

**Town Council Special  
Meeting  
July 30, 2024  
6:30 p.m.**

# **CALL TO ORDER AND OPENING CEREMONIES**

- **PLEDGE OF ALLEGIANCE**
- **INVOCATION**
- **ROLL CALL**

**DISCUSSION  
AND  
ACTION ITEMS**

# **DISCUSSION ON COMMUNITY BUILDING**

# **UPDATES ON VENDORS FOR LIBRARY**

**PUBLIC HEARINGS,  
ORDINANCES AND  
RESOLUTIONS**

# **ORDINANCE NO. 2024-39**

**An Ordinance of the Town of Montverde, Lake County, Florida; relating to the regulation of the operation of golf carts on public streets within the Town of Montverde; amending Chapter 24 of the Montverde Code of Ordinances; providing for repeal of all conflicting ordinances; providing for severability and providing for an effective date.**

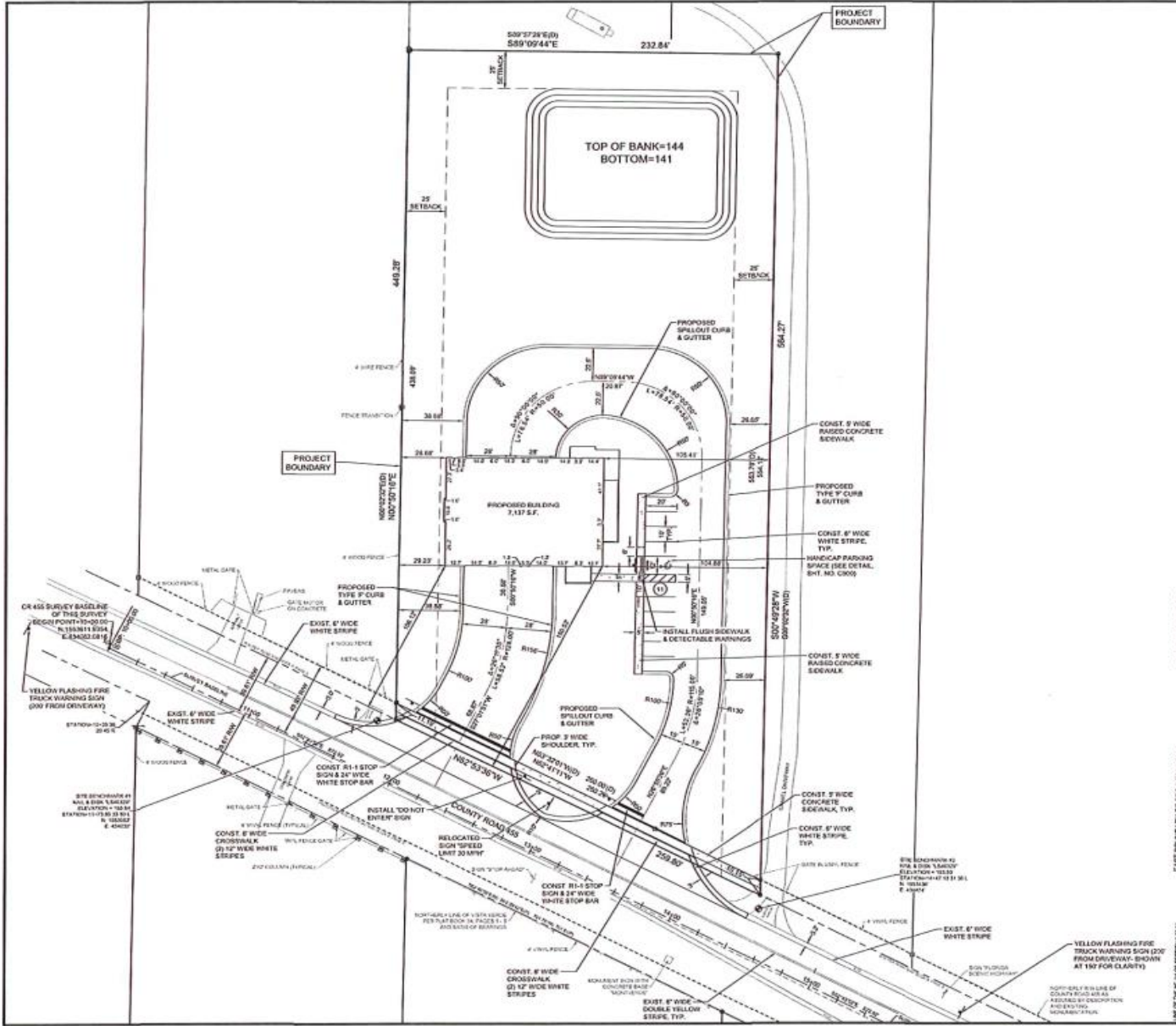
# **ORDINANCE NO. 2024-40**

**An Ordinance of the Town Council of the town of Montverde, Florida, adopting amendment to the Interlocal Service Boundary Agreement; repealing Ordinance No. 2023-36; and providing for an effective date.**



# **RESOLUTION NO. 2024-121**

A Resolution of the Town Council of the Town of Montverde, Florida, granting a Major Site Plan approval to Lake County, Florida for construction of an approximately 7,137 square foot Fire Station #85 located on County Road 455, Montverde, Florida; providing for conditions; and providing for an effective date.



