



**MONTVERDE TOWN COUNCIL
REGULAR MEETING AGENDA
JANUARY 13, 2026, 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
Joe Morganelli, Councilmember
Grant Roberts, Councilmember
Bryan Rubio, Councilmember

STAFF

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

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. PRESENTATIONS & FOLLOW UPS

- A.** Environmental Review Follow Up
- B.** Town Manager & Attorney Follow Ups

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.
 - 1. Grant Reimbursement Tracking Sheet
 - 2. Impact Fee Report
 - 3. Florida Highway Patrol Report
 - 4. Lake County Fire Rescue Report
- B.** Town Manager Larino's Capital Project Update
 - 1. Library Emergency Generator
 - 2. Small Water Storage Tank and Pump House
 - 3. Community Building
 - 4. Fire Station – County
 - 5. Kirk Park Playground
 - 6. Lakeside Ave Storm/Street Project
 - 7. Porter and 1st Storm/Street Project
 - 8. Boat Ramp and Storm Project
 - 9. Truskett Park – Dock, Storm, FEMA Recovery
 - 10. 455 Storm Street, Sidewalk Project
 - 11. 8th, 9th, Temple Street, Sidewalk, and Storm
 - 12. Well # 1 Generator Replacement
 - 13. Elevated Water Storage Tank
 - 14. Redundant Upper Floridan Well
 - 15. New Lower Floridan Well
 - 16. Consumptive Use Permit
 - 17. Water line Upsizing, Loops, and Hydrants

C. Town Manager Larino's Completed Capital Projects

1. Butterfly Garden
2. Sports Court
3. Kirk Park Stage
4. Baseball Field Conversion
5. Public Works Storage
6. Park Lighting
7. Library
8. Outdoor Park Bathroom
9. Ridgewood Ave – ADA Ramps and Sidewalk Connections

D. Town Attorney Geraci-Carver Report.

E. Town Planner Parks Report.

F. Lake County Commission Report.

G. Town Council Reports.

H. Mayor Wynkoop Report.

IV. DECEMBER FINANCE REPORT

Beginning Bank Balance	\$ 4,439,669.70
Revenues	\$ 1,353,467.13
Expenditures	\$ 413,120.53
Ending Balance	\$ 5,380,016.30
Pending Liabilities	\$ 176,085.40
Total Bank Balance	\$ 5,203,930.90

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 October 14, 2025.

B. Minutes of the Town Council Regular Meeting held December 9, 2025.

VI. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

- A. Ordinance No. 2025-59** An Ordinance of the Town of Montverde, Florida, amending Section 10-13 in Chapter 10 of the Town of Montverde Land Development Code relating to minimum lot size for property annexed into the Town; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date.
- B. Ordinance No. 2025-46** An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the Voluntary Annexation provisions of Section 171.044, Florida Statute; Annexing 1.82 +/- Acres of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.
- C. Ordinance No. 2025-47** An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; annexing five parcels of real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.
- D. Ordinance No. 2025-48** An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the Voluntary Annexation provisions of Section 171.044, Florida Statute; Annexing Two Parcels of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of The Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.
- E. Ordinance No. 2025-49** An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of the Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of The State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

- F. **Ordinance No. 2025-60** An Ordinance of the Town Council of the Town of Montverde, Lake County, Florida, amending the Town of Montverde's Comprehensive Plan pursuant to 163.3187, Florida Statutes, by amending the Comprehensive Land-Use Plan designation from Lake County Rural Transition and Bella Collina to Town of Montverde Single Family Low Density Residential on the Future Land Use Map for the herein described property consisting of 9.47 +/- acres, providing for severability and scrivener's errors; the directing the Town Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for the forwarding of this ordinance to the state of Florida Department of Commerce; and providing for an effective date.
- G. **Ordinance No. 2025-61** An Ordinance of the Town Council of the Town of Montverde, Florida, to change the zoning from Lake County PUD, Agriculture and Light Industrial and Town of Montverde Single Family Low Density to Town of Montverde Single-Family residential PUD for the herein described property owned by DCS Real Estate Investments, LLC and Wilmington Development Services Inc.; The Real Property is located South of Ridgewood Avenue, West of County Road 455 and East of Blackstill Lake Road, Montverde Florida; approving waivers; directing the Town Manager to amend the zoning map as herein provided after the passage of this ordinance; approving variances from Town Code with conditions; providing for severability; repealing all ordinances in conflict herewith; providing for scrivener's errors, and providing for an effective date.
- H. **Resolution No. 2025-178** A Resolution of the Town Council of the Town of Montverde, Florida, Granting Preliminary Development Plan Approval for Montverde Estates, A 114 Single Family Lot Residential Subdivision, generally located south of Ridgewood Avenue, West of CR 455, and East of Blackstill Lake Road lying within the Town of Montverde, Lake County, Florida; and providing for an effective date.
- I. **Resolution No. 2025-198** A Resolution of the Town Council of the Town of Montverde, Florida, Granting a Variance from Section 10-81 in Chapter 10 of the Montverde Land Development Code from the side yard setback for replacement of an existing retaining wall for the real property located at 16319 Manolia Bluff Drive, Montverde, Florida, owned by James P. Monahan and Daney C. Ordonez; providing for conditions; and providing for an effective date.
- J. **Resolution No. 2025-199** A Resolution of the Town Council of the Town of Montverde, Florida, Granting Minor Site Plan Approval to Montverde Academy for construction of parking improvements on Academy Lane; Providing for conditions; and providing for an effective date.
- K. **Ordinance No. 2025-62** An ordinance of the Town of Montverde, Lake County, Florida, relating to the Regulation of the Operation of Golf Carts on Public Streets within the Town of Montverde; Amending Chapter 24 of the Montverde Code of Ordinances; Providing for Repeal if all Conflicting Ordinances; Providing for Severability and Providing for an Effective Date.

VII. DISCUSSION AND ACTION ITEM

- A.** Discussion on Franklin Pond
- B.** JPA Discussion
- C.** Selection of MPO Board Member
- D.** Selection of 2026 FLC Voting Delegate
- E.** Budget Amendment for Consultants
- F.** Discussion of topics for Future Town Council Workshops

VIII. REMINDERS AND ADJOURNMENT

- A.** Any further business from the Mayor, 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 & FOLLOW UPS

CITIZENS QUESTION/COMMENT PERIOD

DEPARTMENT & COMMITTEE REPORT

DECEMBER FINANCE REPORT



**Cash Balance Finance Report
And
Budget to Actual Report
2025-2026**

**Date of Report: January 07, 2026
Report Beginning Period: December 01, 2025
Report Ending Period: December 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:	\$5,203,930.90
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Fund Cash:

Restricted Funds:	\$3,180,864.63
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Unrestricted Funds:	\$2,023,066.27
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<u>Total Cash:</u>	\$5,203,930.90
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TOWN OF MONTVERDE
FINANCE CASH REPORT AS OF: FY December 2025 - December 2025

Book and Cash Account

Operating Cash Account 1 and 2:

Beginning Bank Balance	\$4,439,669.70
Revenues	\$1,353,467.13
Expenditures	\$413,120.53
Ending Bank Balance	\$5,380,016.30
 Pending/Outstanding Liabilities	 \$176,085.40
Available Cash	\$5,203,930.90

<u>Total Cash Account:</u>	\$5,203,930.90
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Restricted Funds:

Parks & Recreation Impact Fee Fund	-\$271,516.64
Fire Protection Impact Fee Fund	\$0.00
Road & Street Impact Fee Fund	-\$1,027.20
Administrative Impact Fee Fund	\$195,104.65
Water Impact Fee Fund	\$977,833.39

Water Deposit	\$166,288.05
Water Cash	\$1,929,815.88

ARPA	\$0.00
Remaining County ARPA	\$0.00
Capital Projects Appropriations	\$151,000.00
One Half Cent Sales Tax (Transportation Fee)	\$23,294.50
Police	\$6,436.00
Historical	\$3,636.00

Restricted Funds Total:	\$3,180,864.63
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Available Unrestricted Funds for General Account:	\$2,023,066.27
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Budget to Actual Summary

Total Reporting Months in this Report:	3 OF 12
Percentage of the Budget Year:	25.0%

Revenues – General Fund

General Revenue Budgeted:	\$3,342,795.80
General Revenue Budget Received YTD:	\$1,670,969.00
Percentage of Budget Received:	49.99%
Remaining Revenue to be Received in FY 2025:	\$1,671,826.80

Expenditures – General Fund

General Fund Expenditures Budgeted:	\$3,342,795.80
General Fund Expenditures Expended YTD:	\$624,046.77
Percentage of Budget Expended:	18.67%
Remaining General Fund Budgeted to Expend:	\$2,718,749.03

Revenues – Water Fund

Water Revenue Budgeted:	\$1,207,755.95
Water Revenue Budget Received YTD:	\$354,077.03
Percentage of Budget Received:	29.32%
Remaining Revenue to be Received in FY 2025:	\$853,678.92

Budget to Actual Summary

Expenditures – Water Fund

Water Fund Expenditures Budgeted:	\$1,207,755.95
Water Fund Expenditures Expended YTD:	\$225,026.22
Percentage of Budget Expended:	18.63%
Remaining Water Fund Budgeted to Expend:	\$982,729.73

Revenues – Sewer Fund

Sewer Revenue Budgeted:	\$202,020.00
Sewer Revenue Budget Received YTD:	\$58,223.73
Percentage of Budget Received:	28.82%
Remaining Revenue to be Received in FY 2025:	\$143,796.27

Expenditures – Sewer Fund

Sewer Fund Expenditures Budgeted:	\$202,020.00
Sewer Fund Expenditures Expended YTD:	\$33,679.23
Percentage of Budget Expended:	16.67%
Remaining Water Fund Budgeted to Expend:	\$168,340.77

Budget to Actual Summary

Revenues – Capital Fund

Capital Revenue Budgeted:	\$34,619,324.90
Capital Revenue Budget Received YTD:	\$342,038.00
Percentage of Budget Received:	0.99%
Remaining Revenue to be Received in FY 2025:	\$34,277,286.90

Expenditures – Capital Fund

Capital Fund Expenditures Budgeted:	\$34,619,324.90
Capital Fund Expenditures Expended YTD:	\$379,694.35
Percentage of Budget Expended:	1.10%
Remaining Capital Fund Budgeted to Expend:	\$34,239,630.55

Account Number	Account Title	2025 December Actual	2025-26 YTD Actual	2025-26 Current year Budget	Revenue to be Received	% Of Budget
GENERAL FUND						
001-311100	Ad Valorem Taxes	498,215.78	576,366.56	753,314.00	176,947.44	76.51%
001-312410	Local Option Gas Tax	5,632.38	11,200.41	85,000.00	73,799.59	13.18%
001-312600	Discretionary Tax	15,145.39	46,767.07	210,000.00	163,232.93	22.27%
001-314100	Electric Service Tax	10,018.40	22,689.15	110,000.00	87,310.85	20.63%
001-314400	Natural Gas Service Tax	1,018.13	1,459.33	5,600.00	3,752.50	26.06%
001-315100	Communications Service Tax	7,456.60	14,916.39	82,000.00	67,083.61	18.19%
001-323100	Electricity Franchise	14,560.29	33,125.38	190,000.00	156,874.62	17.43%
001-323400	Gas Franchise	1,296.66	1,846.49	7,000.00	4,641.52	26.38%
001-329504	Permit Fire Reivew Fee	.00	.00	2,000.00	2,000.00	.00
001-329505	Reinspection Fees	150.00	375.00	10,000.00	9,625.00	3.75%
001-329506	Plan Review	27,144.74	70,888.34	155,000.00	80,505.98	45.73%
001-329507	Building Permit Fees	65,360.42	148,118.62	385,000.00	226,169.89	38.47%
001-329508	Administrative Fee	26,197.63	58,725.15	125,000.00	62,238.05	46.98%
001-329509	State Permit Surcharge	2,149.69	5,160.30	14,000.00	8,481.77	36.86%
001-329510	Zoning/Permit Appl Fees	6,845.00	12,480.00	25,000.00	12,150.00	49.92%
001-329515	Row Utilization Fees	250.00	500.00	1,500.00	1,000.00	33.33%
001-335150	Alcoholic Beverage License	.00	97.89	500.00	402.11	19.58%
001-335180	1/2 Cent Sales Tax	11,771.33	23,294.50	130,000.00	106,705.50	17.92%
001-335190	State Revenue Sharing	6,924.39	6,924.39	70,000.00	63,075.61	9.89%
001-337700	Grants & Donations	.00	436,302.45	500.00	435,802.45	87260.49%
001-338000	Library Interlocal w/ Lake Co	3,250.05	13,000.20	36,500.00	23,499.80	35.62%
001-338100	One Cent Gas Tax - Lake Co.	641.12	1,967.08	8,000.00	6,032.92	24.59%
001-341210	Notary, Copy, Fax Fees	2,022.98	2,598.56	5,000.00	2,401.44	51.97%
001-341215	Public Record Requests	.00	22.00	50.00	28.00	44.00%
001-341220	Mva Traffic Signal Maintenance	.00	.00	1,300.00	1,300.00	.00
001-341500	Lien Search Charge	100.00	425.00	1,500.00	1,075.00	28.33%
001-343400	Garbage Service Charges	32,657.41	83,147.53	340,000.00	256,852.47	24.46%
001-343410	Garbage Late Fee	227.18	702.82	2,000.00	1,297.18	35.14%
001-347210	Trunk Or Treat	.00	500.00	.00	500.00	.00
001-347220	Montverde Day	.00	35,315.74	50,000.00	14,684.26	70.63%
001-347261	License Plate Revenue	.00	10.00	100.00	90.00	10.00%
001-351100	Court Fines - Dept Hwy Safety	367.94	1,795.86	4,500.00	2,704.14	39.91%
001-352100	Library Fines	83.19	254.64	150.00	104.64	169.76%
001-354200	Code Compliance Fines	138.00	315.74	5,000.00	4,684.26	6.31%
001-361000	FEMA - Revenue	47,308.91	47,308.91	250,000.00	202,691.09	18.92%
001-361002	Insurance -	.00	.00	.00	1,086.00	.00
001-361100	Interest Earnings	2,257.11	3,982.62	35,000.00	31,017.38	11.38%
001-362100	17406 7Th Street Rental	1,323.76	3,897.53	14,000.00	10,102.47	27.84%
001-362260	Rental Income - Cell Tower	.00	.00	44,000.00	44,000.00	.00
001-362300	Post Office Rental Revenue	2,636.31	4,300.06	18,100.00	13,799.94	23.76%
001-364100	Asset Sales (Equip/Veh/Mchnry)	.00	.00	10,000.00	10,000.00	.00
001-366000	Donations	.00	85.00	500.00	415.00	17.00%
001-366240	Community Building Rental	.00	.00	100.00	100.00	.00
001-366245	Contributions To Cemetry	.00	.00	50.00	50.00	.00
001-369900	Other Revenues	81.25	102.29	5,521.80	5,394.51	1.85%
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:		793,232.04	1,670,969.00	3,342,795.80	1,650,733.74	49.99%
GENERAL FUND Revenue Total:		793,232.04	1,670,969.00	3,342,795.80	1,650,733.74	49.99%
Net Total GENERAL FUND:		793,232.04	1,670,969.00	3,342,795.80	1,650,733.74	49.99%

Account Number	Account Title	2025 December Actual	2025-26 YTD Actual	2025-26 Current year Budget	Revenue to be Received	% Of Budget
PARKS & REC IMPACT FEE FUND						
140-347200	Impact Fee Revenue	30,579.76	36,975.24	92,000.00	53,197.48	40.19%
	Total Revenue:	30,579.76	36,975.24	92,000.00	53,197.48	40.19%
	PARKS & REC IMPACT FEE FUND Revenue Total:	30,579.76	36,975.24	92,000.00	53,197.48	40.19%
	Net Total PARKS & REC IMPACT FEE FUND:	30,579.76	36,975.24	92,000.00	53,197.48	40.19%

Account Number	Account Title	2025 December Actual	2025-26 YTD Actual	2025-26 Current year Budget	Revenue to be Received	% Of Budget
ROAD & STREET IMPACT FEE FUND						
160-324218	Road & Streets Impact Fees	30,749.15	41,968.94	346,187.26	302,575.02	12.12%
160-324220	Road & Streets Impact Fees	.00	.00	350,000.00	350,000.00	.00
Total Revenue:		30,749.15	41,968.94	696,187.26	652,575.02	6.03%
ROAD & STREET IMPACT FEE FUND Revenue Total:						
		30,749.15	41,968.94	696,187.26	652,575.02	6.03%
Net Total ROAD & STREET IMPACT FEE FUND:		30,749.15	41,968.94	696,187.26	652,575.02	6.03%

Account Number	Account Title	2025 December Actual	2025-26 YTD Actual	2025-26 Current year Budget	Revenue to be Received	% Of Budget
ADMINISTRATIVE IMPACT FEE FUND						
170-324250	Admin Impact Fee - Library	27,625.19	53,776.61	50,000.00	7,611.93-	107.55%
170-324251	Admin Impact Fee Library C Fwd	.00	.00	100,000.00	100,000.00	.00
Total Revenue:		27,625.19	53,776.61	150,000.00	92,388.07	35.85%
ADMINISTRATIVE IMPACT FEE FUND Revenue Total:		27,625.19	53,776.61	150,000.00	92,388.07	35.85%
Net Total ADMINISTRATIVE IMPACT FEE FUND:		27,625.19	53,776.61	150,000.00	92,388.07	35.85%

Account Number	Account Title	2025 December Actual	2025-26 YTD Actual	2025-26 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 December Actual	2025-26 YTD Actual	2025-26 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - LEAD SERVICE LINE						
341-334310	State DEP Grant	.00	.00	42,000.00	42,000.00	.00
Total Revenue:		.00	.00	42,000.00	42,000.00	.00
CAPITAL - LEAD SERVICE LINE Revenue Total:		.00	.00	42,000.00	42,000.00	.00
Net Total CAPITAL - LEAD SERVICE LINE:		.00	.00	42,000.00	42,000.00	.00

Account Number	Account Title	2025 December Actual	2025-26 YTD Actual	2025-26 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 December Actual	2025-26 YTD Actual	2025-26 Current year Budget	Revenue to be Received	% Of Budget
WATER						
400-343300	Water Service Chrgs - Potable	52,100.31	127,010.66	595,000.00	467,989.34	21.35%
400-343301	Bulk Water Sales	.00	7,845.40-	20,000.00	27,845.40	-39.23%
400-343310	Irrigation Water Service Chrgs	31,128.12	94,577.18	350,000.00	255,422.82	27.02%
400-343330	Administrative Fee	1,629.71	3,862.39	15,000.00	10,962.61	25.75%
400-343331	Water Meter Install Charges	54,600.00	126,016.00	180,000.00	45,584.00	70.01%
400-343390	Water Late Fees	628.96	1,742.10	10,000.00	8,257.90	17.42%
400-343600	Surcharge	2,831.23	7,007.25	29,755.95	22,748.70	23.55%
400-361100	Interest Earnings	967.34	1,706.85	8,000.00	6,293.15	21.34%
Total Revenue:		143,885.67	354,077.03	1,207,755.95	845,103.92	29.32%
WATER Revenue Total:		143,885.67	354,077.03	1,207,755.95	845,103.92	29.32%
Net Total WATER:		143,885.67	354,077.03	1,207,755.95	845,103.92	29.32%

Account Number	Account Title	2025 December Actual	2025-26 YTD Actual	2025-26 Current year Budget	Revenue to be Received	% Of Budget
WATER IMPACT FEE FUND						
410-324210	Water Impact Fees	64,144.11	103,768.50	399,750.00	295,981.50	25.96%
410-324211	Water Impact Fees - Carry Fwd	.00	.00	626,019.82	626,019.82	.00
Total Revenue:		64,144.11	103,768.50	1,025,769.82	922,001.32	10.12%
WATER IMPACT FEE FUND Revenue Total:		64,144.11	103,768.50	1,025,769.82	922,001.32	10.12%
Net Total WATER IMPACT FEE FUND:		64,144.11	103,768.50	1,025,769.82	922,001.32	10.12%

Account Number	Account Title	2025 December Actual	2025-26 YTD Actual	2025-26 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL-WATER ENTERPRISE						
420-334311	SHAFI Grant	.00	170,000.00	12,717,625.60	12,547,625.60	1.34%
Total Revenue:		.00	170,000.00	12,717,625.60	12,547,625.60	1.34%
CAPITAL-WATER ENTERPRISE Revenue Total:		.00	170,000.00	12,717,625.60	12,547,625.60	1.34%
Net Total CAPITAL-WATER ENTERPRISE:		.00	170,000.00	12,717,625.60	12,547,625.60	1.34%

Account Number	Account Title	2025 December Actual	2025-26 YTD Actual	2025-26 Current year Budget	Revenue to be Received	% Of Budget
SEWER-ENTERPRISE (WASTE WATER)						
421-343307	Sewer Connection Fees	5,100.00	9,018.89	35,000.00	24,281.11	25.77%
421-343320	Sewer Service Charge	18,584.69	44,536.17	152,000.00	107,463.83	29.30%
421-343390	Sewer Late Fees	235.79	561.92	1,000.00	438.08	56.19%
421-343500	Surcharges Out of Town Limits	1,692.77	4,106.75	14,000.00	9,893.25	29.33%
421-361100	Interest Earnings	.00	.00	10.00	10.00	.00
421-369900	Other Revenues	.00	.00	10.00	10.00	.00
Total Revenue:		25,613.25	58,223.73	202,020.00	142,096.27	28.82%
SEWER-ENTERPRISE (WASTE WATER) Revenue Total:		25,613.25	58,223.73	202,020.00	142,096.27	28.82%
Net Total SEWER-ENTERPRISE (WASTE WATER):		25,613.25	58,223.73	202,020.00	142,096.27	28.82%

Account Number	Account Title	2025 December Actual	2025-26 YTD Actual	2025-26 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - STORM WATER						
430-334360	Grants	.00	.00	339,150.00	339,150.00	.00
430-334361	State Appropriation	.00	.00	1,117,231.30	1,117,231.30	.00
430-334363	CW35133-SAHFI Grant-Stormwater	.00	172,038.00	19,823,318.00	19,651,280.00	0.87%
Total Revenue:		.00	172,038.00	21,279,699.30	21,107,661.30	0.81%
CAPITAL - STORM WATER Revenue Total:		.00	172,038.00	21,279,699.30	21,107,661.30	0.81%
Net Total CAPITAL - STORM WATER:		.00	172,038.00	21,279,699.30	21,107,661.30	0.81%
Net Grand Totals:		1,115,829.17	2,661,797.05	41,335,853.73	38,635,382.72	6.44%

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	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
GENERAL FUND							
TOWN COUNCIL							
001-511-240	Workers Compensation	.00	.00	680.00	680.00	680.00	.00
001-511-342	Council Stipends	3,283.33	9,849.99	44,500.00	44,500.00	34,650.01	22.13%
001-511-400	Travel	.00	.00	750.00	750.00	750.00	.00
001-511-445	Election Expense	357.52	357.52	20,000.00	20,000.00	19,642.48	1.79%
001-511-450	Insurance	.00	2,068.82	9,385.20	9,385.20	7,316.38	22.04%
001-511-460	Repairs & Maintenance	179.20	1,157.51	8,000.00	8,000.00	6,842.49	14.47%
001-511-470	Printing & Copying	104.83	104.83	1,000.00	1,000.00	895.17	10.48%
001-511-490	Other Current Charges	195.46	327.99	1,500.00	1,500.00	1,172.01	21.87%
001-511-491	Council Workshop & Comm Meals	3,040.03	4,412.67	20,000.00	20,000.00	15,587.33	22.06%
001-511-510	Office Supplies	293.58	766.90	750.00	750.00	16.90-	102.25%
001-511-520	Operating Supplies	255.78	1,293.47	2,500.00	2,500.00	1,206.53	51.74%
001-511-521	Uniforms & Clothing	327.43	327.43	1,000.00	1,000.00	672.57	32.74%
001-511-540	Subscriptions & Memberships	159.90	823.90	9,500.00	9,500.00	8,676.10	8.67%
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:		8,197.06	21,491.03	127,315.20	127,315.20	105,824.17	16.88%
FINANCE & ADMINISTRATIVE							
001-513-120	Regular Salaries & Wages	14,302.89	36,381.45	153,888.83	153,888.83	111,794.40	23.64%
001-513-121	Employee Christmas and Perform	25,900.00	25,900.00	33,500.00	33,500.00	7,600.00	77.31%
001-513-140	Overtime	842.41	3,878.24	7,500.00	7,500.00	3,468.07	51.71%
001-513-210	FICA Matching	1,479.48	3,359.66	12,347.00	12,347.00	8,552.55	27.21%
001-513-220	Retirement Plan	3,237.63	7,813.88	21,997.30	21,997.30	13,048.24	35.52%
001-513-230	Health Insurance	2,296.59	6,581.11	39,000.00	39,000.00	31,270.59	16.87%
001-513-234	Short-Term Disability	102.09	306.29	1,200.00	1,200.00	842.66	25.52%
001-513-240	Workers Compensation	.00	.00	1,950.00	1,950.00	1,950.00	.00
001-513-310	Professional Services	.00	.00	20,000.00	20,000.00	20,000.00	.00
001-513-320	Accounting & Auditing	.00	.00	12,000.00	12,000.00	12,000.00	.00
001-513-340	Contractual Services	878.81	3,738.38	18,000.00	18,000.00	14,261.62	20.77%
001-513-400	Travel	.00	221.76	1,500.00	1,500.00	1,278.24	14.78%
001-513-410	Telephone	399.27	517.81	3,000.00	3,000.00	2,482.19	17.26%
001-513-411	Internet	125.00	350.00	1,600.00	1,600.00	1,250.00	21.88%
001-513-420	Postage & Freight	1,105.88	2,382.98	4,500.00	4,500.00	2,117.02	52.96%
001-513-430	Utilities	280.69	762.83	6,700.00	6,700.00	5,937.17	11.39%
001-513-440	Rentals & Leases Building Repr	.00	750.00	5,000.00	5,000.00	4,250.00	15.00%
001-513-450	Insurance	.00	4,910.17	22,275.00	22,275.00	17,364.83	22.04%
001-513-460	Repair & Maintenance	131.82	1,536.82	10,000.00	10,000.00	8,463.18	15.37%
001-513-470	Printing & Copying	128.28	128.28	3,500.00	3,500.00	3,371.72	3.67%
001-513-490	Other Current Charges	294.93	351.68	2,500.00	2,500.00	2,148.32	14.07%
001-513-492	Employee Meals & Appreciation	1,663.37	1,855.88	4,500.00	4,500.00	2,644.12	41.24%
001-513-495	Bank Finance Charges	59.00	104.00	550.00	550.00	446.00	18.91%
001-513-510	Office Supplies	135.98	679.81	5,000.00	5,000.00	4,320.19	13.60%
001-513-513	TM Allowance	203.08	609.24	4,400.00	4,400.00	3,689.22	13.85%
001-513-520	Operating Supplies	96.84	2,679.27	2,850.00	2,850.00	170.73	94.01%
001-513-521	Uniforms & Clothing	209.71	209.71	1,400.00	1,400.00	1,190.29	14.98%
001-513-522	Small Tools & Equipment	.00	9,762.30	.00	.00	9,762.30-	.00
001-513-540	Subscriptions, Membership	.00	303.00	2,900.00	2,900.00	2,597.00	10.45%
001-513-550	Seminars And Training	25.00	1,711.99	4,500.00	4,500.00	2,788.01	38.04%
001-513-560	Small Tools & Equipment	.00	.00	500.00	500.00	500.00	.00
001-513-605	Capital - Town Hall	1,260.39	1,260.39	25,000.00	25,000.00	23,739.61	5.04%

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
Total FINANCE & ADMINISTRATIVE:		55,159.14	119,046.93	433,558.13	433,558.13	305,773.67	27.46%
LEGAL COUNSEL							
001-514-310	Professional Services	3,451.75	5,826.75	65,000.00	65,000.00	59,173.25	8.96%
001-514-510	Office Supplies	.00	.00	500.00	500.00	500.00	.00
Total LEGAL COUNSEL:		3,451.75	5,826.75	65,500.00	65,500.00	59,673.25	8.90%
PERMITTING							
001-519-120	Regular Salaries & Wages	10,944.14	28,718.93	117,522.15	117,522.15	84,286.64	24.44%
001-519-140	Overtime	608.58	3,350.43	9,500.00	9,500.00	6,149.57	35.27%
001-519-210	FICA Matching	1,155.13	2,735.79	9,718.00	9,718.00	6,640.88	28.15%
001-519-220	Retirement Plan	2,554.69	6,521.27	17,313.12	17,313.12	9,891.84	37.67%
001-519-230	Health Insurance	2,627.29	7,500.59	24,840.00	24,840.00	16,025.76	30.20%
001-519-234	Short-Term Disability	78.89	236.65	800.00	800.00	523.91	29.58%
001-519-240	Workers Compensation	.00	.00	900.00	900.00	900.00	.00
001-519-310	Professional Services	5,510.00	10,140.00	60,000.00	60,000.00	49,860.00	16.90%
001-519-315	Building Official Fees	45,638.35	45,638.35	250,250.00	250,250.00	204,611.65	18.24%
001-519-340	Contractual Services-Citizenize	1,660.01	4,148.18	25,000.00	25,000.00	20,851.82	16.59%
001-519-350	Municode	.00	248.06	4,800.00	4,800.00	4,551.94	5.17%
001-519-410	Telephone	261.43	784.78	2,000.00	2,000.00	1,215.22	39.24%
001-519-411	Internet	125.00	350.00	2,000.00	2,000.00	1,650.00	17.50%
001-519-420	Postage & Freight	122.17	122.17	2,500.00	2,500.00	2,377.83	4.89%
001-519-440	Rentals & Leases	.00	.00	1,200.00	1,200.00	1,200.00	.00
001-519-450	Insurance	.00	1,374.85	6,237.00	6,237.00	4,862.15	22.04%
001-519-470	Printing & Copying	120.94	120.94	750.00	750.00	629.06	16.13%
001-519-490	Other Current Charges	166.64	482.10	600.00	600.00	117.90	80.35%
001-519-495	Bank Finance Charges	202.06	978.24	6,000.00	6,000.00	5,021.76	16.30%
001-519-510	Office Supplies	148.68	309.77	1,500.00	1,500.00	1,190.23	20.65%
001-519-513	TM Allowances	138.46	415.38	3,300.00	3,300.00	2,815.39	12.59%
001-519-520	Operating Supplies	.00	.00	1,500.00	1,500.00	1,500.00	.00
001-519-521	Uniforms & Clothing	236.74	236.74	1,200.00	1,200.00	963.26	19.73%
001-519-540	Subscriptions, Membership	306.00	546.00	800.00	800.00	254.00	68.25%
001-519-550	Seminars And Training	25.00	25.00	3,500.00	3,500.00	3,475.00	0.71%
001-519-605	Capital Equipment & Buildings	.00	.00	.00	.00	.00	.00
Total PERMITTING:		72,630.20	114,984.22	553,730.27	553,730.27	431,565.81	20.77%
PUBLIC SAFETY							
001-520-240	Workers Compensation	.00	.00	534.00	534.00	534.00	.00
001-520-343	Contract Svcs Highway Patrol	16,766.70	33,462.20	140,000.00	140,000.00	106,537.80	23.90%
001-520-344	Contract Svcs LCSO or HP	4,808.58	4,808.58	30,000.00	30,000.00	25,191.42	16.03%
001-520-410	Telephone	37.45	74.90	500.00	500.00	425.10	14.98%
001-520-411	Internet	1,383.47	2,026.67	6,500.00	6,500.00	4,473.33	31.18%
001-520-430	Utilities	148.93	451.46	1,800.00	1,800.00	1,348.54	25.08%
001-520-450	Insurance	.00	502.81	2,281.00	2,281.00	1,778.19	22.04%
001-520-460	Repair & Maintenance	549.20	1,178.38	1,800.00	1,800.00	621.62	65.47%
001-520-490	Other Current Charges	.00	87.00	1,200.00	1,200.00	1,113.00	7.25%
001-520-493	Volunteer Appreciation	.00	.00	650.00	650.00	650.00	.00
001-520-520	Operating Supplies	.00	.00	550.00	550.00	550.00	.00
001-520-521	Uniforms & Clothing	.00	.00	500.00	500.00	500.00	.00
001-520-524	Fuel	32.48	101.83	1,200.00	1,200.00	1,098.17	8.49%
Total PUBLIC SAFETY:		23,726.81	42,693.83	187,515.00	187,515.00	144,821.17	22.77%

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
FIRE CONTROL\POST OFFICE							
001-522-450	Insurance	.00	1,885.37	8,553.00	8,553.00	6,667.63	22.04%
001-522-460	Repair & Maintenance	2,250.00	3,469.71	10,000.00	10,000.00	6,530.29	34.70%
Total FIRE CONTROL\POST OFFICE:		2,250.00	5,355.08	18,553.00	18,553.00	13,197.92	28.86%
CODE COMPLIANCE							
001-524-120	Regular Salaries & Wages	955.44	2,064.64	7,209.80	7,209.80	4,867.86	28.64%
001-524-210	FICA Matching	80.96	170.04	552.00	552.00	359.69	30.80%
001-524-220	Retirement Plan	317.58	686.26	2,090.84	2,090.84	1,312.41	32.82%
001-524-230	Health Insurance	72.05	205.20	1,544.00	1,544.00	1,302.78	13.29%
001-524-234	Short-Term Disability	4.36	13.08	125.00	125.00	109.74	10.46%
001-524-240	Workers Compensation	.00	.00	221.00	221.00	221.00	.00
001-524-310	Professional Services	37.44	71.67	5,500.00	5,500.00	5,428.33	1.30%
001-524-313	Legal Service	.00	144.00	5,000.00	5,000.00	4,856.00	2.88%
001-524-420	Postage & Freight	22.36	119.14	925.00	925.00	805.86	12.88%
001-524-450	Insurance	.00	838.09	3,802.00	3,802.00	2,963.91	22.04%
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	27.70	83.10	660.00	660.00	563.05	12.59%
001-524-550	Seminars And Training	.00	.00	500.00	500.00	500.00	.00
Total CODE COMPLIANCE:		1,517.89	4,395.22	28,479.64	28,479.64	23,640.63	15.43%
GARBAGE/SOLID WASTE SERVICES							
001-534-340	Contractual Services	26,288.39	52,688.37	305,000.00	305,000.00	252,311.63	17.27%
Total GARBAGE/SOLID WASTE SERVICES:		26,288.39	52,688.37	305,000.00	305,000.00	252,311.63	17.27%
PUBLIC WORKS							
001-539-120	Regular Salaries & Wages	4,026.60	11,904.52	51,182.42	51,182.42	37,640.78	23.26%
001-539-140	Overtime	343.77	1,761.65	3,500.00	3,500.00	1,731.47	50.33%
001-539-210	FICA Matching	436.92	1,120.49	4,184.00	4,184.00	2,938.28	26.78%
001-539-220	Retirement Plan	549.74	1,708.52	7,453.21	7,453.21	5,513.86	22.92%
001-539-230	Health Insurance	920.46	2,455.75	8,304.00	8,304.00	5,388.02	29.57%
001-539-234	Short-Term Disability	43.29	129.85	320.00	320.00	168.51	40.58%
001-539-240	Workers Compensation	.00	.00	864.00	864.00	864.00	.00
001-539-340	Contractual Services	410.00	1,150.86	3,500.00	3,500.00	2,349.14	32.88%
001-539-400	Travel	.00	.00	250.00	250.00	250.00	.00
001-539-410	Telephone	37.45	74.90	570.00	570.00	495.10	13.14%
001-539-430	Utilities	403.53	708.66	1,500.00	1,500.00	791.34	47.24%
001-539-450	Insurance	.00	2,042.10	9,264.00	9,264.00	7,221.90	22.04%
001-539-460	Repair & Maintenance	1,851.48	3,579.93	10,000.00	10,000.00	6,420.07	35.80%
001-539-464	Hurricane Repairs	.00	.00	250,000.00	250,000.00	250,000.00	.00
001-539-490	Other Current Charges	209.93	313.92	1,000.00	1,000.00	686.08	31.39%
001-539-510	Office Supplies	.00	117.51	200.00	200.00	82.49	58.76%
001-539-520	Operating Supplies	.00	.00	2,500.00	2,500.00	2,500.00	.00
001-539-521	Uniforms & Clothing	.00	.00	750.00	750.00	750.00	.00
001-539-522	Small Tools & Equipment	.00	.00	4,800.00	4,800.00	4,800.00	.00
001-539-524	Fuel	63.31	584.75	6,500.00	6,500.00	5,915.25	9.00%
001-539-540	Subscriptions, Membership	.00	120.49	2,500.00	2,500.00	2,379.51	4.82%
001-539-640	Machinery & Equipment	.00	.00	20,000.00	20,000.00	20,000.00	.00
Total PUBLIC WORKS:		9,296.48	27,773.90	389,141.63	389,141.63	358,885.80	7.14%

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
ROAD & STREET FACILITIES							
001-541-120	Regular Salaries & Wages	2,810.11	10,290.15	44,404.43	44,404.43	32,888.14	23.17%
001-541-140	Overtime	364.50	1,788.97	5,000.00	5,000.00	3,197.05	35.78%
001-541-210	FICA Matching	417.20	1,071.19	3,780.00	3,780.00	2,614.21	28.34%
001-541-220	Retirement Plan	432.62	1,367.01	6,733.82	6,733.82	5,193.31	20.30%
001-541-230	Health Insurance	1,232.12	3,510.86	13,500.00	13,500.00	9,373.07	26.01%
001-541-234	Short-Term Disability	36.92	110.76	500.00	500.00	370.78	22.15%
001-541-240	Workers Compensation	.00	.00	720.00	720.00	720.00	.00
001-541-310	Professional Services	.00	.00	2,000.00	2,000.00	2,000.00	.00
001-541-340	Contractual Services	3,710.70	12,879.41	60,000.00	60,000.00	47,120.59	21.47%
001-541-430	Utilities	24.66	42.99	6,500.00	6,500.00	6,457.01	0.66%
001-541-431	Street Lighting - Power	5,427.13	9,985.46	54,000.00	54,000.00	44,014.54	18.49%
001-541-450	Insurance	.00	2,435.36	11,048.00	11,048.00	8,612.64	22.04%
001-541-460	Repair & Maintenance	.00	723.51	20,000.00	20,000.00	19,276.49	3.62%
001-541-462	Lakes Drain Repair/Maintenance	666.00	1,437.00	9,200.00	9,200.00	7,763.00	15.62%
001-541-463	Stormwater	99.96	99.96	3,500.00	3,500.00	3,400.04	2.86%
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	3,500.00	3,500.00	3,500.00	.00
001-541-521	Uniforms & Clothing	.00	.00	750.00	750.00	750.00	.00
001-541-523	Decorations And Flags	.00	595.44	7,500.00	7,500.00	6,904.56	7.94%
001-541-530	Road Materials & Supplies	.00	.00	12,500.00	12,500.00	12,500.00	.00
001-541-630	Infrastructure-Street Repair	.00	3,223.20	228,607.21	228,607.21	225,384.01	1.41%
001-541-640	Vehicle, Equipment & Machinery	.00	.00	25,000.00	25,000.00	25,000.00	.00
Total ROAD & STREET FACILITIES:		15,221.92	49,561.27	521,243.46	521,243.46	469,539.44	9.51%
CEMETERY							
001-569-240	Workers Compensation	.00	.00	380.00	380.00	380.00	.00
001-569-420	Postage & Freight	.00	.00	400.00	400.00	400.00	.00
001-569-450	Insurance	.00	680.88	3,088.80	3,088.80	2,407.92	22.04%
001-569-460	Repair & Maintenance	.00	.00	2,500.00	2,500.00	2,500.00	.00
001-569-490	Other Current Charges	.00	25.99	250.00	250.00	224.01	10.40%
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:		.00	706.87	7,218.80	7,218.80	6,511.93	9.79%
LIBRARY							
001-571-120	Regular Salaries & Wages	5,614.66	17,440.34	67,671.58	67,671.58	48,256.81	25.77%
001-571-140	Overtime	340.80	1,360.21	1,500.00	1,500.00	139.79	90.68%
001-571-210	FICA Matching	736.05	1,713.10	5,292.00	5,292.00	3,429.21	32.37%
001-571-220	Retirement Plan	835.54	2,637.71	9,428.09	9,428.09	6,513.36	27.98%
001-571-230	Health Insurance	365.91	920.94	4,000.00	4,000.00	3,074.70	23.02%
001-571-234	Short-Term Disability	46.62	139.86	800.00	800.00	636.83	17.48%
001-571-240	Workers Compensation	.00	.00	480.00	480.00	480.00	.00
001-571-340	Contractual Services	1,690.00	4,409.48	7,500.00	7,500.00	3,090.52	58.79%
001-571-400	Travel	.00	.00	250.00	250.00	250.00	.00
001-571-410	Telephone	259.01	259.01	2,400.00	2,400.00	2,659.01	-10.79%
001-571-411	Internet	.00	100.00	15,200.00	15,200.00	15,100.00	0.66%
001-571-420	Postage & Freight	.00	7.47	250.00	250.00	242.53	2.99%
001-571-430	Utilities	1,011.02	1,844.33	4,300.00	4,300.00	2,455.67	42.89%
001-571-450	Insurance	.00	2,147.25	9,741.00	9,741.00	7,593.75	22.04%
001-571-460	Repair & Maintenance	295.55	7,271.84	2,500.00	2,500.00	4,771.84	290.87%
001-571-480	Promotional Activities	.00	3,349.71	12,500.00	12,500.00	9,150.29	26.80%
001-571-490	Other Current Charges	227.02	332.17	500.00	500.00	167.83	66.43%
001-571-510	Office Supplies	1,397.95	5,365.86	3,500.00	3,500.00	1,865.86	153.31%

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
001-571-520	Operating Supplies	10.16	5,448.09	3,500.00	3,500.00	1,948.09-	155.66%
001-571-521	Uniforms & Clothing	186.30	501.30	500.00	500.00	1.30-	100.26%
001-571-540	Subscriptions, Membership	.00	.00	750.00	750.00	750.00	.00
001-571-640	Vehicle, Equipment & Machinery	.00	.00	10,000.00	10,000.00	10,000.00	.00
001-571-660	Library Books & Material	10.64	10.64	15,000.00	15,000.00	14,989.36	0.07%
Total LIBRARY:		12,509.21	54,741.29	177,562.67	177,562.67	120,392.57	30.83%
PARKS & RECREATION							
001-572-240	Workers Compensation	.00	.00	3,132.00	3,132.00	3,132.00	.00
001-572-340	Contractual Services	2,125.35	8,123.36	30,000.00	30,000.00	21,876.64	27.08%
001-572-345	Contract Mowing/Landscaping	4,198.95	12,596.85	70,000.00	70,000.00	57,403.15	18.00%
001-572-410	Telephone	.00	.00	250.00	250.00	250.00	.00
001-572-411	Internet	125.00	385.68	2,000.00	2,000.00	1,614.32	19.28%
001-572-430	Utilities	389.74	644.12	6,800.00	6,800.00	6,155.88	9.47%
001-572-440	Rentals & Leases	.00	.00	250.00	250.00	250.00	.00
001-572-450	Insurance	.00	5,694.70	25,834.00	25,834.00	20,139.30	22.04%
001-572-460	Repair & Maintenance	268.80	3,153.20	25,000.00	25,000.00	21,846.80	12.61%
001-572-470	Printing & Copying	120.93	120.93	800.00	800.00	679.07	15.12%
001-572-490	Other Current Charges	673.79	673.79	2,465.00	2,465.00	1,791.21	27.33%
001-572-520	Operating Supplies	3,588.42	3,588.42	20,000.00	20,000.00	16,411.58	17.94%
001-572-524	Fuel	86.49	259.04	1,200.00	1,200.00	940.96	21.59%
001-572-605	Capital Outlay-Benches, Tables	.00	.00	40,000.00	40,000.00	40,000.00	.00
001-572-606	Capital Projects-Stage & Gazebo	.00	.00	.00	.00	.00	.00
001-572-640	Machine & Equipment	.00	.00	7,500.00	7,500.00	7,500.00	.00
001-572-641	Capital - Play Ground Equip	.00	.00	150,000.00	150,000.00	150,000.00	.00
Total PARKS & RECREATION:		11,577.47	35,240.09	385,231.00	385,231.00	349,990.91	9.15%
SPECIAL EVENTS							
001-574-240	Workers Compensation	.00	.00	713.00	713.00	713.00	.00
001-574-450	Insurance	.00	668.80	3,034.00	3,034.00	2,365.20	22.04%
001-574-481	Montverde Day	10,196.88	65,743.78	88,500.00	88,500.00	22,756.22	74.29%
001-574-482	Light Up Montverde	15,573.41	17,103.17	28,000.00	28,000.00	10,896.83	61.08%
001-574-483	Fall & Spring Concert Series	.00	.00	8,500.00	8,500.00	8,500.00	.00
001-574-484	Easter Event	.00	.00	8,500.00	8,500.00	8,500.00	.00
001-574-485	Trunk or Treat	1,103.03	5,121.35	5,500.00	5,500.00	378.65	93.12%
001-574-486	4th of July and Other Misc	104.82	904.82	.00	.00	904.82-	.00
Total SPECIAL EVENTS:		26,978.14	89,541.92	142,747.00	142,747.00	53,205.08	62.73%
GENERAL FUND Expenditure Total:		268,804.46	624,046.77	3,342,795.80	3,342,795.80	2,695,333.98	18.67%
Net Total GENERAL FUND:		268,804.46-	624,046.77-	3,342,795.80-	3,342,795.80-	2,695,333.98-	18.67%

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
PARKS & REC IMPACT FEE FUND							
PARKS & RECREATION							
140-572-631	Parks & Rec Impact	.00	.00	.00	.00	.00	.00
140-572-635	Parks & Rec Impact	.00	.00	92,000.00	92,000.00	92,000.00	.00
Total PARKS & RECREATION:		.00	.00	92,000.00	92,000.00	92,000.00	.00
PARKS & REC IMPACT FEE FUND Expenditure Total:							
		.00	.00	92,000.00	92,000.00	92,000.00	.00
Net Total PARKS & REC IMPACT FEE FUND:							
		.00	.00	92,000.00-	92,000.00-	92,000.00-	.00

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
ROAD & STREET IMPACT FEE FUND							
Department: 541							
160-541-460	Road & Streets Impact Fees	.00	.00	346,187.26	346,187.26	346,187.26	.00
160-541-464	Road & Streets Impact Fees	.00	.00	350,000.00	350,000.00	350,000.00	.00
Total Department: 541:		.00	.00	696,187.26	696,187.26	696,187.26	.00
ROAD & STREET IMPACT FEE FUND Expenditure Total:							
		.00	.00	696,187.26	696,187.26	696,187.26	.00
Net Total ROAD & STREET IMPACT FEE FUND:							
		.00	.00	696,187.26-	696,187.26-	696,187.26-	.00

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
ADMINISTRATIVE IMPACT FEE FUND							
Department: 571							
170-571-605	Admin Impact Fee Library C Fwd	.00	.00	100,000.00	100,000.00	100,000.00	.00
170-571-635	Admin Impact Fee - Library	.00	.00	50,000.00	50,000.00	50,000.00	.00
Total Department: 571:		.00	.00	150,000.00	150,000.00	150,000.00	.00
ADMINISTRATIVE IMPACT FEE FUND Expenditure Total:							
		.00	.00	150,000.00	150,000.00	150,000.00	.00
Net Total ADMINISTRATIVE IMPACT FEE FUND:							
		.00	.00	150,000.00-	150,000.00-	150,000.00-	.00

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
CAPITAL - BOAT RAMP							
PARKS & RECREATION							
330-572-605	Intragovernmental Lake County	.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	DEP Res 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	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
CAPITAL - LEAD SERVICE LINE							
WATER UTILITY SERVICES							
341-533-460	REPAIR & MAINTENANCE	.00	.00	42,000.00	42,000.00	42,000.00	.00
Total WATER UTILITY SERVICES:		.00	.00	42,000.00	42,000.00	42,000.00	.00
CAPITAL - LEAD SERVICE LINE Expenditure Total:							
		.00	.00	42,000.00	42,000.00	42,000.00	.00
Net Total CAPITAL - LEAD SERVICE LINE:		.00	.00	42,000.00-	42,000.00-	42,000.00-	.00

