



**MONTVERDE TOWN COUNCIL
REGULAR MEETING AGENDA
FEBRUARY 11, 2025, AT 7:00 P.M.
AT TOWN HALL – 17404 SIXTH STREET, MONTVERDE FL**

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>

TOWN COUNCIL MEMBERS

Joe Wynkoop, Mayor
Carol Womack, Vice Mayor
Jim Ley Councilmember
Allan Hartle, Councilmember
Joe Morganelli, Councilmember

STAFF

Paul Larino, Town Manager
Anita Geraci-Carver, Town Attorney
Sean Parks, Town Planner
Lisa Busto, Associate Planner
Sandra Johnson, Town Clerk
Mai Yang, Finance Director

DISCLAIMER

This booklet has been prepared for the convenience of the Montverde Town Council in discussing matters before them. Every effort has been made to include all items to be discussed at this Town Council Meeting; however, the Mayor or Council Members may add items that are not part of this Agenda or remove items from consideration. While it has been the goal to present error-free information, we do not represent that documentation is without errors or omissions.

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

I. PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION

- A. Proclamation celebrating Montverde's 100th centennial.

II. 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 issues may be referred for appropriate staff action. If further action is necessary, the item may be placed on a future agenda for further review and consideration.

NOTE: Public Comment will not be taken under Citizens Questions/Comment Period for matters listed on this agenda. Public Comments on such items will be taken once the agenda item is before the Council for consideration.

III. DEPARTMENT & COMMITTEE REPORTS

- A. Town Manager Larino's Report.
- B. Town Attorney Geraci-Carver Report.
- C. Town Planner Parks Report.
- D. Lake County Commission Report.
- E. Town Council Reports.
- F. Mayor Wynkoop Report.

IV. JANUARY FINANCE REPORT

Beginning Bank Balance	\$ 5,048,381.03
Revenues	\$ 4,738,922.24
Expenditures	\$ 3,337,898.57
Ending Balance	\$ 6,449,404.70
Pending Liabilities	\$ 303,147.14
Available Cash	\$ 6,146,257.56
Grant Clearing Account	\$ 0.00
 Total Bank Balance	 \$ 6,146,257.56

V. CONSENT AGENDA

The Council may take one vote to act on all items on the Consent Agenda or remove items for further discussion. If any member of the public desires to speak about an item on the consent agenda, you will need to step forward to the microphone and request that the item be pulled from the consent agenda before the town council votes to approve.

- A. Minutes of the Town Council Regular Meeting held January 14, 2025.
- B. Minutes of the Special Meeting/Workshop held on January 28, 2025.

VI. DISCUSSION AND ACTION ITEM

- A. Discussion on FEMA cleanup efforts and expenses
- B. Discussion on Grants and Expenditures

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

- A. **ORDINANCE NO. 2024-43** 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 Town of Montverde Single-Family Medium to Town of Montverde Office, Residential, Commercial (ORC) on the future land-use map for the herein described property consisting of approximately 0.365 +/- acres; providing for severability and scrivener's errors; 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 Economic Opportunity; and providing for an effective date. (Second Reading)
- B. **ORDINANCE NO. 2024-42** An Ordinance of the Town Council of the Town Of Montverde Changing The Zoning Designation Of Real Property Owned By Michael And Marie Theresa Kay And Located At 17510 County Road 455, Montverde, Lake County, Florida From A Single-Family Medium Density (R1m) To Office, Residential, Commercial (Orc); Providing For Directions To The Town Manager; Providing For Severability And Scrivener's Errors; Providing For Conflict; And Setting An Effective Date. (Second Reading)
- C. **RESOLUTION NO. 2023-87** A Resolution of the Town Council of the Town Of Montverde, Florida, Granting a Conditional Use Permit In a R-1l Single-Family Low Density Zoning District in The Town of Montverde to permit an outdoor storage business for Boats, RVs, and Trailers on the herein described property generally located at Fosgate Road and Ridgewood Avenue, Montverde, Florida, owned by Parque Verde, LLC; providing for conditions; providing for an expiration date; and providing for an effective date. (First Reading).
- D. **ORDINANCE NO. 2024-44** An Ordinance Of The Town Council Of The Town Of Montverde, Florida, To Change The Zoning From Lake County Agriculture To Town Of Montverde Single-Family Residential PUD for the herein described property owned By Montverde Landco, LLC And Located North Of Osgood Road, West Of Lake Apopka And Partially East Of Kirk Island Rd; 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. (Tabled 1-14-2025)

VIII. REMINDERS AND ADJOURNMENT

- A.** Any further business from Town Manager or Councilmembers
- B.** Motion to Adjourn

The Town Council 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.

Pursuant 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.

PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION

CITIZENS QUESTIONS/COMMENTS

DEPARTMENT & COMMITTEE REPORTS

JANUARY FINANCE REPORT

Town of Montverde

Cash Balance Finance Report
And
Budget to Actual Report
2024-2025

Date of Report:	February 5, 2025
Report Beginning Period:	January 1, 2025
Report Ending Period:	January 31, 2025

Prepared by: Mai Yang, Finance Director
Reviewed by: Paul Larino, Town Manager

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Cash Summary

Available Bank Cash - Fund Account:	\$6,146,257.56
Available Bank Cash - Grants Clearing Account:	\$0.00
Available Book Cash – Fund Account:	\$6,146,257.56

Fund Cash:

Restricted Funds:	\$4,084,608.50
Unrestricted Funds:	\$2,061,649.06
<u>Total Cash:</u>	\$6,146,257.56

TOWN OF MONTVERDE
FINANCE CASH REPORT AS OF: FY January 2025 - January 2025

Book and Cash Account

Operating Cash Account 1 and 2:

Beginning Bank Balance	\$5,048,381.03
Revenues	\$4,738,922.24
Expenditures	\$3,337,898.57
Ending Bank Balance	\$6,449,404.70
 Pending/Outstanding Liabilities	 \$303,147.14
Available Cash	\$6,146,257.56

Grant Clearing Cash Account:

Beginning Bank Balance	\$4,109,072.76
Revenues	\$0.00
Expenditures (Transfers)	\$4,109,072.76
Ending Bank Balance	\$0.00

Total Cash Account: \$6,146,257.56

Restricted Funds:

Parks & Recreation Impact Fee Fund	-\$219,860.56
Fire Protection Impact Fee Fund	\$0.00
Road & Street Impact Fee Fund	-\$18,764.42
Administrative Impact Fee Fund	\$441,557.45
Water Impact Fee Fund	\$624,871.01

Water Deposit	\$181,319.15
Water Cash	\$1,475,645.18

ARPA	\$0.00
County ARPA	\$0.00
Interest on the ARPA accounts	\$1,407,840.81
Capital Projects Appropriations	\$151,000.00
One Half Cent Sales Tax (Transportation Fee)	\$30,927.88
Police	\$6,436.00
Historical	\$3,636.00

Restricted Funds Total: \$4,084,608.50

Available Unrestricted Funds for General Account: \$2,061,649.06

Budget to Actual Summary

Total Reporting Months in this Report:	4 OF 12
Percentage of the Budget Year:	33.3%

Revenues – General Fund

General Revenue Budgeted:	\$2,827,134.01
General Revenue Budget Received YTD:	\$1,337,082.89
Percentage of Budget Received:	47.29%
Remaining Revenue to be Received in FY 2025:	\$1,490,051.12

Expenditures – General Fund

General Fund Expenditures Budgeted:	\$2,827,134.01
General Fund Expenditures Expended YTD:	\$896,841.93
Percentage of Budget Expended:	31.72%
Remaining General Fund Budgeted to Expend:	\$1,930,292.08

Revenues – Water Fund

Water Revenue Budgeted:	\$1,039,100.00
Water Revenue Budget Received YTD:	\$352,986.71
Percentage of Budget Received:	33.97%
Remaining Revenue to be Received in FY 2025:	\$686,113.29

Budget to Actual Summary

Expenditures – Water Fund

Water Fund Expenditures Budgeted:	\$1,039,100.00
Water Fund Expenditures Expended YTD:	\$229,024.41
Percentage of Budget Expended:	22.04%
Remaining Water Fund Budgeted to Expend:	\$810,075.59

Revenues – Sewer Fund

Sewer Revenue Budgeted:	\$183,325.00
Sewer Revenue Budget Received YTD:	\$54,617.11
Percentage of Budget Received:	29.79%
Remaining Revenue to be Received in FY 2025:	\$128,707.89

Expenditures – Sewer Fund

Sewer Fund Expenditures Budgeted:	\$183,325.00
Sewer Fund Expenditures Expended YTD:	\$35,236.93
Percentage of Budget Expended:	19.22%
Remaining Water Fund Budgeted to Expend:	\$148,088.07

Budget to Actual Summary

Revenues – Capital Fund

Capital Revenue Budgeted:	\$44,077,214.36
Capital Revenue Budget Received YTD:	\$2,636,119.61
Percentage of Budget Received:	5.98%
Remaining Revenue to be Received in FY 2025:	\$41,441,094.75

Expenditures – Capital Fund

Capital Fund Expenditures Budgeted:	\$44,077,214.36
Capital Fund Expenditures Expended YTD:	\$3,282,414.62
Percentage of Budget Expended:	7.45%
Remaining Capital Fund Budgeted to Expend:	\$40,794,799.74

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
GENERAL FUND						
001-311100	Ad Valorem Taxes	20,104.26	516,705.82	600,164.00	83,458.18	86.09%
001-311200	Delinquent Ad Valorem Taxes	.00	.00	10.00	10.00	.00
001-312410	Local Option Gas Tax	5,689.08	17,336.16	75,000.00	57,663.84	23.11%
001-312600	Discretionary Tax	13,992.20	52,200.55	190,000.00	137,799.45	27.47%
001-314100	Electric Service Tax	8,291.48	26,777.21	92,000.00	65,222.79	29.11%
001-314400	Natural Gas Service Tax	43.27	1,136.37	4,600.00	3,463.63	24.70%
001-315100	Communications Service Tax	7,188.00	21,688.71	66,000.01	44,311.30	32.86%
001-316100	Prof. & Occup. License Tax	.00	.00	50.00	50.00	.00
001-323100	Electricity Franchise	12,883.72	49,292.66	150,000.00	100,707.34	32.86%
001-323400	Gas Franchise	.00	1,370.09	4,200.00	2,829.91	32.62%
001-329504	Permit Fire Reivew Fee	.00	.00	1,000.00	1,000.00	.00
001-329505	Reinspection Fees	150.00	2,400.00	20,000.00	17,600.00	12.00%
001-329506	Plan Review	20,720.15	62,093.96	150,000.00	87,906.04	41.40%
001-329507	Building Permit Fees	59,569.50	170,935.04	375,000.00	204,064.96	45.58%
001-329508	Administrative Fee	22,082.47	63,684.71	125,000.00	61,315.29	50.95%
001-329509	State Permit Surcharge	1,976.03	6,053.69	13,000.00	6,946.31	46.57%
001-329510	Zoning/Permit Appl Fees	2,170.00	8,031.13	20,000.00	11,968.87	40.16%
001-329515	Row Utilization Fees	.00	500.00	1,500.00	1,000.00	33.33%
001-335150	Alcoholic Beverage License	.00	.00	500.00	500.00	.00
001-335180	1/2 Cent Sales Tax	11,419.31	30,927.88	130,000.00	99,072.12	23.78%
001-335190	State Revenue Sharing	5,071.92	15,719.74	65,000.00	49,280.26	24.18%
001-337700	Grants & Donations	.00	.00	500.00	500.00	.00
001-338000	Library Interlocal w/ Lake Co	3,261.44	16,307.20	35,000.00	18,692.80	46.59%
001-338100	One Cent Gas Tax - Lake Co.	.00	1,945.34	6,500.00	4,554.66	29.93%
001-341210	Notary, Copy, Fax Fees	281.55	7,298.50	250.00	7,048.50	2919.40%
001-341215	Public Record Requests	.00	.00	50.00	50.00	.00
001-341220	Mva Traffic Signal Maintenance	.00	.00	2,300.00	2,300.00	.00
001-341500	Lien Search Charge	75.00	325.00	1,500.00	1,175.00	21.67%
001-343400	Garbage Service Charges	26,267.29	81,852.96	295,000.00	213,147.04	27.75%
001-343410	Garbage Late Fee	174.38	529.74	1,200.00	670.26	44.15%
001-347220	Montverde Day	10,000.00	39,163.25	50,000.00	10,836.75	78.33%
001-347230	Easter Event	.00	.00	50.00	50.00	.00
001-347240	Light Up Montverde	.00	.00	50.00	50.00	.00
001-347261	License Plate Revenue	.00	.00	100.00	100.00	.00
001-351100	Court Fines - Dept Hwy Safety	133.81	871.99	3,800.00	2,928.01	22.95%
001-352100	Library Fines	9.40	86.10	150.00	63.90	57.40%
001-354200	Code Compliance Fines	.00	1,500.00	15,000.00	13,500.00	10.00%
001-361000	FEMA - Revenue	.00	25.00	.00	25.00	.00
001-361002	Insurance - Lighting Strike	.00	60,130.29	.00	60,130.29	.00
001-361100	Interest Earnings	68,097.34	74,819.82	16,000.00	58,819.82	467.62%
001-362100	17406 7Th Street Rental	.00	.00	14,000.00	14,000.00	.00
001-362260	Rental Income - Cell Tower	.00	.00	41,000.00	41,000.00	.00
001-362300	Post Office Rental Revenue	.00	4,991.25	18,100.00	13,108.75	27.58%
001-364100	Asset Sales (Equip/Veh/Mchnry)	.00	.00	50,000.00	50,000.00	.00
001-366240	Community Building Rental	.00	.00	3,500.00	3,500.00	.00
001-366245	Contributions To Cemetry	.00	.00	50.00	50.00	.00
001-369900	Other Revenues	186.17	382.73	40,000.00	39,617.27	0.96%
001-381200	Bal Fwd Fund Appropriation	.00	.00	150,000.00	150,000.00	.00
001-388800	Library Book Sales	.00	.00	10.00	10.00	.00
Total Revenue:		299,837.77	1,337,082.89	2,827,134.01	1,490,051.12	47.29%
GENERAL FUND Revenue Total:		299,837.77	1,337,082.89	2,827,134.01	1,490,051.12	47.29%

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
	Net Total GENERAL FUND:	299,837.77	1,337,082.89	2,827,134.01	1,490,051.12	47.29%

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
PARKS & REC IMPACT FEE FUND						
140-347200	Impact Fee Revenue	7,991.01	24,860.92	65,000.00	40,139.08	38.25%
140-347201	Fund Balance Forward	.00	.00	92,000.00	92,000.00	.00
Total Revenue:		7,991.01	24,860.92	157,000.00	132,139.08	15.83%
PARKS & REC IMPACT FEE FUND Revenue Total:		7,991.01	24,860.92	157,000.00	132,139.08	15.83%
Net Total PARKS & REC IMPACT FEE FUND:		7,991.01	24,860.92	157,000.00	132,139.08	15.83%

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
ROAD & STREET IMPACT FEE FUND						
160-324218	Road & Streets Impact Fees	8,872.79	24,044.10	75,000.00	50,955.90	32.06%
160-324219	Road & Streets Impact Fees	.00	.00	50,000.00	50,000.00	.00
Total Revenue:		8,872.79	24,044.10	125,000.00	100,955.90	19.24%
ROAD & STREET IMPACT FEE FUND Revenue Total:						
		8,872.79	24,044.10	125,000.00	100,955.90	19.24%
Net Total ROAD & STREET IMPACT FEE FUND:		8,872.79	24,044.10	125,000.00	100,955.90	19.24%

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
ADMINISTRATIVE IMPACT FEE FUND						
170-324250	Admin Impact Fee - Library	18,636.20	60,633.35	50,000.00	10,633.35-	121.27%
170-324251	Admin Impact Fee Library C Fwd	.00	.00	240,000.00	240,000.00	.00
Total Revenue:		18,636.20	60,633.35	290,000.00	229,366.65	20.91%
ADMINISTRATIVE IMPACT FEE FUND Revenue Total:		18,636.20	60,633.35	290,000.00	229,366.65	20.91%
Net Total ADMINISTRATIVE IMPACT FEE FUND:		18,636.20	60,633.35	290,000.00	229,366.65	20.91%

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - BOAT RAMP						
330-334700	State DEP Grant	.00	.00	300,000.00	300,000.00	.00
330-334710	Stormwater Grants	.00	.00	100,000.00	100,000.00	.00
330-334711	LCWA Grant - Boat Ramp	.00	.00	80,000.00	80,000.00	.00
Total Revenue:		.00	.00	480,000.00	480,000.00	.00
CAPITAL - BOAT RAMP Revenue Total:		.00	.00	480,000.00	480,000.00	.00
Net Total CAPITAL - BOAT RAMP:		.00	.00	480,000.00	480,000.00	.00

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
FOSGATE TRAIL CONNECTION						
370-336000	Developer Donations Carry Fwd	.00	.00	100,000.00	100,000.00	.00
Total Revenue:		.00	.00	100,000.00	100,000.00	.00
FOSGATE TRAIL CONNECTION Revenue Total:		.00	.00	100,000.00	100,000.00	.00
Net Total FOSGATE TRAIL CONNECTION:		.00	.00	100,000.00	100,000.00	.00

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
WATER						
400-343300	Water Service Chrgs - Potable	42,185.74	142,287.00	565,000.00	422,713.00	25.18%
400-343301	Bulk Water Sales	.00	.00	4,500.00	4,500.00	.00
400-343310	Irrigation Water Service Chrgs	23,474.97	70,146.10	175,000.00	104,853.90	40.08%
400-343330	Administrative Fee	1,672.29	6,510.65	15,000.00	8,489.35	43.40%
400-343331	Water Meter Install Charges	42,000.00	119,700.00	175,000.00	55,300.00	68.40%
400-343390	Water Late Fees	532.44	2,484.35	4,000.00	1,515.65	62.11%
400-343600	Surcharge	2,752.01	7,698.25	.00	7,698.25-	.00
400-361100	Interest Earnings	1,279.29	4,160.36	500.00	3,660.36-	832.07%
400-369900	Other Revenues	.00	.00	100,100.00	100,100.00	.00
Total Revenue:		113,896.74	352,986.71	1,039,100.00	686,113.29	33.97%
WATER Revenue Total:		113,896.74	352,986.71	1,039,100.00	686,113.29	33.97%
Net Total WATER:		113,896.74	352,986.71	1,039,100.00	686,113.29	33.97%

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
WATER IMPACT FEE FUND						
410-324210	Water Impact Fees	.00	16,425.32	300,000.00	283,574.68	5.48%
410-324211	Water Impact Fees - Carry Fwd	.00	.00	624,000.00	624,000.00	.00
Total Revenue:		.00	16,425.32	924,000.00	907,574.68	1.78%
WATER IMPACT FEE FUND Revenue Total:		.00	16,425.32	924,000.00	907,574.68	1.78%
Net Total WATER IMPACT FEE FUND:		.00	16,425.32	924,000.00	907,574.68	1.78%

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL-WATER ENTERPRISE						
420-334311	SHAFI Grant	.00	.00	12,970,000.00	12,970,000.00	.00
Total Revenue:		.00	.00	12,970,000.00	12,970,000.00	.00
CAPITAL-WATER ENTERPRISE Revenue Total:		.00	.00	12,970,000.00	12,970,000.00	.00
Net Total CAPITAL-WATER ENTERPRISE:		.00	.00	12,970,000.00	12,970,000.00	.00

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
SEWER-ENTERPRISE (WASTE WATER)						
421-343307	Sewer Connection Fees	8,500.00	17,850.00	50,000.00	32,150.00	35.70%
421-343320	Sewer Service Charge	10,740.54	32,961.66	120,000.00	87,038.34	27.47%
421-343390	Sewer Late Fees	149.20	540.09	750.00	209.91	72.01%
421-343500	Surcharges Out of Town Limits	1,060.67	3,265.36	12,500.00	9,234.64	26.12%
421-361100	Interest Earnings	.00	.00	25.00	25.00	.00
421-369900	Other Revenues	.00	.00	50.00	50.00	.00
Total Revenue:		20,450.41	54,617.11	183,325.00	128,707.89	29.79%
SEWER-ENTERPRISE (WASTE WATER) Revenue Total:		20,450.41	54,617.11	183,325.00	128,707.89	29.79%
Net Total SEWER-ENTERPRISE (WASTE WATER):		20,450.41	54,617.11	183,325.00	128,707.89	29.79%

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - SEWER ENTERPRISE						
422-334350	Grants - Sewer	.00	.00	19,823,318.00	19,823,318.00	.00
422-334355	Intragovernmental Carry Fwd	2,200,000.00	2,200,000.00	3,607,840.81	1,407,840.81	60.98%
422-334356	Sewer Grants (DEP)	.00	.00	4,000,000.00	4,000,000.00	.00
Total Revenue:		2,200,000.00	2,200,000.00	27,431,158.81	25,231,158.81	8.02%
CAPITAL - SEWER ENTERPRISE Revenue Total:		2,200,000.00	2,200,000.00	27,431,158.81	25,231,158.81	8.02%
Net Total CAPITAL - SEWER ENTERPRISE:		2,200,000.00	2,200,000.00	27,431,158.81	25,231,158.81	8.02%

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - STORM WATER						
430-334360	Grants	.00	.00	375,000.00	375,000.00	.00
430-334361	State Appropriation	.00	.00	1,500,000.00	1,500,000.00	.00
Total Revenue:		.00	.00	1,875,000.00	1,875,000.00	.00
CAPITAL - STORM WATER Revenue Total:		.00	.00	1,875,000.00	1,875,000.00	.00
Net Total CAPITAL - STORM WATER:		.00	.00	1,875,000.00	1,875,000.00	.00

Account Number	Account Title	2025 January Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - LIBRARY						
500-324660	Intragovernmental Grant - Lib	436,119.61	436,119.61	895,745.20	459,625.59	48.69%
500-332000	MV ARPA Funds (w/ Interest)	.00	.00	425,310.35	425,310.35	.00
Total Revenue:		436,119.61	436,119.61	1,321,055.55	884,935.94	33.01%
CAPITAL - LIBRARY Revenue Total:		436,119.61	436,119.61	1,321,055.55	884,935.94	33.01%
Net Total CAPITAL - LIBRARY:		436,119.61	436,119.61	1,321,055.55	884,935.94	33.01%
Net Grand Totals:		3,105,804.53	4,506,770.01	49,722,773.37	45,216,003.36	9.06%

Report Criteria:

Accounts to include: With balances or activity
Print Fund Titles
Page and Total by Fund
Include Departments: None
Print Department Titles
Total by Department
Include Objects: None
All Segments Tested for Total Breaks

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
GENERAL FUND								
TOWN COUNCIL								
001-511-240	Workers Compensation		126.02	126.02	666.00	666.00	539.98	18.92%
001-511-342	Council Stipends		3,283.33	13,133.32	44,500.00	44,500.00	31,366.68	29.51%
001-511-400	Travel		.00	.00	750.00	750.00	750.00	.00
001-511-445	Election Expense		.00	.00	5,000.00	5,000.00	5,000.00	.00
001-511-450	Insurance		1,978.06	4,087.47	8,690.00	8,690.00	4,602.53	47.04%
001-511-460	Repairs & Maintenance		.00	.00	100.00	100.00	100.00	.00
001-511-470	Printing & Copying		.00	359.10	500.00	500.00	140.90	71.82%
001-511-490	Other Current Charges		79.09	129.09	1,800.00	1,800.00	1,670.91	7.17%
001-511-491	Council Workshop & Comm Meals		1,654.24	5,458.09	18,000.00	18,000.00	12,541.91	30.32%
001-511-510	Office Supplies		.00	21.92	500.00	500.00	478.08	4.38%
001-511-520	Operating Supplies		.00	325.00	2,500.00	2,500.00	2,175.00	13.00%
001-511-521	Uniforms & Clothing		141.94	141.94	800.00	800.00	658.06	17.74%
001-511-540	Subscriptions & Memberships		.00	2,559.25	4,500.00	4,500.00	1,940.75	56.87%
001-511-550	Seminars & Training		.00	.00	7,000.00	7,000.00	7,000.00	.00
001-511-551	Economic Development		.00	.00	750.00	750.00	750.00	.00
Total TOWN COUNCIL:			7,262.68	26,341.20	96,056.00	96,056.00	69,714.80	27.42%
FINANCE & ADMINISTRATIVE								
001-513-120	Regular Salaries & Wages		12,666.75	37,282.57	109,561.00	109,561.00	72,278.43	34.03%
001-513-121	Employee Christmas and Perform		510.06	11,910.06	12,500.00	12,500.00	589.94	95.28%
001-513-140	Overtime		238.90	1,416.81	8,500.00	8,500.00	7,083.19	16.67%
001-513-210	FICA Matching		1,047.67	3,312.33	8,878.67	8,878.67	5,566.34	37.31%
001-513-220	Retirement Plan		2,507.44	7,606.74	21,000.00	21,000.00	13,393.26	36.22%
001-513-230	Health Insurance		1,612.20	6,293.41	24,000.00	24,000.00	17,706.59	26.22%
001-513-234	Short-Term Disability		85.02	340.08	950.00	950.00	609.92	35.80%
001-513-240	Workers Compensation		351.95	351.95	1,860.00	1,860.00	1,508.05	18.92%
001-513-310	Professional Services		.00	.00	2,500.00	2,500.00	2,500.00	.00
001-513-320	Accounting & Auditing		4,000.00	4,000.00	19,500.00	19,500.00	15,500.00	20.51%
001-513-340	Contractual Services		651.25	4,569.75	14,500.00	14,500.00	9,930.25	31.52%
001-513-400	Travel		.00	.00	1,500.00	1,500.00	1,500.00	.00
001-513-410	Telephone		315.75	729.54	3,000.00	3,000.00	2,270.46	24.32%
001-513-411	Internet		100.00	402.00	2,500.00	2,500.00	2,098.00	16.08%
001-513-420	Postage & Freight		523.26	1,660.48	3,000.00	3,000.00	1,339.52	55.35%
001-513-430	Utilities		370.44	1,204.76	5,500.00	5,500.00	4,295.24	21.90%
001-513-440	Rentals & Leases Building Repr		.00	174.36	7,500.00	7,500.00	7,325.64	2.32%
001-513-450	Insurance		4,694.72	9,756.21	20,625.00	20,625.00	10,868.79	47.30%
001-513-460	Repair & Maintenance		883.90	6,726.84	9,500.00	9,500.00	2,773.16	70.81%
001-513-470	Printing & Copying		.00	327.55	3,500.00	3,500.00	3,172.45	9.36%
001-513-490	Other Current Charges		318.15	791.12	2,500.00	2,500.00	1,708.88	31.64%
001-513-492	Employee Meals & Appreciation		115.71	1,923.02	3,500.00	3,500.00	1,576.98	54.94%
001-513-495	Bank Finance Charges		140.03	220.78	400.00	400.00	179.22	55.20%
001-513-510	Office Supplies		149.10	405.33	5,000.00	5,000.00	4,594.67	8.11%
001-513-513	TM Allowance		304.62	913.86	4,400.00	4,400.00	3,486.14	20.77%
001-513-520	Operating Supplies		.00	.00	2,800.00	2,800.00	2,800.00	.00
001-513-521	Uniforms & Clothing		57.76	57.76	1,200.00	1,200.00	1,142.24	4.81%
001-513-522	Small Tools & Equipment		.00	.00	500.00	500.00	500.00	.00
001-513-540	Subscriptions, Membership		119.88	401.66	2,900.00	2,900.00	2,498.34	13.85%
001-513-550	Seminars And Training		.00	225.00	4,000.00	4,000.00	4,225.00	-5.63%
Total FINANCE & ADMINISTRATIVE:			31,764.56	102,553.97	307,574.67	307,574.67	205,020.70	33.34%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
LEGAL COUNSEL								
001-514-310	Professional Services		5,265.00	11,535.00	72,500.00	72,500.00	60,965.00	15.91%
001-514-510	Office Supplies		.00	.00	500.00	500.00	500.00	.00
Total LEGAL COUNSEL:			5,265.00	11,535.00	73,000.00	73,000.00	61,465.00	15.80%
PERMITTING								
001-519-120	Regular Salaries & Wages		11,847.16	34,429.69	100,821.00	100,821.00	66,391.31	34.15%
001-519-140	Overtime		609.69	3,588.47	9,500.00	9,500.00	5,911.53	37.77%
001-519-210	FICA Matching		965.77	3,075.88	8,439.56	8,439.56	5,363.68	36.45%
001-519-220	Retirement Plan		2,259.18	6,865.75	19,400.00	19,400.00	12,534.25	35.39%
001-519-230	Health Insurance		2,058.16	7,998.83	23,000.00	23,000.00	15,001.17	34.78%
001-519-234	Short-Term Disability		70.34	281.37	748.00	748.00	466.63	37.62%
001-519-240	Workers Compensation		158.19	158.19	836.00	836.00	677.81	18.92%
001-519-310	Professional Services		2,337.50	16,913.47	24,000.00	24,000.00	7,086.53	70.47%
001-519-315	Building Official Fees		56,704.22	100,719.41	350,000.00	350,000.00	249,280.59	28.78%
001-519-340	Contractual Services-Citizense		412.00	5,440.00	14,000.00	14,000.00	8,560.00	38.86%
001-519-350	Municode		2,044.54	2,280.79	4,800.00	4,800.00	2,519.21	47.52%
001-519-410	Telephone		239.25	391.19	2,000.00	2,000.00	1,608.81	19.56%
001-519-411	Internet		100.00	401.00	2,000.00	2,000.00	1,599.00	20.05%
001-519-420	Postage & Freight		.00	515.22	2,500.00	2,500.00	1,984.78	20.61%
001-519-440	Rentals & Leases		.00	.00	1,200.00	1,200.00	1,200.00	.00
001-519-450	Insurance		1,314.52	2,793.93	5,775.00	5,775.00	2,981.07	48.38%
001-519-470	Printing & Copying		.00	563.34	750.00	750.00	186.66	75.11%
001-519-490	Other Current Charges		.00	11.84	250.00	250.00	238.16	4.74%
001-519-495	Bank Finance Charges		2,797.77	4,659.90	3,500.00	3,500.00	1,159.90-	133.14%
001-519-510	Office Supplies		72.96	110.02	1,500.00	1,500.00	1,389.98	7.33%
001-519-513	TM Allowances		207.69	623.07	3,300.00	3,300.00	2,676.93	18.88%
001-519-520	Operating Supplies		.00	.00	500.00	500.00	500.00	.00
001-519-521	Uniforms & Clothing		133.41	133.41	250.00	250.00	116.59	53.36%
001-519-540	Subscriptions, Membership		.00	515.82	500.00	500.00	15.82-	103.16%
001-519-550	Seminars And Training		.00	.00	3,500.00	3,500.00	3,500.00	.00
Total PERMITTING:			84,332.35	192,470.59	583,069.56	583,069.56	390,598.97	33.01%
PUBLIC SAFETY								
001-520-240	Workers Compensation		93.66	93.66	495.00	495.00	401.34	18.92%
001-520-343	Contract Svcs Highway Patrol		11,429.50	49,177.70	100,000.00	100,000.00	50,822.30	49.18%
001-520-344	Contract Svcs LCSO or HP		.00	.00	50,000.00	50,000.00	50,000.00	.00
001-520-410	Telephone		40.44	161.76	500.00	500.00	338.24	32.35%
001-520-411	Internet		1,286.40	2,544.24	6,500.00	6,500.00	3,955.76	39.14%
001-520-430	Utilities		110.11	396.07	1,600.00	1,600.00	1,203.93	24.75%
001-520-442	Equipment Leases (Vehicles)		.00	13,487.40	13,500.00	13,500.00	12.60	99.91%
001-520-450	Insurance		480.74	1,059.11	2,112.00	2,112.00	1,052.89	50.15%
001-520-460	Repair & Maintenance		68.46	1,052.69	1,500.00	1,500.00	447.31	70.18%
001-520-490	Other Current Charges		152.25	239.25	500.00	500.00	260.75	47.85%
001-520-493	Volunteer Appreciation		.00	.00	650.00	650.00	650.00	.00
001-520-520	Operating Supplies		.00	.00	500.00	500.00	500.00	.00
001-520-521	Uniforms & Clothing		.00	.00	500.00	500.00	500.00	.00
001-520-524	Fuel		.00	41.52	2,000.00	2,000.00	1,958.48	2.08%
Total PUBLIC SAFETY:			13,661.56	68,253.40	180,357.00	180,357.00	112,103.60	37.84%
FIRE CONTROL\POST OFFICE								
001-522-450	Insurance		1,802.77	3,645.98	7,920.00	7,920.00	4,274.02	46.04%
001-522-460	Repair & Maintenance		.00	1,484.00	10,000.00	10,000.00	8,516.00	14.84%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
Total FIRE CONTROL/POST OFFICE:			1,802.77	5,129.98	17,920.00	17,920.00	12,790.02	28.63%
CODE COMPLIANCE								
001-524-120	Regular Salaries & Wages		730.38	2,191.14	6,430.00	6,430.00	4,238.86	34.08%
001-524-210	FICA Matching		59.11	181.78	491.90	491.90	310.12	36.95%
001-524-220	Retirement Plan		211.80	635.40	1,864.70	1,864.70	1,229.30	34.08%
001-524-230	Health Insurance		61.10	237.10	1,430.00	1,430.00	1,192.90	16.58%
001-524-234	Short-Term Disability		4.36	17.44	122.00	122.00	104.56	14.30%
001-524-240	Workers Compensation		38.79	38.79	205.00	205.00	166.21	18.92%
001-524-310	Professional Services		.00	700.00	5,000.00	5,000.00	4,300.00	14.00%
001-524-313	Legal Service		.00	.00	5,000.00	5,000.00	5,000.00	.00
001-524-420	Postage & Freight		.00	78.54	900.00	900.00	821.46	8.73%
001-524-450	Insurance		801.23	1,760.24	3,520.00	3,520.00	1,759.76	50.01%
001-524-490	Other Current Charges		.00	.00	250.00	250.00	250.00	.00
001-524-510	Office Supplies		.00	.00	100.00	100.00	100.00	.00
001-524-513	TM ALLOWANCE		41.55	124.65	660.00	660.00	535.35	18.89%
001-524-550	Seminars And Training		.00	83.94	500.00	500.00	416.06	16.79%
Total CODE COMPLIANCE:			1,948.32	6,049.02	26,473.60	26,473.60	20,424.58	22.85%
GARBAGE/SOLID WASTE SERVICES								
001-534-340	Contractual Services		21,226.50	65,659.83	255,000.00	255,000.00	189,340.17	25.75%
001-534-490	Bad Debt		.00	.00	500.00	500.00	500.00	.00
Total GARBAGE/SOLID WASTE SERVICES:			21,226.50	65,659.83	255,500.00	255,500.00	189,840.17	25.70%
PUBLIC WORKS								
001-539-120	Regular Salaries & Wages		3,841.15	10,820.44	33,103.00	33,103.00	22,282.56	32.69%
001-539-140	Overtime		66.81	691.94	4,500.00	4,500.00	3,808.06	15.38%
001-539-210	FICA Matching		298.19	1,008.65	2,876.63	2,876.63	1,867.98	35.06%
001-539-220	Retirement Plan		533.49	1,716.01	5,140.91	5,140.91	3,424.90	33.38%
001-539-230	Health Insurance		614.86	2,398.24	7,689.00	7,689.00	5,290.76	31.19%
001-539-234	Short-Term Disability		31.64	126.57	222.00	222.00	95.43	57.01%
001-539-240	Workers Compensation		151.38	151.38	800.00	800.00	648.62	18.92%
001-539-340	Contractual Services		.00	.00	3,500.00	3,500.00	3,500.00	.00
001-539-400	Travel		.00	.00	250.00	250.00	250.00	.00
001-539-410	Telephone		40.44	161.76	560.00	560.00	398.24	28.89%
001-539-430	Utilities		.00	.00	1,500.00	1,500.00	1,500.00	.00
001-539-442	Equipment Leases (Vehicles)		.00	26,800.00	26,800.00	26,800.00	.00	100.00%
001-539-450	Insurance		1,953.00	4,024.34	8,580.00	8,580.00	4,555.66	46.90%
001-539-460	Repair & Maintenance		1,113.49	1,624.88	12,000.00	12,000.00	10,375.12	13.54%
001-539-464	Hurricane Repairs		650.00	127,128.11	.00	.00	127,128.11-	.00
001-539-490	Other Current Charges		.00	.00	1,000.00	1,000.00	1,000.00	.00
001-539-510	Office Supplies		54.67	91.74	200.00	200.00	108.26	45.87%
001-539-520	Operating Supplies		225.48	657.96	2,500.00	2,500.00	1,842.04	26.32%
001-539-521	Uniforms & Clothing		148.66	148.66	750.00	750.00	601.34	19.82%
001-539-522	Small Tools & Equipment		129.00	129.00	2,500.00	2,500.00	2,371.00	5.16%
001-539-524	Fuel		116.65	1,489.73	6,000.00	6,000.00	4,510.27	24.83%
001-539-540	Subscriptions, Membership		.00	.00	250.00	250.00	250.00	.00
001-539-640	Machinery & Equipment		.00	9,342.00	35,000.00	35,000.00	25,658.00	26.69%
Total PUBLIC WORKS:			9,968.91	188,511.41	155,721.54	155,721.54	32,789.87-	121.06%
ROAD & STREET FACILITIES								
001-541-120	Regular Salaries & Wages		3,995.40	11,448.58	35,386.00	35,386.00	23,937.42	32.35%

Period: 01/25

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Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
001-541-140	Overtime		.00	.00	5,000.00	5,000.00	5,000.00	.00
001-541-210	FICA Matching		307.24	1,071.71	3,089.53	3,089.53	2,017.82	34.69%
001-541-220	Retirement Plan		547.39	1,786.76	5,129.02	5,129.02	3,342.26	34.84%
001-541-230	Health Insurance		1,046.62	4,060.17	8,800.00	8,800.00	4,739.83	46.14%
001-541-234	Short-Term Disability		36.92	147.68	448.00	448.00	300.32	32.96%
001-541-240	Workers Compensation		113.53	113.53	600.00	600.00	486.47	18.92%
001-541-310	Professional Services		.00	.00	2,000.00	2,000.00	2,000.00	.00
001-541-340	Contractual Services		1,100.40	7,482.00	20,000.00	20,000.00	12,518.00	37.41%
001-541-430	Utilities		144.11	287.62	6,500.00	6,500.00	6,212.38	4.42%
001-541-431	Street Lighting - Power		4,903.28	14,970.77	48,000.00	48,000.00	33,029.23	31.19%
001-541-450	Insurance		2,328.58	4,787.34	10,230.00	10,230.00	5,442.66	46.80%
001-541-460	Repair & Maintenance		.00	2,349.00	20,000.00	20,000.00	17,651.00	11.75%
001-541-462	Lakes Drain Repair/Maintenance		1,322.00	2,644.00	7,800.00	7,800.00	5,156.00	33.90%
001-541-463	Stormwater		.00	.00	2,500.00	2,500.00	2,500.00	.00
001-541-490	Other Current Charges		.00	.00	2,500.00	2,500.00	2,500.00	.00
001-541-520	Operating Supplies		.00	.00	2,500.00	2,500.00	2,500.00	.00
001-541-521	Uniforms & Clothing		255.00	255.00	500.00	500.00	245.00	51.00%
001-541-523	Decorations And Flags		.00	.00	12,000.00	12,000.00	12,000.00	.00
001-541-530	Road Materials & Supplies		.00	5,012.00	12,500.00	12,500.00	7,488.00	40.10%
001-541-630	Infrastructure-Street Repair		.00	.00	160,428.93	160,428.93	160,428.93	.00
001-541-640	Vehicle, Equipment & Machinery		.00	.00	42,500.00	42,500.00	42,500.00	.00
Total ROAD & STREET FACILITIES:			16,100.47	56,416.16	408,411.48	408,411.48	351,995.32	13.81%
CEMETERY								
001-569-240	Workers Compensation		66.61	66.61	352.00	352.00	285.39	18.92%
001-569-420	Postage & Freight		.00	.00	125.00	125.00	125.00	.00
001-569-450	Insurance		651.00	1,382.27	2,860.00	2,860.00	1,477.73	48.33%
001-569-460	Repair & Maintenance		.00	.00	2,500.00	2,500.00	2,500.00	.00
001-569-490	Other Current Charges		.00	.00	250.00	250.00	250.00	.00
001-569-494	Benevolence		.00	.00	500.00	500.00	500.00	.00
001-569-510	Office Supplies		.00	.00	100.00	100.00	100.00	.00
Total CEMETERY:			717.61	1,448.88	6,687.00	6,687.00	5,238.12	21.67%
LIBRARY								
001-571-120	Regular Salaries & Wages		7,746.80	23,677.90	83,100.00	83,100.00	59,422.10	28.49%
001-571-140	Overtime		.00	239.49	3,200.00	3,200.00	2,960.51	7.48%
001-571-210	FICA Matching		589.80	1,956.04	6,601.95	6,601.95	4,645.91	29.63%
001-571-220	Retirement Plan		1,055.90	3,259.96	10,960.10	10,960.10	7,700.14	29.74%
001-571-230	Health Insurance		277.52	1,170.32	5,000.00	5,000.00	3,829.68	23.41%
001-571-234	Short-Term Disability		46.62	186.48	770.00	770.00	583.52	24.22%
001-571-240	Workers Compensation		77.01	77.01	407.00	407.00	329.99	18.92%
001-571-340	Contractual Services		564.25	2,224.25	19,000.00	19,000.00	16,775.75	11.71%
001-571-400	Travel		.00	.00	250.00	250.00	250.00	.00
001-571-410	Telephone		.00	.00	2,400.00	2,400.00	2,400.00	.00
001-571-411	Internet		100.00	401.00	2,500.00	2,500.00	2,099.00	16.04%
001-571-420	Postage & Freight		.00	.00	250.00	250.00	250.00	.00
001-571-430	Utilities		28.75	656.93	3,000.00	3,000.00	2,343.07	21.90%
001-571-450	Insurance		2,053.16	4,664.86	9,020.00	9,020.00	4,355.14	51.72%
001-571-460	Repair & Maintenance		.00	.00	2,000.00	2,000.00	2,000.00	.00
001-571-480	Promotional Activities		.00	.00	1,500.00	1,500.00	1,500.00	.00
001-571-490	Other Current Charges		94.50	94.50	500.00	500.00	405.50	18.90%
001-571-510	Office Supplies		66.37	152.47	3,500.00	3,500.00	3,347.53	4.36%
001-571-520	Operating Supplies		.00	.00	3,500.00	3,500.00	3,500.00	.00
001-571-521	Uniforms & Clothing		.00	.00	250.00	250.00	250.00	.00