**SITE DATA:**

EXISTING PLAN	MUNICIPAL
FUTURE PLAN	MUNICIPAL
EXISTING ZONING	PUBLIC FACILITY
PROPOSED ZONING	PUBLIC FACILITY
PROPOSED USE	FIRE STATION
NUMBER OF STORIES	2
PROPOSED HEIGHT	24'
MAXIMUM BUILDING HEIGHT	24'
ALTERNATE KEY	3058174
SETBACKS	20' FRONT 25' SIDES & REAR
GROSS SITE AREA	2.01 ACRES OR 115,541.3 SF
WETLANDS CONSERVATION	0.00 SF
TOTAL IMPERVIOUS AREA	37,823.7 SF (32.74% IMP)
PROPOSED BUILDING AREA	3,138.8 SF
PROPOSED PAVEMENT/CONCRETE AREA	30,488.9 SF
MAX. IMPERVIOUS SURFACE RATIO (ISFR)	73%
FLOOR AREA RATIO (FAR)	8.18% (7,133.8 SF/115,541.3 SF)
TOTAL OPEN SPACE	77,917.6 SF (67.26%)
PARKING REQUIRED	5 SPACES (4MPD 1HPD)
PARKING PROVIDED	11 SPACES (INCLUDING 1 HANDICAP SPACE)
WATER	CITY OF MONTVERDE
SEWER	PRIVATE / SEPTIC
WASTE MANAGEMENT	PRIVATE / PROVIDER / CITY OF MONTVERDE
FIRE PROTECTION	LAKE COUNTY
SOILS ON SITE	L1B (SAND, 0 TO 5% SLOPES)

**NOTES:**

- ALL STRIPINGS TO BE LEAD FREE THERMOPLASTIC INSTALLED PER SECTION 711, F.D. 1, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- DETECTABLE WARNING STRIPS TO BE INSTALLED PER F.D. 1, STANDARD PLANS BOOK NO. 502-000 AND SECTION 811, F.D. 1, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- PROPOSED 3 FOOT PAVED SHOULDER TO BE FULL DEPTH SECTION TO MATCH PROPOSED PAVEMENT SECTION ON SHEET C-200.

<p><b>MONTVERDE FIRE STATION #85 SITE PLAN</b></p>	<p><b>half</b> 100 NORTH STATE AVENUE TAMPA, FLORIDA 33607 Phone: 813.241.8400 Fax: 813.241.8495 Certificate of Accreditation Number: 13330</p>
<p>DATE: OCTOBER 2023 DESIGNED BY: RLO DRAWN BY: RLO CHECKED BY: BB JOB NO.: 040302870 FILE NAME: 4380 MFR SITE Sheet C200</p>	<p>CHARLES E. HOFF, P.E. PROFESSIONAL ENGINEER NO. 3411</p>

<p><b>KTH ARCHITECTS</b> 17100 COUNTY ROAD 405 MONTVERDE, FL 34756 KTH# 23004A</p>	<p><b>LAKE COUNTY FIRE STATION NO.85 SITE PLAN</b></p>
<p>John P. Adams, AIA Jerome Bankovich, Jr., AIA, LEED Ethan J. Hine, AIA Jennifer Zarfate, AIA, NCARB, MPA</p>	<p>APRIL 15, 2024</p>