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended 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	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
WATER							
WATER UTILITY SERVICES							
400-533-120	Regular Salaries & Wages	28,599.31	76,545.98	345,930.71	345,930.71	258,081.23	22.13%
400-533-140	Overtime	1,892.03	7,140.11	25,000.00	25,000.00	17,811.15	28.56%
400-533-210	FICA Matching	3,022.29	7,091.31	28,377.00	28,377.00	20,427.20	24.99%
400-533-220	Retirement Plan	5,403.73	14,263.66	50,557.86	50,557.86	34,322.64	28.21%
400-533-230	Health Insurance	5,169.25	14,421.05	47,044.80	47,044.80	30,401.08	30.65%
400-533-234	Short-Term Disability	238.16	714.45	2,592.00	2,592.00	1,758.48	27.56%
400-533-240	Workers Compensation	.00	.00	6,200.00	6,200.00	6,200.00	.00
400-533-310	Professional Services	18,726.75	22,661.25	139,989.58	139,989.58	117,328.33	16.19%
400-533-320	Accounting & Auditing	.00	.00	15,000.00	15,000.00	15,000.00	.00
400-533-340	Contractual Services	4,718.85	13,891.48	100,000.00	100,000.00	86,108.52	13.89%
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	401.94	1,076.32	4,500.00	4,500.00	3,423.68	23.92%
400-533-411	Internet	1,439.24	2,295.69	9,000.00	9,000.00	6,704.31	25.51%
400-533-420	Postage & Freight	253.63	409.53	3,500.00	3,500.00	3,090.47	11.70%
400-533-430	Utilities	4,294.05	9,421.16	55,000.00	55,000.00	45,578.84	17.13%
400-533-440	Rentals & Leases	.00	174.36	3,000.00	3,000.00	2,825.64	5.81%
400-533-450	Insurance	.00	15,188.80	68,904.00	68,904.00	53,715.20	22.04%
400-533-460	Repair & Maintenance	3,580.38	16,261.42	45,000.00	45,000.00	28,738.58	36.14%
400-533-465	Repair & Replace (Retain)	336.67	472.21	10,000.00	10,000.00	9,527.79	4.72%
400-533-470	Printing & Copying	120.93	120.93	1,200.00	1,200.00	1,079.07	10.08%
400-533-490	Other Current Charges	415.76	422.86	2,500.00	2,500.00	2,077.14	16.91%
400-533-495	Bank Finance Charges	1,387.57	4,406.84	15,000.00	15,000.00	10,593.16	29.38%
400-533-510	Office Supplies	233.90	476.09	1,500.00	1,500.00	1,023.91	31.74%
400-533-513	TM Allowance	193.82	581.46	3,960.00	3,960.00	3,281.63	14.68%
400-533-520	Operating Supplies	1,741.34	7,344.89	22,000.00	22,000.00	14,655.11	33.39%
400-533-521	Uniforms & Clothing	908.66	908.66	2,000.00	2,000.00	1,091.34	45.43%
400-533-522	Small Tools & Equipment	.00	.00	5,000.00	5,000.00	5,000.00	.00
400-533-524	Fuel	235.11	810.10	4,500.00	4,500.00	3,689.90	18.00%
400-533-540	Subscriptions, Membership	299.40	731.40	5,500.00	5,500.00	4,768.60	13.30%
400-533-550	Seminars And Training	25.00	25.00	6,000.00	6,000.00	5,975.00	0.42%
400-533-577	Bulk Water	3,447.12	5,315.94	35,000.00	35,000.00	29,684.06	15.19%
400-533-605	Irrigation Water	.00	.00	35,000.00	35,000.00	35,000.00	.00
400-533-609	Water Meter Replacement	1,390.00	1,390.00	75,000.00	75,000.00	73,610.00	1.85%
400-533-640	Machinery & Equipment	.00	463.27	30,000.00	30,000.00	29,536.73	1.54%
Total WATER UTILITY SERVICES:		88,474.89	225,026.22	1,207,755.95	1,207,755.95	966,108.79	18.63%
WATER Expenditure Total:		88,474.89	225,026.22	1,207,755.95	1,207,755.95	966,108.79	18.63%
Net Total WATER:		88,474.89-	225,026.22-	1,207,755.95-	1,207,755.95-	966,108.79-	18.63%

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
WATER IMPACT FEE FUND							
Department: 533							
410-533-605	Water Impact Fees	.00	.00	399,750.00	399,750.00	399,750.00	.00
410-533-635	Water Impact Fees - Carry Fwd	.00	.00	626,019.82	626,019.82	626,019.82	.00
Total Department: 533:		.00	.00	1,025,769.82	1,025,769.82	1,025,769.82	.00
WATER IMPACT FEE FUND Expenditure Total:		.00	.00	1,025,769.82	1,025,769.82	1,025,769.82	.00
Net Total WATER IMPACT FEE FUND:		.00	.00	1,025,769.82-	1,025,769.82-	1,025,769.82-	.00

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
CAPITAL-WATER ENTERPRISE							
WATER UTILITY SERVICES							
420-533-634	SHAFI Grant	32,317.70	32,317.70	12,717,625.60	12,717,625.60	12,685,307.90	0.25%
420-533-640	Water Impact Machinery & Equip	.00	.00	.00	.00	.00	.00
Total WATER UTILITY SERVICES:		32,317.70	32,317.70	12,717,625.60	12,717,625.60	12,685,307.90	0.25%
CAPITAL-WATER ENTERPRISE Expenditure Total:							
		32,317.70	32,317.70	12,717,625.60	12,717,625.60	12,685,307.90	0.25%
Net Total CAPITAL-WATER ENTERPRISE:		32,317.70-	32,317.70-	12,717,625.60-	12,717,625.60-	12,685,307.90-	0.25%

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
SEWER-ENTERPRISE (WASTE WATER)							
SEWER UTILITY ENTERPRISE							
421-535-120	Regular Salaries & Wages	3,630.53	9,828.05	41,293.89	41,293.89	30,071.88	23.80%
421-535-210	FICA Matching	403.42	931.12	3,159.00	3,159.00	2,119.88	29.48%
421-535-220	Retirement Plan	711.03	1,889.51	5,628.36	5,628.36	3,488.10	33.57%
421-535-230	Health Insurance	681.15	1,914.12	12,046.32	12,046.32	9,831.84	15.89%
421-535-234	Short-Term Disability	26.83	80.55	308.00	308.00	214.02	26.15%
421-535-239	Other Employer Contributions	.00	.00	10.00	10.00	10.00	.00
421-535-240	Workers Compensation	.00	.00	500.00	500.00	500.00	.00
421-535-340	Contractual Services	810.00	2,557.31	2,597.41	2,597.41	40.10	98.46%
421-535-430	Utilities	145.68	279.34	.00	.00	279.34-	.00
421-535-460	Repair & Maintenance Res	.00	.00	24,000.00	24,000.00	24,000.00	.00
421-535-470	Printing & Copying	120.92	120.92	1,677.02	1,677.02	1,556.10	7.21%
421-535-513	TM Allowance	27.70	83.10	300.00	300.00	203.05	27.70%
421-535-521	Uniforms & Clothing	73.75	73.75	500.00	500.00	426.25	14.75%
421-535-576	Bulk Sewer Charges To Clermont	4,347.85	15,921.46	110,000.00	110,000.00	94,078.54	14.47%
Total SEWER UTILITY ENTERPRISE:		10,978.86	33,679.23	202,020.00	202,020.00	166,260.42	16.67%
SEWER-ENTERPRISE (WASTE WATER) Expenditure Total:							
		10,978.86	33,679.23	202,020.00	202,020.00	166,260.42	16.67%
Net Total SEWER-ENTERPRISE (WASTE WATER):							
		10,978.86-	33,679.23-	202,020.00-	202,020.00-	166,260.42-	16.67%

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
CAPITAL - STORM WATER							
WATER UTILITY SERVICES							
430-533-633	CW35133 - SAHFI Grant - Storm	.00	.00	19,823,318.00	19,823,318.00	19,823,318.00	.00
430-533-634	Grants	.00	.00	339,150.00	339,150.00	339,150.00	.00
430-533-635	State Appropriation	13,545.00	347,376.65	1,117,231.30	1,117,231.30	769,854.65	31.09%
Total WATER UTILITY SERVICES:		13,545.00	347,376.65	21,279,699.30	21,279,699.30	20,932,322.65	1.63%
CAPITAL - STORM WATER Expenditure Total:							
		13,545.00	347,376.65	21,279,699.30	21,279,699.30	20,932,322.65	1.63%
Net Total CAPITAL - STORM WATER:		13,545.00-	347,376.65-	21,279,699.30-	21,279,699.30-	20,932,322.65-	1.63%

Account Number	Account Title	2025 December Actual	2025-25 YTD Actual	2025-26 Current year Budget	2025-26 Amended year Budget	Variance	% Of Budget
CAPITAL - LIBRARY							
LIBRARY							
500-571-120	Regular Salaries & Wages	.00	.00	.00	.00	.00	.00
500-571-210	FICA Matching	.00	.00	.00	.00	.00	.00
500-571-410	Telephone	.00	.00	.00	.00	.00	.00
500-571-605	Intragovernmental Grant - Lib	.00	.00	.00	.00	.00	.00
500-571-635	MV ARPA Funds (w/ Interest)	.00	.00	.00	.00	.00	.00
Total LIBRARY:		.00	.00	.00	.00	.00	.00
CAPITAL - LIBRARY Expenditure Total:		.00	.00	.00	.00	.00	.00
Net Total CAPITAL - LIBRARY:		.00	.00	.00	.00	.00	.00
Net Grand Totals:		414,120.91-	1,262,446.57-	41,335,853.73-	41,335,853.73-	40,031,290.82-	3.05%

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)

December 31, 2025

Account: 999101000

Bank Account Number: 1625217

Bank Statement Balance:	5,379,015.85	Book Balance Previous Month:	4,382,287.83
Outstanding Deposits:	2,595.40	Total Receipts:	1,351,279.66
Outstanding Checks:	115,827.05	Total Disbursements:	467,532.43
Bank Adjustments:	250.86	Book Adjustments:	.00
Bank Balance:	5,266,035.06	Book Balance:	5,266,035.06
		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
1240	1,153.68	1241	1,441.72				
Grand Totals:							2,595.40

Deposits cleared: 110 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	22252	45.00	22929	12.37
23364	85.00	23545	35.00	23674	165.00	23681	60.00
23747	1,197.65	23824	10.00	23887	35.00	24376	411.75
24811	3.10	24895	4,298.67	24903	360.00	25109	165.00
25113	16.83	25142	50.00	25318	7,259.00	25344	31,792.00
25375	85.30	25451	450.00-	25451	450.00	25481	3,100.00-
25481	3,100.00	25564	135.81	25569	107.57	25606	835.00
25609	28,980.00	25645	1,864.97	25660	195.00	25663	100.00
25668	1,624.00	25670	2,050.02	25676	100.00	25677	50.00
25678	38.40	25679	370.00	25680	450.00	25681	3,396.67
25682	10.64	25683	3,548.18	25684	1,309.24	25685	848.27
25686	943.00	25687	188.92	25688	3,410.10	25689	741.13
25690	1,238.25	25691	2,150.00	25692	1,689.45	25694	417.39
25695	810.00	25696	2,010.00	25697	10,172.10		
Grand Totals:							115,827.05

Checks cleared: 104 items

Checks Outstanding: 55 items

Bank Adjustments Section

Description	Amount	Description	Amount
Vision adjustment	2.77-	U deposit 12/29 this amount will clear next	279.33
cleared in	25.70-		
Grand Totals:			250.86

Book Adjustments Section



PO Drawer 29
Umatilla FL 32784

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

Statement Ending 12/31/2025

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	\$5,379,015.85

PUBLIC FUNDS INTERES - XXXXXX5217

Account Summary

Date	Description	Amount
11/29/2025	Beginning Balance	\$4,438,669.26
	94 Credit(s) This Period	\$1,353,467.12
	106 Debit(s) This Period	\$413,120.53
12/31/2025	Ending Balance	\$5,379,015.85

Interest Summary

Description	Amount
Interest Earned From 11/29/2025 Through 12/31/2025	
Annual Percentage Yield Earned	0.75%
Interest Days	33
Interest Earned	\$3,224.45
Interest Paid This Period	\$3,224.45
Interest Paid Year-to-Date	\$39,996.66

Account Activity

Post Date	Description	Debits	Credits	Balance
11/29/2025	Beginning Balance			\$4,438,669.26
12/01/2025	REMOTE DEPOSIT		\$4,144.20	\$4,442,813.46
12/01/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$857.13	\$4,443,670.59
12/01/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,022.28	\$4,444,692.87
12/01/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,515.62	\$4,446,208.49
12/01/2025	CHECK # 25552	\$270.00		\$4,445,938.49
12/01/2025	CHECK # 25587	\$291.99		\$4,445,646.50
12/01/2025	CHECK # 25525	\$1,274.65		\$4,444,371.85
12/01/2025	CHECK # 25578	\$4,774.57		\$4,439,597.28
12/02/2025	REMOTE DEPOSIT		\$197.58	\$4,439,794.86
12/02/2025	REMOTE DEPOSIT		\$2,100.00	\$4,441,894.86
12/02/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,453.07	\$4,443,347.93
12/02/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$1,660.94	\$4,445,008.87
12/02/2025	CHECK # 25600	\$643.54		\$4,444,365.33
12/02/2025	CHECK # 25591	\$820.95		\$4,443,544.38
12/02/2025	CHECK # 25518	\$2,280.00		\$4,441,264.38
12/03/2025	REMOTE DEPOSIT		\$123,145.50	\$4,564,409.88
12/03/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$5.40	\$4,564,415.28



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

Post Date	Description	Debits	Credits	Balance
12/03/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$367.44	\$4,564,782.72
12/03/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$4,102.70	\$4,568,885.42
12/03/2025	MERCHANT BANKCD DEPOSIT 496510043888	\$202.06		\$4,568,683.36
12/03/2025	MERCHANT BANKCD DEPOSIT 496254713886	\$1,360.07		\$4,567,323.29
12/03/2025	CHECK # 25571	\$7.10		\$4,567,316.19
12/03/2025	CHECK # 25584	\$220.50		\$4,567,095.69
12/04/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,822.39	\$4,568,918.08
12/04/2025	CHECK # 25577	\$48.30		\$4,568,869.78
12/05/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$85.35	\$4,568,955.13
12/05/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$574.12	\$4,569,529.25
12/05/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$3,469.21	\$4,572,998.46
12/05/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$4,572,993.46
12/05/2025	TOWN OF MONTVERD PAYROLL 0	\$26,417.88		\$4,546,575.58
12/08/2025	REMOTE DEPOSIT		\$1,705.39	\$4,548,280.97
12/08/2025	REMOTE DEPOSIT		\$139,067.60	\$4,687,348.57
12/08/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$725.74	\$4,688,074.31
12/08/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,636.79	\$4,689,711.10
12/08/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,890.45	\$4,691,601.55
12/08/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$25,866.36	\$4,717,467.91
12/08/2025	FMPTF ACH Collec 9026452	\$3,481.78		\$4,713,986.13
12/08/2025	STOP ITEM CHARGE(S)	\$31.50		\$4,713,954.63
12/09/2025	REMOTE DEPOSIT		\$720.63	\$4,714,675.26
12/09/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$25.00	\$4,714,700.26
12/09/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$1,076.43	\$4,715,776.69
12/09/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,666.87	\$4,717,443.56
12/09/2025	IRS USATAXPYMT 270574334896306	\$6,742.02		\$4,710,701.54
12/10/2025	REMOTE DEPOSIT		\$1,475.05	\$4,712,176.59
12/10/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$50.00	\$4,712,226.59
12/10/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$3,907.86	\$4,716,134.45
12/10/2025	CHECK # 25341	\$100.00		\$4,716,034.45
12/10/2025	CHECK # 25599	\$100.00		\$4,715,934.45
12/11/2025	REMOTE DEPOSIT		\$1,664.34	\$4,717,598.79
12/11/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$436.90	\$4,718,035.69
12/11/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,179.19	\$4,720,214.88
12/11/2025	SUMTER ELECTRIC AP PAYMENT 3417		\$4,134.40	\$4,724,349.28
12/11/2025	PITNEY BOWES POSTAGE 28578011	\$1,000.00		\$4,723,349.28
12/11/2025	CHECK # 25579	\$750.00		\$4,722,599.28
12/11/2025	CHECK # 25627	\$1,420.65		\$4,721,178.63
12/11/2025	CHECK # 25635	\$4,214.50		\$4,716,964.13
12/12/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$370.00	\$4,717,334.13
12/12/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$4,463.12	\$4,721,797.25
12/12/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$59,874.06	\$4,781,671.31
12/12/2025	CHECK # 25619	\$321.00		\$4,781,350.31
12/12/2025	CHECK # 25662	\$541.20		\$4,780,809.11

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

Post Date	Description	Debits	Credits	Balance
12/15/2025	REMOTE DEPOSIT		\$4,819.02	\$4,785,628.13
12/15/2025	REMOTE DEPOSIT		\$129,720.88	\$4,915,349.01
12/15/2025	STATE OF FLORIDA PAYMENTS 157928980336086		\$14.25	\$4,915,363.26
12/15/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$1,001.52	\$4,916,364.78
12/15/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,088.64	\$4,917,453.42
12/15/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,125.38	\$4,918,578.80
12/15/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,165.01	\$4,920,743.81
12/15/2025	TOWN OF MONTVERD UTIL 0		\$20,130.33	\$4,940,874.14
12/15/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$4,940,869.14
12/15/2025	CHECK # 25622	\$4,339.00		\$4,936,530.14
12/15/2025	CHECK # 25626	\$7,730.00		\$4,928,800.14
12/15/2025	CHECK # 25658	\$230.87		\$4,928,569.27
12/15/2025	CHECK # 25604	\$900.00		\$4,927,669.27
12/15/2025	CHECK # 25634	\$1,757.67		\$4,925,911.60
12/15/2025	CHECK # 25656	\$1,800.85		\$4,924,110.75
12/15/2025	CHECK # 25654	\$1,846.10		\$4,922,264.65
12/15/2025	CHECK # 25651	\$1,904.51		\$4,920,360.14
12/15/2025	CHECK # 25647	\$1,904.66		\$4,918,455.48
12/15/2025	CHECK # 25608	\$19,849.30		\$4,898,606.18
12/15/2025	CHECK # 25638	\$26,288.39		\$4,872,317.79
12/16/2025	REMOTE DEPOSIT		\$1,810.80	\$4,874,128.59
12/16/2025	REMOTE DEPOSIT		\$37,088.65	\$4,911,217.24
12/16/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$555.00	\$4,911,772.24
12/16/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,081.06	\$4,912,853.30
12/16/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$1,088.70	\$4,913,942.00
12/16/2025	CHECK # 25607	\$3,100.00		\$4,910,842.00
12/16/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$10.00		\$4,910,832.00
12/16/2025	UTIL TOWN OF MONTVERD CALS RESTAURANT * 10078* 0247848782* 251215* R16/	\$120.07		\$4,910,711.93
12/16/2025	CHECK # 25625	\$144.90		\$4,910,567.03
12/16/2025	CHECK # 25611	\$188.38		\$4,910,378.65
12/16/2025	CHECK # 25612	\$235.00		\$4,910,143.65
12/16/2025	CHECK # 25616	\$306.00		\$4,909,837.65
12/16/2025	CHECK # 25620	\$342.10		\$4,909,495.55
12/16/2025	CHECK # 25633	\$561.00		\$4,908,934.55
12/16/2025	CHECK # 25614	\$943.00		\$4,907,991.55
12/16/2025	CHECK # 25657	\$962.25		\$4,907,029.30
12/16/2025	CHECK # 25646	\$1,243.96		\$4,905,785.34
12/16/2025	CHECK # 25652	\$1,243.96		\$4,904,541.38
12/16/2025	CHECK # 25637	\$1,324.85		\$4,903,216.53
12/16/2025	CHECK # 25648	\$1,385.25		\$4,901,831.28
12/16/2025	CHECK # 25653	\$1,597.68		\$4,900,233.60
12/16/2025	CHECK # 25644	\$1,747.47		\$4,898,486.13
12/16/2025	CHECK # 25655	\$1,836.10		\$4,896,650.03

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

Post Date	Description	Debits	Credits	Balance
12/16/2025	CHECK # 25649	\$1,846.10		\$4,894,803.93
12/16/2025	CHECK # 25610	\$4,347.85		\$4,890,456.08
12/16/2025	CHECK # 25659	\$9,860.97		\$4,880,595.11
12/16/2025	CHECK # 25639	\$13,545.00		\$4,867,050.11
12/16/2025	CHECK # 25641	\$16,716.75		\$4,850,333.36
12/16/2025	CHECK # 25642	\$22,145.60		\$4,828,187.76
12/16/2025	CHECK # 25603	\$45,638.35		\$4,782,549.41
12/17/2025	REMOTE DEPOSIT		\$2,895.49	\$4,785,444.90
12/17/2025	REMOTE DEPOSIT		\$8,400.00	\$4,793,844.90
12/17/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$25.00	\$4,793,869.90
12/17/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$2,318.21	\$4,796,188.11
12/17/2025	STATE OF FLORIDA PAYMENTS 157928980341877		\$6,924.39	\$4,803,112.50
12/17/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$9,190.23	\$4,812,302.73
12/17/2025	STATE OF FLORIDA PAYMENTS 157928980339621		\$47,308.91	\$4,859,611.64
12/17/2025	CHECK # 25628	\$80.52		\$4,859,531.12
12/17/2025	CHECK # 25602	\$250.00		\$4,859,281.12
12/17/2025	CHECK # 25613	\$704.15		\$4,858,576.97
12/17/2025	CHECK # 25624	\$750.00		\$4,857,826.97
12/17/2025	CHECK # 25615	\$1,942.59		\$4,855,884.38
12/17/2025	CHECK # 25618	\$2,165.00		\$4,853,719.38
12/17/2025	CHECK # 25636	\$4,782.00		\$4,848,937.38
12/17/2025	CHECK # 25640	\$9,765.00		\$4,839,172.38
12/18/2025	REMOTE DEPOSIT		\$505.49	\$4,839,677.87
12/18/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$197.99	\$4,839,875.86
12/18/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$603.07	\$4,840,478.93
12/18/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,960.52	\$4,842,439.45
12/18/2025	STATE OF FLORIDA PAYMENTS 157928980345421		\$7,456.60	\$4,849,896.05
12/18/2025	DE Florida Other EDI PYMNTS AP0002440766		\$20,444.29	\$4,870,340.34
12/18/2025	PITNEY BOWES POSTAGE 28578011	\$2,000.00		\$4,868,340.34
12/18/2025	BLUECROSSFLORIDA PREMIUM 6384129	\$13,519.11		\$4,854,821.23
12/18/2025	CHECK # 25672	\$1,349.70		\$4,853,471.53
12/18/2025	CHECK # 25617	\$1,876.28		\$4,851,595.25
12/19/2025	STATE OF FLORIDA PAYMENTS 157928980348940		\$8.50	\$4,851,603.75
12/19/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,722.27	\$4,853,326.02
12/19/2025	LAKE COUNTY TAX VENDOR 218		\$62,906.73	\$4,916,232.75
12/19/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$4,916,227.75
12/19/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$4,916,222.75
12/19/2025	UNITED HEALTHCAR EDI PAYMTS 744641235945	\$355.42		\$4,915,867.33
12/19/2025	TOWN OF MONTVERD PAYROLL 0	\$2,435.42		\$4,913,431.91
12/19/2025	TOWN OF MONTVERD PAYROLL 0	\$33,971.87		\$4,879,460.04
12/19/2025	CHECK # 25605	\$35.98		\$4,879,424.06
12/19/2025	CHECK # 25631	\$500.00		\$4,878,924.06
12/19/2025	CHECK # 25632	\$4,171.01		\$4,874,753.05
12/22/2025	REMOTE DEPOSIT		\$5,963.58	\$4,880,716.63

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

Post Date	Description	Debits	Credits	Balance
12/22/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,709.47	\$4,883,426.10
12/22/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$3,130.78	\$4,886,556.88
12/22/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$10,559.38	\$4,897,116.26
12/22/2025	FMPTF ACH Collec 9064486	\$5,067.00		\$4,892,049.26
12/22/2025	FLA DEPT REVENUE CRC XXXXX1764	\$9,335.34		\$4,882,713.92
12/22/2025	CHECK # 25621	\$93.37		\$4,882,620.55
12/22/2025	CHECK # 25667	\$1,260.39		\$4,881,360.16
12/22/2025	CHECK # 25643	\$1,354.24		\$4,880,005.92
12/22/2025	CHECK # 25630	\$2,171.09		\$4,877,834.83
12/22/2025	CHECK # 25671	\$6,279.40		\$4,871,555.43
12/23/2025	REMOTE DEPOSIT		\$22.68	\$4,871,578.11
12/23/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$566.41	\$4,872,144.52
12/23/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$630.02	\$4,872,774.54
12/23/2025	BLUECROSSFLORIDA PREMIUM 8010398	\$13,519.11		\$4,859,255.43
12/23/2025	IRS USATAXPYMT 270575735499857	\$15,071.57		\$4,844,183.86
12/23/2025	CHECK # 25674	\$105.00		\$4,844,078.86
12/23/2025	CHECK # 25665	\$299.40		\$4,843,779.46
12/23/2025	CHECK # 25666	\$900.00		\$4,842,879.46
12/23/2025	CHECK # 25623	\$6,814.47		\$4,836,064.99
12/24/2025	STATE OF FLORIDA PAYMENTS 157928980360302		\$33.50	\$4,836,098.49
12/24/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$370.00	\$4,836,468.49
12/24/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,140.52	\$4,837,609.01
12/24/2025	STATE OF FLORIDA PAYMENTS 157928980359070		\$5,632.38	\$4,843,241.39
12/24/2025	STATE OF FLORIDA PAYMENTS 157928980359560		\$11,771.33	\$4,855,012.72
12/24/2025	STATE OF FLORIDA PAYMENTS 157928980359904		\$15,145.39	\$4,870,158.11
12/24/2025	Colonial Life Pay-In for 125555216935245	\$857.38		\$4,869,300.73
12/24/2025	CHECK # 25661	\$270.00		\$4,869,030.73
12/24/2025	CHECK # 25664	\$5,000.00		\$4,864,030.73
12/26/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$982.39	\$4,865,013.12
12/26/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,083.30	\$4,866,096.42
12/26/2025	CHECK # 25629	\$208.75		\$4,865,887.67
12/29/2025	REMOTE DEPOSIT		\$4,017.90	\$4,869,905.57
12/29/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$576.62	\$4,870,482.19
12/29/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$601.91	\$4,871,084.10
12/29/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,198.35	\$4,873,282.45
12/29/2025	CHECK # 25601	\$48.30		\$4,873,234.15
12/29/2025	CHECK # 25675	\$341.86		\$4,872,892.29
12/29/2025	CHECK # 25673	\$1,755.45		\$4,871,136.84
12/30/2025	REMOTE DEPOSIT		\$634.95	\$4,871,771.79
12/30/2025	DEPOSIT		\$719.80	\$4,872,491.59
12/30/2025	REMOTE DEPOSIT		\$65,976.87	\$4,938,468.46
12/30/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$342.42	\$4,938,810.88
12/30/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$612.04	\$4,939,422.92
12/30/2025	CHECK # 25669	\$220.50		\$4,939,202.42

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

Post Date	Description	Debits	Credits	Balance
12/31/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$25.70	\$4,939,228.12
12/31/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,651.18	\$4,941,879.30
12/31/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$2,818.71	\$4,944,698.01
12/31/2025	LAKE COUNTY TAX VENDOR 218		\$435,309.05	\$5,380,007.06
12/31/2025	Monthly ACH Fee ACH Fee 16 MONTVERDE	\$25.00		\$5,379,982.06
12/31/2025	CHECK # 25650	\$1,904.66		\$5,378,077.40
12/31/2025	CHECK # 25693	\$2,286.00		\$5,375,791.40
12/31/2025	INTEREST		\$3,224.45	\$5,379,015.85
12/31/2025	Ending Balance			\$5,379,015.85

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
25341	12/10/2025	\$100.00	25618	12/17/2025	\$2,165.00	25647	12/15/2025	\$1,904.66
25518*	12/02/2025	\$2,280.00	25619	12/12/2025	\$321.00	25648	12/16/2025	\$1,385.25
25525*	12/01/2025	\$1,274.65	25620	12/16/2025	\$342.10	25649	12/16/2025	\$1,846.10
25552*	12/01/2025	\$270.00	25621	12/22/2025	\$93.37	25650	12/31/2025	\$1,904.66
25571*	12/03/2025	\$7.10	25622	12/15/2025	\$4,339.00	25651	12/15/2025	\$1,904.51
25577*	12/04/2025	\$48.30	25623	12/23/2025	\$6,814.47	25652	12/16/2025	\$1,243.96
25578	12/01/2025	\$4,774.57	25624	12/17/2025	\$750.00	25653	12/16/2025	\$1,597.68
25579	12/11/2025	\$750.00	25625	12/16/2025	\$144.90	25654	12/15/2025	\$1,846.10
25584*	12/03/2025	\$220.50	25626	12/15/2025	\$7,730.00	25655	12/16/2025	\$1,836.10
25587*	12/01/2025	\$291.99	25627	12/11/2025	\$1,420.65	25656	12/15/2025	\$1,800.85
25591*	12/02/2025	\$820.95	25628	12/17/2025	\$80.52	25657	12/16/2025	\$962.25
25599*	12/10/2025	\$100.00	25629	12/26/2025	\$208.75	25658	12/15/2025	\$230.87
25600	12/02/2025	\$643.54	25630	12/22/2025	\$2,171.09	25659	12/16/2025	\$9,860.97
25601	12/29/2025	\$48.30	25631	12/19/2025	\$500.00	25661*	12/24/2025	\$270.00
25602	12/17/2025	\$250.00	25632	12/19/2025	\$4,171.01	25662	12/12/2025	\$541.20
25603	12/16/2025	\$45,638.35	25633	12/16/2025	\$561.00	25664*	12/24/2025	\$5,000.00
25604	12/15/2025	\$900.00	25634	12/15/2025	\$1,757.67	25665	12/23/2025	\$299.40
25605	12/19/2025	\$35.98	25635	12/11/2025	\$4,214.50	25666	12/23/2025	\$900.00
25607*	12/16/2025	\$3,100.00	25636	12/17/2025	\$4,782.00	25667	12/22/2025	\$1,260.39
25608	12/15/2025	\$19,849.30	25637	12/16/2025	\$1,324.85	25669*	12/30/2025	\$220.50
25610*	12/16/2025	\$4,347.85	25638	12/15/2025	\$26,288.39	25671*	12/22/2025	\$6,279.40
25611	12/16/2025	\$188.38	25639	12/16/2025	\$13,545.00	25672	12/18/2025	\$1,349.70
25612	12/16/2025	\$235.00	25640	12/17/2025	\$9,765.00	25673	12/29/2025	\$1,755.45
25613	12/17/2025	\$704.15	25641	12/16/2025	\$16,716.75	25674	12/23/2025	\$105.00
25614	12/16/2025	\$943.00	25642	12/16/2025	\$22,145.60	25675	12/29/2025	\$341.86
25615	12/17/2025	\$1,942.59	25643	12/22/2025	\$1,354.24	25693*	12/31/2025	\$2,286.00
25616	12/16/2025	\$306.00	25644	12/16/2025	\$1,747.47			
25617	12/18/2025	\$1,876.28	25646*	12/16/2025	\$1,243.96			

* Indicates skipped check number

Overdraft and Returned Item Fees

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

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PO Drawer 29
Umatilla FL 32784

TOWN OF MONTVERDE
PO BOX 560008
MONTVERDE FL 34756-0008

Statement Ending 12/31/2025

Page 1 of 2

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	\$1,000.45

PUBLIC FUNDS INTERES - XXXXXX7890

Account Summary

Date	Description	Amount
11/29/2025	Beginning Balance	\$1,000.44
	1 Credit(s) This Period	\$0.01
	0 Debit(s) This Period	\$0.00
12/31/2025	Ending Balance	\$1,000.45

Interest Summary

Description	Amount
Interest Earned From 11/29/2025 Through 12/31/2025	
Annual Percentage Yield Earned	0.01%
Interest Days	33
Interest Earned	\$0.01
Interest Paid This Period	\$0.01
Interest Paid Year-to-Date	\$0.12

Account Activity

Post Date	Description	Debits	Credits	Balance
11/29/2025	Beginning Balance			\$1,000.44
12/31/2025	INTEREST		\$0.01	\$1,000.45
12/31/2025	Ending Balance			\$1,000.45

Overdraft and Returned Item Fees

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



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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
12/02/2025	PC	12/05/2025	754	GIFFORD, KATHLEEN P	3		999-101000	1,236.21-	D
12/02/2025	PC	12/05/2025	755	DAITNARAYAN, DIAWANTIE	8		999-101000	1,689.67-	D
12/02/2025	PC	12/05/2025	756	COWAN, BILLIE	16		999-101000	886.29-	D
12/02/2025	PC	12/05/2025	757	ROBERTS, GRANT	24		999-101000	461.75-	D
12/02/2025	PC	12/05/2025	758	MACK, CHARLES	36		999-101000	2,683.51-	D
12/02/2025	PC	12/05/2025	759	LARINO, DOMINGO	58		999-101000	4,267.96-	D
12/02/2025	PC	12/05/2025	760	JOHNSON, SANDRA	63		999-101000	2,044.48-	D
12/02/2025	PC	12/05/2025	761	SMITH, ALLEN	66		999-101000	1,598.63-	D
12/02/2025	PC	12/05/2025	762	YANG, MAI	67		999-101000	2,390.34-	D
12/02/2025	PC	12/05/2025	763	MILEY, HILARY	68		999-101000	577.36-	D
12/02/2025	PC	12/05/2025	764	WYNKOOP, JOSEPH	69		999-101000	923.50-	D
12/02/2025	PC	12/05/2025	765	WOMACK, CAROL	73		999-101000	507.92-	D
12/02/2025	PC	12/05/2025	766	GAFFNEY, COREY	75		999-101000	1,267.03-	D
12/02/2025	PC	12/05/2025	767	MORGANELLI, JOSEPH	76		999-101000	461.75-	D
12/02/2025	PC	12/05/2025	768	Void			999-101000		
12/02/2025	PC	12/05/2025	769	TREPANIER, CAROLINE	78		999-101000	1,713.18-	D
12/02/2025	PC	12/05/2025	770	BROWN, NATHANIEL	80		999-101000	1,325.14-	D
12/02/2025	PC	12/05/2025	771	RUBIO, BRYAN	81		999-101000	461.75-	D
12/02/2025	PC	12/05/2025	772	RASHID, IMAN	82		999-101000	387.86-	D
12/02/2025	PC	12/05/2025	773	MCINTYRE, MELISSA	77		999-101000	1,533.55-	D
12/16/2025	PC	12/12/2025	774	BROWN, NATHANIEL	80		999-101000	962.25-	D
12/16/2025	PC	12/12/2025	775	RASHID, IMAN	82		999-101000	230.87-	D
12/16/2025	PC	12/19/2025	776	GIFFORD, KATHLEEN P	3		999-101000	1,798.18-	D
12/16/2025	PC	12/19/2025	777	DAITNARAYAN, DIAWANTIE	8		999-101000	1,984.41-	D
12/16/2025	PC	12/19/2025	778	COWAN, BILLIE	16		999-101000	853.27-	D
12/16/2025	PC	12/19/2025	779	MACK, CHARLES	36		999-101000	2,829.02-	D
12/16/2025	PC	12/19/2025	780	LARINO, DOMINGO	58		999-101000	10,348.62-	D
12/16/2025	PC	12/19/2025	781	JOHNSON, SANDRA	63		999-101000	2,432.88-	D
12/16/2025	PC	12/19/2025	782	SMITH, ALLEN	66		999-101000	1,868.62-	D
12/16/2025	PC	12/19/2025	783	YANG, MAI	67		999-101000	2,565.38-	D
12/16/2025	PC	12/19/2025	784	MILEY, HILARY	68		999-101000	849.17-	D
12/16/2025	PC	12/19/2025	785	GAFFNEY, COREY	75		999-101000	1,468.79-	D
12/16/2025	PC	12/19/2025	786	MCINTYRE, MELISSA	77		999-101000	1,707.94-	D
12/16/2025	PC	12/19/2025	787	TREPANIER, CAROLINE	78		999-101000	2,017.29-	D
12/16/2025	PC	12/19/2025	788	BROWN, NATHANIEL	80		999-101000	1,559.15-	D
12/16/2025	PC	12/19/2025	789	RASHID, IMAN	82		999-101000	1,689.15-	D
12/16/2025	PC	12/19/2025	790	LARINO, DOMINGO	58		999-101000	2,435.42-	D
12/16/2025	PC	12/12/2025	25644	GIFFORD, KATHLEEN P	3		999-101000	1,747.47-	
12/16/2025	PC	12/12/2025	25645	DAITNARAYAN, DIAWANTIE	8		999-101000	1,864.97-	
12/16/2025	PC	12/12/2025	25646	COWAN, BILLIE	16		999-101000	1,243.96-	
12/16/2025	PC	12/12/2025	25647	MACK, CHARLES	36		999-101000	1,904.66-	
12/16/2025	PC	12/12/2025	25648	LARINO, DOMINGO	58		999-101000	1,385.25-	
12/16/2025	PC	12/12/2025	25649	JOHNSON, SANDRA	63		999-101000	1,846.10-	
12/16/2025	PC	12/12/2025	25650	SMITH, ALLEN	66		999-101000	1,904.66-	
12/16/2025	PC	12/12/2025	25651	YANG, MAI	67		999-101000	1,904.51-	
12/16/2025	PC	12/12/2025	25652	MILEY, HILARY	68		999-101000	1,243.96-	
12/16/2025	PC	12/12/2025	25653	ARELLANO, JOHN	72		999-101000	1,597.68-	
12/16/2025	PC	12/12/2025	25654	GAFFNEY, COREY	75		999-101000	1,846.10-	
12/16/2025	PC	12/12/2025	25655	MCINTYRE, MELISSA	77		999-101000	1,836.10-	
12/16/2025	PC	12/12/2025	25656	TREPANIER, CAROLINE	78		999-101000	1,800.85-	
12/02/2025	CDPT	12/05/2025	1010484	Florida Municipal Pension Trust Fu	4	401A & 457B Def Comp ROTH 45	999-101000	3,481.78-	
12/02/2025	CDPT	12/05/2025	1010485	IRS - 941 Taxes	1	941 Deposit Medicare Pay Period:	999-101000	6,742.02-	
11/18/2025	CDPT	12/17/2025	1010486	Florida Blue	2	Health Insurance Premiums-Renew	999-101000	13,519.11-	
12/16/2025	CDPT	12/19/2025	1010487	Colonial Life Processing Center	5	Insurance	999-101000	857.38-	

D = Direct Deposit

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
12/16/2025	CDPT	12/19/2025	1010488	Florida Blue	2	Health Insurance Premiums	999-101000	13,519.11-	
12/16/2025	CDPT	12/19/2025	1010489	Florida Municipal Pension Trust Fu	4	401A & 457B Def Comp ROTH 45	999-101000	5,067.00-	
12/16/2025	CDPT	12/19/2025	1010490	Florida Retirement System	3	Retirement Contributions Florida R	999-101000	9,335.34-	
12/16/2025	CDPT	12/19/2025	1010491	IRS - 941 Taxes	1	941 Deposit Federal Withholding T	999-101000	15,071.57-	
12/16/2025	CDPT	12/19/2025	1010492	UHS Premium Billing (Dental)	6	Dental Insurance Dental Pay Peri	999-101000	348.07-	
12/02/2025	CDPT	12/19/2025	1010493	UHS Premium Billing (Vision)	7	Vision Insurance Vision Pay Perio	999-101000	10.12-	
12/16/2025	PC	12/12/2025	12192501	MCINTYRE, MELISSA	77	Manual	999-101000		
Grand Totals:								154,096.06-	
								</	

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes all check types

Includes unprinted checks

Check Issue Dates: 12/1/2025 - 12/31/2025

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
CAPITAL - STORM WATER										
12/25	12/09/2025	25639	255	Woodard & Curran	256768	1	430-533-635	.00	13,545.00	13,545.00
Total CAPITAL - STORM WATER:										
								.00		13,545.00
CAPITAL - LIBRARY										
12/25	12/09/2025	25623	65	Lowe's	971728	1	500-571-605	.00	827.20	827.20
Total CAPITAL - LIBRARY:										
								.00		827.20
CAPITAL-WATER ENTERPRISE										
12/25	12/09/2025	25642	255	Woodard & Curran	256836	1	420-533-634	.00	22,145.60	22,145.60
12/25	12/30/2025	25697	255	Woodard & Curran	257994	1	420-533-634	.00	10,172.10	10,172.10
Total CAPITAL-WATER ENTERPRISE:										
								.00		32,317.70
GENERAL FUND										
12/25	12/08/2025	25451	394	Cirque Bishop	MVD2025	1	001-574-481	.00	450.00-	450.00- V
12/25	12/08/2025	25481	298	CFL Power Wash LLC	INV-002046	1	001-572-460	.00	350.00-	350.00- V
12/25	12/08/2025	25481	298	CFL Power Wash LLC	INV-002046	2	001-541-460	.00	700.00-	700.00- V
12/25	12/08/2025	25481	298	CFL Power Wash LLC	INV-002046	3	001-511-460	.00	400.00-	400.00- V
12/25	12/08/2025	25481	298	CFL Power Wash LLC	INV-002046	4	001-522-460	.00	750.00-	750.00- V
12/25	12/08/2025	25481	298	CFL Power Wash LLC	INV-002046	5	001-572-460	.00	300.00-	300.00- V
12/25	12/08/2025	25481	298	CFL Power Wash LLC	INV-002046	6	001-571-460	.00	600.00-	600.00- V
12/25	12/09/2025	25601	317	Aethra - Silverscript	6234-JAN26	1	001-571-230	.00	48.30	48.30
12/25	12/09/2025	25602	682	Alex A Menendez	1202	1	001-574-482	.00	250.00	250.00
12/25	12/09/2025	25603	214	Alpha Inspections, Inc.	MTV075	1	001-519-315	.00	45,508.35	45,508.35
12/25	12/09/2025	25603	214	Alpha Inspections, Inc.	MTV075	2	001-519-315	.00	130.00	130.00
12/25	12/09/2025	25604	649	Ark Septic	7677	1	001-522-460	.00	450.00	450.00
12/25	12/09/2025	25604	649	Ark Septic	7697	1	001-522-460	.00	450.00	450.00
12/25	12/09/2025	25605	712	Booksamillion.com	2531900007	1	001-571-660	.00	35.98	35.98
12/25	12/09/2025	25607	298	CFL Power Wash LLC	INV-002046	1	001-572-460	.00	350.00	350.00
12/25	12/09/2025	25607	298	CFL Power Wash LLC	INV-002046	2	001-541-460	.00	700.00	700.00
12/25	12/09/2025	25607	298	CFL Power Wash LLC	INV-002046	3	001-511-460	.00	400.00	400.00
12/25	12/09/2025	25607	298	CFL Power Wash LLC	INV-002046	4	001-522-460	.00	750.00	750.00

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
12/25	12/09/2025	25607	298	CFL Power Wash LLC	INV-002046	5	001-572-460	.00	300.00	300.00
12/25	12/09/2025	25607	298	CFL Power Wash LLC	INV-002046	6	001-571-460	.00	600.00	600.00
12/25	12/09/2025	25608	288	Chase	1942-Nov25	1	001-574-485	.00	449.70	449.70
12/25	12/09/2025	25608	288	Chase	1942-Nov25	2	001-574-481	.00	1,157.13	1,157.13
12/25	12/09/2025	25608	288	Chase	1942-Nov25	3	001-511-510	.00	47.99	47.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	4	001-513-510	.00	47.99	47.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	6	001-519-510	.00	47.99	47.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	7	001-571-510	.00	47.99	47.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	8	001-572-490	.00	7.99	7.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	9	001-571-490	.00	74.16	74.16
12/25	12/09/2025	25608	288	Chase	1942-Nov25	10	001-513-510	.00	72.58	72.58
12/25	12/09/2025	25608	288	Chase	1942-Nov25	12	001-519-510	.00	100.69	100.69
12/25	12/09/2025	25608	288	Chase	1942-Nov25	13	001-571-510	.00	100.69	100.69
12/25	12/09/2025	25608	288	Chase	1942-Nov25	14	001-511-510	.00	100.69	100.69
12/25	12/09/2025	25608	288	Chase	1942-Nov25	15	001-574-485	.00	653.33	653.33
12/25	12/09/2025	25608	288	Chase	1942-Nov25	16	001-574-481	.00	57.29	57.29
12/25	12/09/2025	25608	288	Chase	1942-Nov25	17	001-520-411	.00	34.23	34.23
12/25	12/09/2025	25608	288	Chase	1942-Nov25	18	001-511-491	.00	107.95	107.95
12/25	12/09/2025	25608	288	Chase	1942-Nov25	19	001-571-490	.00	16.20	16.20
12/25	12/09/2025	25608	288	Chase	1942-Nov25	20	001-574-481	.00	545.72	545.72
12/25	12/09/2025	25608	288	Chase	1942-Nov25	21	001-572-520	.00	3,588.42	3,588.42
12/25	12/09/2025	25608	288	Chase	1942-Nov25	22	001-513-490	.00	78.30	78.30
12/25	12/09/2025	25608	288	Chase	1942-Nov25	23	001-513-410	.00	95.99	95.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	25	001-519-410	.00	95.99	95.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	26	001-571-410	.00	95.99	95.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	27	001-539-490	.00	76.21	76.21
12/25	12/09/2025	25608	288	Chase	1942-Nov25	28	001-574-481	.00	76.21	76.21
12/25	12/09/2025	25608	288	Chase	1942-Nov25	29	001-513-490	.00	9.18	9.18
12/25	12/09/2025	25608	288	Chase	1942-Nov25	30	001-519-490	.00	9.18	9.18
12/25	12/09/2025	25608	288	Chase	1942-Nov25	32	001-574-481	.00	25.49	25.49
12/25	12/09/2025	25608	288	Chase	1942-Nov25	33	001-539-490	.00	133.72	133.72
12/25	12/09/2025	25608	288	Chase	1942-Nov25	34	001-574-481	.00	65.91	65.91
12/25	12/09/2025	25608	288	Chase	1942-Nov25	35	001-513-490	.00	10.22	10.22
12/25	12/09/2025	25608	288	Chase	1942-Nov25	36	001-519-490	.00	10.21	10.21
12/25	12/09/2025	25608	288	Chase	1942-Nov25	38	001-574-481	.00	1,091.32	1,091.32
12/25	12/09/2025	25608	288	Chase	1942-Nov25	39	001-574-481	.00	11.98	11.98
12/25	12/09/2025	25608	288	Chase	1942-Nov25	40	001-574-481	.00	42.78	42.78
12/25	12/09/2025	25608	288	Chase	1942-Nov25	41	001-513-490	.00	179.99	179.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	42	001-574-481	.00	13.88	13.88

M = Manual Check, V = Void Check

Check Issue Dates: 12/1/2025 - 12/31/2025

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
12/25	12/09/2025	25608	288	Chase	1942-Nov25	43	001-574-481	.00	20.97	20.97
12/25	12/09/2025	25608	288	Chase	1942-Nov25	44	001-574-481	.00	34.07	34.07
12/25	12/09/2025	25608	288	Chase	1942-Nov25	45	001-574-481	.00	278.00	278.00
12/25	12/09/2025	25608	288	Chase	1942-Nov25	46	001-520-344	.00	4,808.58	4,808.58
12/25	12/09/2025	25608	288	Chase	1942-Nov25	47	001-513-490	.00	17.24	17.24
12/25	12/09/2025	25608	288	Chase	1942-Nov25	48	001-519-490	.00	17.25	17.25
12/25	12/09/2025	25608	288	Chase	1942-Nov25	51	001-574-482	.00	306.01	306.01
12/25	12/09/2025	25608	288	Chase	1942-Nov25	52	001-513-510	.00	17.09	17.09
12/25	12/09/2025	25608	288	Chase	1942-Nov25	53	001-574-482	.00	426.83	426.83
12/25	12/09/2025	25608	288	Chase	1942-Nov25	54	001-574-482	.00	335.94	335.94
12/25	12/09/2025	25608	288	Chase	1942-Nov25	55	001-574-482	.00	358.62	358.62
12/25	12/09/2025	25608	288	Chase	1942-Nov25	56	001-571-490	.00	136.66	136.66
12/25	12/09/2025	25608	288	Chase	1942-Nov25	57	001-574-482	.00	649.50	649.50
12/25	12/09/2025	25608	288	Chase	1942-Nov25	59	001-574-482	.00	162.31	162.31
12/25	12/09/2025	25608	288	Chase	1942-Nov25	60	001-513-510	.00	105.85	105.85
12/25	12/09/2025	25608	288	Chase	1942-Nov25	62	001-574-482	.00	129.16	129.16
12/25	12/09/2025	25608	288	Chase	1942-Nov25	63	001-574-482	.00	1,999.07	1,999.07
12/25	12/09/2025	25608	288	Chase	1942-Nov25	64	001-574-482	.00	678.09	678.09
12/25	12/09/2025	25608	288	Chase	1942-Nov25	65	001-571-410	.00	205.00-	205.00-
12/25	12/09/2025	25608	288	Chase	1942-Nov25	66	001-571-410	.00	150.00-	150.00-
12/25	12/09/2025	25608	288	Chase	1942-Nov25	67	001-513-510	.00	100.69-	100.69-
12/25	12/09/2025	25608	288	Chase	1942-Nov25	68	001-513-510	.00	100.69-	100.69-
12/25	12/09/2025	25608	288	Chase	1942-Nov25	69	001-513-510	.00	39.99-	39.99-
12/25	12/09/2025	25608	288	Chase	1942-Nov25	70	001-571-510	.00	63.99-	63.99-
12/25	12/09/2025	25608	288	Chase	1942-Nov25	71	001-574-481	.00	13.29-	13.29-
12/25	12/09/2025	25612	23	Courtney Ayers	2238	1	001-574-481	.00	235.00	235.00
12/25	12/09/2025	25614	430	Deanco Building Solutions, Inc	152756	1	001-519-490	.00	65.00	65.00
12/25	12/09/2025	25614	430	Deanco Building Solutions, Inc	152756	3	001-571-340	.00	265.00	265.00
12/25	12/09/2025	25614	430	Deanco Building Solutions, Inc	152783	1	001-520-460	.00	89.60	89.60
12/25	12/09/2025	25614	430	Deanco Building Solutions, Inc	152783	2	001-513-340	.00	134.40	134.40
12/25	12/09/2025	25614	430	Deanco Building Solutions, Inc	152783	3	001-572-460	.00	134.40	134.40
12/25	12/09/2025	25614	430	Deanco Building Solutions, Inc	152783	4	001-511-460	.00	89.60	89.60
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	1	001-513-521	.00	46.87	46.87
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	2	001-571-521	.00	46.87	46.87
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	4	001-571-521	.00	46.87	46.87
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	6	001-571-521	.00	46.28	46.28
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	7	001-571-521	.00	46.28	46.28
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	9	001-519-521	.00	35.13	35.13
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	10	001-519-521	.00	35.13	35.13