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
001-571-540	Subscriptions, Membership		59.86	59.86	500.00	500.00	440.14	11.97%
001-571-640	Vehicle, Equipment & Machinery		.00	.00	18,000.00	18,000.00	18,000.00	.00
001-571-660	Library Books & Material		10.49	53.41	18,000.00	18,000.00	17,946.59	0.30%
Total LIBRARY:			12,771.03	38,874.48	194,209.05	194,209.05	155,334.57	20.02%
PARKS & RECREATION								
001-572-240	Workers Compensation		548.73	548.73	2,900.00	2,900.00	2,351.27	18.92%
001-572-340	Contractual Services		1,003.60	3,744.40	18,000.00	18,000.00	14,255.60	20.80%
001-572-345	Contract Mowing/Landscaping	Service	4,800.00	12,566.00	82,000.00	82,000.00	69,434.00	15.32%
001-572-410	Telephone		.00	.00	250.00	250.00	250.00	.00
001-572-411	Internet		100.00	401.00	2,000.00	2,000.00	1,599.00	20.05%
001-572-430	Utilities		774.62	2,551.82	6,200.00	6,200.00	3,648.18	41.16%
001-572-440	Rentals & Leases		.00	.00	250.00	250.00	250.00	.00
001-572-450	Insurance		5,444.74	11,994.44	23,920.00	23,920.00	11,925.56	50.14%
001-572-460	Repair & Maintenance		214.74	4,724.80	25,000.00	25,000.00	20,275.20	18.90%
001-572-470	Printing & Copying		.00	359.10	500.00	500.00	140.90	71.82%
001-572-490	Other Current Charges		.00	685.95	2,465.11	2,465.11	1,779.16	27.83%
001-572-520	Operating Supplies		.00	.00	15,000.00	15,000.00	15,000.00	.00
001-572-524	Fuel		122.89	309.79	1,000.00	1,000.00	690.21	30.98%
001-572-605	Capital Outlay-Benches, Tables	, Amenities	13,212.09	13,212.09	40,000.00	40,000.00	26,787.91	33.03%
001-572-606	Capital Projects-Stage & Gazebo		.00	.00	.00	.00	.00	.00
001-572-607	Capital -Dog Park Rehab		.00	.00	.00	.00	.00	.00
001-572-640	Machine & Equipment		.00	.00	6,000.00	6,000.00	6,000.00	.00
001-572-641	Capital - Play Ground Equip	(Code Fines)	.00	.00	150,000.00	150,000.00	150,000.00	.00
Total PARKS & RECREATION:			26,221.41	51,098.12	375,485.11	375,485.11	324,386.99	13.61%
SPECIAL EVENTS								
001-574-240	Workers Compensation		124.88	124.88	660.00	660.00	535.12	18.92%
001-574-450	Insurance		639.39	1,348.20	2,809.00	2,809.00	1,460.80	48.00%
001-574-481	Montverde Day		2,199.00	53,165.36	88,500.00	88,500.00	35,334.64	60.07%
001-574-482	Light Up Montverde		14,988.19	23,448.83	28,000.00	28,000.00	4,551.17	83.75%
001-574-483	Fall & Spring Concert Series		.00	.00	7,500.00	7,500.00	7,500.00	.00
001-574-484	Easter Event		.00	.00	5,000.00	5,000.00	5,000.00	.00
001-574-485	Trunk or Treat		.00	4,121.32	5,200.00	5,200.00	1,078.68	79.26%
001-574-486	4th of July and Other Misc	Events	291.30	291.30	9,000.00	9,000.00	8,708.70	3.24%
Total SPECIAL EVENTS:			18,242.76	82,499.89	146,669.00	146,669.00	64,169.11	56.25%
GENERAL FUND Expenditure Total:			251,285.93	896,841.93	2,827,134.01	2,827,134.01	1,930,292.08	31.72%
Net Total GENERAL FUND:			251,285.93-	896,841.93-	2,827,134.01-	2,827,134.01-	1,930,292.08-	31.72%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
PARKS & REC IMPACT FEE FUND								
PARKS & RECREATION								
140-572-490	Other Revenues		.00	375.00	.00	.00	375.00-	.00
140-572-630	Parks & Rec Impact	- Kirk Park	.00	.00	92,000.00	92,000.00	92,000.00	.00
140-572-631	Parks & Rec Impact	- Restrooms	22,350.44	58,876.35	.00	.00	58,876.35-	.00
140-572-635	Parks & Rec Impact	- Butterfly	.00	3,100.00	65,000.00	65,000.00	61,900.00	4.77%
Total PARKS & RECREATION:			22,350.44	62,351.35	157,000.00	157,000.00	94,648.65	39.71%
PARKS & REC IMPACT FEE FUND Expenditure Total:			22,350.44	62,351.35	157,000.00	157,000.00	94,648.65	39.71%
Net Total PARKS & REC IMPACT FEE FUND:			22,350.44-	62,351.35-	157,000.00-	157,000.00-	94,648.65-	39.71%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
ROAD & STREET IMPACT FEE FUND								
Department: 541								
160-541-460	Road & Streets Impact Fees		.00	1,335.00	75,000.00	75,000.00	73,665.00	1.78%
160-541-465	Road & Streets Impact Fees Bal		.00	.00	50,000.00	50,000.00	50,000.00	.00
Total Department: 541:			.00	1,335.00	125,000.00	125,000.00	123,665.00	1.07%
ROAD & STREET IMPACT FEE FUND Expenditure Total:			.00	1,335.00	125,000.00	125,000.00	123,665.00	1.07%
Net Total ROAD & STREET IMPACT FEE FUND:			.00	1,335.00-	125,000.00-	125,000.00-	123,665.00-	1.07%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
ADMINISTRATIVE IMPACT FEE FUND								
Department: 571								
170-571-490	Other Revenues		.00	375.00	.00	.00	375.00-	.00
170-571-605	Admin Impact Fee Library C Fwd		5,185.14	5,185.14	240,000.00	240,000.00	234,814.86	2.16%
170-571-635	Admin Impact Fee - Library		.00	730.00	50,000.00	50,000.00	49,270.00	1.46%
Total Department: 571:			5,185.14	6,290.14	290,000.00	290,000.00	283,709.86	2.17%
ADMINISTRATIVE IMPACT FEE FUND Expenditure Total:			5,185.14	6,290.14	290,000.00	290,000.00	283,709.86	2.17%
Net Total ADMINISTRATIVE IMPACT FEE FUND:			5,185.14-	6,290.14-	290,000.00-	290,000.00-	283,709.86-	2.17%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPTIAL - GRANT TRANSFER								
GRANT TRANSFER								
302-581-100	Transfer to Capit- Sewer 422		4,109,072.76	4,109,072.76	.00	.00	4,109,072.76-	.00
Total GRANT TRANSFER:			4,109,072.76	4,109,072.76	.00	.00	4,109,072.76-	.00
CAPTIAL - GRANT TRANSFER Expenditure Total:			4,109,072.76	4,109,072.76	.00	.00	4,109,072.76-	.00
Net Total CAPTIAL - GRANT TRANSFER:			4,109,072.76-	4,109,072.76-	.00	.00	4,109,072.76	.00

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - BOAT RAMP								
PARKS & RECREATION								
330-572-605	Stormwater Grants		.00	.00	100,000.00	100,000.00	100,000.00	.00
330-572-630	LCWA Grant - Boat Ramp		.00	.00	80,000.00	80,000.00	80,000.00	.00
330-572-635	State DEP Grant		.00	.00	300,000.00	300,000.00	300,000.00	.00
Total PARKS & RECREATION:			.00	.00	480,000.00	480,000.00	480,000.00	.00
CAPITAL - BOAT RAMP Expenditure Total:			.00	.00	480,000.00	480,000.00	480,000.00	.00
Net Total CAPITAL - BOAT RAMP:			.00	.00	480,000.00-	480,000.00-	480,000.00-	.00

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - LEAD SERVICE LINE								
WATER UTILITY SERVICES								
341-533-460	REPAIR & MAINTENANCE		.00	35,487.00	.00	.00	35,487.00-	.00
Total WATER UTILITY SERVICES:			.00	35,487.00	.00	.00	35,487.00-	.00
CAPITAL - LEAD SERVICE LINE Expenditure Total:			.00	35,487.00	.00	.00	35,487.00-	.00
Net Total CAPITAL - LEAD SERVICE LINE:			.00	35,487.00-	.00	.00	35,487.00	.00

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL – VULNERABILITY								
WATER UTILITY SERVICES								
342-533-460	REPAIR & MAINTENANCE		.00	.00	.00	.00	.00	.00
Total WATER UTILITY SERVICES:			.00	.00	.00	.00	.00	.00
CAPITAL – VULNERABILITY Expenditure Total:			.00	.00	.00	.00	.00	.00
Net Total CAPITAL – VULNERABILITY:			.00	.00	.00	.00	.00	.00

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
FOSGATE TRAIL CONNECTION								
PARKS & RECREATION								
370-572-630	Developer Donations Carry Fwd		.00	.00	100,000.00	100,000.00	100,000.00	.00
Total PARKS & RECREATION:			.00	.00	100,000.00	100,000.00	100,000.00	.00
FOSGATE TRAIL CONNECTION Expenditure Total:			.00	.00	100,000.00	100,000.00	100,000.00	.00
Net Total FOSGATE TRAIL CONNECTION:			.00	.00	100,000.00-	100,000.00-	100,000.00-	.00

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - IMPACT FEE STUDY								
FINANCE & ADMINISTRATIVE								
380-513-310	Capital - Impact fee study		.00	.00	.00	.00	.00	.00
Total FINANCE & ADMINISTRATIVE:			.00	.00	.00	.00	.00	.00
CAPITAL - IMPACT FEE STUDY Expenditure Total:			.00	.00	.00	.00	.00	.00
Net Total CAPITAL - IMPACT FEE STUDY:			.00	.00	.00	.00	.00	.00

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
WATER								
WATER UTILITY SERVICES								
400-533-120	Regular Salaries & Wages		27,642.33	72,906.14	286,000.00	286,000.00	213,093.86	25.49%
400-533-140	Overtime		1,367.89	10,454.96	12,500.00	12,500.00	2,045.04	83.64%
400-533-210	FICA Matching		2,187.21	6,421.80	22,835.25	22,835.25	16,413.45	28.12%
400-533-220	Retirement Plan		4,652.83	13,268.19	40,648.91	40,648.91	27,380.72	32.64%
400-533-230	Health Insurance		3,634.86	12,562.96	43,560.00	43,560.00	30,997.04	28.84%
400-533-234	Short-Term Disability		195.86	673.46	2,400.00	2,400.00	1,726.54	28.06%
400-533-240	Workers Compensation		1,173.16	1,173.16	6,200.00	6,200.00	5,026.84	18.92%
400-533-310	Professional Services		.00	5,102.25	6,500.00	6,500.00	1,397.75	78.50%
400-533-320	Accounting & Auditing		.00	.00	15,000.00	15,000.00	15,000.00	.00
400-533-340	Contractual Services		3,118.27	32,057.71	97,569.90	97,569.90	65,512.19	32.86%
400-533-350	Municode		.00	.00	2,500.00	2,500.00	2,500.00	.00
400-533-400	Travel		.00	.00	1,500.00	1,500.00	1,500.00	.00
400-533-410	Telephone		466.15	1,136.95	4,500.00	4,500.00	3,363.05	25.27%
400-533-411	Internet		1,366.40	3,236.70	8,500.00	8,500.00	5,263.30	38.08%
400-533-420	Postage & Freight		.00	305.96	3,500.00	3,500.00	3,194.04	8.74%
400-533-430	Utilities		3,461.68	11,562.61	38,000.00	38,000.00	26,437.39	30.43%
400-533-440	Rentals & Leases		.00	.00	3,000.00	3,000.00	3,000.00	.00
400-533-450	Insurance		14,522.34	29,127.11	63,800.00	63,800.00	34,672.89	45.65%
400-533-460	Repair & Maintenance		3,307.69	10,502.40	45,000.00	45,000.00	34,497.60	23.34%
400-533-465	Repair & Replace (Retain)		.00	.00	.00	.00	.00	.00
400-533-470	Printing & Copying		.00	359.09	1,200.00	1,200.00	840.91	29.92%
400-533-490	Other Current Charges		82.96	82.96	2,500.00	2,500.00	2,417.04	3.32%
400-533-495	Bank Finance Charges		1,355.99	4,924.76	10,000.00	10,000.00	5,075.24	49.25%
400-533-510	Office Supplies		18.31	40.23	1,500.00	1,500.00	1,459.77	2.68%
400-533-513	TM Allowance		290.73	872.19	3,960.00	3,960.00	3,087.81	22.03%
400-533-520	Operating Supplies		1,610.05	4,138.89	22,000.00	22,000.00	17,861.11	18.81%
400-533-521	Uniforms & Clothing		373.52	373.52	750.00	750.00	376.48	49.80%
400-533-522	Small Tools & Equipment		.00	.00	5,000.00	5,000.00	5,000.00	.00
400-533-524	Fuel		178.84	851.22	4,500.00	4,500.00	3,648.78	18.92%
400-533-540	Subscriptions, Membership		.00	293.74	1,500.00	1,500.00	1,206.26	19.58%
400-533-550	Seminars And Training		.00	.00	2,279.94	2,279.94	2,279.94	.00
400-533-577	Bulk Water		1,951.47	5,220.45	50,396.00	50,396.00	45,175.55	10.36%
400-533-605	Irrigation Water		.00	.00	100,000.00	100,000.00	100,000.00	.00
400-533-609	Water Meter Replacement		1,375.00	1,375.00	130,000.00	130,000.00	128,625.00	1.06%
Total WATER UTILITY SERVICES:			74,333.54	229,024.41	1,039,100.00	1,039,100.00	810,075.59	22.04%
WATER Expenditure Total:			74,333.54	229,024.41	1,039,100.00	1,039,100.00	810,075.59	22.04%
Net Total WATER:			74,333.54-	229,024.41-	1,039,100.00-	1,039,100.00-	810,075.59-	22.04%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
WATER IMPACT FEE FUND								
Department: 533								
410-533-605	Water Impact Fees		.00	94,845.00	300,000.00	300,000.00	205,155.00	31.62%
410-533-635	Water Impact Fees - Carry Fwd		263.53	266,733.50	624,000.00	624,000.00	357,266.50	42.75%
Total Department: 533:			263.53	361,578.50	924,000.00	924,000.00	562,421.50	39.13%
WATER IMPACT FEE FUND Expenditure Total:			263.53	361,578.50	924,000.00	924,000.00	562,421.50	39.13%
Net Total WATER IMPACT FEE FUND:			263.53-	361,578.50-	924,000.00-	924,000.00-	562,421.50-	39.13%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL-WATER ENTERPRISE								
WATER UTILITY SERVICES								
420-533-634	SHAFL Grant		74,213.00	104,713.00	12,970,000.00	12,970,000.00	12,865,287.00	0.81%
420-533-640	Water Impact Machinery & Equip		.00	.00	.00	.00	.00	.00
Total WATER UTILITY SERVICES:			74,213.00	104,713.00	12,970,000.00	12,970,000.00	12,865,287.00	0.81%
CAPITAL-WATER ENTERPRISE Expenditure Total:			74,213.00	104,713.00	12,970,000.00	12,970,000.00	12,865,287.00	0.81%
Net Total CAPITAL-WATER ENTERPRISE:			74,213.00-	104,713.00-	12,970,000.00-	12,970,000.00-	12,865,287.00-	0.81%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
SEWER-ENTERPRISE (WASTE WATER)								
SEWER UTILITY ENTERPRISE								
421-535-120	Regular Salaries & Wages		3,910.11	10,587.42	34,058.00	34,058.00	23,470.58	31.09%
421-535-210	FICA Matching		305.29	928.69	2,605.44	2,605.44	1,676.75	35.64%
421-535-220	Retirement Plan		652.09	1,896.40	4,325.37	4,325.37	2,428.97	43.84%
421-535-230	Health Insurance		543.82	1,932.69	11,154.00	11,154.00	9,221.31	17.33%
421-535-234	Short-Term Disability		24.92	87.42	300.00	300.00	212.58	29.14%
421-535-239	Other Employer Contributions		.00	.00	100.00	100.00	100.00	.00
421-535-240	Workers Compensation		79.09	79.09	418.00	418.00	338.91	18.92%
421-535-340	Contractual Services		.00	.00	2,069.20	2,069.20	2,069.20	.00
421-535-430	Utilities		83.26	208.79	2,500.00	2,500.00	2,291.21	8.35%
421-535-460	Repair & Maintenance Res		.00	107.62	62,724.99	62,724.99	62,617.37	0.17%
421-535-470	Printing & Copying		.00	537.05	1,500.00	1,500.00	962.95	35.80%
421-535-513	TM Allowance		41.55	124.65	1,320.00	1,320.00	1,195.35	9.44%
421-535-521	Uniforms & Clothing		72.20	72.20	250.00	250.00	177.80	28.88%
421-535-576	Bulk Sewer Charges To Clermont		6,113.09	18,674.91	60,000.00	60,000.00	41,325.09	31.12%
Total SEWER UTILITY ENTERPRISE:			11,825.42	35,236.93	183,325.00	183,325.00	148,088.07	19.22%
SEWER-ENTERPRISE (WASTE WATER) Expenditure Total:			11,825.42	35,236.93	183,325.00	183,325.00	148,088.07	19.22%
Net Total SEWER-ENTERPRISE (WASTE WATER):			11,825.42-	35,236.93-	183,325.00-	183,325.00-	148,088.07-	19.22%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - SEWER ENTERPRISE								
SEWER UTILITY ENTERPRISE								
422-535-310	Professional Services		.00	225.00	.00	.00	225.00-	.00
422-535-630	Intragovernmental Carry Fwd		2,200,000.00	2,207,692.14	3,607,840.81	3,607,840.81	1,400,148.67	61.19%
422-535-634	Grants - Sewer		43,407.11	204,544.32	19,823,318.00	19,823,318.00	19,618,773.68	1.03%
422-535-635	Sewer Grants (DEP)		.00	.00	4,000,000.00	4,000,000.00	4,000,000.00	.00
Total SEWER UTILITY ENTERPRISE:			2,243,407.11	2,412,461.46	27,431,158.81	27,431,158.81	25,018,697.35	8.79%
CAPITAL - SEWER ENTERPRISE Expenditure Total:			2,243,407.11	2,412,461.46	27,431,158.81	27,431,158.81	25,018,697.35	8.79%
Net Total CAPITAL - SEWER ENTERPRISE:			2,243,407.11-	2,412,461.46-	27,431,158.81-	27,431,158.81-	25,018,697.35-	8.79%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - STORM WATER								
WATER UTILITY SERVICES								
430-533-634	Grants		59,968.00	87,850.00	375,000.00	375,000.00	287,150.00	23.43%
430-533-635	State Appropriation		14,548.00	14,548.00	1,500,000.00	1,500,000.00	1,485,452.00	0.97%
Total WATER UTILITY SERVICES:			74,516.00	102,398.00	1,875,000.00	1,875,000.00	1,772,602.00	5.46%
CAPITAL - STORM WATER Expenditure Total:			74,516.00	102,398.00	1,875,000.00	1,875,000.00	1,772,602.00	5.46%
Net Total CAPITAL - STORM WATER:			74,516.00-	102,398.00-	1,875,000.00-	1,875,000.00-	1,772,602.00-	5.46%

Account Number	Account Title	Expanded Title	2025 January Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - LIBRARY								
LIBRARY								
500-571-120	Regular Salaries & Wages		5,060.00	18,662.80	.00	.00	18,662.80-	.00
500-571-140	Overtime		.00	30.00	.00	.00	30.00-	.00
500-571-210	FICA Matching		387.09	1,595.25	.00	.00	1,595.25-	.00
500-571-410	Telephone		45.44	181.76	.00	.00	181.76-	.00
500-571-605	Intragovernmental Grant - Lib		103,913.31	438,110.32	895,745.20	895,745.20	457,634.88	48.91%
500-571-635	MV ARPA Funds (w/ Interest)		81,564.13	204,262.03	425,310.35	425,310.35	221,048.32	48.03%
Total LIBRARY:			190,969.97	662,842.16	1,321,055.55	1,321,055.55	658,213.39	50.18%
CAPITAL - LIBRARY Expenditure Total:			190,969.97	662,842.16	1,321,055.55	1,321,055.55	658,213.39	50.18%
Net Total CAPITAL - LIBRARY:			190,969.97-	662,842.16-	1,321,055.55-	1,321,055.55-	658,213.39-	50.18%
Net Grand Totals:			7,057,422.84-	9,019,632.64-	49,722,773.37-	49,722,773.37-	40,703,140.73-	18.14%

- Report Criteria:
- Accounts to include: With balances or activity
 - Print Fund Titles
 - Page and Total by Fund
 - Include Sources: None
 - Print Source Titles
 - Total by Source
 - Include Revenues: None
 - Exclude Departments: 559
 - Print Department Titles
 - Total by Department
 - All Segments Tested for Total Breaks

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book adjustments

UNITED SOUTHERN (UNITED SOUTHERN - OPERATING) (99)

January 31, 2025

Account: 999101000

Bank Account Number: 1625217

Bank Statement Balance:	6,448,404.36	Book Balance Previous Month:	4,824,966.01
Outstanding Deposits:	2,993.92	Total Receipts:	4,739,229.42
Outstanding Checks:	250,907.52	Total Disbursements:	3,363,539.03
Bank Adjustments:	165.64	Book Adjustments:	.00
Bank Balance:	6,200,656.40	Book Balance:	6,200,656.40
		Proof (Bank balance less book balance):	.00

Outstanding Deposits Section

Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount
1245	985.77	1246	2,008.15				
Grand Totals:							2,993.92

Deposits cleared: 93 items

Deposits Outstanding: 2 items

Outstanding Checks Section

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
8	45.83-	21063	2.10	22241	82.20	22252	45.00
22589	1,500.00	22929	12.37	23183	110.00	23364	85.00
23475	408.20	23545	35.00	23674	165.00	23681	60.00
23747	1,197.65	23824	10.00	23887	35.00	24016	1,124.00
24116	7.50	24337	5,012.00	24363	5.00	24376	411.75
24481	43,470.00	24488	220.50	24506	4,830.00	24509	33,810.00
24513	129.00	24523	1,734.03	24541	2,200.00	24546	411.75
24550	3,890.13	24552	10,501.15	24554	1,340.21	24555	1,276.40
24556	435.00	24557	4,138.83	24558	1,341.18	24559	990.00
24560	1,648.00	24561	415.95	24562	898.00	24563	20.00
24564	7,147.50	24566	10,150.00	24567	48.75	24568	470.97
24569	1,951.47	24570	609.00	24571	1,622.82	24572	418.38
24573	7,608.00	24574	3,500.00	24575	6,940.00	24576	42,625.00
24577	3,838.00	24578	2,162.58	24579	6,113.09	24580	394.80
24581	270.00	24582	661.00	24583	22,084.84	24584	2,040.56
1010385	6,288.69						
Grand Totals:							250,907.52

Checks cleared: 103 items

Checks Outstanding: 61 items

Bank Adjustments Section

Description	Amount	Description	Amount
will clear in February	163.63	FICA overpaid transmittal voucher#10103	2.01
Grand Totals:			165.64

Book Adjustments Section



PO Drawer 29
Umatilla FL 32784





RETURN SERVICE REQUESTED

TOWN OF MONTVERDE
OPERATING ACCOUNT
PO BOX 560008
MONTVERDE FL 34756-0008

Statement Ending 01/31/2025

Page 1 of 14

Managing Your Accounts

	Branch	Clermont
	Customer Care Center	(352)669-2121
	Online Access	www.unitedsouthernbank.com
	Daisy	(877) 612-8725

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS INTERES	XXXXXX5217	\$6,448,404.36

PUBLIC FUNDS INTERES - XXXXXX5217

Account Summary

Date	Description	Amount
01/01/2025	Beginning Balance	\$5,047,380.70
	77 Credit(s) This Period	\$4,738,922.23
	100 Debit(s) This Period	\$3,337,898.57
01/31/2025	Ending Balance	\$6,448,404.36

Interest Summary

Description	Amount
Interest Earned From 01/01/2025 Through 01/31/2025	
Annual Percentage Yield Earned	0.75%
Interest Days	31
Interest Earned	\$4,264.29
Interest Paid This Period	\$4,264.29
Interest Paid Year-to-Date	\$4,264.29

Account Activity

Post Date	Description	Debits	Credits	Balance
01/01/2025	Beginning Balance			\$5,047,380.70
01/02/2025	REMOTE DEPOSIT		\$1,441.38	\$5,048,822.08
01/02/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,226.96	\$5,050,049.04
01/02/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,623.40	\$5,051,672.44
01/02/2025	CHECK # 24449	\$1,400.00		\$5,050,272.44
01/02/2025	CHECK # 24468	\$4,874.62		\$5,045,397.82
01/03/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$370.00	\$5,045,767.82
01/03/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$1,203.45	\$5,046,971.27
01/03/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,954.52	\$5,048,925.79
01/03/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$5,048,920.79
01/03/2025	MERCHANT BANKCD DEPOSIT 496254713886	\$1,333.49		\$5,047,587.30
01/03/2025	MERCHANT BANKCD DEPOSIT 496510043888	\$2,797.77		\$5,044,789.53
01/03/2025	IRS USATAXPYMT 270540375040524	\$5,390.91		\$5,039,398.62
01/03/2025	TOWN OF MONTVERD PAYROLL 0	\$16,374.79		\$5,023,023.83
01/03/2025	CHECK # 24473	\$4,741.90		\$5,018,281.93
01/03/2025	CHECK # 24475	\$4,203.90		\$5,014,078.03
01/03/2025	CHECK # 24441	\$5,559.00		\$5,008,519.03
01/06/2025	REMOTE DEPOSIT		\$1,942.00	\$5,010,461.03



WITHDRAWALS OUTSTANDING
NOT CHARGED TO ACCOUNT

[illegible]

Please examine immediately and report if incorrect, if no reply is received within 60 days the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

- Telephone or write us at the telephone number or address located on the front of this statement as soon as you can. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than **60 days** after we sent you the **FIRST** statement on which the error or problem appeared.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

USB cares about your privacy. For your convenience our Privacy Notice is available at <https://www.unitedsouthernbank.com/privacy.htm>. If you would like a printed copy, please contact customer service at 352-669-2121.

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)
Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
01/06/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$513.55	\$5,010,974.58
01/06/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,503.32	\$5,012,477.90
01/06/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,503.39	\$5,014,981.29
01/06/2025	FMPF ACH Collec 8320745	\$6,235.93		\$5,008,745.36
01/06/2025	CHECK # 24437	\$98.39		\$5,008,646.97
01/06/2025	CHECK # 24460	\$6,627.77		\$5,002,019.20
01/07/2025	REMOTE DEPOSIT		\$911.71	\$5,002,930.91
01/07/2025	REMOTE DEPOSIT		\$233,376.16	\$5,236,307.07
01/07/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$1,442.92	\$5,237,749.99
01/07/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$11,184.97	\$5,248,934.96
01/07/2025	CHECK # 24456	\$76,385.00		\$5,172,549.96
01/08/2025	REMOTE DEPOSIT		\$1,114.39	\$5,173,664.35
01/08/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,044.31	\$5,175,708.66
01/08/2025	STOP ITEM CHARGE(S)	\$31.50		\$5,175,677.16
01/09/2025	REMOTE DEPOSIT		\$96.75	\$5,175,773.91
01/09/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$277.21	\$5,176,051.12
01/09/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$831.46	\$5,176,882.58
01/10/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$253.37	\$5,177,135.95
01/10/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,428.64	\$5,178,564.59
01/13/2025	REMOTE DEPOSIT		\$4,389.10	\$5,182,953.69
01/13/2025	DEPOSIT		\$4,109,072.76	\$9,292,026.45
01/13/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$638.57	\$9,292,665.02
01/13/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,932.94	\$9,294,597.96
01/13/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,341.20	\$9,296,939.16
01/13/2025	CHECK # 24512	\$9,360.97		\$9,287,578.19
01/13/2025	CHECK # 24342	\$15.00		\$9,287,563.19
01/13/2025	CHECK # 24457	\$31.72		\$9,287,531.47
01/13/2025	CHECK # 24476	\$85.00		\$9,287,446.47
01/13/2025	CHECK # 24386	\$1,050.89		\$9,286,395.58
01/13/2025	CHECK # 24495	\$3,703.70		\$9,282,691.88
01/14/2025	REMOTE DEPOSIT		\$2,195.04	\$9,284,886.92
01/14/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$370.00	\$9,285,256.92
01/14/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$400.98	\$9,285,657.90
01/14/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$1,637.56	\$9,287,295.46
01/14/2025	CHECK # 24499	\$270.00		\$9,287,025.46
01/14/2025	CHECK # 24496	\$800.00		\$9,286,225.46
01/14/2025	CHECK # 24484	\$1,200.00		\$9,285,025.46
01/14/2025	CHECK # 24516	\$3,776.66		\$9,281,248.80
01/14/2025	CHECK # 24480	\$14,771.87		\$9,266,476.93
01/14/2025	CHECK # 24504	\$20,628.94		\$9,245,847.99
01/15/2025	REMOTE DEPOSIT		\$10,096.43	\$9,255,944.42
01/15/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$260.00	\$9,256,204.42
01/15/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,193.06	\$9,257,397.48
01/15/2025	TOWN OF MONTVERD UTIL 0		\$16,188.93	\$9,273,586.41

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)
Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
01/15/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$9,273,581.41
01/15/2025	CHECK # 24487	\$593.05		\$9,272,988.36
01/15/2025	CHECK # 24490	\$650.00		\$9,272,338.36
01/15/2025	CHECK # 24500	\$661.00		\$9,271,677.36
01/15/2025	CHECK # 24515	\$9,629.00		\$9,262,048.36
01/16/2025	REMOTE DEPOSIT		\$786.70	\$9,262,835.06
01/16/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,226.56	\$9,264,061.62
01/16/2025	SUMTER ELECTRIC AP PAYMENT 3417		\$3,681.13	\$9,267,742.75
01/16/2025	FLA DEPT REVENUE C01 XXXXX8444	\$31.83		\$9,267,710.92
01/16/2025	CHECK # 24502	\$250.00		\$9,267,460.92
01/16/2025	CHECK # 24485	\$348.00		\$9,267,112.92
01/16/2025	CHECK # 24492	\$368.35		\$9,266,744.57
01/16/2025	CHECK # 24537	\$1,241.85		\$9,265,502.72
01/16/2025	CHECK # 24482	\$2,044.54		\$9,263,458.18
01/16/2025	CHECK # 24505	\$7,968.00		\$9,255,490.18
01/16/2025	CHECK # 24510	\$16,591.20		\$9,238,898.98
01/16/2025	CHECK # 24511	\$24,707.11		\$9,214,191.87
01/16/2025	CHECK # 24508	\$48,500.00		\$9,165,691.87
01/16/2025	CHECK # 24494	\$143,310.59		\$9,022,381.28
01/16/2025	CHECK # 24507	\$164,652.58		\$8,857,728.70
01/17/2025	STATE OF FLORIDA PAYMENTS 157928980392936		\$5,071.92	\$8,862,800.62
01/17/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$7,493.51	\$8,870,294.13
01/17/2025	DE Florida Other EDI PYMNTS AP0002258907		\$17,494.07	\$8,887,788.20
01/17/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$8,887,783.20
01/17/2025	IRS USATAXPYMT 270541765991406	\$6,486.14		\$8,881,297.06
01/17/2025	TOWN OF MONTVERD PAYROLL 0	\$20,295.99		\$8,861,001.07
01/17/2025	CHECK # 24493	\$58.43		\$8,860,942.64
01/17/2025	CHECK # 24491	\$738.00		\$8,860,204.64
01/17/2025	CHECK # 24489	\$1,115.00		\$8,859,089.64
01/17/2025	CHECK # 24486	\$3,206.37		\$8,855,883.27
01/17/2025	CHECK # 24497	\$18,700.00		\$8,837,183.27
01/21/2025	REMOTE DEPOSIT		\$12,214.13	\$8,849,397.40
01/21/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,232.32	\$8,850,629.72
01/21/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,324.22	\$8,851,953.94
01/21/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,175.77	\$8,854,129.71
01/21/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$6,138.87	\$8,860,268.58
01/21/2025	STATE OF FLORIDA PAYMENTS 157928980396469		\$7,188.00	\$8,867,456.58
01/21/2025	FMPTF ACH Collec 8364229	\$6,235.93		\$8,861,220.65
01/21/2025	CHECK # 24533	\$7,107.50		\$8,854,113.15
01/21/2025	CHECK # 24520	\$197.30		\$8,853,915.85
01/21/2025	CHECK # 24454	\$570.96		\$8,853,344.89
01/21/2025	CHECK # 24518	\$579.45		\$8,852,765.44
01/21/2025	CHECK # 24503	\$1,011.87		\$8,851,753.57
01/21/2025	CHECK # 24522	\$1,580.75		\$8,850,172.82

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)
Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
01/21/2025	CHECK # 24501	\$1,622.82		\$8,848,550.00
01/21/2025	CHECK # 24540	\$2,624.40		\$8,845,925.60
01/21/2025	CHECK # 24517	\$2,684.60		\$8,843,241.00
01/21/2025	CHECK # 24289	\$100,000.00		\$8,743,241.00
01/22/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$182.77	\$8,743,423.77
01/22/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$370.00	\$8,743,793.77
01/22/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,655.90	\$8,746,449.67
01/22/2025	CHECK # 24521	\$50.00		\$8,746,399.67
01/22/2025	CHECK # 24544	\$597.56		\$8,745,802.11
01/22/2025	CHECK # 24528	\$872.05		\$8,744,930.06
01/22/2025	CHECK # 24498	\$1,142.83		\$8,743,787.23
01/22/2025	CHECK # 24534	\$2,046.03		\$8,741,741.20
01/22/2025	CHECK # 24530	\$3,985.00		\$8,737,756.20
01/22/2025	CHECK # 24535	\$4,000.00		\$8,733,756.20
01/22/2025	CHECK # 24532	\$2,200,000.00		\$6,533,756.20
01/23/2025	REMOTE DEPOSIT		\$170,318.02	\$6,704,074.22
01/23/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$740.00	\$6,704,814.22
01/23/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$816.96	\$6,705,631.18
01/23/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$956.64	\$6,706,587.82
01/23/2025	LAKE COUNTY TAX VENDOR 218		\$20,104.26	\$6,726,692.08
01/23/2025	CHECK # 24483	\$1,276.40		\$6,725,415.68
01/23/2025	CHECK # 24536	\$1,834.00		\$6,723,581.68
01/23/2025	CHECK # 24542	\$3,997.00		\$6,719,584.68
01/23/2025	CHECK # 24545	\$27,750.00		\$6,691,834.68
01/23/2025	CHECK # 24531	\$87,750.00		\$6,604,084.68
01/24/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$25.00	\$6,604,109.68
01/24/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$573.65	\$6,604,683.33
01/24/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,506.63	\$6,606,189.96
01/24/2025	CHECK # 24543	\$319.78		\$6,605,870.18
01/24/2025	CHECK # 24529	\$595.18		\$6,605,275.00
01/24/2025	CHECK # 24525	\$4,800.00		\$6,600,475.00
01/24/2025	CHECK # 24527	\$5,189.80		\$6,595,285.20
01/27/2025	REMOTE DEPOSIT		\$5,012.52	\$6,600,297.72
01/27/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$461.51	\$6,600,759.23
01/27/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$638.59	\$6,601,397.82
01/27/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$8,531.88	\$6,609,929.70
01/27/2025	CHECK # 24539	\$500.00		\$6,609,429.70
01/27/2025	CHECK # 24538	\$1,877.44		\$6,607,552.26
01/28/2025	REMOTE DEPOSIT		\$6.75	\$6,607,559.01
01/28/2025	DEPOSIT		\$51.70	\$6,607,610.71
01/28/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$25.00	\$6,607,635.71
01/28/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$300.00	\$6,607,935.71
01/28/2025	STATE OF FLORIDA PAYMENTS 157928980406907		\$5,689.08	\$6,613,624.79
01/28/2025	STATE OF FLORIDA PAYMENTS 157928980407658		\$10,715.37	\$6,624,340.16

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)
Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
01/28/2025	STATE OF FLORIDA PAYMENTS 157928980407259		\$13,992.20	\$6,638,332.36
01/28/2025	Deposit Correction Check #82940907 1/21/25 Total Deposit \$12,214.13	\$51.70		\$6,638,280.66
01/28/2025	CHECK # 24519	\$17,568.20		\$6,620,712.46
01/28/2025	CHECK # 24548	\$41,767.25		\$6,578,945.21
01/29/2025	REMOTE DEPOSIT		\$211.40	\$6,579,156.61
01/29/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$777.96	\$6,579,934.57
01/29/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$974.00	\$6,580,908.57
01/29/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$1,048.92	\$6,581,957.49
01/29/2025	CHECK # 24526	\$6,957.85		\$6,574,999.64
01/29/2025	CHECK # 24514	\$49,746.37		\$6,525,253.27
01/30/2025	DEPOSIT		\$663.30	\$6,525,916.57
01/30/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$959.70	\$6,526,876.27
01/30/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,041.40	\$6,527,917.67
01/31/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,319.20	\$6,529,236.87
01/31/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$6,529,231.87
01/31/2025	Monthly ACH Fee ACH Fee 16 MONTVERDE	\$25.00		\$6,529,206.87
01/31/2025	UNITED HEALTHCAR EDI PAYMTS 744641248085	\$291.78		\$6,528,915.09
01/31/2025	Colonial Life Pay-In for 972980548279155	\$609.53		\$6,528,305.56
01/31/2025	IRS USATAXPYMT 270543154360616	\$6,014.49		\$6,522,291.07
01/31/2025	FLA DEPT REVENUE CRC XXXXX0274	\$8,677.13		\$6,513,613.94
01/31/2025	BLUECROSSFLORIDA PREMIUM 5875823	\$9,660.27		\$6,503,953.67
01/31/2025	TOWN OF MONTVERD PAYROLL 0	\$18,344.65		\$6,485,609.02
01/31/2025	STOP ITEM CHARGE(S)	\$35.00		\$6,485,574.02
01/31/2025	CHECK # 24524	\$48.30		\$6,485,525.72
01/31/2025	CHECK # 24565	\$4,192.65		\$6,481,333.07
01/31/2025	CHECK # 24551	\$12,073.00		\$6,469,260.07
01/31/2025	CHECK # 24553	\$25,120.00		\$6,444,140.07
01/31/2025	INTEREST		\$4,264.29	\$6,448,404.36
01/31/2025	Ending Balance			\$6,448,404.36

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
24289	01/21/2025	\$100,000.00	24476	01/13/2025	\$85.00	24494	01/16/2025	\$143,310.59
24342*	01/13/2025	\$15.00	24480*	01/14/2025	\$14,771.87	24495	01/13/2025	\$3,703.70
24386*	01/13/2025	\$1,050.89	24482*	01/16/2025	\$2,044.54	24496	01/14/2025	\$800.00
24437*	01/06/2025	\$98.39	24483	01/23/2025	\$1,276.40	24497	01/17/2025	\$18,700.00
24441*	01/03/2025	\$5,559.00	24484	01/14/2025	\$1,200.00	24498	01/22/2025	\$1,142.83
24449*	01/02/2025	\$1,400.00	24485	01/16/2025	\$348.00	24499	01/14/2025	\$270.00
24454*	01/21/2025	\$570.96	24486	01/17/2025	\$3,206.37	24500	01/15/2025	\$661.00
24456*	01/07/2025	\$76,385.00	24487	01/15/2025	\$593.05	24501	01/21/2025	\$1,622.82
24457	01/13/2025	\$31.72	24489*	01/17/2025	\$1,115.00	24502	01/16/2025	\$250.00
24460*	01/06/2025	\$6,627.77	24490	01/15/2025	\$650.00	24503	01/21/2025	\$1,011.87
24468*	01/02/2025	\$4,874.62	24491	01/17/2025	\$738.00	24504	01/14/2025	\$20,628.94
24473*	01/03/2025	\$4,741.90	24492	01/16/2025	\$368.35	24505	01/16/2025	\$7,968.00
24475*	01/03/2025	\$4,203.90	24493	01/17/2025	\$58.43	24507*	01/16/2025	\$164,652.58

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)
Checks Cleared (continued)

