempt to attend the first scheduled Planning and Zoning meeting on September 23, 2025 at 6:30pm. Upon arrival we found a sign on the door stating that the meeting had been cancelled. I've been following the Town online postings and have not seen notice of another such meeting. Someone I spoke with did say that the Planning and Zoning Board would need to be first in line to discuss a re-zoning so I'll keep watching for their meeting.

Is there anything else that any of us could be doing to make ourselves heard on this subject? We can be reached at 352-552-1933 (call or text), as well as email: glhg39@yahoo.com

Thanks so much,



Gayle Bond and Robert Bond

Enclosure: picture of view



Save Our Trees