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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
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	13	001-519-521	.00	57.92	57.92
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	14	001-511-521	.00	54.28	54.28
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	16	001-519-521	.00	54.28	54.28
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	17	001-513-521	.00	108.56	108.56
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	18	001-519-521	.00	54.28	54.28
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	22	001-513-521	.00	54.28	54.28
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	23	001-511-521	.00	273.15	273.15
12/25	12/09/2025	25616	30	FCCMA	43868FCCM	1	001-519-540	.00	306.00	306.00
12/25	12/09/2025	25617	300	Gannett Medica Corp	0007402585	1	001-202600	.00	450.80	450.80
12/25	12/09/2025	25617	300	Gannett Medica Corp	0007402585	2	001-202600	.00	518.12	518.12
12/25	12/09/2025	25617	300	Gannett Medica Corp	0007402585	3	001-202600	.00	518.12	518.12
12/25	12/09/2025	25617	300	Gannett Medica Corp	0007402585	4	001-511-445	.00	92.52	92.52
12/25	12/09/2025	25617	300	Gannett Medica Corp	0007402585	5	001-541-463	.00	99.96	99.96
12/25	12/09/2025	25617	300	Gannett Medica Corp	0007402585	6	001-202600	.00	99.96	99.96
12/25	12/09/2025	25617	300	Gannett Medica Corp	0007453557	1	001-513-420	.00	96.80	96.80
12/25	12/09/2025	25618	301	Halff	10155158	1	001-202600	.00	1,037.50	1,037.50
12/25	12/09/2025	25618	301	Halff	10155175	1	001-202600	.00	1,127.50	1,127.50
12/25	12/09/2025	25619	591	Joe Wynkoop	1292025	1	001-574-482	.00	56.00	56.00
12/25	12/09/2025	25619	591	Joe Wynkoop	1292025	2	001-511-445	.00	265.00	265.00
12/25	12/09/2025	25620	128	Jose Nelson Brierty	12082025	1	001-520-343	.00	177.25	177.25
12/25	12/09/2025	25620	128	Jose Nelson Brierty	12092025	1	001-520-343	.00	164.85	164.85
12/25	12/09/2025	25622	64	Law Office of Anita Geraci-Carver,	12676	1	001-514-310	.00	3,451.75	3,451.75
12/25	12/09/2025	25622	64	Law Office of Anita Geraci-Carver,	12677	1	001-202600	.00	89.75	89.75
12/25	12/09/2025	25622	64	Law Office of Anita Geraci-Carver,	12678	1	001-202600	.00	797.50	797.50
12/25	12/09/2025	25623	65	Lowe's	970629	1	001-513-520	.00	96.84	96.84
12/25	12/09/2025	25623	65	Lowe's	971266	1	001-574-481	.00	266.95	266.95
12/25	12/09/2025	25623	65	Lowe's	971728	2	001-571-520	.00	10.16	10.16
12/25	12/09/2025	25623	65	Lowe's	971728	3	001-511-520	.00	255.78	255.78
12/25	12/09/2025	25623	65	Lowe's	971728	4	001-513-460	.00	37.42	37.42
12/25	12/09/2025	25623	65	Lowe's	971728	5	001-571-510	.00	1,313.26	1,313.26
12/25	12/09/2025	25623	65	Lowe's	971728	6	001-574-481	.00	188.21	188.21
12/25	12/09/2025	25623	65	Lowe's	977264	1	001-539-460	.00	363.60	363.60
12/25	12/09/2025	25623	65	Lowe's	983457	1	001-571-460	.00	295.55	295.55
12/25	12/09/2025	25623	65	Lowe's	984262	1	001-574-481	.00	994.61	994.61
12/25	12/09/2025	25623	65	Lowe's	992076	1	001-539-460	.00	420.41	420.41
12/25	12/09/2025	25623	65	Lowe's	995526	1	001-539-460	.00	124.92	124.92
12/25	12/09/2025	25623	65	Lowe's	995547	1	001-574-481	.00	121.25	121.25
12/25	12/09/2025	25623	65	Lowe's	997459	1	001-574-482	.00	1,064.91	1,064.91
12/25	12/09/2025	25623	65	Lowe's	997459	2	001-574-481	.00	453.40	453.40

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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
12/25	12/09/2025	25624	467	Miles Beyond Entertainment, LLC	1716	1	001-571-340	.00	750.00	750.00
12/25	12/09/2025	25625	136	Minuteman Press	14719	1	001-511-510	.00	144.90	144.90
12/25	12/09/2025	25626	75	Parks Consulting Services, LLC	731	1	001-519-310	.00	4,307.50	4,307.50
12/25	12/09/2025	25626	75	Parks Consulting Services, LLC	732	1	001-519-310	.00	1,202.50	1,202.50
12/25	12/09/2025	25626	75	Parks Consulting Services, LLC	733	1	001-202600	.00	1,480.00	1,480.00
12/25	12/09/2025	25626	75	Parks Consulting Services, LLC	734	1	001-202600	.00	740.00	740.00
12/25	12/09/2025	25627	610	Peter James Ellsworth	11202025	1	001-520-343	.00	442.20	442.20
12/25	12/09/2025	25627	610	Peter James Ellsworth	12032025	1	001-520-343	.00	360.45	360.45
12/25	12/09/2025	25627	610	Peter James Ellsworth	12042025	1	001-520-343	.00	618.00	618.00
12/25	12/09/2025	25628	406	Ricoh USA, Inc	5072393618	1	001-513-470	.00	16.11	16.11
12/25	12/09/2025	25628	406	Ricoh USA, Inc	5072393618	2	001-519-470	.00	16.11	16.11
12/25	12/09/2025	25628	406	Ricoh USA, Inc	5072393618	3	001-572-470	.00	16.10	16.10
12/25	12/09/2025	25629	735	Ron Myers	11212025	1	001-520-343	.00	208.75	208.75
12/25	12/09/2025	25630	88	Seco Energy	0010-DEC25	1	001-541-431	.00	1,020.19	1,020.19
12/25	12/09/2025	25630	88	Seco Energy	2802-DEC25	1	001-541-431	.00	856.90	856.90
12/25	12/09/2025	25630	88	Seco Energy	5800-DEC25	1	001-541-431	.00	209.00	209.00
12/25	12/09/2025	25630	88	Seco Energy	9513-DEC25	1	001-541-431	.00	85.00	85.00
12/25	12/09/2025	25631	112	Summit Broadband	1024546520	1	001-513-411	.00	125.00	125.00
12/25	12/09/2025	25631	112	Summit Broadband	1024546520	2	001-519-411	.00	125.00	125.00
12/25	12/09/2025	25631	112	Summit Broadband	1024546520	3	001-572-411	.00	125.00	125.00
12/25	12/09/2025	25632	386	Table Top Catering	E08555	3	001-513-492	.00	1,599.49	1,599.49
12/25	12/09/2025	25632	386	Table Top Catering	E08555	4	001-511-491	.00	1,599.49	1,599.49
12/25	12/09/2025	25632	386	Table Top Catering	E09860	1	001-511-491	.00	972.03	972.03
12/25	12/09/2025	25633	200	The Lake Doctors, Inc	2046424	1	001-541-462	.00	561.00	561.00
12/25	12/09/2025	25635	376	Umana Security Services, LLC	11202025	1	001-520-343	.00	1,152.00	1,152.00
12/25	12/09/2025	25635	376	Umana Security Services, LLC	11252025	1	001-520-343	.00	609.00	609.00
12/25	12/09/2025	25635	376	Umana Security Services, LLC	11262025	1	001-520-343	.00	609.00	609.00
12/25	12/09/2025	25635	376	Umana Security Services, LLC	12012025	1	001-520-343	.00	609.00	609.00
12/25	12/09/2025	25635	376	Umana Security Services, LLC	12042025	1	001-520-343	.00	626.50	626.50
12/25	12/09/2025	25635	376	Umana Security Services, LLC	12082025	1	001-520-343	.00	609.00	609.00
12/25	12/09/2025	25638	107	Waste Pro of Florida Inc.	0001527749	1	001-534-340	.00	24,103.20	24,103.20
12/25	12/09/2025	25638	107	Waste Pro of Florida Inc.	0001527751	1	001-534-340	.00	2,185.19	2,185.19
12/25	12/09/2025	25640	730	Yellowstone Landscape - Southea	1046234	1	001-541-340	.00	3,710.70	3,710.70
12/25	12/09/2025	25640	730	Yellowstone Landscape - Southea	1046234	2	001-572-340	.00	1,855.35	1,855.35
12/25	12/09/2025	25640	730	Yellowstone Landscape - Southea	1046234	3	001-572-345	.00	4,198.95	4,198.95
12/25	12/09/2025	25643	22	Comcast	6423-Nov25	1	001-520-411	.00	344.81	344.81
12/25	12/09/2025	25643	22	Comcast	6431-Nov25	1	001-520-411	.00	344.81	344.81
12/25	12/10/2025	25659	27	Duke Energy	1140-12/30/2	1	001-541-430	.00	24.66	24.66
12/25	12/10/2025	25659	27	Duke Energy	1398-12/30/2	1	001-572-430	.00	307.56	307.56

M = Manual Check, V = Void Check

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Check Issue Dates: 12/1/2025 - 12/31/2025

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
12/25	12/10/2025	25659	27	Duke Energy	1588-12/29/2	1	001-541-431	.00	1,627.93	1,627.93
12/25	12/10/2025	25659	27	Duke Energy	1858-12/30/2	1	001-572-430	.00	37.29	37.29
12/25	12/10/2025	25659	27	Duke Energy	2018-12/30/2	2	001-513-430	.00	224.70	224.70
12/25	12/10/2025	25659	27	Duke Energy	2513-12/30/2	1	001-520-430	.00	148.93	148.93
12/25	12/10/2025	25659	27	Duke Energy	2872-12/29/2	1	001-541-431	.00	142.99	142.99
12/25	12/10/2025	25659	27	Duke Energy	2894-12/29/2	1	001-541-431	.00	25.78	25.78
12/25	12/10/2025	25659	27	Duke Energy	3126-12/29/2	1	001-541-431	.00	119.51	119.51
12/25	12/10/2025	25659	27	Duke Energy	3340-12/30/2	1	001-571-430	.00	214.73	214.73
12/25	12/10/2025	25659	27	Duke Energy	3564-12/30/2	1	001-513-430	.00	55.99	55.99
12/25	12/10/2025	25659	27	Duke Energy	3803-12/30/2	1	001-541-431	.00	32.50	32.50
12/25	12/10/2025	25659	27	Duke Energy	4036-12/29/2	1	001-541-431	.00	22.76	22.76
12/25	12/10/2025	25659	27	Duke Energy	4250-12/30/2	1	001-539-430	.00	403.53	403.53
12/25	12/10/2025	25659	27	Duke Energy	4458-12/29/2	1	001-541-431	.00	585.26	585.26
12/25	12/10/2025	25659	27	Duke Energy	5092-12/29/2	1	001-541-431	.00	719.31	719.31
12/25	12/10/2025	25659	27	Duke Energy	5268-12/30/2	1	001-571-430	.00	796.29	796.29
12/25	12/10/2025	25659	27	Duke Energy	9355-12/30/2	1	001-572-430	.00	44.89	44.89
12/25	12/10/2025	25661	228	Terry Powers	176090	1	001-572-340	.00	270.00	270.00
12/25	12/10/2025	25662	610	Peter James Ellsworth	12052025	1	001-520-343	.00	541.20	541.20
12/25	12/10/2025	25663	125	Vital Catalyst, LLC	INV-2693	1	001-513-340	.00	100.00	100.00
12/25	12/10/2025	25664	746	Clifford Karl Matthews	MVD2025	1	001-574-481	.00	5,000.00	5,000.00
12/25	12/16/2025	25666	649	Ark Septic	7618	1	001-522-460	.00	900.00	900.00
12/25	12/16/2025	25667	324	Builders Firstsource	91093312	1	001-513-605	.00	189.84	189.84
12/25	12/16/2025	25667	324	Builders Firstsource	9112962	1	001-513-605	.00	25.54	25.54
12/25	12/16/2025	25667	324	Builders Firstsource	9112731	1	001-513-605	.00	463.00	463.00
12/25	12/16/2025	25667	324	Builders Firstsource	91143979	1	001-513-605	.00	582.01	582.01
12/25	12/16/2025	25669	126	Florida Blue	7876-JAN26	1	001-571-230	.00	220.50	220.50
12/25	12/16/2025	25670	152	I - Tech Support Inc.	0063475	1	001-513-340	.00	410.01	410.01
12/25	12/16/2025	25670	152	I - Tech Support Inc.	0063475	2	001-519-340	.00	410.01	410.01
12/25	12/16/2025	25670	152	I - Tech Support Inc.	0063475	3	001-539-340	.00	410.00	410.00
12/25	12/16/2025	25670	152	I - Tech Support Inc.	0063475	4	001-571-340	.00	410.00	410.00
12/25	12/16/2025	25671	65	Lowe's	973577	1	001-574-482	.00	2,456.24	2,456.24
12/25	12/16/2025	25671	65	Lowe's	9800285	1	001-574-482	.00	2,034.78	2,034.78
12/25	12/16/2025	25671	65	Lowe's	982484	1	001-574-482	.00	997.40	997.40
12/25	12/16/2025	25671	65	Lowe's	985365	1	001-572-490	.00	409.88	409.88
12/25	12/16/2025	25671	65	Lowe's	990136	1	001-539-460	.00	125.18	125.18
12/25	12/16/2025	25671	65	Lowe's	997602	1	001-572-490	.00	255.92	255.92
12/25	12/16/2025	25671	610	Peter James Ellsworth	12102025	1	001-520-343	.00	325.65	325.65
12/25	12/16/2025	25672	610	Peter James Ellsworth	12112025	1	001-520-343	.00	403.35	403.35
12/25	12/16/2025	25672	610	Peter James Ellsworth	12122025	1	001-520-343	.00	620.70	620.70

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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
12/25	12/16/2025	25673	735	Ron Myers	12062025	1	001-520-343	.00	400.00	400.00
12/25	12/16/2025	25673	735	Ron Myers	12062025	1	001-520-343	.00	340.75	340.75
12/25	12/16/2025	25673	735	Ron Myers	12102025	1	001-520-343	.00	719.70	719.70
12/25	12/16/2025	25673	735	Ron Myers	12162025	1	001-520-343	.00	295.00	295.00
12/25	12/16/2025	25674	200	The Lake Doctors, Inc	2052546	1	001-541-462	.00	105.00	105.00
12/25	12/16/2025	25675	106	Verizon Wireless	6130118594	1	001-513-410	.00	45.02	45.02
12/25	12/16/2025	25675	106	Verizon Wireless	6130118594	2	001-513-410	.00	36.07	36.07
12/25	12/16/2025	25675	106	Verizon Wireless	6130118594	4	001-513-410	.00	37.45	37.45
12/25	12/16/2025	25675	106	Verizon Wireless	6130118594	6	001-519-410	.00	37.45	37.45
12/25	12/16/2025	25675	106	Verizon Wireless	6130118594	7	001-539-410	.00	37.45	37.45
12/25	12/16/2025	25675	106	Verizon Wireless	6130118594	9	001-520-410	.00	37.45	37.45
12/25	12/16/2025	25676	125	Vital Catalyst, LLC	INV-2714	1	001-513-340	.00	100.00	100.00
12/25	12/22/2025	25677	317	Aetha - Silverscript	6234-JAN26	2	001-571-230	.00	50.00	50.00
12/25	12/22/2025	25678	126	Florida Blue	65735583	1	001-571-230	.00	38.40	38.40
12/25	12/30/2025	25679	4	All Safe Fire Equipment, LLC	26515	1	001-520-460	.00	240.00	240.00
12/25	12/30/2025	25679	4	All Safe Fire Equipment, LLC	26515	2	001-520-460	.00	80.00	80.00
12/25	12/30/2025	25679	4	All Safe Fire Equipment, LLC	26515	3	001-520-460	.00	50.00	50.00
12/25	12/30/2025	25680	649	Ark Septic	7743	1	001-522-460	.00	450.00	450.00
12/25	12/30/2025	25681	8	Bank of America	2709-Dec25	1	001-513-510	.00	57.62	57.62
12/25	12/30/2025	25681	8	Bank of America	2709-Dec25	2	001-513-410	.00	56.75	56.75
12/25	12/30/2025	25681	8	Bank of America	2709-Dec25	3	001-511-490	.00	110.41	110.41
12/25	12/30/2025	25681	8	Bank of America	2709-Dec25	4	001-511-490	.00	85.05	85.05
12/25	12/30/2025	25681	8	Bank of America	2709-Dec25	5	001-202600	.00	196.92	196.92
12/25	12/30/2025	25681	8	Bank of America	2709-Dec25	6	001-202600	.00	211.93	211.93
12/25	12/30/2025	25681	8	Bank of America	2709-Dec25	7	001-511-540	.00	159.90	159.90
12/25	12/30/2025	25681	8	Bank of America	2709-Dec25	8	001-513-510	.00	9.00-	9.00-
12/25	12/30/2025	25681	8	Bank of America	6477-Dec25	1	001-574-482	.00	1,012.49	1,012.49
12/25	12/30/2025	25681	8	Bank of America	6477-Dec25	2	001-511-491	.00	360.56	360.56
12/25	12/30/2025	25681	8	Bank of America	9514-Dec25	1	001-539-460	.00	238.37	238.37
12/25	12/30/2025	25681	8	Bank of America	9514-Dec25	3	001-539-460	.00	618.00	618.00
12/25	12/30/2025	25681	8	Bank of America	9514-Dec25	4	001-539-460	.00	39.00-	39.00-
12/25	12/30/2025	25682	712	Booksamillion.com	2535000690	1	001-571-660	.00	10.64	10.64
12/25	12/30/2025	25683	288	Chase	1942-Dec25	1	001-574-482	.00	579.96-	579.96-
12/25	12/30/2025	25683	288	Chase	1942-Dec25	2	001-574-482	.00	231.57	231.57
12/25	12/30/2025	25683	288	Chase	1942-Dec25	3	001-524-310	.00	37.44	37.44
12/25	12/30/2025	25683	288	Chase	1942-Dec25	4	001-513-460	.00	31.49	31.49
12/25	12/30/2025	25683	288	Chase	1942-Dec25	5	001-513-410	.00	127.99	127.99
12/25	12/30/2025	25683	288	Chase	1942-Dec25	6	001-519-410	.00	127.99	127.99
12/25	12/30/2025	25683	288	Chase	1942-Dec25	8	001-574-482	.00	490.63	490.63

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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
12/25	12/30/2025	25683	288	Chase	1942-Dec25	9	001-574-482	.00	13.77	13.77
12/25	12/30/2025	25683	288	Chase	1942-Dec25	10	001-574-482	.00	939.09	939.09
12/25	12/30/2025	25683	288	Chase	1942-Dec25	11	001-574-482	.00	1,271.85	1,271.85
12/25	12/30/2025	25683	288	Chase	1942-Dec25	12	001-513-550	.00	25.00	25.00
12/25	12/30/2025	25683	288	Chase	1942-Dec25	13	001-519-550	.00	25.00	25.00
12/25	12/30/2025	25683	288	Chase	1942-Dec25	15	001-513-460	.00	62.91	62.91
12/25	12/30/2025	25683	288	Chase	1942-Dec25	16	001-574-482	.00	16.16	16.16
12/25	12/30/2025	25683	288	Chase	1942-Dec25	17	001-513-492	.00	63.88	63.88
12/25	12/30/2025	25683	288	Chase	1942-Dec25	18	001-574-482	.00	272.95	272.95
12/25	12/30/2025	25683	288	Chase	1942-Dec25	20	001-513-510	.00	59.99	59.99
12/25	12/30/2025	25683	288	Chase	1942-Dec25	22	001-513-510	.00	25.23	25.23
12/25	12/30/2025	25684	288	Comcast	6423-Dec252	1	001-520-411	.00	329.81	329.81
12/25	12/30/2025	25684	22	Comcast	6431-Dec252	1	001-520-411	.00	329.81	329.81
12/25	12/30/2025	25686	430	Deanco Building Solutions, Inc	154435	1	001-519-490	.00	65.00	65.00
12/25	12/30/2025	25686	430	Deanco Building Solutions, Inc	154435	3	001-571-340	.00	265.00	265.00
12/25	12/30/2025	25686	430	Deanco Building Solutions, Inc	154462	1	001-520-460	.00	89.60	89.60
12/25	12/30/2025	25686	430	Deanco Building Solutions, Inc	154462	2	001-513-340	.00	134.40	134.40
12/25	12/30/2025	25686	430	Deanco Building Solutions, Inc	154462	3	001-572-460	.00	134.40	134.40
12/25	12/30/2025	25686	430	Deanco Building Solutions, Inc	154462	4	001-511-460	.00	89.60	89.60
12/25	12/30/2025	25688	610	Peter James Ellsworth	12172025	1	001-520-343	.00	327.45	327.45
12/25	12/30/2025	25688	610	Peter James Ellsworth	12182025	1	001-520-343	.00	439.05	439.05
12/25	12/30/2025	25688	610	Peter James Ellsworth	12192025	1	001-520-343	.00	618.00	618.00
12/25	12/30/2025	25688	610	Peter James Ellsworth	12212025	1	001-520-343	.00	363.60	363.60
12/25	12/30/2025	25688	610	Peter James Ellsworth	12222025	1	001-520-343	.00	430.05	430.05
12/25	12/30/2025	25688	610	Peter James Ellsworth	12282025	1	001-520-343	.00	614.85	614.85
12/25	12/30/2025	25688	610	Peter James Ellsworth	12292025	1	001-520-343	.00	617.10	617.10
12/25	12/30/2025	25689	406	Ricoh USA, Inc	1105177183	1	001-513-470	.00	7.34	7.34
12/25	12/30/2025	25689	406	Ricoh USA, Inc	5072267331	1	001-511-470	.00	104.83	104.83
12/25	12/30/2025	25689	406	Ricoh USA, Inc	5072267331	2	001-513-470	.00	104.83	104.83
12/25	12/30/2025	25689	406	Ricoh USA, Inc	5072267331	3	001-519-470	.00	104.83	104.83
12/25	12/30/2025	25689	406	Ricoh USA, Inc	5072267331	4	001-572-470	.00	104.83	104.83
12/25	12/30/2025	25689	406	Ricoh USA, Inc	5072267331	7	001-574-486	.00	104.82	104.82
12/25	12/30/2025	25690	735	Ron Myers	12162025	1	001-520-343	.00	662.75	662.75
12/25	12/30/2025	25690	735	Ron Myers	123202025	1	001-520-343	.00	310.25	310.25
12/25	12/30/2025	25690	735	Ron Myers	123202025	1	001-520-343	.00	265.25	265.25
12/25	12/30/2025	25691	353	Surface Water Professionals	2025-43	1	001-519-340	.00	1,250.00	1,250.00
12/25	12/30/2025	25691	353	Surface Water Professionals	2025-43	2	001-202600	.00	900.00	900.00
12/25	12/30/2025	25693	376	Umana Security Services, LLC	12222025	1	001-520-343	.00	609.00	609.00
12/25	12/30/2025	25693	376	Umana Security Services, LLC	12232025	1	001-520-343	.00	609.00	609.00

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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
12/25	12/30/2025	25693	376	Umana Security Services, LLC	12242025	1	001-520-343	.00	459.00	459.00
12/25	12/30/2025	25693	376	Umana Security Services, LLC	12292025	1	001-520-343	.00	609.00	609.00
12/25	12/30/2025	25694	110	Wex Bank	109325440	1	001-520-524	.00	32.48	32.48
12/25	12/30/2025	25694	110	Wex Bank	109325440	2	001-539-524	.00	63.31	63.31
12/25	12/30/2025	25694	110	Wex Bank	109325440	4	001-572-524	.00	86.49	86.49
Total GENERAL FUND:									.00	185,184.47
SEWER-ENTERPRISE (WASTE WATER)										
12/25	12/09/2025	25610	396	City of Clermont-Utility Dept	2782875	1	421-535-576	.00	840.86	840.86
12/25	12/09/2025	25610	396	City of Clermont-Utility Dept	2783948	1	421-535-576	.00	3,506.99	3,506.99
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	8	421-535-521	.00	48.63	48.63
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	19	421-535-521	.00	25.12	25.12
12/25	12/09/2025	25621	57	Lake Apopka Natural Gas District	3337-NOV25	1	421-535-430	.00	63.69	63.69
12/25	12/09/2025	25628	406	Ricoh USA, Inc	5072393618	5	421-535-470	.00	16.10	16.10
12/25	12/10/2025	25659	27	Duke Energy	8420-12/30/2	1	421-535-430	.00	81.99	81.99
12/25	12/30/2025	25689	406	Ricoh USA, Inc	5072267331	6	421-535-470	.00	104.82	104.82
12/25	12/30/2025	25695	485	Willdan Financial Services	010-64355	1	421-535-340	.00	810.00	810.00
Total SEWER-ENTERPRISE (WASTE WATER):									.00	5,498.20
WATER										
12/25	12/09/2025	25606	81	Central Florida Water Testing LLC	INV-2503606	1	400-533-340	.00	210.00	210.00
12/25	12/09/2025	25606	81	Central Florida Water Testing LLC	INV-2503606	2	400-533-340	.00	150.00	150.00
12/25	12/09/2025	25606	81	Central Florida Water Testing LLC	INV-2503786	1	400-533-340	.00	75.00	75.00
12/25	12/09/2025	25606	81	Central Florida Water Testing LLC	INV-2503786	2	400-533-340	.00	150.00	150.00
12/25	12/09/2025	25606	81	Central Florida Water Testing LLC	INV-2503786	3	400-533-340	.00	250.00	250.00
12/25	12/09/2025	25608	288	Chase	1942-Nov25	5	400-533-510	.00	47.99	47.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	11	400-533-510	.00	100.69	100.69
12/25	12/09/2025	25608	288	Chase	1942-Nov25	24	400-533-410	.00	95.99	95.99
12/25	12/09/2025	25608	288	Chase	1942-Nov25	31	400-533-490	.00	9.17	9.17
12/25	12/09/2025	25608	288	Chase	1942-Nov25	37	400-533-490	.00	10.20	10.20
12/25	12/09/2025	25608	288	Chase	1942-Nov25	49	400-533-490	.00	17.25	17.25
12/25	12/09/2025	25608	288	Chase	1942-Nov25	50	400-533-490	.00	168.29	168.29
12/25	12/09/2025	25608	288	Chase	1942-Nov25	58	400-533-490	.00	105.00	105.00
12/25	12/09/2025	25608	288	Chase	1942-Nov25	61	400-533-490	.00	105.85	105.85
12/25	12/09/2025	25609	346	City of Clermont	NOV2025	1	400-209500	.00	28,980.00	28,980.00
12/25	12/09/2025	25611	660	Core & Main LP	INV0023547	1	400-533-460	.00	126.10	126.10
12/25	12/09/2025	25611	660	Core & Main LP	INV0023604	1	400-533-460	.00	62.28	62.28

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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
12/25	12/09/2025	25613	24	Dave Symonds & Associates	35795	1	400-533-520	.00	704.15	704.15
12/25	12/09/2025	25614	430	Deanco Building Solutions, Inc	152756	2	400-533-340	.00	165.00	165.00
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	3	400-533-521	.00	46.87	46.87
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	5	400-533-521	.00	46.28	46.28
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	11	400-533-521	.00	26.03	26.03
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	12	400-533-521	.00	26.03	26.03
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	15	400-533-521	.00	54.28	54.28
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	20	400-533-521	.00	162.84	162.84
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	21	400-533-521	.00	162.84	162.84
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	24	400-533-521	.00	329.21	329.21
12/25	12/09/2025	25615	29	Embroidery Works - Photograph -	724332	25	400-533-521	.00	54.28	54.28
12/25	12/09/2025	25621	57	Lake Apopka Natural Gas District	4959-NOV25	1	400-533-430	.00	29.68	29.68
12/25	12/09/2025	25628	406	Ricoh USA, Inc	5072393618	4	400-533-470	.00	16.10	16.10
12/25	12/09/2025	25631	112	Summit Broadband	1024546520	4	400-533-411	.00	125.00	125.00
12/25	12/09/2025	25634	352	Town of Oakland	4776-NOV25	1	400-533-577	.00	1,757.67	1,757.67
12/25	12/09/2025	25636	104	Utility Repair Experts	2066	1	400-533-609	.00	1,390.00	1,390.00
12/25	12/09/2025	25636	104	Utility Repair Experts	2066	2	400-533-460	.00	3,392.00	3,392.00
12/25	12/09/2025	25637	119	Vall Information Systems, Inc	103506	1	400-533-340	.00	1,324.85	1,324.85
12/25	12/09/2025	25641	255	Woodard & Curran	256832	1	400-533-310	.00	16,716.75	16,716.75
12/25	12/09/2025	25643	22	Comcast	3222-Nov25	1	400-533-411	.00	339.81	339.81
12/25	12/09/2025	25643	22	Comcast	3446-Nov25	1	400-533-411	.00	324.81	324.81
12/25	12/10/2025	25659	27	Duke Energy	1794-12/30/2	1	400-533-430	.00	1,713.94	1,713.94
12/25	12/10/2025	25659	27	Duke Energy	2018-12/30/2	1	400-533-430	.00	224.70	224.70
12/25	12/10/2025	25659	27	Duke Energy	2282-12/30/2	1	400-533-430	.00	248.80	248.80
12/25	12/10/2025	25659	27	Duke Energy	2711-12/30/2	1	400-533-430	.00	278.13	278.13
12/25	12/10/2025	25659	27	Duke Energy	3461-12/30/2	1	400-533-430	.00	232.41	232.41
12/25	12/10/2025	25659	27	Duke Energy	4656-12/30/2	1	400-533-430	.00	252.01	252.01
12/25	12/10/2025	25659	27	Duke Energy	4870-12/30/2	1	400-533-430	.00	296.84	296.84
12/25	12/10/2025	25659	27	Duke Energy	5223-12/30/2	1	400-533-430	.00	119.34	119.34
12/25	12/10/2025	25659	27	Duke Energy	6868-12/30/2	1	400-533-430	.00	142.84	142.84
12/25	12/10/2025	25659	27	Duke Energy	9320-12/30/2	1	400-533-430	.00	652.45	652.45
12/25	12/10/2025	25660	27	Duke Energy	9445-12/30/2	1	400-533-430	.00	102.91	102.91
12/25	12/10/2025	25660	81	Central Florida Water Testing LLC	INV-2503791	1	400-533-340	.00	120.00	120.00
12/25	12/10/2025	25660	81	Central Florida Water Testing LLC	INV-2503791	2	400-533-340	.00	75.00	75.00
12/25	12/10/2025	25665	389	Sensaphone	12092025	1	400-533-540	.00	299.40	299.40
12/25	12/16/2025	25668	81	Central Florida Water Testing LLC	INV-2503684	1	400-533-340	.00	847.00	847.00
12/25	12/16/2025	25668	81	Central Florida Water Testing LLC	INV-2503689	1	400-533-340	.00	277.00	277.00
12/25	12/16/2025	25668	81	Central Florida Water Testing LLC	INV-2503863	1	400-533-340	.00	500.00	500.00
12/25	12/16/2025	25670	152	I - Tech Support Inc.	0063475	5	400-533-340	.00	410.00	410.00

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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
12/25	12/16/2025	25675	106	Verizon Wireless	6130118594	3	400-533-410	.00	36.07	36.07
12/25	12/16/2025	25675	106	Verizon Wireless	6130118594	5	400-533-410	.00	37.45	37.45
12/25	12/16/2025	25675	106	Verizon Wireless	6130118594	8	400-533-410	.00	37.45	37.45
12/25	12/30/2025	25681	8	Bank of America	9514-Dec25	2	400-533-465	.00	336.67	336.67
12/25	12/30/2025	25683	288	Chase	1942-Dec25	7	400-533-410	.00	127.98	127.98
12/25	12/30/2025	25683	288	Chase	1942-Dec25	14	400-533-550	.00	25.00	25.00
12/25	12/30/2025	25683	288	Chase	1942-Dec25	19	400-533-410	.00	67.00	67.00
12/25	12/30/2025	25683	288	Chase	1942-Dec25	21	400-533-510	.00	59.99	59.99
12/25	12/30/2025	25683	288	Chase	1942-Dec25	23	400-533-510	.00	25.23	25.23
12/25	12/30/2025	25684	22	Comcast	3222-Dec252	1	400-533-411	.00	324.81	324.81
12/25	12/30/2025	25684	22	Comcast	3446-Dec252	1	400-533-411	.00	324.81	324.81
12/25	12/30/2025	25685	24	Dave Symonds & Associates	35886	1	400-533-520	.00	848.27	848.27
12/25	12/30/2025	25686	430	Deanco Building Solutions, Inc	154435	2	400-533-340	.00	165.00	165.00
12/25	12/30/2025	25687	206	Hawkins, Inc	7287382	1	400-533-520	.00	162.42	162.42
12/25	12/30/2025	25687	206	Hawkins, Inc	7287382	2	400-533-520	.00	26.50	26.50
12/25	12/30/2025	25689	406	Ricoh USA, Inc	5072267331	5	400-533-470	.00	104.83	104.83
12/25	12/30/2025	25692	352	Town of Oakland	4776-DEC25	1	400-533-577	.00	1,689.45	1,689.45
12/25	12/30/2025	25694	110	Wex Bank	109325440	3	400-533-524	.00	235.11	235.11
12/25	12/30/2025	25696	255	Woodard & Curran	257993	1	400-533-310	.00	2,010.00	2,010.00
Total WATER:									.00	71,295.10
Grand Totals:									.00	308,667.67

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
001-202000	4,851.61	190,036.08-	185,184.47-
001-202600	8,168.10	.00	8,168.10
001-511-445	357.52	.00	357.52
001-511-460	579.20	400.00-	179.20
001-511-470	104.83	.00	104.83
001-511-490	195.46	.00	195.46
001-511-491	3,040.03	.00	3,040.03
001-511-510	293.58	.00	293.58
001-511-520	255.78	.00	255.78

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
001-511-521	327.43	.00	327.43
001-511-540	159.90	.00	159.90
001-513-340	878.81	.00	878.81
001-513-410	399.27	.00	399.27
001-513-411	125.00	.00	125.00
001-513-420	96.80	.00	96.80
001-513-430	280.69	.00	280.69
001-513-460	131.82	.00	131.82
001-513-470	128.28	.00	128.28
001-513-490	294.93	.00	294.93
001-513-492	1,663.37	.00	1,663.37
001-513-510	386.35	250.37-	135.98
001-513-520	96.84	.00	96.84
001-513-521	209.71	.00	209.71
001-513-550	25.00	.00	25.00
001-513-605	1,260.39	.00	1,260.39
001-514-310	3,451.75	.00	3,451.75
001-519-310	5,510.00	.00	5,510.00
001-519-315	45,638.35	.00	45,638.35
001-519-340	1,660.01	.00	1,660.01
001-519-410	261.43	.00	261.43
001-519-411	125.00	.00	125.00
001-519-470	120.94	.00	120.94
001-519-490	166.64	.00	166.64
001-519-510	148.68	.00	148.68
001-519-521	236.74	.00	236.74
001-519-540	306.00	.00	306.00
001-519-550	25.00	.00	25.00
001-520-343	16,766.70	.00	16,766.70
001-520-344	4,808.58	.00	4,808.58
001-520-410	37.45	.00	37.45
001-520-411	1,383.47	.00	1,383.47
001-520-430	148.93	.00	148.93
001-520-460	549.20	.00	549.20
001-520-524	32.48	.00	32.48
001-522-460	3,000.00	750.00-	2,250.00
001-524-310	37.44	.00	37.44
001-534-340	26,288.39	.00	26,288.39
001-539-340	410.00	.00	410.00
001-539-410	37.45	.00	37.45

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
001-539-430	403.53	.00	403.53
001-539-460	1,890.48	39.00-	1,851.48
001-539-490	209.93	.00	209.93
001-539-524	63.31	.00	63.31
001-541-340	3,710.70	.00	3,710.70
001-541-430	24.66	.00	24.66
001-541-431	5,427.13	.00	5,427.13
001-541-460	700.00	700.00-	.00
001-541-462	666.00	.00	666.00
001-541-463	99.96	.00	99.96
001-571-230	357.20	.00	357.20
001-571-340	1,690.00	.00	1,690.00
001-571-410	95.99	355.00-	259.01-
001-571-430	1,011.02	.00	1,011.02
001-571-460	895.55	600.00-	295.55
001-571-490	227.02	.00	227.02
001-571-510	1,461.94	63.99-	1,397.95
001-571-520	10.16	.00	10.16
001-571-521	186.30	.00	186.30
001-571-660	46.62	.00	46.62
001-572-340	2,125.35	.00	2,125.35
001-572-345	4,198.95	.00	4,198.95
001-572-411	125.00	.00	125.00
001-572-430	389.74	.00	389.74
001-572-460	918.80	650.00-	268.80
001-572-470	120.93	.00	120.93
001-572-490	673.79	.00	673.79
001-572-520	3,588.42	.00	3,588.42
001-572-524	86.49	.00	86.49
001-574-481	10,660.17	463.29-	10,196.88
001-574-482	16,153.37	579.96-	15,573.41
001-574-485	1,103.03	.00	1,103.03
001-574-486	104.82	.00	104.82
400-202000	.00	71,295.10-	71,295.10-
400-209500	28,980.00	.00	28,980.00
400-533-310	18,726.75	.00	18,726.75
400-533-340	4,718.85	.00	4,718.85
400-533-410	401.94	.00	401.94
400-533-411	1,439.24	.00	1,439.24
400-533-430	4,294.05	.00	4,294.05

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
400-533-460	3,580.38	.00	3,580.38
400-533-465	336.67	.00	336.67
400-533-470	120.93	.00	120.93
400-533-490	415.76	.00	415.76
400-533-510	233.90	.00	233.90
400-533-520	1,741.34	.00	1,741.34
400-533-521	908.66	.00	908.66
400-533-524	235.11	.00	235.11
400-533-540	299.40	.00	299.40
400-533-550	25.00	.00	25.00
400-533-577	3,447.12	.00	3,447.12
400-533-609	1,390.00	.00	1,390.00
420-202000	.00	32,317.70-	32,317.70-
420-533-634	32,317.70	.00	32,317.70
421-202000	.00	5,498.20-	5,498.20-
421-535-340	810.00	.00	810.00
421-535-430	145.68	.00	145.68
421-535-470	120.92	.00	120.92
421-535-521	73.75	.00	73.75
421-535-576	4,347.85	.00	4,347.85
430-202000	.00	13,545.00-	13,545.00-
430-533-635	13,545.00	.00	13,545.00
500-202000	.00	827.20-	827.20-
500-571-605	827.20	.00	827.20
Grand Totals:	318,370.89	318,370.89-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: GL detail

Check Type = {<>} "Adjustment"

M = Manual Check, V = Void Check

**MONTVERDE TOWN COUNCIL
REGULAR MEETING
MINUTES
October 14, 2025, at 7:00 PM**

TOWN COUNCIL MEMBERS PRESENT

Joe Wynkoop, Mayor
Carol Womack, Vice Mayor
Allan Hartle, Councilmember
Joe Morganelli, Councilmember
Grant Roberts, Councilmember

STAFF

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

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION

Presentation from Town Manager - Looking back at the Town's last five years.

Town Manager Larino highlighted the last one hundred (100) years in review as well as the last year and the last five (5) years with a PowerPoint Presentation.

CITIZENS QUESTION/COMMENT PERIOD

Mayor Wynkoop opened the public discussion.

Farmer Banks Helfrich shared farming tips and addressed the Council, spoke of our forefathers who signed the constitution about two hundred & fifty (250) years ago, and the amendments. He explained the bill of rights and the caveat of individual responsibility.

Bob Tomlinson, 16634 Magnolis Terrace, Montverde, FL, shared that Town Manager Larino did a great job with the library and that John Arrellano did a great job putting it all together. He spoke of the Visioning Committee, and bringing the library look to the downtown districts and further shared his views.

Mayor Wynkoop closed the public discussion.

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino's Report.

Town Manager Larino's Capital Project Update

1. Library
2. Library Emergency Generator
3. Outdoor Park Bathroom

4. Small Water Storage Tank and Pump House
5. Community Building
6. Fire Station – County
7. Kirk Park Playground
8. Ridgewood Ave – ADA Ramps and Sidewalk Connections
9. Lakeside Ave Storm/Street Project
10. Porter and 1st Storm/Street Project
11. Boat Ramp and Storm Project
12. Truskett Park – Dock, Storm, FEMA Recovery
13. 455 Storm Street, Sidewalk Project
14. 8th, 9th, Temple Street, Sidewalk, and Storm
15. Well # 1 Generator Replacement
16. Elevated Water Storage Tank
17. Redundant Upper Floridan Well
18. New Lower Floridan Well
19. Consumptive Use Permit
20. Water line Upsizing, Loops, and Hydrants
21. Butterfly Garden - Completed
22. Sports Court – Completed
23. Kirk Park Stage – Completed
24. Baseball Field Conversion – Completed
25. Public Works Storage – Completed
26. Park Lighting – Completed

Town Manager Larino provided a brief update regarding the Hills of Montverde; they are starting to build houses, and the town has started to supply water. He also provided a brief update on Franklin Pond. He spoke of the Council chambers, and thanked John Arrellano for all his help and dedication. He discussed the library, thanked Kathleen and the volunteers and provided an update on the Capital Projects.

Town Attorney Geraci-Carver reminded the Council to check their emails regarding a conflict waiver form that Councilmember Roberts filed.

Mayor Wynkoop asked about the legislation and the property tax.

Town Attorney Geraci-Carver stated that she will report at the next meeting.

Associate Town Planner Busto shared that she processed about thirty-four (34) applications in September and that her office hours were to start the next day.

Mayor Wynkoop said that should the residents have any permitting questions, come to the Town Library on Wednesdays, from 9:00 a.m. until 1:00 p.m.

Town Planner Parks stated that there was a recent roundtable meeting with all the cities regarding the JPAs (Joint Planning Agreements) and provided further information.

Councilmember Roberts asked for an update on the Fosgate bridge.

Mayor Wynkoop said that he had heard it should be done by end of month.

There was a brief discussion

Councilmember Roberts spoke of the Permitting Portal and not receiving an email response.

Town Manager Larino said that he is looking into this and shared that we may transition into using the iWorks software, and that it is user friendly.

Councilmember Morganelli spoke of having met with Town Manager Larino regarding the security of our website.

Councilmember Hartle discussed speeding on Lakeside Drive and enforcing a fifteen (15) mile per hour limit, spoke of being Santa, and expressed that it is a joy being part of the holiday event. He also shared his views on the community and Montverde Academy.

Vice Mayor Womack spoke of Montverde's footprint and said that the heart and soul are within the town limits and discussed Franklin Pond.

There was a brief discussion

Mayor Wynkoop spoke of Hills of Montverde, and that it is twenty-three (23) acres and that there will be ninety (90) homes. He explained that having annexed Willow Ridge made it two (2) homes per acre. He also explained the increase in rental homes. He spoke of creating an impact fee summary sheet, the charter change and the fees on the website. He asked Town Attorney Geraci-Carver for an update on Ferndale.

Town Attorney Geraci-Carver stated that she spoke with the County, and the application is still pending.

There was a brief discussion.

Mayor Wynkoop provided a detailed explanation of the Supermajority Vote Charter Amendment to be listed on the November ballot.

SEPTEMBER FINANCE REPORT

Beginning Bank Balance	\$ 4,483,097.46
Revenues	\$ 282,437.19
Expenditures	\$ 822,825.68
Ending Balance	\$ 3,942,708.97
Pending Liabilities	\$ 240,729.65
Available Cash	\$ 3,701,979.32
Total Bank Balance	\$ 3,701,979.32

Mayor Wynkoop reviewed the September Finance Report.

CONSENT AGENDA

Minutes of the Town Council Regular Meeting held July 8, 2025

Minutes of the Town Council Special Meeting held July 15, 2025

Minutes of the Town Council Regular Meeting held August 12, 2025

Minutes of the Town Caucus held August 12, 2025

Councilmember Hartle mentioned a small correction needed on page 7 of 12, of the minutes of the July 8, 2025, meeting; where Grant Roberts was appointed to Town Council with a vote of 3 to 4, it should be corrected to a vote of 3 to 1.

Councilmember Hartle made a motion to approve the Consent Agenda with the correction of page 7 of 12 on the minutes of the July 8, 2025, meeting, and to approve the meeting minutes for July 15, 2025, August 12, 2025, as well as the Town Caucus minutes on August 12, 2025. Councilmember Morganelli seconded the motion. Meeting Minutes approved 5-0.

DISCUSSION AND ACTION ITEM

Town Council approval of the appointment by the Town Manager of Caroline Trepanier to the position of Town Clerk.

Mayor Wynkoop explained that this is to approve the position of the Town Clerk.

Mayor Wynkoop opened the public discussion.

No one spoke in favor of or against.

Mayor Wynkoop closed the public discussion.

Mayor Wynkoop motioned to approve Caroline Trepanier to the position of Town Clerk. Councilmember Hartle seconded the motion. Motion approved 5-0.

Oath of Office for Caroline Trepanier for Town Clerk.

Discussion on Legislative Appropriations Requests.

Town Manager Larino explained the last five (5) years' Legislative Appropriations Requests. He also explained that Woodard & Curran are the town's engineers and further provided details on appropriations requests; funding for the old fire stations, additional sidewalks, and enhanced playground at Kirk Park.

There was a brief discussion.

Councilmember Morganelli would like to hear from residents about the need for sidewalks.

Councilmember Roberts mentioned a resident asking for sidewalks on Palm View Avenue.

There was an extensive discussion on sidewalks.

Mayor Wynkoop asked Town Manager Larino if he is looking for direction on funding.

Town Manager Larino explained that yes, he wants to make sure that the Council approves him moving forward with the three (3) appropriations requests for funding.

There was a brief discussion.

The Council agreed to moving forward with the appropriations requests.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution No. 2025-194 A Resolution of the Town Council of the Town of Montverde, Florida, Approving Amended and Restated Task Order Proposals dated October 6, 2025 for Design, Permitting, Bidding and Contract Administration, and Funding Administration and Project Management of the Phase 1 and Phase 2 Stormwater Improvements between the Town of Montverde and Woodard & Curran, Inc. Issued Pursuant to RFQ 21-02; Amending and Restating the Task Orders for the sole purpose of incorporating attachment 8 (Contract Provisions for Coronavirus State and Local Fiscal Recovery Funds Agreements) as required by FDEP's Resilient Florida Program for the Town's Awarded Grant No. 22FRP102; Authorizing the Town Manager to Execute the Amended and Restated Task Order Proposals; Providing for an Effective Date.

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

Scott Shannon with Woodard and Curran discussed the resolution, explained the amending of task orders.

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against the resolution.

Mayor Wynkoop closed the public hearing.

Councilmember Hartle motioned to approve Resolution No. 2025-194, Councilmember Morganelli seconded the motion. Resolution No. 2025-194 approved 5-0.

Ordinance No. 2025-62 An Ordinance of the Town of Montverde, Lake County, Florida, relating to the Regulation of the Operation of Golf Carts on Public Streets within the Town of Montverde; Amending Chapter 24 of the Montverde Code of Ordinances; Providing for Repeal if all Conflicting Ordinances; Providing for Severability and Providing for an Effective Date.

Town Attorney Geraci-Carver read the Ordinance by title and detailed the changes made to the ordinance. She explained that the changes were directed by the Town Council at the last golf cart discussion/meeting, that golf carts would be allowed on any of the streets and roads within the town where the posted speed limit is 30 miles per hour or less. Until Lake County approves golf carts, they are prohibited on Ridgewood Avenue and County Road 455, also prohibited on Fosgate Road. She further detailed the changes.

There was additional discussion on the use of golf carts and changes to the ordinance.

Councilmember Morganelli made a motion to approve Ordinance No. 2025-62, with the changes that Councilmember Roberts proposed. Amended to include the section of Blackstill Lake Road, in front of Willow Ridge and down Fosgate Road to Ridgewood. Second reading with amendment, Grant Roberts seconded.

Jeff, Willow Ridge Resident, provided his feedback and his views on the use of golf carts and the speed limits.

Bryan Rubio 16548 Magnolia Terrace Blvd, Montverde, FL spoke of the implications of lowering the speed, such as speeding and traffic increase.

There was additional discussion.

Town Manager Larino stated that it would make sense to set up an appointment with a Lake County Engineer to obtain further speed details.

Councilmember Hartle agreed with Town Manager Larino.

Councilmember Morganelli withdrew his motion. Councilmember Roberts withdrew his second motion.

REMINDERS AND ADJOURNMENT

Vice Mayor Womack made a motion to adjourn, Councilmember Hartle seconded the motion.
Meeting adjourned at 8:56 PM.

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

**MONTVERDE TOWN COUNCIL
REGULAR MEETING
MINUTES
December 9, 2025, at 7:00 PM**

TOWN COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

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

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION

None.

CITIZENS QUESTION/COMMENT PERIOD

Dana, Bay Lake Builders, said that she is here on behalf of her clients & residents of Montverde, Kerry & Justine Houghton. She explained that they are trying to build a custom home on Kirkland Road in Montverde. She said that she emailed the town on November 20, 2025, regarding the Town's website reflecting incorrect impact fees and that if the correct fees were listed, they were unable to find them. She stated that she could only find the 2024 fees and that they were significantly lower than 2026. She further explained the amount of the permit fees and when these are due.

Town Attorney Geraci-Carver said that we have the emails and correspondence that Dana has provided. She is looking into them and will be advising the town manager by end of week. This is the process that this town has set forth, then depending on what Town Manager Larino decides, there is an opportunity to come back before the Council, it is not at the Council stage yet.

Councilmember Morganelli mentioned a case law, held with the Florida Supreme Court, stating that if officially published information is incorrect or misleading, courts will not punish the party who relied on that information. He further stated that he hopes Town Manager Larino decides for the lower amount to be paid, \$32,852.33, and asked the Council to waive the 30% due to trouble caused to the residents.

Mayor Wynkoop explained that we will have to get back to the applicant on this.

Dana, Bay Lake Builders asked about the timeframe.

Town Attorney Geraci-Carver stated that she anticipates getting a response to the Town Manager by the end of the week.

There was a brief discussion.