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
24508	01/16/2025	\$48,500.00	24524*	01/31/2025	\$48.30	24537	01/16/2025	\$1,241.85
24510*	01/16/2025	\$16,591.20	24525	01/24/2025	\$4,800.00	24538	01/27/2025	\$1,877.44
24511	01/16/2025	\$24,707.11	24526	01/29/2025	\$6,957.85	24539	01/27/2025	\$500.00
24512	01/13/2025	\$9,360.97	24527	01/24/2025	\$5,189.80	24540	01/21/2025	\$2,624.40
24514*	01/29/2025	\$49,746.37	24528	01/22/2025	\$872.05	24542*	01/23/2025	\$3,997.00
24515	01/15/2025	\$9,629.00	24529	01/24/2025	\$595.18	24543	01/24/2025	\$319.78
24516	01/14/2025	\$3,776.66	24530	01/22/2025	\$3,985.00	24544	01/22/2025	\$597.56
24517	01/21/2025	\$2,684.60	24531	01/23/2025	\$87,750.00	24545	01/23/2025	\$27,750.00
24518	01/21/2025	\$579.45	24532	01/22/2025	\$2,200,000.00	24548*	01/28/2025	\$41,767.25
24519	01/28/2025	\$17,568.20	24533	01/21/2025	\$7,107.50	24551*	01/31/2025	\$12,073.00
24520	01/21/2025	\$197.30	24534	01/22/2025	\$2,046.03	24553*	01/31/2025	\$25,120.00
24521	01/22/2025	\$50.00	24535	01/22/2025	\$4,000.00	24565*	01/31/2025	\$4,192.65
24522	01/21/2025	\$1,580.75	24536	01/23/2025	\$1,834.00			

* Indicates skipped check number

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date	Previous year-to-date
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00

CREDIT TRANSACTION FORM

ACCOUNT NAME: Town of Montverde
PREPARED BY: JELLS

DATE: 1/13/2025

CUSTOMER SIGNATURE: [Signature]

92

\$4109072.76

009

1625217

009

#0000 01/13/2025 \$4,109,072.76

DEPOSIT TICKET

Name: [Blank]
Account No: [Blank]

DATE: JAN 28 2025

CASH: 61.70

CHECKS ON TOTAL FROM OTHER SIDE: [Blank]

BUS TOTAL: [Blank]

LESS CASH: [Blank]

AMOUNT: \$ 61.70

92

#0631052854 1625217 012

#0000 01/28/2025 \$51.70

TOWN OF MONTVERDE

PAID TO THE ORDER OF: [Blank]

DATE: 01/30/2025

AMOUNT: \$ 663.30

93

#0631052854 1625217 009

#0000 01/30/2025 \$663.30

TOWN OF MONTVERDE

PAID TO THE ORDER OF: [Blank]

DATE: 01/21/2025

AMOUNT: \$100,000.00

024289

#024289# 0631052854 1625217

#24289 01/21/2025 \$100,000.00

TOWN OF MONTVERDE

PAID TO THE ORDER OF: Paul Larino

DATE: 01/13/2025

AMOUNT: \$15.00

024342

#024342# 0631052854 1625217

#24342 01/13/2025 \$15.00

TOWN OF MONTVERDE

PAID TO THE ORDER OF: DIANETTE DANKARAYAN

DATE: 01/13/2025

AMOUNT: \$1,050.89

024386

#024386# 0631052854 1625217

#24386 01/13/2025 \$1,050.89

TOWN OF MONTVERDE

PAID TO THE ORDER OF: Dushane Williams

DATE: 01/06/2025

AMOUNT: \$98.39

024437

#024437# 0631052854 1625217

#24437 01/06/2025 \$98.39

TOWN OF MONTVERDE

PAID TO THE ORDER OF: Circle K Plumbing, Inc

DATE: 01/03/2025

AMOUNT: \$5,559.00

024441

#024441# 0631052854 1625217

#24441 01/03/2025 \$5,559.00

TOWN OF MONTVERDE

PAID TO THE ORDER OF: Michael Lettina

DATE: 01/02/2025

AMOUNT: \$1,400.00

024449

#024449# 0631052854 1625217

#24449 01/02/2025 \$1,400.00

TOWN OF MONTVERDE

PAID TO THE ORDER OF: Pula Homes

DATE: 01/21/2025

AMOUNT: \$570.96

024454

#024454# 0631052854 1625217

#24454 01/21/2025 \$570.96

TOWN OF MONTVERDE

PAID TO THE ORDER OF: Southern Pools Inc

DATE: 01/07/2025

AMOUNT: \$76,385.00

024456

#024456# 0631052854 1625217

#24456 01/07/2025 \$76,385.00

TOWN OF MONTVERDE

PAID TO THE ORDER OF: Tiffany Morris

DATE: 01/13/2025

AMOUNT: \$31.72

024457

#024457# 0631052854 1625217

#24457 01/13/2025 \$31.72

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24460

DATE 12/16/2024

AMOUNT 8,817.77

Web Resource LLC
School Office
PO Box 4479
Bartonsville, NV 86448

#024460# 10631052854 1625217#

#24460 01/06/2025 \$6,627.77

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24468

TR: 12312450985218

DATE 12/16/2024

AMOUNT 4,874.62

The Home Depot Check Services
PO Box 70614
Philadelphia PA 19176-0614

#024468# 10631052854 1625217#

#24468 01/02/2025 \$4,874.62

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24473

DATE 12/16/2024

AMOUNT 4,741.90

Getachew Architects & Planners
1000 East Highway 90
Ste 201A
Clemson FL 34711

#024473# 10631052854 1625217#

#24473 01/03/2025 \$4,741.90

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24475

DATE 12/23/2024

AMOUNT 4,203.90

Duke Energy
PO Box 1064
Charlotte NC 28201-1004

#024475# 10631052854 1625217#

#24475 01/03/2025 \$4,203.90

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24476

DATE 12/23/2024

AMOUNT \$85.00

Paul Lajos
19956 Florida View Drive
Montverde FL 34756

#024476# 10631052854 1625217#

#24476 01/13/2025 \$85.00

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24480

DATE 01/06/2025

AMOUNT 14,771.87

Chase
PO Box 1423
Charlotte NC 28201-1423

#024480# 10631052854 1625217#

#24480 01/14/2025 \$14,771.87

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24482

DATE 01/06/2025

AMOUNT 2,044.54

Civipia, LLC
PO Box 737311
Dallas TX 75373

#024482# 10631052854 1625217#

#24482 01/16/2025 \$2,044.54

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24483

DATE 01/06/2025

AMOUNT 1,276.40

Concast
PO Box 71311
Charlotte NC 28273-1311

#024483# 10631052854 1625217#

#24483 01/23/2025 \$1,276.40

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24484

DATE 01/06/2025

AMOUNT 1,200.00

Orat Concrete
PO Box 89068
Montverde FL 34756

#024484# 10631052854 1625217#

#24484 01/14/2025 \$1,200.00

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24485

DATE 01/06/2025

AMOUNT \$348.00

Dance Building Solutions, Inc
233 Building Solutions
118 Research Ave
Cranston RI 02910

#024485# 10631052854 1625217#

#24485 01/16/2025 \$348.00

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24486

DATE 01/06/2025

AMOUNT 3,206.37

Duke Energy
PO Box 1064
Charlotte NC 28201-1004

#024486# 10631052854 1625217#

#24486 01/17/2025 \$3,206.37

TOWN OF MONTVERDE
AS BOX NUMBER
MONTVERDE, FL 34756
PAY TO THE ORDER OF

CHECK NO. 24487

DATE 01/06/2025

AMOUNT \$593.05

Expert Employment Professionals
PO Box 84634
Atlanta GA 30384-8434

#024487# 10631052854 1625217#

#24487 01/15/2025 \$593.05

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24489

DATE 01/09/2025

AMOUNT \$1,115.00

PAY TO THE ORDER OF
PO Box 4897, Dept 331
Montverde, FL 34758

#24489 01/17/2025 \$1,115.00

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24490

DATE 01/09/2025

AMOUNT \$650.00

PAY TO THE ORDER OF
Karen Pasold
1704 4th Street
Montverde, FL 34758

#24490 01/15/2025 \$650.00

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24491

DATE 01/09/2025

AMOUNT \$738.00

PAY TO THE ORDER OF
Kawika, Inc
PO Box 854103
Minneapolis, MN 55485-0053

#24491 01/17/2025 \$738.00

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24492

DATE 01/09/2025

AMOUNT \$368.35

PAY TO THE ORDER OF
Kyle A. Worle
1140 Alacala Avenue
Providence Park, FL 34731

#24492 01/16/2025 \$368.35

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24493

DATE 01/09/2025

AMOUNT \$58.43

PAY TO THE ORDER OF
Lake Apoka Natural Gas District
PO Box 2224, Dept 33
Birmingham, AL 35288-0023

#24493 01/17/2025 \$58.43

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24494

DATE 01/09/2025

AMOUNT \$143,310.59

PAY TO THE ORDER OF
Lake County 8000
PO Box 7800
Tallahassee, FL 32378

#24494 01/16/2025 \$143,310.59

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24495

DATE 01/09/2025

AMOUNT \$3,703.70

PAY TO THE ORDER OF
Polar James Elsworth
Elsworth Security Services LLC
2114 Chapman Road
Thalassia, FL 32759

#24495 01/13/2025 \$3,703.70

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24496

DATE 01/09/2025

AMOUNT \$800.00

PAY TO THE ORDER OF
Shelly's Baptis Tanks, Inc
PO Box 248
Zephyrus, FL 32796

#24496 01/14/2025 \$800.00

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24497

DATE 01/09/2025

AMOUNT \$18,700.00

PAY TO THE ORDER OF
Shuba & Bowen LLP
200 S Broadway Blvd
Suite 4100
Miami, FL 33131

#24497 01/17/2025 \$18,700.00

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24498

DATE 01/09/2025

AMOUNT \$1,142.83

PAY TO THE ORDER OF
Table Top Coloring
6026 Dr Phillips Blvd
Ste 151
Orlando, FL 32818

#24498 01/22/2025 \$1,142.83

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24499

DATE 01/09/2025

AMOUNT \$270.00

PAY TO THE ORDER OF
Terry Powers
T & S Professional Rentals
PO Box 1233
Apopka, FL 32704

#24499 01/14/2025 \$270.00

TOWN OF MONTVERDE
SPECIAL SALES
PO BOX 4897
MONTVERDE, FL 34758
(904) 469-0881

CHECK NO. 24500

DATE 01/09/2025

AMOUNT \$661.00

PAY TO THE ORDER OF
The Latta Doctors, Inc
PO Box 20123
Tampa, FL 33622-0123

#24500 01/15/2025 \$661.00

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24501

DATE 01/09/2025 AMOUNT 1,622.82

Pay to the order of
United Rentals
1150 East Landstreet Road
Orlando FL 32824

#024501# 40631052854 1625217#

#24501 01/21/2025 \$1,622.82

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24502

DATE 01/09/2025 AMOUNT 250.00

Pay to the order of
Utility Repair Experts
12818 Cooper Road
Orlando FL 32736

#024502# 40631052854 1625217#

#24502 01/16/2025 \$250.00

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24503

DATE 01/09/2025 AMOUNT 1,011.87

Pay to the order of
Vell Information Systems, Inc
818 Main St Box 1000
Caldwell ID 83605

#024503# 40631052854 1625217#

#24503 01/21/2025 \$1,011.87

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24504

DATE 01/09/2025 AMOUNT 20,628.94

Pay to the order of
Waste Pro of Florida Inc
3705 Bl John Parkway
Bartlett FL 32711

#024504# 40631052854 1625217#

#24504 01/14/2025 \$20,628.94

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24505

DATE 01/09/2025 AMOUNT 7,968.00

Pay to the order of
Woodard & Curran
PO Box 85006
Boston MA 02205-0008

#024505# 40631052854 1625217#

#24505 01/16/2025 \$7,968.00

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24507

DATE 01/09/2025 AMOUNT 164,652.58

Pay to the order of
Lake County BOC
PO Box 7800
Tavares FL 32778

#024507# 40631052854 1625217#

#24507 01/16/2025 \$164,652.58

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24508

DATE 01/09/2025 AMOUNT 48,500.00

Pay to the order of
Woodard & Curran
PO Box 85006
Boston MA 02205-0008

#024508# 40631052854 1625217#

#24508 01/16/2025 \$48,500.00

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24510

DATE 01/09/2025 AMOUNT 16,591.20

Pay to the order of
Lake County BOC
PO Box 7800
Tavares FL 32778

#024510# 40631052854 1625217#

#24510 01/16/2025 \$16,591.20

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24511

DATE 01/09/2025 AMOUNT 24,707.11

Pay to the order of
Woodard & Curran
PO Box 85006
Boston MA 02205-0008

#024511# 40631052854 1625217#

#24511 01/16/2025 \$24,707.11

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24512

DATE 01/09/2025 AMOUNT 9,360.97

Pay to the order of
Parks Consulting Services, LLC
13158 Tapest Street
Clermont FL 32711

#024512# 40631052854 1625217#

#24512 01/13/2025 \$9,360.97

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24514

DATE 01/09/2025 AMOUNT 49,746.37

Pay to the order of
Alpha Inspections, Inc
15141 Belphevre Ct
Clermont FL 34716

#024514# 40631052854 1625217#

#24514 01/29/2025 \$49,746.37

TOWN OF MONTVERDE
PO BOX 8000
MONTVERDE, FL 33578
(904) 488-0001

CHECK NO. 24515

DATE 01/09/2025 AMOUNT 9,629.00

Pay to the order of
Rafaeline Rodriguez
Roadrunner Catering Inc
402 S Hudson Street
Orlando FL 32834

#024515# 40631052854 1625217#

#24515 01/15/2025 \$9,629.00

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024516

DATE 01/09/2025

AMOUNT \$3,776.66

Three Thousand Seven Hundred Seventy-six and 66/100 Dollars

PAY TO THE ORDER OF Bank of America
PO Box 18758
Wilmington, DE 19806-8758

#024516# 10631052854 1625217#

#24516 01/14/2025 \$3,776.66

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024517

DATE 01/09/2025

AMOUNT \$2,684.60

Two Thousand Six Hundred Eighty-four and 60/100 Dollars

PAY TO THE ORDER OF Builders Firstsource
PO Box 277126
Atlanta, GA 30384-7126

#024517# 10631052854 1625217#

#24517 01/21/2025 \$2,684.60

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024518

DATE 01/09/2025

AMOUNT \$579.45

Five Hundred Seventy-nine and 45/100 Dollars

PAY TO THE ORDER OF Builders Firstsource
PO Box 277126
Atlanta, GA 30384-7126

#024518# 10631052854 1625217#

#24518 01/21/2025 \$579.45

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024519

DATE 01/09/2025

AMOUNT \$17,568.20

Seventeen Thousand Five Hundred Eighty-eight and 20/100 Dollars

PAY TO THE ORDER OF Dahn Comfort Technologies Database
PO Box 880033
Dallas, TX 75286

#024519# 10631052854 1625217#

#24519 01/28/2025 \$17,568.20

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024520

DATE 01/09/2025

AMOUNT \$197.30

One Hundred Ninety-seven and 30/100 Dollars

PAY TO THE ORDER OF Express Employment Professionals
PO Box 845434
Atlanta, GA 30384-5434

#024520# 10631052854 1625217#

#24520 01/21/2025 \$197.30

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024521

DATE 01/09/2025

AMOUNT \$50.00

Fifty and 00/100 Dollars

PAY TO THE ORDER OF Lake Apopka Natural Gas District
PO Box 2214, Dept 23
Birmingham, AL 35246-0023

#024521# 10631052854 1625217#

#24521 01/22/2025 \$50.00

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024522

DATE 01/09/2025

AMOUNT \$1,580.75

One Thousand Five Hundred Eighty and 75/100 Dollars

PAY TO THE ORDER OF Preferred Materials Inc
PO Box 186150
Atlanta, GA 30384-8150

#024522# 10631052854 1625217#

#24522 01/21/2025 \$1,580.75

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024524

DATE 01/14/2025

AMOUNT \$48.30

Forty-eight and 30/100 Dollars

PAY TO THE ORDER OF Aera - Silvercreek
PO Box 804848
St Louis, MO 63140-4848

#024524# 10631052854 1625217#

#24524 01/31/2025 \$48.30

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024525

DATE 01/14/2025

AMOUNT \$4,800.00

Four Thousand Eight Hundred and 00/100 Dollars

PAY TO THE ORDER OF A/J's Lawn Care
PO Box 2395
Merrittville, FL 34788

#024525# 10631052854 1625217#

#24525 01/24/2025 \$4,800.00

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024526

DATE 01/14/2025

AMOUNT \$6,957.85

Six Thousand Nine Hundred Fifty-seven and 85/100 Dollars

PAY TO THE ORDER OF Alpha Vegetations, Inc
18141 Balford's Ct
Clemont, FL 34718

#024526# 10631052854 1625217#

#24526 01/29/2025 \$6,957.85

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024527

DATE 01/14/2025

AMOUNT \$5,189.80

Five Thousand One Hundred Eighty-nine and 80/100 Dollars

PAY TO THE ORDER OF Builders Firstsource
PO Box 277126
Atlanta, GA 30384-7126

#024527# 10631052854 1625217#

#24527 01/24/2025 \$5,189.80

TOWN OF MONTVERDE
PO Box 18758
Montverde, FL 33914

CHECK NO. 024528

DATE 01/14/2025

AMOUNT \$872.05

Eight Hundred Seventy-two and 05/100 Dollars

PAY TO THE ORDER OF Dave Symonds & Associates
38730 Emerald Island Road
Leesburg, FL 34788

#024528# 10631052854 1625217#

#24528 01/22/2025 \$872.05

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24529

Five Hundred Ninety-five and 00/100 Dollars

DATE 01/14/2025

AMOUNT \$595.18

PAY TO THE ORDER OF Duke Energy

PO Box 1004
Cherokee, NC 28509-1004

#024529# 40631052854 1625217#

#24529 01/24/2025 \$595.18

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24530

Three Thousand Nine Hundred Eighty-five and 00/100 Dollars

DATE 01/14/2025

AMOUNT \$3,985.00

PAY TO THE ORDER OF Holiday Outdoor Decor

Klaighe Outdoor, LLC
PO Box 4365
Bertham, PA 18918

#024530# 40631052854 1625217#

#24530 01/22/2025 \$3,985.00

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24531

Eighty-seven Thousand Seven Hundred Fifty and 00/100 Dollars

DATE 01/14/2025

AMOUNT \$7,750.00

PAY TO THE ORDER OF Israel Orfanidis

Premium GI Services Inc
1838 Wynton Hills Lane
Mascotte, FL 34763

#024531# 40631052854 1625217#

#24531 01/23/2025 \$7,750.00

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24532

Two Million Two Hundred Thousand and 00/100 Dollars

DATE 01/14/2025

AMOUNT \$2,200,000.00

PAY TO THE ORDER OF Lake County BOCG

PO Box 7800
Tampa, FL 32718

#024532# 40631052854 1625217#

#24532 01/22/2025 \$2,200,000.00

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24533

Seven Thousand One Hundred Seven and 00/100 Dollars

DATE 01/14/2025

AMOUNT \$7,107.50

PAY TO THE ORDER OF Law Office of Anita Grand-Cerver, PA

1800 Blomaw Ave
Clemson, FL 34711

#024533# 40631052854 1625217#

#24533 01/21/2025 \$7,107.50

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24534

Two Thousand Forty-six and 00/100 Dollars

DATE 01/14/2025

AMOUNT \$2,046.03

PAY TO THE ORDER OF Lowes

PO Box 88921
Dallas, TX 75288-0778

#024534# 40631052854 1625217#

#24534 01/22/2025 \$2,046.03

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24535

Four Thousand and 00/100 Dollars

DATE 01/14/2025

AMOUNT \$4,000.00

PAY TO THE ORDER OF Madrine Davis

1800 Pembroke Drive Suite 17C
Orlando, FL 32809

#024535# 40631052854 1625217#

#24535 01/22/2025 \$4,000.00

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24536

One Thousand Eight Hundred Thirty-four and 00/100 Dollars

DATE 01/14/2025

AMOUNT \$1,834.00

PAY TO THE ORDER OF Padina's Landscaping

17838 Kaled Landing
PO Box 485327
Montverde, FL 34708

#024536# 40631052854 1625217#

#24536 01/23/2025 \$1,834.00

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24537

One Thousand Two Hundred Forty-one and 89/100 Dollars

DATE 01/14/2025

AMOUNT \$1,241.85

PAY TO THE ORDER OF Peter James Edwards

Elsworth Security Services LLC
3814 Chesapeake Road
Tombville, FL 32798

#024537# 40631052854 1625217#

#24537 01/16/2025 \$1,241.85

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24538

One Thousand Eight Hundred Seventy-seven and 44/100 Dollars

DATE 01/14/2025

AMOUNT \$1,877.44

PAY TO THE ORDER OF Seco Energy

PO Box 11407 Dept 3026
Birmingham, AL 35202-1407

#024538# 40631052854 1625217#

#24538 01/27/2025 \$1,877.44

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24539

Five Hundred and 00/100 Dollars

DATE 01/14/2025

AMOUNT \$500.00

PAY TO THE ORDER OF Burnell Broadband

PO Box 11467
Birmingham, AL 35242-3058

#024539# 40631052854 1625217#

#24539 01/27/2025 \$500.00

TOWN OF MONTVERDE
SERIAL, PLAN
PO BOX 1000
MONTVERDE, FL 34955
PAYS 408-555-1111

CHECK NO. 24540

Two Thousand Six Hundred Twenty-four and 40/100 Dollars

DATE 01/14/2025

AMOUNT \$2,624.40

PAY TO THE ORDER OF Sundancer Distribution Inc

Mercom Amish Furniture
121 W Park Street
Winter Garden, FL 34787

#024540# 40631052854 1625217#

#24540 01/21/2025 \$2,624.40

TOWN OF MONTVERDE
 10000 N. US HWY 90
 MONTVERDE, FL 32083
 (904) 468-2881

CHECK NO. 24542

DATE 01/23/2025

AMOUNT 3,997.00

Pay to the order of
 Utility Repair Experts
 12818 Cooper Road
 Cleveland, FL 34736

#024542# 00681052854 1625217#

#24542 01/23/2025 \$3,997.00

TOWN OF MONTVERDE
 10000 N. US HWY 90
 MONTVERDE, FL 32083
 (904) 468-2881

CHECK NO. 24543

DATE 01/24/2025

AMOUNT 319.78

Pay to the order of
 Verizon Wireless
 PO Box 886126
 Dallas, TX 75288-6126

#024543# 00681052854 1625217#

#24543 01/24/2025 \$319.78

TOWN OF MONTVERDE
 10000 N. US HWY 90
 MONTVERDE, FL 32083
 (904) 468-2881

CHECK NO. 24544

DATE 01/22/2025

AMOUNT 597.56

Pay to the order of
 Waste Pro of Florida Inc.
 3779 St. Johns Parkway
 Sanford, FL 32771

#024544# 00681052854 1625217#

#24544 01/22/2025 \$597.56

TOWN OF MONTVERDE
 10000 N. US HWY 90
 MONTVERDE, FL 32083
 (904) 468-2881

CHECK NO. 24545

DATE 01/23/2025

AMOUNT 27,750.00

Pay to the order of
 Woodard & Curran
 PO Box 89008
 Boston, MA 02266-9008

#024545# 00681052854 1625217#

#24545 01/23/2025 \$27,750.00

TOWN OF MONTVERDE
 10000 N. US HWY 90
 MONTVERDE, FL 32083
 (904) 468-2881

CHECK NO. 24548

DATE 01/28/2025

AMOUNT 41,767.25

Pay to the order of
 Florida Municipal Insurance Trust
 PO Box 1767
 Tallahassee, FL 32304-1767

#024548# 00681052854 1625217#

#24548 01/28/2025 \$41,767.25

TOWN OF MONTVERDE
 10000 N. US HWY 90
 MONTVERDE, FL 32083
 (904) 468-2881

CHECK NO. 24551

DATE 01/31/2025

AMOUNT 12,073.00

Pay to the order of
 Bant & Son Inc
 345 N. Goldenrod Road
 Orlando, FL 32807

#024551# 00681052854 1625217#

#24551 01/31/2025 \$12,073.00

TOWN OF MONTVERDE
 10000 N. US HWY 90
 MONTVERDE, FL 32083
 (904) 468-2881

CHECK NO. 24553

DATE 01/31/2025

AMOUNT 25,120.00

Pay to the order of
 Circle D Plumbing, Inc
 PO Box 150619
 Clermont, FL 34712

#024553# 00681052854 1625217#

#24553 01/31/2025 \$25,120.00

TOWN OF MONTVERDE
 10000 N. US HWY 90
 MONTVERDE, FL 32083
 (904) 468-2881

CHECK NO. 24565

DATE 01/31/2025

AMOUNT 4,192.65

Pay to the order of
 Prior James Elsworth
 Elsworth Security Services LLC
 3814 Champion Road
 Tallahassee, FL 32306

#024565# 00681052854 1625217#

#24565 01/31/2025 \$4,192.65



PO Drawer 29
Umatilla FL 32784

RETURN SERVICE REQUESTED

TOWN OF MONTVERDE
PO BOX 560008
MONTVERDE FL 34756-0008

Statement Ending 01/31/2025

Page 1 of 4

Managing Your Accounts



Branch Clermont



Customer Care Center (352)669-2121



Online Access www.unitedsouthernbank.com



Daisy (877) 612-8725

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS INTERES	XXXXXX7890	\$1,000.34

PUBLIC FUNDS INTERES - XXXXXX7890

Account Summary

Date	Description	Amount
01/01/2025	Beginning Balance	\$1,000.33
	2 Credit(s) This Period	\$31.51
	1 Debit(s) This Period	\$31.50
01/31/2025	Ending Balance	\$1,000.34

Interest Summary

Description	Amount
Interest Earned From 01/01/2025 Through 01/31/2025	
Annual Percentage Yield Earned	0.01%
Interest Days	31
Interest Earned	\$0.01
Interest Paid This Period	\$0.01
Interest Paid Year-to-Date	\$0.01

Account Activity

Post Date	Description	Debits	Credits	Balance
01/01/2025	Beginning Balance			\$1,000.33
01/30/2025	STOP ITEM CHARGE(S)	\$31.50		\$968.83
01/31/2025	DEPOSIT		\$31.50	\$1,000.33
01/31/2025	INTEREST		\$0.01	\$1,000.34
01/31/2025	Ending Balance			\$1,000.34

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date	Previous year-to-date
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00



WITHDRAWALS OUTSTANDING
NOT CHARGED TO ACCOUNT

PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER ALL
AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR
STATEMENT.

1. Automatic loan payments
2. Automatic savings transfers
3. Service charges
4. Debit memos
5. Other automatic deductions and payments

SHOULD AGREE WITH YOUR REGISTER BALANCE
AFTER DEDUCTING SERVICE CHARGE (IF ANY)
SHOWN ON THIS STATEMENT

Please examine immediately and report if incorrect, if no reply is received within 60 days the account will be considered correct.

Telephone or write us at the telephone number or address located on the front of this statement as soon as you can. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.


We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

USB cares about your privacy. For your convenience our Privacy Notice is available at <https://www.unitedsouthernbank.com/privacy.htm>. If you would like a printed copy, please contact customer service at 352-669-2121.



Statement Ending 01/31/2025

Page 3 of 4

DEPOSIT TICKET	
Name <u>Jason A. Montverde</u>	CASH <u>31.50</u>
Account No <u>307890</u>	
DATE <u>1/31/2025</u>	CHECKS ON FILE FROM OTHER BKS
 UNITED SOUTHERN BANK MEMPHIS, TN 38101	NEW TOTAL
	LESS CASH
	NEW \$ <u>31.50</u>
10631052851 03078901 012	

#0000 01/31/2025 \$31.50

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Report Criteria:

Includes all check types
Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
12/31/2024	PC	01/03/2025	397	GIFFORD, KATHLEEN P	3		999-101000	1,554.44-	D
12/31/2024	PC	01/03/2025	398	DAITNARAYAN, DIAWANTIE	8		999-101000	1,729.47-	D
12/31/2024	PC	01/03/2025	399	COWAN, BILLIE	16		999-101000	521.15-	D
12/31/2024	PC	01/03/2025	400	MACK, CHARLES	36		999-101000	2,488.64-	D
12/31/2024	PC	01/03/2025	401	LARINO, DOMINGO	58		999-101000	278.51-	D
12/31/2024	PC	01/03/2025	402	JOHNSON, SANDRA	63		999-101000	2,113.33-	D
12/31/2024	PC	01/03/2025	403	SMITH, ALLEN	66		999-101000	1,509.01-	D
12/31/2024	PC	01/03/2025	404	YANG, MAI	67		999-101000	1,965.49-	D
12/31/2024	PC	01/03/2025	405	MILEY, HILARY	68		999-101000	264.58-	D
12/31/2024	PC	01/03/2025	406	ARELLANO, JOHN	72		999-101000	1,232.27-	D
12/31/2024	PC	01/03/2025	407	GAFFNEY, COREY	75		999-101000	1,317.06-	D
12/31/2024	PC	01/03/2025	408	MELISSA MCINTYRE	77		999-101000	1,400.84-	D
01/14/2025	PC	01/17/2025	409	GIFFORD, KATHLEEN P	3		999-101000	1,554.46-	D
01/14/2025	PC	01/17/2025	410	DAITNARAYAN, DIAWANTIE	8		999-101000	1,837.71-	D
01/14/2025	PC	01/17/2025	411	COWAN, BILLIE	16		999-101000	828.31-	D
01/14/2025	PC	01/17/2025	412	MACK, CHARLES	36		999-101000	2,676.30-	D
01/14/2025	PC	01/17/2025	413	LARINO, DOMINGO	58		999-101000	278.52-	D
01/14/2025	PC	01/17/2025	414	JOHNSON, SANDRA	63		999-101000	2,369.87-	D
01/14/2025	PC	01/17/2025	415	SMITH, ALLEN	66		999-101000	1,511.48-	D
01/14/2025	PC	01/17/2025	416	YANG, MAI	67		999-101000	2,246.10-	D
01/14/2025	PC	01/17/2025	417	MILEY, HILARY	68		999-101000	455.88-	D
01/14/2025	PC	01/17/2025	418	WYNKOOP, JOSEPH	69		999-101000	923.50-	D
01/14/2025	PC	01/17/2025	419	LEY, JAMES DOUGLAS	70		999-101000	461.75-	D
01/14/2025	PC	01/17/2025	420	ARELLANO, JOHN	72		999-101000	1,479.32-	D
01/14/2025	PC	01/17/2025	421	WOMACK, CAROL	73		999-101000	507.92-	D
01/14/2025	PC	01/17/2025	422	GAFFNEY, COREY	75		999-101000	1,316.35-	D
01/14/2025	PC	01/17/2025	423	MORGANELLI, JOSEPH	76		999-101000	461.75-	D
01/14/2025	PC	01/17/2025	424	MELISSA MCINTYRE	77		999-101000	1,386.77-	D
01/28/2025	PC	01/31/2025	425	GIFFORD, KATHLEEN P	3		999-101000	1,575.66-	D
01/28/2025	PC	01/31/2025	426	DAITNARAYAN, DIAWANTIE	8		999-101000	1,857.32-	D
01/28/2025	PC	01/31/2025	427	COWAN, BILLIE	16		999-101000	869.07-	D
01/28/2025	PC	01/31/2025	428	MACK, CHARLES	36		999-101000	2,501.46-	D
01/28/2025	PC	01/31/2025	429	LARINO, DOMINGO	58		999-101000	295.66-	D
01/28/2025	PC	01/31/2025	430	JOHNSON, SANDRA	63		999-101000	2,385.20-	D
01/28/2025	PC	01/31/2025	431	SMITH, ALLEN	66		999-101000	1,534.90-	D
01/28/2025	PC	01/31/2025	432	YANG, MAI	67		999-101000	2,442.56-	D
01/28/2025	PC	01/31/2025	433	MILEY, HILARY	68		999-101000	378.93-	D
01/28/2025	PC	01/31/2025	434	ARELLANO, JOHN	72		999-101000	1,795.32-	D
01/28/2025	PC	01/31/2025	435	GAFFNEY, COREY	75		999-101000	1,316.12-	D
01/28/2025	PC	01/31/2025	436	MCINTYRE, MELISSA	77		999-101000	1,392.45-	D
01/14/2025	PC	01/17/2025	24546	HARTLE, ALLAN	74		999-101000	411.75-	
01/14/2025	CDPT	01/14/2025	1010373	Void		Health Insurance Premiums Health	999-101000	9,270.32	
12/31/2024	CDPT	01/03/2025	1010379	Florida Municipal Pension Trust Fu	4	401A & 457B Def Comp 457B Pa	999-101000	6,235.93-	
12/31/2024	CDPT	01/03/2025	1010380	IRS - 941 Taxes	1	941 Deposit Federal Withholding T	999-101000	5,390.91-	
01/14/2025	CDPT	01/16/2025	1010381	Florida Municipal Pension Trust Fu	4	401A & 457B Def Comp 457B Pa	999-101000	6,235.93-	
01/14/2025	CDPT	01/16/2025	1010382	IRS - 941 Taxes	1	941 Deposit Federal Withholding T	999-101000	6,486.14-	
01/28/2025	CDPT	01/31/2025	1010383	Colonial Life Processing Center	5	Insurance	999-101000	609.53-	
01/28/2025	CDPT	01/31/2025	1010385	Florida Municipal Pension Trust Fu	4	401A & 457B Def Comp 457B Pa	999-101000	6,288.69-	
01/28/2025	CDPT	01/31/2025	1010386	Florida Retirement System	3	Retirement Contributions	999-101000	8,677.13-	
01/28/2025	CDPT	01/31/2025	1010387	IRS - 941 Taxes	1	941 Deposit Federal Withholding T	999-101000	6,014.49-	
01/28/2025	CDPT	01/31/2025	1010388	UHS Premium Billing (Dental)	6	Dental Insurance	999-101000	261.26-	
01/14/2025	CDPT	01/31/2025	1010389	UHS Premium Billing (Vision)	7	Vision Insurance Vision Pay Perio	999-101000	30.52-	
01/14/2025	CDPT	01/14/2025	1010391	Florida Blue	2	Reversal of Florida Blue adjustmen	999-101000	9,270.32-	

D = Direct Deposit

Payroll Check Register Jan 2025

63 of 88

Grand Totals:

53101,657.71-

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes all check types

Includes unprinted checks

Check Issue Dates: 1/1/2025 - 1/31/2025

Report Criteria:

Report type: GL detail

Check.Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24271										
01/25	01/09/2025	24271	75	Parks Consulting Services, LLC	620	1	001-519-310	.00	2,782.22-	2,782.22- V
01/25	01/09/2025	24271	75	Parks Consulting Services, LLC	621	1	001-202600	.00	925.00-	925.00- V
01/25	01/09/2025	24271	75	Parks Consulting Services, LLC	622	1	001-519-310	.00	3,803.75-	3,803.75- V
01/25	01/09/2025	24271	75	Parks Consulting Services, LLC	623	1	001-202600	.00	1,850.00-	1,850.00- V
Total 24271:									.00	9,360.97-
24480										
01/25	01/09/2025	24480	288	Chase	1942-Dec24	1	001-574-482	.00	399.99-	399.99-
01/25	01/09/2025	24480	288	Chase	1942-Dec24	2	001-574-482	.00	799.88	799.88
01/25	01/09/2025	24480	288	Chase	1942-Dec24	3	500-571-605	.00	674.54	674.54
01/25	01/09/2025	24480	288	Chase	1942-Dec24	4	001-574-482	.00	308.40	308.40
01/25	01/09/2025	24480	288	Chase	1942-Dec24	5	001-574-482	.00	790.75	790.75
01/25	01/09/2025	24480	288	Chase	1942-Dec24	6	001-574-482	.00	38.88	38.88
01/25	01/09/2025	24480	288	Chase	1942-Dec24	7	001-574-482	.00	2,526.00	2,526.00
01/25	01/09/2025	24480	288	Chase	1942-Dec24	8	001-520-460	.00	34.23	34.23
01/25	01/09/2025	24480	288	Chase	1942-Dec24	9	001-571-490	.00	54.97	54.97
01/25	01/09/2025	24480	288	Chase	1942-Dec24	10	001-513-410	.00	119.62	119.62
01/25	01/09/2025	24480	288	Chase	1942-Dec24	11	400-533-410	.00	119.63	119.63
01/25	01/09/2025	24480	288	Chase	1942-Dec24	12	001-519-410	.00	119.62	119.62
01/25	01/09/2025	24480	288	Chase	1942-Dec24	13	001-574-482	.00	174.42	174.42
01/25	01/09/2025	24480	288	Chase	1942-Dec24	14	001-574-482	.00	1,052.99	1,052.99
01/25	01/09/2025	24480	288	Chase	1942-Dec24	15	001-574-482	.00	2,733.25	2,733.25
01/25	01/09/2025	24480	288	Chase	1942-Dec24	16	001-574-482	.00	48.05	48.05
01/25	01/09/2025	24480	288	Chase	1942-Dec24	17	500-571-605	.00	66.13	66.13
01/25	01/09/2025	24480	288	Chase	1942-Dec24	18	500-571-605	.00	5,510.50	5,510.50
Total 24480:									.00	14,771.87
24481										
01/25	01/09/2025	24481	346	City of Clermont	DEC2024	1	400-209500	.00	43,470.00	43,470.00
Total 24481:									.00	43,470.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24482										
01/25	01/09/2025	24482	362	Civicplus, LLC	325770	1	001-519-350	.00	2,044.54	2,044.54
Total 24482:										2,044.54
24483										
01/25	01/09/2025	24483	22	Comcast	3222-Jan29	1	400-533-411	.00	316.60	316.60
01/25	01/09/2025	24483	22	Comcast	3446-Jan29	1	400-533-411	.00	316.60	316.60
01/25	01/09/2025	24483	22	Comcast	6423-Jan29	1	001-520-411	.00	321.60	321.60
01/25	01/09/2025	24483	22	Comcast	6431-Jan29	1	001-520-411	.00	321.60	321.60
Total 24483:										1,276.40
24484										
01/25	01/09/2025	24484	170	Crest Concrete	1664	1	140-572-631	.00	1,200.00	1,200.00
Total 24484:										1,200.00
24485										
01/25	01/09/2025	24485	430	Deanco Building Solutions, Inc	133742	1	001-520-490	.00	87.00	87.00
01/25	01/09/2025	24485	430	Deanco Building Solutions, Inc	133742	2	001-513-340	.00	130.50	130.50
01/25	01/09/2025	24485	430	Deanco Building Solutions, Inc	133742	3	400-533-340	.00	130.50	130.50
01/25	01/09/2025	24485	430	Deanco Building Solutions, Inc	133742	4	001-571-340	.00	87.00	87.00
01/25	01/09/2025	24485	430	Deanco Building Solutions, Inc	17316	1	001-520-490	.00	21.75-	21.75-
01/25	01/09/2025	24485	430	Deanco Building Solutions, Inc	17316	2	001-513-340	.00	21.75-	21.75-
01/25	01/09/2025	24485	430	Deanco Building Solutions, Inc	17316	3	400-533-340	.00	21.75-	21.75-
01/25	01/09/2025	24485	430	Deanco Building Solutions, Inc	17316	4	001-571-340	.00	21.75-	21.75-
Total 24485:										348.00
24486										
01/25	01/09/2025	24486	27	Duke Energy	1794-DEC24	1	400-533-430	.00	1,492.20	1,492.20
01/25	01/09/2025	24486	27	Duke Energy	2018-DEC24	1	001-513-430	.00	370.44	370.44
01/25	01/09/2025	24486	27	Duke Energy	2018-DEC24	2	400-533-430	.00	370.44	370.44
01/25	01/09/2025	24486	27	Duke Energy	2282-DEC24	1	400-533-430	.00	534.82	534.82
01/25	01/09/2025	24486	27	Duke Energy	2513-DEC24	1	001-520-430	.00	110.11	110.11
01/25	01/09/2025	24486	27	Duke Energy	3126-DEC24	1	001-541-431	.00	105.79	105.79
01/25	01/09/2025	24486	27	Duke Energy	3340-DEC24	1	001-572-430	.00	222.57	222.57

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24486:										
24487										
01/25	01/09/2025	24487	358	Express Employment Professional	31759030	1	400-533-340	.00	395.75	395.75
01/25	01/09/2025	24487	358	Express Employment Professional	31790558	1	400-533-340	.00	197.30	197.30
Total 24487:										
24488										
01/25	01/09/2025	24488	126	Florida Blue	7876-FEB25	1	001-571-230	.00	220.50	220.50
Total 24488:										
24489										
01/25	01/09/2025	24489	301	Halff	10132997	1	001-202600	.00	287.50	287.50
01/25	01/09/2025	24489	301	Halff	10132998	1	001-202600	.00	702.50	702.50
01/25	01/09/2025	24489	301	Halff	10132999	1	001-202600	.00	125.00	125.00
Total 24489:										
24490										
01/25	01/09/2025	24490	631	Haroon Rashid	3491B	1	001-539-464	.00	650.00	650.00
Total 24490:										
24491										
01/25	01/09/2025	24491	206	Hawkins, Inc	6944429	1	400-533-520	.00	224.00	224.00
01/25	01/09/2025	24491	206	Hawkins, Inc	6944429	2	400-533-520	.00	25.00	25.00
01/25	01/09/2025	24491	206	Hawkins, Inc	6944430	1	400-533-520	.00	464.00	464.00
01/25	01/09/2025	24491	206	Hawkins, Inc	6944430	2	400-533-520	.00	25.00	25.00
Total 24491:										
24492										
01/25	01/09/2025	24492	289	Kyle A. Worfel	142025	1	001-520-343	.00	368.35	368.35
Total 24492:										