A:\MONTVERDE\FIRE STATION#85\CONSTRUCTION\MFR SITE PLAN.dwg, ADDITION: 202307.PLA, JPH/STH









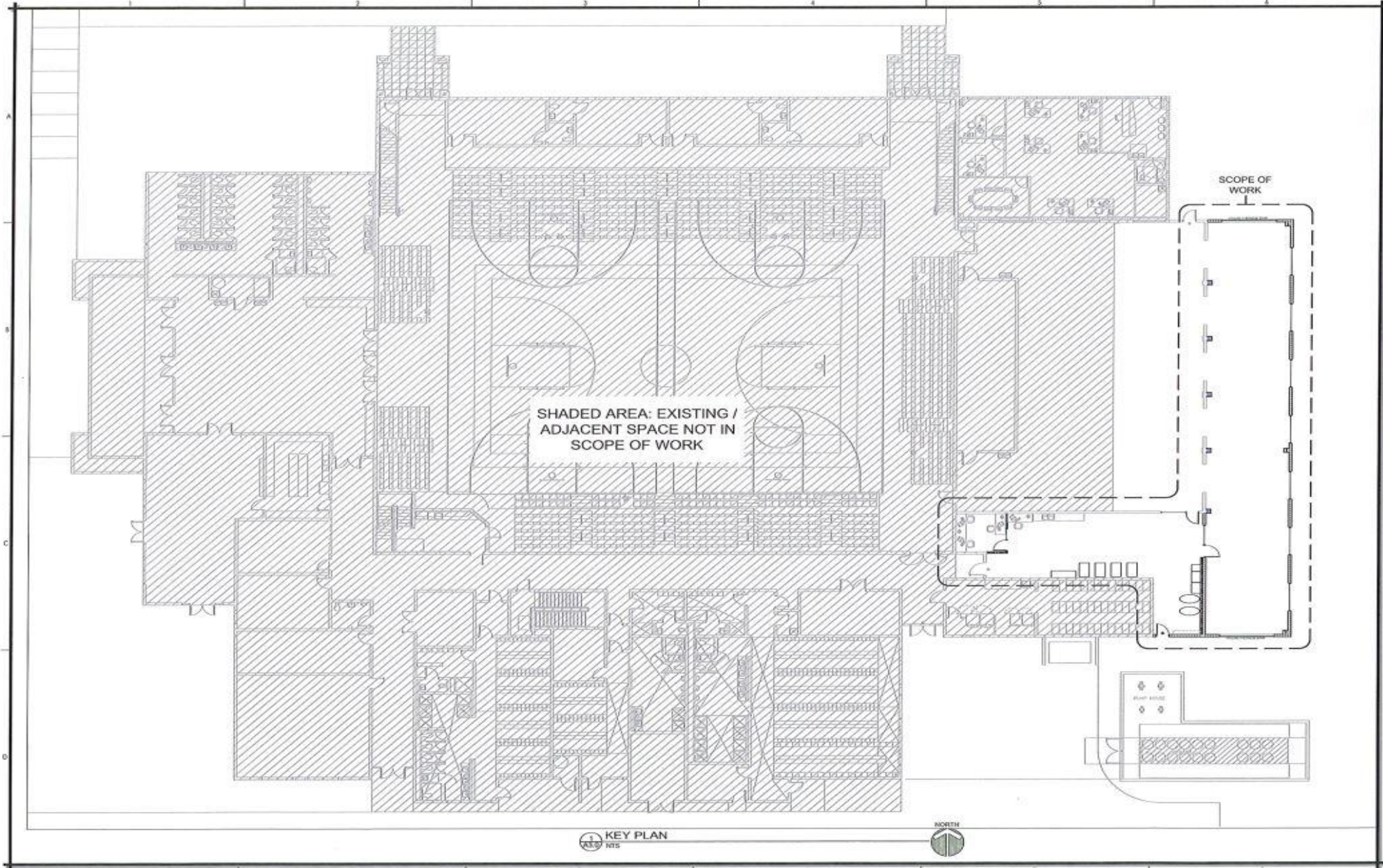
# **RESOLUTION NO. 2024-122**

A Resolution of the Town Council of the Town of Montverde, Lake County, Florida, adopting a not to exceed millage rate of 2.8300 levying of Ad Valorem taxes for Fiscal Year 2024-2025 and setting the date, time and place of the public hearing on the budget for Fiscal Year 2024-2025; providing for an effective date.

# **RESOLUTION NO. 2024-124**

A Resolution of the Town Council of the Town of Montverde, Florida, granting major site plan approval to Montverde Academy for expansion of the athletic facility referred to as the Nest Addition located internal to the campus; providing for conditions; and providing for an effective date.





SHADED AREA: EXISTING /  
ADJACENT SPACE NOT IN  
SCOPE OF WORK

SCOPE OF  
WORK

KEY PLAN  
NTS



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OWNER / PROJECT:  
**MONTVERDE ACADEMY**  
**ATHLETIC FACILITY**  
NEST ADDITION  
MONTVERDE, FLORIDA, 34756

PROFESSIONAL SEAL:

PROJECT NO: FSN2003-0810

REVISIONS:

NO.	DATE	DESCRIPTION

MARK DATE DESCRIPTION  
DATE DATE: MAY 4, 2004

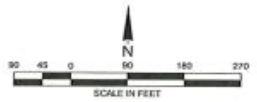
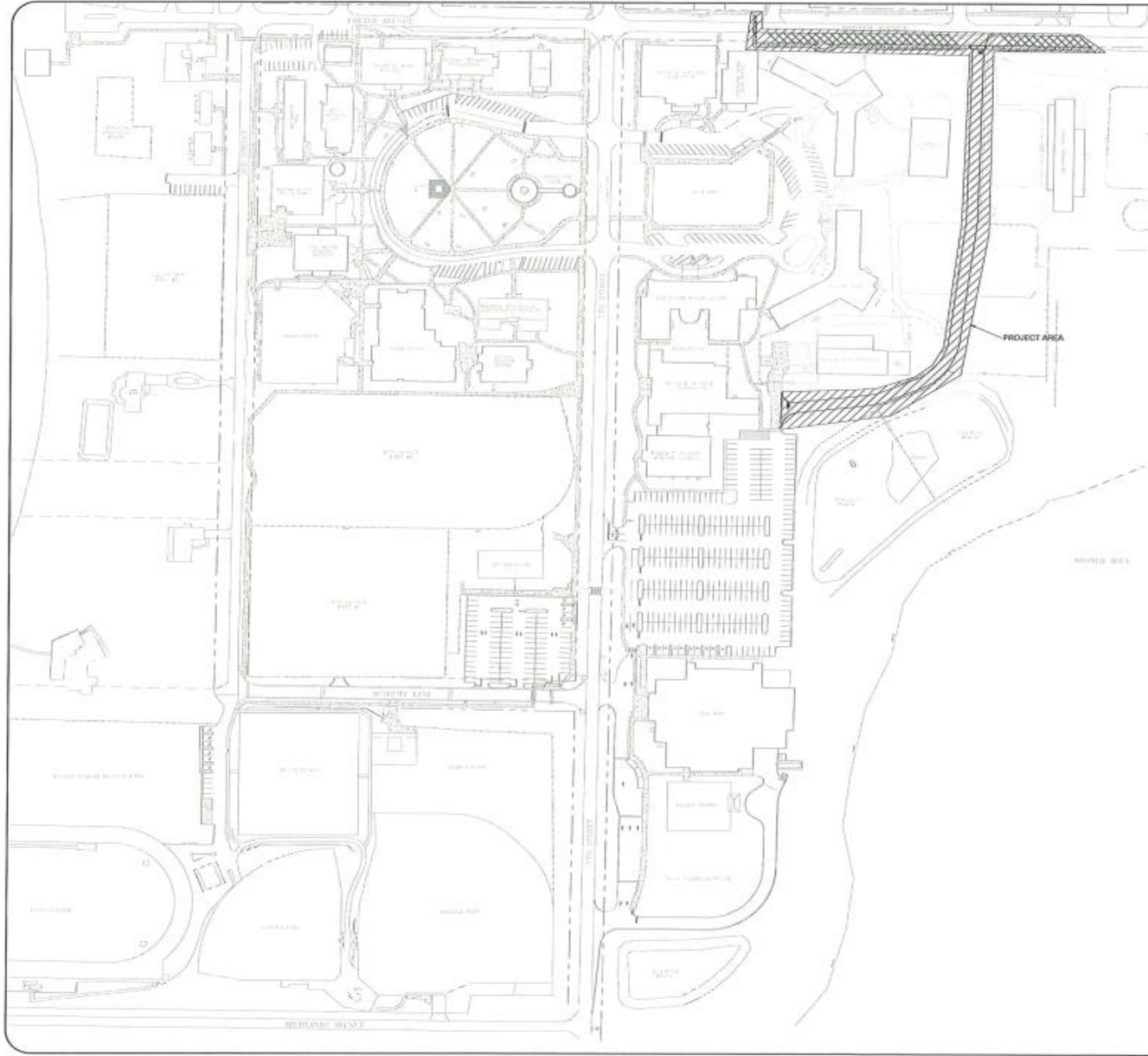
KEY PLAN  
**A3.0**

# **RESOLUTION NO. 2024-125**

A Resolution of the Town Council of the Town of Montverde, Florida, granting minor site plan approval to Montverde Academy for construction of an improved access roadway from Porter Avenue to a parking lot located internal to the campus as well as parking improvements on Porter Avenue; providing for conditions; and providing for an effective date.







- NOTES**
1. THE MASTER PLAN IS INTENDED TO ONLY SHOW AN OVERVIEW OF THE EXISTING SITE AND PROPOSED IMPROVEMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION PERMITS OR OTHER SHEETS WITHIN THIS PLAN SET FOR DETAILS ON THE EXISTING AND PROPOSED IMPROVEMENTS.
  2. THE PROJECT LIMITS SHOWN ON THIS PLAN DEFINE THE LIMITS OF THE WORK PROPOSED IN THIS PART OF THE CIVIL ENGINEERING CONSTRUCTION PLANS FOR THIS PROJECT.

NO.	REVISION	DATE

MASTER PLAN

MONTVERDE ACADEMY  
PARKING ADDITION - AREA 1



GERMANA ENGINEERING  
AND ASSOCIATES, LLC  
1700 UNIVERSITY BLVD., SUITE 100  
MONTVERDE, FLORIDA 34957  
WWW.GERMANAENGINEERING.COM