Bob Tomlinson, 16634 Magnolia Terrace, Montverde, FL, shared documents with the Town Council. He stated that the information on the documents is 100% from the Florida Department of Environmental Protection. Spoke of an issue with a property. Briefly mentioned a 2005 inspection and a letter from the month of October 2021, addressed to John Roberts, from the Florida Department of Environmental Protection. He explained that this letter states that the site that Mr. Grant Roberts would like the usage changed, is a potential superfund candidate and that should there be a use change and an impact to the property, seepage can come through and put the town at risk. He also stated that per the inspector in Tallahassee, if the use change happens, and there is impact, and the town approved it, the town would be responsible for the issue, and the cleanup would be well senior of \$30 million dollars. He also stated that within this report, chemical employees stated drums of chemicals were dumped in the town's waste area and further elaborated. He is recommending that the Department of Environmental Protection provides permission for the use change and explains his views.

Councilmember Morganelli asked for clarification on the documents provided.

Bob Tomlinson explained the documents that he distributed.

There was additional discussion.

Kelly Moore, 17029 Florence View Drive, Magnolia Terrace, Montverde, FL spoke of a letter from Mr. Robert's attorney. He also inquired about the CUP research process.

There was an elaborate discussion.

Kerry Houghton 17549 Kirkland Rd., Montverde, FL inquired on the timeframe to obtain an answer regarding the impact fees and asked if it could be expedited.

There was a brief discussion.

Town Manager Larino explained the process.

Mike Stone, Jr., shared his views and asked for an update regarding the flooding at his business parking lot.

Town Manager Larino explained the process and stated that the engineers are working on this and that he is waiting for an update.

Mike Stone, Jr., further explained his views and experiences with the Town.

Councilmember Rubio addressed concerns regarding the site and the possibility of a legal review.

Mayor Wynkoop asked Town Attorney Geraci-Carver for her suggestions.

Town Attorney Geraci-Carver stated that she could look at the documents provided and that she would need direction from the Council to have someone further investigate the property.

There was an elaborate discussion regarding the property and the documents provided.

Vice Mayor Womack asked Councilmember Roberts what other information he had regarding this issue.

Councilmember Roberts explained his findings.

There was a brief discussion.

Mayor Wynkoop spoke of possibly adding this topic to the January 2026 or February 2026 Town Council meeting agenda.

Town Manager Larino explained that if the Council wishes to have the documents reviewed, direction is needed on the type of review and explained further. He also reminded everyone of the Conditional Use Permit process, which is a land review case. He also stated that it is not in our Town's code to do an environmental phase 2, phase 3 process, this has never been done. He also explained that they will have to look at the legal standpoint and do further review to figure out how to address the concern.

Town Attorney Geraci-Carver asked the Council if they would like the town to hire someone qualified in the environmental area, a third party, to review the documents and information, and provide a report.

There was additional discussion.

Town Attorney Geraci-Carver said that there is now consensus to do this and once we have the report of the third party, we will bring it back to the Council.

There was additional discussion.

Damini said that she moved here two (2) years ago from India, she also explained her views of the town and that she finds it beautiful. She spoke of the difference in the town in the past few months, the disconnect. She also brought up her recent Facebook post and that many people want unity and further offered her perspectives on the town and the present and future.

Farmer Banks Helfrich shared farming tips, he also addressed the Council, asked about compassion, the division and separation, and shared his thoughts regarding America and the need for a unifier.

Eric Delisle, 16829 Ridgewood Avenue, Montverde, FL has lived in Montverde for 15 years, spoke of living in Montverde, living in India, and his wife Damini. He said that he would like to be a better participant and resident, he further shared his thoughts on the town.

Mike Whidden, 17635 Broad Street, Montverde, FL spoke of Christmas and that Town Manager Larino and the staff did a great job and shared that he would like to have toxic waste pickups in town for pesticides or cans of oil. He also thanked Town Planner Parks for comments regarding Kroger.

Mike Salvi, 17416 Fourth Street, Montverde, FL asked for an update on the community center.

Town Manager Larino said that the center is not safe at this time.

There was a discussion regarding the possibility of bingo in the near future.

Town Manager Larino Report welcomed Iman to our staff, he thanked the Town Hall Team for putting together a great Christmas and thanked the library staff as well as Kalena from Montverde Academy for the Angel Tree, and shared that 131 Christmases were collected for foster children. He also briefly went over the Capital Projects and provided an update on the grants.

Town Attorney Geraci-Carver nothing to report.

Associate Town Planner Busto provided a brief report, busy reviewing permit applications, and appreciates being here on Wednesday.

Councilmember Morganelli asked about website stats.

Associate Town Planner Busto stated that she can reach out to the web master again, but full access to analytics was not available due to privacy issues on public websites.

Councilmember Morganelli asked about Town Manager Larino's comp-time details given to Mayor Wynkoop and stated that he would like the Council to also see those details.

Town Manager Larino will provide every quarter, the fourth quarter is ending, and this will be provided.

Councilmember Morganelli asked about the Christmas parade and invitations.

Town Manager Larino explained that personal invitations were not sent out, Vice Mayor Womack and Mayor Wynkoop showed up to help. He also said that everyone is welcome at any time, especially on the day of an event, he would love to see all members of the council volunteer.

Councilmember Morganelli asked about the Santa route and a resident's letter.

Town Manager Larino said that Santa's route is over two (2) hours long and explained that this is a safety concern for Santa as the suit is very hot. He also explained utilizing Lake County and the overtime. He addressed the complaint of the resident, Santa went through the middle of each subdivision, down the main roads.

Mayor Wynkoop stated that Florida Highway Patrol rode behind them and were very loud, that everyone in front of them was safe.

There was additional discussion.

Councilmember Morganelli asked about utilizing civic plus.

Town Manager Larino explained that iWorks is the new software that will be utilized. He also shared that an app will be created for the town website.

Town Planner Parks thanked the town for the Light Up Montverde event, stated that he attended and that he feels Montverde is the most Christmas city. Spoke of Kroger pulling out of Lake County and mentioned that it was a surprise, he explained the incentives and that they were wired back to the county and provided additional details on closing this chapter. He shared that there would be job fair events on site with Kroger, to help people losing their jobs on February 1, 2026. He also thanked the Department of Commerce who had a discussion with Secretary Kelly and that they were also very supportive and understanding of the situation and spoke of the lawsuit regarding Ocado and Kroger.

Vice Mayor Womack spoke of the library and its use, and that she would like to offer services such as art, yoga and senior activities. She also shared her views on volunteering and spoke of her participation.

Councilmember Morganelli shared his thoughts regarding being a council member and shared his views on the town and town Council.

Councilmember Rubio, no report.

Councilmember Roberts asked for a playground and boat ramp update.

Town Manager Larino said that the Visioning Committee met regarding the playground and are working to create sponsorship for the gap in funding. He also provided an update on the boat ramp.

Councilmember Roberts also asked about the library hours.

Town Manager Larino explained that adding additional days would cause a staffing issue, and that we are open from 7 am to 6 pm, he spoke about finding balance with our staff, the budget, and provided additional detail.

Mayor Wynkoop asked if Town Attorney Geraci-Carver had an update on the property tax.

Town Attorney Geraci-Carver explained that there was not a lot of information and provided a brief explanation.

There was an elaborate discussion.

Town Manager Larino said that we would have more information later in spring or early summer.

Mayor Wynkoop informed all that AARP will be doing free taxes in the Montverde library in January. Minneola Hospital will open its doors tomorrow. He also spoke of the Bike events and the required signs.

Town Planner Parks confirmed that signs are required, however they will look into this as some groups come from South Florida.

CONSENT AGENDA

- A. Minutes of the Town Council Regular Meeting held November 11, 2025.
- B. Minutes of the Town Council Regular Meeting held September 9, 2025.
- C. Minutes of the Town Council Special Meeting held September 10, 2025.
- D. Minutes of the Town Council Special Meeting held September 24, 2025.

Vice Mayor Womack motioned to approve the meeting minutes, Councilmember Morganelli seconded. Meeting minutes approved 5-0.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution No. 2025-200 A Resolution of the Town Council of the Town of Montverde, Florida, awarding contract to Close Construction Services, LLC resulting from the Town's Invitation to Bid 2025-02 for Stormwater Improvements Phase 2 – Porter Avenue; Approving the Conformed Agreement between the Town of Montverde, Florida and Close Construction Services, LLC in an amount not to exceed \$796,235.00 for Montverde Stormwater Improvements Project being funded through a Florida Department of Environmental Protection Storm Water/Clean Water Grant and a Florida Department of Environmental Protection Legislative Appropriations Storm Water 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 Manager Larino briefly explained the Stormwater Improvement Project.

Mayor Wynkoop asked if we are required to take the lowest bidder.

Scott Shannon, Woodard and Curran stated that we are required to take the lowest qualified bidder and briefly explained the process.

Town Manager Larino explained the bid and approval.

Mayor Wynkoop asked for an overview of the project.

Scott Shannon provided a brief explanation of the improvements.

Mayor Wynkoop opened the public hearing.

Mike Stone, Jr., shared his concerns.

Scott Shannon explained that plans will be followed and provided further details.

There was a brief discussion.

Councilmember Morganelli asked about the bidding process.

Scott Shannon explained the bidding process.

There was a brief discussion regarding the bidding and the improvements.

Councilmember Rubio spoke about the verified business references for Close Construction.

Scott Shannon explained the reference verifying process.

There was additional discussion regarding the project.

Vice Mayor Womack shared suggestions on replacing the ribbon curb and adding a roll curb.

There was additional discussion.

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against.

Mayor Wynkoop closed the public hearing

There was additional discussion on the project and the process.

Councilmember Morganelli motioned to approve Resolution No. 2025-200, Councilmember Rubio seconded. Resolution No. 2025-200 approved 5-0.

Ordinance No. 2025-59 An Ordinance of the Town of Montverde, Florida, amending Section 10-13 in Chapter 10 of the Town of Montverde Land Development Code relating to minimum lot size for property annexed into the Town; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date.

Councilmember Rubio shared that he made a post three (3) months ago and that he wanted to address this post, he stated that he was a private citizen at the time and not a council member. He further explained the post and his position. He also spoke about a meeting between another council member and residents regarding three ordinances on the agenda.

Councilmember Roberts said that he presented an Ex Parte Communication Disclosure to Town Attorney Geraci-Carver regarding that meeting. He stated that he made no commitments and gave no opinions during that meeting.

Town Attorney Geraci-Carver explained the Ex Parte Communication Disclosure has been provided to the applicant's attorney, they have the communication.

Councilmember Morganelli asked if the Council could see the Ex Parte Communication Disclosure.

Town Attorney Geraci-Carver briefly explained the disclosure and said that she had an extra copy if they wanted to see it.

Councilmember Morganelli asked if a ten (10) minute break could be given so that the Ex Parte Communication Disclosure could be reviewed.

Mayor Wynkoop allowed a ten (10) minute recess.

Councilmember Morganelli asked Councilmember Roberts for additional details on the Ex Parte Communication Disclosure.

Town Attorney Geraci-Carver explained the Ex Parte Communication Disclosure.

There was additional discussion regarding the disclosure.

Mayor Wynkoop asked Kelly Moore about their previous conversation.

Kelly Moore 17029 Florence View Drive, Magnolia Terrace, Montverde, FL mentioned the election in November and the two homes per acre and further provided details of their previous conversation.

There was a brief discussion.

Town Attorney Geraci-Carver read Ordinance No. 2025-59 by title only.

Associate Town Planner Busto presented on the three (3) related ordinances listed on the agenda.

Associate Town Planner Busto explained Ordinance 2025-60, Small Scale Comp Plan Amendment, she also explained Ordinance 2025-61 and explained the Rezoning to PUD, she also went over Ordinance 2025-61.

Developer's Presentation

Jonathan Huels, 215 N Eola Drive, Orlando, FL explained that he is part of the project team. He further explained that he has been working hard with the town staff on this project. He explained the reasons for acquiring the parcels and the access plan. He is explaining the change in the Land Development Code, and that it would be allowed to be developed.

He also explained the PUD (Planned Unit Development) and what it allows. Explained that the property would be gated, restricted access, the main traffic would be on County Road 455, and it will have a man gated entrance. He also showed the types of home that will be on the property and spoke of the buffer, and type of trees. He also spoke about the letter from a Magnolia Terrace resident and committed to preserving the trees. He also addressed the Attorney Letter from the Magnolia Terrace HOA, the perimeter buffer, construction fencing, as well as the wastewater treatment plant location.

Randy Ellman 16603 Lowry Road, Montverde, FL asked about the supermajority vote and if it applies.

Town Attorney Geraci-Carver stated that it does not and explained that the way the charter provision was written, lands receiving its initial future land use designation, it does not apply to.

Randy Ellman shared his views and doubts.

Tom Kennedy, 16600 Seventh Street, Montverde, FL spoke of the existing town traffic and expressed his concerns regarding the upcoming changes and additional traffic.

Kelly Moore expressed his views on the town of Montverde and on the development.

Bob Tomlinson stated his perspective on the development.

Kelly Moore would like an independent attorney to review the supermajority vote.

Mike Stone, Jr., expressed his views on the new Bella Collina development.

Vangie De La Concha 16203 Hillside Circle, spoke of progress, that she has lived here 25 years, looking forward to this third Bella Collina project.

Steven Crowley, 17545 County Road 455, Montverde, FL expressed his views of Montverde and the Bella Collina neighborhood.

Mayor Wynkoop closed the public comment.

There was an extensive discussion.

Kelly Moore spoke of the PUD & R1 zoning and asked for clarification and stated his perspective.

Applicant Jonathan Huels said that he appreciated the feedback.

There was an elaborate discussion.

Town Manager Larino asked for clarification on if Jonathan Huels is committed to reducing to a max of 105 lots and a minimum width of all lots of 75 feet.

There was a brief discussion on the lots and sizes.

Wayne Meadows, 16401 Manolia Bluff Drive, Montverde, FL asked about the density and if Osgood could come back.

There was a brief discussion.

Mayor Wynkoop spoke of the remaining areas that could be built.

Wayne Meadows asked about the contour in the design development process.

Steve Boyd, Boyd Civil Engineering, shared the preliminary plan, stated that it was not part of the package on purpose as it is preliminary and part of the engineering which is the next step and that he is sharing as a courtesy.

Mayor Wynkoop allowed for a 10-minute recess.

Councilmember Morganelli shared his disagreement regarding the legality of the supermajority vote.

Councilmember Morganelli made a motion for the town to seek a formal legal opinion from the Florida Attorney General's office representing whether a density increasing future land use map amendment processed under Chapter 163 qualifies under initial assignment under the town's charter. Bryan Rubio seconded the motion. 2-3 Motion Failed.

There was an elaborate discussion regarding the charter amendment.

Town Attorney Geraci-Carver further explained the charter amendment regarding the supermajority vote.

There was an extensive discussion.

Councilmember Roberts asked about the second reading.

There was additional discussion.

Councilmember Morganelli made a motion for the town to seek a formal legal opinion from the Florida Attorney General's office interpreting whether a density increasing future land use map amendment processed under Chapter 163 qualifies under initial assignment under the town's charter. No second, motion died.

Councilmember Roberts said that this could be a third-party attorney, and that it does not have to be from the Attorney General's office.

There was a brief discussion.

Councilmember Roberts spoke of the Planning & Zoning meeting and the discussion of creating a new ordinance to reduce the density that gets annexed into the town to one half acre. He stated that it did not pass, however, he liked this and wanted to say it on record.

There was a brief discussion regarding having a review from a third-party attorney.

Mayor Wynkoop moved to approve Ordinance No. 2025-59. Vice Mayor Womack seconded.

Ordinance No. 2025-59 approved 3-2 with a roll call vote:

Councilmember Rubio	No
Councilmember Roberts	Yes
Councilmember Morganelli	No
Vice Mayor Womack	Yes
Mayor Wynkoop	Yes

Ordinance No. 2025-60 An Ordinance of the Town Council of the Town of Montverde, Lake County, Florida, amending the Town of Montverde's Comprehensive Plan pursuant to 163.3187, Florida Statutes, by amending the Comprehensive Land-Use Plan designation from Lake County Rural Transition and Bella Collina to Town of Montverde Single Family Low Density Residential on the Future Land Use Map for the herein described property consisting of 9.47 +/- acres, providing for severability and scrivener's errors; the directing the Town Manager to amend said Comprehensive Plan; repealing all

ordinances in conflict herewith; providing for the forwarding of this ordinance to the state of Florida Department of Commerce; and providing for an effective date.

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

Mayor Wynkoop moved to approve Ordinance No. 2025-60. Vice Mayor Womack seconded.

Ordinance No. 2025-60 approved 3-2 with a roll call vote:

Councilmember Rubio	No
Councilmember Roberts	Yes
Councilmember Morganelli	No
Vice Mayor Womack	Yes
Mayor Wynkoop	Yes

Ordinance No. 2025-61 An Ordinance of the Town Council of the Town of Montverde, Florida, to change the zoning from Lake County PUD, Agriculture and Light Industrial and Town of Montverde Single Family Low Density to Town of Montverde Single-Family residential PUD for the herein described property owned by DCS Real Estate Investments, LLC and Wilmington Development Services Inc.; The Real Property is located South of Ridgewood Avenue, West of County Road 455 and East of Blackstill Lake Road, Montverde Florida; approving waivers; directing the Town Manager to amend the zoning map as herein provided after the passage of this ordinance; approving variances from Town Code with conditions; providing for severability; repealing all ordinances in conflict herewith; providing for scrivener's errors, and providing for an effective date.

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

Mayor Wynkoop made a motion to approve Ordinance 2025-61.

Councilmember Roberts asked if this would include the changes discussed regarding the lot sizes.

Town Attorney Geraci-Carver stated that any changes would need to be specified on the record. She went over the notes that she had taken on the changes requested.

Jonathan Huels stated that the one of the three items from the Magnolia Terrace Attorney was to preserve as many trees as possible in two (2) areas; both the twenty-foot buffer that would be in the east side of Magnolia Terrace and to have a preservation strip along the southern boundary where that open space tract is. To be clear that space tract is not going to have a landscaping buffer. It is going to maintain what the existing vegetation there is and we are committing to at least 10 feet and we will look to make it larger depending on final engineering. This is on the open space but going back to the buffer the 20-foot buffer, it is to preserve as many trees as possible such as live oaks.

Councilmember Roberts asked if we could get it down to 100 houses.

Jonathan Huels asked if they could work on the plan prior to the second reading.

There was a brief discussion.

Councilmember Rubio asked if it is possible to increase the buffer of ten (10) feet to twenty (20) feet on Morningside.

Jonathan Huels stated that this side is very difficult.

Councilmember Roberts asked Town Manager Larino if trees could be planted in that buffer.

There was additional discussion.

Town Manager Larino asked if consideration could be given keeping the 10-foot and putting a 10-foot on the property owner for conservation landscape easement that would be planted by the HOA and they have to leave landscaping in there. This would not affect lot sizes, and they would just have an easement which would essentially create a twenty-foot buffer.

Town Attorney Geraci-Carver stated that she has noted the changes to be: Preserve the trees along the east and southern boundary between Magnolia Terrace and the project, trees to be planted on center with a continuous hedge, in the open space track that is south of Magnolia terrace, maintain 10-feet of the existing trees that are planted and maybe more once they get into the topography. The wastewater treatment will remain in the current location, as depicted, a maximum of 105 lots, with the 60-foot lots being increased to 65 and the 70-foot lots becoming 75.

Mayor Wynkoop moved to approve Ordinance No. 2025-61 with the noted changes provided by Town Attorney Geraci-Carver. Vice Mayor Womack seconded.

Ordinance No. 2025-61 approved 5-0 with a roll call vote:

Councilmember Rubio	Yes
Councilmember Roberts	Yes
Councilmember Morganelli	Yes
Vice Mayor Womack	Yes
Mayor Wynkoop	Yes

Mayor Wynkoop motioned to move all remaining agenda items to the next Town Council meeting. Vice Mayor Womack seconded the motion. Moving the agenda items to the next meeting approved 5-0.

Mayor Wynkoop moved to adjourn the meeting. Councilmember Morganelli seconded the motion.
Meeting adjourned at 10:58 PM.

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

PUBLIC HEARINGS, ORDINANCES & RESOLUTIONS

ORDINANCE 2025-59

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

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

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

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

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

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

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

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

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

Sec. 10-13. Lot size.

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

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

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

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

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

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

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

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

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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



STAFF REPORT

LAND DEVELOPMENT CODE (LDC) AMENDMENT

Public Hearing: January 13, 2026 (Town Council - Second Reading)

Ordinance No.: 2025-59

Applicant: Town of Montverde

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

Staff Determination: Staff finds the amendment consistent with the Town's Comprehensive Plan which allows two residential units per gross acre and recommends approval.

BACKGROUND

At the December 9, 2025 meeting (first reading), the Council approved the ordinance.

At the November 12, 2025 meeting, the Planning & Zoning Board recommended denial of Ordinance 2025-59 to bring back a new ordinance that allows property that is annexed into the Town to maintain a minimum residential lot size of one-half-acre. The ordinance language would change from allowing two units per gross acre.

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



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

STAFF ANALYSIS

COMPREHENSIVE PLAN - FUTURE LAND USE ELEMENT

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

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

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

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

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

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



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

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

LAND DEVELOPMENT CODE (LDC) Sec 10-13

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

MOTION CONSIDERATIONS

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

V1 3/23/2025

ORDINANCE 2025-46

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING 1.82 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

WHEREAS, DCS REAL ESTATE INVESTMENTS LLC, a property owner in an unincorporated area of Lake County, has petitioned the Town Council of the Town of Montverde, Florida, to annex property into the Town of Montverde; and

WHEREAS, the subject property consists of 1.82+/- acres is located in unincorporated Lake County, and is more particularly described in **Exhibit "A"** attached hereto, consisting of Lake County Parcel Id No. 11-22-26-0004-000-10000, Alt. Key No. 1037247;

WHEREAS, the property, as hereafter defined, is eligible for annexation; and

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

WHEREAS, all other procedural and notice requirements mandated by State law and the Town's Code of Ordinances have been followed and satisfied; 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 Council has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

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

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: Annexation. The corporate limits of the Town of Montverde, Florida, are hereby extended and increased to include and embrace within the corporate limits of the Town of Montverde, the real property described as:

V1 3/23/2025

Legal Description: See attached **Exhibit A** (the “Property”).

The Property is hereby annexed and declared to be a part of the Town of Montverde. The Property is depicted in the map attached hereto as **Exhibit B**.

Section 3: Applicability and Effect. Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the Town of Montverde, and shall be entitled to the same privileges and benefits as other parts of the Town of Montverde upon the effective date of the annexation.

Section 4: Directions. In accordance with Section 171.044(3), Florida Statutes within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 5: Conflicts. All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

Section 6: Severability. If any provision or portion of this ordinance is declared by any court 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 7: 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 8: Effective Date. This ordinance shall become effective immediately upon passage by the Town Council of the Town of Montverde in accordance with law.

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

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

V1 3/23/2025

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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

V1 3/23/2025

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1

ALT KEY NO. 1037247

PARCEL ID: 11-22-26-0004-000-10000

V1 3/23/2025

EXHIBIT B

MAP DEPICTING PROPERTY

SEE ATTACHED MAP – PARCEL 1

ALT KEY NO. 1037247

PARCEL ID: 11-22-26-0004-000-10000

ORDINANCE 2025-47

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING FIVE PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

WHEREAS, Wilmington Development Services Inc., a property owner in an unincorporated area of Lake County, has petitioned the Town Council of the Town of Montverde, Florida, to annex property into the Town of Montverde; and

WHEREAS, the subject properties consist of five parcels totaling 5.68 +/- acres, is located in unincorporated Lake County, and are more particularly described in **Exhibit "A"** attached hereto, consisting of Lake County Parcel Id Nos. 11-22-26-0004-000-02801, 11-22-26-0004-000-03600, 11-22-26-0004-000-02809, 11-22-26-0004-000-02802, and 11-22-26-0004-000-03500; Alt. Key Nos. 1592038, 1592054, 1592071, 1592089 and 1814120;

WHEREAS, the property, as hereafter defined, is eligible for annexation; and

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

WHEREAS, all other procedural and notice requirements mandated by State law and the Town's Code of Ordinances have been followed and satisfied; 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 Council has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

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

Section 1: Legislative Findings. The recitals set forth above are hereby adopted as legislative findings of the Town Council of the Town of Montverde.

V2 3/26/2025

Section 2: Annexation. The corporate limits of the Town of Montverde, Florida, are hereby extended and increased to include and embrace within the corporate limits of the Town of Montverde, the real property described as:

Legal Description: See attached **Exhibit A** (the “Property”).

The Property is hereby annexed and declared to be a part of the Town of Montverde. The Property is depicted in the map attached hereto as **Exhibit B**.

Section 3: Applicability and Effect. Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the Town of Montverde, and shall be entitled to the same privileges and benefits as other parts of the Town of Montverde upon the effective date of the annexation.

Section 4: Directions. In accordance with Section 171.044(3), Florida Statutes within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 5: Conflicts. All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

Section 6: Severability. If any provision or portion of this ordinance is declared by any court 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 7: 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 8: Effective Date. This ordinance shall become effective immediately upon passage by the Town Council of the Town of Montverde in accordance with law.

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

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

V2 3/26/2025

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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

V2 3/26/2025

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCELS 4, 5, 6, 7 & 9

ALT KEY NO. 1592038	PARCEL ID 11-22-26-0004-000-02801
ALT KEY NO. 1592054	PARCEL ID 11-22-26-0004-000-03600
ALT KEY NO. 1592071	PARCEL ID 11-22-26-0004-000-02809
ALT KEY NO. 1592089	PARCEL ID 11-22-26-0004-000-02802
ALT KEY NO. 1814120	PARCEL ID 11-22-26-0004-000-03500

V2 3/26/2025

EXHIBIT B

MAP DEPICTING PROPERTY

SEE ATTACHED MAPS – PARCELS 4, 5, 6, 7 & 9

ALT KEY NO. 1592038	PARCEL ID 11-22-26-0004-000-02801
ALT KEY NO. 1592054	PARCEL ID 11-22-26-0004-000-03600
ALT KEY NO. 1592071	PARCEL ID 11-22-26-0004-000-02809
ALT KEY NO. 1592089	PARCEL ID 11-22-26-0004-000-02802
ALT KEY NO. 1814120	PARCEL ID 11-22-26-0004-000-03500

ORDINANCE 2025-48

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING TWO PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

WHEREAS, Wilmington Development Services Inc., a property owner in an unincorporated area of Lake County, has petitioned the Town Council of the Town of Montverde, Florida, to annex property into the Town of Montverde; and

WHEREAS, the subject properties consist of two parcels totaling 1.63 +/- acres, is located in unincorporated Lake County, and are more particularly described in **Exhibit "A"** attached hereto, consisting of Lake County Parcel Id Nos. 11-22-26-0004-000-04200, and 11-22-26-0004-000-02807; Alt. Key Nos. 3809249 and 1592020;

WHEREAS, the property, as hereafter defined, is eligible for annexation; and

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

WHEREAS, all other procedural and notice requirements mandated by State law and the Town's Code of Ordinances have been followed and satisfied; 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 Council has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

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

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: Annexation. The corporate limits of the Town of Montverde, Florida, are hereby extended and increased to include and embrace within the corporate limits of the Town of Montverde, the real property described as:

V2 3/26/2025

Legal Description: See attached Exhibit A (the “Property”).

The Property is hereby annexed and declared to be a part of the Town of Montverde. The Property is depicted in the map attached hereto as **Exhibit B**.

Section 3: Applicability and Effect. Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the Town of Montverde, and shall be entitled to the same privileges and benefits as other parts of the Town of Montverde upon the effective date of the annexation.

Section 4: Directions. In accordance with Section 171.044(3), Florida Statutes within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 5: Conflicts. All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

Section 6: Severability. If any provision or portion of this ordinance is declared by any court 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 7: 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 8: Effective Date. This ordinance shall become effective immediately upon passage by the Town Council of the Town of Montverde in accordance with law.

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

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

Approved as to form and legality:

V2 3/26/2025

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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

V2 3/26/2025

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCELS 2 & 3

ALT KEY NO. 3809249	PARCEL ID 11-22-26-0004-000-04200
ALT KEY NO. 1592020	PARCEL ID 11-22-26-0004-000-02807

V2 3/26/2025

EXHIBIT B

MAP DEPICTING PROPERTY

SEE ATTACHED MAPS – PARCELS 2 & 3

ALT KEY NO. 3809249	PARCEL ID 11-22-26-0004-000-04200
ALT KEY NO. 1592020	PARCEL ID 11-22-26-0004-000-02807

ORDINANCE 2025-49

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

WHEREAS, Wilmington Development Services Inc., a property owner in an unincorporated area of Lake County, has petitioned the Town Council of the Town of Montverde, Florida, to annex property into the Town of Montverde; and

WHEREAS, the subject property consists of .78 +/- acres is located in unincorporated Lake County, and is more particularly described in **Exhibit "A"** attached hereto, consisting of Lake County Parcel Id No. 11-22-26-0004-000-02805, Alt. Key No. 1592101;

WHEREAS, the property, as hereafter defined, is eligible for annexation; and

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

WHEREAS, all other procedural and notice requirements mandated by State law and the Town's Code of Ordinances have been followed and satisfied; 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 Council has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

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

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: Annexation. The corporate limits of the Town of Montverde, Florida, are hereby extended and increased to include and embrace within the corporate limits of the Town of Montverde, the real property described as:

Legal Description: See attached **Exhibit A** (the “Property”).

The Property is hereby annexed and declared to be a part of the Town of Montverde. The Property is depicted in the map attached hereto as **Exhibit B**.

Section 3: Applicability and Effect. Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the Town of Montverde, and shall be entitled to the same privileges and benefits as other parts of the Town of Montverde upon the effective date of the annexation.

Section 4: Directions. In accordance with Section 171.044(3), Florida Statutes within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 5: Conflicts. All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

Section 6: Severability. If any provision or portion of this ordinance is declared by any court 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 7: 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 8: Effective Date. This ordinance shall become effective immediately upon passage by the Town Council of the Town of Montverde in accordance with law.

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

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

V2 3/26/2025

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 8

ALT KEY NO. 1592101

PARCEL ID 11-22-26-0004-000-02805

EXHIBIT B

MAP DEPICTING PROPERTY

SEE ATTACHED MAP – PARCEL 8

ALT KEY NO. 1592101

PARCEL ID 11-22-26-0004-000-02805



STAFF REPORT

ANNEXATION HEARING

Public Hearing: January 13, 2026 (Town Council - Second Reading)

Ordinance No.: 2025-46, 2025-47, 2025-48, and 2025-49

Applicant/Owner: Wilmington Development Services, Inc.

Application No.: Z25-000001

Requested Action: The applicant seeks to annex approximately 10 acres (comprised of 9 parcels) of land into the Town of Montverde.

Staff Determination: Staff finds the annexation application consistent with the Comprehensive Plan and Land Development Code (LDC) provided that the overall density does not exceed 2 dwelling units per gross acre.

SUBJECT PROPERTY INFORMATION

Size: +/- 10 Acres

Location: 16819 Heatherwood Lane, Montverde, FL. 34756

Alternate Key No.'s: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, 1592101

Existing Zoning District: Lake County - Light Industrial (LM)

Proposed Zoning District: Montverde Single Family Residential (R1L)

Future Land Use Designation: Lake County - Rural Transition



Adjacent Property Land Use

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

R1M: Single Family Medium Density
R1L: Single Family Low Density

Existing and Proposed Development Standards **Zoning District Maximum**

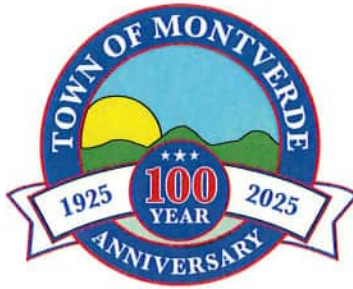
	Zoning District	Maximum Density/ Intensity	Maximum ISR	Minimum Open Space*	Maximum Building Height
Existing (Lake County)	LM & A	NA	70%	N/A	50 feet
Existing (Montverde)	R1L	2 DU	50%	25%	35 feet
Proposed (Montverde)	R1L	1.68 DU	40%	40%	35 feet

LM – Light Industrial
R1L – Single-Family Low-Density
*Per LDC Amendment (Ord. 2025-59)

BACKGROUND INFORMATION

At the April 8, 2025 Town Council Meeting (First Reading), Ordinances 2025-46, 2025-47, 2025-48, and 2025-49 were approved.

In 2001, Ordinance 2005-01 amended the Town of Montverde Zoning Map from Agriculture to R1-L for the 58.31 acres known at that time as Montverde Estates (Bella Collina). The proposed parcels for annexation, if granted, would be combined with this 58.31 acres (already within town limits) for a total +/- 68 acres. These +/- 68 acres are proposed to be utilized for residential development purposes.



STAFF ANALYSIS

- 1) Land Development Code (LDC) Sec. 2-51 requires the following steps be taken for annexation. This supports the request for annexation from Lake County Light Industrial to Montverde Single Family Low Density (R1L).
 - a) The existing town limits should be referenced to determine if the parcel is contiguous to the town. **The parcels are contiguous to the Town.**
 - b) The future land use map of the comprehensive plan should be referenced to determine if the parcel is within the town's planning area. Annexations outside the planning area may also be considered. **The parcels proposed for annexation are within the Town's Utility Service Area.**
 - c) Town staff should be consulted to determine service capabilities, permitted land uses and the role of the county and other cities. **The Town is capable of providing potable water to the residential properties. The applicant is providing its own sewer services. No other services are required from the county or other cities.**
 - d) The petition for annexation must include: a) proof of ownership; b) name, address & signature of owner; c) survey, including legal description of property, and street/road address; d) requested land use designation and zoning; e) method of providing services including water, sanitary sewer, roads, drainage, schools and police protection; f) justification for the proposal in relation to the comp plan and the county for ultimate review by the department of community affairs (now Florida Commerce – State Planning Agency); and g) processing fee. **The applicant has provided the required documentation for (a-d) and (g).**
- 2) Land Development Code (LDC) Sec. 10-13

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



public purpose, may be included when calculating the size of a lot upon the approval of the town council. All property annexed into the town after March 7, 2000, that is subsequently used for residential purposes, and which is located in areas accessible to employment and commercial areas as well as being located north and west of Blackstill Lake Road may develop residential lots at less than one acre in size but may not exceed two residential units per gross acre. **A minimum size of one-acre lots will be required for this proposed annexation, unless the proposed LDC amendment (Ord. 2025-59) is passed which would allow up to two units per gross acre to be annexed into the town. The LDC amendment is specific to Montverde Estates.**



MOTION CONSIDERATIONS:

Ordinances 2025-46, 2025-47, 2025-48, 2025-49

1. **Recommend approval** of Ordinances 2025-46, 2025-47, 2025-48, and 2025-49, annexing property from Lake County Light Industrial (LM) to Montverde Single Family Low Density. Alt Key Numbers: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, and 1592101.
2. **Recommend denial** of Ordinances 2025-46, 2025-47, 2025-48, and 2025-49, annexing property from Lake County Light Industrial (LM) to Montverde Single Family Low Density. Alt Key Numbers: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, and 1592101 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 Ordinances 2025-46, 2025-47, 2025-48, and 2025-49, annexing property from Lake County Light Industrial (LM) to Montverde Single Family Low Density. Alt Key Numbers: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, and 1592101 pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]



Overview Map 1



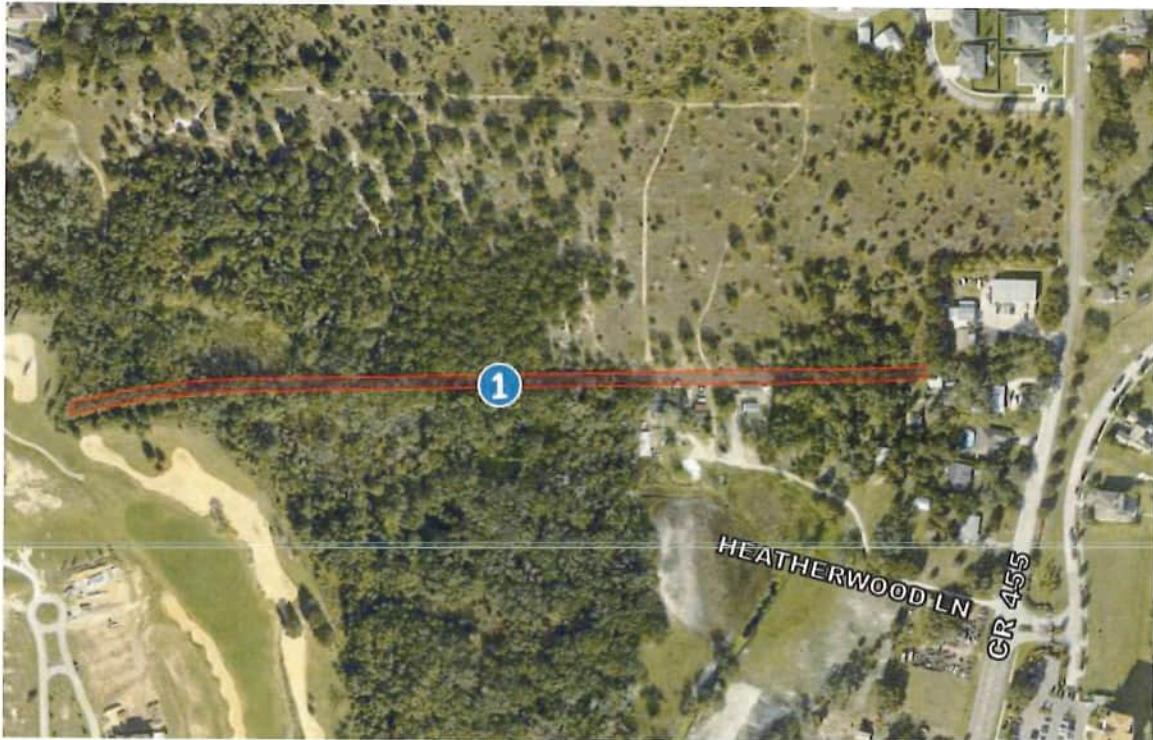


Overview Map 2





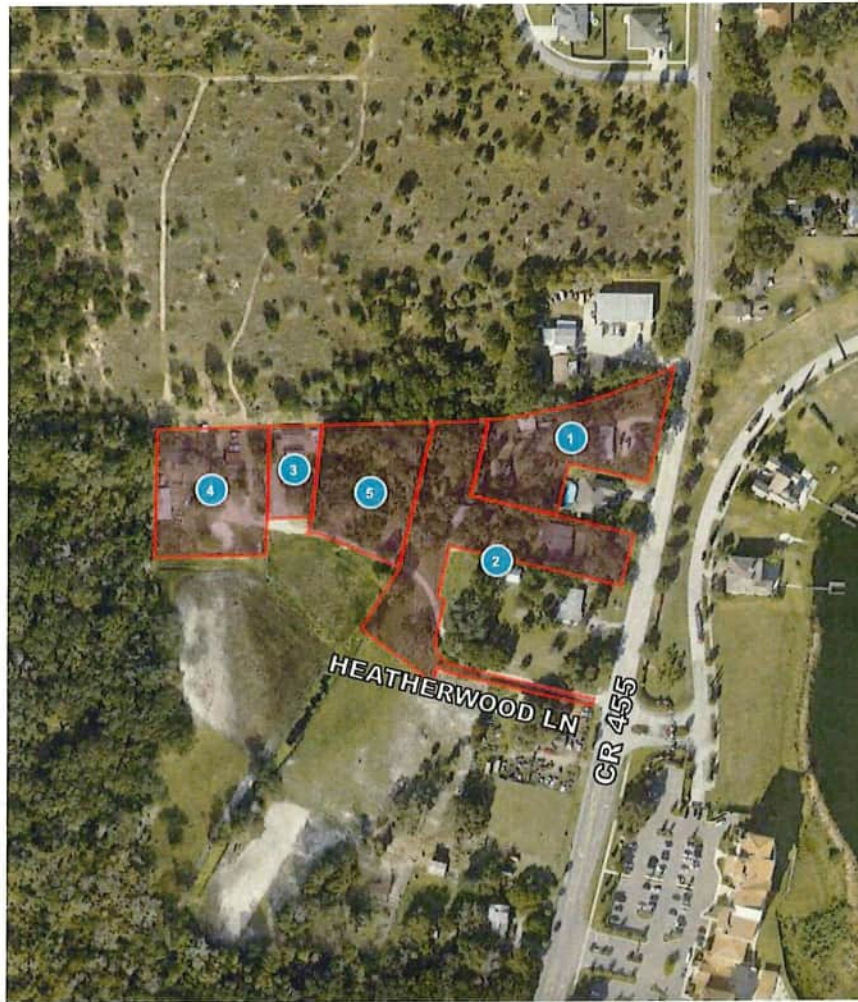
Ordinance 2025-46
Location Map



(1) ALT KEY NO. 1037247 11-22-26-0004-000-10000 DCS REAL ESTATE INVESTMENTS LLC



Ordinance 2025-47 Location Map

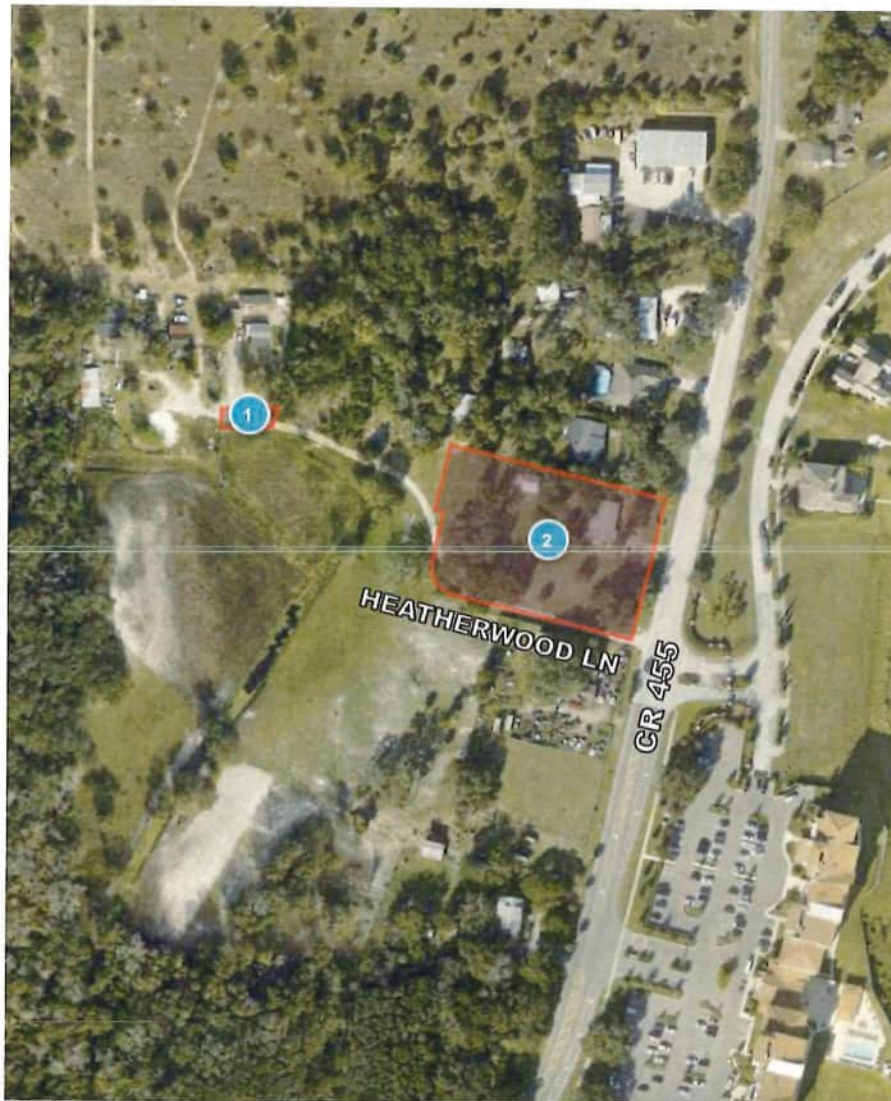


ALT KEY

(1)	1592038	11-22-26-0004-000-02801	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592054	11-22-26-0004-000-03600	WILMINGTON DEVELOPMENT SERVICES INC
(3)	1592071	11-22-26-0004-000-02809	WILMINGTON DEVELOPMENT SERVICES INC
(4)	1592089	11-22-26-0004-000-02802	WILMINGTON DEVELOPMENT SERVICES INC
(5)	1814120	11-22-26-0004-000-03500	WILMINGTON DEVELOPMENT SERVICES INC



Ordinance 2025-48
Location Map

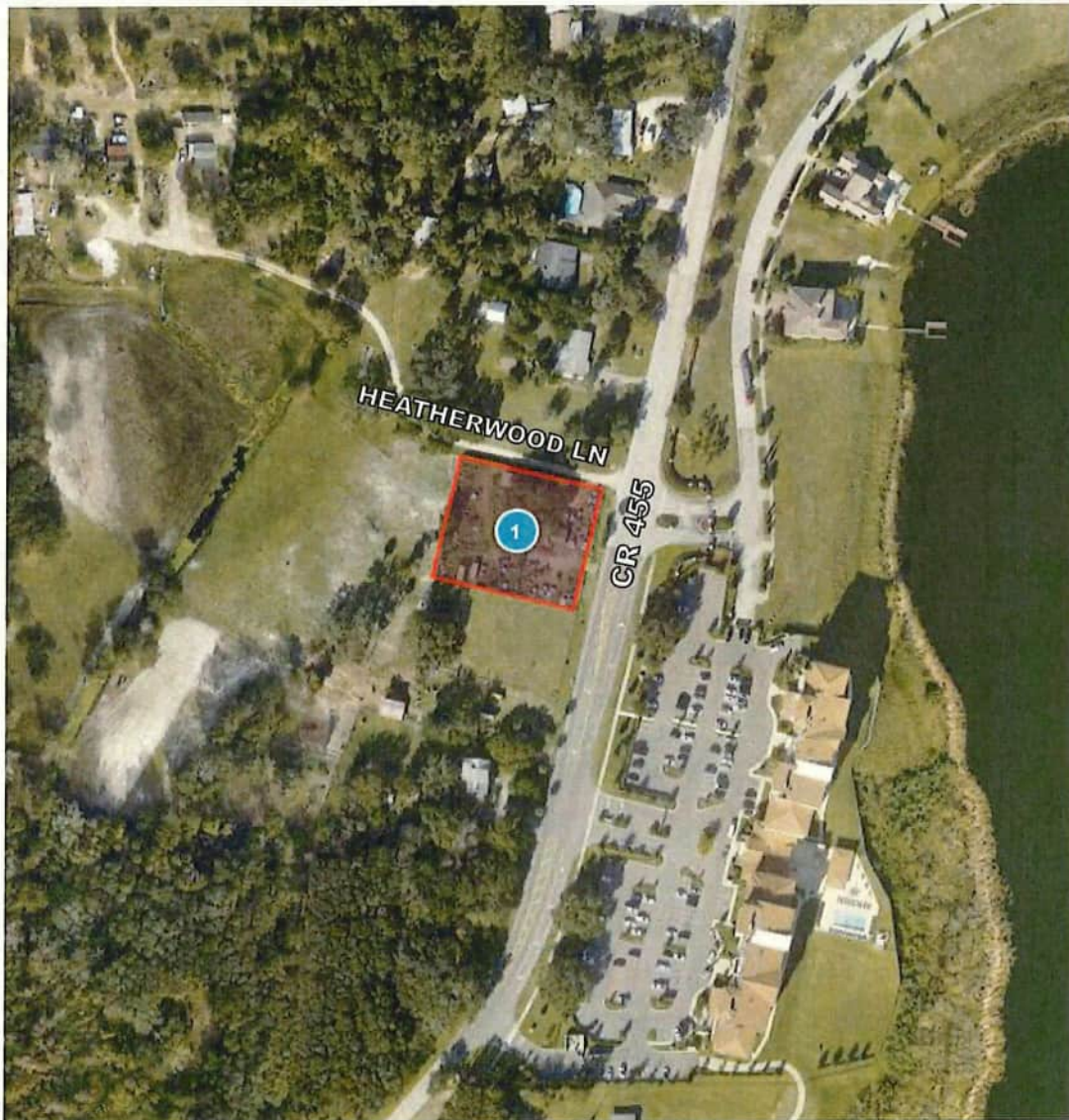


ALT KEY #

(1)	3809249	11-22-26-0004-000-04200	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592020	11-22-26-0004-000-02807	WILMINGTON DEVELOPMENT SERVICES INC



Ordinance 2025-49
Location Map



(1) ALT KEY NO. 1592101 11-22-26-0004-000-02805 WILMINGTON DEVELOPMENT SERVICES INC



Lake County Future Land Use & Zoning Map



Current Future Land Use: Rural Transition
Current Zoning: Light Industrial



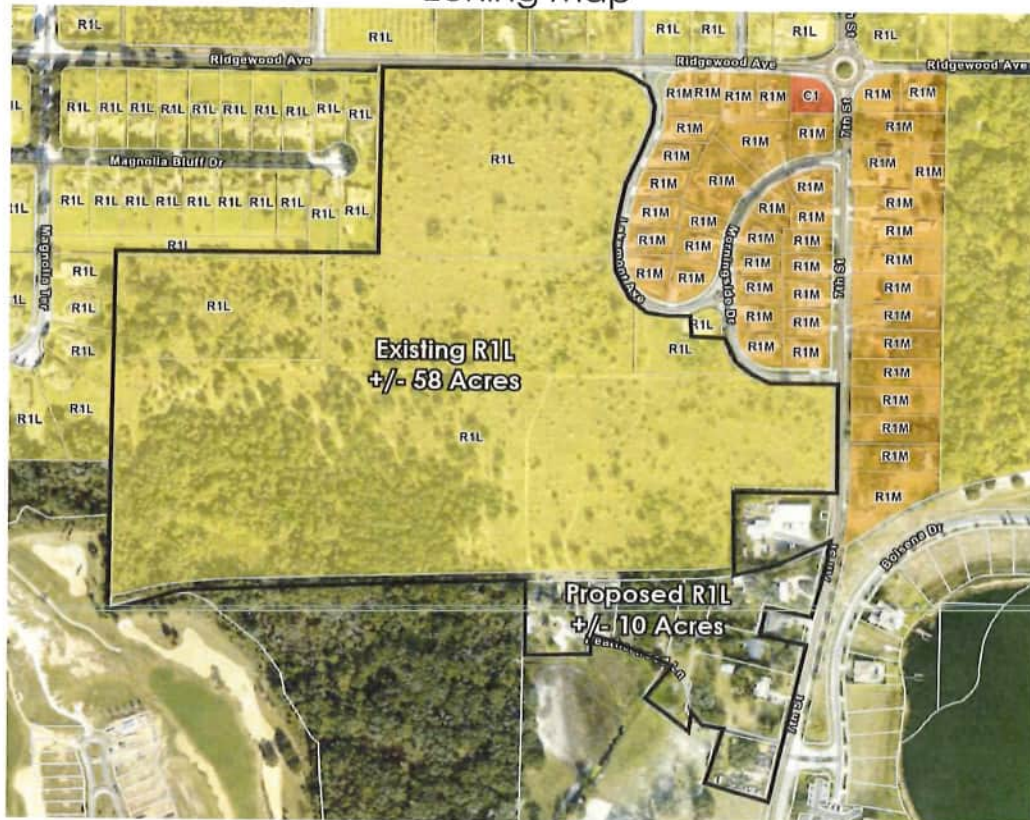
Town of Montverde Future Land Use Map



Proposed Annexation into Town of Montverde
+/- 10 Acres



Town of Montverde Zoning Map



Proposed Annexation into Town of Montverde
+/- 10 Acres



APPLICATION



1. Owner's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054

2. Applicant's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054

3. Applicant is: Owner X Agent ___ Purchaser ___ Lessee ___ Optionee ___
(If other than the owner, please attach owner's affidavit)

4. Property Address/Location: 16333 County Road 455, Montverde, FL 34756

5. Legal Description of Property to be annexed: See Exhibit "A"

6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455

7. Area of the property: _____ Square feet 1.57905314 Acres

8. Utilities: Central Water_____ Central Sewer_____ Well_____ Septic Tank_____

9. Existing County zoning of property: Lake County - Light Industrial (LM)

10. Requested zoning of property: Single Family Low Density (R-1L)

11. Number, square footage and present use of the existing structures on the property:
N/A

12. Proposed use of the property: Single-Family Low Density (R-1L)

13. Has any land use application been filed within the last year in connection with this property? ___Yes XNo. If yes, briefly describe the nature of the request:

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application;

Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?