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24493										
01/25	01/09/2025	24493	57	Lake Apopka Natural Gas District	3337-DEC24	1	001-571-430	.00	28.75	28.75
01/25	01/09/2025	24493	57	Lake Apopka Natural Gas District	4959-DEC24	1	400-533-430	.00	29.68	29.68
Total 24493:									.00	58.43
24494										
01/25	01/09/2025	24494	58	Lake County BOCC	OCT2024	1	001-208600	.00	13,189.58	13,189.58
01/25	01/09/2025	24494	58	Lake County BOCC	OCT2024	2	001-208500	.00	5,568.01	5,568.01
01/25	01/09/2025	24494	58	Lake County BOCC	OCT2024	3	001-208300	.00	73,318.00	73,318.00
01/25	01/09/2025	24494	58	Lake County BOCC	OCT2024	4	001-208200	.00	6,512.00	6,512.00
01/25	01/09/2025	24494	58	Lake County BOCC	OCT2024	5	001-208200	.00	18,910.00	18,910.00
01/25	01/09/2025	24494	58	Lake County BOCC	OCT2024	6	001-208200	.00	24,308.00	24,308.00
01/25	01/09/2025	24494	58	Lake County BOCC	OCT2024	7	001-208400	.00	1,505.00	1,505.00
Total 24494:									.00	143,310.59
24495										
01/25	01/09/2025	24495	610	Peter James Ellsworth	112025	1	001-520-343	.00	624.30	624.30
01/25	01/09/2025	24495	610	Peter James Ellsworth	122025	1	001-520-343	.00	622.95	622.95
01/25	01/09/2025	24495	610	Peter James Ellsworth	12262024	1	001-520-343	.00	593.90	593.90
01/25	01/09/2025	24495	610	Peter James Ellsworth	12272024	1	001-520-343	.00	624.30	624.30
01/25	01/09/2025	24495	610	Peter James Ellsworth	132025	1	001-520-343	.00	619.80	619.80
01/25	01/09/2025	24495	610	Peter James Ellsworth	182025	1	001-520-343	.00	618.45	618.45
Total 24495:									.00	3,703.70
24496										
01/25	01/09/2025	24496	252	Shelley's Septic Tanks, Inc	201620	1	001-513-460	.00	425.00	425.00
01/25	01/09/2025	24496	252	Shelley's Septic Tanks, Inc	201621	1	001-513-460	.00	375.00	375.00
Total 24496:									.00	800.00
24497										
01/25	01/09/2025	24497	632	Shutts & Bowen LLP	1953447	1	422-535-634	.00	18,700.00	18,700.00
Total 24497:									.00	18,700.00

M = Manual Check, V = Void Check

Feb 05, 2025 02:24PM

Check Issue Dates: 1/1/2025 - 1/31/2025

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24498										
01/25	01/09/2025	24498	386	Table Top Catering	E07397	1	001-511-491	.00	1,142.83	1,142.83
Total 24498:										1,142.83
24499										
01/25	01/09/2025	24499	228	Terry Powers	169081	1	001-572-340	.00	270.00	270.00
Total 24499:										270.00
24500										
01/25	01/09/2025	24500	200	The Lake Doctors, Inc	1935702	1	001-541-462	.00	100.00	100.00
01/25	01/09/2025	24500	200	The Lake Doctors, Inc	1936334	1	001-541-462	.00	561.00	561.00
Total 24500:										661.00
24501										
01/25	01/09/2025	24501	239	United Rentals	237482157-0	1	500-571-635	.00	1,622.82	1,622.82
Total 24501:										1,622.82
24502										
01/25	01/09/2025	24502	104	Utility Repair Experts	1744	1	400-533-609	.00	250.00	250.00
Total 24502:										250.00
24503										
01/25	01/09/2025	24503	119	Valli Information Systems, Inc	98298	1	400-533-340	.00	1,011.87	1,011.87
Total 24503:										1,011.87
24504										
01/25	01/09/2025	24504	107	Waste Pro of Florida Inc.	0001434208	1	001-534-340	.00	18,397.94	18,397.94
01/25	01/09/2025	24504	107	Waste Pro of Florida Inc.	0001434210	1	001-534-340	.00	2,231.00	2,231.00
Total 24504:										20,628.94
24505										
01/25	01/09/2025	24505	255	Woodard & Curran	243341	1	430-533-634	.00	7,968.00	7,968.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24505:										
24506	01/25	01/09/2025	24506	346 City of Clermont	NOV2024	1	400-209500	.00	4,830.00	4,830.00
Total 24506:										
24507	01/25	01/09/2025	24507	58 Lake County BOCC	DEC2024	1	001-208600	.00	13,593.80	13,593.80
01/25	01/09/2025	24507	58 Lake County BOCC	DEC2024	2	001-208500	.00	3,043.28	3,043.28	
01/25	01/09/2025	24507	58 Lake County BOCC	DEC2024	3	001-208500	.00	4,357.50	4,357.50	
01/25	01/09/2025	24507	58 Lake County BOCC	DEC2024	4	001-208300	.00	104,740.00	104,740.00	
01/25	01/09/2025	24507	58 Lake County BOCC	DEC2024	5	001-208200	.00	6,512.00	6,512.00	
01/25	01/09/2025	24507	58 Lake County BOCC	DEC2024	6	001-208200	.00	30,256.00	30,256.00	
01/25	01/09/2025	24507	58 Lake County BOCC	DEC2024	7	001-208400	.00	2,150.00	2,150.00	
Total 24507:										
24508	01/25	01/09/2025	24508	255 Woodard & Curran	243376	1	430-533-634	.00	48,500.00	48,500.00
Total 24508:										
24509	01/25	01/09/2025	24509	346 City of Clermont	OCT2024	1	400-209500	.00	33,810.00	33,810.00
Total 24509:										
24510	01/25	01/09/2025	24510	58 Lake County BOCC	NOV2024	1	001-208600	.00	1,359.38	1,359.38
01/25	01/09/2025	24510	58 Lake County BOCC	NOV2024	2	001-208500	.00	760.82	760.82	
01/25	01/09/2025	24510	58 Lake County BOCC	NOV2024	3	001-208300	.00	10,474.00	10,474.00	
01/25	01/09/2025	24510	58 Lake County BOCC	NOV2024	4	001-208200	.00	3,782.00	3,782.00	
01/25	01/09/2025	24510	58 Lake County BOCC	NOV2024	5	001-208400	.00	215.00	215.00	
Total 24510:										
							.00		16,591.20	

M = Manual Check, V = Void Check

Town of Montverde										Check Register - Montverde		Page: 7
										Check Issue Dates: 1/1/2025 - 1/31/2025		Feb 05, 2025 02:24PM
GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount		
24511												
01/25	01/09/2025	24511	255	Woodard & Curran	243494	1	422-535-634	.00	24,707.11	24,707.11		
Total 24511:										24,707.11		
24512												
01/25	01/09/2025	24512	75	Parks Consulting Services, LLC	620	1	001-519-310	.00	2,782.22	2,782.22		
01/25	01/09/2025	24512	75	Parks Consulting Services, LLC	621	1	001-202600	.00	925.00	925.00		
01/25	01/09/2025	24512	75	Parks Consulting Services, LLC	622	1	001-519-310	.00	3,803.75	3,803.75		
01/25	01/09/2025	24512	75	Parks Consulting Services, LLC	623	1	001-202600	.00	1,850.00	1,850.00		
Total 24512:										9,360.97		
24513												
01/25	01/09/2025	24513	153	Clermont Mowers & Equipment	214864	1	001-539-522	.00	129.00	129.00		
Total 24513:										129.00		
24514												
01/25	01/09/2025	24514	214	Alpha Inspections, Inc.	MTV064	1	001-519-315	.00	48,901.37	48,901.37		
01/25	01/09/2025	24514	214	Alpha Inspections, Inc.	MTV064	2	001-519-315	.00	845.00	845.00		
Total 24514:										49,746.37		
24515												
01/25	01/09/2025	24515	562	Rafaeline Rodriguez	810	1	500-571-635	.00	6,129.00	6,129.00		
01/25	01/09/2025	24515	562	Rafaeline Rodriguez	811	1	500-571-635	.00	3,500.00	3,500.00		
Total 24515:										9,629.00		
24516												
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	1	400-533-490	.00	34.21	34.21		
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	2	001-511-491	.00	475.52	475.52		
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	3	001-513-121	.00	475.53	475.53		
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	4	001-574-481	.00	999.00	999.00		
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	5	001-513-490	.00	52.75	52.75		
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	6	001-511-490	.00	39.56	39.56		
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	7	001-571-660	.00	10.49	10.49		
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	8	400-533-410	.00	41.10	41.10		

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	9	001-513-490	.00	159.90	159.90
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	10	001-513-492	.00	115.71	115.71
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	11	001-574-482	.00	856.27	856.27
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	12	001-513-510	.00	11.67	11.67
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	13	001-519-510	.00	11.67	11.67
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	14	001-539-510	.00	11.67	11.67
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	15	001-571-510	.00	11.67	11.67
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	16	001-571-510	.00	11.67	11.67
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	17	001-511-491	.00	35.89	35.89
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	18	001-513-121	.00	35.90	35.90
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	19	001-513-490	.00	52.75	52.75
01/25	01/09/2025	24516	8	Bank of America	2709-DEC24	20	001-513-121	.00	1.37-	1.37-
01/25	01/09/2025	24516	8	Bank of America	9514-DEC24	1	001-539-460	.00	103.96	103.96
01/25	01/09/2025	24516	8	Bank of America	9514-DEC24	2	001-539-460	.00	231.14	231.14
Total 24516:									.00	3,776.66
24517										
01/25	01/09/2025	24517	324	Builders Firstsource	75548587	1	500-571-605	.00	1,819.60	1,819.60
01/25	01/09/2025	24517	324	Builders Firstsource	75550237	1	500-571-605	.00	246.96-	246.96-
01/25	01/09/2025	24517	324	Builders Firstsource	75645322	1	500-571-605	.00	550.00	550.00
01/25	01/09/2025	24517	324	Builders Firstsource	75655909	1	500-571-605	.00	246.96	246.96
01/25	01/09/2025	24517	324	Builders Firstsource	75995879	1	500-571-605	.00	315.00	315.00
Total 24517:									.00	2,684.60
24518										
01/25	01/09/2025	24518	324	Builders Firstsource	75645301	1	140-572-631	.00	579.45	579.45
Total 24518:									.00	579.45
24519										
01/25	01/09/2025	24519	633	Daikin Comfort Technologies Distri	FZ55590	1	500-571-635	.00	17,568.20	17,568.20
Total 24519:									.00	17,568.20
24520										
01/25	01/09/2025	24520	358	Express Employment Professional	31819499	1	400-533-340	.00	197.30	197.30

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Check Issue Dates: 1/1/2025 - 1/31/2025

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24520:										
24521	01/25	01/09/2025	24521	57 Lake Apopka Natural Gas District	318291	1	500-571-635	.00	50.00	197.30
Total 24521:										
24522	01/25	01/09/2025	24522	325 Preferred Materials Inc	2240439	1	140-572-631	.00	1,580.75	1,580.75
Total 24522:										
24523	01/25	01/09/2025	24523	600 The Sherwin Williams Co	8267-0	1	500-571-635	.00	1,379.31	1,379.31
01/25	01/09/2025	24523	600	The Sherwin Williams Co	8301-7	1	500-571-635	.00	354.72	354.72
Total 24523:										
24524	01/25	01/14/2025	24524	317 Aetha - Silverscript	6234-FEB925	1	001-571-230	.00	48.30	48.30
Total 24524:										
24525	01/25	01/14/2025	24525	3 AJ's Lawn Care	1122025	1	001-572-345	.00	4,800.00	4,800.00
Total 24525:										
24526	01/25	01/14/2025	24526	214 Alpha Inspections, Inc.	MTV063	1	001-519-315	.00	5,982.85	5,982.85
01/25	01/14/2025	24526	214	Alpha Inspections, Inc.	MTV063	2	001-519-315	.00	975.00	975.00
Total 24526:										
24527	01/25	01/14/2025	24527	324 Builders Firstsource	76149099	1	500-571-605	.00	5,189.80	5,189.80

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24527:										
24528	01/25	01/14/2025	24528	24 Dave Symonds & Associates	34793	1	400-533-520	.00	872.05	872.05
Total 24528:										
24529	01/25	01/14/2025	24529	27 Duke Energy	9320-JAN25	1	400-533-430	.00	595.18	595.18
Total 24529:										
24530	01/25	01/14/2025	24530	387 Holiday Outdoor Decor	INV18203	1	001-574-482	.00	3,985.00	3,985.00
Total 24530:										
24531	01/25	01/14/2025	24531	613 Israel Grimaldo	1455	1	500-571-635	.00	51,300.00	51,300.00
01/25	01/14/2025	24531	613	Israel Grimaldo	1456	1	500-571-605	.00	36,450.00	36,450.00
Total 24531:										
24532	01/25	01/14/2025	24532	58 Lake County BOCC	RTN-ARPA	1	422-535-630	.00	2,200,000.00	2,200,000.00
Total 24532:										
24533	01/25	01/14/2025	24533	64 Law Office of Anita Geraci-Carver,	12434	1	001-514-310	.00	5,265.00	5,265.00
01/25	01/14/2025	24533	64	Law Office of Anita Geraci-Carver,	12435	1	001-202600	.00	1,182.50	1,182.50
01/25	01/14/2025	24533	64	Law Office of Anita Geraci-Carver,	12436	1	001-202600	.00	412.50	412.50
01/25	01/14/2025	24533	64	Law Office of Anita Geraci-Carver,	12437	1	001-202600	.00	247.50	247.50
Total 24533:										
24534	01/25	01/14/2025	24534	65 Lowe's	970429	1	001-574-482	.00	1,071.46	1,071.46

M = Manual Check, V = Void Check

Town of Montverde

Check Register - Montverde

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Check Issue Dates: 1/1/2025 - 1/31/2025											Feb 05, 2025 02:24PM
GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
01/25	01/14/2025	24534	65	Lowe's	970834	1	400-533-460	.00	171.31	171.31	
01/25	01/14/2025	24534	65	Lowe's	975201	1	500-571-635	.00	146.12	146.12	
01/25	01/14/2025	24534	65	Lowe's	982536	1	140-572-631	.00	26.00	26.00	
01/25	01/14/2025	24534	65	Lowe's	995312	1	001-539-520	.00	225.48	225.48	
01/25	01/14/2025	24534	65	Lowe's	995312	2	001-574-482	.00	37.90	37.90	
01/25	01/14/2025	24534	65	Lowe's	998088	1	001-574-482	.00	76.85	76.85	
01/25	01/14/2025	24534	65	Lowe's	999197	1	001-574-482	.00	290.91	290.91	
Total 24534:									2,046.03		
24535											
01/25	01/14/2025	24535	66	McDimit Davis	59724	1	001-513-320	.00	4,000.00	4,000.00	
Total 24535:									4,000.00		
24536											
01/25	01/14/2025	24536	361	Padilla's Landscaping	3416	1	001-572-340	.00	733.60	733.60	
01/25	01/14/2025	24536	361	Padilla's Landscaping	3416	2	001-541-340	.00	1,100.40	1,100.40	
Total 24536:									1,834.00		
24537											
01/25	01/14/2025	24537	610	Peter James Ellsworth	01092025	1	001-520-343	.00	621.60	621.60	
01/25	01/14/2025	24537	610	Peter James Ellsworth	01102025	1	001-520-343	.00	620.25	620.25	
Total 24537:									1,241.85		
24538											
01/25	01/14/2025	24538	88	Seco Energy	0010-Jan25	1	001-541-431	.00	969.22	969.22	
01/25	01/14/2025	24538	88	Seco Energy	2802-Jan25	1	001-541-431	.00	813.22	813.22	
01/25	01/14/2025	24538	88	Seco Energy	5800-Jan25	1	001-541-431	.00	82.00	82.00	
01/25	01/14/2025	24538	88	Seco Energy	9513-Jan25	1	001-541-431	.00	13.00	13.00	
Total 24538:									1,877.44		
24539											
01/25	01/14/2025	24539	112	Summit Broadband	1024546520	1	001-513-411	.00	100.00	100.00	
01/25	01/14/2025	24539	112	Summit Broadband	1024546520	2	001-519-411	.00	100.00	100.00	
01/25	01/14/2025	24539	112	Summit Broadband	1024546520	3	001-571-411	.00	100.00	100.00	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
01/25	01/14/2025	24539	112	Summit Broadband	1024546520	4	001-572-411	.00	100.00	100.00
01/25	01/14/2025	24539	112	Summit Broadband	1024546520	5	400-533-411	.00	100.00	100.00
Total 24539:										500.00
24540										
01/25	01/14/2025	24540	634	Sundancer Distribution Inc	2131	1	500-571-635	.00	2,624.40	2,624.40
Total 24540:										2,624.40
24541										
01/25	01/14/2025	24541	635	T & J Construction of Florida Corp	1122025	1	140-572-631	.00	2,200.00	2,200.00
Total 24541:										2,200.00
24542										
01/25	01/14/2025	24542	104	Utility Repair Experts	1721	1	400-533-460	.00	1,822.00	1,822.00
01/25	01/14/2025	24542	104	Utility Repair Experts	1721	2	400-533-460	.00	450.00	450.00
01/25	01/14/2025	24542	104	Utility Repair Experts	1763	1	400-533-609	.00	1,125.00	1,125.00
01/25	01/14/2025	24542	104	Utility Repair Experts	1763	2	400-533-460	.00	600.00	600.00
Total 24542:										3,997.00
24543										
01/25	01/14/2025	24543	106	Verizon Wireless	6102726439	1	001-513-410	.00	36.07	36.07
01/25	01/14/2025	24543	106	Verizon Wireless	6102726439	2	400-533-410	.00	36.07	36.07
01/25	01/14/2025	24543	106	Verizon Wireless	6102726439	3	001-539-410	.00	40.44	40.44
01/25	01/14/2025	24543	106	Verizon Wireless	6102726439	4	400-533-410	.00	40.44	40.44
01/25	01/14/2025	24543	106	Verizon Wireless	6102726439	5	001-520-410	.00	40.44	40.44
01/25	01/14/2025	24543	106	Verizon Wireless	6102726439	6	400-533-410	.00	40.44	40.44
01/25	01/14/2025	24543	106	Verizon Wireless	6102726439	7	500-571-410	.00	45.44	45.44
01/25	01/14/2025	24543	106	Verizon Wireless	6102726439	8	001-513-410	.00	40.44	40.44
Total 24543:										319.78
24544										
01/25	01/14/2025	24544	107	Waste Pro of Florida Inc.	0001433440	1	001-534-340	.00	597.56	597.56

M = Manual Check, V = Void Check

Check Issue Dates: 1/1/2025 - 1/31/2025

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24544:										
24545	01/25	01/14/2025	24545	Woodard & Curran	243498	1	420-533-634	.00	27,750.00	27,750.00
Total 24546:										
24547	01/25	01/15/2025	24547	City Electric Supply Clermont	CLR/203414	1	500-571-635	.00	760.27	760.27
01/25	01/30/2025	24547	479	City Electric Supply Clermont	CLR/203414	1	500-571-635	.00	760.27-	760.27- V
01/25	01/15/2025	24547	479	City Electric Supply Clermont	CLR/203448	1	500-571-635	.00	15.56	15.56
01/25	01/30/2025	24547	479	City Electric Supply Clermont	CLR/203448	1	500-571-635	.00	15.56-	15.56- V
01/25	01/15/2025	24547	479	City Electric Supply Clermont	CLR/203522	1	500-571-635	.00	25.70	25.70
01/25	01/30/2025	24547	479	City Electric Supply Clermont	CLR/203522	1	500-571-635	.00	25.70-	25.70- V
01/25	01/15/2025	24547	479	City Electric Supply Clermont	CLR/203541	1	500-571-635	.00	853.37	853.37
01/25	01/30/2025	24547	479	City Electric Supply Clermont	CLR/203541	1	500-571-635	.00	853.37-	853.37- V
01/25	01/15/2025	24547	479	City Electric Supply Clermont	CLR/204446	1	500-571-635	.00	237.67	237.67
01/25	01/30/2025	24547	479	City Electric Supply Clermont	CLR/204446	1	500-571-635	.00	237.67-	237.67- V
01/25	01/15/2025	24547	479	City Electric Supply Clermont	CLR/205943	1	500-571-635	.00	147.99	147.99
01/25	01/30/2025	24547	479	City Electric Supply Clermont	CLR/205943	1	500-571-635	.00	147.99-	147.99- V
Total 24547:										
24548	01/25	01/22/2025	24548	Florida Municipal Insurance Trust	INV-41554-G	1	001-511-450	.00	1,978.06	1,978.06
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	2	001-513-450	.00	4,694.72	4,694.72
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	3	001-519-450	.00	1,314.52	1,314.52
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	4	001-520-450	.00	480.74	480.74
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	5	001-522-450	.00	1,802.77	1,802.77
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	6	001-524-450	.00	801.23	801.23
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	7	001-539-450	.00	1,953.00	1,953.00
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	8	001-541-450	.00	2,328.58	2,328.58
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	9	001-574-450	.00	639.39	639.39
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	10	001-569-450	.00	651.00	651.00
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	11	001-571-450	.00	2,053.16	2,053.16
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	12	001-572-450	.00	5,444.74	5,444.74
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	13	400-533-450	.00	14,522.34	14,522.34
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	14	001-511-240	.00	126.02	126.02

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	15	001-513-240	.00	351.95	351.95
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	16	001-519-240	.00	158.19	158.19
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	17	001-520-240	.00	93.66	93.66
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	18	001-524-240	.00	38.79	38.79
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	19	001-539-240	.00	151.38	151.38
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	20	001-541-240	.00	113.53	113.53
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	21	001-574-240	.00	124.88	124.88
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	22	001-569-240	.00	66.61	66.61
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	23	001-571-240	.00	77.01	77.01
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	24	001-572-240	.00	548.73	548.73
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	25	400-533-240	.00	1,173.16	1,173.16
01/25	01/22/2025	24548	37	Florida Municipal Insurance Trust	INV-41554-G	26	421-535-240	.00	79.09	79.09
Total 24548:									.00	41,767.25
24550										
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	1	001-513-510	.00	76.14	76.14
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	2	001-513-510	.00	18.29	18.29
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	3	001-519-510	.00	18.29	18.29
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	4	400-533-510	.00	18.31	18.31
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	5	001-511-490	.00	39.53	39.53
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	6	001-571-490	.00	39.53	39.53
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	7	001-574-481	.00	1,200.00	1,200.00
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	8	001-541-521	.00	255.00	255.00
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	9	400-533-521	.00	255.00	255.00
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	10	001-539-521	.00	148.66	148.66
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	11	001-519-521	.00	75.65	75.65
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	12	001-511-521	.00	141.94	141.94
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	13	400-533-521	.00	72.20	72.20
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	14	421-535-521	.00	72.20	72.20
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	15	001-519-521	.00	57.76	57.76
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	16	001-513-521	.00	57.76	57.76
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	17	400-533-521	.00	46.32	46.32
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	18	400-533-410	.00	68.85	68.85
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	19	001-513-540	.00	119.88	119.88
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	20	001-513-510	.00	43.00	43.00
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	21	001-519-510	.00	43.00	43.00
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	22	001-539-510	.00	43.00	43.00
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	23	001-571-510	.00	43.03	43.03

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Check Issue Dates: 1/1/2025 - 1/31/2025

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	24	001-513-490	.00	52.75	52.75
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	25	001-513-495	.00	42.31	42.31
01/25	01/28/2025	24550	8	Bank of America	2709-JAN25	26	001-574-482	.00	856.27-	856.27-
01/25	01/28/2025	24550	8	Bank of America	6477-JAN25	1	500-571-605	.00	887.05	887.05
01/25	01/28/2025	24550	8	Bank of America	6477-JAN25	2	001-513-420	.00	32.00	32.00
01/25	01/28/2025	24550	8	Bank of America	9514-JAN25	1	001-513-420	.00	32.00	32.00
01/25	01/28/2025	24550	8	Bank of America	9514-JAN25	2	410-533-635	.00	140.99	140.99
01/25	01/28/2025	24550	8	Bank of America	9514-JAN25	3	410-533-635	.00	122.54	122.54
01/25	01/28/2025	24550	8	Bank of America	9514-JAN25	4	001-539-460	.00	147.66	147.66
01/25	01/28/2025	24550	8	Bank of America	9514-JAN25	5	001-539-460	.00	71.52	71.52
01/25	01/28/2025	24550	8	Bank of America	9514-JAN25	6	001-539-460	.00	180.12	180.12
01/25	01/28/2025	24550	8	Bank of America	9514-JAN25	7	001-539-460	.00	75.40	75.40
01/25	01/28/2025	24550	8	Bank of America	9514-JAN25	8	001-513-495	.00	8.72	8.72
01/25	01/28/2025	24550	8	Bank of America	9514-JAN25	9	001-513-495	.00	39.00	39.00
01/25	01/28/2025	24550	8	Bank of America	9514-JAN25	10	001-513-495	.00	39.00-	39.00-
Total 24550:									.00	3,890.13
24551	01/25	01/28/2025	24551	636 Brant & Son Inc	J1591-401	1	500-571-605	.00	12,073.00	12,073.00
Total 24551:									.00	12,073.00
24552	01/25	01/28/2025	24552	324 Builders Firstsource	76300241	1	500-571-605	.00	188.47	188.47
01/25	01/28/2025	24552	324	Builders Firstsource	76300819	1	500-571-605	.00	136.68	136.68
01/25	01/28/2025	24552	324	Builders Firstsource	76355677	1	500-571-605	.00	5,456.00	5,456.00
01/25	01/28/2025	24552	324	Builders Firstsource	76355677	2	500-571-605	.00	4,720.00	4,720.00
Total 24552:									.00	10,501.15
24553	01/25	01/28/2025	24553	561 Circle D Plumbing, Inc	1162025	1	500-571-605	.00	25,120.00	25,120.00
Total 24553:									.00	25,120.00
24554	01/25	01/28/2025	24554	479 City Electric Supply Clermont	CLR/207310	1	140-572-631	.00	260.40	260.40
01/25	01/28/2025	24554	479	City Electric Supply Clermont	CLR/207376	1	140-572-631	.00	1,079.81	1,079.81

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount/ Taken	Invoice Amount	Check Amount
Total 24554:										
								.00		1,340.21
24555										
01/25	01/28/2025	24555	22	Comcast	3222-Jan25	1	400-533-411	.00	316.60	316.60
01/25	01/28/2025	24555	22	Comcast	3446-Jan25	1	400-533-411	.00	316.60	316.60
01/25	01/28/2025	24555	22	Comcast	6423-Jan25	1	001-520-411	.00	321.60	321.60
01/25	01/28/2025	24555	22	Comcast	6431-Jan25	1	001-520-411	.00	321.60	321.60
Total 24555:										
								.00		1,276.40
24556										
01/25	01/28/2025	24556	430	Deanco Building Solutions, Inc	130435	1	001-520-490	.00	87.00	87.00
01/25	01/28/2025	24556	430	Deanco Building Solutions, Inc	130435	2	001-513-340	.00	130.50	130.50
01/25	01/28/2025	24556	430	Deanco Building Solutions, Inc	130435	3	400-533-340	.00	130.50	130.50
01/25	01/28/2025	24556	430	Deanco Building Solutions, Inc	130435	4	001-571-340	.00	87.00	87.00
Total 24556:										
								.00		435.00
24557										
01/25	01/28/2025	24557	27	Duke Energy	1140-Jan25	1	001-541-430	.00	22.82	22.82
01/25	01/28/2025	24557	27	Duke Energy	1398-Jan25	1	001-572-430	.00	313.49	313.49
01/25	01/28/2025	24557	27	Duke Energy	1586-Jan25	1	001-541-431	.00	1,487.63	1,487.63
01/25	01/28/2025	24557	27	Duke Energy	2711-Jan25	1	400-533-430	.00	32.50	32.50
01/25	01/28/2025	24557	27	Duke Energy	2872-Jan25	1	001-541-431	.00	131.62	131.62
01/25	01/28/2025	24557	27	Duke Energy	2894-Jan25	1	001-541-431	.00	23.22	23.22
01/25	01/28/2025	24557	27	Duke Energy	3564-Jan25	1	001-541-430	.00	121.29	121.29
01/25	01/28/2025	24557	27	Duke Energy	3803-Jan25	1	001-541-431	.00	32.49	32.49
01/25	01/28/2025	24557	27	Duke Energy	4036-Jan25	1	001-541-431	.00	19.61	19.61
01/25	01/28/2025	24557	27	Duke Energy	4250-Jan25	1	001-572-430	.00	169.55	169.55
01/25	01/28/2025	24557	27	Duke Energy	4456-Jan25	1	001-541-431	.00	542.83	542.83
01/25	01/28/2025	24557	27	Duke Energy	4656-Jan25	1	400-533-430	.00	104.90	104.90
01/25	01/28/2025	24557	27	Duke Energy	4870-Jan25	1	400-533-430	.00	199.94	199.94
01/25	01/28/2025	24557	27	Duke Energy	5092-Jan25	1	001-541-431	.00	682.65	682.65
01/25	01/28/2025	24557	27	Duke Energy	8420-Jan25	1	421-535-430	.00	83.26	83.26
01/25	01/28/2025	24557	27	Duke Energy	9355-Jan25	1	001-572-430	.00	69.01	69.01
01/25	01/28/2025	24557	27	Duke Energy	9445-Jan25	1	400-533-430	.00	102.02	102.02

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24557:										
24558										
01/25	01/28/2025	24558	300	Gannett Medica Corp	0006881783	1	001-513-420	.00	349.82	349.82
01/25	01/28/2025	24558	300	Gannett Medica Corp	0006881783	2	001-202600	.00	349.82	349.82
01/25	01/28/2025	24558	300	Gannett Medica Corp	0006881783	3	001-202600	.00	361.04	361.04
01/25	01/28/2025	24558	300	Gannett Medica Corp	0006881783	4	001-202600	.00	171.06	171.06
01/25	01/28/2025	24558	300	Gannett Medica Corp	0006881783	5	001-513-420	.00	109.44	109.44
Total 24558:										
24559										
01/25	01/28/2025	24559	301	Halif	10134778	1	001-202600	.00	412.50	412.50
01/25	01/28/2025	24559	301	Halif	10134779	1	001-202600	.00	577.50	577.50
Total 24559:										
24560										
01/25	01/28/2025	24560	152	I - Tech Support Inc.	0058212	1	001-519-340	.00	412.00	412.00
01/25	01/28/2025	24560	152	I - Tech Support Inc.	0058212	2	400-533-340	.00	412.00	412.00
01/25	01/28/2025	24560	152	I - Tech Support Inc.	0058212	3	001-513-340	.00	412.00	412.00
01/25	01/28/2025	24560	152	I - Tech Support Inc.	0058212	4	001-571-340	.00	412.00	412.00
Total 24560:										
24561										
01/25	01/28/2025	24561	128	Jose Nelson Brierly	1242025	1	001-520-343	.00	415.95	415.95
Total 24561:										
24562										
01/25	01/28/2025	24562	289	Kyle A. Worfel	1202025	1	001-520-343	.00	344.10	344.10
01/25	01/28/2025	24562	289	Kyle A. Worfel	1232025	1	001-520-343	.00	326.35	326.35
01/25	01/28/2025	24562	289	Kyle A. Worfel	1272025	1	001-520-343	.00	227.55	227.55
Total 24562:										

M = Manual Check, V = Void Check

Check Issue Dates: 1/1/2025 - 1/31/2025

Feb 05, 2025 02:24PM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24563										
01/25	01/28/2025	24563	145	Lake County Board of County Offi	175573	1	001-202400	.00	20.00	20.00
Total 24563:										20.00
24564										
01/25	01/28/2025	24564	75	Parks Consulting Services, LLC	641	1	001-519-310	.00	2,337.50	2,337.50
01/25	01/28/2025	24564	75	Parks Consulting Services, LLC	642	1	001-202600	.00	1,110.00	1,110.00
01/25	01/28/2025	24564	75	Parks Consulting Services, LLC	643	1	001-202600	.00	3,700.00	3,700.00
Total 24564:										7,147.50
24565										
01/25	01/28/2025	24565	610	Peter James Elsworth	1152025	1	001-520-343	.00	620.70	620.70
01/25	01/28/2025	24565	610	Peter James Elsworth	1172025	1	001-520-343	.00	622.05	622.05
01/25	01/28/2025	24565	610	Peter James Elsworth	1182025	1	001-520-343	.00	621.60	621.60
01/25	01/28/2025	24565	610	Peter James Elsworth	1202025	1	001-520-343	.00	469.80	469.80
01/25	01/28/2025	24565	610	Peter James Elsworth	1212025	1	001-520-343	.00	620.25	620.25
01/25	01/28/2025	24565	610	Peter James Elsworth	1242025	1	001-520-343	.00	618.45	618.45
01/25	01/28/2025	24565	610	Peter James Elsworth	1252025	1	001-520-343	.00	619.80	619.80
Total 24565:										4,192.65
24566										
01/25	01/28/2025	24566	562	Rafaeline Rodriguez	817	1	140-572-631	.00	7,200.00	7,200.00
01/25	01/28/2025	24566	562	Rafaeline Rodriguez	817	2	140-572-631	.00	2,950.00	2,950.00
Total 24566:										10,150.00
24567										
01/25	01/28/2025	24567	359	Simplifile	4859635530	1	400-533-490	.00	48.75	48.75
Total 24567:										48.75
24568										
01/25	01/28/2025	24568	95	The Home Depot Credit Services	2025278	1	001-539-460	.00	25.48	25.48
01/25	01/28/2025	24568	95	The Home Depot Credit Services	23230	1	001-572-460	.00	214.74	214.74
01/25	01/28/2025	24568	95	The Home Depot Credit Services	3024055	1	001-539-460	.00	39.98	39.98
01/25	01/28/2025	24568	95	The Home Depot Credit Services	5023800	1	001-539-460	.00	168.70	168.70

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
01/25	01/28/2025	24568	95	The Home Depot Credit Services	6624461	1	001-539-460	.00	22.07	22.07
Total 24568:										
24569	01/25	01/28/2025	24569							
	01/25	01/28/2025	352	Town of Oakland	4776-JAN25	1	400-533-577	.00	1,951.47	1,951.47
Total 24569:										
24570	01/25	01/28/2025	24570							
	01/25	01/28/2025	376	Umana Security Services, LLC	1272025	1	001-520-343	.00	609.00	609.00
Total 24570:										
24571	01/25	01/28/2025	24571							
	01/25	01/28/2025	239	United Rentals	237482157-0	1	500-571-605	.00	1,622.82	1,622.82
Total 24571:										
24572	01/25	01/28/2025	24572							
	01/25	01/28/2025	110	Wex Bank	102209117	1	001-539-524	.00	116.65	116.65
	01/25	01/28/2025	24572	Wex Bank	102209117	2	001-572-524	.00	122.89	122.89
	01/25	01/28/2025	24572	Wex Bank	102209117	3	400-533-524	.00	178.84	178.84
Total 24572:										
24573	01/25	01/28/2025	24573							
	01/25	01/28/2025	255	Woodard & Curran	239314	1	430-533-635	.00	7,608.00	7,608.00
Total 24573:										
24574	01/25	01/28/2025	24574							
	01/25	01/28/2025	255	Woodard & Curran	244226	1	430-533-634	.00	3,500.00	3,500.00
Total 24574:										
24575	01/25	01/28/2025	24575							
	01/25	01/28/2025	255	Woodard & Curran	244328	1	430-533-635	.00	6,940.00	6,940.00

M = Manual Check, V = Void Check

Check Issue Dates: 1/1/2025 - 1/31/2025

Feb 05, 2025 02:24PM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24575:										
								.00		6,940.00
24576										
01/25	01/28/2025	24576	255	Woodard & Curran	244429	1	420-533-634	.00	42,625.00	42,625.00
Total 24576:										
								.00		42,625.00
24577										
01/25	01/28/2025	24577	255	Woodard & Curran	244609	1	420-533-634	.00	3,838.00	3,838.00
Total 24577:										
								.00		3,838.00
24578										
01/25	01/29/2025	24578	65	Lowe's	970332	1	500-571-605	.00	10.90	10.90
01/25	01/29/2025	24578	65	Lowe's	976022	1	001-539-460	.00	47.46	47.46
01/25	01/29/2025	24578	65	Lowe's	976617	1	500-571-605	.00	162.01	162.01
01/25	01/29/2025	24578	65	Lowe's	977410	1	500-571-605	.00	157.26	157.26
01/25	01/29/2025	24578	65	Lowe's	977471	1	140-572-631	.00	123.03	123.03
01/25	01/29/2025	24578	65	Lowe's	979145	1	500-571-605	.00	33.52	33.52
01/25	01/29/2025	24578	65	Lowe's	983905	1	500-571-605	.00	417.96	417.96
01/25	01/29/2025	24578	65	Lowe's	985694	1	500-571-605	.00	209.10	209.10
01/25	01/29/2025	24578	65	Lowe's	987642	1	001-574-482	.00	537.94	537.94
01/25	01/29/2025	24578	65	Lowe's	987650	1	001-574-482	.00	41.76	41.76
01/25	01/29/2025	24578	65	Lowe's	997618	1	500-571-605	.00	471.78	471.78
01/25	01/29/2025	24578	65	Lowe's	999468	1	400-533-460	.00	264.38	264.38
Total 24578:										
								.00		2,162.58
24579										
01/25	01/30/2025	24579	396	City of Clermont-Utility Dept	2548876	1	421-535-576	.00	2,784.76	2,784.76
01/25	01/30/2025	24579	396	City of Clermont-Utility Dept	2548887	1	421-535-576	.00	3,328.33	3,328.33
Total 24579:										
								.00		6,113.09
24580										
01/25	01/30/2025	24580	356	Express Employment Professional	31896295	1	400-533-340	.00	394.80	394.80

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24580:										
24581										
01/25	01/30/2025	24581	81	Plant Technicians, Inc	INV-2500283	1	400-533-340	.00	50.00	50.00
01/25	01/30/2025	24581	81	Plant Technicians, Inc	INV-2500283	2	400-533-340	.00	75.00	75.00
01/25	01/30/2025	24581	81	Plant Technicians, Inc	INV-2500286	1	400-533-340	.00	70.00	70.00
01/25	01/30/2025	24581	81	Plant Technicians, Inc	INV-2500286	2	400-533-340	.00	75.00	75.00
Total 24581:										
24582										
01/25	01/30/2025	24582	200	The Lake Doctors, Inc	1964862	1	001-541-482	.00	100.00	100.00
01/25	01/30/2025	24582	200	The Lake Doctors, Inc	1964881	1	001-541-462	.00	561.00	561.00
Total 24582:										
24583										
01/25	01/30/2025	24583	288	Chase	1942-Jan25	1	001-520-460	.00	34.23	34.23
01/25	01/30/2025	24583	288	Chase	1942-Jan25	2	001-513-410	.00	119.62	119.62
01/25	01/30/2025	24583	288	Chase	1942-Jan25	3	400-533-410	.00	119.62	119.62
01/25	01/30/2025	24583	288	Chase	1942-Jan25	4	001-519-410	.00	119.63	119.63
01/25	01/30/2025	24583	288	Chase	1942-Jan25	5	170-571-605	.00	439.96	439.96
01/25	01/30/2025	24583	288	Chase	1942-Jan25	6	001-574-482	.00	218.05	218.05
01/25	01/30/2025	24583	288	Chase	1942-Jan25	7	001-574-482	.00	99.96	99.96
01/25	01/30/2025	24583	288	Chase	1942-Jan25	8	001-574-482	.00	79.96	79.96
01/25	01/30/2025	24583	288	Chase	1942-Jan25	9	001-574-482	.00	475.77	475.77
01/25	01/30/2025	24583	288	Chase	1942-Jan25	10	500-571-605	.00	345.35	345.35
01/25	01/30/2025	24583	288	Chase	1942-Jan25	11	001-513-460	.00	83.90	83.90
01/25	01/30/2025	24583	288	Chase	1942-Jan25	12	170-571-605	.00	158.00	158.00
01/25	01/30/2025	24583	288	Chase	1942-Jan25	13	170-571-605	.00	3,007.98	3,007.98
01/25	01/30/2025	24583	288	Chase	1942-Jan25	14	170-571-605	.00	1,579.20	1,579.20
01/25	01/30/2025	24583	288	Chase	1942-Jan25	15	001-571-540	.00	59.86	59.86
01/25	01/30/2025	24583	288	Chase	1942-Jan25	16	500-571-605	.00	750.48	750.48
01/25	01/30/2025	24583	288	Chase	1942-Jan25	17	500-571-605	.00	219.98	219.98
01/25	01/30/2025	24583	288	Chase	1942-Jan25	18	001-574-486	.00	291.30	291.30
01/25	01/30/2025	24583	288	Chase	1942-Jan25	19	500-571-605	.00	669.90	669.90
01/25	01/30/2025	24583	288	Chase	1942-Jan25	20	001-572-605	.00	13,212.09	13,212.09

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24583:										
								.00		22,084.84
24584										
01/25	01/30/2025	24584	479	City Electric Supply Clermont	CLR203414	1	500-571-635	.00	760.27	760.27
01/25	01/30/2025	24584	479	City Electric Supply Clermont	CLR203448	1	500-571-635	.00	15.56	15.56
01/25	01/30/2025	24584	479	City Electric Supply Clermont	CLR203522	1	500-571-635	.00	25.70	25.70
01/25	01/30/2025	24584	479	City Electric Supply Clermont	CLR203541	1	500-571-635	.00	853.37	853.37
01/25	01/30/2025	24584	479	City Electric Supply Clermont	CLR204446	1	500-571-635	.00	237.67	237.67
01/25	01/30/2025	24584	479	City Electric Supply Clermont	CLR205943	1	500-571-635	.00	147.99	147.99
Total 24584:										
								.00		2,040.56
Grand Totals:										
								.00		3,247,894.76

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Town of Montverde

Check Register - Montverde

Check Issue Dates: 1/1/2025 - 1/31/2025

Report Criteria:

Report type: GL detail

Check Type = {<>} "Adjustment"

M = Manual Check, V = Void Check

CONSENT AGENDA

**MINUTES OF THE REGULAR COUNCIL MEETING JANUARY 14,
2025**

**MONTVERDE TOWN COUNCIL
REGULAR MEETING MINUTES
JANUARY 14, 2025, AT 7:00 P.M.**

TOWN COUNCIL MEMBERS PRESENT

Joe Wynkoop, Mayor
Carol Womack, Vice Mayor
Jim Ley Councilmember
Allan Hartle, Councilmember
Joe Morganelli, Councilmember

STAFF PRESENT

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

CALL TO ORDER AND OPENING CEREMONIES

Mayor Wynkoop called the meeting to order and lead the Pledge of Allegiance.