CHRISTOPHER M. GERMANA, P.E. STATE OF FLORIDA  
PROFESSIONAL ENGINEER LICENSE NO. 95882

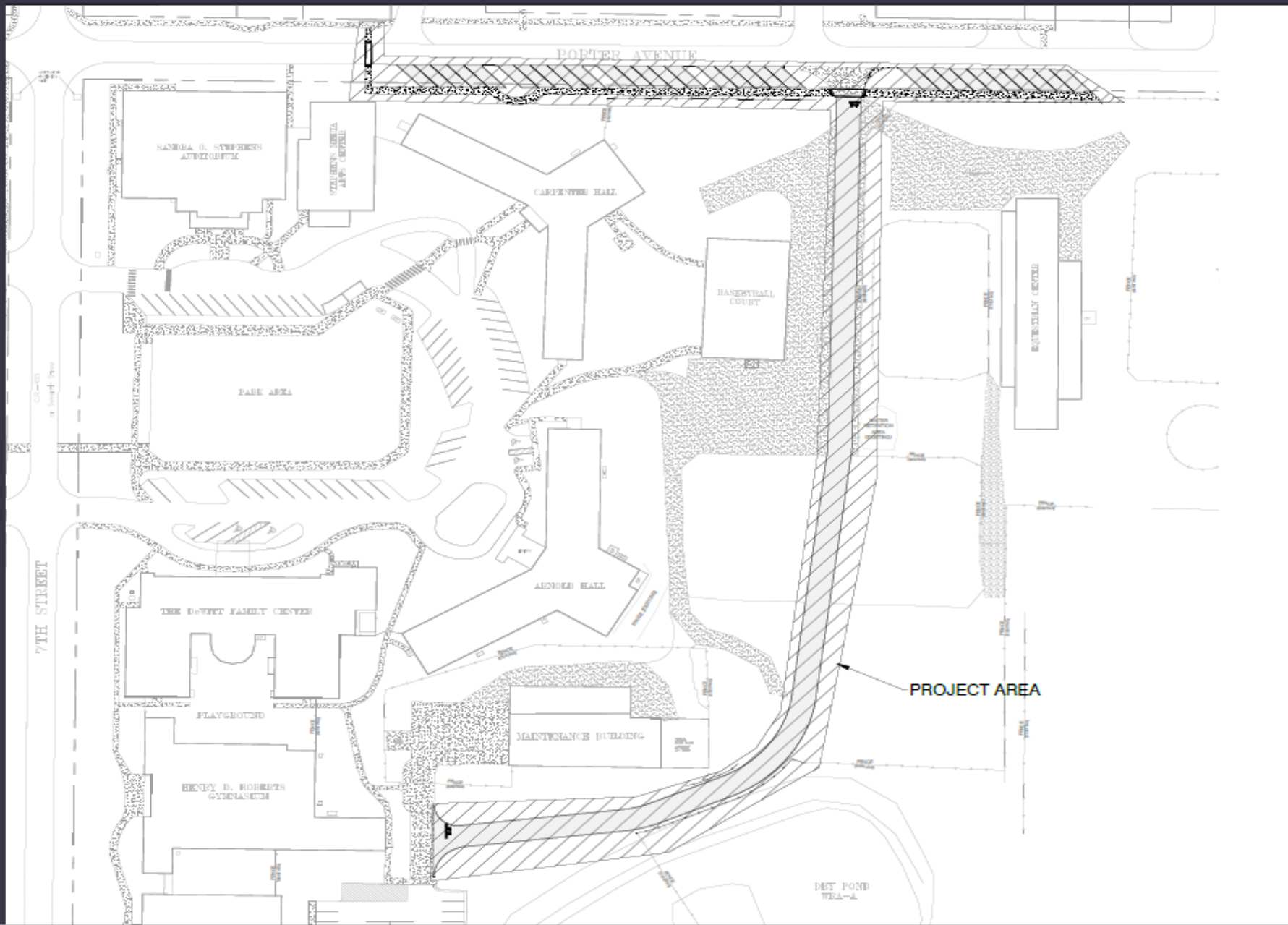
THIS SEAL IS VALID FOR THE EXPIRATION DATE OF 06/30/2024 AS REQUIRED BY CHAPTER 464, F.S. OR THE DATE OF CANCELLATION.

PROVIDE COPIES OF THIS DOCUMENT AND ALL DOCUMENTS FORMING A SUBMITTAL TO THE COUNTY AND BEING VERIFIED FOR RECORD.

SHEET NO. 30004  
CHRISTOPHER M. GERMANA, P.E.  
FLORIDA PROFESSIONAL ENGINEER # 95882  
ENGINEERING FIRM REG 3367 # 2023

DATE: 09-01-2024

SHEET  
C3





# Wastewater Treatment Plant Recap

### Where we are at in the process

- **Project committed to the BMAP per DEP and Grant Agreement**
- **OSTDS Remediation and Wastewater Treatment Plan, as required by the Clean Waterways Act (Chapter 2020-150)**
- **Town Underground Utility Surveying is 98% Complete**
- **RFP (Request for Proposals) has been issued for WWTP**
- **Phasing Plan with Collection force mains are being developed**
- **Engineering on the collection system will be starting soon**



**Sewer Discussion at Meetings:**

**Dates**

Town Council Regular meeting	3/8/2022
Town Council Workshop	6/21/2022
Staff Public Workshops	2/2/2023
Staff Public Workshops	2/3/2023
Staff Public Workshops	2/4/2023
Town Council Sewer Workshop	02/20/2023
Town Council Regular Meeting	05/9/2023
Town Council Regular Meeting	8/8/2023
Town Council Regular Meeting	10/10/2023
Town Council Regular Meeting	11/14/2023
Town Council Regular Meeting	12/12/2023
Town Council Special Meeting/Workshop	2/27/2024
Town Council Regular Meeting	3/12/2024
Town Council Workshop	3/19/2024
Town Council Workshop	4/9/2024
Town Council Special Meeting	6/4/2024
Town Council Regular Meeting	6/11/2024

## Challenges with other sites in town

- Proximity to wetlands and low-lying areas with high groundwater
- Size of land needed for full build out
- Geography and topography of sites caused mounding with groundwater coming to the surface in surrounding lower-lying properties.
- Meeting DEP Setback requirements from landowners, wetlands, and wells