 Yes X No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By: Paul E. Simonson, President

 , President 01/31/2025

Signature of Applicant

TBD
APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

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

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

Town of Montverde Annexation



, President

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31st day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

DK

Notary Public

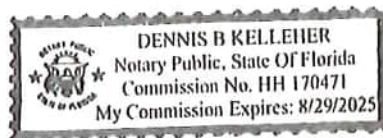


EXHIBIT A

Address: 16333 County Road 455, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-02807

FROM SE COR OF NE 1/4 OF SE 1/4 RUN W 586.56 FT, N 13-03-0 E ALONG W'LY R/W LINE OF CR 455 A DIST OF 446.40 FT FOR POB, RUN N 76-57-0 W 270 FT, NW'LY ON CURVE WITH RADIUS OF 45 FT, A DIST OF 70.68 FT, N 13-03-0 E 70 FT, N 76-57-0 W 15 FT, N 13-03-0 E 100 FT, S 76-57-0 E 330 FT TO W'LY R/W LINE OF CR 455, S 13-03-0 W ALONG SAID W'LY R/W LINE 215 FT TO POB ORB 6236 PG 1675

PREPARED BY & RETURN TO:
WADE BOYETTE, ESQUIRE
BOYETTE, CUMMINS & NAILOS, PLLC
1635 East Highway, Suite 300
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 1 day of November 2023,

BY Lynda A. Blackford fka Lynda A. Riddle, individually and as trustee of Lynda A. Blackford Revocable Living Trust dated January 25, 1994 fka the Lynda A. Riddle Revocable Living Trust Dated January 15, 1994 and amended April 11, 2002, whose address is PO Box 560434, Montverde, FL 34756-0434, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of SEVEN HUNDRED SEVENTY-FIVE THOUSAND DOLLARS and No/100 (\$775,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No 11-22-26-0004-000-02807

This is the Homestead property of Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

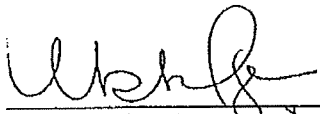
AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

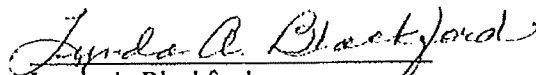
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

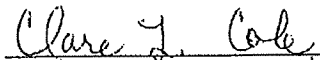
IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Lynda A. Blackford fka Lynda A.
Riddle, individually and as trustee of
Lynda A. Blackford Revocable Living
Trust dated January 25, 1994 fka the
Lynda A. Riddle Revocable Living
Trust Dated January 15, 1994 and
amended April 11, 2002

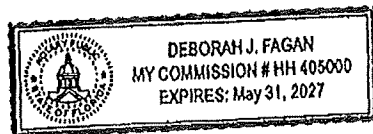

Witness Printed Name: Deborah J. Fagan

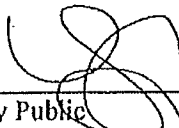

Lynda A. Blackford


Witness Printed Name: Clare L. Cole

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 1 day of November, 2023, by Lynda A. Blackford fka Lynda A. Riddle, individually and as trustee of Lynda A. Blackford Revocable Living Trust dated January 25, 1994 fka the Lynda A. Riddle Revocable Living Trust Dated January 15, 1994 and amended April 11, 2002alph M. Lusk, Jr. () who is personally known to me or (x) has produced a driver's license as identification.




Notary Public
My Commission Expires:

Legal Description

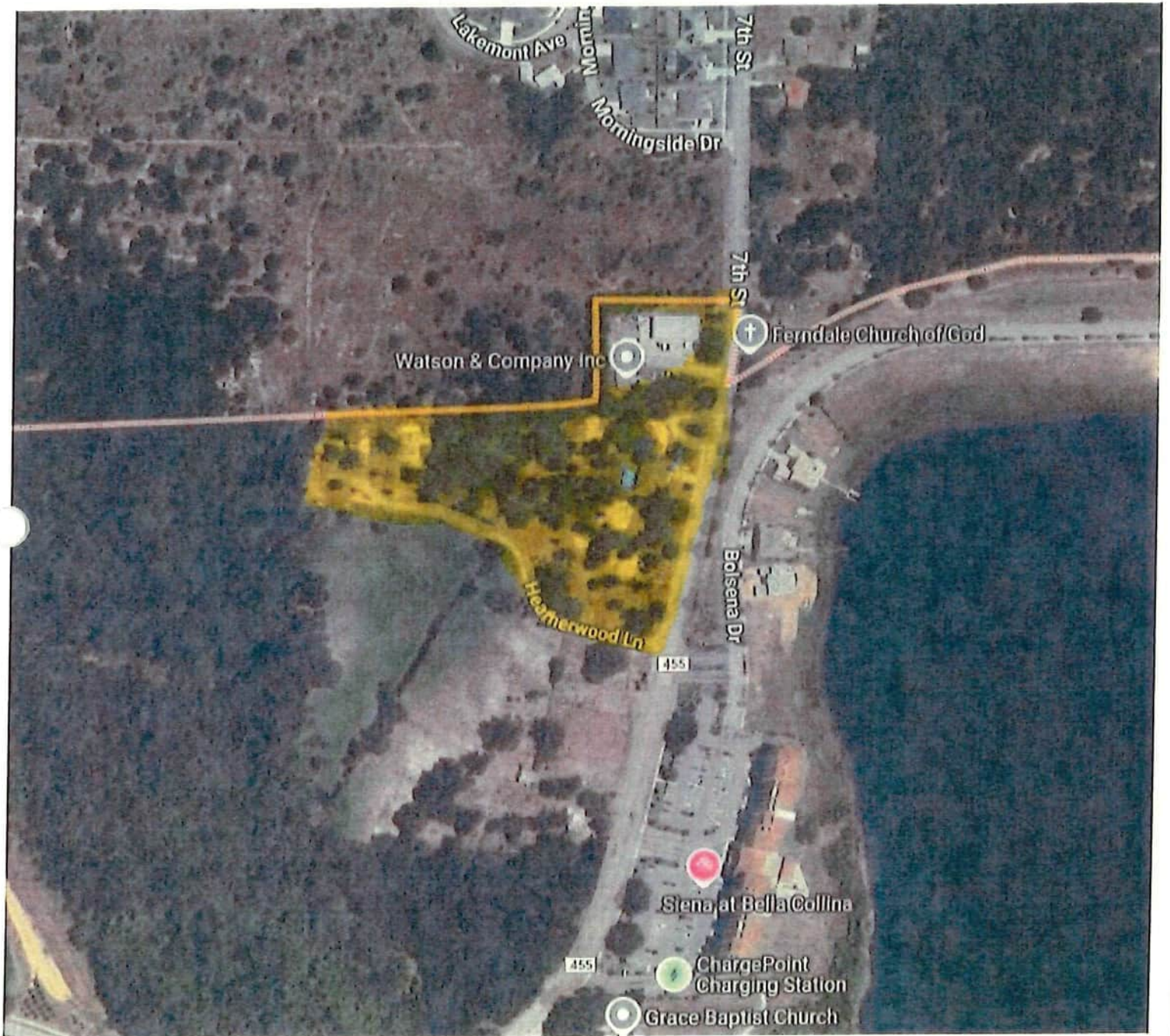
File Number: 23-01-767

From the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along 40 line 586.56 feet; thence North $13^{\circ} 03'$ East 561.4 feet to a point on the West right-of-way line of Highway No. 455; thence North $76^{\circ} 57'$ West 150 feet to the Point of Beginning; thence North $76^{\circ} 57'$ West 180 feet; thence North $13^{\circ} 03'$ East 100 feet; thence South $76^{\circ} 57'$ East 180 feet; thence South $13^{\circ} 03'$ West 100 feet to the Point of Beginning; a 15 foot strip along the West boundary of said tract to be used as easement for one-half street width.

From the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along 40 line 586.56 feet; thence North $13^{\circ} 03'$ East 561.4 feet to the Point of Beginning on the West Right-of-Way line of Highway Number 455; thence North $76^{\circ} 57'$ West 150 feet; thence North $13^{\circ} 03'$ East 100 feet; thence South $76^{\circ} 57'$ East 150 feet; thence South $13^{\circ} 03'$ West along the Right-of-way line 100 feet to the Point-of-Beginning.

Tract #1. From the Southeast corner of NE 1/4 of SE 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along 40 line 586.56 feet; thence North $13^{\circ} 03'$ East 446.4 feet to Point of Beginning on the West right-of-way line of Highway No. 455; thence North $76^{\circ} 57'$ West 150 feet; thence North $13^{\circ} 03'$ East 115 feet; thence South $76^{\circ} 57'$ East 150 feet; thence South $13^{\circ} 03'$ West along right-of-way line 115 feet to Point of Beginning, a 15 foot strip along the South boundary of said tract to be used as easement for one half street width.

From the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along 40 line 586.56 feet; thence North $13^{\circ} 30'$ East 446.4 feet to a point on the West right-of-way line of Highway No. 455; thence North $76^{\circ} 57'$ West 150 feet to the Point of Beginning; thence North $76^{\circ} 57'$ West 120 feet; thence along the arc of a curve with a radius of 45 feet to the West and North a distance of 70.68 feet; thence North $13^{\circ} 03'$ East 70 feet; thence South $76^{\circ} 57'$ East 165 feet; thence South $13^{\circ} 03'$ West 115 feet to the Point of Beginning, a 15 foot strip along the South and West boundaries of said tract to be used as easement for one-half street width.





ANNEXATION APPLICATION

Tax Identification # Alternate Key: 1592054

1. Owner's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054
2. Applicant's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054
3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: 16345 County Road 455, Montverde, FL 34756
5. Legal Description of Property to be annexed: See Exhibit "A"
6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455
7. Area of the property: _____ Square feet 1.92180506 Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☐ Septic Tank ☐
9. Existing County zoning of property: Lake County - Light Industrial (LM)
10. Requested zoning of property: Single Family Low Density (R-1L)
11. Number, square footage and present use of the existing structures on the property:
N/A
12. Proposed use of the property: Single-Family Low Density (R-1L)
13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?


 Yes X No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By: Paul E. Simonson, President

 , President 01/31/2025

Signature of Applicant

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

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

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

- (3) That the applicant desires approval for:

Town of Montverde Annexation


_____, President
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31st day of January, 20 25, by Paul E. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

DK

Notary Public

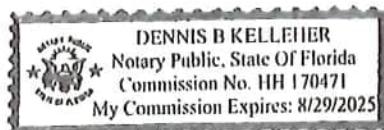


EXHIBIT A

Address: 16345 County Road 455, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-03600

FROM SE COR OF NE 1/4 OF SE 1/4 RUN W ALONG S LINE OF SAID NE 1/4 OF SE 1/4 586.56 FT TO A PT ON W'LY R/W LINE OF SR 455, N 13DEG 03MIN E ALONG SAID R/W LINE 431.4 FT TO POB, RUN N 76DEG 57MIN W 270 FT TO PT OF CURVATURE, THENCE ALONG ARC OF A CURVE TO THE RT, HAVING A RADIUS OF 60 FT, A DIST OF 31.42 FT THRU A CENTRAL ANGLE OF 30DEG, THENCE S 13DEG 03MIN W 31.87 FT, N 54DEG 11MIN 18SEC W 169 FT THENCE N 31DEG 46MIN 15SEC E 133.74 FT TO A PT ON A CURVE, THENCE NW'LY ALONG ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 112.08 FT, A DIST OF 2.15 FT THRU A CENTRAL ANGLE OF 1DEG 06MIN 06SEC, N 13DEG 03MIN E 279.34 FT TO PT A ON CENTERLINE OF ABANDONED RR R/W, N 88DEG 41MIN E ALONG SAID R/W CENTERLINE 103.23 FT, S 13DEG 03MIN W 143.72 FT, S 76DEG 57MIN E 315 FT TO A PT ON W'LY R/W LINE OF SR 455, S 13DEG 03MIN W ALONG SAID R/W 100 FT, N 76DEG 57MIN W 330 FT, S 13DEG 03MIN W 100 FT, S 76DEG 57MIN E 15 FT, S 13DEG 03MIN W 70 FT TO A PT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45 FT, A DIST OF 70.69 FT THRU A CENTRAL ANGLE OF 90DEG TO A PT OF TANGENCY, S 76DEG 57MIN E 270 FT TO A PT ON W'LY R/W LINE OF SR 455, S 13DEG 03MIN W ALONG SAID W'LY R/W LINE 15 FT TO POB ORB 6243 PG 219

PREPARED BY & RETURN TO:
WADE BOYETTE, ESQUIRE
BOYETTE, CUMMINS & NAILOS, PLLC
1635 East Highway, Suite 300
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 15 day of November 2023,

BY Ralph M. Agostini, Jr. and Chong Im Agostini, husband and wife, whose address is 16345 County Road 455, Montverde, FL 34756, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of NINE HUNDRED FIFTY THOUSAND DOLLARS and No/100 (\$950,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No 11-22-26-0004-000-03600

This is the Homestead property of Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

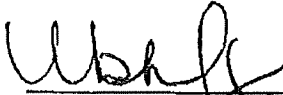
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

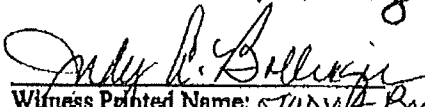
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness Printed Name: Deborah J. Fagan


Ralph M. Agostini, Jr.


Witness Printed Name: Judy K. Bollinger


Chong Im Agostini

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 15 day of November, 2023, by Ralph M. Agostini, JR and Chong Im Agostini, husband and wife () who is personally known to me or () has produced a driver's license as identification.



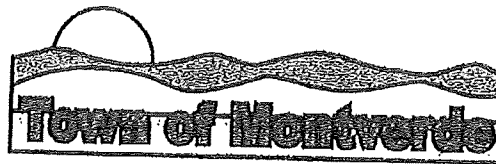

Notary Public
My Commission Expires

Legal Description

File Number: 23-01-776

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 586.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 455; THENCE NORTH 13 DEGREES 03' 00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 431.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 57' 00" WEST 270.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DISTANCE OF 31.42' THROUGH A CENTRAL ANGLE OF 30 DEGREES 00' 00"; THENCE SOUTH 13 DEGREES 03' 00" WEST 31.87 FEET; THENCE NORTH 54 DEGREES 11' 18" WEST 169.00 FEET; THENCE NORTH 31 DEGREES 46' 15" EAST 133.74 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 112.08 FEET, A DISTANCE OF 2.15 FEET THROUGH A CENTRAL ANGLE OF 1 DEGREE 06' 06"; THENCE NORTH 13 DEGREES 03' 00" EAST 279.34 FEET TO POINT "A" ON THE CENTERLINE OF AN ABANDONED RAILROAD RIGHT-OF-WAY THENCE NORTH 88 DEGREES 41' 00" EAST ALONG SAID RIGHT OF WAY CENTERLINE 103.23 FEET; THENCE SOUTH 13 DEGREES 03' 00" WEST 143.72 FEET; THENCE SOUTH 76 DEGREES 57' 00" EAST 315.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 455; THENCE SOUTH 13 DEGREES 03' 00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 100.00 FEET; THENCE NORTH 76 DEGREES 57' 00" WEST 330.00 FEET; THENCE SOUTH 13 DEGREES 03' 00" WEST 100.00 FEET; THENCE SOUTH 76 DEGREES 57' 00" WEST 15.00 FEET; THENCE SOUTH 13 DEGREES 03' 00" WEST 70.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DISTANCE OF 70.69 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 00' 00" TO A POINT OF TANGENCY; THENCE SOUTH 76 DEGREES 57' 00" EAST 270.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 455; THENCE SOUTH 13 DEGREES 03' 00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 15.00 FEET TO THE POINT OF BEGINNING.





ANNEXATION APPLICATION

Tax Identification # Alternate Key: 1592089

1. Owner's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054
2. Applicant's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054
3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: 16739 Heatherwood Lane, Montverde, FL 34756
5. Legal Description of Property to be annexed: See Exhibit "A"
6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455
7. Area of the property: _____ Square feet 1,144,609.29 Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☐ Septic Tank ☐
9. Existing County zoning of property: Lake County - Light Industrial (LM)
10. Requested zoning of property: Single Family Low Density (R-1L)
11. Number, square footage and present use of the existing structures on the property:
N/A
12. Proposed use of the property: Single-Family Low Density (R-1L)
13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

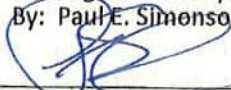
Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?
 Yes X No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By:  Paul E. Simonson, President

, President 01/31/2025

Signature of Applicant

TBD
APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

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

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

Town of Montverde Annexation


_____, President
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31st day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

DK

Notary Public

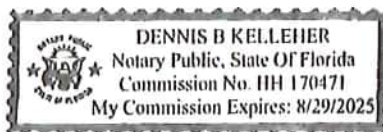


EXHIBIT A

Address: 16739 Heatherwood Lane, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-02802

FROM SE COR NE 1/4 OF SE 1/4 RUN W 586.56 FT TO W LINE OF HWY, NE'LY ALONG HWY 431.4 FT,
N 76DEG 57MIN W 300 FT, N 13DEG 03MIN E 446.82 FT, S 88DEG 41MIN W 415.61 FT TO POB, S
1DEG 12MIN W 208.7 FT, S 88DEG 41MIN W 208.7 FT, N 1DEG 12MIN E 208.7 FT, N 88DEG 41MIN E
208.7 FT TO POB ORB 6198 PG 12

PREPARED BY & RETURN TO:
WADE BOYETTE, ESQUIRE
BOYETTE, CUMMINS & NAILOS, PLLC
1635 East Highway, Suite 300
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 14 day of August, 2023,

BY James M. Moore, attorney in fact for James Moore, whose address is 5430 Crest Highway, Thomaston, GA 30286, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of THREE HUNDRED NINETY-FIVE THOUSAND DOLLARS and No/100 (\$395,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No.11-22-26-0004-000-02802

This is NOT the Homestead property of Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

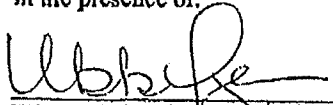
TO HAVE AND TO HOLD, the same in fee simple forever.

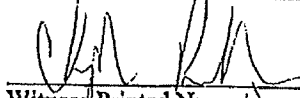
AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

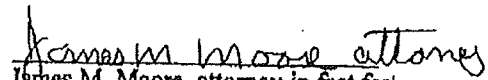
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness Printed Name: Debbie Fage


Witness Printed Name: Christopher Remington


James M. Moore, attorney in fact for
James Moore in fact for James Moore

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 14 day of August, 2023, by James M. Moore attorney in fact for James Moore () who is personally known to me or () has produced a driver's license as identification.



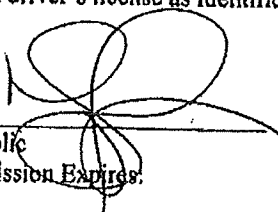

Notary Public
My Commission Expires:

Exhibit "A"

From the Southeast corner of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section 11, Township 22 South Range 26 East, Lake County, Florida, run West 586.56 feet more or less to the West right of way line of Highway No. 455; thence North 13 degrees 03 minutes East along highway right of way line 431.4 feet; thence North 76 degrees 57 minutes West 300 feet; thence North 13 degrees 03 minutes East 446.82 feet more or less to a point 30 feet from the center line of the Tavares & Gulf Railroad thence South 88 degrees 41 minutes West, parallel to and 30 feet from the center line of railroad, 415.61 feet to the point of beginning; thence South 1 degree 12 minutes West 208.7 feet; thence South 88 degrees 41 minutes West 208.7 feet more or less to the West line of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section 11, Township 22 South, Range 26 East, thence North 1 degree 12 minutes East along the West line of said Northeast quarter (NE 1/4) of Southeast quarter (SE 1/4) 208.7 feet to a point 30 feet from the center line of the Tavares & Gulf Railroad; thence North 88 degrees 41 minutes East 208.7 feet more or less to the Point of Beginning.

18





ANNEXATION APPLICATION

Tax Identification # Alternate Key: 1592101

1. Owner's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054
2. Applicant's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054
3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: 16309 County Road 455, Montverde, FL 34756
5. Legal Description of Property to be annexed: See Exhibit "A"
6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455
7. Area of the property: _____ Square feet 0.78333324 Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☐ Septic Tank ☐
9. Existing County zoning of property: Lake County - Light Industrial (LM)
10. Requested zoning of property: Single Family Low Density (R-1L)
11. Number, square footage and present use of the existing structures on the property:
N/A
12. Proposed use of the property: Single-Family Low Density (R-1L)
13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?
Yes ☒ No ☐ X

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By: Paul E. Simonson, President

Paul E. Simonson, President 01/31/2025
Signature of Applicant

APPLICANT'S AFFIDAVIT


**STATE OF FLORIDA
COUNTY OF LAKE**

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

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


_____, President
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31st day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Notary Public

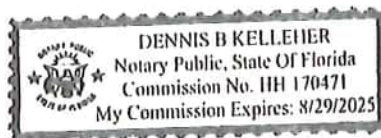


EXHIBIT A

Address: 16309 County Road 455, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-02805

FROM SE COR OF NE 1/4 OF SE 1/4 RUN W 586.56 FT, N 13DEG 03MIN E 261.4 FT FOR POB, CONTINUE N 13DEG 03MIN E ALONG HWY 170 FT, N 76DEG 57MIN W 200 FT, S 13DEG 03MIN W 170 FT, S 76DEG 57MIN E 200 FT TO POB ORB 6295 PG 1243

PREPARED BY & RETURN TO:
WADE BOYETTE, ESQUIRE
BOYETTE, CUMMINS & NAILOS, PLLC
1635 East Highway, Suite 300
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this ____ day of March, 2024,

BY Edward D. Banas, Jr. aka Edward Banas aka Edward S Banas, Jr., a married man, whose address is 15720 Arabian Way, Montverde, FL 34756, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of SEVEN HUNDRED FIFTY THOUSAND DOLLARS and No/100 (\$750,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No 111-22-26-0004-000-02805

This is the Homestead property of Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:



Witness Printed Name: Deborah J. Fagan

Address: 1635 F Highway 5D, H300

Clermont, FL 34711




Witness Printed Name: Christopher Pendleton

Address: 1635 F Highway 5D Ste 300

Clermont, FL 34711

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐)
online notarization, this 1 day of March, 2024, by Edward D. Banas, Jr., a married man (☐) who
is personally known to me or (☒) has produced a driver's license as identification.



Notary Public
My Commission Expires:

Legal Description

File Number: 23-01-792

FROM THE SOUTHEAST CORNER OF NORTHEAST 1/4. OF SOUTHEAST 1/4. SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4 A DISTANCE OF 586.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 455, THENCE NORTH 13°13' EAST ALONG SAID RIGHT-OF-WAY LINE 311.4 FEET, THENCE NORTH 76°57' WEST 150 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76°57' WEST 50 FEET, THENCE NORTH 13°03' EAST 120 FEET THENCE SOUTH 76°57' EAST 50 FEET, THENCE SOUTH 13°03' WEST 120 FEET TO THE POINT OF BEGINNING.

AND

FROM THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SOUTHEAST 1/4, SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, 586.56 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 455, THENCE NORTH 13°03' EAST ALONG SAID RIGHT-OF-WAY LINE 311.4 FEET TO THE POINT OF BEGINNING, THENCE NORTH 76°57' WEST 150 FEET, THENCE NORTH 13°03' EAST 120 FEET, THENCE SOUTH 76°57' EAST 150 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 455, THENCE SOUTH 13°03' WEST ALONG RIGHT-OF-WAY LINE 120 FEET TO THE POINT OF BEGINNING.

AND

FROM THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SOUTHEAST 1/4, SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4 A DISTANCE OF 586.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 455, THENCE NORTH 13°03' EAST ALONG SAID RIGHT-OF-WAY LINE 311.4 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 76°57' WEST 200 FEET, THENCE SOUTH 13°03' WEST 50 FEET, THENCE SOUTH 76°57' EAST 200 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE, THENCE NORTH 13°03' EAST 50 FEET TO THE POINT OF BEGINNING.





ANNEXATION APPLICATION

Tax Identification # Alternate Key: 1814120

1. Owner's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054
2. Applicant's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054
3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: 16819 Heatherwood Lane, Montverde, FL 34756
5. Legal Description of Property to be annexed: See Exhibit "A"
6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455
7. Area of the property: _____ Square feet 1.0093033 Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☐ Septic Tank ☐
9. Existing County zoning of property: Lake County - Light Industrial (LM)
10. Requested zoning of property: Single Family Low Density (R-1L)
11. Number, square footage and present use of the existing structures on the property:
N/A
12. Proposed use of the property: Single Family Low Density (R-1L)
13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?


 Yes X No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By: Paul E. Simonson, President

 , President 01/31/2025

Signature of Applicant

APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

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

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

- (3) That the applicant desires approval for:
Town of Montverde Annexation


_____, President
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31st day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

DK

Notary Public

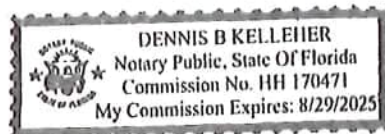


EXHIBIT A

Address: 16819 Heatherwood Lane, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-03500

FROM SE COR OF NE 1/4 OF SE 1/4 RUN W 586.56 FT TO A PT ON W'LY R/W LINE OF SR 455, N 13DEG 03MIN E ALONG SAID R/W 431.4 FT, N 76DEG 57MIN W 270 FT, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 60 FT, A DIST OF 94.25 FT THRU A CENTRAL ANGLE OF 90DEG TO A PT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 112.08 FT, A DIST OF 157.21 FT THRU A CENTRAL ANGLE OF 80DEG 22MIN TO A PT OF TANGENCY, N 67DEG 19MIN W 63.8 FT TO THE POB, CONT N 67DEG 19MIN W 106.82 FT, N 15DEG 25MIN 57SEC E 31.52 FT, N 8DEG 44MIN 36SEC E 169.89 FT TO CENTERLINE OF ABANDONED RR R/W, N 88DEG 41MIN E 101.56 FT, S 8DEG 44MIN 36SEC W 244.67 FT TO POB, FROM SE COR OF NE 1/4 OF SE 1/4 RUN W ALONG S LINE OF NE 1/4 OF SE 1/4 586.56 FT TO A PT ON W'LY R/W LINE OF SR 455, N 13DEG 03MIN E ALONG SAID R/W 431.4 FT, N 76DEG 57MIN W 270 FT, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 60 FT, A DIST OF 94.25 FT THRU A CENTRAL ANGLE OF 90DEG TO A PT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 112.08 FT, A DIST OF 157.21 FT THRU A CENTRAL ANGLE OF 80DEG 22MIN TO A PT OF TANGENCY & POB, RUN N 67DEG 19MIN W 63.8 FT, N 8DEG 44MIN 36SEC E 244.67 FT, N 88DEG 41MIN E ALONG CENTERLINE OF ABANDONED RR 92.49 FT TO PT A, S 13DEG 03MIN W 279.34 FT TO A PT OF CURVE, THENCE ALONG ARC OF SAID CURVE TO THE LEFT, HAVING RADIUS OF 112.08 FT, A DIST OF 10.66 FT THRU CENTRAL ANGLE OF 5DEG 27MIN TO A PT OF TANGENCY & POB ORB 6194 PG 2402

PREPARED BY & RETURN TO:
WADE BOYETTE, ESQUIRE
BOYETTE, CUMMINS & NAILOS, PLLC
1635 East Highway, Suite 300
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 14 day of August, 2023,

BY Terrie A. Satterfield fka Terrie A. Vacek, a married woman, whose address is 1259 Highway 39, Somerset, KY 42503, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of TWO HUNDRED FIFTY-FIVE THOUSAND DOLLARS and No/100 (\$255,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No. 11-22-26-0004-000-03500

This is NOT the Homestead property of Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

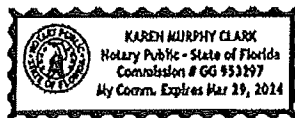
Thomas Clark 
Witness Printed Name: Thomas Clark

Terrie A. Satterfield 
Terrie A. Satterfield fka Terrie A. Vacek

Karen Murphy Clark 
Witness Printed Name: Karen Murphy Clark

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of () physical presence or ☒ online notarization, this 11th day of August, 2023, by Terrie A. Satterfield fka Terrie A. Vacek, a married woman () who is personally known to me or ☒ has produced a driver's license as identification.



Online Notary Public. This notarial act involved the use of online audio-visual communication technology. Notarization facilitated by EON400

Karen Murphy Clark 
Notary Public Karen Murphy Clark
My Commission Expires: March 29, 2024

Legal Description

File Number: 23-01-490

From the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along the South line of said Northeast 1/4 of the Southeast 1/4 586.56 feet to a point on the Westerly Right-of-Way line of State Road No. 455; thence North 13°03'00" East along said Westerly Right-of-Way line 431.40 feet; thence North 76°57'00" West 270.00 feet to a point of curvature; thence along the arc of a curve to the right, having a radius of 60.00 feet, a distance of 94.25 feet through a central angle of 90°00'00" to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 112.08 feet, a distance of 157.21 feet through a central angle of 80°22'00" to a point of tangency; thence North 67°19'00" West 63.80 feet to the Point of Beginning; thence continue North 67°19'00" West 106.82 feet; thence North 15°25'57" East 31.52 feet, thence North 8°44'36" East 169.89 feet to the centerline of an abandoned railroad Right-of-Way; thence North 88°41'00" East along said Right-of-Way centerline 101.56 feet; thence South 8°44'36" West 244.67 feet to the Point of Beginning.

AND

From the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along the South line of said Northeast 1/4 of the Southeast 1/4 586.56 feet to a point on the Westerly Right-of-Way line of State Road No. 455; thence North 13°03'00" East along said Westerly Right-of-Way line 431.40 feet; thence North 76°57'00" West 270.00 feet to a point of curvature; thence along the arc of a curve to the right, having a radius of 60.00 feet, a distance of 94.25 feet through a central angle 90°00'00" to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 112.00 feet, a distance of 157.21 feet through a central angle of 80°22'00" to a point of tangency and Point of Beginning; thence North 67°19'00" West 63.80 feet; thence North 08°44'36" East 244.67 feet to the centerline of an abandoned railroad Right-of-Way; thence North 88°41'00" East along said Right-of-Way centerline 92.49 feet; thence South 13°03'00" West 279.34 feet to point of curve; thence along the arc of said curve to the left, having a radius of 112.08 feet, a distance of 10.66 feet through a central angle of 05°27'00" to a point of tangency and the Point of Beginning.





ANNEXATION APPLICATION

Tax Identification # Alternate Key: 3809249

1. Owner's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054
2. Applicant's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054
3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐
(If other than the owner, please attach owner's affidavit)
4. Property Address/Location: TBD Heatherwood Lane, Montverde, FL 34756
5. Legal Description of Property to be annexed: See Exhibit "A"
6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455
7. Area of the property: _____ Square feet 0.05497656 Acres
8. Utilities: Central Water ☐ Central Sewer ☐ Well ☐ Septic Tank ☐
9. Existing County zoning of property: Lake County - Light Industrial (LM)
10. Requested zoning of property: Single Family Low Density (R-1L)
11. Number, square footage and present use of the existing structures on the property:
N/A
12. Proposed use of the property: Single-Family Low Density (R-1L)
13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

Additional Anticipated Students: TBD

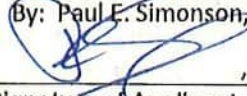
Have you conferred with Lake County School Board concerning the school impacts of this application?

 Yes X No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By:  Paul E. Simonson, President

, President 01/31/2025

Signature of Applicant

TBD
APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

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

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

Town of Montverde Annexation


_____, President
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31st day of
January, 20 25, by Paul E. Simonson, who is personally known to me or
who has produced _____ as identification and who did
(did not) take an oath.



Notary Public

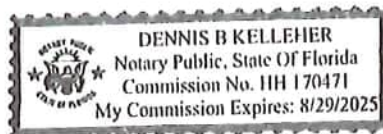


EXHIBIT A

Address: TBD Heatherwood Lane, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-04200

FROM SE COR OF NE 1/4 OF SE 1/4 RUN W 586.56 FT TO W'LY R/W LINE OF SR 455, N 13DEG 03MIN 00SEC E ALONG SAID W'LY R/W LINE 431.40 FT, N 76DEG 57MIN 00SEC W 270 FT TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60 FT, A DIST OF 94.25 FT THRU A CENTRAL ANGLE OF 90DEG 00MIN 00SEC TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 112.08 FT, A DIST OF 157.21 FT THRU A CENTRAL ANGLE OF 80DEG 22MIN 00SEC TO A POINT OF TANGENCY, THENCE N 67DEG 19MIN 00SEC W 170.62 FT FOR POB, RUN S 87DEG 06MIN 00SEC W 76.08 FT, N 01DEG 12MIN 00SEC E 30 FT, N 87DEG 06MIN 00SEC E 83.85 FT, S 15DEG 25MIN 57SEC W 31.52 FT TO POB ORB 6231 PG 1945

PREPARED BY & RETURN TO:
WADE BOYETTE, ESQUIRE
BOYETTE, CUMMINS & NAILOS, PLLC
1635 East Highway, Suite 300
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 18 day of October, 2023,

BY Ralph M. Lusk, Jr., 42140 Pine Valley Drive, Paisley, Florida 32767, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of TWO THOUSAND DOLLARS and No/100 (\$2,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No 11-22-26-0004-000-04200

This is NOT the Homestead property of Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

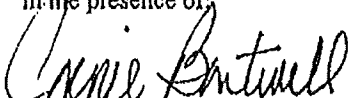
TO HAVE AND TO HOLD, the same in fee simple forever.

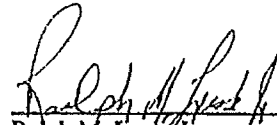
AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.


(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

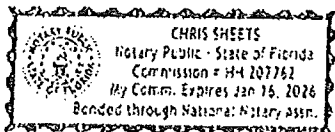

Witness Printed Name: Connie Baitwell

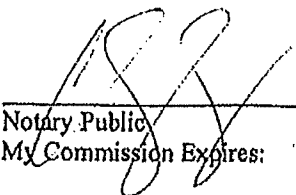

Ralph M. Lusk, Jr.


Witness Printed Name: Steven Glass

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 18th day of October, 2023, by Ralph M. Lusk, Jr. ☒ who is personally known to me or () has produced a driver's license as identification.




Notary Public
My Commission Expires:

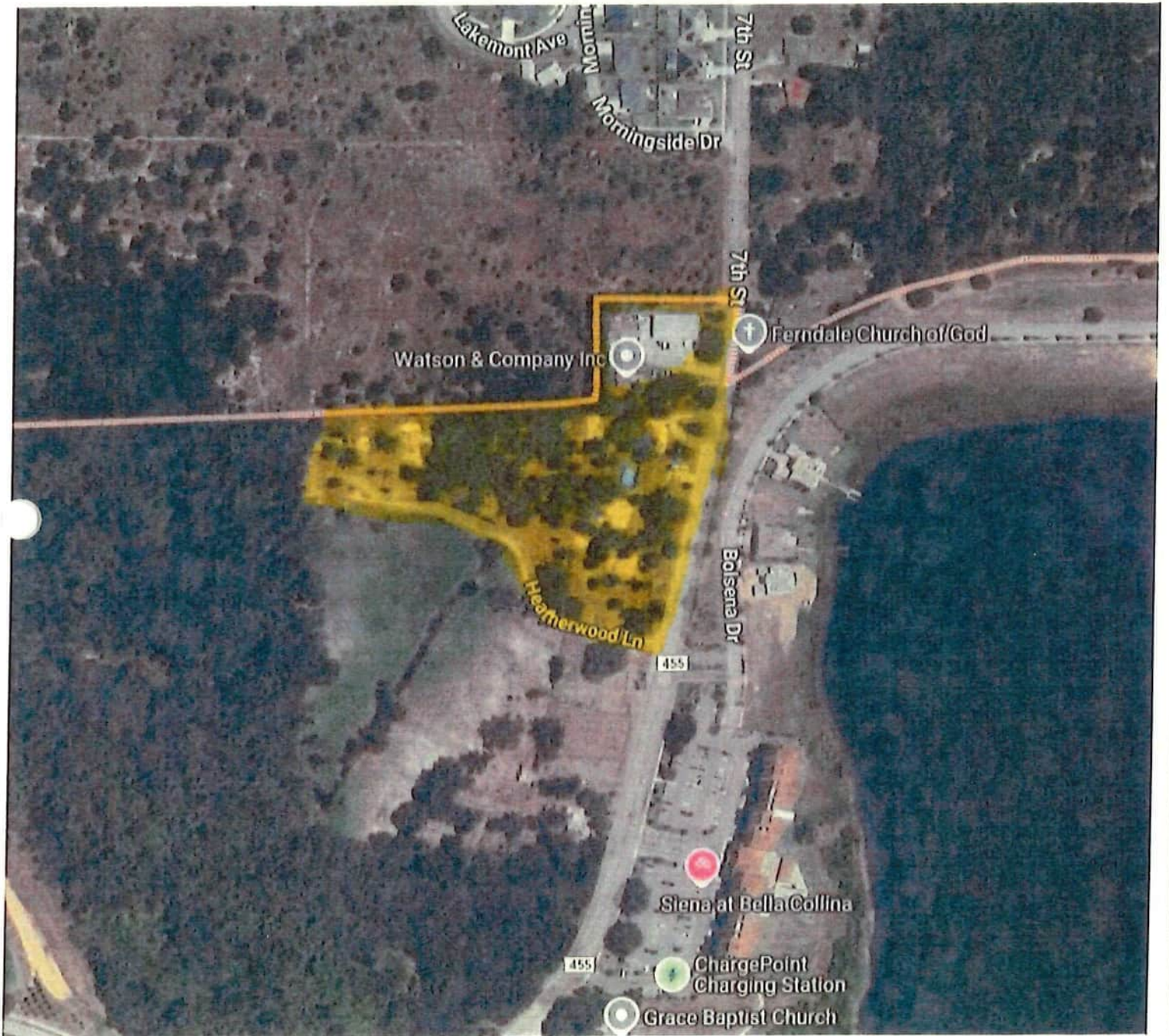
Legal Description

File Number: 23-01-747

Commence at Point "A" of the above-described property; thence run S 88 degrees 41 minutes 00 seconds W 194.05 feet; thence S 08 degrees 44 minutes 36 seconds W 168.89 feet to the Point of Beginning; thence S 15 degrees 25 minutes 57 seconds W 31.52 feet; thence S 87 degrees 06 minutes 00 seconds W 76.08 feet; thence N 01 degrees 12 minutes 00 seconds E 30.00 feet; thence N 87 degrees 06 minutes 00 seconds E 83.85 feet to the Point of Beginning; subject to all right-of-ways and easements of record. Said lands being more particularly described as follows:

A Parcel of land, situated in Section 11, Township 22 South, Range 26 East, lying within Lake County and being more particularly described as follows:

Commence at the Northeast corner of Tract F, Bella Collina West, according to the Map or Plat thereof as recorded in Plat Book 54, Page 2 of the Public Records of Lake County, Florida, said corner also being a point on the centerline of an abandoned railroad described in Official Records Book 4201, Page 1928 of the Public Records of Lake County, Florida; thence, along the said centerline, run North 88 degrees 33'02" East, a distance of 208.75 feet to the Northwest corner of lands described in Official Records Book 4908, Page 1417 of the Public Records of Lake County, Florida; thence, along the Westerly lines of said lands, run the following two (2) courses: (1) thence, departing said centerline, run South 01 degrees 20'13" East, a distance of 30.00 feet to a point on the Southerly Right-of-Way line of said abandoned railroad; (2) thence run South 01 degrees 12'00" West, a distance of 140.00 feet to the Southwest corner of aforesaid lands and the Point of Beginning; thence, departing said Westerly line and along the Southerly line of aforesaid lands, run North 87 degrees 06'00" West, a distance of 86.99 feet; thence run South 08 degrees 44'37" West, a distance of 0.13 feet; thence run South 15 degrees 25'58" West, a distance of 31.39 feet; thence run South 87 degrees 06'00" West a distance of 79.24 feet; to the Southwest corner of aforesaid lands; thence run North 01 degrees 12'00" West, a distance of 30.00 feet to the Point of Beginning.





1. Owner's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054

2. Applicant's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054

3. Applicant is: Owner X Agent ___ Purchaser ___ Lessee ___ Optionee ___
(If other than the owner, please attach owner's affidavit)

4. Property Address/Location: 16411 County Road 455, Montverde, FL 34756

5. Legal Description of Property to be annexed: See Exhibit "A"

6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455

7. Area of the property: _____ Square feet 1.24362147 Acres

8. Utilities: Central Water_____ Central Sewer_____ Well_____ Septic Tank_____

9. Existing County zoning of property: Lake County - Light Industrial (LM)

10. Requested zoning of property: Single Family Low Density (R-1L)

11. Number, square footage and present use of the existing structures on the property:
N/A

12. Proposed use of the property: Single-Family Low Density (R-1L)

13. Has any land use application been filed within the last year in connection with this property? ___Yes XNo. If yes, briefly describe the nature of the request:

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

Additional Anticipated Students: TBD

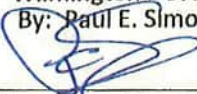
Have you conferred with Lake County School Board concerning the school impacts of this application?

 Yes X No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By:  Paul E. Simonson, President

, President 01/31/2025

Signature of Applicant

APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

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

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


_____, President
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31st day of January, 20 25, by Paul E. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

DK

Notary Public

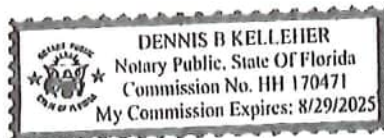


EXHIBIT A

Address: 16411 County Road 455, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-02801

FROM SW COR OF NE 1/4 OF SE 1/4, RUN E 747.64 FT TO W'LY R/W OF HWY 455, N 13DEG 03MIN E 761.4 FT, N 76DEG 57MIN W 150 FT TO POB, CONT N 76DEG 57MIN W 165 FT, N 13DEG 03MIN E TO CENTERLINE OF ABANDONED RR R/W, NE'LY ALONG SAID CENTER- LINE TO A POINT ON W'LY R/W OF SAID HWY, S 13DEG 03MIN W 199.40 FT, N 76DEG 57MIN W 150 FT, S 13DEG 03MIN W TO POB ORB 6256 PG 668

PREPARED BY & RETURN TO:
WADE BOYETTE, ESQUIRE
BOYETTE, CUMMINS & NAILOS, PLLC
1635 East Highway, Suite 300
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 12 day of December 2023,

BY Steven C. Theodore, a single man, whose address is 116411 County Road 455, Montverde, FL 34756, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of SEVEN HUNDRED THOUSAND DOLLARS and No/100 (\$700,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

See exhibit "A" attach hereto and made part of

Tax Parcel I.D. No 11-22-26-0004-000-02801

This is the Homestead property of Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD, the same in fee simple forever.

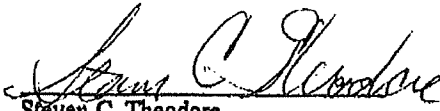
AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

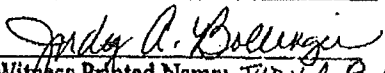
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness Printed Name: Deborah J. Fagan
Address: 1435 E High St, #30
Cheroot 1F 34711


Steven C. Theodore


Witness Printed Name: Judy A. Bollinger
Address: 16690 Cavallo Drive
Montverde FL 34756

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 12 day of December, 2023, by Steven C. Theodore, a single man () who is personally known to me or () has produced a driver's license as identification.




Notary Public
My Commission Expires:

Legal Description

File Number: 23-01-768

Parcel 1:

Begin at the Southwest corner of NE 1/4 of SE 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run thence East 747.64 feet, to the Westerly right-of-way line of State Road No. 455, thence North 13°03' East 761.4 feet for Point of Beginning; thence to the left an angle of 90° and run Northwesterly 315.0 feet, thence North 13°03' East 117 feet, more or less, to right-of-way of T & G Railroad; thence back to said Point of Beginning and run North 13°03' East 100 feet, thence turn to the left an angle of 90° and run Northwesterly 150 feet, thence North 13°03' East 65.5 feet, more or less, to right-of-way of T & G Railroad, thence in a Southwesterly direction along said right-of-way to point intersecting the Western boundary of this described tract of land, being otherwise known as Lots 7 and 8 of unrecorded Plat of Ranch View.

AND

Parcel 2:

From the Southeast corner of the NE 1/4 of the SE 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West along 40 line 586.56 feet; thence North 13°03' East 861.4 feet to the Point of Beginning on the West right-of-way line of Highway No. 455; thence North 76°57' West 150 feet; thence North 13°03' East 65.5 feet, more or less, to the South right-of-way line of the Tavares and Gulf Railroad; thence Northeasterly along said railroad right-of-way line to a point on the West right-of-way line of said Highway No. 455; thence South 13°03' West along highway right-of-way line 164.4 feet, more or less, to the Point of Beginning.

AND

Parcel 3:

The Southerly one-half of that part of the right-of-way of the T and G Railroad (now Seaboard Coast Line Railroad) adjoining the above-described Parcel 1.

AND

Parcel 4:

A strip of land 30 feet in width by approximately 180 feet in length; comprising the southeasterly 30 feet of the railroad right-of-way adjoining the northerly property line of the property described in deed dated April 21, 1969, recorded in Official Records Book 379, Page 907, Public Records of Lake County, Florida; being shown on print attached to deed recorded in Official Records Book 962, Page 1395, of the Public Records of Lake County, Florida.

LESS AND EXCEPT from the above-described parcels the following described property: Begin at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida, run thence East 747.64 feet to the Westerly right-of-way line of State Road 455, thence North 13°03' East 761.4 feet for the Point of Beginning; thence turn to the left on angle of 90 degrees and run Northwesterly 150 feet; thence North 13°03' East 100 feet; thence back to said Point of Beginning and run North 13°03' East 100 feet, thence turn to the left an angle of 90 degrees and run Northwesterly 150 feet to a point intersecting the Westerly boundary of this described tract of land, being otherwise known as Lot 7 of an unrecorded Plat of Ranch View.





1. Owner's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054

2. Applicant's Name: Wilmington Development Services, Inc.
Mailing Address: 505 South Flagler Drive, Suite 900, West Palm Beach, FL 33401
Telephone #: (561) 308-3054

3. Applicant is: Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee ☐
(If other than the owner, please attach owner's affidavit)

4. Property Address/Location: 16801 Heatherwood Lane, Montverde, FL 34756

5. Legal Description of Property to be annexed: See Exhibit "A"

6. The property is located in the vicinity of the following streets: Heatherwood Lane & County Road 455

7. Area of the property: _____ Square feet .35616099 Acres

8. Utilities: Central Water _____ Central Sewer _____ Well _____ Septic Tank _____

9. Existing County zoning of property: Lake County - Light Industrial (LM)

10. Requested zoning of property: Single Family Low Density (R-1L)

11. Number, square footage and present use of the existing structures on the property:
N/A

12. Proposed use of the property: Single-Family Low Density (R-1L)

13. Has any land use application been filed within the last year in connection with this property? ☐ Yes ☒ No. If yes, briefly describe the nature of the request:

14. Per Ordinance 2005-18 the applicant must provide the Town with the following information concerning schools impacted by this application:

Additional Anticipated Students: TBD

Have you conferred with Lake County School Board concerning the school impacts of this application?

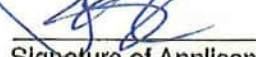
 Yes X No

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

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

Wilmington Development Services, Inc.