Attendance 57

PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION

Appointment to MPO Board Member.

Councilmember Hartle nominated Vice Mayor Womack to the MPO Board. Mayor Wynkoop seconded. Nomination accepted 5-0.

CITIZENS QUESTION/COMMENT PERIOD

Bob Tomlinson, 16634 Magnolia Terrace would like to know what is going to be done at the intersection of Ridgewood and Fosgate after the bridge over the Turnpike is completed. And when is the visioning committee going to meet again?

Town Planner Parks stated there will be roundabouts installed at that and other intersections.

Town Manager Larino stated we are scheduling a meeting in the near future.

Banks Helfrich, Clay Road Farms tip of the day plant tomatoes through mid-April. November 5th 89% of Lake County voted. We the people!!

Brian Mendez, 17432 2nd Street, the park at the end of Porter is closed up, do you know when it will open?

Mayor Wynkoop stated it sustained extensive damage in Hurricane Milton, and we have not been able to get it cleaned up and the walkway repaired. Until that is done, it will not be open.

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino's Report.

Truskett Park meeting with FEMA tomorrow. Review the damaged board walk. Insurance denied the claim for wind damage. Working on getting help from FEMA. They will also look at debris on Stetcher Property. Special meeting January 28th at workshop – CRA areas, impact fees to town council, renewing Impact fees, Comp plan super majority vote for lot changes.

Final documentation of Hills of Montverde signed and recorded. Agreement is complete.

Town Attorney Geraci-Carver Report. None

David Kilgard Lake County fire rescue

The Chief gave an update on December call volumes, batteries for smoke alarms. We are beginning to discuss the groundbreaking for station 85. Accelerate fireworks permit for Montverde Academy.

Town Planner Parks Report.

Typical zoning clearances, adoption phase of the comp plan

Lake County Commission Report.

January 22nd meeting at 6:00 p.m. at Ferndale Baptist Church, sheriff, county commissioners, ISBA. Councilmember Hartle requested an update on clean-up of hurricane debris. Would like the two trees at CR 455 and Fosgate (just passed) cleaned up – can't see on the road.

Town Council Reports.

Councilmember Hartle stated last year in April after the house had burned on Franklin we discussed trespassing on public property, Town Attorney will speak on this at next meeting.

Councilmember Morganelli asked about the procedures for response to emails from citizens. Had a citizen tell him they sent an email at the beginning of year, and it still hasn't be responded to. We should have a quality-of-service procedure for staff. Paul needs to delegate.

Town Manager Larino stated we are in a cycle with the grants, audit, hurricane, sewer discussion we are playing catch up.

Councilmember Morganelli continued that we either need to thin out what is going to be in our packets or get the packets to us on time. Having a weekend to review everything is this packet is difficult.

Vice Mayor Womack agreed with Councilmember Morganelli regarding the packets. What is the status of the Visioning Committee. Why don't we get the written fire report in our packets anymore?

Town Manager Larino stated that he is going to start having meetings probably in March. The fire reports are in your packets when the County has time to pull the information together.

Councilmember Ley in the Woodland area there are still piles of debris that need to be cleared off the road. When they are clearing debris there needs to be a sign on the roadway, letting motorist know there is a crew ahead – it's a safety issue.

Mayor Wynkoop Report

Do we want the Auditors to come in and give us a report every year? They will need to schedule one for 2023 audit, we did not get that last year.

I notice the Charter isn't on the website, this needs to be added.

Grants going through the money, I want to see beginning balance, what we spent and what is being reimbursed, wants a super easy report on the grant money.

We need to be able to see the check register, credit card expense, ACH transactions in the monthly report.

We bought Stetcher property with water fund, then decided we wouldn't use it for a water tower, and we had to have the water fund pay back the general fund. Does this need to change now that we are using the Stetcher property for a water tower?

DECEMBER FINANCE REPORT

Beginning Bank Balance	\$ 4,643,870.69
Revenues	\$ 1,382,158.58
Expenditures	\$ 977,648.24
Ending Balance	\$ 5,048,381.03
Pending Liabilities	\$ 304,964.86
Available Cash	\$ 4,743,416.17
Grant Clearing Account	\$ 4,109,072.76
 Total Bank Balance	 \$ 8,852,488.93

CONSENT AGENDA

Minutes of the Town Council Regular Meeting held December 10, 2024.

Minutes of the Town Council Special Meeting held December 23, 2024.

Vice Mayor Womack moved to approve the consent agenda items. Councilmember Morganelli seconded.

Consent Agenda approved 5-0.

DISCUSSION AND ACTION ITEM

Town Manager Larino gave an update of the Town's Capital Projects:

Library construction is wrapping up interior is going quickly, mechanical, plumbing, fixtures will be starting soon.

Water \$13M grant – We will review in March

\$19M for stormwater several projects being reviewed.

Council had asked the town to purchase a spare motor for the well, that has been done and motor is there if any of them fail.

We will investigate maintenance of the shaft bearings.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 2025-155 A Resolution the Town of Montverde, Florida approving the Clean Water State Revolving Fund Planning, Design and construction loan agreement for WW351330 which provides for 100% loan forgiveness in the amount of \$19,823,318.00; authorizing the Town Manager to execute the loan agreement; directing the Town Manager to carry out the terms of the loan agreement; providing for conflicts, severability, and effective date.

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

Town Manager Larino explained the Resolution.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against the Resolution.

Mayor Wynkoop closed the public hearing.

The agreement hasn't been changed from wastewater to stormwater, and I am not comfortable approving this until it is corrected.

Mayor Wynkoop moved to table Resolution No. 2025-155 until the next meeting on February 11, 2025, meeting. Vice Mayor Womack seconded. Resolution No. 2025-155 tabled 5-0.

RESOLUTION NO. 2025-157 A Resolution of the Town Council of the Town of Montverde, Florida, approving Task Order Proposal dated January 8, 2025 between the Town of Montverde and Woodard & Curran, Inc. for development of a Stormwater Facilities Plan; authorizing the Town Manager to execute the agreement; providing for an effective date.

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

Mayor Wynkoop stated this goes with Resolution 2025-155 and should also be tabled.

Mayor Wynkoop moved to table Resolution No. 2025-157 until the next meeting on February 11, 2025, meeting. Vice Mayor Womack seconded. Resolution No. 2025-157 tabled 5-0.

RESOLUTION NO. 2025-160 A Resolution of the Town Council of the Town of Montverde, Florida, Awarding contract to Blackwater Construction Services, LLC resulting from the Town's invitation to bid for Stormwater Improvements issued October 7, 2024; approving the conformed agreement between the Town of Montverde, Florida and Blackwater Construction Services LLC in an amount not to exceed \$723,021.00 for Montverde Stormwater Improvements project being funded through a Florida EPA grant and Lake County Water Authority Stormwater grant; authorizing the Town Manager to execute the agreement; and providing for an effective date.

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

Town Attorney Geraci-Carver stated there are Statutory items that need to be added to the agreement.

Town Manager Larino explained the bid and agreement for stormwater improvements on Lakeside from 3rd Street to 7th Street.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against the Resolution.

Mayor Wynkoop closed the public hearing.

Town Manager Larino stated this has a four (4) month construction timeline.

Councilmember Hartle moved to approve Resolution No. 2025-160. Councilmember Morganelli seconded. Resolution No. 2025-160 approved 5-0.

RESOLUTION NO. 2024-156 A Resolution of the Town Council of the Town of Montverde, Florida, granting a variance from Section 10-52 in Chapter 10 of the Montverde Land Development Code from the rear yard setback for the real property located at 17632 9th Street, Montverde, Florida, owned by Giovanni Cunha; Providing for conditions; And providing for an effective date.

Town Attorney Geraci-Carver read the Resolution by title only. She requested anyone having ex-parte communications regarding the project report it now. None reported.

Town Attorney asked if anyone had ex parte communications regarding this Resolution, none reported.

Town Associate Planner Busto explained the request the petitioner is making for the variance on the location of a 20' x 30' shed.

Giovanni Cunha explained why he wanted to get the shed in the back of the house so he has space in his garage for vehicles and room in the yard for his children to play. This request is for a 20' x 30' shed.

Vice Mayor Womack stated he doesn't meet two of the criteria for a variance, so this is a no because he has to meet them all.

Councilmember Morganelli asked what the topography of the yard is?

Giovanni Cunha, property owner, is flat.

Doesn't have the 25' setback if he puts in driveway. There is also a Heritage tree in that area that he would have to remove to put the shed there.

Vice Mayor Womack stated she likes it will match the house.

Mayor Wynkoop suggested putting in two sheds.

Councilmember Morganelli stated he did not agree with that.

Mayor Wynkoop opened the public hearing.

Annette Parkhurst 17331 Parker, 2nd Street it seems he is trying to do the right thing by preserving vegetation.

Mayor Wynkoop closed the public hearing.

Councilmember Ley stated it's not the shed, it's the size.

Councilmember Ley moved to approve Resolution No. 2024-156. Councilmember Morganelli seconded. Resolution No. 2024-156 approved 4-1 with a roll call vote:

Vice Mayor Womack	Yes
Councilmember Ley	Yes
Councilmember Morganelli	Yes
Councilmember Hartle	Yes
Mayor Wynkoop	No

ORDINANCE NO. 2024-43 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 Town of Montverde Single-Family Medium to Town of Montverde Office, Residential, Commercial (ORC) on the future land-use map for the herein described property consisting of approximately 0.365 +/- acres; providing for severability and scrivener's errors; 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 Economic Opportunity; and providing for an effective date. (First Reading)

Town Attorney Geraci carver read the ordinance by title only and set February 11, 2025, as the second reading.

Town Planner Parks explained the property and what the petitioner is requesting.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against the Ordinance.

Mayor Wynkoop closed the public hearing.

Theresa Kay is a longtime resident of Montverde. We would like to create an indoor and outdoor space for socializing, it is a process, look at parking and whether the property is large enough to create the space she is looking for.

Councilmember Morganelli, 8th street seems to be the cut-off commercial property and noise could be a problem. We have a lot of unused commercial properties that could be used. If we allow the zoning to change and she decides not to go ahead with the project, can it go back to R1.

Town Planner Parks, you cannot change it back, it would still be residential.

Town Manager Larino stated that the property can still be used as residential.

Councilmember Ley asked what is west of property.

Theresa Kay stated a Hardin property.

Councilmember Womack business district – you don't have anywhere else to go, this is it. This is the only direction you can go.

Councilmember Hartle, I don't see it going to hurt.

Councilmember Hartle moved to approve Ordinance 2024-43. Councilmember Ley seconded. Resolution No. 2024-43 approved 5-0 and set for second reading on February 11, 2025.

ORDINANCE NO. 2024-42 An Ordinance of the Town Council of the Town Of Montverde, Changing the zoning designation of real property owned by Michael And Marie Theresa Kay and located at 17510 County Road 455, Montverde, Lake County, Florida from a Single-Family Medium Density (R1M) to Office, Residential, Commercial (ORC); Providing for directions to the Town Manager; Providing for severability and scrivener's errors; Providing for conflict; and setting an effective date. (First Reading)

Town Attorney Geraci carver read the ordinance by title only and set February 11, 2025, as the second reading.

Quasi-Judicial hearing – Councilmember Morganelli spoke to the property owner across the street.

Town Planner Parks explained this is the other part of the request to change the zoning designation of the property.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against the Ordinance.

Mayor Wynkoop closed the public hearing.

There was brief discussion

Councilmember Morganelli moved to approve Ordinance 2024-42. Councilmember Hartle seconded. Ordinance 2024-42 approved 5-0 and set for second reading on February 11, 2025.

ORDINANCE NO. 2024-44 An Ordinance of the Town Council of the Town Of Montverde, Florida, to change the zoning from Lake County Agriculture to Town Of Montverde Single-Family Residential PUD for the herein described property owned by Montverde Landco, LLC and located north of Osgood Road, west of Lake Apopka and Partially east of Kirk Island Rd; 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. (First Reading)

Town Attorney Geraci – Carver read the ordinance by title only and requested for disclosure from the Council members regarding any ex parte discussion that they have had regarding this property.

Councilperson Morganelli knows where it is but has not had any discussion.

Councilperson Womack stated she walks by the property.

Town Planner Parks informed the Council that the P&Z board recommended approval with Lot frontage minimum 60' and lots side setback at 7 ½'.

Brian Cairn spoke regarding the overall project. Stated they don't have an issue with the front lot width being no less than 60'. Side setbacks no less than 7 ½', but would wish to have the HVAC units placed on the side yard.

The applicant feels the roads are not sufficient, this is a pre-existing issue. Would like to have the impact fees for transportation waived.

Town Manager Larino stated the roads are an essential part of this agreement, this is a matter of safety.

Town Associate Planner Busto read the waivers into the record:

Section 3: Waivers approved with conditions.

1. **Waiver from: Section V.B. Housing Model/Style Variety.** No street block should have more than two consecutive single-family homes with the same house model.

Granted with the following conditions:

- a) Proposed development may have more than two consecutive single-family homes with the same or similar house model. However, façades will differ in style, finishings, and color to maintain a non-monotonous street frontage.
- b) The developer shall provide raised medians for traffic calming measures.

2. **Waiver from: Section V.E. Architectural Standards. Prohibited Styles.** Modern Contemporary or Modern Ranch "Garage Dominated" style homes with garage doors that exceed 30 percent of the front, street facing façade.

Granted with the following conditions:

- a) Garages facing the street will not exceed 50 percent of the front elevation on the street-facing façade. This is proportionally well balanced with the Accepted Styles given in the Standards and Guidelines Manual (V.E.2.) and are still relative to Acceptable Styles with front-loaded garages.

- b) Should a garage door exceed 30 percent of the front façade, pavers shall be used for the driveway and lead walk in lieu of poured concrete, except for the driveway apron.
- c) All garage doors will be “upgraded” from standard 32 panel garage doors.

3. **Waiver from: Exterior Finishes:** Residential structures should support Montverde traditions and maintain a level of craft in the process of construction. Exterior finishes should be primarily hardy board, brick, rock, and masonry. Stucco is acceptable if consistent with an approved architectural style. Brick and stone veneer are prohibited.

Granted with the following condition:

- a) Cultured brick and stone veneer must be used. The veneer must have an average thickness of 2-1/2" when applied to the walls or columns adding texture and shadow. The veneer must vary in pattern style and color to enhance the architectural style and paint scheme.

4. **Waiver from: Where** lots are 50-ft. or less in width, garages must be alley-loaded. *Justification:* There are a minimal number of 50-ft. lots proposed, which are not alley-loaded. They are all a minimum of 400-ft. deep and thus are not practical nor feasible for alleys or alley-loaded garages.

5. **Waiver from:** No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front-loaded garages. *Justification:* Alleys and alley-loaded garages are not practical nor feasible for the proposed lot configurations and all lots have an average depth of over 250-ft, front loaded garages shall be allowed.

Granted with the following conditions:

- a) The builder will provide side-loaded garages on 10 percent of the lots that are 60' or more in width.

6. **Waiver from:** Garages must be at a minimum 27 ft x 29 ft interior size.

Granted with the following condition:

- a) Homes will feature standard two-car garages which will be a minimum of 20 ft x 20 ft.

7. **Waiver from:** Section V.F. Staying Connected – Walkable Neighborhoods. Traffic Calming. Intersections along primary entry road(s) to neighborhoods of ten (10) or more homes must contain a traffic circle at the main entry point of first intersection. Traffic circle size shall be determined by *FDOT's Florida Green Book*.

Granted with the following conditions:

- a) Proposed Traffic Calming measures will not necessarily be consistent with *FDOT's Florida Green Book*. Instead, appropriate Traffic Calming measures as illustrated on page 26 of the Standards and Guidelines Manual must be utilized. Complete Streets Design Measures (V.F.3.) will be implemented and include canopy street trees to provide shaded sidewalks, speed control devices (see traffic circle exhibit on page 26 of Standards and Guidelines Manual), and on street parallel parking spaces where appropriate as determined by the Town.

8. **Waiver from:** Block Length. Connectivity shall be promoted with short blocks, wide sidewalks, pathways, and a mix of uses within walking distance. There shall be a maximum block length of 500 feet and circumference of 1,300 feet. The applicant may vary this requirement up to 25 percent provided site conditions or engineering considerations justify the variance. *Justification:* The required block length and circumference specifications are not feasible considering the existing site conditions and the proposed large lot, low density master plan that mandates minimum half acre lot sizes. The entire site is walkable with on street canopy trees providing shaded sidewalks.

Granted with the following condition:

- a) The builder shall provide a 4' wide raised median which will be implemented throughout the development. This median will help calm traffic and provide safe crossing points for pedestrians, improving walkability while supporting the low-density character of the development.

9. **Waiver from:** Section V.H. Conservation Criteria. Landscaping. Canopy Coverage Requirements. All trees installed for canopy coverage in areas including Residential lots, Right-of-Way, Open Space, and Commons Areas must be native to Florida. This does not preclude the use of specimen fruit trees in appropriate areas. Canopy coverage utilizing palm trees must include palm species native to Florida. Trees that grow up to 30' should be planted at least 4' from any sidewalk, 30'-50' trees should be planted at least 6' from any sidewalk, and trees that grow to over 50' should be planted at least 8' from any sidewalk (including fruit trees approved by UF-IFAS). *Justification:* 3-ft to 4-ft from sidewalks is standard practice in the industry and 8-ft is deemed to be excessive and unnecessary.

Granted with the following conditions:

- a) Canopy trees must adhere to the native species requirements.
- b) When canopy trees are planted closer than 8' to sidewalks, trails, and pavement, root barriers must be utilized to prevent damage. In no case shall a tree be planted less than 4' from a sidewalk, trail, or road.

10. **Waiver from:** H1.f. Landscaping. 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. *Justification:* As non-potable water sources are not available for this community, the Developer may be using potable water for temporary irrigation systems to be utilized during the landscape establishment period.

11. **Waiver from:** Design Standards. Article III. Hillside Development. Sec. 4-52. e. If a retaining wall is required, then the wall should be shown with the grading plan and design certified by a state registered engineer, if over 36 inches in height. Walls over 60 inches will not be allowed. Any wall 36 inches and over shall be installed with a decorative aluminum handrail, as required by the Florida Building Code. Wood retaining walls are prohibited. *Justification:* The proposed development will require retaining wall heights greater than 60 inches due to the severe topography of the site. This will limit the use of tiered retaining walls to allow for easier maintenance and provide more usable yard space.

Granted with the following condition:

- a) Walls must be a maximum height of 60" unless the applicant proves to the town that the wall needs to be higher, then the increased height may be granted by the town manager town planner, or town engineer.

The following conditions shall be adhered to with approval of the waivers requested above:

1. At least six (6) (3 locations) highly visible interpretative kiosks (signs) shall be placed in common areas to showcase the archaeological significance of the site. Additionally, the kiosks may describe the natural resources within and adjacent to the residential subdivision. The interpretive kiosks shall be a minimum size of 4x8' with a roof/cover and shall be maintained by the HOA.
2. To provide an opportunity for community engagement and activity, the developer will create recreational features, such as tot lots or outdoor exercise equipment with final concept plan to be approved before final plat.
3. The developer shall provide cultural and wayfinding signage to be displayed across the site to promote connectivity and emphasize site heritage.
4. The developer/builder will ensure non-monotonous street frontage by using different techniques which will be determined at the time of final engineering.
5. A 30-ft landscape buffer with a trail included must be constructed along Osgood Road, at the southern boundary of the site.
6. To further interconnectivity, a trail connection to the Lake Co. Trail System must be constructed.
7. Construction drawings cannot be submitted for review until the utility agreement is approved.

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.

Mayor Wynkoop, the dry lines need to be put in accordance with the code, the developer request eliminating this requirement.

Tom Settle, developer stated the roads are deficient as they are now.

Councilmember Ley and Councilmember Morganelli asked for clarity on the roads.

There was extensive discussion.

Town Planner Parks stated the current width of the roads are substandard in accordance with town code.

Town Manager Larino stated the town wants the roads, concrete ribbons, and sidewalk added to the three roads that will be used by people in the development. We need direction for the Council regarding their wishes.

Mayor Wynkoop moved to table Ordinance 2024-44 to the next council meeting on February 11, 2025. Councilmember Ley seconded. Tabled 4-1 (with Councilmember Morganelli voted nay)

Town Attorney Geraci-Carver request that the Mayor not allow any public comments since we have tabled the Resolution.

Catherine Wiginton, 16703 Magnolia Terrace, you should protect the town as much as you protect Ferndale.

REMINDERS AND ADJOURNMENT

Motion to Adjourn

Councilmember Morganelli moved to adjourn. Councilmember Ley seconded. Motion to adjourn approved 5 -0.

Meeting adjourned at 10:24 p.m.

Joe Wynkoop, Mayor

ATTEST:

Sandy Johnson, Town Clerk

MINUTES OF THE SPECIAL MEETING JANUARY 28, 2025

**MONTVERDE TOWN COUNCIL
SPECIAL MEETING MINUTES
JANUARY 28, 2025, AT 6:30 P.M.**

TOWN COUNCIL MEMBERS PRESENT

Joe Wynkoop, Mayor
Carol Womack, Vice Mayor
Jim Ley Councilmember
Allan Hartle, Councilmember
Joe Morganelli, Councilmember

STAFF PRESENT

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

CALL TO ORDER AND OPENING CEREMONIES

Mayor Wynkoop called the meeting to order and lead the Pledge of Allegiance.

DISCUSSION AND ACTION ITEM

Community Redevelopment Area (CRA)

Mayor gave a brief explanation

Town Manager Larino almost every city in Lake County has a Redevelopment area. It's a development tool, state. The funds can be used for road work, infrastructure and parks. There is a Redevelopment board which the Council can be designated as the board, it meets publicly and sets goals for the area. The funds are set up by getting an area approved (by Council and County Commissioners) as a Redevelopment area. The taxes that are being received at that time freeze at that time, any additional taxes received will no longer shared with the County, the Town would receive the increase in tax dollars. These agreements usually have a 30–40-year life cycle.

April Fisher and Sean Parks, presentation of the CRA – vision for the town of Montverde. Redevelopment plan will be specific. This would be designated as a blighted area – not in the sense of the structures but having a deficiency in infrastructure. Code enforcement issues, streets, sidewalks or commercial parking needs.

The Town must qualify for CRA designation and approved by Lake County Commissioners.

Councilmember Morganelli stated this is an increase in taxes.

Mayor Wynkoop opened the public hearing.

Matthw Baumann, Groveland currently sits on the CRA in Groveland, believes this is a excellent development tool. Groveland has used for streetscapes, stormwater facilities

Mayor Wynkoop closed the public hearing.

Councilmember Hartle stated a CRA solidifies a base for grants.

Town Manager Larion asked if the Council would like to proceed to start a hearing for public input on a CRA and then to start hearing for formally adopting this?

Mayor Wynkoop moved to have the Town Manager move forward on this process. Councilmember Ley seconded. Vote to move forward 5-0.

Review of Impact Fees

Town Manager Larino reviewed the Impact fees report from Willdan Financial regarding the status of the Town's Impact fees. Impact fees are created to meet the needs of growth in a community.

Mayor Wynkoop opened the public hearing

No one spoke in favor of or against the Impact Fees

Mayor Wynkoop closed the public hearing.

There was brief discussion.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against.

Mayor Wynkoop closed the public hearing.

Town Manager Larino asked for recommendation on moving forward to increase impact fees.

Mayor Wynkoop moved to have Town Manager Larino move forward with the Impact Fees. Councilmember Morganelli seconded. Council agreed to move forward with a vote of 5-0.

Comp Plan amendment Change

Town Planner Parks reported the State needs several items prior to adoption of the Comp Plan changes. Will need state inventory analysis including new population update, update on maps, the entitlements are completed. You can also include a super majority charter amendment for density changes. The Council agreed to move forward with the items needed for the amendments.

Discussion on accessory building setbacks

Setback 25' backyard planning team would like to bring forward comments on changing to 15' rear yard setback.

There was brief discussion.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against.

Mayor Wynkoop closed the public hearing.

Town Manager Larino stated the staff will show 7.5', 10', and 15' for comments in the public hearing.

Approval of updated list of contractors and vendors

Town Manager Larion presented an updated list of contractors and vendors for the library project.

Councilmember Hartle moved to approve the list. Councilmember Ley seconded. List approved 5-0.

Town Manager Larino requested permission to put a metal roof on town hall and the fire station and to continue the stonework around the bottom of the buildings. The cost will be around \$75,000. He will come back with a budget amendment when they are done.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against.

Mayor Wynkoop closed the public hearing.

Mayor Wynkoop moved to allow a metal roof and stonework be done on Town Hall and the fire station and allow for \$100,000 to be set aside with a budget amendment for this project. Councilmember Hartle seconded. Request approved 5-0.

RESOLUTION NO. 2025-155 A Resolution the Town of Montverde, Florida approving the Clean Water State Revolving Fund Planning, Design and construction loan agreement for WW351330 which provides for 100% loan forgiveness in the amount of \$19,823,318.00; authorizing the Town Manager to execute the loan agreement; directing the Town Manager to carry out the terms of the loan agreement; providing for conflicts, severability, and effective date.

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

Mayor Wynkoop explained this is the same agreement as before, but the state has sent an explanation as to why this is called wastewater when it is going to be used as stormwater.

Mayor Wynkoop opened the public hearing.

Randy Ellman, Lowry Road asked if the Town Attorney and Town Manager had reviewed this document prior to it coming for the Council at the last meeting. This makes me feel uncomfortable.

Mayor Wynkoop closed the public hearing.

Mayor Wynkoop moved to approve Resolution No. 2025-155 for stormwater only. Councilmember Hartle seconded. Resolution No. 2025-155 approved 5-0.

RESOLUTION NO. 2025-157 A Resolution of the Town Council of the Town of Montverde, Florida, approving Task Order Proposal dated January 8, 2025, between the Town of Montverde and Woodard & Curran, Inc. for development of a Stormwater Facilities Plan; authorizing the Town Manager to execute the agreement; providing for an effective date.

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

Town Manager Larino explained the loan and forgiveness program. Scott Shannon, Woodard and Curran explained what they would be doing to create a facility plan.

Councilmember Ley moved to approve Resolution No. 2025-157. Councilmember Hartle seconded. Resolution No. 2025-157 approved 5-0.

Mayor Wynkoop Joe would like to have the public input on what is being done in this project, during the course of the project. Council would also like to be kept up to date on the progress of the project.

Councilmember Ley moved to approve Resolution 2025-157. Councilmember Hartle seconded. Resolution 2025-157 approved 5-0.

REMINDERS AND ADJOURNMENT

Any further business from Town Manager or Councilmembers. Town Manager Larino let everyone know that before the February 11, 2025 meeting there will be a ground breaking at the new fire station and then dinner will be served at Town Hall.

Councilmember Morganelli was asked about the meeting in Ferndale. He stated it was good.

Motion to Adjourn

Councilmember Hartle moved to approve. Councilmember Ley seconded. Meeting adjourned at 8:45 pm.

Joe Wynkoop, Mayor

ATTEST:

Sandy Johnson

DISCUSSION AND ACTION ITEMS

REVIEW OF FEMA EXPENSES

REVIEW OF GRANTS

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

ORDINANCE NO. 2024-43

ORDINANCE 2024-43

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 TOWN OF MONTVERDE SINGLE-FAMILY MEDIUM TO TOWN OF MONTVERDE OFFICE, RESIDENTIAL, COMMERCIAL (ORC) ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF APPROXIMATELY 0.365 +/- 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 ECONOMIC OPPORTUNITY; 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 on **Exhibit B** for visual reference.
The Property consists of 0.365 +/- 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 Town of Montverde Single-Family Medium Density and designating the Property on the Future Land Use Map to:

**TOWN OF MONTVERDE OFFICE, RESIDENTIAL, COMMERCIAL
(ORC)**

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 _____, 20__.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, 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
Vice Mayor Jim Peacock		
Councilmember Jim Ley		
Councilmember Allan Hartle		
Councilmember Carol Womack		
Mayor Joe Wynkoop		

EXHIBIT A

Legal Description of Property

**Lot 4, Block 9, Division F, Town of Montverde in Section 2, Township 22 South, Range 26,
Public Records of Lake County, Florida (the "Property")**

Lake County Florida Property Appraiser Parcel Identification Number:
01-22-26-1200-009-00400

EXHIBIT B





STAFF REPORT

FUTURE LAND USE MAP AMENDMENT AND REZONING

Public Hearings: Planning & Zoning Board (P&Z): December 11, 2024
Town Council (TC): January 14, 2025, and February 11, 2025

Ordinance No.: Ordinance 2024-43 and Ordinance 2024-42

Applicant/Owner: Michael and Marie Theresa Kay

Requested Action: The applicant seeks a Future Land Use Map Amendment and Rezoning of approximately 0.365 +/- acres from Single Family Medium (SFM) Future Land Use and Single-Family Medium Density (R1M) Zoning District to Office, Residential, Commercial District (ORC) Future Land Use and Zoning District.

Staff Determination: Staff finds both the Future Land Use Map amendment and the rezoning application consistent with the Comprehensive Plan and Land Development Regulations (LDR). This is based on the analysis provided below.

Subject Property Information

Size: 0.365 +/- Acres

Location: 17510 County Road 455, Montverde, FL 34756 (Home built in 1900)

Alternate Key No.: 1462568

Existing Zoning District: Single Family Medium District (R1M)

Proposed Zoning District: Office, Residential, Commercial (ORC)

Existing Future Land Use Category: Single Family Residential (SFR)

Proposed Future Land Use Category: Office, Residential, Commercial (ORC)



STAFF REPORT

Adjacent Property Land Use

Direction	Future Land Use	Zoning	Existing Use	Comments
North	SFR	R1M	Vacant Residential	
South	C1	C1	Single Family Residential	The zoning is C1 although there is a single-family home on the property.
East	SFR	R1M	Single Family Residential	
West	SFR	R1M	Single Family Residential	

Staff Analysis

The applicant seeks a Future Land Use Map Amendment and Rezoning of approximately 0.365 +/- acres from Single Family Medium (SFM) Future Land use and Single-Family Medium-Density (R1M) Zoning District to Office, Residential, Commercial District (ORC) Future Land Use and Zoning District.

Existing and Proposed Development Standards Zoning District Maximum

	Zoning District	Maximum Density	Maximum Floor Area Ratio	Maximum ISR	Minimum Open Space*	Maximum Building Height
Existing	R1M	4 dwelling units/acre	NA	60%	15%	35 feet
Proposed	ORC	NA	0.7 FAR	80%	30%	35 feet

* Please note that a Comprehensive Plan Amendment is currently being processed by the Town that will require a minimum of 25% Open Space for R1M.

Standards for Review

- 1) Land Development Code (LDC) Sec. 10-7 requires that a rezoning request to commercial district and office/residential/commercial district must include a conceptual site plan. The applicant has provided a proposed conceptual site plan that shows development consistent with a nonresidential use. This supports the request for rezoning as nonresidential uses are not permitted in the current R1M Zoning District designation.



STAFF REPORT

2) 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-** as stated in 1) above, the applicant has provided a proposed conceptual site plan that shows development consistent with a nonresidential use. This supports the request for rezoning as nonresidential uses are not permitted in the current R1M Zoning District designation.
- b) **The effect of the change, if any, on the particular property and on surrounding properties-** the rezoning to ORC for this property will enable it to expand the list of permitted uses beyond what is currently allowed in R1M, which is primarily single family residential, home occupation, public facilities, and limited agriculture without retail sales. The ORC Zoning District permits these same uses but also allows office and specialty retail, which is more limited than the Commercial (C1) Zoning District. The proposed rezoning would provide a transition of intensities between the abutting R1M properties from the properties zoned C1 to the South across County Road 455. Please see the attached Future Land Use map and Rezoning Map that show the relationship of this property between the C1 properties to the South and the R1M properties to the North, West, and, East.
- 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 the ORC Zoning District in the City. The Future Land Use Map Amendment and Rezoning provides the Town with the opportunity to continue to build a commercial corridor along County Road 455 while also limiting the intensity of development abutting residential properties.
- 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 b) and c) above, the Future Land Use Map Amendment and Rezoning is consistent with providing a transition between residential and commercial properties. It also is consistent with the Comprehensive Plan policies regarding protection of residential properties from nonresidential development based on the following Comprehensive Plan policies:
 - i) *Future Land Use Policy 1-1.1.3: Mitigation of Impacts from Adjacent Development. Residential areas delineated on the Future Land Use Map shall be protected from the encroachment of incompatible nonresidential development. The proposed Future Land Use Map amendment and Rezoning to ORC will provide this transition between Single Family Residential and Commercial properties.*
 - ii) *Future Land Use Policy 1-1.5.2: Criteria for Identifying Commercial Sites. The location and distribution of commercial land use districts delineated on the Future Land Use Map shall be determined according to the following criteria: (A) Access and vicinity to C.R. 455... The proposed Future Land Use Map*



STAFF REPORT

amendment and Rezoning to ORC is consistent with this Policy as the subject property directly abuts County Road 455.

- iii) *Future Land Use Policy 1-1.5.3: General Pattern of Commercial Land Use. ...The office, residential, commercial category serves to prevent high intensive commercial from dispensing throughout the rest of the Town.*
- iv) *Economic Prosperity Policy 1-1.4.4: The Town shall promote the following targeted industries: ... •Small scale retail that is consistent with the Towns small town charm and locally owned small business.*

- e) **The availability and provision of adequate services and facilities-** as the property is currently developed, there are existing services and facilities. Any required improvements will be reviewed as required by a subsequent development plan and permitting process.
- f) **The impact on the natural environment-** the property is located within the central commercial core of the Town. This location promotes protection of the natural environment as it promotes pedestrian access between residential and commercial uses.
- g) **Other criteria as may be applicable-**
 - i) Approval of the Future Land Use Map Amendment and Rezoning does not grant approval of a specific use for the property, nor does it approve the conceptual plan. LDC Sec. 6.2 (a) requires a separate site plan application process for all office and commercial (including specialty retail) projects proposed in the Town. This would be a separate application following the Future Land Use Map Amendment and Rezoning, which would also require formal consideration by the Planning and Zoning Board and Town Council.
 - ii) Only the uses listed as a permitted use in LDC Sec. 10-57 (b) are allowed and include:
 - (1) Single-family dwelling units having a minimum living area of 1,100 square feet for one- or two-bedroom residences and 1,250 square feet for three or more-bedroom residences, exclusive of garages, carports, and screened areas
 - (2) Family day care homes
 - (3) Community residential homes with six or fewer residents
 - (4) Buildings, structures or uses maintained or operated by the town
 - (5) Home occupations conducted within single-family dwelling units and operated in accordance with this chapter
 - (6) Office
 - (7) Specialty retail.
 - iii) LDC Sec. 10-57 (c) list uses that may be permitted as a conditional use if approved by Town Council. If this Future Land Use Map Amendment and Rezoning are approved, and an application proposes any of the uses below, such will be required to come back before the Planning and Zoning Board



STAFF REPORT

and Town Council for approval. These uses are not allowed unless expressly approved by Town Council in a public hearing. They include:

- (1) Houses of worship
- (2) Office development (requires site plan approval)
- (3) Commercial development (requires site plan approval)
- (4) Public or semi-public facilities or structures owned or operated by the town, county, the state or the federal government
- (5) Utility facilities, including electric transformers, gas regulator stations, telephone switching equipment, gas pipelines, transmission lines and poles
- (6) Boathouses without living quarters
- (7) Cemeteries
- (8) Uses which, as determined after consideration by the planning and zoning board and approval of the town council, will not have a more adverse affect upon the public health, safety, and welfare than other permitted or conditional uses in the zoning district.

Planning and Zoning Board & Town Council Motion Considerations:

Legislative Action 1

Future Land Use Map Amendment- Ordinance 2024-43

1. **Recommend approval** of Ordinance 2024-43, amending the Future Land Use Map designation from Single Family Residential (SFR) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568.
2. **Recommend denial** of Ordinance 2024-43, amending the Future Land Use Map designation from Single Family Residential (SFR) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568. based 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 2024-43, amending the Future Land Use Map designation from Single Family Residential (SFR) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568. pending additional information requested by the Planning and Zoning Board and/or Town Council. [Provide specific additional information requested.]

P&Z recommended APPROVAL on December 11, 2024, and Town Council recommended APPROVAL on January 14, 2025.



STAFF REPORT

Quasi-Judicial Action 2

Rezoning- Ordinance 2024-42

1. **Recommend approval** of Ordinance 2024-42, changing the Zoning Map designation from Single Family Medium District (R1M) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568.
2. **Recommend denial** of Ordinance 2024-42, changing the Zoning Map designation from Single Family Medium District (R1M) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568. based 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 2024-42, changing the Zoning Map designation from Single Family Medium District (R1M) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568. pending additional information requested by the Planning and Zoning Board and/or Town Council. [Provide specific additional information requested.]

P&Z recommended APPROVAL on December 11, 2024, and Town Council recommended APPROVAL on January 14, 2025.

Please note:

Ordinance 2024-43, amending the Future Land Use Map designation from Single Family Residential (SFR) to Office, Residential, Commercial (ORC) is considered a *Small-Scale Comprehensive Plan Amendment* by Florida Statutes (FS).

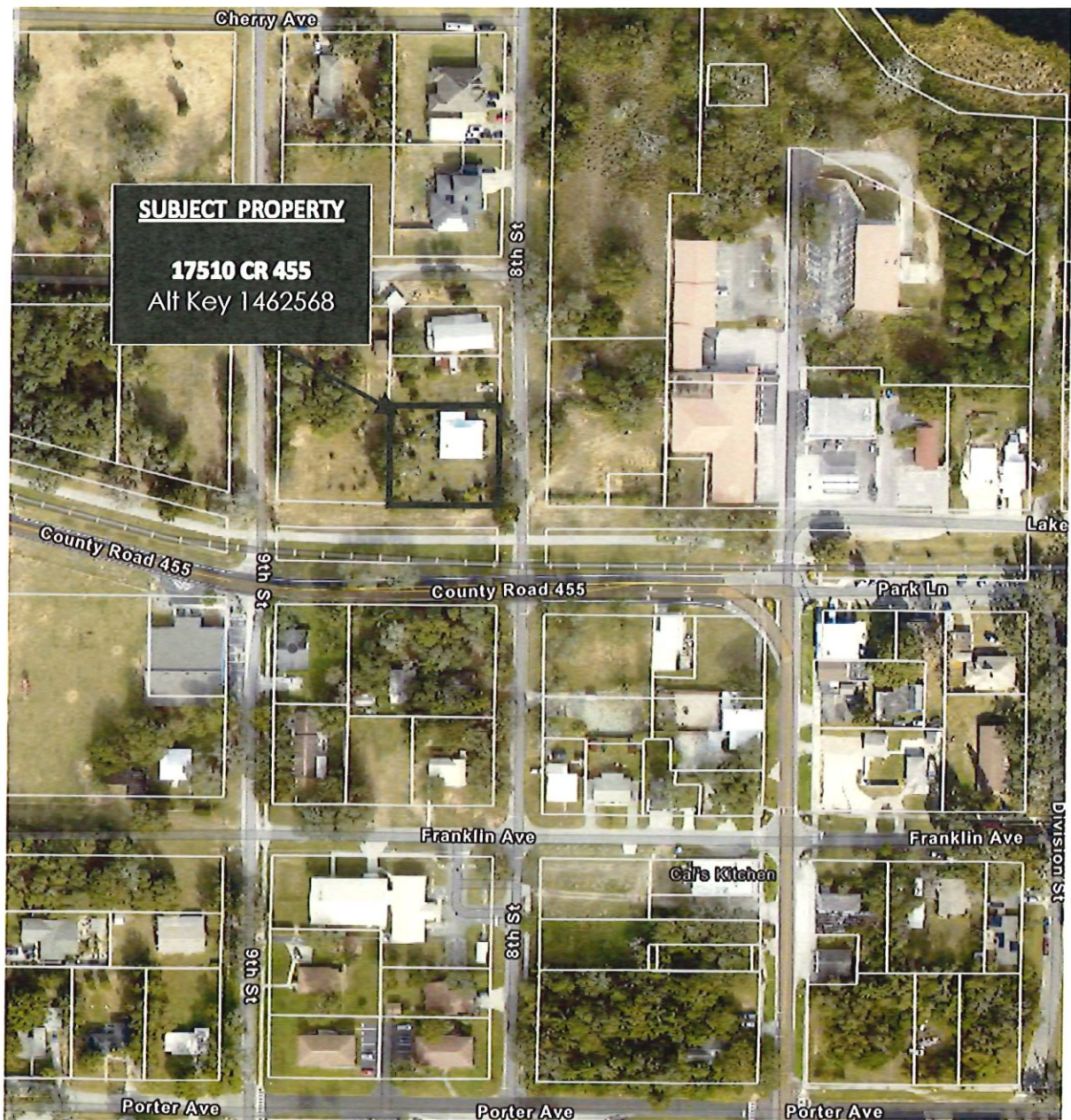
FS 163.3187 (5) (c) requires that small scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance.