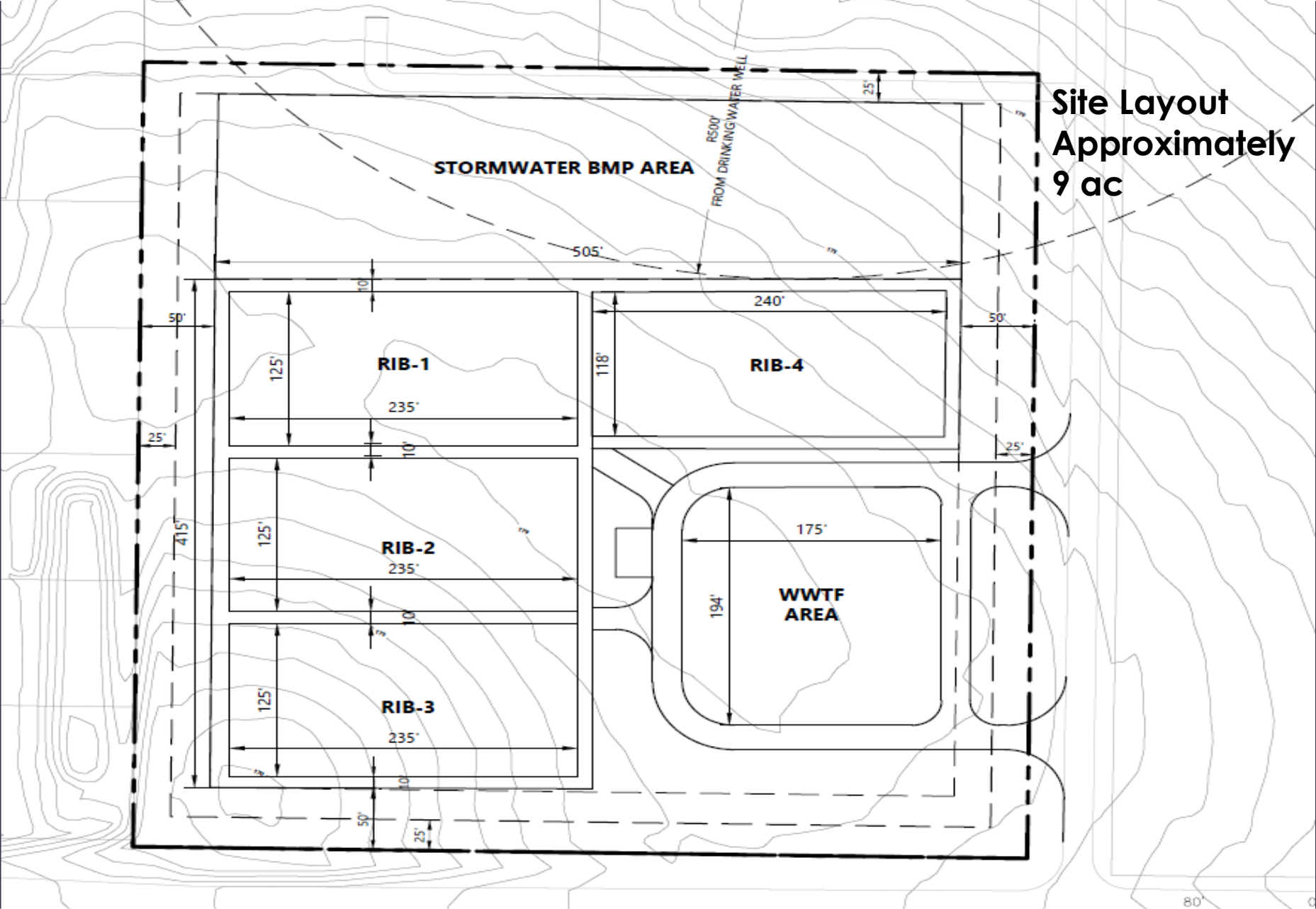
## Site Requirements

- **Land Size adequate to handle Rapid Infiltration Basins (RIBS)**
- **Distance from wetlands to allow proper function RIB's**
- **Water table / Geography for proper infiltration from RIBS**
- **DEP Requirements for water effluent Water quality**
- **Proximity to potential sewer hookups and maximizing potential hooks ups to allow compliance with BMAP Regulations**