By: Paul E. Simonson, President

 , President 01/31/2025
Signature of Applicant

PROPERTY RECORD CARD

General Information

Name:	DCS REAL ESTATE INVESTMENTS LLC	Alternate Key:	1037247
Mailing Address:	217 PERUVIAN AVE STE 2 PALM BEACH, FL 33480-4688 Update Mailing Address	Parcel Number: ⓘ	11-22-26-0004-000-10000
		Millage Group and City:	0003 Unincorporated
		2024 Total Certified Millage Rate:	13.1621
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	HEATHERWOOD LN MONTVERDE FL, 34756	Property Name:	--- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	ABANDONED FORMER T & G R/W--LESS PART SOLD TO LINEBERGER CREWS & CARPENTER & HOLBROOK--& MOORE IN ORB 916 PG 2352 & LESS PART SOLD TO MONTVERDE PROPERTY LTD & LESS PART DEED IN ORB 1610 PG 2070-- ORB 4181 PG 1145 ORB 4201 PG 1928		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	UTILITY (9100)	0	0		1.820	Acre		\$6,552.00	\$6,552.00
				Click here for Zoning Info ⓘ FEMA Flood Map					

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4201 / 1928	06/27/2012	Warranty Deed	Unqualified	Vacant	\$0.00
4181 / 1145	06/27/2012	Warranty Deed	Unqualified	Vacant	\$3,750,000.00
2973 / 932	10/03/2005	Warranty Deed	Unqualified	Vacant	\$1.00
2721 / 2336	12/16/2004	Quiet Title	Unqualified	Vacant	\$0.00
2668 / 1009	09/28/2004	Warranty Deed	Unqualified	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$6,552	\$6,552	\$6,552	5.0364	\$33.00
SCHOOL BOARD STATE	\$6,552	\$6,552	\$6,552	3.1240	\$20.47
SCHOOL BOARD LOCAL	\$6,552	\$6,552	\$6,552	2.9980	\$19.64
LAKE COUNTY WATER AUTHORITY	\$6,552	\$6,552	\$6,552	0.2940	\$1.93
ST JOHNS RIVER FL WATER MGMT DIST	\$6,552	\$6,552	\$6,552	0.1793	\$1.17
LAKE COUNTY MSTU STORMWATER	\$6,552	\$6,552	\$6,552	0.4957	\$3.25
LAKE COUNTY MSTU AMBULANCE	\$6,552	\$6,552	\$6,552	0.4629	\$3.03
LAKE COUNTY VOTED DEBT SERVICE	\$6,552	\$6,552	\$6,552	0.0918	\$0.60
LAKE COUNTY MSTU FIRE	\$6,552	\$6,552	\$6,552	0.4800	\$3.14
				Total: 13.1621	Total: \$86.23

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law

Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
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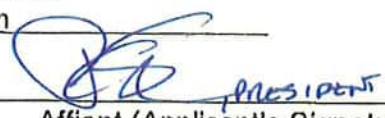
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Property data updated nightly.
Site Notice

APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

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

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


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 31 day of January, 2025, by Paul E. Simonson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.


Notary Public

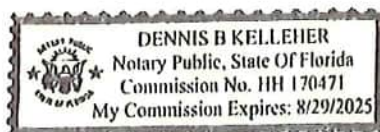


EXHIBIT A

Address: 16801 Heatherwood Lane, Montverde, FL 34756

Parcel Number: 11-22-26-0004-000-02809

FROM SE COR OF NE 1/4 OF SE 1/4, RUN W 586.56 FT, N 13-03-00 E 431.4 FT, N 76-57-00 W 300 FT, N 13-03-00 E 446.82 FT, S 88-41-00 W 319.45 FT FOR POB, RUN S 88-41-00 W 96.16 FT, S 01-12-00 W 140 FT, N 87-06-00 E 83.85 FT, NE'LY TO POB, S 30 FT TO ABANDONED RR R/W LYING N OF PARCEL DESCRIBED & LYING BETWEEN N'LY EXTENSION OF E'LY & W'LY LINES OF SAID PARCEL ORB 6170 PG 1584

PROPERTY RECORD CARD

General Information

Name:	DCS REAL ESTATE INVESTMENTS LLC	Alternate Key:	1037247
Mailing Address:	217 PERUVIAN AVE STE 2 PALM BEACH, FL 33480-4688 Update Mailing Address	Parcel Number: ⓘ	11-22-26-0004-000-10000
		Millage Group and City:	0003 Unincorporated
		2024 Total Certified Millage Rate:	13.1621
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	HEATHERWOOD LN MONTVERDE FL, 34756	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	ABANDONED FORMER T & G R/W--LESS PART SOLD TO LINEBERGER CREWS & CARPENTER & HOLBROOK--& MOORE IN ORB 916 PG 2352 & LESS PART SOLD TO MONTVERDE PROPERTY LTD & LESS PART DEED IN ORB 1610 PG 2070-- ORB 4181 PG 1145 ORB 4201 PG 1928		
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[Click here for Zoning Info](#) ⓘ
 [FEMA Flood Map](#)

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				Total: 13.1621	Total: \$86.23

Exemptions Information

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Property data updated nightly.

Site Notice

PREPARED BY & RETURN TO:
WADE BOYETTE, ESQUIRE
BOYETTE, CUMMINS & NAILOS, PLLC
1635 East Highway, Suite 300
Clermont, Florida 34711

Warranty Deed

MADE AND EXECUTED this 3 day of July, 2023,

BY Joseph A. Kingman and Jenice R. Kingman, whose address is 1028 Scenic View Circle, Minneola, FL 34715, hereinafter called the Grantor(s).

TO Wilmington Development Services, Inc, a Delaware Corporation, whose address is 505 S Flagler Drive, Ste 900, West Palm Beach, FL 33401, hereinafter called the Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS and No/100 (\$375,000.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantees all that certain land situate in Lake County, Florida, to-wit:

From the Southeast corner of the Northeast 1/4 of the Southeast 1/4, Section 11, Township 22 South, Range 26 East, Lake County, Florida, run West 586.56 feet, more or less, to the West right-of-way line of Highway No. 455; thence North 13°03' East along highway right-of-way line 431.4 feet; thence North 76°57' West 300 feet; thence North 13°03' East, 446.82 feet, more or less, to a point 30 feet from the center line of the Tavares and Gulf Railroad; thence South 88°41' West parallel to and 30 feet from the center line of railroad 319.45 feet to the Point of Beginning; thence South 88°44' West 96.16 feet; thence South 1°12' West 140 feet; thence North 87°06' East 83.85 feet; thence Northeasterly to the Point of Beginning.

And

A strip of land 30 feet in width and 96.16 feet in length, comprising the Southerly 30 feet of Seaboard Coastline Railroad right-of-way adjoining and lying North of Bonnie Belle Moore's Northerly property line as described in deed from Robert B. Lineberger to Grantee recorded in Official Records Book 260, Page 21, Public records of Lake County, Florida

Tax Parcel I.D. No.11-22-26-0004-000-02809

This is NOT the Homestead property of Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenant with said Grantee that they have lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and mortgages, easements and restrictions of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation. The words "trustee" and "successor" are used for singular or plural, as the context requires.)

IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness Printed Name: Ken Costello

Joseph A. Kingman
Joseph A. Kingman

Witness Printed Name: Jenice R. Kingman

Jenice R. Kingman
Jenice R. Kingman

STATE OF FLORIDA
COUNTY OF LAKE

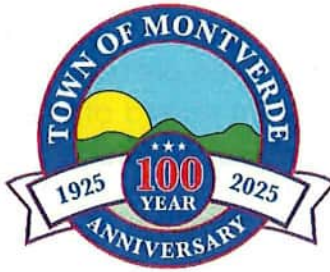
The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 3 day of July, 2023, by Joseph A. Kingman and Jenice R. Kingman, husband and wife, () who is personally known to me or (X) has produced a driver's license as identification.



Christopher R. Pembleton
Notary Public
My Commission Expires: 10-8-2024



ADVERTISING INFORMATION



NOTICE OF PUBLIC HEARING

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

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-46 annexing real property into the Town of Montverde. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on January 13, 2026. The title of the ordinance is as follows:

ORDINANCE 2025-46

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING 1.82 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

ALT KEY NO. 1037247

PARCEL ID: 11-22-26-0004-000-10000

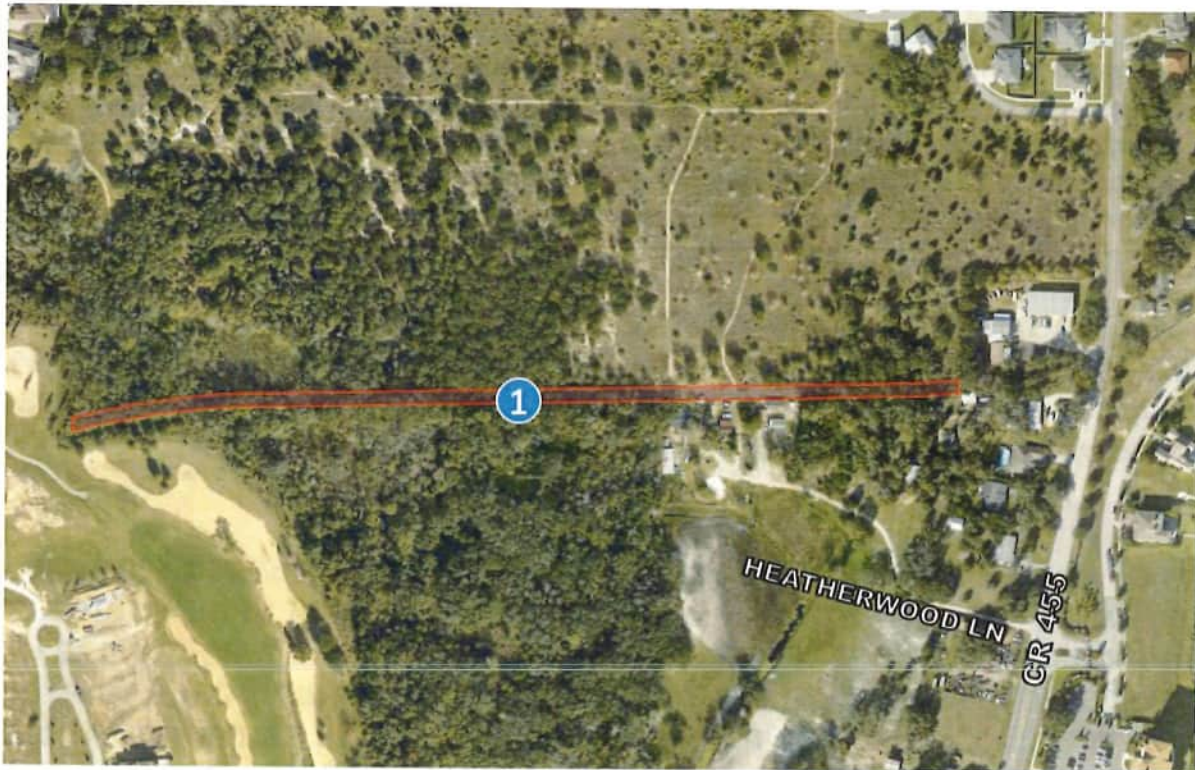
OWNER: DCS REAL ESTATE INVESTMENTS LLC

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

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

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

FIGURE 1



ALT KEY NO. 1037247

11-22-26-0004-000-10000

DCS REAL ESTATE INVESTMENTS LLC



NOTICE OF PUBLIC HEARING

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

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-47 annexing real property into the Town of Montverde. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on January 13, 2026. The title of the ordinance is as follows:

ORDINANCE 2025-47

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING FIVE PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

ALT KEY NO. 1592038	PARCEL ID 11-22-26-0004-000-02801
ALT KEY NO. 1592054	PARCEL ID 11-22-26-0004-000-03600
ALT KEY NO. 1592071	PARCEL ID 11-22-26-0004-000-02809
ALT KEY NO. 1592089	PARCEL ID 11-22-26-0004-000-02802
ALT KEY NO. 1814120	PARCEL ID 11-22-26-0004-000-03500

OWNER: WILMINGTON DEVELOPMENT SERVICES INC.

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

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

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

FIGURE 1



ALT KEY #

(1)	1592038	11-22-26-0004-000-02801	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592054	11-22-26-0004-000-03600	WILMINGTON DEVELOPMENT SERVICES INC
(3)	1592071	11-22-26-0004-000-02809	WILMINGTON DEVELOPMENT SERVICES INC
(4)	1592089	11-22-26-0004-000-02802	WILMINGTON DEVELOPMENT SERVICES INC
(5)	1814120	11-22-26-0004-000-03500	WILMINGTON DEVELOPMENT SERVICES INC



NOTICE OF PUBLIC HEARING

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

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-48 annexing real property into the Town of Montverde. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on January 13, 2026. The title of the ordinance is as follows:

ORDINANCE 2025-48

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING TWO PARCELS OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

ALT KEY NO. 3809249

PARCEL ID 11-22-26-0004-000-04200

ALT KEY NO. 1592020

PARCEL ID 11-22-26-0004-000-02807

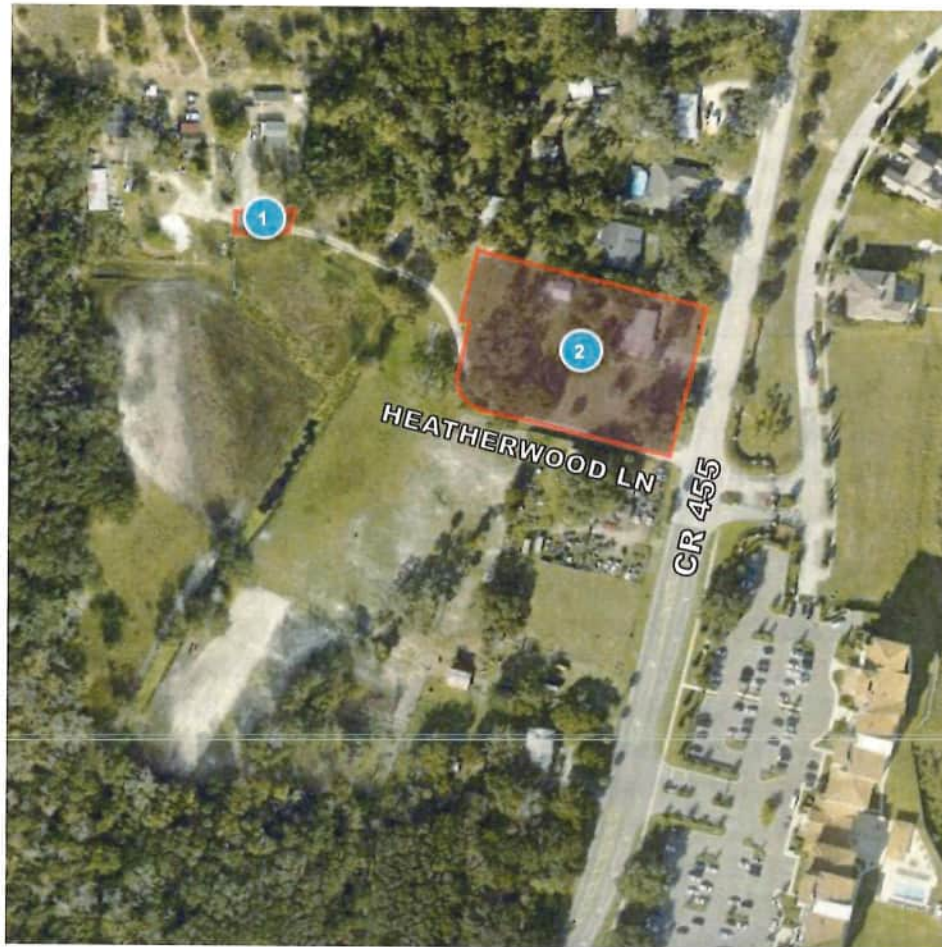
OWNER: WILMINGTON DEVELOPMENT SERVICES INC.

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

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

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

FIGURE 1



ALT KEY #

(1)	3809249	11-22-26-0004-000-04200	WILMINGTON DEVELOPMENT SERVICES INC
(2)	1592020	11-22-26-0004-000-02807	WILMINGTON DEVELOPMENT SERVICES INC



NOTICE OF PUBLIC HEARING

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

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-49 annexing real property into the Town of Montverde. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on January 13, 2026. The title of the ordinance is as follows:

ORDINANCE 2025-49

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTE; ANNEXING REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE TOWN OF MONTVERDE; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE TOWN MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

ALT KEY NO. 1592101

**PARCEL ID 11-22-26-0004-000-02805
WILMINGTON DEVELOPMENT SERVICES INC.**

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

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

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

FIGURE 1



ALT KEY NO. 1592101 11-22-26-0004-000-02805 WILMINGTON DEVELOPMENT SERVICES INC

OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
1603955 ONTARIO LIMITED INC	362 ELMGROVE DR	ONTARIO N8N 3S4	CANADA	
320REI INC	3813 GREYSTONE LEGEND PL	OVIEDO	FL	32765
ADAMS MICHAEL J & SHELLEY R	16735 RIDGEWOOD AVE	MONTVERDE	FL	34756
ALAY LUDGER H & ROSALINDA G	16645 MAGNOLIA TER	MONTVERDE	FL	34756
ALLAN M DE LA CONCHA INTER VIVOS REVOCABLE TRUST	16615 SEVENTH ST	MONTVERDE	FL	34756
ALTMAN DAVID W & SHERRY W	16406 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
ANGELA M HAMILTON REVOCABLE TRUST	16430 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
AVANTIME INTERNATIONAL LLC	100 BAYVIEW DR UNIT 505	SUNNY ISLES BEAC	FL	33160
BAKER KEVIN J & CHERYL D	16716 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756
BANAS BRITTANIE N	16623 SEVENTH ST	MONTVERDE	FL	34756
BARISANO JONATHAN & JESSICA	16550 MORNINGSIDE DR	MONTVERDE	FL	34756
BARRETO GUILHERME L & GISELE C V	17121 COLLINS AVE UNIT 1101	SUNNY ISLES BEAC	FL	33160
BEERS KEVIN M & KELSEY C	15817 VETTA DR	BELLA COLLINA	FL	34756
BELLA COLLINA PROPERTY OWNERS ASSN INC	1631 E VINE ST STE 300	KISSIMMEE	FL	34744
BELLA COLLINA TOWERS LLC	217 PERUVIAN AVE STE 2	PALM BEACH	FL	33480
BELLA COLLINA TOWERS LLC	505 S FLAGLER DR # 900	WEST PALM BEACH	FL	33401
BELTRAM ANDREA & DANIEL G	102 W HIAWATHA ST	TAMPA	FL	33604
BENNETT AMY L & RAYMOND	16300 COUNTY ROAD 455 UNIT 616	BELLA COLLINA	FL	34756
BLOSSOMS INVESTMENT PROPERTIES LLC	PO BOX 560619	MONTVERDE	FL	34756-06
BLUE WATER MINING LLC	7410 30TH CT	VERO BEACH	FL	32967
BOSWORTH BRUCE A & JO ANN LIFE ESTATE	16625 MORNINGSIDE DR	MONTVERDE	FL	34756
BOYD RICHARD L & CHERYL L	16830 RIDGEWOOD AVE	MONTVERDE	FL	34756
BOYLE BRYANT D & STEPHANIE	16700 MAGNOLIA TER	MONTVERDE	FL	34756
BRAGA ROMULO J &	16300 COUNTY ROAD 455 N UNIT 303	MONTVERDE	FL	34756
BRIGHT SIDNEY & ROBIN	16431 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
BROGAN RYAN M & YVETTE M	1051 WAX MYRTLE AVE	MINNEOLA	FL	34715
BROWN NICOLAS & AMY BENSON	16300 COUNTY ROAD 455 RD 716	MONTVERDE	FL	34756
BRUFF NORMA	16300 COUNTY ROAD 455 UNIT 206	BELLA COLLINA	FL	34756
BURDEN ALLEN M & MELODY P	PO BOX 560163	MONTVERDE	FL	34756-01
BURDEN TERRY A & PAMELA S	PO BOX 560163	MONTVERDE	FL	34756-01
BURTON KYLE & SARA	16300 COUNTY ROAD 455 UNIT 601	BELLA COLLINA	FL	34756
BWJ LLC	11030 ULLSWATER LN	WINDERMERE	FL	34786
CARAIBA FLORIDA TRUST	16300 COUNTY ROAD 455 UNIT 512	MONTVERDE	FL	34758
CAROL A PREVOST REVOCABLE LIVING TRUST	28296 CARLTON WAY DR	NOVI	MI	48377
CARPENTER MICHAEL & ANTONETTE	16300 COUNTY ROAD 455 UNIT 201	BELLA COLLINA	FL	34756
CARROLL JOHN B	17638 GLADYS ST	MONTVERDE	FL	34756
CASTAGNINO JOSEPH F	108 TIMBER RIDGE	HARMONY	PA	16037
CHABERT BARRETO ASTRID M & ENRIQUE A SANTIAGO	16424 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
CLINKSCALES FRANCES H & PHILLIP H	122 SEA MARSH RD	AMELIA ISLAND	FL	32034
COLEMAN ANDREA	16546 SEVENTH ST	MONTVERDE	FL	34756
CORDOVA KEITH R & DIANA C	16413 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
CORREY TIM & REGINA L MAZAK	16751 RIDGEWOOD AVE	MONTVERDE	FL	34756-34
CREECH JEFFREY &	16823 8TH ST	MONTVERDE	FL	34756-08
DAVID L BOSTWICK & SUAN D THOMPSON JOINT REVOCABLE	16816 LAKEMONT AVE	MONTVERDE	FL	34756
DCS CAPITAL INVESTMENTS LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401
DCS REAL ESTATE INVESTMENT LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401-59
DCS REAL ESTATE INVESTMENTS LLC	217 PERUVIAN AVE STE 2	PALM BEACH	FL	33480-46
DE CLERCQ ANDREW & TINA	16540 MORNINGSIDE DR	MONTVERDE	FL	34756
DE FRAIN ERIC M & JO ANN	9 CHEDWORTH WAY	ARDEN	NC	28704
DE MORAES BARROS ANTONIO C	16300 CR 455	MONTVERDE	FL	34756
DEBORAH J PERLET REVOCABLE LIVING TRUST	16412 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
DELANEY DEBRA C TRUSTEE	16724 MAGNOLIA TER	MONTVERDE	FL	34756-35
DELISLE ERIC B	16829 RIDGEWOOD AVE	MONTVERDE	FL	34756
DI STEFANO JOSEPH & DOROTHY	231 IDA RED LN	ROCHESTER	NY	14626
DOSS JAMES E & ERIKA	16300 COUNTY ROAD 455 UNIT 413	MONTVERDE	FL	34756
DOWLING KEVIN M & GLORIA D	16338 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
DU SIHAI & BAIWEI FU	1318 236TH PL NE	SAMMAMISH	WA	98074-72
DWYER MATTHEW D & PAMELA A	16653 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756
ELDRIDGE JOHN & KERRY	16436 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756-35
ELLIS JEFFREY A & ANGELA M	16419 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
EMTIAZ MAHMOUD TRUSTEE	27982 LORETHA LN	LAGUNA NIGUEL	CA	92677
EQUITY TRUST COMPANY CUSTODIAN	15928 CITRUS KNOLL DR	WINTER GARDEN	FL	34787
FAITHS PROMISE LLC	203 MOHAWK RD	CLERMONT	FL	34715
FAN PENG	406 E 50TH ST	NEW YORK	NY	10022
FARNSWORTH KYLE L & MARIA	16344 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
FAWN L LEWIS REVOCABLE TRUST	2700 MARIOTTA RDG	CLERMONT	FL	34715-00
FERRANTELO DANIELLE L AND FRANK S FERRANTELO	16300 COUNTY ROAD 455 UNIT 410	BELLA COLLINA	FL	34756
FIERRO DIEGO AND LARISSA M CORRETJER	16300 COUNTY ROAD 455 UNIT 502	MONTVERDE	FL	34756
FITZGERALD MARY K	16300 COUNTY ROAD 455 # 714	MONTVERDE	FL	34756
FOREIGN INVESTMENTS AND FINANCE LLC	13509 MAGNOLIA PARK CT	WINDERMERE	FL	34786
GANT EBONI & DEVIN D	16528 BOLSENA DR	MONTVERDE	FL	34756
GAVAGNI DANIELLE	16300 COUNTY ROAD 455	MONTVERDE	FL	34756
GONZALEZ HUGO & ANA MARIA	700 GRISHAM ST	WINTER GARDEN	FL	34787
GORENER NICHOLAS	2203 E 18TH ST	AUSTIN	TX	78702
GRIMM GAYLE A & STEPHEN	16300 COUNTY ROAD 455 UNIT 702	MONTVERDE	FL	34756
GUSTINO JAMES A & WENDY L	16632 MORNINGSIDE DR	MONTVERDE	FL	34756
HAMILTON MARY E	16300 COUNTY ROAD 455 UNIT 515	MONTVERDE	FL	34756
HAYNE BERT JR & SUSAN E	16407 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
HEANEY MICHAEL J & STACI	16650 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756
HEARD DANIEL D	16300 COUNTY ROAD 455 UNIT 511	MONTVERDE	FL	34756
HEATHMAN DALE J & DEBRA A	PO BOX 560186	MONTVERDE	FL	34756-01
HEMANS HERBON R & HUIFEN YIN	16355 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
HERNANDEZ ROSARIO R & LIZZETTE M SANCHEZ	16850 RIDGEWOOD AVE	MONTVERDE	FL	34756
HERON BARRY & LOUISE	16356 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756-35
HILL JAMES M	16824 RIDGEWOOD AVE	MONTVERDE	FL	34756
HOLMES SHEILA & CHRISTOPHER	16814 NINTH ST	MONTVERDE	FL	34756
HOLTON MICHAEL	16437 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
HORST JEFFREY LIFE ESTATE	16748 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756
HUDDERS EUGENE S	16721 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756
HUNT FREDDIE W & JANIE W	1630 PINE RIDGE DAIRY RD	FRUITLAND PARK	FL	34731
HUNT JANIE W & FREDDIE W	1630 PINE RIDGE DAIRY RD	FRUITLAND PARK	FL	34731
IRIZARRY ANGEL A & SANDRA	451 FREEMAN ST	LONGWOOD	FL	32750
JANSONS MARKUS W & KRISTINA	5108 YORKTON WAY	SAN JOSE	CA	95130
JOHNSON JEFFREY Z JR & MELISSA C	16455 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
JOHNSON MATTHEW &	16401 COUNTY ROAD 455	MONTVERDE	FL	34756
KENNEDY THOMAS G LIFE ESTATE	PO BOX 560256	MONTVERDE	FL	34756-02

KIMBERLY HUDA SANTANA REVOCABLE LIVING TRUST	16751 COUNTY ROAD 455	MONTVERDE	FL	34756
KINDER WENDY & WILLIAM H	16300 COUNTY ROAD 455 # UNIT 105	BELLA COLLINA	FL	34756
KLEIN ANN D	16300 COUNTY ROAD 455-NORTH UNIT 70	MONTVERDE	FL	34756
KOREK FARIAS PAULO S & KARLA A	9188 HOLLISTON CREEK PL	WINTER GARDEN	FL	34787
KUYKENDOLL DUSTIN AND KIRSTEN KUYKENDOLL	16300 COUNTY ROAD 455 UNIT 712	BELLA COLLINA	FL	34756
LAKE APOPKA NATURAL GAS DISTRICT	PO BOX 771275	WINTER GARDEN	FL	34777-12
LAKE SIENA HOLDINGS LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401
LARAKI GHISLAINE AND HSAIN CHAHIM	16300 COUNTY ROAD 455 UNIT 611	BELLA COLLINA	FL	34756
LEONARD ANTHONY L & GRETCHEN B	16442 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
LEWIS DAVID G & MARY E	16805 8TH ST	MONTVERDE	FL	34756-34
LINDSEY HOWARD K & DENISE M LIFE ESTATE	16349 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
LOPEZ-RAMIREZ CARMEN L	1535 HAWKESBURY CT	WINTER GARDEN	FL	34787
LORI S BRUCKHEIM REVOCABLE TRUST	16629 MORNINGSIDE DR	MONTVERDE	FL	34756
LOVERIDGE RUTH L	16300 COUNTY ROAD 455 UNIT 415	MONTVERDE	FL	34756
LOWE JOSHUA E	16300 COUNTY ROAD 455 UNIT 615	BELLA COLLINA	FL	34756
M & M OF ORLANDO INC	1711 35TH ST STE 105	ORLANDO	FL	32839
MAGNOLIA TERRACE HOA INC	PO BOX 560252	MONTVERDE	FL	34756-02
MANION RUSSELL C	16300 COUNTY ROAD 455 UNIT 513	MONTVERDE	FL	34756
MANNA JAMES G	16707 COUNTY ROAD 455	MONTVERDE	FL	34756
MASTERTON MARK J & CHRISTINA M	16338 RAVENNA CT	BELLA COLLINA	FL	34756
MATHUR ADESH & RUCHIKA	16524 BOLSENA DR	MONTVERDE	FL	34756
MC CORMACK SHANE A & ALEXANDRA M BARKER	16449 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
MC DONOUGH JAY M & DONNA M	600 7TH AVE	PARKESBURG	PA	19365
MC NEES SCOTT & MARY	16732 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756
MC QUAIG SUSAN J	16817 9TH ST	MONTVERDE	FL	34756
MEADOWS BENJAMIN W & JANAS C LIFE ESTATE	16401 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
MEDEIROS DE AZEVEDO OTTO JR	16300 COUNTY ROAD 455 N UNIT 701	MONTVERDE	FL	34756
MILDRUM DOUGLAS P & LESLIE J TEMMEN	16634 7TH ST	MONTVERDE	FL	34756
MORALES MARIBEL	16300 COUNTY ROAD 455 UNIT 402	BELLA COLLINA	FL	34756
MORNINGSIDE PARK PROPERTY OWNERS	UNKNOWN	UNKNOWN	UU	99999
MORTON SHANNON M	16836 RIDGEWOOD AVE	MONTVERDE	FL	34756
NELSON JOHN G & TERESA L	16907 RIDGEWOOD AVE	MONTVERDE	FL	34756
NOLASKO WAGNER & RENATA ORNA	16300 COUNTY ROAD 455 UNIT 516	MONTVERDE	FL	34756
HOMEOWNER	16607 SEVENTH ST	MONTVERDE	FL	34756
OYOLA JUANA	16546 MORNINGSIDE DR	MONTVERDE	FL	34756
PERDUE JERRY & LIZZA	16800 LAKEMONT AVE	MONTVERDE	FL	34756
PERGRAM KIERA A & MICAH J	16443 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
PHIRI GERALD & KHRYSTAL L	16820 LAKEMONT AVE	MONTVERDE	FL	34756
POMPEO JOHN D & TISHA CHRISTOPHER	16400 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756-3E
PORTO RALPH	16300 COUNTY ROAD 455 UNIT 612	MONTVERDE	FL	34756
POULSEN BO & IRMA URBIZO-	16300 COUNTY ROAD 455 UNIT 301	MONTVERDE	FL	34756
PRICE JOHN S & NANCY J	16796 LAKEMONT AVE	MONTVERDE	FL	34756
PRICE MARGARET A & ELVIS	16808 LAKEMONT AVE	MONTVERDE	FL	34756
QUISPE GLADYS AND METODIO QUISPE	16300 COUNTY ROAD 455 # UNIT 412	BELLA COLLINA	FL	34756
RICHMOND PAUL I	16300 COUNTY ROAD 455 # UNIT 602	BELLA COLLINA	FL	34756
RITTENBERG JONATHAN S & MARIA J	16448 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
RLSD HOLDINGS LLC	3900 CENTENNIAL DR STE C	MIDLAND	MI	48642
ROBERT KIM DREHER AND JANET SUE DREHER JOINT REVOCABLE TRUST	14114 TIMBERLINE DR	URBANDALE	IA	50323
ROBERT T J BOND REVOCABLE TRUST	16418 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
RODRIGUEZ COLLADO JONATHAN & SHARON MIRANDA	16817 RIDGEWOOD AVE	MONTVERDE	FL	34756
ROGERS JUNE ANN LIFE ESTATE	16631 7TH ST	MONTVERDE	FL	34756
ROOT SAMUEL ET AL	16649 MORNINGSIDE DR	MONTVERDE	FL	34756
ROSS KATHLEEN A & CHARLES F	16812 LAKEMONT AVE	MONTVERDE	FL	34756
SADOWSKI BRIAN M	16300 COUNTY ROAD 455 UNIT 205	MONTVERDE	FL	34756
SALBER ZANE M & KAEAL Y	16450 COUNTY ROAD 455	MONTVERDE	FL	34756
SANCHEZ JAMES & JULIA	16640 COUNTY ROAD 455	MONTVERDE	FL	34756
SANTOS JESUS M & MARISELA GONZALEZ CHEVERE	73 CAUTIVA CALLE ALMACIGOS	CAGUAS	PR	00727
SAUGH VISHAL & LINDA	16425 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
SCHARICH RICKY L &	16300 COUNTY ROAD 455 UNIT 106	MONTVERDE	FL	34756
SECORD PATRICK C	16300 COUNTY ROAD 455 UNIT 306	MONTVERDE	FL	34756
SHAMSIE-MC CABE TAMMY K & MAURICE G MC CABE	16300 COUNTY ROAD 455 # UNIT 406	BELLA COLLINA	FL	34756
SHARP WILLIAM & SARAH	16708 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756
SHIVDAT RAVI P & PREYA L	16841 RIDGEWOOD AVE	MONTVERDE	FL	34756
SHOOK RANDY & SHEILA	16300 COUNTY ROAD 455 UNIT 705	MONTVERDE	FL	34756
SHREWSBURY RONDEL & NANCY L	PO BOX 30	LASHMEET	WV	24733-00
SICELOFF CARLA M	16300 COUNTY ROAD 455 # UNIT 207	BELLA COLLINA	FL	34756
SIENA AT BELLA COLLINA CONDOMINIUM ASSN INC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401
SIENA AT BELLA COLLINA RENTALS LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401
SIENA AT BELLA COLLINA SHARED FACILITIES LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401
SINGH CHANDRADAT &	427 GRAND ROYAL CIR	WINTER GARDEN	FL	34787-40
SOGRIM KAVETA K AND VIJAYA L SINGH	95-09 111TH ST	RICHMOND HILL	NY	11419
SOWITCH BRYCE W & MICHELLE L	16300 COUNTY ROAD 455 UNIT 416	MONTVERDE	FL	34756
STALEY JACOB P & TRACY SANSBURY	PO BOX 22	FERNDAL	FL	34729-00
STECKELBERG WILLIAM	16619 7TH ST	MONTVERDE	FL	34756
TARVER ANDREW A & PAMELA D H	16454 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756
TORRES JUAN J & GRICELDA	499 PICWOOD CT	OCOE	FL	34761
TOWN OF MONTVERDE	PO BOX 560008	MONTVERDE	FL	34756-00
TRENTINI MATHEUS E ET AL	735 CATERPILLAR RUN	WINTER GARDEN	FL	34787
TRILLIAM PROPERTIES LLC	4545 NW 24TH TER	BOCA RATON	FL	33431
TUCKER LUCAS M & KACI E	16804 LAKEMONT AVE	MONTVERDE	FL	34756
UHLER EDWARD N & COLLEEN L CORBITT	5454 SW 28TH AVE	OCALA	FL	34471
UNIT 305 CR 455 16300 LLC	17537 COUNTY ROAD 455	MONTVERDE	FL	34756
VANDERWILL WILLIAM C LIFE ESTATE	PO BOX 560032	MONTVERDE	FL	34756-00
VARMA ADARSH B & AMRIT B	15150 MAROON BELLS LN	FRISCO	TX	75035-02
WELSH MARK & CYNTHIA	16300 COUNTY ROAD 455 UNIT 610	BELLA COLLINA	FL	34756
WESTLUND JEREMY J & KIMBERLY D	16611 SEVENTH ST	MONTVERDE	FL	34756
WHITE JOHN S & MONICA K	33 HARBOR COVE DR	OLD HICKORY	TN	37138
WIGINTON CATHERINE E & ROY	16703 MAGNOLIA TER	MONTVERDE	FL	34756
WILLS LISA	16300 COUNTY ROAD 455 UNIT 604	BELLA COLLINA	FL	34756
WILMINGTON DEVELOPMENT SERVICES INC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401-59
WLADYCZKA JAROSLAW S & MARTA	16632A MORNINGSIDE DR	MONTVERDE	FL	34756
WYER KENNETH & DEBRA L LIFE ESTATE	16820 9TH ST	MONTVERDE	FL	34756
YONKER MICHAEL J & TANYA R YONKER	16300 COUNTY ROAD 455 UNIT 713	BELLA COLLINA	FL	34756
ZIRCONPRO HOLDINGS LLC	511 WEKIVA COMMONS CIR	APOPKA	FL	32712

ORDINANCE 2025-60

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

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

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

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

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

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

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

Section 1. Legislative Findings

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

Section 2. Future Land Use Designation Amendment.

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

The Property consists of 9.47 +/- acres.

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

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

Section 3. Severability.

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

Section 4. Scrivener's Errors.

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

Section 5. Direction to the Town Manager

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

Section 6. Repeal

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

Section 7. Adoption

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

Section 8. Effective Date

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

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

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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

EXHIBIT A
Legal Description of Property

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

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

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

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

EXHIBIT B
Map Depicting Property





STAFF REPORT

SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

Public Hearing: January 13, 2026 (Town Council - Second Reading)

Ordinance No.: 2025-60

Applicant/Owner: Wilmington Development Services, Inc.

Application No.: Z25-000004

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

Staff Determination: Approval is recommended for up to 19 units, the maximum number of units that would be allowed in the requested Future Land Use designation.

SUBJECT PROPERTY INFORMATION

Size: Nine parcels, 9.47 acres

Location: 16819 Heatherwood Lane, Montverde, FL. 34756

Alternate Key No.'s:

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

Future Land Use Designation:

Existing: Lake County – Rural Transition & Bella Collina

Proposed: Single Family Low Density Residential (SFL)

**Zoning Designation:**

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

Adjacent Property Land Use

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

R1M: Single Family Medium Density

R1L: Single Family Low Density

BACKGROUND INFORMATION

At the December 9, 2025 Town Council meeting (first reading), the Council approved Ordinance 2025-60.

On November 12, 2025, the Planning & Zoning Board recommended approval of this Ordinance 2025-60.

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

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

STAFF ANALYSIS**FUTURE LAND USE ELEMENT**

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



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

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

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

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

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

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

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

LDC Sec. 2-52. - Comprehensive plan.

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



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

LDC Sec 1-2 – Definitions and rules of construction

Density means a ratio of dwelling units per base site area.

Density, residential, means the number of residential dwelling units permitted per gross acre of land and is determined by dividing the number of units by the total area of land within the boundaries of a lot or parcel, preservation and undevelopable areas, or areas below the normal high-water line of a lake. In the determination of the number of residential dwelling units to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to an additional unit.

Staff used these definitions in the analysis of this application.

PUBLIC COMMENT

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

MOTION CONSIDERATIONS

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



Location Map



Small-Scale Comprehensive Plan Amendment:
9.47 Acres

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



Future Land Use & Zoning Map (Current)

Lake County Rural Transition (RT) and Bella Collina



Future Land Use & Zoning Map (Proposed)

Town of Montverde Single Family Low Density Residential





APPLICATION

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

1. General Data

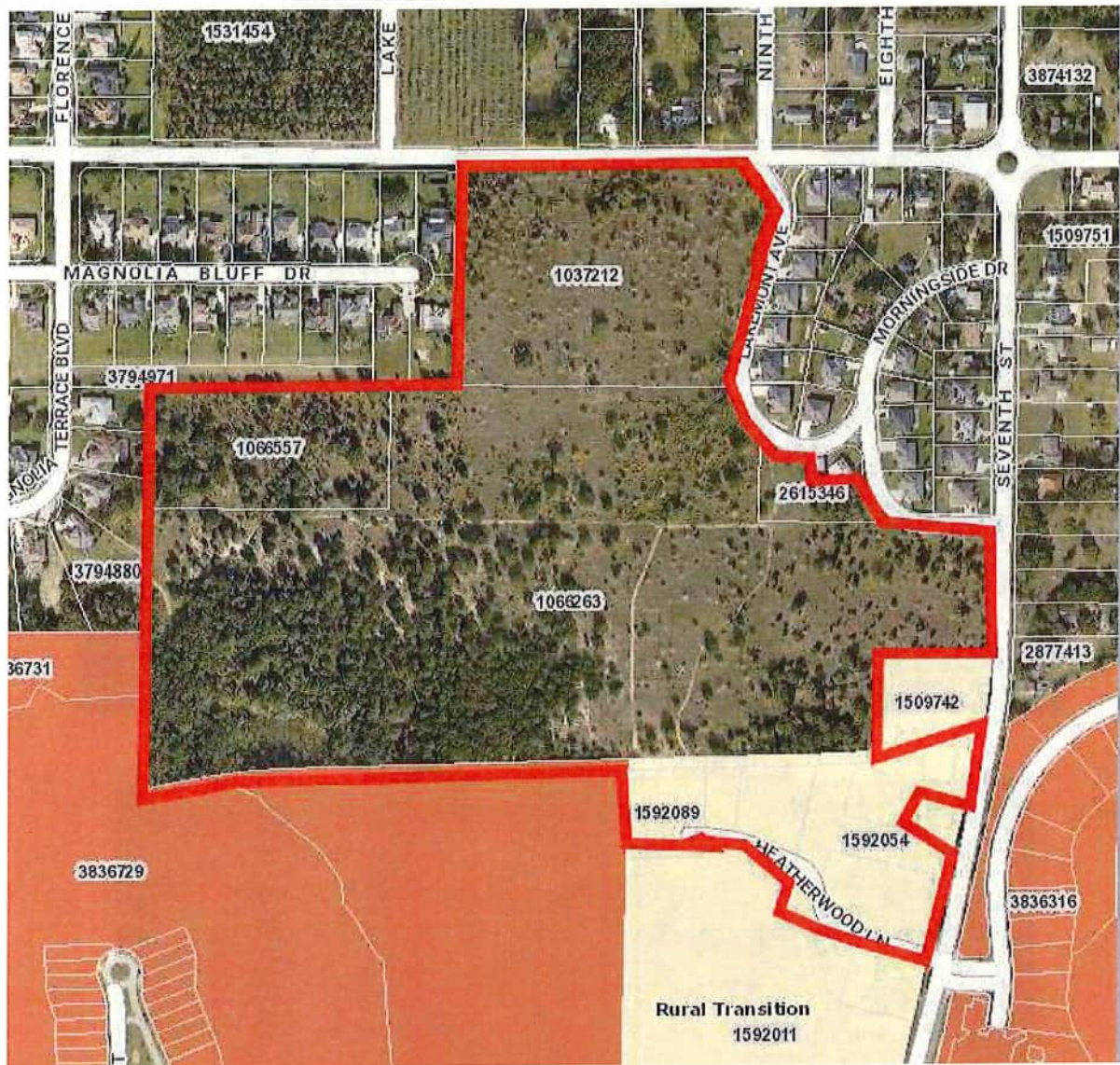
The Subject Property is located in the Town of Montverde, Florida containing approximately 67.78578 acres and generally located in the Montverde area south of Ridgewood Road and west of Seventh Street. An Annexation application has been filed for a portion of the Subject Property consisting of parcels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

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

2. Proposed Change

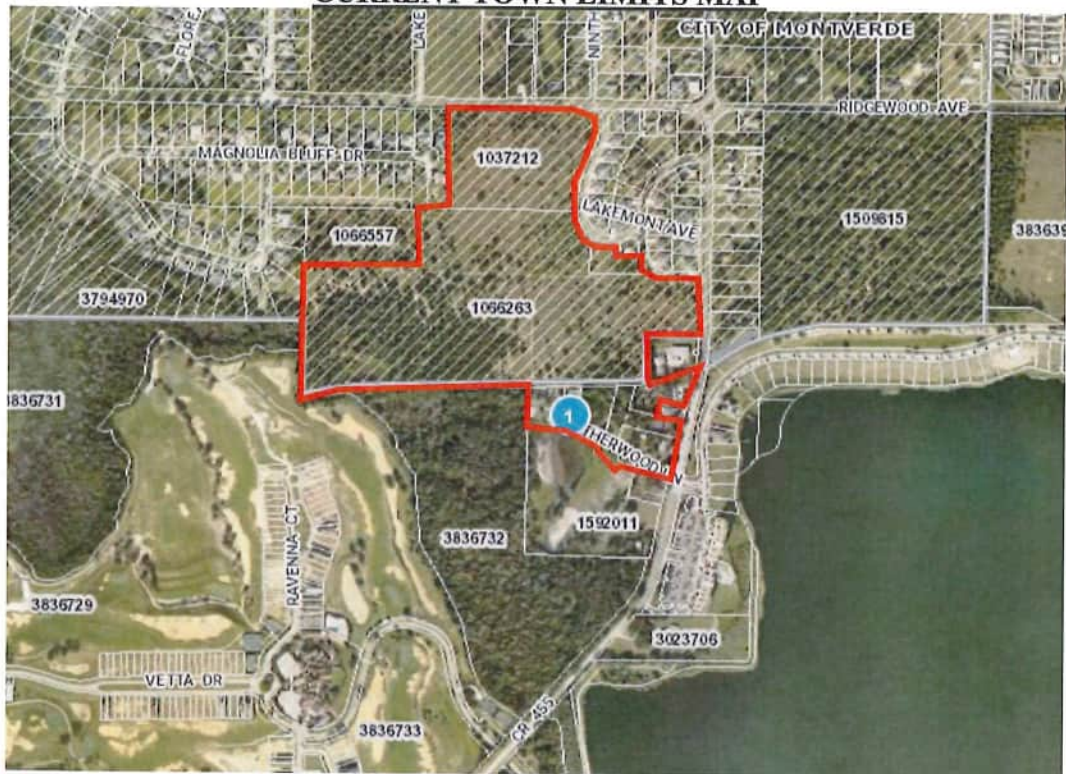
The Comprehensive Plan Amendment is requesting to change the future land use map to change the future land use designations of the Annexation Property from Lake County Rural Transition (RT) to Town of Montverde Planned Unit Development (PUD) (the "Comprehensive Plan Amendment").

LAKE COUNTY FUTURE LAND USE MAP

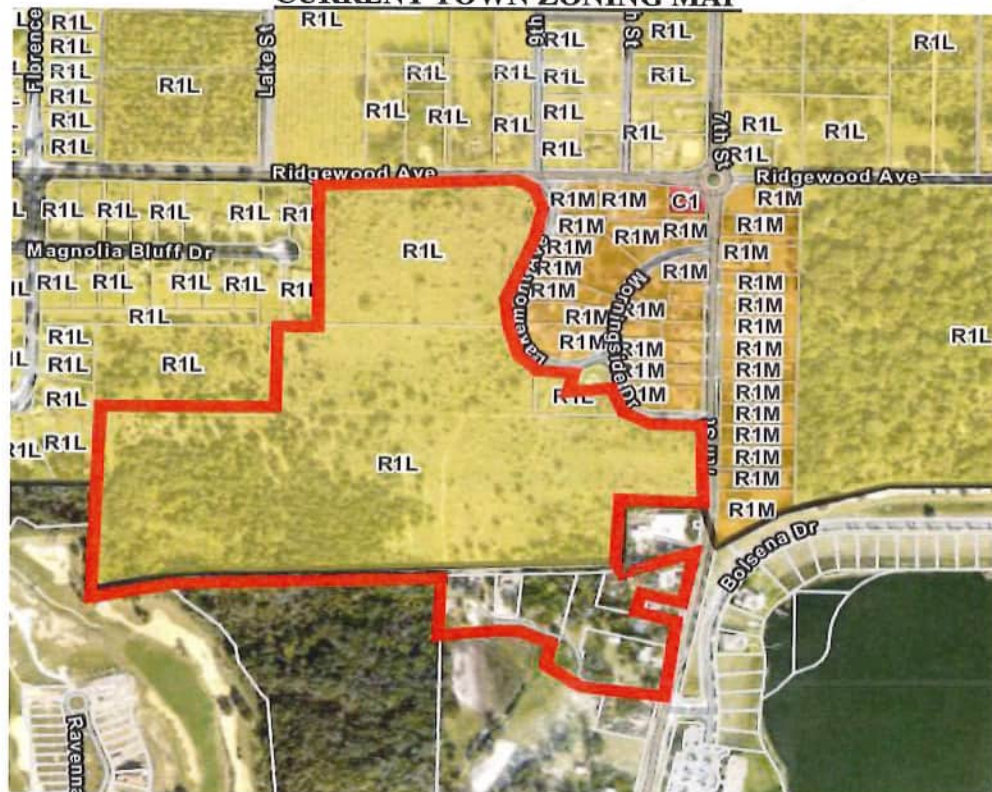


Concurrently with Comprehensive Plan Amendment, the Rezoning application is being submitted seeking to unify the zoning from R1L (Town Single Family Low Density) for the Town Property and LM (County Light Industrial) and A (County Agriculture) for the Annexation Property to PUD (Town Planned Unit Development).