The rezoning (Ordinance 2024-42) would also not become effective until Ordinance 2024-43 is effective since the rezoning is contingent on the Future Land Use Map amendment.



STAFF REPORT

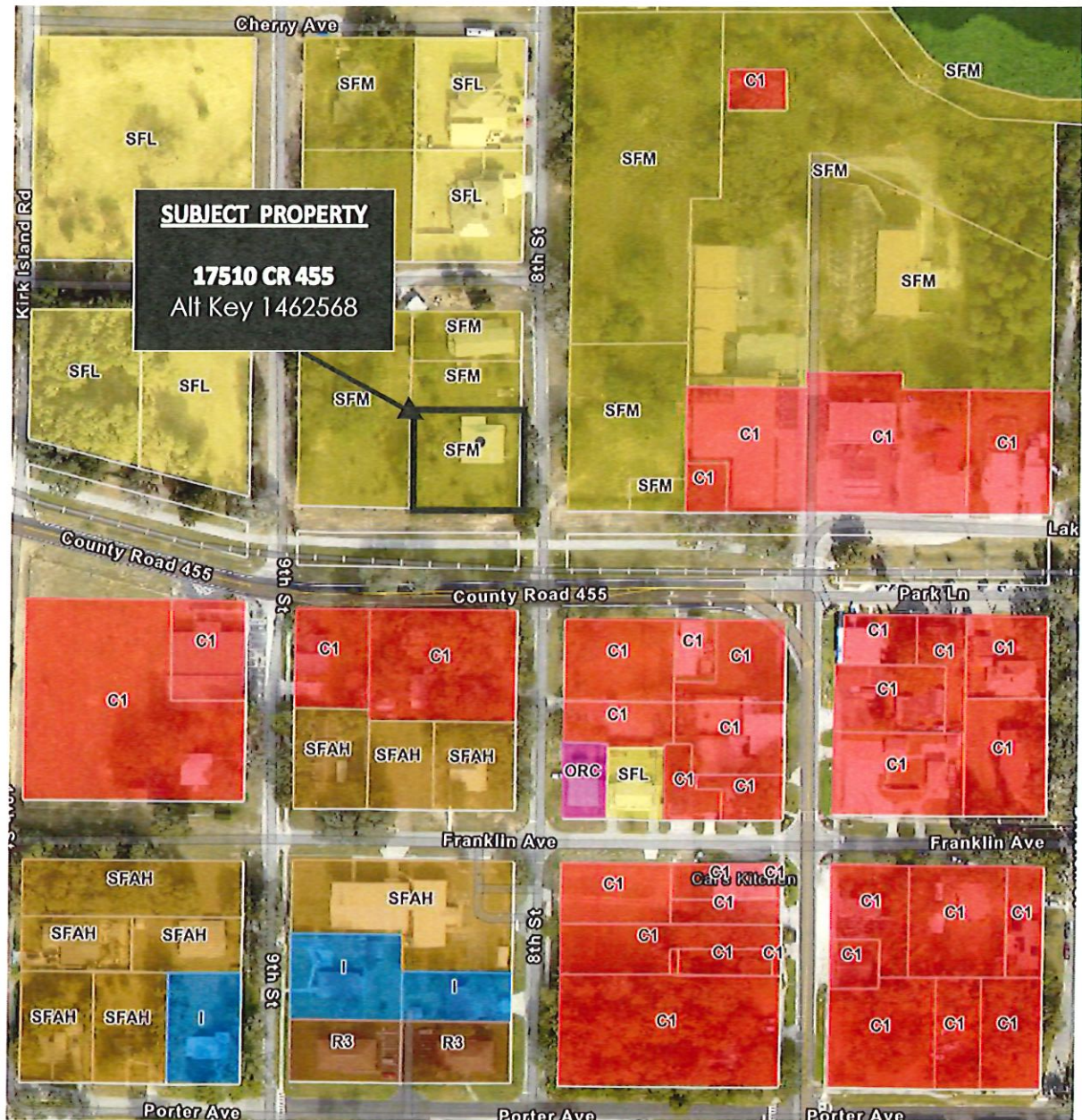
Figure 1
Subject Property





STAFF REPORT

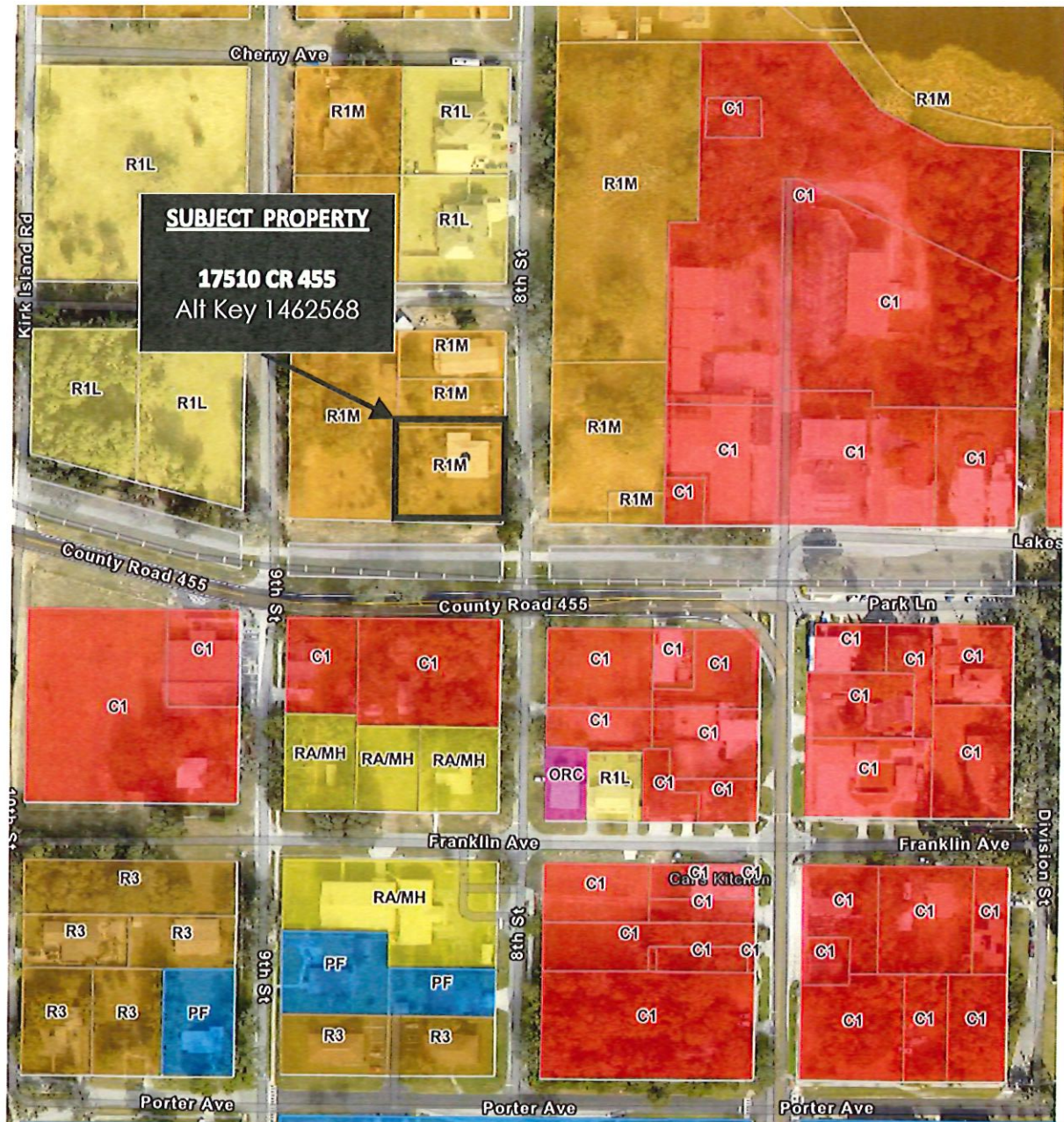
Figure 2
Future Land Use Map
Current FLU: Single Family Medium (SFM)





STAFF REPORT


Figure 3
Zoning Map
Current Zoning: Single-Family Medium-Density (R1M)





STAFF REPORT

Application



PERMIT PROJECT
FILE #: 24-000113
17518 455 MONTVERDE FL 34754
REZONE FROM R1M TO COMMERCIAL

PERMITS

REVIEWS

INSPECTIONS

DOCUMENTS

VIOLATIONS

CONTACTS

ACTIVITIES

NOTES

FILE

PERMIT # 224-000002

Permit Type
Planning Application

Subtype
Rezoning Application

Work Description
Rezone from R1M to Commercial

Applicant
Theresa Kay

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
5,275.00

Permit Fees
0.00

Total Amount
5,275.00

Amount Paid
0.00

Balance Due
5,275.00

Non-Billable

PERMIT DATES

Application Date
09/03/2024

Approval Date

Issue Date

Expiration Date

Close Date

Last Inspection

LAKE COUNTY ALT KEY # (LIST ALL)

LAKE COUNTY ALT KEY #
1462568

TAX IDENTIFICATION #
01-22-26-1200-009-00400

Add Row

Applicant is
Owner

PROPERTY INFORMATION

Legal Description of Property to be Rezoned
Image 9-3-24 at 11:51 AM.png

Property is Located in the Vicinity of the Following Streets
County Road 455 & 8th St

Square Feet or Acres?
Acres
0.37
Square Feet Calculated
16,117.20

UTILITIES

Requesting the Following Utilities?

☐ Central Water

☐ Central Sewer

☐ Well

☐ Septic Tank

ZONING

Existing Zoning of Property
R1M

Requested Zoning of Property
Commercial

Number, Square Footage and Present use of the Existing Structures on the Property
1 Residential Home 1225 Sqft

Proposed Use of the Property
Coffee, Beer & wine

Has a any land use application been filed within the last year in connection with this property?
No

DOCUMENTS (CLICK BLUE TEXT TO DOWNLOAD)

Applicant Affidavit
Affidavit.pdf

Plans
455schematic.pdf

Survey
455survey.pdf

Signature
signature.png



STAFF REPORT

FEE							
FEE		DESCRIPTION		QUANTITY	AMOUNT	TOTAL	
Application Fee						250.00	
Review Deposit						5,000.00	
Permit Technology Administration Fee						25.00	
					Plan Check Fees	5,275.00	
					Permit Fees	0.00	
					Total Fees	5,275.00	
PAYMENTS							
DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
						Amount Paid	0.00
						Balance Due	5,275.00



STAFF REPORT

EXHIBIT A

Ordinance 2024-42

Ordinance 2024-43

NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 600-feet of a property requesting a change in the Zoning and Future Land Use maps (see below). The Town of Montverde is required by law to notify you of the upcoming Town Council meetings. If you have no questions, or do not wish to attend the meeting, you may disregard this notice. No action is required of you.

From: Paul Larino, Town Manager

Date: December 23, 2024

Re: Notice of Public Hearing for Ordinance 2024-42 and 2024-43

Notice is hereby given for public hearings to be held in the Town of Montverde Town Hall, 17404 Sixth Street, Montverde, Florida, regarding the parcel described below.

The Town of Montverde Town Council will hold public hearings on **January 14, 2025, at 7:00 p.m.** and **February 11, 2025, at 7:00 p.m.** at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

ORDINANCE 2024-42

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE CHANGING THE ZONING DESIGNATION OF REAL PROPERTY OWNED BY MICHAEL AND MARIE THERESA KAY AND LOCATED AT 17510 CR 455, MONTVERDE, LAKE COUNTY, FLORIDA, FROM A SINGLE-FAMILY MEDIUM DENSITY (R1M) DESIGNATION TO OFFICE, RESIDENTIAL, COMMERCIAL (ORC); PROVIDING FOR DIRECTIONS TO THE TOWN MANAGER; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT; AND SETTING AN EFFECTIVE DATE.

ORDINANCE 2024-43

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 TOWN OF MONTVERDE SINGLE-FAMILY MEDIUM TO TOWN OF MONTVERDE OFFICE, RESIDENTIAL, COMMERCIAL (ORC) ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF APPROXIMATELY 0.365 +/- ACRES ; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS;

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 ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE;

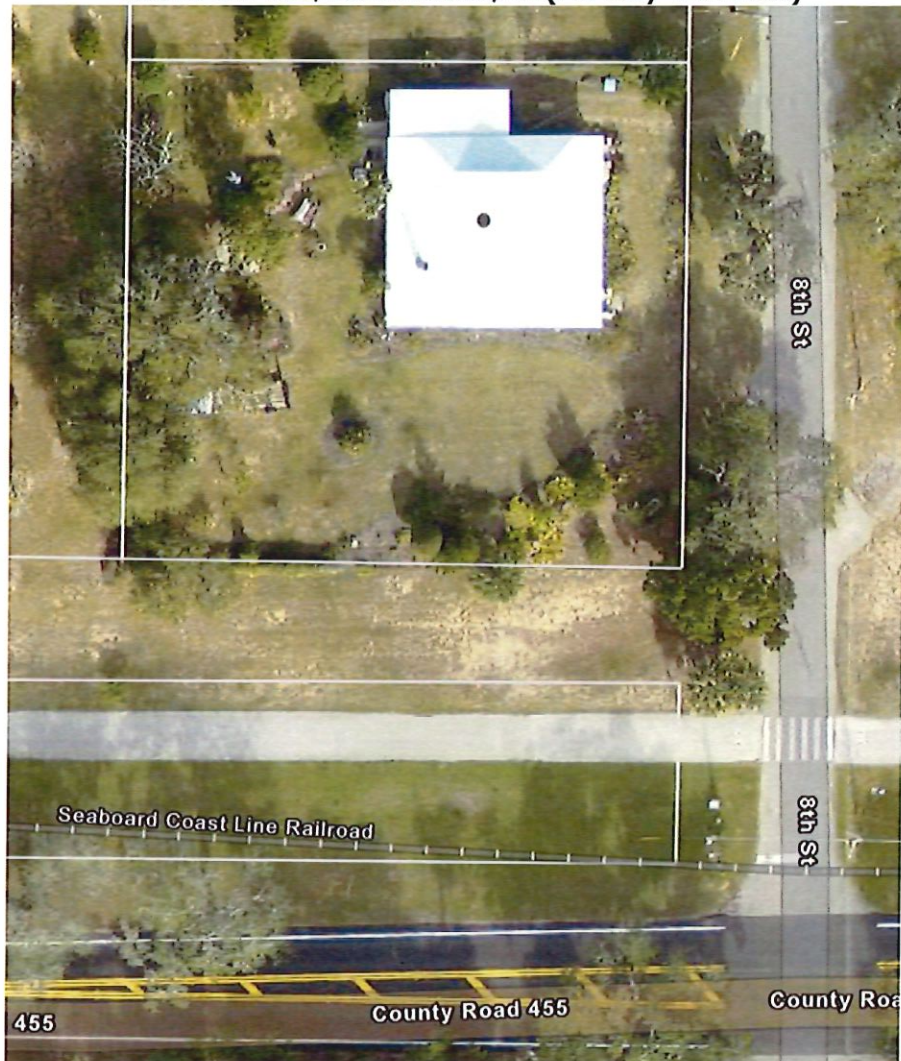
Interested parties may appear at the public hearings and be heard with respect to the proposed ordinances. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

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 7:00 a.m. to 6:00 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

Figure 1
17510 CR 455, Montverde, FL (Alt Key 1462568)



Future Land Use Map

Current: Single Family Medium (SFM)

Proposed: Office, Residential, Commercial (ORC)

Zoning

Current: Single Family Medium Density (R1M)

Proposed: Office, Residential, Commercial (ORC)

NOTICE OF PUBLIC HEARINGS - 600' CERTIFIED MAIL ADDRESSES

OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
16909 FRANKLIN LLC	17531 COUNTY ROAD 455	MONTVERDE	FL	34756
17425 SEVENTH STREET LLC	17101 PORTER AVE # 58017	MONTVERDE	FL	34756
17548 NINTH LLC	17531 COUNTY ROAD 455	MONTVERDE	FL	34756
8TH STREET VISION LLC	2215 CLUSTER OAK DR STE	CLERMONT	FL	34711
ARELLANO JOHN & KARIN	17531 COUNTY ROAD 455	MONTVERDE	FL	34756
BAUMANN ERIN & MATTHEW	1122 IMPERIAL EAGLE ST	GROVELAND	FL	34736
BENNETT TROY A AND ANNE BENNETT	16006 VETTA DR	MONTVERDE	FL	34756
BRECHEN GLEN D &	17424 SCOTT LN	MONTVERDE	FL	34756-3294
BURCH JOHN F JR	PO BOX 560340	MONTVERDE	FL	34756-0340
CARROLL JOHN B	PO BOX 560483	MONTVERDE	FL	34756-0483
CHARLENE B WARNKEN TRUST	17624 NEAL DR	MONTVERDE	FL	34756
COLLINS THOMAS R & MARIAN E	PO BOX 560113	MONTVERDE	FL	34756-0113
CORRAL EVARISTA	17548 SUNSET TER	WINTER GARDE	FL	34787
CUNHA GIOVANNI G & GRAZIELA K FRANCO	17632 9TH ST	MONTVERDE	FL	34756
DAVID HARDEN AKA DONALD DAVID HARDEN REVOCABLE TRUST	PO BOX 560085	MONTVERDE	FL	34756-0085
DERMASTART LABS LLC	2037 SAILBOROUGH CT	WINTER GARDE	FL	34787
ERIC T BLOMSTROM AND GINA M BLOMSTROM INTER VIVOS REVOCABLE	16729 KAMALIN CT	CLERMONT	FL	34715
FENDER CHERYL L	PO BOX 560470	MONTVERDE	FL	34756-0470
FILEGAR JOHN F & MARY K	PO BOX 560652	MONTVERDE	FL	34756-0652
FIRST BAPTIST CHURCH OF MONTVERDE	17409 8TH ST	MONTVERDE	FL	34756
FLORIDA TELEPHONE CORP	1025 ELDORADO BLVD	BROOMFIELD	CO	80021
FRANKLIN CENTER EAST INC	12637 KATHERINE CIR	CLERMONT	FL	34711-0007
FRANKLIN HOYT J ESTATE	12637 KATHERINE CIR	CLERMONT	FL	34711
FRANKLIN POSTAL BUILDING INC	PO BOX 560112	MONTVERDE	FL	34756-0112
FRANKLIN STORE BUILDING INC	12637 KATHERINE CIR	CLERMONT	FL	34711
FULMORE WILLIE J JR	906 SUNNY DELL DR	ORLANDO	FL	32809
GRACE JACK E & DEBORA M	17623 8TH ST	MONTVERDE	FL	34756
HICKS KATHERINE L	17405 9TH ST	MONTVERDE	FL	34756
HORVATH EVA	PO BOX 560362	MONTVERDE	FL	34756-0362
HOUGHTON JUSTINE L	17549 KIRKLAND RD	MONTVERDE	FL	34756
HOWEY HOLDINGS LLC	884 S DILLARD ST	WINTER GARDE	FL	34787
KAY MICHAEL & MARIE T	17633 KIRKLAND RD	MONTVERDE	FL	34756
KUMQUAT BEACH II LLC	16316 BURKE ST	MONTVERDE	FL	34756
LOPEZ CHRISTINA A & JUAN M L HERNANDEZ	17620 8TH ST	MONTVERDE	FL	34756
MC GRATH JAMES F III & VEDA C	5990 SW 97TH AVE	MIAMI	FL	33173-1452
MONTVERDE ACADEMY INC	17235 SEVENTH ST	MONTVERDE	FL	34756-3210
NEUBAUR ARTHUR T	17606 9TH ST	MONTVERDE	FL	34756-3170
PATEL JAY B & AMRITA	17599 8TH ST	MONTVERDE	FL	34756
POOL ELAINE M &	PO BOX 560023	MONTVERDE	FL	34756-0023
PUBLIC DEDICATION CITY	PO BOX 560008	MONTVERDE	FL	34756-0008
SMITH BESSIE P ESTATE	12637 KATHERINE CIR	CLERMONT	FL	34711
SMITH L NEAL & BESSIE P	PO BOX 121004	CLERMONT	FL	34712-1004
STALNAKER ERIC ET AL	17531 8TH ST	MONTVERDE	FL	34756
TAYLOR JANE B	17349 7TH ST	MONTVERDE	FL	34756-0086
THE CHURCH AT MONTVERDE INC	17015 PORTER AVE	MONTVERDE	FL	34756
TOWN OF MONTVERDE	PO BOX 560008	MONTVERDE	FL	34756-0008
UNKNOWN	1122 IMPERIAL EAGLE ST	GROVELAND	FL	34736
UNKNOWN	884 S DILLARD ST	WINTER GARDE	FL	34787
WADSWORTH AARON D & ANDREA M	17647 NINTH ST	MONTVERDE	FL	34756

ORDINANCE 2024-42

RECORD AND RETURN TO:
TOWN OF MONTVERDE
P.O. BOX 560008
MONTVERDE, FL 34756

ORDINANCE 2024-42

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE CHANGING THE ZONING DESIGNATION OF REAL PROPERTY OWNED BY MICHAEL AND MARIE THERESA KAY AND LOCATED AT 17510 CR 455, MONTVERDE, LAKE COUNTY, FLORIDA, FROM A SINGLE-FAMILY MEDIUM DENSITY (R1M) DESIGNATION TO ORC OFFICE, RESIDENTIAL, COMMERCIAL; PROVIDING FOR DIRECTIONS TO THE TOWN MANAGER; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT; AND SETTING AN EFFECTIVE DATE.

WHEREAS, Michael and Marie Theresa Kay, Owners, are requesting to change the zoning designation for the real property described below from Single-Family Medium Density to Office, Residential, Commercial in order to have a coffee shop on the property; and

WHEREAS, the property has a future land use designation of Office, Residential, Commercial (ORC) as shown on the Town of Montverde Comprehensive Plan Future Land Use Map; and

WHEREAS, the requested zoning is consistent with the future land use designation of the property; and

WHEREAS, the Planning & Zoning Committee has considered this ordinance at a duly noticed public hearing; and

WHEREAS, the Town of Montverde has advertised as required by law prior to adoption of this ordinance, and provided surrounding property owners notice; and

WHEREAS, the Town Council has considered adoption of this ordinance at a public hearing

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA as follows:

Section 1. Zoning Classification. Based on the petition by Michael and Marie Theresa Kay the property hereinafter described which petition has been approved by the Town Council of the Town of Montverde, Florida, pursuant to the provisions of the Laws of Florida, the zoning designation of the said property located in the Town of Montverde, Lake County, Florida, is hereby changed from Single-Family Medium Density to **Office, Residential, Commercial (ORC)** as designated by Town of Montverde, to wit:

Lake County Florida Property Appraiser Parcel Identification Number:
01-22-26-1200-009-00400

**Lot 4, Block 9, Division F, Town of Montverde in Section 2, Township 22 South,
Range 26, Public Records of Lake County, Florida (the “Property”)**

The Property is depicted on **Exhibit A** attached hereto.

Section 2. Consistent with Comprehensive Plan. The zoning classification is consistent with the Comprehensive Plan of the Town of Montverde, Florida.

Section 3. Official Zoning Map. 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 4. 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 5. 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 6: Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Effective Date. This ordinance shall be effective immediately upon adoption by the Town Council of the Town of Montverde.

PASSED AND ORDAINED in regular session of the Town Council of the Town of Montverde, Lake County, Florida, this _____ day of _____, 2024.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

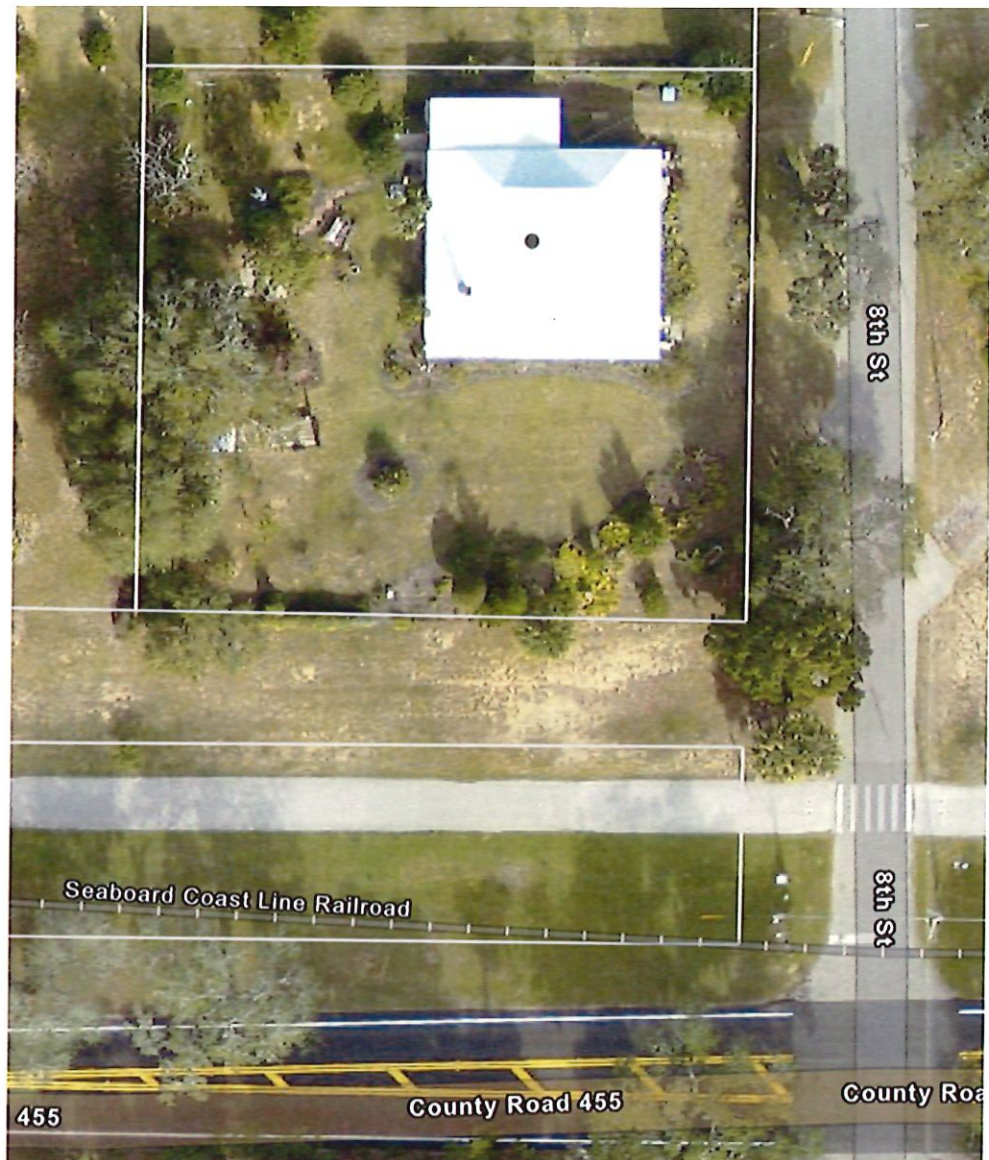
First Reading _____

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
Vice Mayor Jim Peacock		
Councilmember Jim Ley		
Councilmember Allan Hartle		
Councilmember Carol Womack		
Mayor Joe Wynkoop		

EXHIBIT A



Lake County Florida Property Appraiser Parcel Identification Number:
01-22-26-1200-009-00400

ORDINANCE 2023-87

**Record and Return to:
Town of Montverde
P.O. Box 560008
Montverde, FL 34756**

RESOLUTION 2023-87

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING A CONDITIONAL USE PERMIT IN A R-1L SINGLE-FAMILY LOW DENSITY ZONING DISTRICT IN THE TOWN OF MONTVERDE TO PERMIT AN OUTDOOR STORAGE BUSINESS FOR BOATS, RVs, AND TRAILERS ON THE HEREIN DESCRIBED PROPERTY GENERALLY LOCATED AT FOSGATE ROAD AND RIDGEWOOD AVENUE, MONTVERDE, FLORIDA, OWNED BY PARQUE VERDE, LLC; PROVIDING FOR CONDITIONS; PROVIDING FOR AN EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Grant Roberts, manager of Parque Verde, LLC, petitioned for a Conditional Use Permit to allow for an outdoor storage business for boats, RVs and trailers within a R1L Single-Family Low Density zoning district generally located at Fosgate Road and Ridgewood Avenue in Montverde; and

WHEREAS, such property is more particularly described below (the "Property"); and

WHEREAS, property owners within a 300 foot radius of the property corners were provided written notice delivered by U.S. Mail, Return Receipt Requested in accordance with Sec. 10-11, Town of Montverde Code of Ordinances in advance of Planning and Zoning; and

WHEREAS, this Resolution has been properly advertised in a newspaper of general circulation prior to the public hearing before Town Council; and

WHEREAS, Planning and Zoning and the Town Council have considered the petition in accordance with standards for granting a Conditional Use Permit contained in Section 10-11, Town of Montverde Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, as follows:

1. The Town of Montverde has determined that the use of the Property for operation of an outdoor storage business for boats, RVs, and trailers is desirable at the location of the Property.
2. The Town Council has determined that these uses on the Property will not be detrimental to the public health, safety or general welfare of persons residing or working in the vicinity of the Property, and is not detrimental to the character of the area or inconsistent with trends of development in the area.

3. The Town Council has determined that the proposed use of the Property will comply with the regulations and conditions specified in the codes for such use.
4. The proposed use will not have an undue adverse effect on existing traffic patterns, movements and intensity.
5. The Town Council has further determined that the proposed use is consistent with the Comprehensive Plan for the Town of Montverde and will not adversely affect the public interest.
6. The petition for a Conditional Use Permit filed by Grant Roberts, manager of Parque Verde, LLC, for the property located generally located at Fosgate Road and Ridgewood Avenue in the Town of Montverde, Lake County, Florida, more particularly described as follows is **GRANTED** subject to conditions set forth below:

Parcel No: 11-22-26-0002-000-04100

The North ¾ of the West ½ of the Southwest ¼ of the Northwest ¼ , Section 11, Township 22 South, Range 26 East, Lake County, Florida.

7. **Conditions.**

- (a) Conditional Use is granted for operation of an outdoor storage business for vehicles, boats, RVs, and trailers, and for no other use or purpose. Maximum of 50 parking spots with a maximum length of 38-ft. Storage of vehicles, RV's and trailers having air brakes is prohibited. The usage may also include vehicles related to the owner's landscaping business; however, retail sales is prohibited.
- (b) The maximum weight for the boats, RVs and trailers outlined above is restricted to 28,000 gross vehicle weight..
- (c) The Property must comply with the setbacks for R1L Single-Family Low Density zoning district. Setbacks must be shown on the site plan.
- (d) All structures including but not limited to fences, sheds, and accessory structures, shall adhere to a minimum setback of 50 feet from the delineation of the seasonal high-water elevation or jurisdictional wetland line, whichever is higher, as established by a qualified professional using soil conditions and vegetative indicators.
- (e) There shall be no storage within 50-feet of a delineated wetland line. The owner must construct a split rail or "Montverde Style" fence around the storage area to protect against encroachment into the wetland buffer.
- (f) A major site plan in conformance with Town regulations for commercial use must be submitted and approved prior to use of the Conditional Use and prior to any site work or improvements on the Property. A site plan includes, but is not limited to stormwater calculations, wetland locations, traffic study, environmental assessment, fully

engineered plans signed and sealed by a licensed professional, and application for a SJRWMD permit.

- (g) Comply with any applicable codes in the Lake County Commercial zoning district (C-1) for trailer parking. Semi-tractor trailer parking is prohibited.
- (h) The owner must submit traffic circulation plan satisfactory to town manager, town planner and town engineer as part of site plan application to reflect how vehicles will enter, circulate and exit. Use of arrows and notes to illustrate the circulation will be required on the site plan.
- (i) The owner must meet and adhere to requirements of Lake County Public Works because access to the Property is from a County Road. An access (right-of-way utilization permit) must be obtained from Lake County prior to any construction activities.
- (j) Signage must be constructed in accordance with the Town's sign code.
- (k) Maintenance and/or repairs of the stored vehicles, boats, RVs, and trailers on the Property is prohibited.
- (l) Lighting is limited to the one (1) Dark Sky compliant, motion activated light at the entry point to assist with opening and closing of a gate.
- (m) The owner must install an Environmental Swale per the Town's specifications around the entire parking area, and anywhere else as required by Town Code.
- (n) In addition to an Environmental Swale, split rail or "Montverde Style" fencing must be installed around the storage area to further prevent intrusion into the 50' minimum setback from the delineated seasonable high-water elevation or jurisdictional wetland line, whichever is higher. Must be reflected on the site plan submitted for consideration. Signage must be posted every 50-ft. along or near the wetland line in areas on Property that are being used for storage. The signage must read "Do not enter. Wetland Area" in English as well as Spanish.
- (o) No parking or driving is permitted within 50' minimum setback from the delineated seasonable high-water elevation or jurisdictional wetland line, whichever is higher. This condition is applicable for uses allowed in this Conditional Use and for personal use vehicles and equipment.
- (p) Vehicle maintenance, including but not limited to oil changes, is prohibited from being performed on the Property.
- (q) Movement of vehicles, boats, RVs, and trailers within the Property, on to the Property or exiting the Property (hours of operation) shall be limited to the hours between 7am and 9pm, 7 days a week.

- (r) This Conditional Use is being granted despite the Property not fronting on a public road. Therefore, title to the Property (Parcel Id No. 11-22-26-0002-0000-4100; Alt. Key 3778570) and the property identified as Parcel Id No. 09-22-26-0201-017-00000; Alt. Key 1029490 must be vested in the same owner because this second parcel fronts on a publicly maintained County road and provides access to the Property. Currently the owner of both properties is Parque Verde, LLC.
- (s) Resolution of the right of way dedicated by plat called out on the survey of the Property to the satisfaction of the Town's engineer, surveyor and town attorney.
- (t) The owner must comply with all other Town land development regulations and provide any and all other items requested by the Town reviewers during the application review process that have not been provided.
- (u) The Town reserves the right to enter the Property during regular business hours to ensure compliance with the conditions of this Conditional Use. The Town must provide 24-hours advance notice to ensure someone will be on site to allow access.
- (v) All stored vehicles, boats, RVs and trailers must have a valid tag/registration.
- (w) Any trees planned for removal will require an application for a tree removal permit. The minimum number of trees and caliper required in the R1L zoning district must be maintained. The current requirement is 4 canopy trees at a minimum of 4-in. caliper.
- ~~(w)~~(x) The owner must provide environmental impairment liability insurance covering third parties for unforeseen pre-existing conditions and new pollution incidents in an amount not less than \$1,000,000 per occurrence with a \$2,000,000 aggregate limit.
- ~~(x)~~(y) The owner must sign and accept all conditions of this Conditional Use.
- ~~(y)~~(z) Such Conditional Use shall expire or be revoked in accordance with Sec.10-11(h), Code of Ordinances, the earlier of (1) the Property ceases to be used for operation of an outdoor storage business for vehicles, boats, RVs, and trailers; or (2) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.

8. This Conditional Use shall become effective immediately on its approval and adoption by the Town Council of the Town of Montverde, Florida.

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:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

	YEA	NAY
Vice Mayor Carol Womack		
Councilmember Jim Ley		
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
Mayor Joe Wynkoop		

THE UNDERSIGNED ACCEPT THE CONDITIONS SET FORTH IN RESOLUTION 2023-87 (a copy of which is attached hereto) AND AGREE TO ABIDE BY AND ENFORCE ALL SAID CONDITIONS:

Parque Verde, LLC

By: _____ Date: _____
Grant Roberts, Its Manager

By: _____ Date: _____
Wendy L. Roberts, Its Manager

By: _____ Date: _____
John C. Roberts, Its Manager



STAFF REPORT

TO: Town Council
FROM: Sean M Parks, AICP, QEP Town Planner
DATE: February 11, 2025
SUBJECT: Resolution 2023-87 – Conditional Use Permit (CUP)
CS Permit #CU23-000002 | ALT Key #3779570
APPLICANT: Grant Roberts

SUBJECT PROPERTY DESCRIPTION:

The 15.09-acre parcel is located on Fosgate Road and is within Town limits (Alt Key 3779570). The property is zoned Single-Family Low-Density (R1L). See Figure 1.

REQUESTED ACTION / RECOMMENDATION:

This is a quasi-judicial action requested of the Planning & Zoning Board. Staff recommends that if approval is granted for this CUP Request, the Applicant must submit any outstanding Requests for Information and agree to all the conditions outlined herein and in Resolution 2023-87 (Exhibit A).

1. The setback dimensions to the wetlands must be included on the site plan, showing that the minimum setback requirements to the wetlands are 50-ft.
2. Parking shall be limited to the residential side of the property only.
3. Any trees planned for removal will require an application for a tree removal permit. The minimum number of trees and caliper required in the R1L zoning district must be maintained. The requirement is 4 canopy trees at a minimum of 4" caliper.

Previous comments:

4. The Applicant has failed to provide the requested information with the application. Insufficient data has been provided to determine potential environmental effects pursuant to the Town's Comprehensive Plan and LDC. A wetland delineation pursuant to Chapter 62-340, F.A.C. should be completed and survey/map information submitted to the Town.
5. The Applicant is in violation of code for use of property. An Order of Enforcement was issued.
6. The Applicant has ignored the Order of Enforcement.
7. Stormwater detention/retention information pursuant to the Town's LDC has not been submitted.



STAFF REPORT

8. It is unknown if the Applicant has utilized Best Management Practices to prevent soil contamination from vehicular use.

BASIS OF REVIEW:

Sec. 10-11. - Procedures for conditional use permits.

- (a) If any zoning district requires a conditional use permit, no person shall erect, construct or alter any building or structure for such conditional use until a conditional use permit is reviewed by the planning and zoning board and approved by the town council.
- (b) The planning and zoning board shall hear and decide requests for conditional uses allowed in this chapter. In doing so, the commission may decide such questions as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny conditional uses. After review of an application and a public hearing thereon, the commission may allow conditional uses only upon a determination that use requested:
 - (1) Is not detrimental to the character of the area or inconsistent with trends of development in the area;
 - (2) Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;
 - (3) Is consistent with the comprehensive plan; and
 - (4) Will not adversely affect the public interest.
- (c) A conditional use permit may be granted for a use that is generally not permitted in a particular zoning district, but which, if controlled, restricted or otherwise regulated, would not adversely affect the public health, safety and general welfare. Such uses may be permitted only if there is compliance with the provisions and standards of this chapter.
- (d) Every person requesting a conditional use permit shall file an application for a permit with the town clerk. The application shall be accompanied by an application fee payable to the town. The amount of the application fee shall be established by separate resolution.
- (e) Applications for conditional use permits shall include the following information:
 - (1) The name, address, and telephone number of the applicant and the owner of the property.
 - (2) A schematic drawing showing the topography of the property and the dimensions and location of all existing and proposed buildings and improvements, including, but not limited to, signs, driveways, off-street



STAFF REPORT

parking areas, loading and unloading areas, roads and streets and utility easements.

- (3) A detailed description of the nature and extent of the proposed conditional use.
- (4) Plans or reports describing traffic conditions that will be created by the conditional use.
- (5) Complete legal description of the property, including a survey prepared by a state-registered land surveyor.
- (6) Any other information or data required by the planning and zoning board or the town council.
- (7) The town council, in its sole discretion, may waive any or all of the requirements in subsections (e)(2) through (e)(5) of this section.
- (f) The planning and zoning board shall hold a public hearing on every application for a conditional use permit. The town clerk shall send all property owners within 300 feet of the property corners of the affected property a written notice stating the name of the petitioner, the nature of the proposed conditional use, and the date and time of the hearing. The planning and zoning board may recommend approval subject to stated conditions. The planning and zoning board shall submit its recommendations to the town council. Within 30 days thereafter, the town council shall hold a public hearing with due public notice to consider the recommendations. The town council may grant the conditional use permit if it finds that the proposed use is desirable and not detrimental to the welfare. If issued, the permit shall be in writing and shall contain the conditions and limitations thereof. The permit shall be filed in the public records of the county. The town council may require the petitioner to pay the legal fees and costs incurred by the municipality in preparing and recording the permit. Any conditional use that does not meet these requirements shall be denied.
- (g) Every conditional use permit shall be signed by the applicant who shall agree to be bound by its terms.
- (h) The town council, with notice to the petitioner, may revoke a conditional use permit if the permittee fails to use or develop the property in full compliance with the terms and conditions of the permit.
- (i) If the town council rejects the conditional use permit, it may not reapply for a period of one year.
- (j) Conditional use permits shall run with the land as long as the conditions of the original conditional use permit are met.



STAFF REPORT

Figure 1 – Aerial Photo





STAFF REPORT

Figure 2 – Current Future Land Use Map
Single-Family Low-Density (SFL)





STAFF REPORT

Figure 3 – Zoning Map
Single-Family Low-Density (R1L)





STAFF REPORT

Figure 4 – Site Plan



The following pages include Review Comments made by the Town and the applicant's responses to the Comments. The Town's subsequent response (in blue) are the recommended conditions for issuance of the Conditional Use Permit (CUP) should it be approved.

1. Conditional Use is granted for operation of an outdoor storage business for boats, RVs, and trailers, and for no other use or purpose.