**Ridgewood Tact best fit at 9+- Acres**

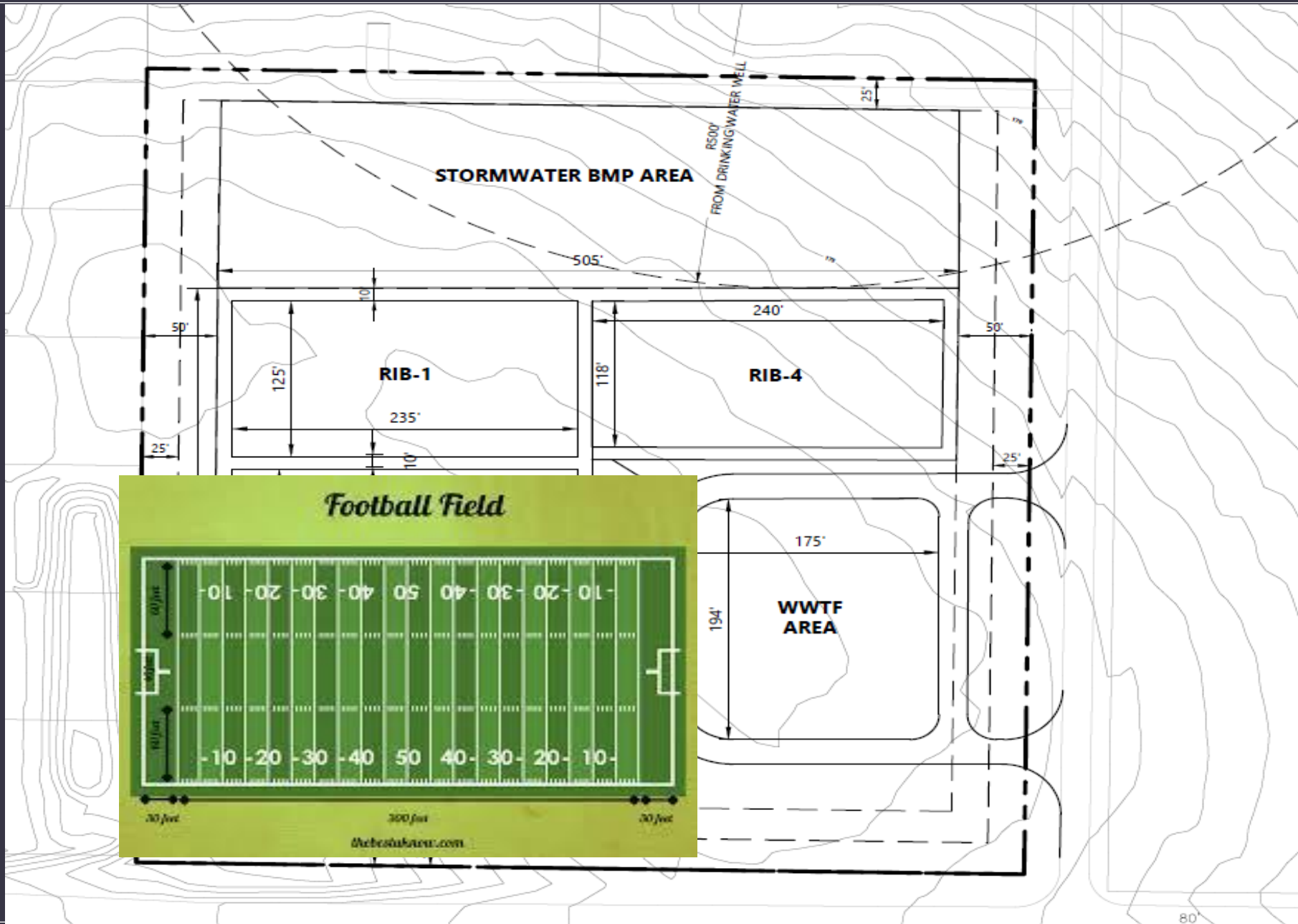


Approximate  
Location of  
Package Plants



Site Layout  
Approximately  
9 ac



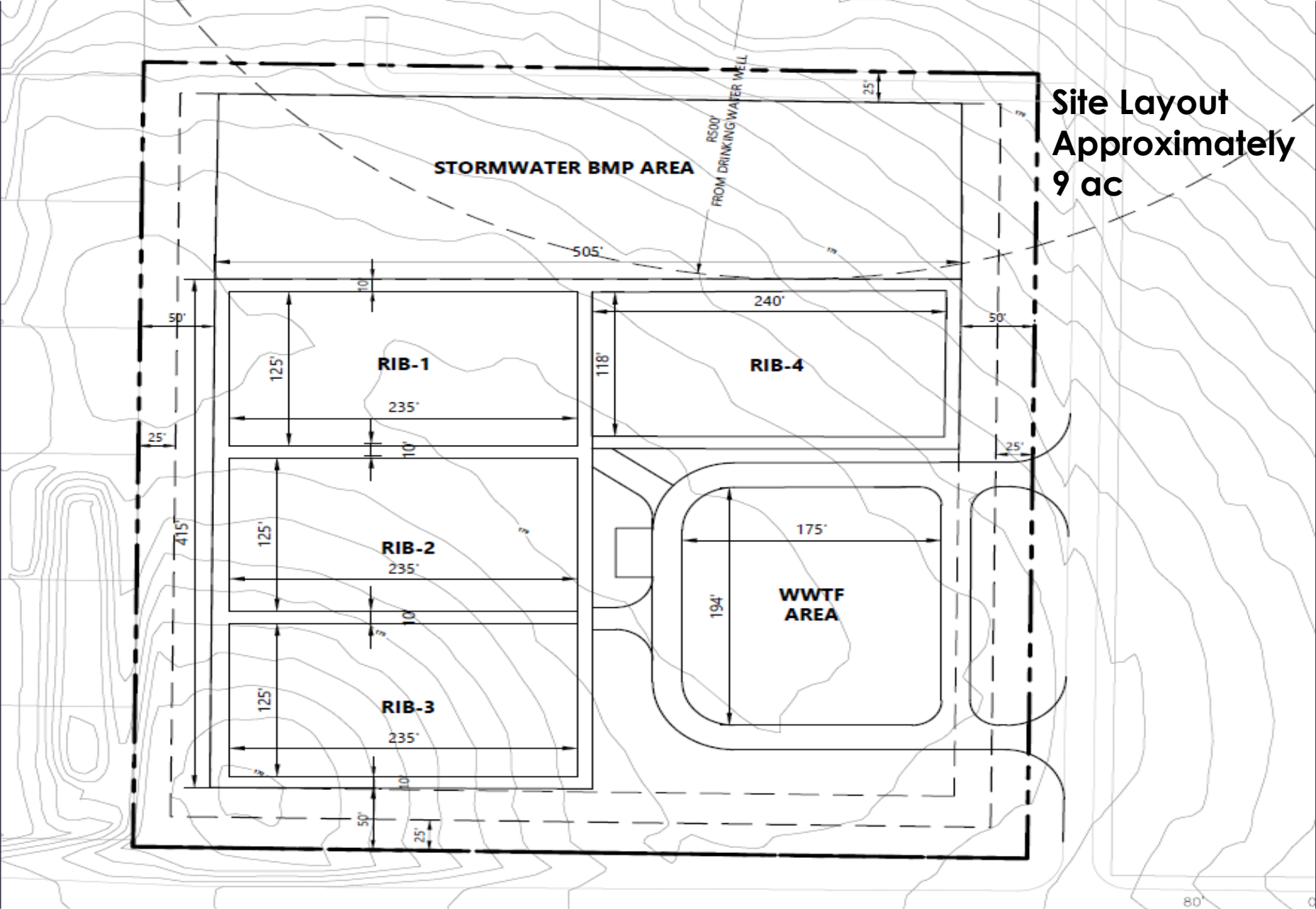


Distance from the nearest house to the Package plant is approximately the length of a football field.

Examples of Package Plants







Site Layout  
Approximately  
9 ac

# Rapid Infiltration Basin (RIB)

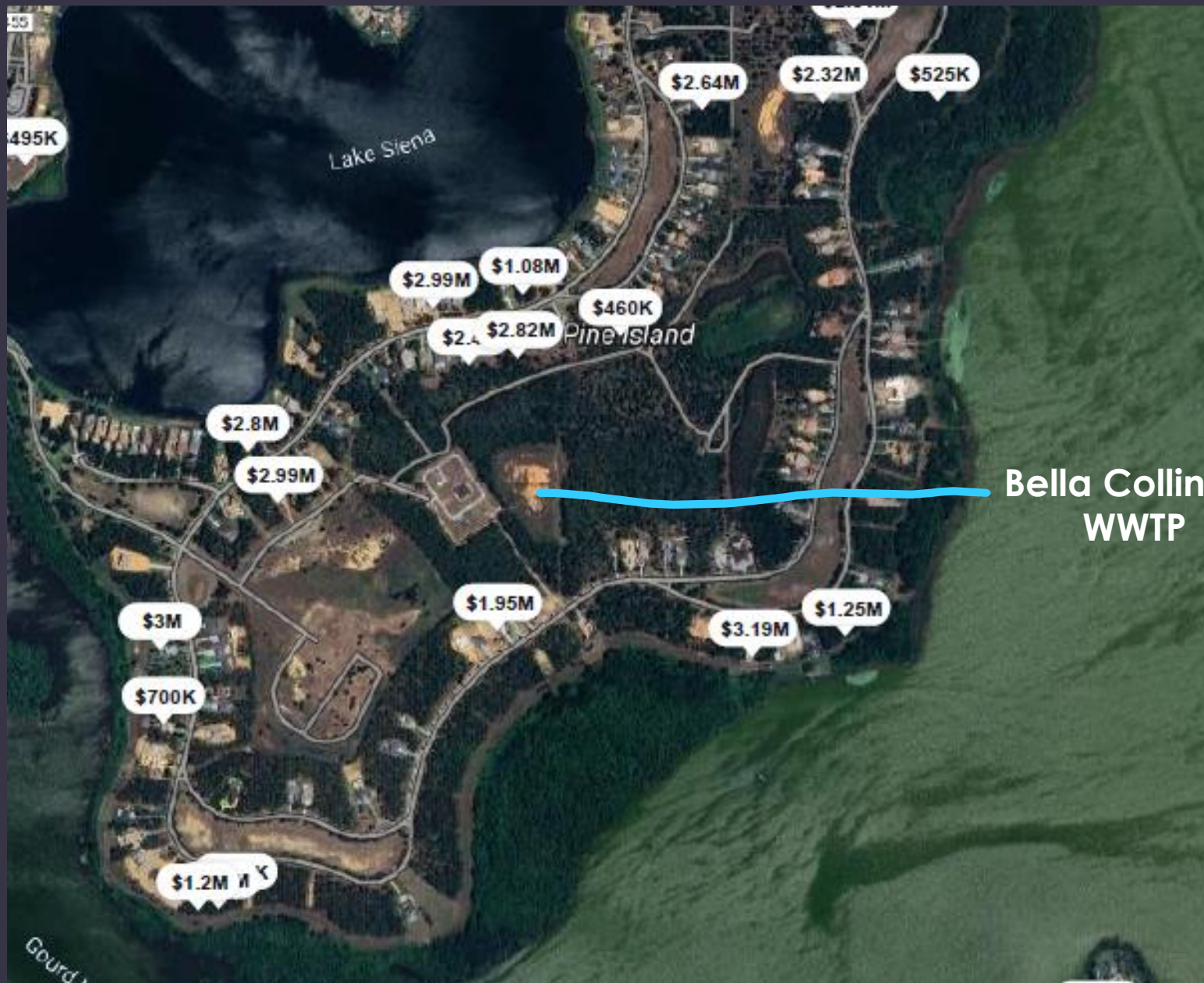




# Landscape Buffer Areas







Bella Collina's  
WWTP

## **CITIZENS QUESTION/COMMENT PERIOD**

**The Town Council invites the public to come forward with questions, comments, and concerns. The Council will not act at this meeting, but Staff may answer questions or refer issues for appropriate Staff action. If further action is necessary, the item may be placed on a future agenda for further review and consideration.**

**REMINDERS  
AND  
ADJOURNMENT**