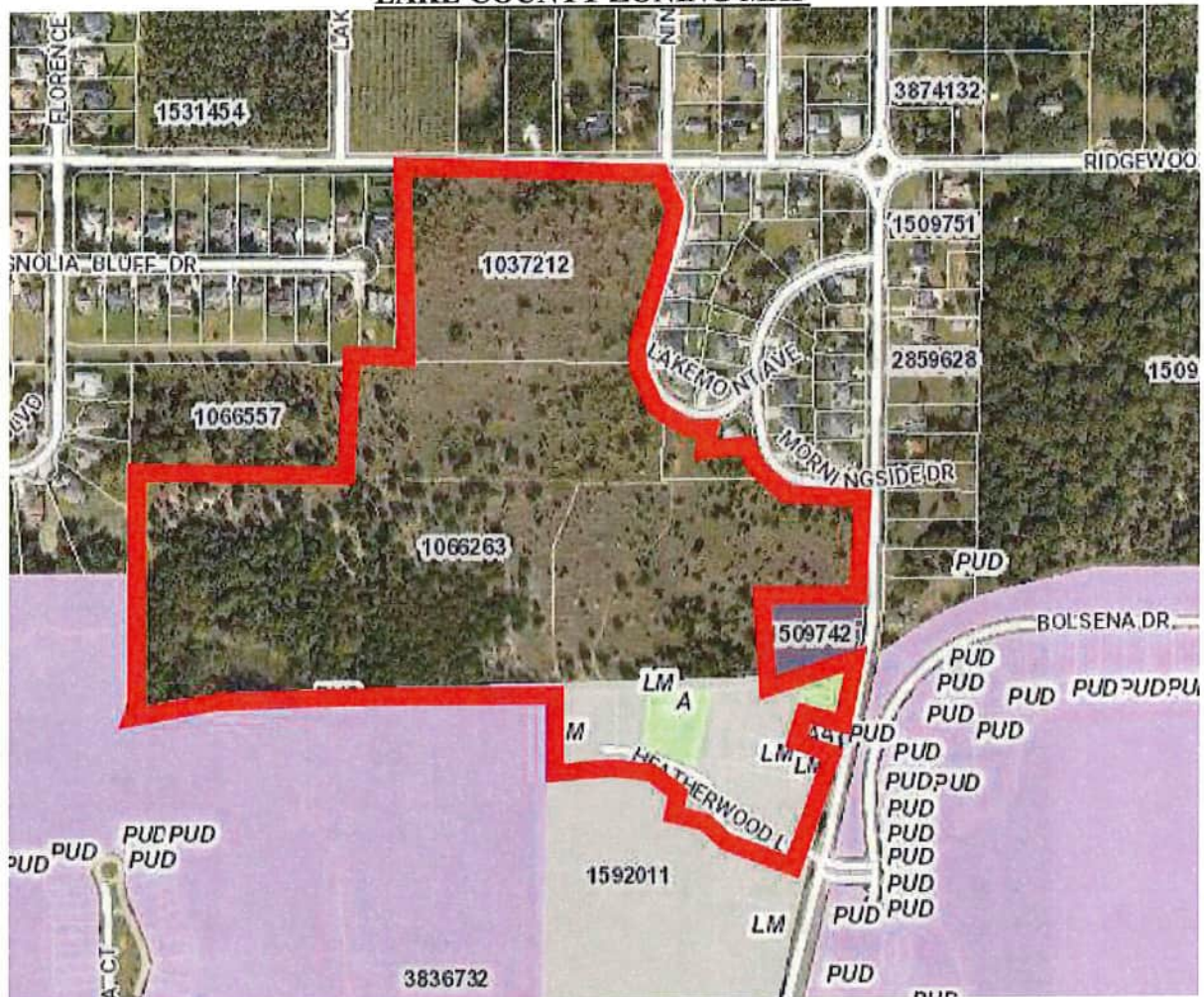
CURRENT TOWN LIMITS MAP



CURRENT TOWN ZONING MAP



LAKE COUNTY ZONING MAP



3. Benefit of Proposed Change

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

4. Compatibility with Land Use

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

5. Infrastructure and Services

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

TOWN UTILITY SERVICE BOUNDARY MAP



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

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

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

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

6. Conclusion

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

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

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

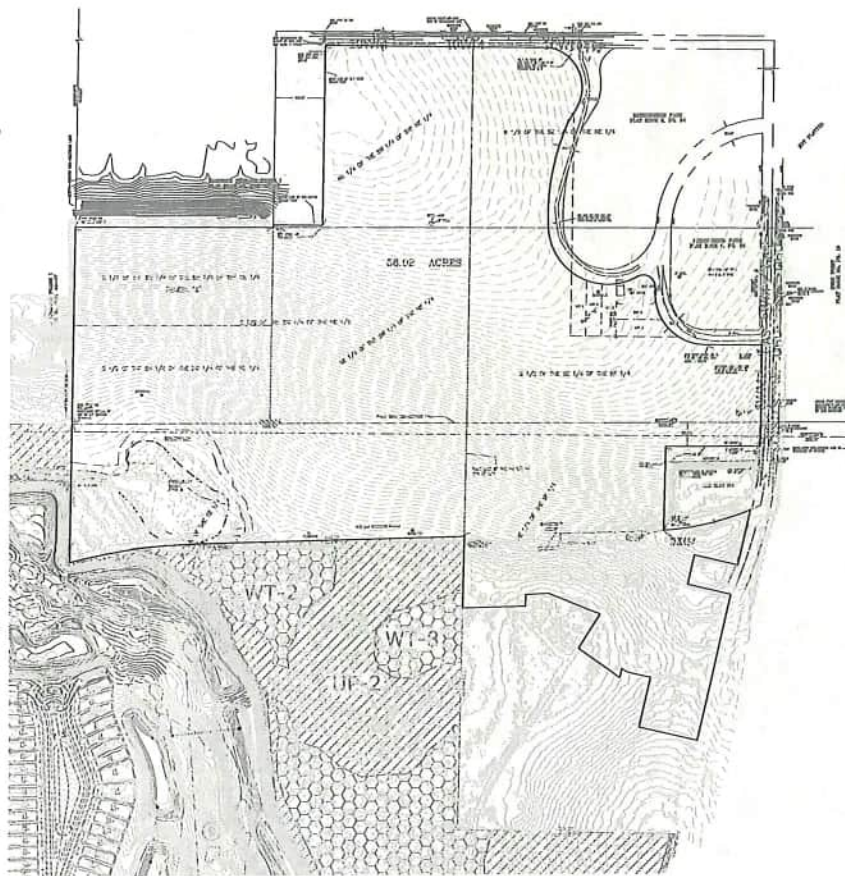


1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF MONTVERDE UTILITY CONSTRUCTION SPECIFICATIONS WA INTERLOCKED AGREEMENT WITH PINE ISLAND COP.
2. THE VERTICAL INFORMATION SHOWN HEREON IS BASED ON N.A.V.D. OF 1988 AND ARE REFERENCED TO LAKE COUNTY CONTROL B 429, ELEVATION = 88.48'.
3. THE BEARINGS AND HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE CONTROL POINTS 1002 AND 1028 EAST 83 (1985).

Sheet Title	Sheet Number
COVER	
EXIST-G CONDITIONS PLAN	1 OF 3
FG WASTES SIE PLAN	2 OF 3
FG WASTES SIE PLAN NOTES	3 OF 3

Sunshine811.com

PROJECT No.:	1014.998
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NO.	DATE	DESCRIPTION
1	10/1/2011	EXISTING CONDITIONS PLAN

MONTVERDE ESTATES
 10000 MONTVERDE ESTATES DRIVE
 MONTVERDE, FL 33577
 (813) 939-1111
 www.boydcivil.com

DATE: 10/1/2011
 DRAWN BY: J. S. BUCHHEIT
 PROJECT NO.: 10114-010
 COUNTY: FL
 CHECKED BY: J. S. BUCHHEIT
 DATE: 10/1/2011

SHEET NO.
 1 OF 3



Total Area	67.82		
Maximum Required Common Open Space	10.37	20% (15.45% F.O.D.)	
Open Space Provided		Area	Percent of OS
Conservation Area	10.37	15%	45%
Upland Buffer	1.36	4%	2%
Upland Open Space Area	14.17	53%	20%
Stormwater and R/W Areas	8.61	35%	10%
Total	27.62	100%	40%
Total Residential Lot Area	29.32		40%
Wastewater Facility Area	0.27		1%
Road Right of Way	9.27		15%
Maximum Number of Residential Lots	11110		
Maximum Gross Density	1.68 DU / Acre		
Maximum Impervious Area (over entire F.O.)	4.45		

Excluding Walls
 Site will include retaining walls of varying height, retaining uniformity to be noted within 10' R.O.W. of the project perimeter and/or within lot setback areas. Wall heights will be determined at final engineering.

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

Area Tabulations

Tract	Type	Area (ac.)
A	Open Space	8.45
B	Wetland	4.02
C	30' Wetland Buffer	1.10
D	Open Space	8.61
E	Wastewater Treatment Plant	0.47
F	Open Space	1.25
G	Open Space	0.52
H	Open Space	0.42
I	Open Space	0.63
J	Open Space	0.27
K	Open Space	0.78
L	Open Space	0.73
M	Open Space	0.33
N	Open Space	0.16
O	Open Space	0.63
P	Open Space	2.83
Q	Open Space	0.52
R	Open Space	0.29
Residential	N/A	29.32
R/W Area	N/A	9.97
Total	N/A	47.82

LEGEND

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



MONTVERDE ESTATES
 PREPARED BY: BOYD CIVIL ENGINEERING, LLC
 PD MASTER SITE PLAN

Date: 5/15/2013
 Drawn by: AS SHOWN
 Project No.: 1014-999
 Scale: 1" = 40'
 Checked by: [Signature]
 Date: 5/15/2013

SHEET NO.
 2 OF 3

SHEET NO.
3 OF 3



TOWN OF MONTVERDE
Concurrency Management Review System

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

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

PROPERTY INFORMATION

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

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

Have plans been submitted for this project? _____ YES xx NO

Please indicate what type of project is being submitted:

[] Conceptual Review:

_____ Plan Amendment
_____ Preliminary Subdivision
_____ Amendment to Future Land Use
_____ Preliminary Development Plan
_____ Rezoning
_____ Preliminary Site Plan
_____ Conditional Use

[X] Preliminary Development Review:

xx Plan Amendment *
_____ Preliminary Subdivision
_____ Rezoning
_____ Preliminary Site Plan

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

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

[] Final Development Review:

Final Site Plan

Change in Use

Building Permits

DRI

Final Plan & Plat

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

_____ YES XX NO

If YES, what is the project name?

Certificate Number

Expiration Date

RESIDENTIAL PROJECTS ONLY:

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

Proposed.
Month/Year

Total No SF
Units

Total No MF
Units

Phase I:

Use #1

Use #2

Use #3

Phase II:

Use #1

Use #2

Use #3

TRANSPORTATION

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

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

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

Signature of Applicant

Date



PUBLIC COMMENTS

October 15, 2025

Town of Montverde
17404 Sixth Street
Montverde FL 34756

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

Dear Mr. Wynkoop,

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

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

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

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

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

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

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

Thanks so much,



Gayle Bond and Robert Bond

Enclosure: picture of view



Save Our Trees



ADVERTISING INFORMATION



NOTICE OF PUBLIC HEARING

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

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-60 for a Small-Scale Comprehensive Plan Amendment. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on January 13, 2026. The title of the ordinance is as follows:

ORDINANCE 2025-60

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

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

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

OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip	PropertyAddress
1603955 ONTARIO LIMITED INC	362 ELMGROVE DR	ONTARIO N8N 3S4	CANADA		16300 COUNTY ROAD 455 # UNIT 411
320REI INC	3813 GREYSTONE LEGEND PL	OVIEDO	FL	32765	16300 COUNTY ROAD 455 # UNIT 202
ADAMS MICHAEL J & SHELLEY R	16735 RIDGEWOOD AVE	MONTVERDE	FL	34756	16735 RIDGEWOOD AVE
ALAY LUDGER H & ROSALINDA G	16645 MAGNOLIA TER	MONTVERDE	FL	34756	16645 MAGNOLIA TER BLVD
ALLAN M DE LA CONCHA INTER VIVOS REVOCABLE TRU	16615 SEVENTH ST	MONTVERDE	FL	34756	16615 SEVENTH ST
ALTMAN DAVID W & SHERRY W	16406 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16406 MAGNOLIA BLUFF DR
ANGELA M HAMILTON REVOCABLE TRUST	16430 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16430 MAGNOLIA BLUFF DR
AVANTIME INTERNATIONAL LLC	100 BAYVIEW DR UNIT 505	SUNNY ISLES BEA	FL	33160	16300 COUNTY ROAD 455 # UNIT 606
BAKER KEVIN J & CHERYL D	16716 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16716 MAGNOLIA TERRACE BLVD
BANAS BRITTANIE N	16623 SEVENTH ST	MONTVERDE	FL	34756	16623 SEVENTH ST
BARISANO JONATHAN & JESSICA	16550 MORNINGSIDE DR	MONTVERDE	FL	34756	16550 MORNINGSIDE DR
BARRETO GUILHERME L & GISELE C V	17121 COLLINS AVE UNIT 1101	SUNNY ISLES BEA	FL	33160	16300 COUNTY ROAD 455 # UNIT 504
BEERS KEVIN M & KELSEY C	15817 VETTA DR	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 607
BELLA COLLINA PROPERTY OWNERS ASSN INC	1631 E VINE ST STE 300	KISSIMMEE	FL	34744	COUNTY ROAD 455
BELLA COLLINA TOWERS LLC	217 PERUVIAN AVE STE 2	PALM BEACH	FL	33480	16300 COUNTY ROAD 455 # UNIT 107
BELLA COLLINA TOWERS LLC	505 S FLAGLER DR # 900	WEST PALM BEACH	FL	33401	16300 COUNTY ROAD 455 # UNIT 711
BELTRAM ANDREA & DANIEL G	102 W HIAWATHA ST	TAMPA	FL	33604	16300 COUNTY ROAD 455 # UNIT 102
BENNETT AMY L & RAYMOND	16300 COUNTY ROAD 455 UNIT 616	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 616
BLOSSOMS INVESTMENT PROPERTIES LLC	PO BOX 560619	MONTVERDE	FL	34756-06	16547 MORNINGSIDE DR
BLUE WATER MINING LLC	7410 30TH CT	VERO BEACH	FL	32967	16740 MAGNOLIA TERRACE BLVD
BOSWORTH BRUCE A & JO ANN LIFE ESTATE	16625 MORNINGSIDE DR	MONTVERDE	FL	34756	16625 MORNINGSIDE DR
BOYD RICHARD L & CHERYL L	16830 RIDGEWOOD AVE	MONTVERDE	FL	34756	16830 RIDGEWOOD AVE
BOYLE BRYANT D & STEPHANIE	16700 MAGNOLIA TER	MONTVERDE	FL	34756	16700 MAGNOLIA TER
BRAGA ROMULO J &	16300 COUNTY ROAD 455 N UNIT 303	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 303
BRIGHT SIDNEY & ROBIN	16431 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16431 MAGNOLIA BLUFF DR
BROGAN RYAN M & VYETTE M	1051 WAX MYRTLE AVE	MINNEOLA	FL	34715	16350 MAGNOLIA BLUFF DR
BROWN NICOLAS & AMY BENSON	16300 COUNTY ROAD 455 RD 716	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 716
BRUFF NORMA	16300 COUNTY ROAD 455 UNIT 206	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 206
BURDEN ALLEN M & MELODY P	PO BOX 560163	MONTVERDE	FL	34756-01	16715 RIDGEWOOD AVE
BURDEN TERRY A & PAMELA S	PO BOX 560163	MONTVERDE	FL	34756-01	16719 RIDGEWOOD AVE
BURTON KYLE & SARA	16300 COUNTY ROAD 455 UNIT 601	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 601
BWJ LLC	11030 ULLSWATER LN	WINDERMERE	FL	34786	16538 BOLSENA DR
CARAIBA FLORIDA TRUST	16300 COUNTY ROAD 455 UNIT 512	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 512
CAROL A PREVOST REVOCABLE LIVING TRUST	28296 CARLTON WAY DR	NOVI	MI	48377	16300 COUNTY ROAD 455 # UNIT 305
CARPENTER MICHAEL & ANTONETTE	16300 COUNTY ROAD 455 UNIT 201	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 201
CARROLL JOHN B	17638 GLADYS ST	MONTVERDE	FL	34756	16239 COUNTY ROAD 455
CASTAGNINO JOSEPH F	108 TIMBER RIDGE	HARMONY	PA	16037	16339 RAVENNA CT
CHABERT BARRETO ASTRID M & ENRIQUE A SANTIAGO	16424 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16424 MAGNOLIA BLUFF DR
CLINKSCALES FRANCES H & PHILLIP H	122 SEA MARSH RD	AMELIA ISLAND	FL	32034	16300 COUNTY ROAD 455 # UNIT 404
COLEMAN ANDREA	16546 SEVENTH ST	MONTVERDE	FL	34756	16546 SEVENTH ST
CORDOVA KEITH R & DIANA C	16413 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16413 MAGNOLIA BLUFF DR
CORREY TIM & REGINA L MAZAK	16751 RIDGEWOOD AVE	MONTVERDE	FL	34756-34	16751 RIDGEWOOD AVE
CREECH JEFFREY &	16823 8TH ST	MONTVERDE	FL	34756-06	16823 8TH ST
DAVID L BOSTWICK & SUAN D THOMPSON JOINT REVOC	16816 LAKEMONT AVE	MONTVERDE	FL	34756	16816 LAKEMONT AVE
DCS CAPITAL INVESTMENTS LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401	15548 VETTA DR
DCS REAL ESTATE INVESTMENT LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401-56	16322 RAVENNA CT
DCS REAL ESTATE INVESTMENTS LLC	217 PERUVIAN AVE STE 2	PALM BEACH	FL	33480-46	LAKEMONT AVE
DE CLERCQ ANDREW & TINA	16540 MORNINGSIDE DR	MONTVERDE	FL	34756	16540 MORNINGSIDE DR
DE FRAIN ERIC M & JO ANN	9 CHEDWORTH WAY	ARDEN	NC	28704	16300 COUNTY ROAD 455 # UNIT 405
DE MORAES BARROS ANTONIO C	16300 CR 455	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 703
DEBORAH J PERLET REVOCABLE LIVING TRUST	16412 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16412 MAGNOLIA BLUFF DR
DELANAY DEBRA C TRUSTEE	16724 MAGNOLIA TER	MONTVERDE	FL	34756-36	16724 MAGNOLIA TERRACE BLVD
DELISLE ERIC B	16829 RIDGEWOOD AVE	MONTVERDE	FL	34756	16829 RIDGEWOOD AVE
DI STEFANO JOSEPH & DOROTHY	231 IDA RED LN	ROCHESTER	NY	14626	16300 COUNTY ROAD 455 # UNIT 605
DOSS JAMES E & ERIKA	16300 COUNTY ROAD 455 UNIT 413	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 413
DOUWING KEVIN M & GLORIA D	16338 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16338 MAGNOLIA BLUFF BLVD
DU SIHAI & BAIWEI FU	1318 236TH PL NE	SAMMAMISH	WA	98074-72	16300 COUNTY ROAD 455 # UNIT 715
DWYER MATTHEW D & PAMELA A	16653 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16653 MAGNOLIA TERR BLVD
ELDRIDGE JOHN & KERRY	16436 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756-36	16436 MAGNOLIA BLUFF DR
ELLIS JEFFREY A & ANGELA M	16419 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16419 MAGNOLIA BLUFF DR
EMTIAZ MAHMOUD TRUSTEE	27982 LORETHA LN	LAGUNA NIGUEL	CA	92677	17010 RIDGEWOOD AVE
EQUITY TRUST COMPANY CUSTODIAN	15928 CITRUS KNOLL DR	WINTER GARDEN	FL	34787	16300 COUNTY ROAD 455 # UNIT 503
FAITHS PROMISE LLC	203 MOHAWK RD	CLERMONT	FL	34715	16445 COUNTY ROAD 455
FAN PENG	406 E 50TH ST	NEW YORK	NY	10022	16300 COUNTY ROAD 455 # UNIT 307
FARNSWORTH KYLE L & MARIA	16344 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16344 MAGNOLIA BLUFF DR
FAWN L LEWIS REVOCABLE TRUST	2700 MARIOTTA RDG	CLERMONT	FL	34715-06	16300 COUNTY ROAD 455 # UNIT 510
FERRANTELO DANIELLE L AND FRANK S FERRANTELL	16300 COUNTY ROAD 455 UNIT 410	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 410
FIERRO DIEGO AND LARISSA M CORRETIER	16300 COUNTY ROAD 455 UNIT 502	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 502
FITZGERALD MARY K	16300 COUNTY ROAD 455 # 714	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 714
FOREIGN INVESTMENTS AND FINANCE LLC	13509 MAGNOLIA PARK CT	WINDERMERE	FL	34786	16300 COUNTY ROAD 455 # UNIT 501
GANT EBONI & DEVIN D	16528 BOLSENA DR	MONTVERDE	FL	34756	16528 BOLSENA DR
GAVAGNI DANIELLE	16300 COUNTY ROAD 455	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 104
GONZALEZ HUGO & ANA MARIA	700 GRISHAM ST	WINTER GARDEN	FL	34787	SEVENTH ST
GORENER NICHOLAS	2203 E 18TH ST	AUSTIN	TX	78702	16300 COUNTY ROAD 455 # UNIT 103
GRIMM GAYLE A & STEPHEN	16300 COUNTY ROAD 455 UNIT 702	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 702
GUSTINO JAMES A & WENDY L	16632 MORNINGSIDE DR	MONTVERDE	FL	34756	16632 MORNINGSIDE DR
HAMILTON MARY E	16300 COUNTY ROAD 455 UNIT 515	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 515
HAYNE BERT JR & SUSAN E	16407 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16407 MAGNOLIA BLUFF DR
HEANEY MICHAEL J & STACI	16650 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16650 MAGNOLIA TERRACE BLVD
HEARD DANIEL D	16300 COUNTY ROAD 455 UNIT 511	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 511
HEATHMAN DALE J & DEBRA A	PO BOX 560186	MONTVERDE	FL	34756-01	16510 SEVENTH ST
HEMANS HERBON R & HUIFEN YIN	16355 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16355 MAGNOLIA BLUFF DR
HERNANDEZ ROSARIO R & LIZZETTE M SANCHEZ	16850 RIDGEWOOD AVE	MONTVERDE	FL	34756	16850 RIDGEWOOD AVE
HERON BARRY & LOUISE	16356 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756-36	16356 MAGNOLIA BLUFF DR
HILL JAMES M	16824 RIDGEWOOD AVE	MONTVERDE	FL	34756	16824 RIDGEWOOD AVE
HOLMES SHEILA & CHRISTOPHER	16814 NINTH ST	MONTVERDE	FL	34756	16814 NINTH ST
HOLTON MICHAEL	16437 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16437 MAGNOLIA BLUFF DR
HORST JEFFREY LIFE ESTATE	16748 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16748 MAGNOLIA TERRACE BLVD
HUDDERS EUGENE S	16721 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16721 MAGNOLIA TERRACE BLVD
HUNT FREDDIE W & JANIE W	1630 PINE RIDGE DAIRY RD	FRUITLAND PARK	FL	34731	HIGHLAND AVE
HUNT JANIE W & FREDDIE W	1630 PINE RIDGE DAIRY RD	FRUITLAND PARK	FL	34731	PRIVATE DR
IRIZARRY ANGEL A & SANDRA	451 FREEMAN ST	LONGWOOD	FL	32750	SEVENTH ST
JANSONS MARKUS W & KRISTINA	5108 YORKTON WAY	SAN JOSE	CA	95130	16300 COUNTY ROAD 455 # UNIT 603
JOHNSON JEFFREY Z JR & MELISSA C	16455 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16455 MAGNOLIA BLUFF DR
JOHNSON MATTHEW &	16401 COUNTY ROAD 455	MONTVERDE	FL	34756	16401 COUNTY ROAD 455
KENNEDY THOMAS G LIFE ESTATE	PO BOX 560256	MONTVERDE	FL	34756-06	16600 SEVENTH ST
KIMBERLY HUDA SANTANA REVOCABLE LIVING TRUST	16751 COUNTY ROAD 455	MONTVERDE	FL	34756	16751 COUNTY ROAD 455
KINDER WENDY & WILLIAM H	16300 COUNTY ROAD 455 # UNIT 105	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 105
KLEIN ANN D	16300 COUNTY ROAD 455-NORTH UNIT	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 704
KOREK FARIAS PAULO S & KARLA A	9188 HOLLISTON CREEK PL	WINTER GARDEN	FL	34787	16300 COUNTY ROAD 455 # UNIT 401
KUYKENDOLL DUSTIN AND KIRSTEN KUYKENDOLL	16300 COUNTY ROAD 455 UNIT 712	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 712
LAKE APOPKA NATURAL GAS DISTRICT	PO BOX 771275	WINTER GARDEN	FL	34777-12	SEVENTH ST
LAKE SIENA HOLDINGS LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401	CAVALLO DR
LARAKI GHISLAINE AND IHSAIN CHAHIM	16300 COUNTY ROAD 455 UNIT 611	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 611

LEONARD ANTHONY L & GRETCHEN B	16442 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16442 MAGNOLIA BLUFF DR
LEWIS DAVID G & MARY E	16805 8TH ST	MONTVERDE	FL	34756-34	16805 EIGHTH ST
LINDSEY HOWARD K & DENISE M LIFE ESTATE	16349 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16349 MAGNOLIA BLUFF DR
LOPEZ-RAMIREZ CARMEN L	1535 HAWKESBURY CT	WINTER GARDEN	FL	34787	SEVENTH ST
LORI S BRUCKHEIM REVOCABLE TRUST	16629 MORNINGSIDE DR	MONTVERDE	FL	34756	16629 MORNINGSIDE DR
LOVERIDGE RUTH L	16300 COUNTY ROAD 455 UNIT 415	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 415
LOWE JOSHUA E	16300 COUNTY ROAD 455 UNIT 615	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 615
M & M OF ORLANDO INC	1711 35TH ST STE 105	ORLANDO	FL	32839	HIGHLAND AVE
MAGNOLIA TERRACE HOA INC	PO BOX 560252	MONTVERDE	FL	34756-02	MAGNOLIA TERRACE BLVD
MANION RUSSELL C	16300 COUNTY ROAD 455 UNIT 513	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 513
MANNA JAMES G	16707 COUNTY ROAD 455	MONTVERDE	FL	34756	16707 COUNTY ROAD 455
MASTERSON MARK J & CHRISTINA M	16338 RAVENNA CT	BELLA COLLINA	FL	34756	16338 RAVENNA CT
MATHUR ADESH & RUCHIKA	16524 BOLSENA DR	MONTVERDE	FL	34756	16524 BOLSENA DR
MC CORMACK SHANE A & ALEXANDRA M BARKER	16449 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16449 MAGNOLIA BLUFF DR
MC DONOUGH JAY M & DONNA M	600 7TH AVE	PARKESBURG	PA	19365	16300 COUNTY ROAD 455 # UNIT 514
MC NEES SCOTT & MARY	16732 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16732 MAGNOLIA TERRACE BLVD
MC QUAIG SUSAN J	16817 9TH ST	MONTVERDE	FL	34756	16817 9TH ST
MEADOWS BENJAMIN W & JANAS C LIFE ESTATE	16401 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16401 MAGNOLIA BLUFF DR
MEDIROS DE AZEVEDO OTTO JR	16300 COUNTY ROAD 455 N UNIT 701	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 701
MILDROM DOUGLAS P & LESLIE J TEMMEN	16634 7TH ST	MONTVERDE	FL	34756	16634 7TH ST
MORALES MARIBEL	16300 COUNTY ROAD 455 UNIT 402	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 402
MORNINGSIDE PARK PROPERTY OWNERS	UNKNOWN	UNKNOWN	UU	99899	RIDGEWOOD AVE
MORTON SHANNON M	16836 RIDGEWOOD AVE	MONTVERDE	FL	34756	16836 RIDGEWOOD AVE
NELSON JOHN G & TERESA L	16907 RIDGEWOOD AVE	MONTVERDE	FL	34756	16907 RIDGEWOOD AVE
NOLASKO WAGNER & RENATA ORNA	16300 COUNTY ROAD 455 UNIT 516	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 516
HOMEOWNER	16607 SEVENTH ST	MONTVERDE	FL	34756	16607 SEVENTH ST
OYOLA JUANA	16546 MORNINGSIDE DR	MONTVERDE	FL	34756	16546 MORNINGSIDE DR
PERDUE JERRY & LIZZA	16800 LAKEMONT AVE	MONTVERDE	FL	34756	16800 LAKEMONT AVE
PERGRAM KIERA A & MICAH J	16443 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16443 MAGNOLIA BLUFF DR
PHIRI GERALD & KHRISTAL L	16820 LAKEMONT AVE	MONTVERDE	FL	34756	16820 LAKEMONT AVE
POMPEO JOHN D & TISHA CHRISTOPHER	16400 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756-35	16400 MAGNOLIA BLUFF DR
PORTO RALPH	16300 COUNTY ROAD 455 UNIT 612	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 612
POULSEN BO & IRMA URBIZO-	16300 COUNTY ROAD 455 UNIT 301	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 301
PRICE JOHN S & NANCY J	16796 LAKEMONT AVE	MONTVERDE	FL	34756	16796 LAKEMONT AVE
PRICE MARGARET A & ELVIS	16808 LAKEMONT AVE	MONTVERDE	FL	34756	16808 LAKEMONT AVE
QUISPE GLADYS AND METODIO QUISPE	16300 COUNTY ROAD 455 # UNIT 412	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 412
RICHMOND PAUL I	16300 COUNTY ROAD 455 # UNIT 602	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 602
RITTENBERG JONATHAN S & MARIA J	16448 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16448 MAGNOLIA BLUFF DR
RLSD HOLDINGS LLC	3900 CENTENNIAL DR STE C	MIDLAND	MI	48642	16300 COUNTY ROAD 455 # UNIT 506
ROBERT KIM DREHER AND JANET SUE DREHER JOINT R	14114 TIMBERLINE DR	URBANDALE	IA	50323	16300 COUNTY ROAD 455 # UNIT 614
ROBERT T J BOND REVOCABLE TRUST	16418 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16418 MAGNOLIA BLUFF
RODRIGUEZ COLLADO JONATHAN & SHARON MIRANDA	16817 RIDGEWOOD AVE	MONTVERDE	FL	34756	16817 RIDGEWOOD AVE
ROGERS JUNE ANN LIFE ESTATE	16631 7TH ST	MONTVERDE	FL	34756	16631 SEVENTH ST
ROOT SAMUEL ET AL	16649 MORNINGSIDE DR	MONTVERDE	FL	34756	16649 MORNINGSIDE DR
ROSS KATHLEEN A & CHARLES F	16812 LAKEMONT AVE	MONTVERDE	FL	34756	16812 LAKEMONT AVE
SADOWSKI BRIAN M	16300 COUNTY ROAD 455 UNIT 205	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 205
SALBER ZANE M & KAEAL Y	16450 COUNTY ROAD 455	MONTVERDE	FL	34756	16450 COUNTY ROAD 455
SANCHEZ JAMES & JULIA	16640 COUNTY ROAD 455	MONTVERDE	FL	34756	16640 SEVENTH ST
SANTOS JESUS M & MARISELA GONZALEZ CHEVERE	73 CAUTIVA CALLE ALMACIGOS	CAGUAS	PR	00727	16300 COUNTY ROAD 455 # UNIT 302
SAUGH VISHAL & LINDA	16425 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16425 MAGNOLIA BLUFF DR
SCHARICH RICKY L &	16300 COUNTY ROAD 455 UNIT 106	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 106
SECORD PATRICK C	16300 COUNTY ROAD 455 UNIT 306	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 306
SHAMISIE-MC CABE TAMMY K & MAURICE G MC CABE	16300 COUNTY ROAD 455 # UNIT 406	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 406
SHARP WILLIAM & SARAH	16708 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16708 MAGNOLIA TERRACE BLVD
SHIVDAT RAVI P & PREYA L	16841 RIDGEWOOD AVE	MONTVERDE	FL	34756	16841 RIDGEWOOD AVE
SHOOK RANDY & SHEILA	16300 COUNTY ROAD 455 UNIT 705	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 705
SHREWSBURY RONDEL & NANCY L	PO BOX 30	LASHMEET	WV	24733-00	16643 SEVENTH ST
SICELOFF CARLA M	16300 COUNTY ROAD 455 # UNIT 207	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 207
SIENA AT BELLA COLLINA CONDOMINIUM ASSN INC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401	COUNTY ROAD 455
SIENA AT BELLA COLLINA RENTALS LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401	COUNTY ROAD 455
SIENA AT BELLA COLLINA SHARED FACILITIES LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401	UNASSIGNED
SINGH CHANDRADAT &	427 GRAND ROYAL CIR	WINTER GARDEN	FL	34787-40	16610 COUNTY ROAD 455
SOGRIM KAVETA K AND VIJAYA L SINGH	95-09 111TH ST	RICHMOND HILL	NY	11419	16300 COUNTY ROAD 455 # UNIT 507
SOWITCH BRYCE W & MICHELLE L	16300 COUNTY ROAD 455 UNIT 416	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 416
STALEY JACOB P & TRACY SANSBURY	PO BOX 22	FERNDALE	FL	34729-00	16634 MORNINGSIDE DR
STECKELBERG WILLIAM	16619 7TH ST	MONTVERDE	FL	34756	16619 SEVENTH ST
TARVER ANDREW A & PAMELA D H	16454 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16454 MAGNOLIA BLUFF DR
TORRES JUAN J & GRICELDA	499 PICWOOD CT	OCOE	FL	34761	NINTH ST
TOWN OF MONTVERDE	PO BOX 560008	MONTVERDE	FL	34756-00	16912 RIDGEWOOD AVE
TRENTINI MATHEUS E ET AL	735 CATERPILLAR RUN	WINTER GARDEN	FL	34787	16300 COUNTY ROAD 455 # UNIT 613
TRILLIAM PROPERTIES LLC	4545 NW 24TH TER	BOCA RATON	FL	33431	16300 COUNTY ROAD 455 # UNIT 403
TUCKER LUCAS M & KACI E	16804 LAKEMONT AVE	MONTVERDE	FL	34756	16804 LAKEMONT AVE
UHLER EDWARD N & COLLEEN L CORBITT	5454 SW 28TH AVE	OCALA	FL	34471	16300 COUNTY ROAD 455 # UNIT 706
UNIT 305 CR 455 16300 LLC	17537 COUNTY ROAD 455	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 304
VANDERWILL WILLIAM C LIFE ESTATE	PO BOX 560032	MONTVERDE	FL	34756-00	16639 MORNINGSIDE DR
VARMA ADARSH B & AMRIT B	15150 MAROON BELLS LN	FRISCO	TX	75035-02	16300 COUNTY ROAD 455 # UNIT 101
WELSH MARK & CYNTHIA	16300 COUNTY ROAD 455 UNIT 610	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 610
WESTLUND JEREMY J & KIMBERLY D	16611 SEVENTH ST	MONTVERDE	FL	34756	16611 SEVENTH ST
WHITE JOHN S & MONICA K	33 HARBOR COVE DR	OLD HICKORY	TN	37138	16300 COUNTY ROAD 455 # UNIT 505
WIGINTON CATHERINE E & ROY	16703 MAGNOLIA TER	MONTVERDE	FL	34756	16703 MAGNOLIA TER
WILLS LISA	16300 COUNTY ROAD 455 UNIT 604	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 604
WILMINGTON DEVELOPMENT SERVICES INC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401-50	HEATHERWOOD LN
WLADYCZKA JAROSLAW S & MARTA	16632A MORNINGSIDE DR	MONTVERDE	FL	34756	16632-A MORNINGSIDE DR
WYER KENNETH & DEBRA L LIFE ESTATE	16820 9TH ST	MONTVERDE	FL	34756	16820 9TH ST
YONKER MICHAEL J & TANYA R YONKER	16300 COUNTY ROAD 455 UNIT 713	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 713
ZIRCONPRO HOLDINGS LLC	511 WEKIVA COMMONS CIR	APOKA	FL	32712	16300 COUNTY ROAD 455 # UNIT 204

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ORDINANCE 2025-61

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

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

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

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

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

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

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

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

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

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

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Section 1: Zoning Classification.

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

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

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

Section 2: Terms.

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

A. Permitted Land Uses.

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

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

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

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

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

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

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

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

C. Environmental Requirements.

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

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

E. Utilities.

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

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

F. Recreation areas.

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

G. Open space/Impervious Surface Ratio.

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

H. Parking.

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

I. Transportation.

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

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

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

K. Lighting.

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

L. Signage.

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

M. Sidewalks.

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

N. Driveways and Road Aprons.

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

O. Retaining Walls.

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

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

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

P. Landscaping.

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

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

Q. Neighborhood Standards and Guidelines Manual for New Subdivisions.

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

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

P. POA Responsibilities for a Conservation Oriented Neighborhood.

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

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

Section 3: Waivers approved with conditions.

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

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

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

Granted with the following conditions:

- a) Each development of 50 or more homes shall have a least four (4) models with three (3) variations and material treatments for each model which will be individually approved by the Bella Collina Architectural Control Board (the "ACB").
 - b) Home elevations, roof style & color and main house body color schemes shall not be duplicated within four (4) homes of each other, both on the same side of the street and across the street.
 - c) The developer shall create a tracking mechanism (such as a spreadsheet or map) which shows compliance. This tracking mechanism must be communicated to and utilized by sales team members.
 - d) Where rear and side elevations face any public street, the same requirements applicable to front facades shall be applied.
- 2. Waiver from: Section V.E. Architectural Standards. General Architectural Standards for all Homes. a. Overhangs and awnings shall be no less than two (2) feet deep to function as an energy conservation measure and to protect people and the house from bright sunlight..**
- Granted with the following conditions:**
- a) Overhangs and awnings shall be no less than eighteen (18) inches in addition to all homes meeting the 2023 Florida Energy Efficiency Code for Buildings and the HERS (Home Energy Rating System) calculation of 75 or below.
- 3. Waiver from: Section V.E. Architectural Standards. General Architectural Standards for all Homes. e. Garages. i) Where lots are 50 ft. or less in width, garages must be alley-loaded; ii)**

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

Granted with the following conditions:

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

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

Granted with the following condition:

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

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

Granted with the following conditions:

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

Section 5: General Conditions.

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

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

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

Section 6: Consistent with Comprehensive Plan.

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

Section 7 Official Zoning Map.

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

Section 8: Severability.

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

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

Section 10: Conflict.

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

Section 11: Effective Date.

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

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

Joe Wynkoop, Mayor

Attest:

Caroline Trepanier, Town Clerk

Approved as to form and legality:

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Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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

Exhibits:

Exhibit A – Legal Description

Exhibit B – Map Depicting Property

Exhibit C - Preliminary Development Plan

Exhibit A – Legal Description

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Exhibit B – Map Depicting Property

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Exhibit C - Preliminary Development Plan



STAFF REPORT

RE-ZONING TO PLANNED UNIT DEVELOPMENT (PUD)

Public Hearing: January 13, 2026 (Second Reading)

Ordinance No.: 2025-61

Applicant/Owner: Wilmington Development Services, Inc.

Application No.: Z25-000005

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

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

Subject Property Information

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

Location: 16819 Heatherwood Lane, Montverde, FL. 34756

Alternate Key No.'s:

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

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



Existing Future Land Use Designations:

Lake County – Rural Transition & Bella Collina

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

Proposed Future Land Use Designation:

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

Existing Zoning District:

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

Town of Montverde – Single Family Low Density (R1L)

Proposed Zoning District: Montverde Single Family Residential (PUD)

Adjacent Property Land Use

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

R1M: Single Family Medium Density

R1L: Single Family Low Density

Existing and Proposed Development Standards - Zoning District

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



BACKGROUND INFORMATION

At the December 9, 2025 Town Council meeting (first reading), the ordinance was approved with 105 lots in lieu of the 114 lots.

On November 12, 2025, the Planning & Zoning Board recommended approval of this Ordinance 2025-60.

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

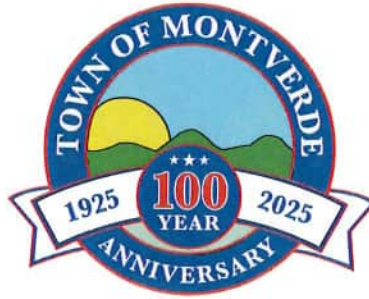
In 2005, Ordinance 2005-01 amended the Town of Montverde Zoning Map from Agriculture to Single Family Low Density for the +/- 58 acres identified in this report.

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

STAFF ANALYSIS

1) LDC Sec. 10-9 Stipulates additional review criteria for a proposed rezoning application that the Town must consider in its evaluation for approval. Each of these are discussed below:

- a) **The need and justification for the change-** The applicant has provided a conceptual plan that shows development consistent with Single-Family Low-Density land use.
- b) **The effect of the change, if any, on the particular property and on surrounding properties-** the rezoning to Single Family Residential PUD for this property will enable the applicant to develop the property as set forth in the PUD ordinance.



The proposed rezoning would provide a housing density that complements the surrounding residential R1L and R1M zoned properties. Please see the attached Rezoning Map that show the relationship of this property to the surrounding zoning districts.

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

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

Site development standards. Unless modified as provided for herein, the standards of conventional zoning districts and the design standards of this LDC shall apply.



Revised standards may be approved for a PUD project to encourage creative development when the development proposal demonstrates increased protection of natural resources, improved living environment or increased efficiency of service delivery.

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

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

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

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



LDC Sec 1-2 – Definitions and rules of construction

Density means a ratio of dwelling units per base site area.

Density, residential, means the number of residential dwelling units permitted per gross acre of land and is determined by dividing the number of units by the total area of land within the boundaries of a lot or parcel, preservation and undevelopable areas, or areas below the normal high-water line of a lake. In the determination of the number of residential dwelling units to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to an additional unit.

Staff used these definitions in the analysis of this application.

PUBLIC COMMENT

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

MOTION CONSIDERATIONS **Quasi-Judicial Actions**

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



Lake County – Future Land Use & Zoning Map



+/- 9.47 Acres

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

Future Land Use:

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

Zoning:

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



Town of Montverde – Future Land Use Map

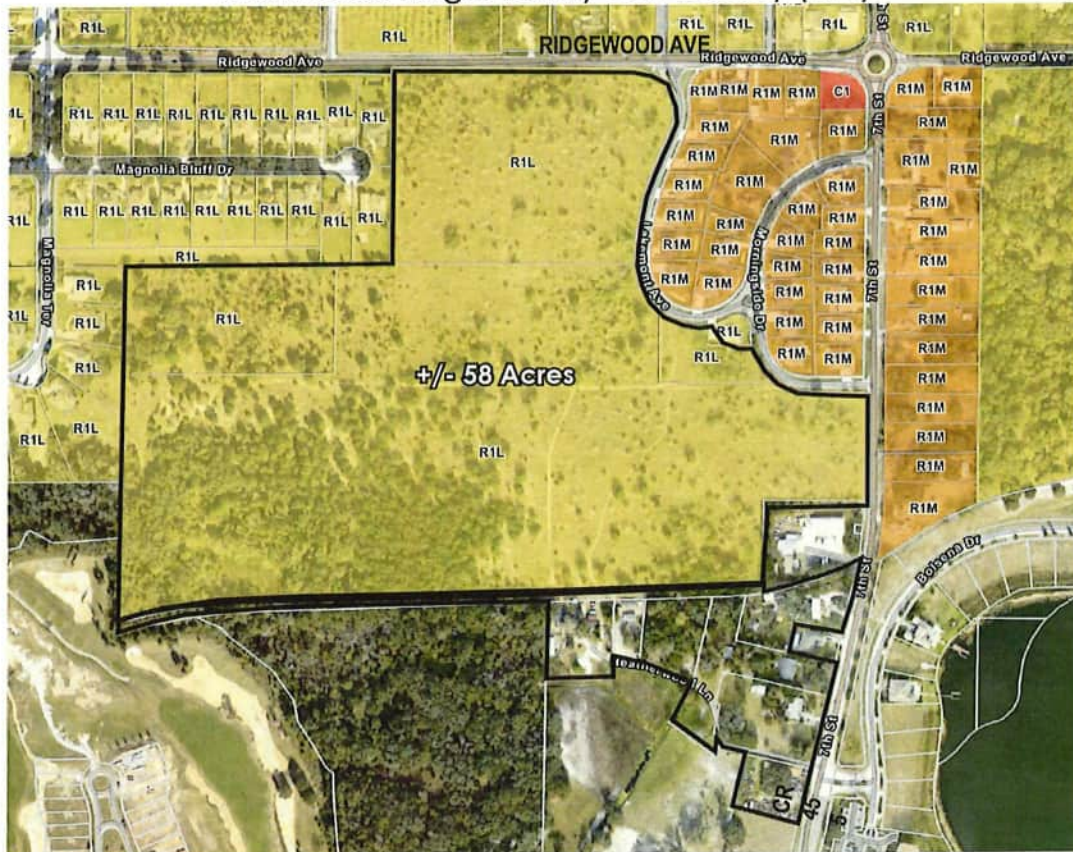
Current: Montverde Single Family Low Density (SFL)





Town of Montverde – Current Zoning Map

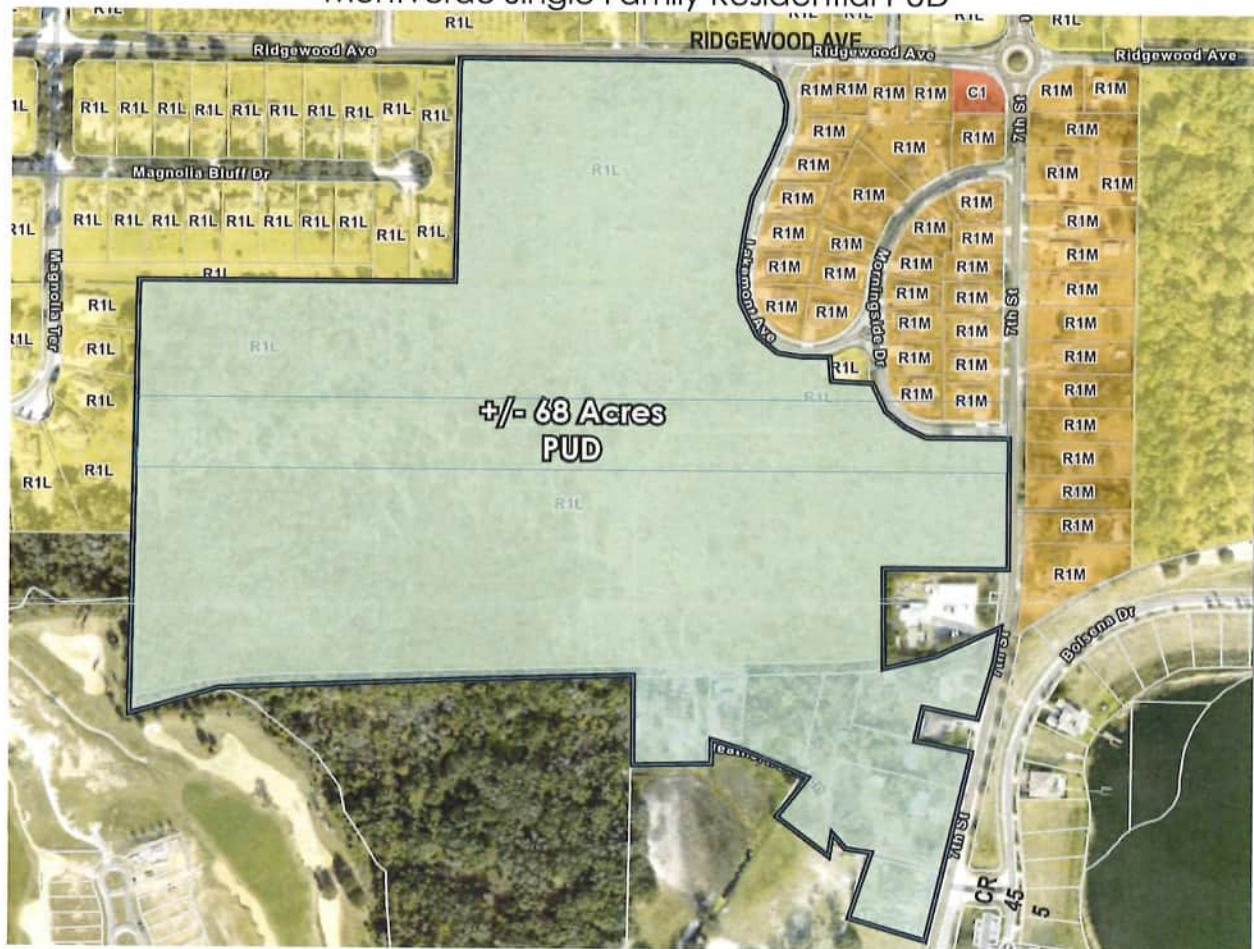
Montverde Single Family Low Density (R1L)





Town of Montverde – Proposed Zoning Map

Montverde Single Family Residential PUD







APPLICATION



REZONING APPLICATION

Tax identification # List attached

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

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

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



Signature of Applicant

Town of Montverde Rezoning Process

Submittal Requirements

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

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

Processing

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

Advertising/Notices

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

Hearings

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

Processing After Approval

- Record Ordinance

Fees


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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ~~XXXX~~ ORANGE

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

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


Affiant (Applicant's Signature)

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


Notary Public



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

OWNER'S AFFIDAVIT

STATE OF FLORIDA COUNTY OF LAKE


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

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

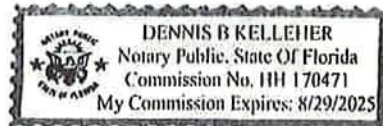
WILMINGTON DEVELOPMENT SERVICES, INC.,
a Delaware corporation


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

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



Notary Public



NOTE

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

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

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

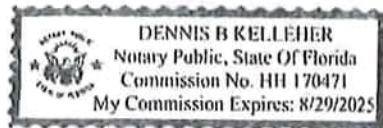
- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for
Annexation, Large Scale Comprehensive Plan Amendment and Rezoning
- (3) That he has appointed Jonathan P. Huels, Esq. and Lowndes to act as agent in his behalf to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

DCS REAL ESTATE INVESTMENTS, LLC
By: DCS INVESTMENT HOLDINGS GP II, LLC


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

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

DK
Notary Public



NOTE

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

TOWN OF MONTVERDE
REZONING
PARCEL LIST

CITY PARCELS

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

**TOWN OF MONTVERDE
COMPREHENSIVE PLAN AMENDMENT AND REZONING
PARCEL LIST**

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

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

Potable Water and Fire Protection Water:

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

Wastewater Service:

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

Roads and Drainage:

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

Police and Emergency Services:

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

Schools:

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

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

1. General Data

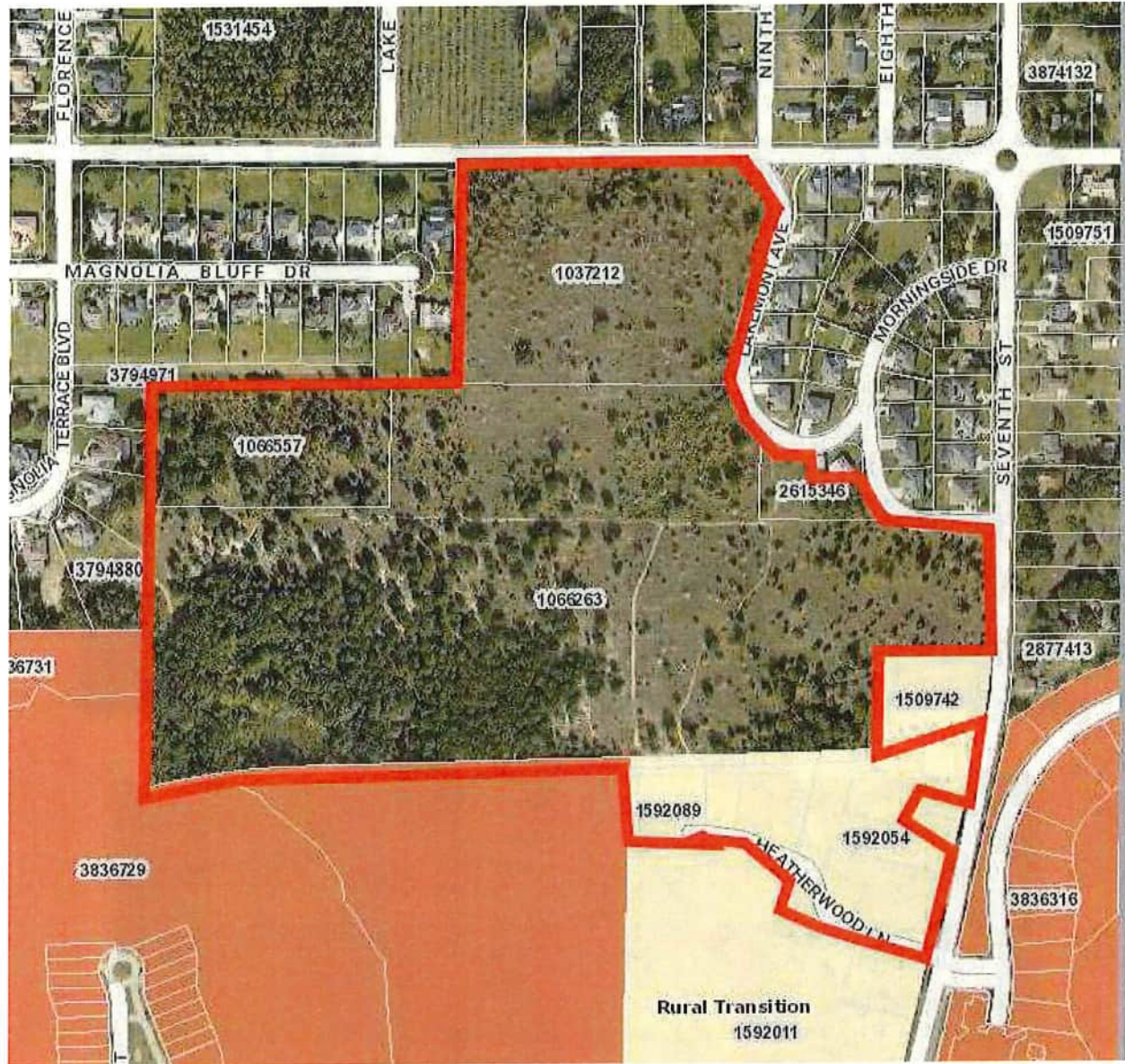
The Subject Property is located in the Town of Montverde, Florida containing approximately 67.78578 acres and generally located in the Montverde area south of Ridgewood Road and west of Seventh Street. An Annexation application has been filed for a portion of the Subject Property consisting of parcels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

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

2. Proposed Change

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

LAKE COUNTY FUTURE LAND USE MAP

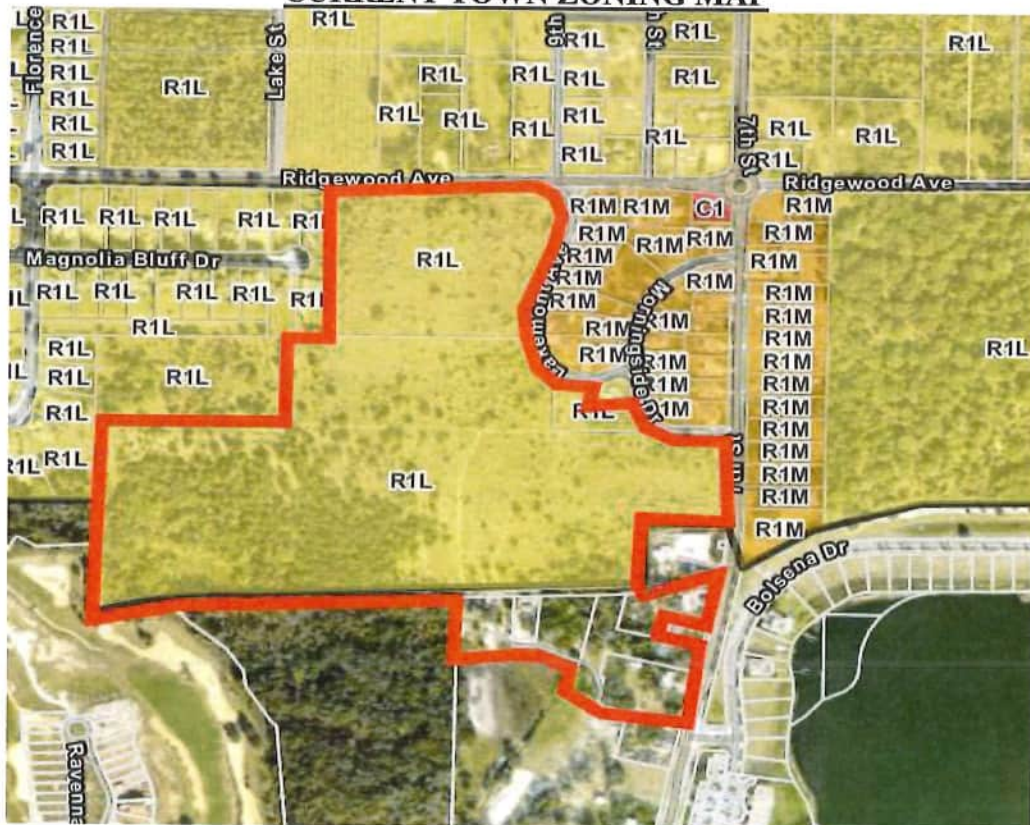


Concurrently with Comprehensive Plan Amendment, the Rezoning application is being submitted seeking to unify the zoning from R1L (Town Single Family Low Density) for the Town Property and LM (County Light Industrial) and A (County Agriculture) for the Annexation Property to PUD (Town Planned Unit Development).