Response: We would also request that to be able to operate our own landscaping business from this parcel as well.

Town's Response: The usage shall be limited to storage of boats, trailers, RVs, and related vehicles. The usage may also include vehicles related to the applicant's landscaping business. This excludes any retail landscape use.

2. The maximum weight for the vehicles outlined above must be 1-ton or less.

Response: We request that the maximum weight be restricted to 26,000 GVW (Gross Vehicle Weight). This is the maximum weight that is allowed that does not require a CDL (Commercial Driver's License). Furthermore, we would like to note that we will restrict the storage to no vehicles that have air brakes.

Town's Response: The maximum weight of vehicles shall be restricted to 26,000 GVW (Gross Vehicle Weight) and will prohibit the storage of vehicles that have air brakes.

3. The Property must comply with the setbacks for R1L Single-Family Low Density zoning district.

Response: Agree. However, we would request that the CUP not restrict us to the 25' Setback from the right of way that is located between our two parcels as we are working with staff for a resolution of this right of way.

Town's Response: The Property shall comply with the setbacks for R1L Single-Family Low Density zoning district. Setbacks must be shown on the site plan.

4. All structures including but not limited to fences, sheds, and accessory structures, shall adhere to a minimum setback of 50 feet from the delineation of the seasonal high-water elevation or jurisdictional wetland line, whichever is higher, as established by a qualified professional using soil conditions and vegetative indicators.

Response: We do not plan to create any structures for the storage operation. We would like to note, that as this property will also be used for Agricultural purposes as we expand our nursery. The setbacks for Agricultural uses are 25' average along the wetland line.

Town's Response: All structures including but not limited to fences, sheds, and accessory structures, shall adhere to a minimum setback of 50 feet from the delineation of the seasonal high-water elevation or jurisdictional wetland line, whichever is higher, as established by a qualified professional using soil conditions and vegetative indicators.

5. There shall be no vehicle parking within 50-feet of a delineated wetland line.

Response: We agree to not store any vehicles, boats, RVs, or trailers within the 50' Wetland setback but we wish not to be restricted to this setback for vehicles associated with our Agricultural operation

Town's Response: The applicant shall construct a split rail or "Montverde Style" fence around the proposed storage area to protect against encroachment into the buffer areas.

6. A major site plan in conformance with Town regulations for commercial use must be submitted and approved prior to use of the Conditional Use and prior to any site work or improvements on the Property. A site plan includes, but is not limited to stormwater calculations, wetland locations, traffic study, environmental assessment, fully engineered plans signed and sealed by a licensed professional, and application for a SJRWMD permit.

Response: We request that a minor site plan be sufficient for the project due to the limited impacts of what we are requesting.

Town's Response: A major site plan application and approval is required by the Town Code and must be obtained prior to construction activities.

7. Comply with any applicable codes for trailer parking.

Response: Please provide any codes that may be applicable for what we are requesting so we will be able to determine a more accurate response to this request.

Town's Response: Semi-tractor trailer parking shall be prohibited.

8. The owner must meet and adhere to requirements of Lake County Public Works because access to the Property is from a County Road.

Response: Please provide a list of requirements that Lake County Public Works will require so we will be able to determine a more accurate response to this request.

Town's Response: An access permit must be acquired from Lake County prior to construction activities.

9. No posting of any sign, placard, advertisement, or inscription whatever, nor shall any person erect or cause to be erected any sign whatsoever on any public property or highway or roads.

Response: We request that a 24" by 36" sign be placed along Fosgate so customers will be able to correctly identify the storage location. We will present and request approval from staff of signage when we are ready to install it.

Town's Response: Signage shall be constructed in accordance with the Town's sign code.

10. Vehicle maintenance, including but not limited to oil changes, is prohibited from being performed on the Property.

Response: We agree that any person or business storing their vehicles, boats, RVs, or trailers is prohibited from performing maintenance on site. However, we do not wish to limit our Agricultural operation from doing so.

Town's Response: Any person or business storing their vehicles, boats, RVs, or trailers is prohibited from performing maintenance on site.

11. Movement of boats, RVs, and trailers within the Property, on to the Property or exiting the Property shall be limited to the hours between 7am and 8pm on Monday-Friday, and 10am and 6pm on Saturday/Sunday.

Response: We request that hours be limited from 5am to 9pm, 7 days a week.

Town's Response: Hours of operation shall be limited from 5am to 9pm, 7 days a week.

12. Resolution of the right of way dedicated by plat called out on the survey of the Property to the satisfaction of the Town's engineer, surveyor and town attorney.

Response: We are currently working with staff for a resolution of the right of way between our two parcels.

13. The owner must comply with all other Town land development regulations and provide any and all other items requested by the Town reviewers during the application review process that have not been provided.

Response: Agree

Town's Response: The applicant must comply with all other Town land development regulations and provide any and all other items requested by the Town reviewers during the application review process that have not been provided.

14. Such Conditional Use shall expire or be revoked in accordance with Sec.10-11(h), Code of Ordinances, the earlier of (1) the Property ceases to be used for operation of an outdoor storage business for boats, RVs, and trailers; or (2) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.

Response: Agree

Town's Response: Such Conditional Use shall expire or be revoked in accordance with Sec.10-11(h), Code of Ordinances, the earlier of (1) the Property ceases to be used for operation of an outdoor storage business for boats, RVs, and trailers; or (2) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.

15. The owner must submit traffic circulation plan satisfactory to town manager, town planner and town engineer as part of site plan application.

Response: Please explain in more detail what you are requesting we will be able to determine a more accurate response to this request.

Town's Response: On your preliminary site plan, please show how vehicles will enter, circulate and exit. Use arrows and notes to illustrate the circulation. More detail can be provided as part of the site plan application. For more information, please review Montverde LDC Sec 6-26, for major site plan.

16. The owner must submit a Lighting Plan, including measures to comply with Dark Sky lighting requirements.

Response: It is not our intention to install any lighting for this project. We would like the only exception to this to be a low-lumen, motion activated light to assist with opening and closing of the gate on site.

Town's Response: The applicant shall be limited to the installation of one (1) dark sky compliant, motion activated light at the entry point to assist with opening and closing of gate.

17. The owner must install an Environmental Swale per the Town's specifications.

Response: Agree

Town's Response: The applicant must install an Environmental Swale per the Town's code specifications.

18. In addition to an Environmental Swale, fencing must be installed around the driving and parking area to further prevent intrusion into the 50' minimum setback from the delineated seasonable high-water elevation or jurisdictional wetland line, whichever is higher. This condition is applicable for uses allowed in this Conditional Use and for personal use vehicles and equipment.

Response: Since areas within the 50' Setback may be in use for our Agricultural operation, we request that no fence be installed along the 50' setback line. However, we agree to post signage every 50' along or near the wetland line in areas on the property that are being used for storage. The signage will read "Do not enter. Wetland Area" in English as well as Spanish.

Town's Response: The proposed storage area must be fenced utilizing split rail or "Montverde Style" fencing. The applicant will post signage every 50' along or near the wetland line in areas on the property that are being used for storage. The signage will read "Do not enter. Wetland Area" in English as well as Spanish.

19. This Conditional Use is being granted despite the Property not fronting on a public road. Therefore, title to the Property (Parcel Id No. 11-22-26-0002- 0000-4100; Alt. Key 3778570) and the property identified as Parcel Id No. 09-22-26-0201-0170-0000; Alt. Key 1029490 must be vested in the same owner because this second parcel fronts on a publicly maintained County road and provides access to the Property. Currently the owner of both properties is Parque Verde, LLC.

Response: Agree

20. The Town reserves the right to enter the property during regular business hours to ensure compliance with the conditions of this Conditional Use.

Response: Agree. However, we request a 24 hours' notice to make sure someone is onsite to allow access.

Town's Response: The Town reserves the right to enter the property during regular business hours to ensure compliance with the conditions of this Conditional Use. The Town shall provide 24-hours notice to the property owner before site visitation.

21. The Applicant must sign and accept all conditions of this Conditional Use.

Response: Agree

From: noreply-portal@citizenserve.com
Sent: 08/14/2023 - 12:26 PM
To: anita@agclaw.net;townmanager@mymontverde.com
Subject: Online Application Received

CITIZENSERVE ONLINE APPLICATION RECEIVED

A Conditional Use application has been received from your online portal.

CU23-000002

Type: Conditional Use

Application Date: 08/14/2023

Address:

Description: Boat/RV/Trailer Storage

Applicant: Grant Roberts

[CLICK HERE TO VIEW THIS APPLICATION](#)



Grant Roberts - Plant Express
Conditional Use Permit
CU23-000002
Paid \$5000.00 Deposit.
Application Fee \$250.00



PERMIT PROJECT
 FILE #: 23-000272
 MONTVERDE FL 34756
 BOAT/RV/TRAILER STORAGE



FILE INFORMATION

Project Name
 Boat/RV/Trailer Storage

Type
 Land Development

Status
 Open

Open Date
 08/14/2023

Close Date

Department
 Montverde

Responsible User
 Paddy Daitnarayan

Priority



PROPERTY INFORMATION

Property Address



MONTVERDE

FL

34756

Parcel #

112226000200004100

Owner Name

PARQUE VERDE LLC

Owner Address

PO BOX 560312

MONTVERDE

FL

34756-0312

Owner Phone

Legal Description

Approximate Location

Plant Express
P.O. Box 560533
Montverde, FL 34756
407-408-0664

0665

DATE 8-14-2023 63-1380/631

PAY
TO THE
ORDER OF

Town of Montverde

\$ 5250.00

Five Thousand Two Hundred & Fifty ⁰⁰/₁₀₀

DOLLARS

SEACOAST NATIONAL BANK
1000 E Hwy 50
Clermont, FL 34711

FOR

Conditional Use Permits



⑈000665⑈ ⑈063113808⑈

111035101⑈

Grant Roberts

Conditional Use Permit

CU23-000002

TOWN OF MONTVERDE
CASH RECEIPT

Printed 17:24:55 - 08/14/23

Batch:10887
Transaction:20

Reference Number: COND USE PERMIT
Name: PLANT EXPRESS - GRANT ROBERTS
Address: PO BOX 560533 [MONTVERDE FL
34756]

Item(s) Description:

Check #0665	5250.00
Cash Paid	
Credit Paid	
Less Change Given	()

TOTAL: 5250.00



Receipt

Permit Number: CU23-000002

Date: 08/15/2023

Amount: \$5250.00

Received From: Grant Roberts



STAFF REPORT

EXHIBIT A

RESOLUTION 2023-87



STAFF REPORT

EXHIBIT B

LETTERS OF CONCERN

*Send to
Lisa*



Magnolia Terrace

HOMEOWNERS ASSOCIATION

P.O.Box 560252 · Montverde, FL 34756

July 22, 2024

Town of Montverde
Montverde Town Council
17404 Sixth Street
Montverde, FL 34756

RE: Opposition to Resolution 2023-87 A Conditional Use Permit

Dear Montverde Town Council,

As President of the Magnolia Terrace Homeowner's Association ("HOA"), I am writing on behalf of the HOA Board of Directors in opposition of granting the Conditional Use Permit outlined in Resolution 2023-87 ("CUP"). The CUP, as requested, would permit land previously designated as R1L Single-Family Density zoning, to be used as an outdoor storage facility for the storage of boats, RVs, and trailers. Our concerns are as follows:

A) We are concerned that any maintenance would allow for the contamination of the waters and wetlands with oils, machine waste, or other commercial contaminants.

B) To ensure that the petitioner does not evade his responsibilities if contamination of the HOA common property should occur, thus, causing undue financial burden to the homeowners of Manolia Terrace HOA if clean up becomes its' responsibility.

C) The possibility of trespassing and/or dumping waste on the HOA common area from the petitioners or the customers.

We recognize that there may be homeowners within our subdivision that may desire this new outdoor storage facility; however, we have a fiduciary duty to protect the common property of the HOA. Our concern is this land is adjacent to HOA's common property and it being used as a twenty-four-hour storage facility where large vehicles will be parked on top of a previous waste site and adjacent to wetlands will negatively impact our common area land.

While we strongly oppose this CUP, should the Town Council and Mayor determine it is in the Town of Montverde's best interest to permit this establishment, we encourage to the Town Council to impose the most stringent restrictions to protect the Magnolia Terrace HOA common area that is adjacent to this land.

MAGNOLIA TERRACE HOMEOWNERS ASSOCIATION

P.O.Box 560252 · Montverde, FL 34756

To protect the HOA's property we would ask that the Town Council and Zoning Board would consider the following:

- a. The customers of the petitions should not be allowed to perform ANY maintenance on their vehicles or equipment while on the property. We are concerned that any maintenance would allow for the contamination of the waters and wetlands with oils, machine waste, or other commercial contaminants. It may be argued that there has been waste from the past permitted and unpermitted waste disposal; however, this previous waste disposal is now buried and should not be disturbed. And there should be no new disposal.
- b. Secondly, the Town Council should place the burden of waste disposal of the site on the petitioner. Pursuant to Environmental Laws, the current landowner is already responsible for the clean-up of any waste and would be responsible for any additional waste on the site that potentially impacts the water, wetlands, and adjoining lands. To ensure that the petitioner does not evade his responsibility should he and/or his customers' activities impact the HOA's community property, the petitioner should be required to place and maintain at least a one-million-dollar (\$1,000,000.00) performance bond as surety for these activities. The surety bond should be pledged to the Town of Montverde who will, in turn, be required to use that money to clean up the wetlands and adjacent property should the petition fail in his responsibilities. This performance bond should be mandatory as Florida has long been promised adherence to environmental protection by businesses only to have those businesses file for bankruptcy to avoid cleanup costs. Thus, sticking the Magnolia Terrace HOA homeowners with the costs of clean up after the business has received all the benefits from their previously existing operations. Montverde has the opportunity and obligation that, should they find it is in the Town's best interest to issue the requested CUP, to put into place protections for the future payment of remediation. This can be achieved by requiring a performance bond significant enough to ensure sufficient funds for remediation.
- c. Finally, we would ask that the petitioner place signage and/or fencing that would prevent any person using the facility to trespass on the HOA common properties. We feel this would alleviate any confusion for the customers of this facility as to where the facility's land ends, and our common property begins. We believe this may also prevent anyone from confusing the boundaries and using HOA property in a manner we consider to be harmful to the common area of the HOA.

Again, we oppose this CUP as it is an unnecessary risk to the adjacent HOA property. However, if the Town Council and Mayor determine it is in the Town's best interest to grant this CUP, we would ask that the Council and Mayor first explain why it is in the Town's best interest and then impose the strictest rules necessary to ensure the least impact to the HOA's land.

Kind Regards,

Cindy Sledziona, President Magnolia Terrace HOA

HELEN M. GALLAGHER

16331 Florence Oak Ct, Montverde, FL 34756

hm.gallagher@comcast.net

Town of Montverde
Planning and Zoning Board
17404 Sixth Street
Montverde, Florida 34756

November 8, 2023

RE: Opposition to Resolution No. 2023-87

Dear Planning and Zoning Board Members;

In the Agenda provided for your meeting of November 8, 2023, you have listed Resolution No. 2023-87 which would provide for a conditional use permit in an R-1L Single-Family Low-Density Zoning District for an outdoor storage business for boats, recreational vehicles, and trailers. I, along with other Montverde residents, are strongly opposed to this variance.

Issues Associated with Changes in the Residential Zone – as noted in your agenda item, this land is zoned for single family homes. Montverde is a quiet residential area, and it should retain this distinction. This area enjoys farms and a country-like setting. The proposed change would invite hundreds of spaces for outdoor vehicles (boats, RVs, and trailers). These outdoor vehicles, while great to enjoy, are often an eyesore in subdivisions if not kept in a garage or behind a fence. If they were not such an eyesore, the homeowners would house these on their own property. Unfortunately, outdoor vehicle owners must take these to large, industrial facilities that will allow for storage. These facilities can be several stories high depending on how they are built and can allow for hundreds of stored vehicles. Each of these vehicles, if not creating an eyesore in the facility itself, will have to be hauled over the roads of Montverde. Due to the proposed location of the facility, this would be accessed from residents of Minneola, Clermont, and other developing areas.

To change land from a residential zoned area for this use, would be a significant impact on the enjoyment of our town and would be inconsistent with anything in the area.

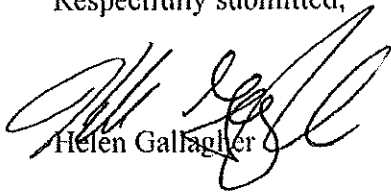
Impacts to wetlands - Wetlands are an essential part of the ecosystems and help maintain water quality, aid in flood control, and provide habitat for various animal and plant species. Wetlands in the upper reaches of a watershed often provide the greatest ecological and water quality value. The land adjacent to Fosgate contain these essential wetlands. At the very least, the Planning and Zoning Board should require that the Developer/Requestor prepare and submit a Phase One Wetlands Delineation Study so that the Board and the affected Montverde residents can see exactly where and what type of wetlands would be subject to the provision of the Clean Water Act ("CWA"). A wetland delineation is the fieldwork that determines the boundary between

uplands and wetlands on a property. This on-site work follows guidelines established by the United States Army Corps of Engineers. Under the CWA Section 404, wetland delineations are required when developing a project **that may impact a wetland**. A delineation is legally **required** when a wetland is found on a property that is planned for development. The U.S. Army Corps of Engineers, the Planning and Zoning Board, along with other potential regulatory agencies, must approve the wetland boundary to receive a permit to impact regulated wetlands.

Following a Phase One Wetland Delineation study, the Developer/Requestor could then submit a wetland mitigation plan to the Planning and Zoning Board. Wetland mitigation requires the creation, restoration, and/or enhancement to a wetland to make up for losses due to land disturbance, including development. **These mitigation actions are required by Clean Water Act Section 404 when destroying a wetland.** Once these mitigation plans have been established, they must receive the approval of the Natural Resources Conservation Service (NRCS.)

I would encourage the Board to deny the application for a conditional use permit or, at a minimum, before any other action is taken, to require the Developer/Requestor to submit the CWA required Phase One Wetlands Delineation Study. Additionally, the Developer/Requestor should be required to remove all vehicles and commercial equipment from this property until the Phase One Wetlands Delineation Study is complete at which time the Planning and Zoning Board will have the information it needs to assess the request.

Respectfully submitted,



Helen Gallagher

9/3/2024

Attn: Town of Montverde Planning and Zoning Board,

Ref item Alt Key #3779570

I have been sent, via certified mail, notice of the intent of the owner to request a Conditional Use Permit from the town council to permit an outdoor storage business of which I am strongly opposed. This area is a reported dump site by the Tower Chemical Company many years ago. If construction were to be permitted my fear is that the chemicals buried would begin to leak and contaminate the ground water which supplies my well and my neighbor's wells, used for irrigation. In addition, if storage of boats and RV items was permitted there would be maintenance performed, either permitted by the owner or surreptitiously by tenants, which could flow into adjacent wetlands causing contamination. Again I am strongly opposed to any use for this parcel.

Larry Kontny

16516 Magnolia Terrace Blvd

Montverde, FL 34756

September 8, 2024

Attn: Town of Montverde Planning and Zoning Board and Council

Ref item Alt Key #3779570

We have been sent, via certified mail, notice of the intent of the owner to request a Conditional Use Permit from the town council to permit an outdoor storage business of which we are strongly opposed. This area is a reported dump site by the Tower Chemical Company many years ago as well as a town dump. If construction were to be permitted our fear is that the chemicals buried would begin to leak and contaminate the ground water which supplies my well and my neighbor's wells, used for irrigation. If storage of boats and RV items were permitted there would almost certainly be maintenance performed, either permitted by the owner or surreptitiously by tenants, which could flow into adjacent wetlands causing contamination.

Additionally, the DEP/EPA have issued a conditional use permit requirement for this parcel (I have attached a pdf of the email from the DEP). Were they contacted when the town gave a zoning variance for agriculture? Will the DEP/EPA be notified of this request to build on said property? I think it is the town's responsibility and, as stated by the DEP agent, should be very aware of the historical issues with this parcel and its limited use regulations.

Again, we are strongly opposed to any use for this parcel.

Paul and Cynthia Ajemian
16524 Magnolia Terrace Blvd
Montverde, FL. 34756



gis.lakecountyfl.gov



INTERACTIVE MAP

All

3779570

Search

Zoom In

Full Extent

Identify

Select

Measure

Buffer

Styles

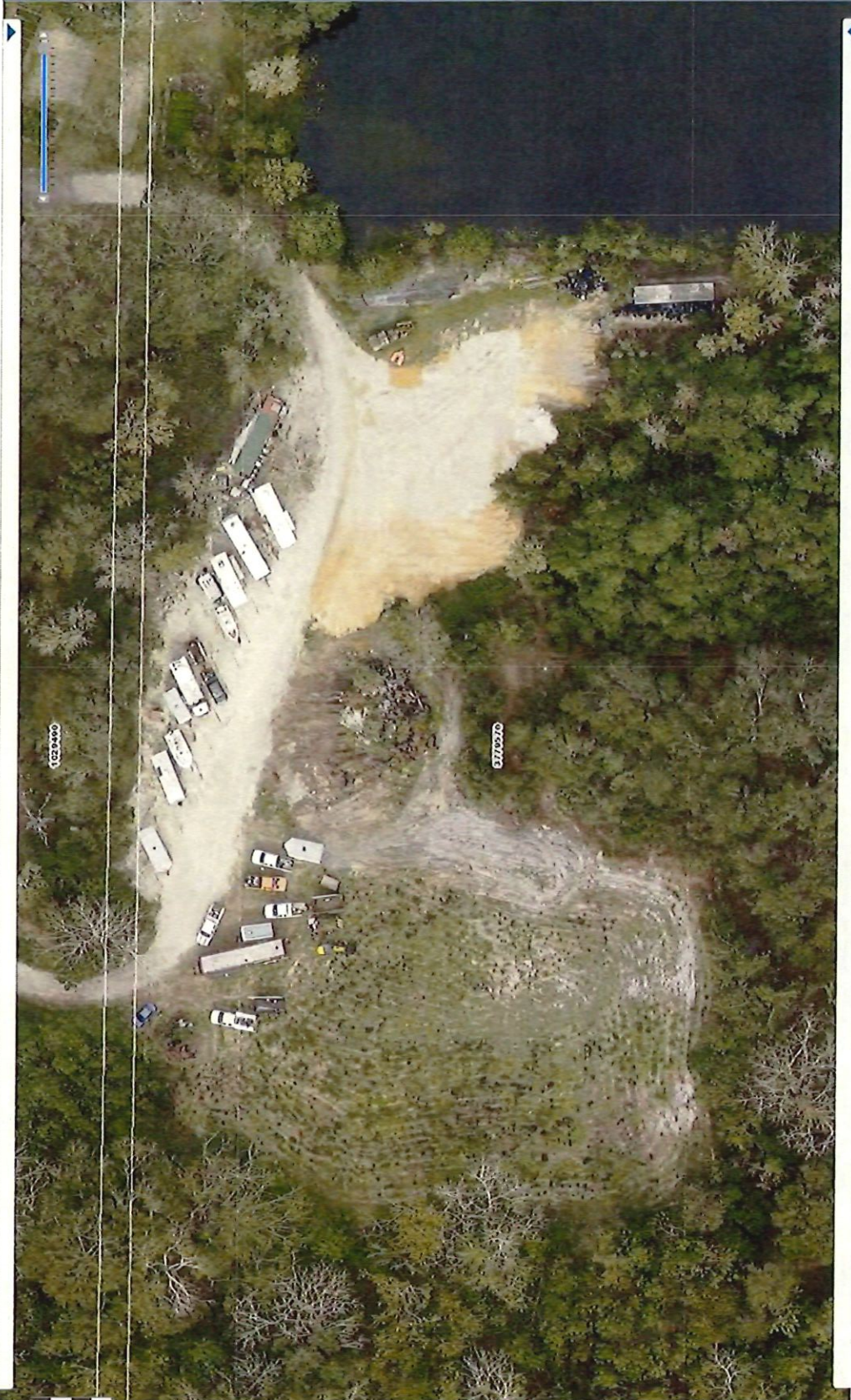
Clear

Print

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STAFF REPORT

EXHIBIT D

CERTIFIED MAIL

NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 300-feet of a property requesting a Conditional Use Permit (see below). The Town of Montverde is required by law to notify you of the upcoming Town Council meeting. If you have no questions, or do not wish to attend the meeting, you may disregard this notice. No action is required of you.

From: Paul Larino, Town Manager

Date: January 3, 2024

Re: Notice of Public Hearing for Conditional Use Permit Request

Notice is hereby given for public hearings to be held in the Town of Montverde Town Hall, 17404 Sixth Street, Montverde, Florida, regarding the parcel described below.

The Town of Montverde Town Council will hold a public hearing on **Tuesday, February 11, 2025, at 7:00 p.m.**, to deliberate on the following:

RESOLUTION 2023-87

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING A CONDITIONAL USE PERMIT IN A R-1L SINGLE-FAMILY LOW DENSITY ZONING DISTRICT IN THE TOWN OF MONTVERDE TO PERMIT AN OUTDOOR STORAGE BUSINESS FOR BOATS, RVs, AND TRAILERS ON THE HEREIN DESCRIBED PROPERTY GENERALLY LOCATED AT FOSGATE ROAD AND RIDGEWOOD AVENUE, MONTVERDE, FLORIDA, OWNED BY PARQUE VERDE, LLC; PROVIDING FOR CONDITIONS; PROVIDING FOR AN EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

Specifically: The Town Council will deliberate on whether or not to issue an approval for a Conditional Use Permit in a R1L Single-Family Low-Density zoning district to permit an outdoor storage business for boats, RVs, and trailers. The parcel is 15.09-acres and is located within Town limits (Alt Key 3779570). See Fig 1.

Interested parties may appear at the Town Council public hearing and be heard with respect to the proposed Conditional Use Permit. 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 7:00 a.m. to 6:00 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

Figure 1



ABBOUD RODELLE
16110 RIDGEWOOD AVE
MONTVERDE, FL 34756

AJEMIAN PAUL V & CYNTHIA A
16524 MAGNOLIA TER
MONTVERDE, FL 34756

ANGELO JOHN V & LYNND A
PO BOX 8578
CORAL SPRINGS, FL 33075-8578

BENARD EDWARD R & CHERI A
15919 PADDOCK DR
MONTVERDE, FL 34756

BURK TIMOTHY R & TAYLOR K
16010 RIDGEWOOD AVE
MONTVERDE, FL 34756

BWJ LLC
16639 AREZO CT
MONTVERDE, FL 34756

ELDRIDGE R WESLEY & LAURA L
16040 RIDGEWOOD RD
MONTVERDE, FL 34756

GAINOUS FERRELL J & HAZEL A
PO BOX 560596
MONTVERDE, FL 34756-0596

HUTCHINGS JOHN P & LINDA B
16021 RIDGEWOOD AVE
MONTVERDE, FL 34756-3308

KONTNY LARRY W & VIRGINIA B
TRUSTEES
16516 MAGNOLIA TER
MONTVERDE, FL 34756-3509

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

MERCER TIMOTHY B & ANJANETTE S
16006 RIDGEWOOD AVE
MONTVERDE, FL 34756

MERHIGE ROBERT K II & JENNIFER
15932 THOROUGHBRED LN
MONTVERDE, FL 34756

MINNIE BRETT M
16048 RIDGEWOOD AVE
MONTVERDE, FL 34756

Not for public record

PARQUE VERDE LLC
PO BOX 560312
MONTVERDE, FL 34756-0312

PERRY DOUGLAS D & KIMBERLEY A
16508 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

REDMOND FRANK
& TERRY JOHNSTON
16111 RIDGEWOOD AVE
MONTVERDE, FL 34756

ROBERTS JOHN C
& WENDY L LIFE ESTATE
16004 RIDGEWOOD AVE
MONTVERDE, FL 34756

ROBERTSON DANNEY T
16120 RIDGEWOOD DR
MONTVERDE, FL 34756

SANDBROOK CLAIRE & STEPHEN
16103 RIDGEWOOD AVE
MONTVERDE, FL 34756

TORRES MARIA R &
16500 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

TOWN OF MONTVERDE
PO BOX 560008
MONTVERDE, FL 34756

Paul Larino

From: Cynthia Ajemian <cajemian@gmail.com>
Sent: Saturday, December 28, 2024 9:32 AM
To: Joe Morganelli; Carol Womack; Jim Ley; Allan Hartle; Joe Wynkoop
Cc: tjohnson@mymontverde.com; awadsworth@mymontverde.com; karellano@mymontverde.com; hbroecker@mymontverde.com; Paul Larino; Town Clerk; Robert Tomlinson; Larry Kontny; Skip & Kim Perry; Paul Ajemian
Subject: Parcel alt keys 3779570, 1029490, 1509793
Attachments: Email Thread DEP with Larino.pdf; Email Thread with DEP.pdf; IMG_0448.mov; IMG_3099.jpeg; IMG_2930.jpeg; IMG_2371.jpeg; Email from Sweeney re- town liability.pdf; 75597554674_2E5C742D-F998-4464-A9FC-7BCC3778DA84.jpeg; IMG_3112.PNG; IMG_3099.jpg; IMG_3113.jpg; Violations Notice_Parque Verde LLC_02_02_2021 (1).pdf; violation notice RV trailer parking.pdf

Dear Council Members,

We are writing in opposition of a zoning variance for a commercial/large vehicle storage request by Grant Roberts and the owners of Parque Verde as well as the other LLC's listed on the alt keys referred to above and in the attached emails to and from the DEP and the EPA in Tallahassee - Please note that ALL alt keys for the parcel are included in the emails to and from the DEP and EPA. **We are also requesting that the town clerk ensure that this email and all attachments to this email are included in the information binders for all council members.**

First, as for there being any question about whether one or more of these alt key parcels were ever used for landfill, Grant Roberts has admitted that there is indeed a former landfill there (see attached screenshot) wherein, as Mrs. Wendy Roberts admits on social media (see attached screenshot) that cars, etc. are buried densely enough they couldn't install irrigation lines for the current "agricultural use." Please also note that at least two men, *one of which is a former council member*, stood up a couple of times at the P&Z meetings and publicly said they were told by long time residents that there were chemicals buried there by Tower Chemical. Additionally, these parcels were clearly a concern for the DEP as demonstrated by the attached emails.

Mr. Larino and Mr. Parks continue to say (at the last meeting anyway) that any issues that would arise regarding the admitted landfill and alleged chemicals stored underground there would be the sole responsibility of the owners or the EPA. This appears not to be entirely true as we have an email from Mr. Sweeney of the EPA in Tallahassee that indicates other wise. (see attached). His email to us said **"If the town is rezoning to allow this use, it seems they may be liable for resulting impacts (should there be any)"** (see attached email from Mr. Sweeney). This contradicts what the P&Z were told in December 2024 meeting by the town manager, Paul Larino.

It would not only be prudent that the council get clarification about potential liability to the town and its residents, but it would be gross negligence not to get such clarification BEFORE granting any type of CUP for any of these referenced alt key parcels. If the town allows such CUP and should something happen and there is contamination as a result of the landfill or alleged stored chemicals, these LLC's simply go bankrupt, and we as residents and neighboring properties are "on the hook" for an immensely expensive clean up that could easily be prevented.

Further, according to the attached emails from Mr. Hall of the Central Florida DEP, the referenced parcels were "released" in 2021 with the caveat that *no change of use should occur* (again see attached email). Despite this caveat, the current applicant aka LLCs filed for and were granted a CUP for agricultural use 2022. It is unclear, and we have posed the question to the Town Manager with no response, whether the town notified the DEP of the change of use for these parcels before granting the agricultural CUP in 2022. Clearly, the town should also be consulting the DEP before even considering this CUP ***in accordance with the caveat of the DEP before dismissing the property from oversight*** (see attached emails). As for any "tests" on that property, these apparently were done in 2004 and showed no leakage **at that time** from the landfill and other items potentially buried there. This was 20 years ago and any release was conditional as stated by Mr. Hall in his email.

As for the responsibility of the owners aka LLC's, we don't believe, given the past flagrant violations of town ordinances, CPU, etc. (see attached violation letters) that Mr. Roberts or the related LLC's that own these parcels will act in good faith to ensure the safety of surrounding homes and families, as he has demonstrated a total disregard for his neighbors and community when he openly mocked the concerns of neighbors when he placed GIANT used culverts on the side of the road, saying "I believe someone in your neighborhood has "adopted" Fosgate Road and has pledged to keep it clean, maybe you should reach out to him to come pick up what the gentleman moved off our property." *In fact, Grant Roberts put the giant used culverts on the public side of the road by his own admission in the same post* (see below screenshots).

He further demonstrated a total disregard for the safety of his neighbors when he or someone else on his property in VERY near proximity of our homes, and quite possibly on HOA property, fired a semi-automatic rifle (*see/listen to video attached to this email*). We called the police and noted that NO neighbors in our neighborhood or nearby were the ones firing this weapon (see redacted text message) and filed a police report. Note that the officer confirmed that it was indeed a semi-automatic rifle from the video evidence. These are serious concerns for my and my family's safety and well being as we and our neighbors were shocked by the firing of a semi-automatic rifle in a residential area. We believe this is indeed against the law given our layman interpretation of the state statute about firearms in residential areas. His CUP for agriculture does not exclude him from this statute as the area is still zoned R1 and he has an exemption for only one parcel: Statutes & Constitution :View Statutes : Online Sunshine. "who recklessly or negligently discharges a firearm outdoors on any property used primarily as the site of a dwelling as defined in s. 776.013 or zoned exclusively for residential use commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083. This section does not apply to a person lawfully defending life or property or performing official duties requiring the discharge of a firearm or to a person discharging a firearm on public roads or properties expressly approved for hunting by the Fish and Wildlife Conservation Commission or Florida Forest Service."

We ask that you maintain the integrity of our community and Montverde's small town aesthetics and not allow this or other R1 zoned areas of our beautiful little town to be changed into commercial ventures at the expense of its residents.

Sincerely,
Paul and Cynthia Ajemian

RE: former Tower Chemical Site Alternate Keys 3779570, 1029490, 1509793 Montverde, FL

From: Sweeney, Scott L (scott.l.sweeney@floridadep.gov)

To: cajemian@gmail.com

Date: Thursday, December 12, 2024 at 03:42 PM EST

Hi, Cynthia.

Sorry I'm just getting back to you on this. I'd actually heard about this issue in August as I was traveling for a week and didn't get a chance to circle back to it. (I'm not sure I had many details at that point.) I can look into the CERCLA-related issues and/or our section's previous involvement and any ongoing issues with the Department. If the town is rezoning to allow this use, it seems they may be liable for resulting impacts (should there be any). Though the current status of the site may make that a non-issue. Let me see what we can find.

Regards,
Scott

Scott L. Sweeney
Environmental Manager, Brownfields and CERCLA Site Screening
Florida Department of Environmental Protection
Waste Cleanup Program
Scott.L.Sweeney@floridadep.gov
Office: 850.245.8958

-----Original Message-----

From: Cynthia Ajemian <cajemian@gmail.com>

Sent: Wednesday, December 11, 2024 7:50 PM

To: Sweeney, Scott L <Scott.L.Sweeney@FloridaDEP.gov>

Subject: Fw: former Tower Chemical Site Alternate Keys 3779570, 1029490, 1509793 Montverde, FL

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Dear Mr. Sweeney

I am reaching out regarding the referenced property. The town is passing a rezoning to allow 50+ 13 ton vehicles to be stored on top of this former landfill and tower chemical site without any oversight, etc. I was wondering if there is an active investigation regarding these parcels. I know Mr. Hall said that you would be the person to speak to from now on.

Cynthia Ajemian

----- Forwarded Message -----

From: Hall, Daniel K. <daniel.k.hall@floridadep.gov>

To: Cynthia Ajemian <cajemian@gmail.com>

Sent: Monday, August 5, 2024 at 07:37:14 AM EDT
Subject: RE: former Tower Chemical Site

<

Ms. Ajemian,

The matter ultimately landed with Scott Sweeney (scott.l.sweeney@dep.state.fl.us); however, it is my understanding that the final decision for a CERCLA site lies with EPA and not the state. I do not work in the clean-up world so I can not tell you if 'changes in site usage' is a defined term but my educated guess is that it is not. I will point out the usage of 'may be grounds' which indicates it is up to the administrator (be it state or federal) to determine if re-opening is appropriate or not. Regarding notifying the town, that is completely up to you. I would like to imagine the town are already aware of this site and its history.

Daniel K. Hall
Environmental Manager
Department of Environmental Protection
Central District-Compliance Assurance Program
3319 Maguire Boulevard, Suite 232
Orlando, FL 32803
Daniel.K.Hall@FloridaDEP.gov
O: (407) 897-4167

-----Original Message-----

From: Cynthia Ajemian <cajemian@gmail.com>
Sent: Sunday, August 4, 2024 8:53 AM
To: Hall, Daniel K. <Daniel.K.Hall@FloridaDEP.gov>
Subject: Re: former Tower Chemical Site

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Good morning,

I apologize for the late reply. Thank you SO much for getting back to me. Just a couple of questions...

- (1) who can I contact at the Tallahassee office so I can track the developments of the matter
- (2) is the term 'changes in site usage' a defined term, meaning any change?
- (3) would you advise I forward they're email to the Town Council or in some way alert the Town to this development so that it can either stop or slow down its review until they hear from Tallahassee?

Cynthia Ajemian

On Tuesday, July 30, 2024 at 10:08:03 AM EDT, Hall, Daniel K. <daniel.k.hall@floridadep.gov> wrote:

Ms. Ajemian,

EPA has forwarded your complaint regarding the former Tower Chemical site to the Florida Department of

Sent: Monday, August 5, 2024 at 07:37:14 AM EDT
Subject: RE: former Tower Chemical Site

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Sent: Sunday, August 4, 2024 8:53 AM
To: Hall, Daniel K. <Daniel.K.Hall@FloridaDEP.gov>
Subject: Re: former Tower Chemical Site

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Ms. Ajemian,

EPA has forwarded your complaint regarding the former Tower Chemical site to the Florida Department of

ORDINANCE 2024-44

ORDINANCE 2024-44

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY AGRICULTURE TO TOWN OF MONTVERDE SINGLE-FAMILY RESIDENTIAL PUD FOR THE HEREIN DESCRIBED PROPERTY OWNED BY MONTVERDE LANDCO, LLC AND LOCATED NORTH OF OSGOOD ROAD, WEST OF LAKE APOPKA AND PARTIALLY EAST OF KIRK ISLAND RD; 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, Thomas Settle, as applicant on behalf of the owner, Montverde LandCo, LLC., requested a rezoning from Lake County Agriculture to Town of Montverde Single-Family Residential PUD; and

WHEREAS, the subject properties consist of 111.411+/- acres located, and is more particularly described in **Exhibit "A"** attached hereto, consisting of Lake County Parcel Id Nos. 01-22-26-1500-000-000C00 (1066352); 35-21-26-0004-000-00400 (1064112); 36-21-26-0003-000-00100 (1028124); and 02-22-26-0001-000-00100 (1031168); and

WHEREAS, the property has a future land use designation of Single-Family Low Density Residential PUD and establishing a minimum lot size for residential dwelling units at ½ acre as shown on the Town of Montverde Comprehensive Plan Future Land Use Map with the following limitation: The minimum lot; and

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

WHEREAS, all property owners within 600 feet of the Property were provided written notice of a requests for variances from the Town's Code and such requests were considered based on the standards set forth in Sec. 10-12, Art. I, Ch. 10 of the 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**.

Lake County Parcel Id Nos. 01-22-26-1500-000-000C00 (1066352); 35-21-26-0004-000-00400 (1064112); 36-21-26-0003-000-00100 (1028124); 02-22-26-0001-000-00100 (1031168) (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 Conceptual 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 139 single-family dwelling units. Each residential lot shall be a minimum of 0.5 acres in size.
2. Accessory uses directly associated with the single-family dwelling units may be approved by the town manager or designee.
3. Any other use of the Property not specified herein will require approval of an amendment to this Ordinance by the Town Council.

B. Setbacks. The minimum setback for residential development shall be as follows:

- Front: 20 feet from the property line
- Side: 7.5 feet from the property line (unobstructed – for example no a/c pads)
- Rear: 20 feet from the property line (50' for waterfront and wetland lots)
- Side Corner: 10 feet from the property line
- Pool, screen and decking: 5 feet from any property line
- Driveway: 3 feet from any property line. 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.
- Accessory Structures Rear Yard Only: 7.5 feet setback from all property lines (50' for waterfront and wetland lots)
- A/C pads/pool equipment: Shall only be located at the rear of the house.

NOTE: For purposes of determining setbacks, the rear setback will be measured from the conservation easement/LID easement line and NOT the Lot's rear property line unless no conservation easement/LID easement is located on the lot.

1. Lot sizes shall be in compliance with the PUD; however modifications may be made during the final engineering process as long as:
 - a. There will be no increase in the total density beyond what is approved in the PUD.
 - b. The minimum lot size must be at least half an acre.
 - c. The general street network and drainage layout remain unchanged.
 - d. Allowed minimum lot width is 60-ft.; however, no more than six 60-ft. wide lots are approved. Remaining lot widths must be consistent with Exhibit C.
2. 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.
3. 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. Must adhere to all Comprehensive Plan and Land Development Code regulations, as amended.
3. Figure xx depicts conservation easements and open space for the proposed development. These areas shall be managed by the HOA in perpetuity to protect natural and water resources. Structures, vehicles, and non-native landscaping are not permitted in these areas including within easements located on individual lots.

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 HOA 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.
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. The developer will be responsible for the installation and maintenance of a Florida DEP approved sewer system.
3. The parties will enter into a utility agreement, if required by the Town, before or simultaneously with preliminary plat approval by Town Council.
4. The developer must install dry lines within the development in accordance with Town Code.
5. The developer must permit and construct an irrigation water line and related equipment from Lake Apopka to the Property. A utility easement along Osgood Road in favor of the Town for the Town to operate the irrigation to the Property is required.
6. Each lot must include utility easements in favor of the Town – 5-ft. side, 10-ft. front, and 10-ft. rear.
7. 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.
2. Provide an 80-ft ROW along Abrams Avenue in the southeastern corner of the Property from Lake Apopka to the western extent of Temple Street to accommodate access to and parking for the boat ramp. (Existing Town ROW is 40-ft)..
3. Public access from the ROW to the Rec-Tract 3 is required.

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 site to be covered by impervious surface is 50 percent in accordance with Policy 1-2.27(B), Montverde Comprehensive Plan.
3. Maximum area of each individual lot to be covered by impervious surface is strictly 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 with approval from Lake County Public Works and Trails.
2. All roads within the Property must be designed and constructed in accordance with City of Mount Dora standard providing for 2-travel lanes, 22-ft wide travel lanes of asphalt and 1-ft. ribbon curb on each side for a total width of 24-ft.
3. The following access roads leading into the development, 8th St, 9th St, and Temple St., must be improved to meet City of Mount Dora standard providing for 2-travel lanes, 22-ft. wide travel lanes of asphalt and 1-ft. ribbon curb on each side for a total width of 24-ft. be 2-lanes and 22' wide and also meet Lake County Fire Safety standards. Additionally, an 8' sidewalk on one side of the road is required, with the location designated by the Town. Each time a building permit application is submitted, the builder may request from the Town a partial impact fee credit towards the Town's transportation impact fee for the particular lot..

J. 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.

K. Signage.

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

L. Sidewalks.

Sidewalks inside the development must be 6' in width. A minimum of 16 sidewalk stamps shall be installed at various sidewalk location within the subdivision. The

sidewalk stamps shall be installed in accordance with the intent of the “Montverde Walks” plan.

M. Driveways and Road Aprons.

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

N. Landscaping.

1. Historic/Heritage trees on the Property must be preserved unless approved for removal by Town Council.
2. 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 must be comprised of 100 percent Florida native plants.
 - iv. The project will have a 30' perimeter buffer adjacent to the existing development and will utilize the recommended plant quantities for this size of buffer listed in the Standards and Guidelines Manual.
 - v. In accordance with Town LDC, the minimum number of trees and shrubs on each lot shall be as follows. (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 50-ft wide lot requires 25 shrubs, a 60-ft wide lot requires 30 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 HOA shall be responsible for ensuring the minimum number of trees required on each lot per the PUD is maintained in perpetuity.
 - vi. All trees installed for canopy coverage in areas including Residential Lots, 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. Canopy coverage utilizing palm trees must include palm species native to Florida. Trees that grow up to 30' should be planted at least 4' from any sidewalk, 30'-50' trees should be planted at least 6' from any sidewalk, and trees that grow to over 50' should be planted at least 8' from any sidewalk (including fruit trees approved by UF-IFAS). 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.

- vii. Canopy trees planted closer than 8' to any sidewalk or pavement shall be planted with root barriers to avoid damage. In no case shall be closer than 4' to sidewalks or pavement.
- viii. 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.
- ix. 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 HOA shall be responsible for keeping landscaping maintained in the Right-of-Way, Open Space and Common Areas.
- x. 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.
- xi. A picket fence must be installed to delineate the property line at the rear of the adjacent new lots.
- xii. 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.
- xiii. Lots shall incorporate a maximum of 55 percent landscape coverage with turfgrass within a standard lot depth of 120 feet. The areas within the designated drainage easement will be stabilized as required by the St. Johns River Water Management District (SJRWMD) and Town of Montverde LDC.
- xiv. HOA documents must include provisions for maintaining in perpetuity all common area features, and LID elements. The town must review and approve HOA documents. Documents must provide a mechanism, such as mandatory reserve accounts to ensure financial sustainability for maintenance as required herein.

O. 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 occurs.

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

Granted with the following conditions:

- a) Proposed development may have more than two consecutive single-family homes with the same or similar house model. However, façades will differ in style, finishings, and color to maintain a non-monotonous street frontage.
- b) The developer shall provide raised medians for traffic calming measures.

2. **Waiver from:** Section V.E. Architectural Standards. Prohibited Styles. Modern Contemporary or Modern Ranch "Garage Dominated" style homes with garage doors that exceed 30 percent of the front, street facing façade.

Granted with the following conditions:

- a) Garages facing the street will not exceed 50 percent of the front elevation on the street-facing façade. This is proportionally well balanced with the Accepted Styles given in the Standards and Guidelines Manual (V.E.2.) and are still relative to Acceptable Styles with front-loaded garages.
- b) Should a garage door exceed 30 percent of the front façade, pavers shall be used for the driveway and lead walk in lieu of poured concrete, except for the driveway apron.
- c) All garage doors will be "upgraded" from standard 32 panel garage doors.

3. **Waiver from:** Exterior Finishes: Residential structures should support Montverde traditions and maintain a level of craft in the process of construction. Exterior finishes should be primarily hardy board, brick, rock, and masonry. Stucco is acceptable if consistent with an approved architectural style. Brick and stone veneer are prohibited.

Granted with the following condition:

- a) Cultured brick and stone veneer must be used. The veneer must have an average thickness of 2-1/2" when applied to the walls or columns adding texture and shadow. The veneer must vary in pattern style and color to enhance the architectural style and paint scheme.
4. **Waiver from:** Where lots are 50-ft. or less in width, garages must be alley-loaded. *Justification:* There are a minimal number of 50-ft. lots proposed, which are not alley-loaded. They are all a minimum of 400-ft. deep and thus are not practical nor feasible for alleys or alley-loaded garages.
5. **Waiver from:** No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front loaded garages. *Justification:* Alleys and alley-loaded garages are not practical nor feasible for the proposed lot configurations and all lots have an average depth of over 250-ft, front loaded garages shall be allowed.

Granted with the following conditions:

- a) The builder will provide side-loaded garages on 10 percent of the lots that are 60' or more in width.
6. **Waiver from:** Garages must be at a minimum 27 ft x 29 ft interior size.
- Granted with the following condition:**
- a) Homes will feature standard two-car garages which will be a minimum of 20 ft x 20 ft.
7. **Waiver from:** Section V.F. Staying Connected – Walkable Neighborhoods. Traffic Calming. Intersections along primary entry road(s) to neighborhoods of ten (10) or more homes must contain a traffic circle at the main entry point of first intersection. Traffic circle size shall be determined by *FDOT's Florida Green Book*.

Granted with the following conditions:

- a) Proposed Traffic Calming measures will not necessarily be consistent with *FDOT's Florida Green Book*. Instead, appropriate Traffic Calming measures as illustrated on page 26 of the Standards and Guidelines Manual must be utilized. Complete Streets Design Measures (V.F.3.) will be implemented and include canopy street trees to provide shaded sidewalks, speed control devices (see traffic circle exhibit on page 26 of Standards and Guidelines Manual), and on street parallel parking spaces where appropriate as determined by the Town.
8. **Waiver from:** Block Length. Connectivity shall be promoted with short blocks, wide sidewalks, pathways, and a mix of uses within walking distance. There shall be a maximum block length of 500 feet and circumference of 1,300 feet. The applicant may vary this requirement up to 25 percent provided site conditions or engineering considerations justify

the variance. *Justification:* The required block length and circumference specifications are not feasible considering the existing site conditions and the proposed large lot, low density master plan that mandates minimum half acre lot sizes. The entire site is walkable with on street canopy trees providing shaded sidewalks.

Granted with the following condition:

- a) The builder shall provide a 4' wide raised median which will be implemented throughout the development. This median will help calm traffic and provide safe crossing points for pedestrians, improving walkability while supporting the low-density character of the development.

- 9. Waiver from:** Section V.H. Conservation Criteria. Landscaping. Canopy Coverage Requirements. All trees installed for canopy coverage in areas including Residential lots, Right-of-Way, Open Space, and Commons Areas must be native to Florida. This does not preclude the use of specimen fruit trees in appropriate areas. Canopy coverage utilizing palm trees must include palm species native to Florida. Trees that grow up to 30' should be planted at least 4' from any sidewalk, 30'-50' trees should be planted at least 6' from any sidewalk, and trees that grow to over 50' should be planted at least 8' from any sidewalk (including fruit trees approved by UF-IFAS). *Justification:* 3-ft to 4-ft from sidewalks is standard practice in the industry and 8-ft is deemed to be excessive and unnecessary.

Granted with the following conditions:

- a) Canopy trees must adhere to the native species requirements.
- b) When canopy trees are planted closer than 8' to sidewalks, trails, and pavement, root barriers must be utilized to prevent damage. In no case shall a tree be planted less than 4' from a sidewalk, trail, or road.

- 10. Waiver from:** H1.f. Landscaping. 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. *Justification:* As non-potable water sources are not available for this community, the Developer may be using potable water for temporary irrigation systems to be utilized during the landscape establishment period.

- 11. Waiver from:** Design Standards. Article III. Hillside Development. Sec. 4-52.e. If a retaining wall is required, then the wall should be shown with the grading plan and design certified by a state registered engineer, if over 36 inches in height. Walls over 60 inches will not be allowed. Any wall 36 inches and over shall be installed with a decorative aluminum handrail, as required by the Florida Building Code. Wood retaining walls are prohibited. *Justification:* The proposed development will require retaining wall heights greater than 60 inches due to the severe topography of the site. This will limit the use of tiered retaining walls to allow for easier maintenance and provide more usable yard space.

Granted with the following condition:

- a) Walls must be a maximum height of 60” unless the applicant proves to the town that the wall needs to be higher, then the increased height may be granted by the town manager town planner, or town engineer.

The following conditions shall be adhered to with approval of the waivers requested above:

1. At least six (6) (3 locations) highly visible interpretative kiosks (signs) shall be placed in common areas to showcase the archaeological significance of the site. Additionally, the kiosks may describe the natural resources within and adjacent to the residential subdivision. The interpretive kiosks shall be a minimum size of 4x8’ with a roof/cover and shall be maintained by the HOA.
2. To provide an opportunity for community engagement and activity, the developer will create recreational features, such as tot lots or outdoor exercise equipment with final concept plan to be approved before final plat.
3. The developer shall provide cultural and wayfinding signage to be displayed across the site to promote connectivity and emphasize site heritage.
4. The developer/builder will ensure non-monotonous street frontage by using different techniques which will be determined at the time of final engineering.
5. A 30-ft landscape buffer with a trail included must be constructed along Osgood Road, at the southern boundary of the site.
6. To further interconnectivity, a trail connection to the Lake Co. Trail System must be constructed.
7. Construction drawings cannot be submitted for review until the utility agreement is approved.

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:

Approved as to form and legality:

Town Clerk/Town Manager

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
Vice Mayor Carol Womack		
Councilmember Jim Ley		
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
Mayor Joe Wynkoop		

DRAFT



STAFF REPORT

REZONING TO PLANNED URBAN DEVELOPMENT (PUD)

Public Hearings: Planning & Zoning Board (P&Z): December 11, 2024*
Town Council (TC): January 14, 2025, was Continued
to February 11, 2025

**Public Notice
Requirement:**

This application has been properly advertised in accordance with Town's Land Development Code (LDC). As required, certified mail notices were transmitted to all property owners within 300-ft of the proposed project site. Additionally, the Town transmitted certified mail in December 2024 (a second time) to property owners within 600-ft of the proposed project site. Although the 600-ft notice was not required, the Town transmitted the notices as good measure to address notice concerns that arose during the December 11, 2024, hearing. This application was advertised in the Daily Commercial in accordance with the Town's LDC and was noticed on the Town's website www.mymontverde.com.

Ordinance No.: Ordinance 2024-44

Applicant/Owner: Thomas Settle on behalf of Montverde LandCo.

Application No.: Z24-000001 (PUD) and P24-000001 (PDP*)

Requested Action: The applicant seeks a rezoning of their property from Lake County Agriculture (A) to Montverde Single Family Planned Urban Development (PUD) and approval of their Preliminary Development Plan (PDP)

Staff Determination: Staff finds the rezoning application consistent with the Comprehensive Plan and Land Development Regulations (LDR) and recommends that if this application is approved, that it be approved with the conditions outlined in the Ordinance. This is based on the analysis provided below.

*** P&Z Recommendation:** The Preliminary Development Plan (PDP) presented at the 12/11/24 P&Z meeting was "Continued" with the following change request:



STAFF REPORT

Allowed minimum lot width is 60-ft.; however, no more than six (6) 60-ft. wide lots are approved. Remaining lot widths must be consistent with the Preliminary Development Plan (Conceptual Plan). The PDP must be presented to the Planning & Zoning Board for a second time at a future hearing (date TBD).

Subject Property Information

Size: 111.41 +/- Acres

Location: 17950 Dodie Trail, Montverde, FL. (Located north of Osgood Road, West of Lake Apopka, and East of Kirk Island Rd).

Alternate Key No.: 1066352, 1064112, 1028124, 1031168

Existing Zoning District: Lake County Agriculture (A)

Proposed Zoning District: Montverde Single Family Residential (PUD)

Future Land Use Designation: Single Family Low Density

Adjacent Property Land Use

Direction	Zoning	Existing Use	Comments
North	N/A	N/A	Lake Apopka
East	N/A	N/A	Lake Apopka
South	R1M & RA/MH	Residential	Within Town Limits
West	R1M & R1L	Residential	Mostly in Lake County

R1M: Single Family Medium Density

R1M & RA/MH: Residential Affordable/Manufactured Housing

Staff Analysis

The applicant seeks a rezoning of 111.41 +/- acres from Lake County Agriculture (A) to Single Family Planned Urban Development (PUD).



STAFF REPORT

Existing and Proposed Development Standards Zoning District Maximum

	Zoning District	Maximum Density	Maximum Floor Area Ratio	Maximum ISR	Minimum Open Space*	Maximum Building Height
Existing	LC-A	NA	NA	NA	NA	NA
Proposed	R1L PUD	½ Acre Lots		50%	25%	35 feet

* Please note that a Comprehensive Plan Amendment is currently being processed by the Town that will require a minimum of 25% Open Space for R1L and PUD.

Preliminary Development Plan Purpose and Stage of Proposal

Sec 8-.5 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.

(Ord. No. 2003-01, § 6.4, 3-11-2003)

Background Information

Ordinance 2022-21, amending the Town of Montverde's Comprehensive Land Use Plan Designation from Lake County Agriculture to Town of Montverde Single Family Residential on the Future Land Use Map for the herein described property. Passed 3:2 on March 21, 2022.

Standards for Review

- 1) Land Development Code (LDC) Sec. 10-7 requires that a rezoning request must include a conceptual site plan. The applicant has provided a proposed Preliminary Development Plan that shows development consistent with Single-Family Low-Density land use. This supports the request for rezoning from Lake County Agriculture to Montverde Single Family PUD zoning district.



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2) 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-** as stated in 1) above, the applicant has provided a proposed Preliminary Development 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 PUD for this property will enable the applicant to develop the property as agreed upon during the approval process. The proposed rezoning would provide a housing density that complements the surrounding residential R1L, R1M, and AH/MH 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 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 new lakefront 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 be providing its own sewer system and will hook into the Town's potable water service.
- f) **The impact on the natural environment-** as the property is located between Lake Apopka on the north and east and wetlands on the west, both the developer and the Town are taking measures to protect the natural environment surrounding the property.



STAFF REPORT

- 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. This would be a separate application following the Rezoning, which would also require formal consideration by the Planning and Zoning Board and Town Council.

Sec. 8-4. – Procedures for review of development plans and plats.

There shall be a three-step process for the approval of all subdivision plats. This process is intended to permit full and adequate review by the town in order to ensure and protect the public interest. This process will also benefit the applicant by identifying conceptual problems with the development and offering solutions to alleviating those problems prior to the preparation of detailed plans. This three-step process shall be as follows:

- (1) Preliminary development plan;
 - (2) Final development plan; and
 - (3) Record plat.
- (Ord. No. 2003-01, § 6.3, 3-11-2003)

Sec. 8-5. - Preliminary development plan—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.

(Ord. No. 2003-01, § 6.4, 3-11-2003)

Sec. 8-6. - Same—Review and approval procedure.

- (a) Initial point and deadline. All submittals must be made to the town clerk in order to be reviewed by the town's consultants and scheduled for a planning and zoning committee hearing.
- (b) Submittals and fees. Preliminary development plan submittals shall be as required. Appropriate fees shall be paid at the time of submittal.
- (c) Review process. Each preliminary development plan shall follow a standard review process as outlined below:



STAFF REPORT

- (1) All submittals will be compiled and circulated by the town clerk to the consultants for review and comment.
- (2) The submittals shall be reviewed by the consultants and a written report will be forwarded to the mayor for review.
- (3) If significant problems with the design layout or physical properties with the site are indicated, the consultants may request that the applicant provide additional information as deemed necessary before making a decision on the preliminary development plan as submitted.
- (4) The application will be forwarded to the planning and zoning committee along with the consultant's recommendations.
- (5) The application will then be forwarded to the town council with the planning and zoning committee's recommendation and the consultant's recommendations.

(d) Street names. All street names must be approved by the addressing division of the county public works department.

(e) Time limit on approval. An approved preliminary development plan will automatically lapse if a final development plan has not been submitted for the site within one year of preliminary development plan approval. An extension to the one-year time limit may be considered by the planning and zoning committee upon written request by the applicant prior to the expiration date which shows good cause for extension. Up to two six-month extensions may be allowed before a reapplication is required.

(Ord. No. 2003-01, § 6.4.1, 3-11-2003)

Sec. 8-7. - Same—Required submittals.

The preliminary development plan shall be drawn at a scale of not less than 100 feet to one inch, submitted in 15 copies, and shall show the following:

- (1) Title block.
- (2) Legend, title, scale, north arrow, approximate acreage to be subdivided, current zoning, total number of lots, minimum lot size and name, address and telephone number of the applicant or the applicant's representative.
- (3) Legal description of the tract to be subdivided.



STAFF REPORT

(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 2,000 feet.

(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 100 feet.

(6) Proposed streets and the width of proposed street right-of-way.

(7) Lots and preliminary lot layout with approximate dimensions shown.

(8) 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 LDC. 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-foot intervals for the tract being subdivided and extending 25 feet beyond the 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 inches in diameter measured three feet above ground. Trees with a diameter of 24 inches or greater shall be identified by type, height, diameter and canopy spread.

(11) Limits of floodplain, indicating flood elevation, drawn on the face of the plan, for a 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 (FEMA). 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.



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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, indicating 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) Concurrency review.

(Ord. No. 2003-01, § 6.4, 3-11-2003)

Sec. 8-8. - Final development plan—Purpose and stage of proposal.

The purpose of the final development plan is to permit complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review and evaluation of the proposed development and its impact upon both the site and surrounding areas.

(Ord. No. 2003-01, § 6.5, 3-11-2003)

Town Council Motion Considerations: Quasi-Judicial Action

Rezoning - Ordinance 2024-44

1. **Recommend approval** of Ordinance 2024-44, changing the Zoning Map designation from Lake County Agriculture (A) to Single Family PUD for the property located at 17950 Dodie Trail, Montverde, FL. Alt Key Numbers: 1066352, 1064112, 1028124, and 1031168.



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2. **Recommend denial** of Ordinance 2024-44, changing the Zoning Map designation from Lake County Agriculture (A) to Single Family PUD for the property located at 17950 Dodie Trail, Montverde, FL. Alt Key Numbers: 1066352, 1064112, 1028124, and 1031168 based 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 2024-44, changing the Zoning Map designation from Lake County Agriculture (A) to Single-Family PUD for the property located at 17950 Dodie Trail, Montverde, FL. Alt Key Numbers: 1066352, 1064112, 1028124, and 1031168, pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]

The Planning & Zoning Board (P&Z) recommended APPROVAL of the PUD on December 11, 2024;

The Town Council CONTINUED the PUD hearing until February 11, 2025;

*The Preliminary Development Plan was CONTINUED on December 11, 2024, pending the changes requested and will need to be presented again at P&Z at a future date TBD.

Please note:

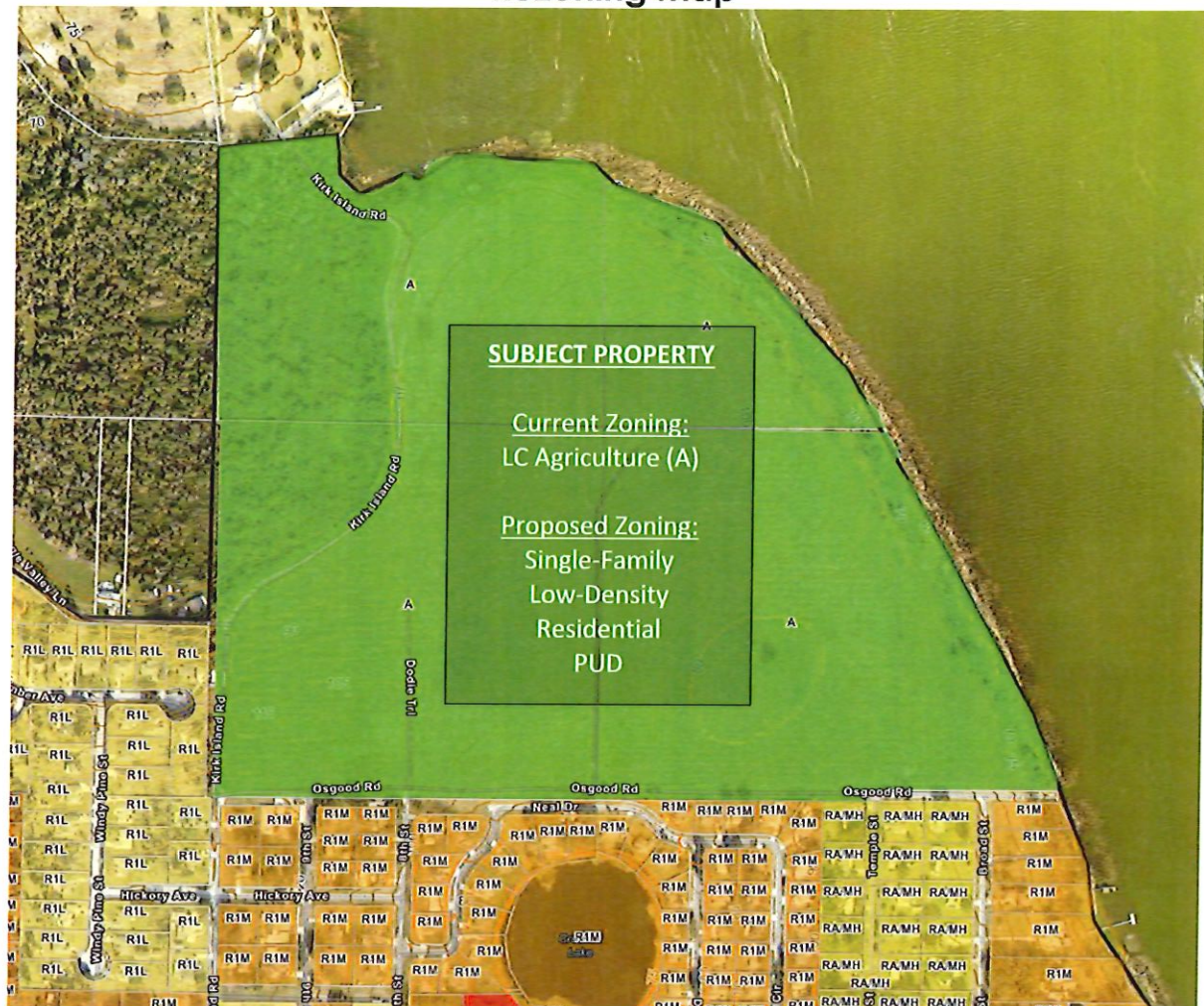
The developer has requested waivers from the Town of Montverde Neighborhood Standards & Guidelines Manual for New Subdivisions.

These waivers and conditions are outlined in the PUD Ordinance.



STAFF REPORT

Rezoning Map





STAFF REPORT

Current Future Land Use Map







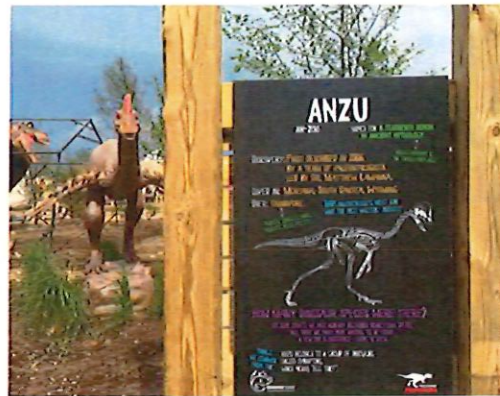
STAFF REPORT

Exhibit A
Ordinance 2024-44



STAFF REPORT

Exhibit B Kiosk Concepts





STAFF REPORT

Exhibit C Photographs



Overview of property and Lake Apopka from Osgood Road



View of the southern boundary along Osgood Road from Lake Apopka



STAFF REPORT

Exhibit D Advertising Information

NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 600-feet of a new residential development (see below). The Town of Montverde is required by law to notify you of the upcoming Town Council meetings. If you have no questions, or do not wish to attend the meeting, you may disregard this notice. No action is required of you.

To: Surrounding Property Owners

From: Paul Larino, Town Manager

Date: December 30, 2024

Re: Notice of Public Hearing for PUD & Preliminary Development Plan

Notice is hereby given for public hearings to be held in the Town of Montverde Town Hall, 17404 Sixth Street, Montverde, Florida, regarding the Osgood development located north of Osgood Road in Montverde, Florida.

The Town Council will hold public hearings on **January 14, 2025, at 7:00 p.m.** and **February 11, 2025, at 7:00 p.m.**

ORDINANCE 2024-44

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY AGRICULTURE TO TOWN OF MONTVERDE SINGLE-FAMILY RESIDENTIAL PUD FOR THE HEREIN DESCRIBED PROPERTY OWNED BY MONTVERDE LANDCO, LLC AND LOCATED NORTH OF OSGOOD ROAD, WEST OF LAKE APOPKA AND PARTIALLY EAST OF KIRK ISLAND RD; 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.

Specifically: The Town Council will deliberate on whether or not to issue a Planned Unit Development (PUD) zoning designation for the Osgood Development (see Figure 1) that is within Town limits.

The public is invited to attend these meetings. Information is available at the Town Clerk's Office, 17404 Sixth Street, Montverde, Florida, Monday - Thursday, from 7am – 6pm. Interested parties may appear at the meetings 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.

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

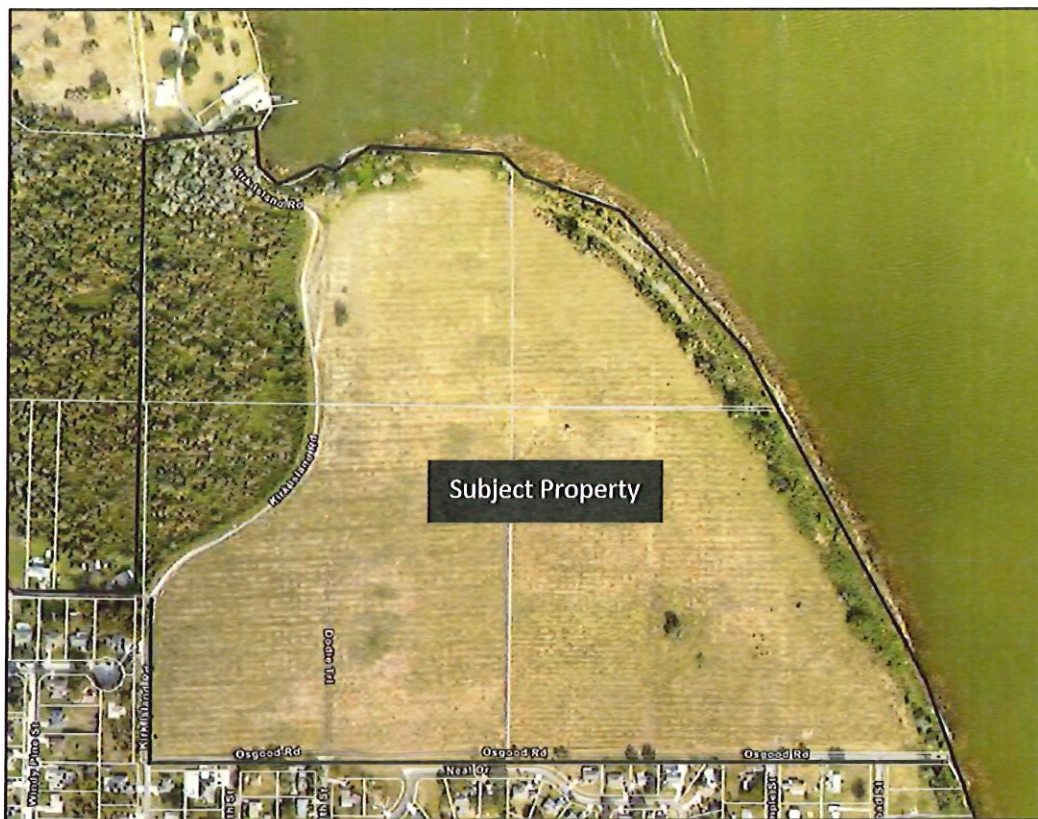


Figure 1

Current Zoning: "Lake County Agriculture"
Proposed Zoning: "Town of Montverde Single-Family Residential PUD"

Osgood - Certified Mail addresses for property owners within 600'

OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
ALBONICO MARJORIE M LIFE ESTATE	17638 WINDY PINE ST	MONTVERDE	FL	34756
ALEXANDER JAMES & APRIL	17635 EIGHTH ST	MONTVERDE	FL	34756
ANDERSON MICHAEL J & KIM E	17644 DORIS ST	MONTVERDE	FL	34756
ANDREU STEVEN C & BARBARA A CALLAN-	17640 BROAD ST	MONTVERDE	FL	34756
ARBOGAST ZACHARY Q ET AL	PO BOX 560642	MONTVERDE	FL	34756-0642
ARELLANO GLORIA P TRUSTEE	17531 COUNTY ROAD 455	MONTVERDE	FL	34756
ASHCRAFT ALICIA M & GERALD C	17621 DORIS ST	MONTVERDE	FL	34756
AVERY WILLIAM J & JEANETTE E	03014 GLENWOOD BEACH DR	BOYNE CITY	MI	49712
BABBITT MARK A	17631 DORIS ST	MONTVERDE	FL	34756
BALL ANN	17649 BROAD ST	MONTVERDE	FL	34756
BARRY MARALYN J	16634 PINE TIMBER AVE	MONTVERDE	FL	34756
BASKIN ADAM D	17620 BROAD ST	MONTVERDE	FL	34756
BELCHER LANCE A SR & PATRICIA	PO BOX 560259	MONTVERDE	FL	34756-0259
BLACKBURN RANDY L	PO BOX 560072	MONTVERDE	FL	34756-0072
BLOSSOMS INVESTMENTS PROPERTIES LLC	17900 COUNTY ROAD 455	MONTVERDE	FL	34756
BONATTI ROBSON T & MARIANA B DE ANGELO	17650 DORIS ST	MONTVERDE	FL	34756
BOOTH SAMANTHA J & KYLE E	PO BOX 560603	MONTVERDE	FL	34756-0603
BROWN MAE S	17608 WINDY PINE ST	MONTVERDE	FL	34756-0171
BURTON KYLE & SARA	16300 COUNTY ROAD 455 UNIT 6	BELLA COLLINA	FL	34756
C & D SMITH ENTERPRISES LLC	271 SAPPHIRE DR UNIT 202	BRADENTON	FL	34209
CARBONO CHRISTIAN M AND DIANA M OREJUE	17625 KIRKLAND RD	MONTVERDE	FL	34756
CAROLYN J KOTAR REVOCABLE TRUST	17668 WINDY PINE ST	MONTVERDE	FL	34756-3118
CATAPANO JOHN J &	17708 NINTH ST	MONTVERDE	FL	34756
CHANDLER MARY L	138 PEBBLE CREEK RD	FRANKLIN	TN	37064
CHARLENE B WARNKEN TRUST	17624 NEAL DR	MONTVERDE	FL	34756
CHRISTOS ANTHONY REVOCABLE TRUST AND	532 N BLUFFORD AVE	OCOE	FL	34761
CLARK MARLINES I	17641 NEAL DR	MONTVERDE	FL	34756
COX JAMES E JR & PAMELLA A	17705 BROAD ST	MONTVERDE	FL	34756
CRAIG RUSSELL L & MARTHA J	16537 EAGLE VALLEY LN	MONTVERDE	FL	34756
CRESON LINDA M	17707 EIGHTH ST	MONTVERDE	FL	34756
CUNHA GIOVANNI G & GRAZIELA K FRANCO	17632 9TH ST	MONTVERDE	FL	34756
DAGGETT JOHN M & BEATRICE A	17718 9TH ST	MONTVERDE	FL	34756
DAVAN TIMOTHY B	17708 KIRKLAND RD	MONTVERDE	FL	34756
DAVIDSON REBEKAH K & KEVIN S	PO BOX 560438	MONTVERDE	FL	34756-0438
DEBORAH L ANTHONY QPR TRUST &	532 N BLUFORD AVE	OCOE	FL	34761
DEBORAH L ANTHONY QPR TRUST AND CHRIS	532 N BLUFORD AVE	OCOE	FL	34761
ESTRELLA-MARTINEZ ALEXANDER J &	17616 WINDY PINE ST	MONTVERDE	FL	34756
FITZGERALD JOHN & THERESA	17641 WINDY PINE ST	MONTVERDE	FL	34756
GAGNE JAYDEL	PO BOX 560405	MONTVERDE	FL	34756-0405

GEORGE AND RHONDA GANZENMULLER REVOC	PO BOX 560266	MONTVERDE	FL	34756-0266
GOMES LIMA DE SOUSA LIBNI & CECILIA OLIVE	17705 VIRGINIA CIR	MONTVERDE	FL	34756
GRACE JACK E & DEBORA M	17623 8TH ST	MONTVERDE	FL	34756
GUSTIN DEBRA L	13232 SUGARBLUFF RD	CLERMONT	FL	34715
HANSON JENNIFER	17624 NEAL DR	MONTVERDE	FL	34756
HOFFMAN GEORGE R & MARGO E	17609 WINDY PINE ST	MONTVERDE	FL	34756
HRYCZUK MELISSA D C	PO BOX 560097	MONTVERDE	FL	34756-0097
HUNT RACHEL &	17652 9TH ST	MONTVERDE	FL	34756
HURLEY RAYMOND & CANDY	17648 BROAD ST	MONTVERDE	FL	34756
IH3 PROPERTY FLORIDA LP	1717 MAIN ST STE 2000	DALLAS	TX	75201
J & R MANAGEMENT INC	17530 FOSGATE RD	MONTVERDE	FL	34756
KAY LOIS ET AL	17719 TEMPLE ST	MONTVERDE	FL	34756
KAY MICHAEL B	17633 KIRKLAND RD	MONTVERDE	FL	34756
KEOPPEN NEIL & KELLEY	17702 9TH ST	MONTVERDE	FL	34756
KHUZIAKHMETOV ADEL I & DINARA M GAYNUT	17708 VIRGINIA CIR	MONTVERDE	FL	34756
KOCIELKO JERRY TRUSTEE &	15245 ARABIAN WAY	MONTVERDE	FL	34756-3316
LICITRA RYAN A & BRITTANI C	16603 PINE TIMBER AVE	MONTVERDE	FL	34756
LOPEZ CHRISTINA	17623 TEMPLE ST	MONTVERDE	FL	34756
LOPEZ CHRISTINA A & JUAN M L HERNANDEZ	17620 8TH ST	MONTVERDE	FL	34756
MALCOMB DERRICK & ANGELA	17717 EIGHTH ST	MONTVERDE	FL	34756
MC CALL GORDON C & LUZ G LIFE ESTATE	17665 WINDY PINE ST	MONTVERDE	FL	34756
MC ROBERTS HOWARD D JR & JOYCE A	17654 WINDY PINE ST	MONTVERDE	FL	34756-3118
MEMBRENO HENRY & YUISA	16611 PINE TIMBER AVE	MONTVERDE	FL	34756
MEYER ROCHELLE L	17648 TEMPLE ST	MONTVERDE	FL	34756-3219
MIZELL SCOTT & JANET	17601 WINDY PINE ST	MONTVERDE	FL	34756
MONTVERDE ACADEMY INC	17235 SEVENTH ST	MONTVERDE	FL	34756-3210
MONTVERDE LANDCO LLC	2 N TAMiami TRL STE 800	SARASOTA	FL	34236
MORRIN DEBI F	PO BOX 560257	MONTVERDE	FL	34756-0257
MYLNIKOV SERGEI	17703 NEAL DR	MONTVERDE	FL	34756
NAUD RAYMOND J	17660 WINDY PINE ST	MONTVERDE	FL	34756
NORRIS KATHLEEN W OR MICHAEL W	17623 BROAD ST	MONTVERDE	FL	34756
NOWLAN ANDREA L	16643 EAGLE VALLEY LN	MONTVERDE	FL	34756
PALASKY CHRISTOPHER M & HEATHER R	17719 KIRKLAND RD	MONTVERDE	FL	34756-0381
PARROTT LINDA LIFE ESTATE	17642 VIRGINIA CIR	MONTVERDE	FL	34756
PERKINS JEAN IRENE	PO BOX 560196	MONTVERDE	FL	34756-0196
PERTE FLORIAN	17624 TEMPLE ST	MONTVERDE	FL	34756
PETERS WINSTON SR	17643 VIRGINIA CIR	MONTVERDE	FL	34756
PETRIE G CRAIG & CINDY	PO BOX 560141	MONTVERDE	FL	34756-0141
PHILLIPS JOHN H & LYNETTE M	17630 WINDY PINE ST	MONTVERDE	FL	34756
PINES OF MONTVERDE HOA INC TRUSTEE	PO BOX 783367	WINTER GARDEN	FL	34778-3367
POPESCU GINA	17711 9TH ST	MONTVERDE	FL	34756-3127
RALBAG J HOWARD & ANNY	225 W 86TH ST	NEW YORK	NY	10024

RAMGOBIN ANNE	PO BOX 560316	MONTVERDE	FL	34756-0316
REIT MARISSA & PAUL	PO BOX 560391	MONTVERDE	FL	34756-0391
REYES CHRISTIAN R & MEGHAN M	PO BOX 560202	MONTVERDE	FL	34756-0202
RODRIGUEZ JOSE C & LINET	17657 WINDY PINE ST	MONTVERDE	FL	34756
ROSS JACK	16619 PINE TIMBER AVE	MONTVERDE	FL	34756
SAGE GREGORY T	17150 OSGOOD RD	MONTVERDE	FL	34756
SANCHEZ JEREMY T & YAZETTE SOLANO	17634 VIRGINIA CIR	MONTVERDE	FL	34756
SANTOS EDWIN &	PO BOX 691957	ORLANDO	FL	32869-1957
SANTOS SANDRA V G & JOSEPH	16627 PINE TIMBER AVE	MONTVERDE	FL	34756
SCARLETT GREGORY A & TRACIE P	16635 PINE TIMBER AVE	MONTVERDE	FL	34756
SCHWARZ LESLEY A & WERNER R LIFE ESTAT	17646 WINDY PINE ST	MONTVERDE	FL	34756
SEYBERT JOHN H & CONNIE L	17651 9TH ST	MONTVERDE	FL	34756
SFR JV-2 2022-1 BORROWER LLC	15771 RED HILL AVE STE 100	TUSTIN	CA	92780
SILVA LUIS E &	17633 WINDY PINE ST	MONTVERDE	FL	34756-3119
SMITH JUDY S AND ANNA A MEYER	PO BOX 560271	MONTVERDE	FL	34756-0271
SOLOMON MICHAEL T	17705 KIRKLAND RD	MONTVERDE	FL	34756
STATE OF FLORIDA	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399-3000
STOW MARK	PO BOX 560289	MONTVERDE	FL	34756-0289
SWABY LEROY M	17631 VIRGINIA CIR	MONTVERDE	FL	34756
TAMARU CHRISTOPHER & MARTHA A ALVAREZ	PO BOX 560624	MONTVERDE	FL	34756-0624
TEASDALE ISAAC	17625 WINDY PINES	MONTVERDE	FL	34756
THURBER ARIC & LEAH	17708 TEMPLE ST	MONTVERDE	FL	34756
TOWN OF MONTVERDE	PO BOX 560008	MONTVERDE	FL	34756-0008
VAZQUEZ JUAN C &	17617 WINDY PINE ST	MONTVERDE	FL	34756
VINTON THOMAS P LIFE ESTATE	17716 VIRGINIA CIR	MONTVERDE	FL	34756
WADSWORTH AARON D & ANDREA M	17647 NINTH ST	MONTVERDE	FL	34756
WARNKEN JONATHAN	17642 NEAL DR	MONTVERDE	FL	34756
WEST JOHN M	17756 NEAL DR	MONTVERDE	FL	34756
WHIDDEN MICHAEL A & KAREN W	17635 BROAD ST	MONTVERDE	FL	34756
WHITTIE LINDA	17649 WINDY PINE ST	MONTVERDE	FL	34756
WYNKOOP JOSEPH	PO BOX 560276	MONTVERDE	FL	34756-0276
ZACCARO ROBERT & SARAH	17618 VIRGINIA CIR	MONTVERDE	FL	34756
ZEIDAN OMAR & LARA THALJI	913 ALGARE LOOP	WINDERMERE	FL	34786

REMINDERS AND ADJORNMENT