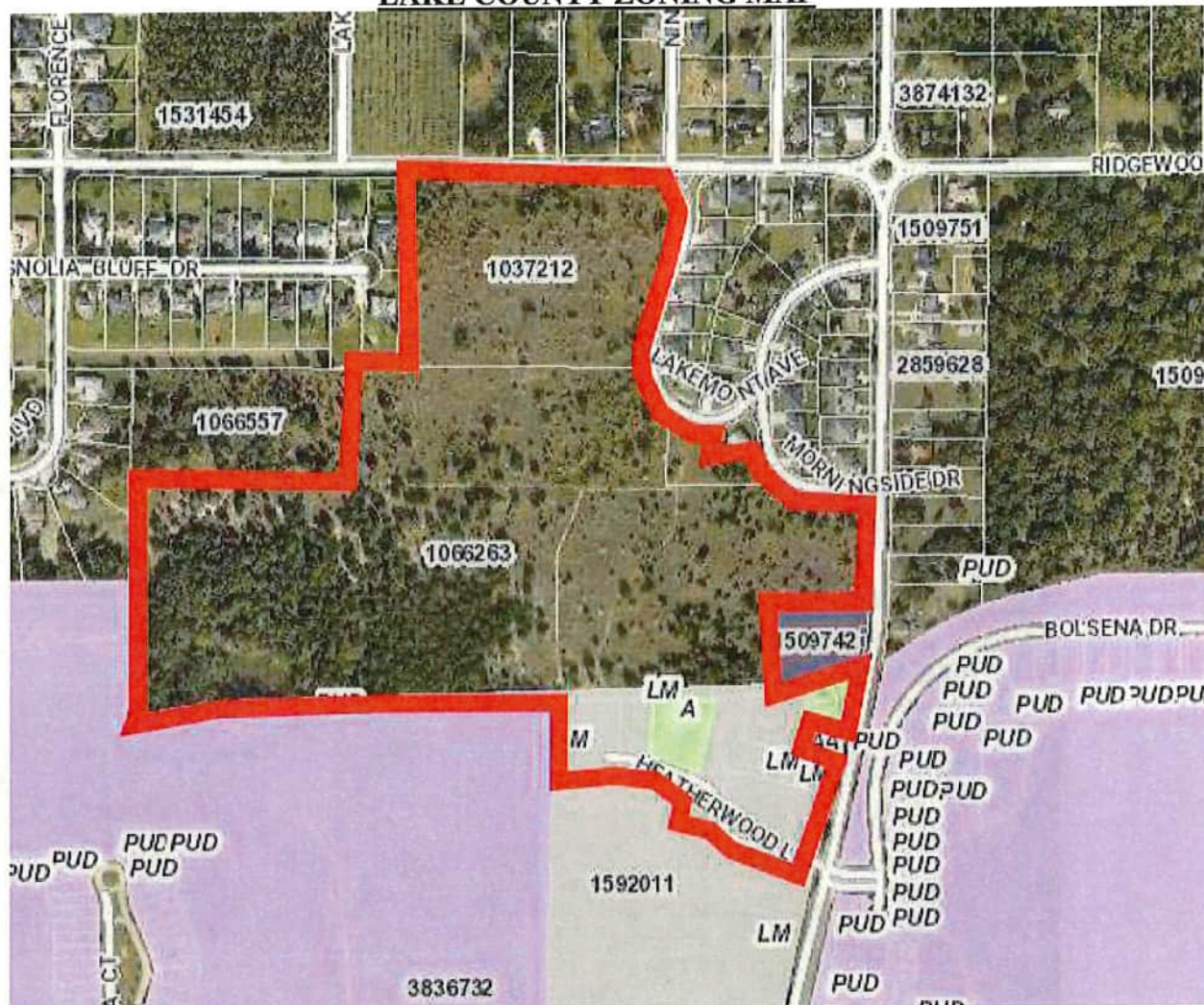
CURRENT TOWN LIMITS MAP



CURRENT TOWN ZONING MAP



LAKE COUNTY ZONING MAP



3. Benefit of Proposed Change

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

4. Compatibility with Land Use

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

5. Infrastructure and Services

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

TOWN UTILITY SERVICE BOUNDARY MAP



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

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

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

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

6. Conclusion

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



TOWN OF MONTVERDE
Concurrency Management Review System

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

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

PROPERTY INFORMATION

Project Name: Montverde Estates
Project Address: See attached parcel list.
Tax Identification Number: See attached parcel list.

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

Gross Acreage: 67.78574 ac. Area of Development: 9.47 acres
Existing Zoning: LM and SFL (County) Existing Land Use: Vacant residential; non-agricultural
Proposed Zoning: PUD Proposed Land Use: R1L
Existing Use on Site: Undeveloped land
Proposed Use on Site: Single family detached houses

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

Have plans been submitted for this project? _____ YES xx NO

Please indicate what type of project is being submitted:

[] Conceptual Review:

_____ Plan Amendment	_____ Rezoning
_____ Preliminary Subdivision	_____ Preliminary Site Plan
_____ Amendment to Future Land Use	_____ Conditional Use
_____ Preliminary Development Plan	

[X] Preliminary Development Review:

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

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

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

[] Final Development Review:

_____ Final Site Plan

_____ DRI

_____ Change in Use

_____ Final Plan & Plat

_____ Building Permits

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

_____ YES xx NO

If YES, what is the project name? _____

Certificate Number _____ Expiration Date _____

RESIDENTIAL PROJECTS ONLY:

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

Proposed
Month/Year

Total No SF
Units

Total No MF
Units

Phase I:

Use #1

Use #2

Use #3

Phase II:

Use #1

Use #2

Use #3

TRANSPORTATION

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

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

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

Signature of Applicant

Date

Small Scale Comprehensive Plan
Parcel List

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

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

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



POWER:
DUKE ENERGY
401 CITRUS TOWER BLVD.
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TELEPHONE:
SPRINT UNITED TELEPHONE CO.
125 3rd STREET
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LAKE APOLKA NATURAL GAS
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WINTER GARDEN, FL 34778
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CABLE:
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P.O. BOX 44, LEO A
LEESBURG, FL 34748
PH 352.728.8757

WATER:
TOWN OF MONTVERDE
17404 8th STREET
MONTVERDE, FL
33578
PH 813.883.1100

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF MONTICELLO UTILITY CONSTRUCTION SPECIFICATIONS VIA INTERLOCKED AGREEMENT WITH PINE ISLAND CDP.
2. THE VERTICAL INFORMATION SHOWN HEREON IS BASED ON N.A.S.D. OF 1988 AND ARE REFERENCED TO LAKE COUNTY CONTROL B 429, ELEVATION = 86.48'.
3. THE BEARINGS AND HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE CONTROL. POINTS LC02 AND UK20 NAD 83 (1990).

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

Always call 1-800-222-2222 two full business days before you die.

Sunshine811.com

PROJECT No.: 1014.998



**BOYD CIVIL
ENGINEERING**
4814 Hargrett Moss Road
Orlando, Florida 32837
OFL: 407.946.2071

MONTVERDE ESTATES
CITY OF MONTVERDE
PREPARED BY JAMES DOUGLAS ELLIOTT INVESTMENTS, LLC

Date:	5/15/25
Model:	AS SHOWN
Project No.:	10349FB
Drawn by:	RT
Designed by:	RT
Checked by:	RT

SHEET NO.
1 OF 3



Total Area	67.62		
Minimum Required Common Open Space	13.17	25% Section IV D.	
Open Space Provided			
Conservation Area	4.03	14%	6%
Upland Buffer	1.10	4%	2%
Upland Open Space Area	14.12	51%	21%
Shmwater and SB Area	6.61	31%	13%
Total	25.86	100%	41%
Total Residential Lot Area	29.32		43%
Wastewater Facility Area	0.67		1%
Road Right of Way	9.97		15%
Maximum Number of Residential Lots	114 Units		
Maximum Gross Density	1.68 DU / Acre		
Maximum Impervious Area (over entire PD)	40%		

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

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

Area Tabulations

Tract	Type	Area (ac.)
A	Open Space	5.45
B	Wetland	4.03
C	50' Wetland Buffer	1.10
D	Open Space	8.61
E	Wastewater Treatment Plant	0.67
F	Open Space	1.25
G	Open Space	0.52
H	Open Space	0.42
I	Open Space	0.43
J	Open Space	0.37
K	Open Space	0.28
L	Open Space	0.75
M	Open Space	0.33
N	Open Space	0.16
O	Open Space	0.43
P	Open Space	2.42
Q	Open Space	0.52
R	Open Space	0.29
Residential	N/A	29.32
R/W Area	N/A	9.97
Total	N/A	67.62

LEGEND

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

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

SECTION IV(B): HOUSING MODEL / STYLE VARIETY

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

E. ARCHITECTURAL STANDARDS

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

E. ARCHITECTURAL STANDARDS

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

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

F. STAYING CONNECTED - WALKABLE NEIGHBORHOODS

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

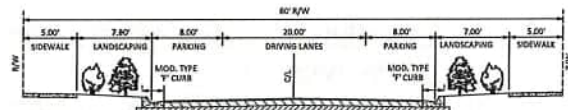
F. Water Conservation

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

Montverde Estate PD Zoning Standards:

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

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



60' TYPICAL STREET R/W

SCALE: NTS



LOGAN J. OPSAHL

Senior Associate

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

MAIN NUMBER: 407-843-4600



July 22, 2025

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

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

Dear Paul:

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

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

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

Sec. 10-13. - Lot size.

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



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

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

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

Proposed Density of Entire Project
(including annexation Area):

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

Density of Area Being Annexed:

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

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

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

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

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

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

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

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

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

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

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

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

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

Proposed Density of Entire Project (including annexation Area):	
Area:	67.69 ac.
Units	114 Lots
Density	1.68 DU/ ac.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESPONSE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESPONSE: This development will be constructed in one phase.

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

RESPONSE: A Traffic Study is included with this resubmittal.

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

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

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

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

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

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

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

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

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

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

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

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

RESPONSE: Acknowledged.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Reviewer: Anita Geraci-Carver, Town Attorney

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

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

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

Reviewer: Anita Geraci-Carver, Town Attorney

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

RESPONSE: Acknowledged.

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

Reviewer: Brett Tobias, Engineer

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

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

2. Traffic study not submitted.

RESPONSE: A Traffic Study is being submitted herewith.

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

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

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

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

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

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

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

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

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: The Project will be developed in one phase.

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

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

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

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

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

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

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

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

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

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

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

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

RESPONSE: A justification statement has been provided

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

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

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

Reviewer: Town Planner, Pending Completion of Rev

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

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

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

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

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

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

RESPONSE: Acknowledged

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

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

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

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

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

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

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

RESPONSE: ACKNOWLEDGED.

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

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

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

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

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

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

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

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

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

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

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

RESPONSE: This change will be made on sheet 2.

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

RESPONSE: Acknowledged.

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

RESPONSE: This change will be made on sheet 2.

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

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

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: POA manual is provided for Town review.

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

Very truly yours,



Logan J. Opsahl

LJO/lak
Attachments



TRAFFIC STUDY

Dated July 2025

https://drive.google.com/file/d/1tE7dpC9HWW_zfGqIiRKiu9d5HHmj4D9O/view?usp=sharing



DATE: September 24, 2025

FROM: James Taylor, P.E.

SUBJECT: Montverde Estates/Bella Collina (Z25-000004 and Z25-000005)
Traffic Impact Study (Lake County comment response)

Kimley-Horn has received comments from the Town of Montverde (dated August 27, 2025) regarding the TIA (dated July 2025) provided for the proposed Montverde Estates development. In regard to these review comments, please see our responses below:

LAKE COUNTY TRAFFIC COMMENT: Lake County does not concur with the findings of the submitted traffic study, particularly the conclusion on page 23. The County requires both left and right turn lanes at the site access points on Ridgewood Avenue and CR 455. The traffic study references national highway standards, which do not align with Lake County's standards. These roads are not highways and function differently, requiring evaluation based on local criteria.

RESPONSE: Lake County's Transportation Planning, Design and Construction Standards appear to require consideration of turn lanes at driveways with 500 or more vehicle trips per day or 50 or more vehicle trips in any hour. Based on this understanding, the analysis provided in the Montverde Estates TIA dated July 2025 would indicate the following:

- **Ridgewood Avenue & Project Driveway Turn Lane Assessment**
 - Of 1,138 daily project trips, 37% or 421 daily trips, are anticipated to utilize this driveway. This quantity is less than 500 daily trip threshold for driveway turn lane consideration by the County.
 - Of 84 AM peak hour trips, 37% or 31 AM peak hour trips, are anticipated to utilize this driveway. This quantity is less than 50 hourly trip for driveway turn lane consideration by the County.
 - Of 112 PM peak hour trips, 37% or 41 PM peak hour trips, are anticipated to utilize this driveway. This quantity is less than 50 hourly trip for driveway turn lane consideration by the County.
 - In addition to the results of the TIA showing no need for turn lanes at the driveway [not for operational needs, no warrant for NCHRP cost-benefit guidance, low speed of the road (30 MPH posted), and low volumes anticipated at the driveway], the volumes indicated for consideration of turn lanes by the County are also not met.
- **CR 455 & Project Driveway Turn Lane Assessment**
 - Of 1,138 daily project trips, 63% or 717 daily trips, are anticipated to utilize this driveway. This quantity is more than 500 daily trip threshold for driveway turn lane consideration by the County.
 - Of 84 AM peak hour trips, 63% or 53 AM peak hour trips, are anticipated to utilize this driveway. This quantity is more than 50 hourly trip for driveway turn lane consideration by the County.
 - Of 112 PM peak hour trips, 63% or 71 PM peak hour trips, are anticipated to utilize

this driveway. This quantity is more than 50 hourly trip for driveway turn lane consideration by the County.

- o No project southbound right turns are anticipated at this driveway due to site access configuration and a very low quantity of trips anticipated north of Ridgewood Avenue. Therefore, a right turn lane is not recommended.
- o A northbound left turn lane can be provided by restriping existing pavement.

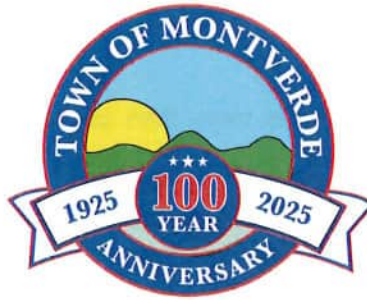
Based on this assessment, no turn lanes are recommended at the future intersection of Ridgewood Avenue & Project Driveway. Additionally, at the intersection of CR 455 & Project Driveway, a southbound right turn lane is not recommended. A northbound left turn meets the consideration threshold of Lake County's Transportation Planning, Design and Construction Standards, and can be provided by restriping existing pavement.

We believe this comment response adequately address Lake County's comments from the Montverde Estates review. If you have any questions or need additional information, please feel free to contact me at 407-409-7006 or by email at James.Taylor@kimley-horn.com.

Sincerely,



James Taylor, P.E.
Project Manager



PUBLIC COMMENTS

October 15, 2025

Town of Montverde
17404 Sixth Street
Montverde FL 34756

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

Dear Mr. Wynkoop,

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

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

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

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

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

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

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

Thanks so much,



Gayle Bond and Robert Bond

Enclosure: picture of view



Save Our Trees



ADVERTISING INFORMATION



NOTICE OF PUBLIC HEARING

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

Notice is hereby given that the Town of Montverde proposes to adopt Ordinance 2025-61 for a Rezoning to Montverde Single Family Residential PUD. The Town Council will hold a public hearing at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 7:00 p.m. on January 13, 2026. The title of the ordinance is as follows:

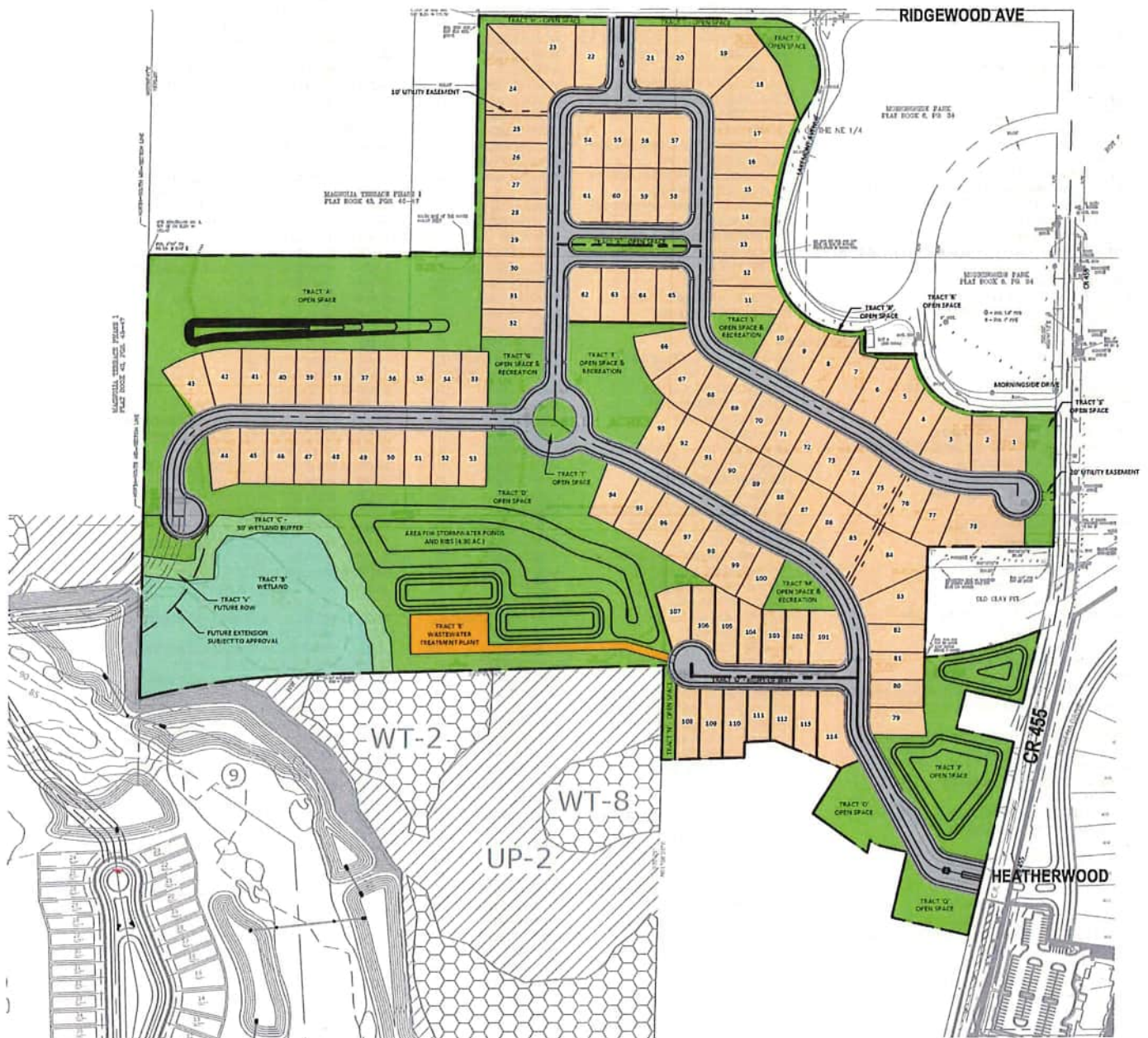
ORDINANCE 2025-61

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

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

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

FIGURE 1
MONTVERDE ESTATES – PUD CONCEPT PLAN



OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip	PropertyAddress
1603955 ONTARIO LIMITED INC	362 ELMGROVE DR	ONTARIO N8N 3S4	CANADA		16300 COUNTY ROAD 455 # UNIT 411
320REI INC	3813 GREYSTONE LEGEND PL	OVIDO	FL	32765	16300 COUNTY ROAD 455 # UNIT 202
ADAMS MICHAEL J & SHELLEY R	16735 RIDGEWOOD AVE	MONTVERDE	FL	34756	16735 RIDGEWOOD AVE
ALAY LUDGER H & ROSALINDA G	16645 MAGNOLIA TER	MONTVERDE	FL	34756	16645 MAGNOLIA TER BLVD
ALLAN M DE LA CONCHA INTER VIVOS REVOCABLE TRU	16615 SEVENTH ST	MONTVERDE	FL	34756	16615 SEVENTH ST
ALTMAN DAVID W & SHERRY W	16406 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16406 MAGNOLIA BLUFF DR
ANGELA M HAMILTON REVOCABLE TRUST	16430 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16430 MAGNOLIA BLUFF DR
AVANTIME INTERNATIONAL LLC	100 BAYVIEW DR UNIT 505	SUNNY ISLES BEAC	FL	33160	16300 COUNTY ROAD 455 # UNIT 606
BAKER KEVIN J & CHERYL D	16716 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16716 MAGNOLIA TERRACE BLVD
BANAS BRITTANIE N	16623 SEVENTH ST	MONTVERDE	FL	34756	16623 SEVENTH ST
BARISANO JONATHAN & JESSICA	16550 MORNINGSIDE DR	MONTVERDE	FL	34756	16550 MORNINGSIDE DR
BARRETO GUILHERME L & GISELE C V	17121 COLLINS AVE UNIT 1101	SUNNY ISLES BEAC	FL	33160	16300 COUNTY ROAD 455 # UNIT 504
BEERS KEVIN M & KELSEY C	15817 VETTA DR	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 607
BELLA COLLINA PROPERTY OWNERS ASSN INC	1631 E VINE ST STE 300	KISSIMMEE	FL	34744	COUNTY ROAD 455
BELLA COLLINA TOWERS LLC	217 PERUVIAN AVE STE 2	PALM BEACH	FL	33480	16300 COUNTY ROAD 455 # UNIT 107
BELLA COLLINA TOWERS LLC	505 S FLAGLER DR # 900	WEST PALM BEACH	FL	33401	16300 COUNTY ROAD 455 # UNIT 711
BELTRAM ANDREA & DANIEL G	102 W HIAWATHA ST	TAMPA	FL	33604	16300 COUNTY ROAD 455 # UNIT 102
BENNETT AMY L & RAYMOND	16300 COUNTY ROAD 455 UNIT 616	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 616
BLOSSOMS INVESTMENT PROPERTIES LLC	PO BOX 560619	MONTVERDE	FL	34756-06	16547 MORNINGSIDE DR
BLUE WATER MINING LLC	7410 30TH CT	VERO BEACH	FL	32967	16740 MAGNOLIA TERRACE BLVD
BOSWORTH BRUCE A & JO ANN LIFE ESTATE	16625 MORNINGSIDE DR	MONTVERDE	FL	34756	16625 MORNINGSIDE DR
BOYD RICHARD L & CHERYL L	16830 RIDGEWOOD AVE	MONTVERDE	FL	34756	16830 RIDGEWOOD AVE
BOYLE BRYANT D & STEPHANIE	16700 MAGNOLIA TER	MONTVERDE	FL	34756	16700 MAGNOLIA TER
BRAGA ROMULO J &	16300 COUNTY ROAD 455 N UNIT 303	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 303
BRIGHT SIDNEY & ROBIN	16431 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16431 MAGNOLIA BLUFF DR
BROGAN RYAN M & YVETTE M	1051 WAX MYRTLE AVE	MINNEOLA	FL	34715	16350 MAGNOLIA BLUFF DR
BROWN NICOLAS & AMY BENSON	16300 COUNTY ROAD 455 RD 716	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 716
BRUFF NORMA	16300 COUNTY ROAD 455 UNIT 206	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 206
BURDEN ALLEN M & MELODY P	PO BOX 560163	MONTVERDE	FL	34756-01	16715 RIDGEWOOD AVE
BURDEN TERRY A & PAMELA S	PO BOX 560163	MONTVERDE	FL	34756-01	16719 RIDGEWOOD AVE
BURTON KYLE & SARA	16300 COUNTY ROAD 455 UNIT 601	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 601
BWJ LLC	11030 ULLSWATER LN	WINDERMERE	FL	34786	16538 BOLSENA DR
CARAIBA FLORIDA TRUST	16300 COUNTY ROAD 455 UNIT 512	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 512
CAROL A PREVOST REVOCABLE LIVING TRUST	28296 CARLTON WAY DR	NOVI	MI	48377	16300 COUNTY ROAD 455 # UNIT 305
CARPENTER MICHAEL & ANTONETTE	16300 COUNTY ROAD 455 UNIT 201	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 201
CARROLL JOHN B	16738 GLADYS ST	MONTVERDE	FL	34756	16239 COUNTY ROAD 455
CASTAGNINO JOSEPH F	108 TIMBER RIDGE	HARMONY	PA	16037	16339 RAVENNA CT
CHABERT BARRETO ASTRID M & ENRIQUE A SANTIAGO	16424 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16424 MAGNOLIA BLUFF DR
CLINKSCALES FRANCES H & PHILLIP H	122 SEA MARSH RD	AMELIA ISLAND	FL	32034	16300 COUNTY ROAD 455 # UNIT 404
COLEMAN ANDREA	16546 SEVENTH ST	MONTVERDE	FL	34756	16546 SEVENTH ST
CORDOVA KEITH R & DIANA C	16413 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16413 MAGNOLIA BLUFF DR
CORREY TIM & REGINA L MAZAK	16751 RIDGEWOOD AVE	MONTVERDE	FL	34756-34	16751 RIDGEWOOD AVE
CREECH JEFFREY &	16823 8TH ST	MONTVERDE	FL	34756-06	16823 8TH ST
DAVID L BOSTWICK & SUAN D THOMPSON JOINT REVOC	16816 LAKEMONT AVE	MONTVERDE	FL	34756	16816 LAKEMONT AVE
DCS CAPITAL INVESTMENTS LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401	15549 VETTA DR
DCS REAL ESTATE INVESTMENT LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401-56	16322 RAVENNA CT
DCS REAL ESTATE INVESTMENTS LLC	217 PERUVIAN AVE STE 2	PALM BEACH	FL	33480-46	LAKEMONT AVE
DE CLERCQ ANDREW & TINA	16540 MORNINGSIDE DR	MONTVERDE	FL	34756	16540 MORNINGSIDE DR
DE FRAIN ERIC M & JO ANN	9 CHEDWORTH WAY	ARDEN	NC	28704	16300 COUNTY ROAD 455 # UNIT 405
DE MORAES BARROS ANTONIO C	16300 CR 455	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 703
DEBORAH J PERLET REVOCABLE LIVING TRUST	16412 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16412 MAGNOLIA BLUFF DR
DELANEY DEBRA C TRUSTEE	16724 MAGNOLIA TER	MONTVERDE	FL	34756-35	16724 MAGNOLIA TERRACE BLVD
DELISLE ERIC B	16829 RIDGEWOOD AVE	MONTVERDE	FL	34756	16829 RIDGEWOOD AVE
DI STEFANO JOSEPH & DOROTHY	231 IDA RED LN	ROCHESTER	NY	14626	16300 COUNTY ROAD 455 # UNIT 605
DOSS JAMES E & ERIKA	16300 COUNTY ROAD 455 UNIT 413	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 413
DOWLING KEVIN M & GLORIA D	16338 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16338 MAGNOLIA BLUFF BLVD
DU SIHAI & BAIWEI FU	1318 236TH PL NE	SANMAMISH	WA	98074-72	16300 COUNTY ROAD 455 # UNIT 715
DWYER MATTHEW D & PAMELA A	16653 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16653 MAGNOLIA TERR BLVD
ELDRIDGE JOHN & KERRY	16436 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756-35	16436 MAGNOLIA BLUFF DR
ELLIS JEFFREY A & ANGELA M	16419 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16419 MAGNOLIA BLUFF DR
EMTIAZ MAHMOUD TRUSTEE	27982 LORETHA LN	LAGUNA NIGUEL	CA	92677	17010 RIDGEWOOD AVE
EQUITY TRUST COMPANY CUSTODIAN	15928 CITRUS KNOLL DR	WINTER GARDEN	FL	34787	16300 COUNTY ROAD 455 # UNIT 503
FAITHS PROMISE LLC	203 MOHAWK RD	CLERMONT	FL	34715	16445 COUNTY ROAD 455
FAN PENG	406 E 50TH ST	NEW YORK	NY	10022	16300 COUNTY ROAD 455 # UNIT 307
FARNSWORTH KYLE L & MARIA	16344 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16344 MAGNOLIA BLUFF DR
FAWN L LEWIS REVOCABLE TRUST	2700 MARIOTTA RDG	CLERMONT	FL	34715-06	16300 COUNTY ROAD 455 # UNIT 510
FERRANTELO DANIELLE L AND FRANK S FERRANTELO	16300 COUNTY ROAD 455 UNIT 410	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 410
FIERRO DIEGO AND LARISSA M CORRETTJER	16300 COUNTY ROAD 455 UNIT 502	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 502
FITZGERALD MARY K	16300 COUNTY ROAD 455 # 714	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 714
FOREIGN INVESTMENTS AND FINANCE LLC	13509 MAGNOLIA PARK CT	WINDERMERE	FL	34786	16300 COUNTY ROAD 455 # UNIT 501
GANT EBONI & DEVIN D	16528 BOLSENA DR	MONTVERDE	FL	34756	16528 BOLSENA DR
GAVAGNI DANIELLE	16300 COUNTY ROAD 455	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 104
GONZALEZ HUGO & ANA MARIA	700 GRISHAM ST	WINTER GARDEN	FL	34787	SEVENTH ST
GORENER NICHOLAS	2203 E 18TH ST	AUSTIN	TX	78702	16300 COUNTY ROAD 455 # UNIT 103
GRIMM GAYLE A & STEPHEN	16300 COUNTY ROAD 455 UNIT 702	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 702
GUSTINO JAMES A & WENDY L	16632 MORNINGSIDE DR	MONTVERDE	FL	34756	16632 MORNINGSIDE DR
HAMILTON MARY E	16300 COUNTY ROAD 455 UNIT 515	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 515
HAYNE BERT JR & SUSAN E	16407 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16407 MAGNOLIA BLUFF DR
HEANEY MICHAEL J & STACI	16850 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16650 MAGNOLIA TERRACE BLVD
HEARD DANIEL D	16300 COUNTY ROAD 455 UNIT 511	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 511
HEATHMAN DALE J & DEBRA A	PO BOX 560186	MONTVERDE	FL	34756-01	16510 SEVENTH ST
HEMANS HERBON R & HUIFEN YIN	16355 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16355 MAGNOLIA BLUFF DR
HERNANDEZ ROSARIO R & LIZZETTE M SANCHEZ	16850 RIDGEWOOD AVE	MONTVERDE	FL	34756	16850 RIDGEWOOD AVE
HERON BARRY & LOUISE	16356 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756-35	16356 MAGNOLIA BLUFF DR
HILL JAMES M	16824 RIDGEWOOD AVE	MONTVERDE	FL	34756	16824 RIDGEWOOD AVE
HOLMES SHEILA & CHRISTOPHER	16814 NINTH ST	MONTVERDE	FL	34756	16814 NINTH ST
HOLTON MICHAEL	16437 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16437 MAGNOLIA BLUFF DR
HORST JEFFREY LIFE ESTATE	16748 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16748 MAGNOLIA TERRACE BLVD
HUDDERS EUGENE S	16721 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16721 MAGNOLIA TERRACE BLVD
HUNT FREDDIE W & JANIE W	1630 PINE RIDGE DAIRY RD	FRUITLAND PARK	FL	34731	HIGHLAND AVE
HUNT JANIE W & FREDDIE W	1630 PINE RIDGE DAIRY RD	FRUITLAND PARK	FL	34731	PRIVATE DR
IRIZARRY ANGEL A & SANDRA	451 FREEMAN ST	LONGWOOD	FL	32750	SEVENTH ST
JANSONS MARKUS W & KRISTINA	5108 YORKTON WAY	SAN JOSE	CA	95130	16300 COUNTY ROAD 455 # UNIT 603
JOHNSON JEFFREY Z JR & MELISSA C	16455 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16455 MAGNOLIA BLUFF DR
JOHNSON MATTHEW &	16401 COUNTY ROAD 455	MONTVERDE	FL	34756	16401 COUNTY ROAD 455
KENNEDY THOMAS G LIFE ESTATE	PO BOX 560256	MONTVERDE	FL	34756-02	16600 SEVENTH ST
KIMBERLY HUDA SANTANA REVOCABLE LIVING TRUST	16751 COUNTY ROAD 455	MONTVERDE	FL	34756	16751 COUNTY ROAD 455
KINDER WENDY & WILLIAM H	16300 COUNTY ROAD 455 # UNIT 105	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 105
KLEIN ANN D	16300 COUNTY ROAD 455-NORTH UNIT	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 704
KOREK FARIAS PAULO S & KARLA A	9188 HOLLISTON CREEK PL	WINTER GARDEN	FL	34787	16300 COUNTY ROAD 455 # UNIT 401
KUYKENDOLL DUSTIN AND KIRSTEN KUYKENDOLL	16300 COUNTY ROAD 455 UNIT 712	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 712
LAKE APOPKA NATURAL GAS DISTRICT	PO BOX 771275	WINTER GARDEN	FL	34777-12	SEVENTH ST
LAKE SIENA HOLDINGS LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401	CAVALLO DR
LARAKI GHISLAINE AND IHSAIN CHAHIM	16300 COUNTY ROAD 455 UNIT 611	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 611

LEONARD ANTHONY L & GRETCHEN B	16442 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16442 MAGNOLIA BLUFF DR
LEWIS DAVID G & MARY E	16805 8TH ST	MONTVERDE	FL	34756-34	16805 EIGHTH ST
LINDSEY HOWARD K & DENISE M LIFE ESTATE	16349 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16349 MAGNOLIA BLUFF DR
LOPEZ-RAMIREZ CARMEN L	1535 HAWKESBURY CT	WINTER GARDEN	FL	34787	SEVENTH ST
LORI S BRUCKHEIM REVOCABLE TRUST	16629 MORNINGSIDE DR	MONTVERDE	FL	34756	16629 MORNINGSIDE DR
LOVERIDGE RUTH L	16300 COUNTY ROAD 455 UNIT 415	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 415
LOWE JOSHUA E	16300 COUNTY ROAD 455 UNIT 615	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 615
M & M OF ORLANDO INC	1711 35TH ST STE 105	ORLANDO	FL	32839	HIGHLAND AVE
MAGNOLIA TERRACE HOA INC	PO BOX 560252	MONTVERDE	FL	34756-02	MAGNOLIA TERRACE BLVD
MANION RUSSELL C	16300 COUNTY ROAD 455 UNIT 513	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 513
MANNA JAMES G	16707 COUNTY ROAD 455	MONTVERDE	FL	34756	16707 COUNTY ROAD 455
MASTERSON MARK J & CHRISTINA M	16338 RAVENNA CT	BELLA COLLINA	FL	34756	16338 RAVENNA CT
MATHUR ADESH & RUCHIKA	16524 BOLSENA DR	MONTVERDE	FL	34756	16524 BOLSENA DR
MC CORMACK SHANE A & ALEXANDRA M BARKER	16449 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16449 MAGNOLIA BLUFF DR
MC DONOUGH JAY M & DONNA M	600 7TH AVE	PARKESBURG	PA	19365	16300 COUNTY ROAD 455 # UNIT 514
MC NEES SCOTT & MARY	16732 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16732 MAGNOLIA TERRACE BLVD
MC QUAG SUSAN J	16817 9TH ST	MONTVERDE	FL	34756	16817 9TH ST
MEADOWS BENJAMIN W & JANAS C LIFE ESTATE	16401 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16401 MAGNOLIA BLUFF DR
MEDEIROS DE AZEVEDO OTTO JR	16300 COUNTY ROAD 455 N UNIT 701	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 701
MILDRUM DOUGLAS P & LESLIE J TEMMEN	16634 7TH ST	MONTVERDE	FL	34756	16634 7TH ST
MORALES MARIBEL	16300 COUNTY ROAD 455 UNIT 402	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 402
MORNINGSIDE PARK PROPERTY OWNERS	UNKNOWN	UNKNOWN	UU	99999	RIDGEWOOD AVE
MORTON SHANNON M	16836 RIDGEWOOD AVE	MONTVERDE	FL	34756	16836 RIDGEWOOD AVE
NELSON JOHN G & TERESA L	16907 RIDGEWOOD AVE	MONTVERDE	FL	34756	16907 RIDGEWOOD AVE
NOLASKO WAGNER & RENATA ORNA	16300 COUNTY ROAD 455 UNIT 516	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 516
HOMEOWNER	16607 SEVENTH ST	MONTVERDE	FL	34756	16607 SEVENTH ST
OYOLA JUANA	16546 MORNINGSIDE DR	MONTVERDE	FL	34756	16546 MORNINGSIDE DR
PERDUE JERRY & LIZZA	16800 LAKEMONT AVE	MONTVERDE	FL	34756	16800 LAKEMONT AVE
PERGRAM KIERA A & MICAH J	16443 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16443 MAGNOLIA BLUFF DR
PHIRI GERALD & KHRYSTAL L	16820 LAKEMONT AVE	MONTVERDE	FL	34756	16820 LAKEMONT AVE
POMPEO JOHN D & TISHA CHRISTOPHER	16400 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756-35	16400 MAGNOLIA BLUFF DR
PORTO RALPH	16300 COUNTY ROAD 455 UNIT 612	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 612
POULSEN BO & IRMA URBIZO-	16300 COUNTY ROAD 455 UNIT 301	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 301
PRICE JOHN S & NANCY J	16796 LAKEMONT AVE	MONTVERDE	FL	34756	16796 LAKEMONT AVE
PRICE MARGARET A & ELVIS	16808 LAKEMONT AVE	MONTVERDE	FL	34756	16808 LAKEMONT AVE
QUISPE GLADYS AND METODIO QUISPE	16300 COUNTY ROAD 455 # UNIT 412	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 412
RICHMOND PAUL I	16300 COUNTY ROAD 455 # UNIT 602	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 602
RITTENBERG JONATHAN S & MARIA J	16448 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16448 MAGNOLIA BLUFF DR
RLSD HOLDINGS LLC	3900 CENTENNIAL DR STE C	MIDLAND	MI	48642	16300 COUNTY ROAD 455 # UNIT 506
ROBERT KIM DREHER AND JANET SUE DREHER JOINT R	14114 TIMBERLINE DR	URBANDALE	IA	50323	16300 COUNTY ROAD 455 # UNIT 614
ROBERT T J BOND REVOCABLE TRUST	16418 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16418 MAGNOLIA BLUFF
RODRIGUEZ COLLADO JONATHAN & SHARON MIRANDA	16817 RIDGEWOOD AVE	MONTVERDE	FL	34756	16817 RIDGEWOOD AVE
ROGERS JUNE ANN LIFE ESTATE	16631 7TH ST	MONTVERDE	FL	34756	16631 SEVENTH ST
ROOT SAMUEL ET AL	16649 MORNINGSIDE DR	MONTVERDE	FL	34756	16649 MORNINGSIDE DR
ROSS KATHLEEN A & CHARLES F	16812 LAKEMONT AVE	MONTVERDE	FL	34756	16812 LAKEMONT AVE
SADOWSKI BRIAN M	16300 COUNTY ROAD 455 UNIT 205	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 205
SALBER ZANE M & KAEAL Y	16450 COUNTY ROAD 455	MONTVERDE	FL	34756	16450 COUNTY ROAD 455
SANCHEZ JAMES & JULIA	16640 COUNTY ROAD 455	MONTVERDE	FL	34756	16640 SEVENTH ST
SANTOS JESUS M & MARISELA GONZALEZ CHEVERE	73 CAUTIVA CALLE ALMACIGOS	CAGUAS	PR	00727	16300 COUNTY ROAD 455 # UNIT 302
SAUGH VISHAL & LINDA	16425 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16425 MAGNOLIA BLUFF DR
SCHARICH RICKY L &	16300 COUNTY ROAD 455 UNIT 106	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 106
SECORD PATRICK C	16300 COUNTY ROAD 455 UNIT 306	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 306
SHAMSIE-MC CABE TAMMY K & MAURICE G MC CABE	16300 COUNTY ROAD 455 # UNIT 406	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 406
SHARP WILLIAM & SARAH	16708 MAGNOLIA TERRACE BLVD	MONTVERDE	FL	34756	16708 MAGNOLIA TERRACE BLVD
SHIVDAT RAVI P & PREYA L	16841 RIDGEWOOD AVE	MONTVERDE	FL	34756	16841 RIDGEWOOD AVE
SHOOK RANDY & SHEILA	16300 COUNTY ROAD 455 UNIT 705	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 705
SHREWSBURY RONDEL & NANCY L	PO BOX 30	LASHMEET	WV	24733-00	16643 SEVENTH ST
SICELOFF CARLA M	16300 COUNTY ROAD 455 # UNIT 207	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 207
SIENA AT BELLA COLLINA CONDOMINIUM ASSN INC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401	COUNTY ROAD 455
SIENA AT BELLA COLLINA RENTALS LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401	COUNTY ROAD 455
SIENA AT BELLA COLLINA SHARED FACILITIES LLC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401	UNASSIGNED
SINGH CHANDRADAT &	427 GRAND ROYAL CIR	WINTER GARDEN	FL	34787-40	16610 COUNTY ROAD 455
SOOGRIM KAVETA K AND VIJAYA L SINGH	95-09 111TH ST	RICHMOND HILL	NY	11419	16300 COUNTY ROAD 455 # UNIT 507
SOWITCH BRYCE W & MICHELLE L	16300 COUNTY ROAD 455 UNIT 416	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 416
STALEY JACOB P & TRACY SANBURY	PO BOX 22	FERNDAL	FL	34729-00	16634 MORNINGSIDE DR
STECKELBERG WILLIAM	16619 7TH ST	MONTVERDE	FL	34756	16619 SEVENTH ST
TARVER ANDREW A & PAMELA D H	16454 MAGNOLIA BLUFF DR	MONTVERDE	FL	34756	16454 MAGNOLIA BLUFF DR
TORRES JUAN J & GRICELDA	499 PICWOOD CT	OCOE	FL	34761	NINTH ST
TOWN OF MONTVERDE	PO BOX 560008	MONTVERDE	FL	34756-00	16912 RIDGEWOOD AVE
TRENTINI MATHEUS E ET AL	735 CATERPILLAR RUN	WINTER GARDEN	FL	34787	16300 COUNTY ROAD 455 # UNIT 613
TRILLIAM PROPERTIES LLC	4545 NW 24TH TER	BOCA RATON	FL	33431	16300 COUNTY ROAD 455 # UNIT 403
TUCKER LUCAS M & KACI E	16804 LAKEMONT AVE	MONTVERDE	FL	34756	16804 LAKEMONT AVE
UHLER EDWARD N & COLLEEN L CORBITT	5454 SW 28TH AVE	OCALA	FL	34471	16300 COUNTY ROAD 455 # UNIT 706
UNIT 305 CR 455 16300 LLC	17537 COUNTY ROAD 455	MONTVERDE	FL	34756	16300 COUNTY ROAD 455 # UNIT 304
VANDERWILL WILLIAM C LIFE ESTATE	PO BOX 560032	MONTVERDE	FL	34756-00	16639 MORNINGSIDE DR
VARMA ADARSH B & AMRIT B	15150 MAROON BELLS LN	FRISCO	TX	75035-02	16300 COUNTY ROAD 455 # UNIT 101
WELSH MARK & CYNTHIA	16300 COUNTY ROAD 455 UNIT 610	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 610
WESTLUND JEREMY J & KIMBERLY D	16611 SEVENTH ST	MONTVERDE	FL	34756	16611 SEVENTH ST
WHITE JOHN S & MONICA K	33 HARBOR COVE DR	OLD HICKORY	TN	37138	16300 COUNTY ROAD 455 # UNIT 505
WIGINTON CATHERINE E & ROY	16703 MAGNOLIA TER	MONTVERDE	FL	34756	16703 MAGNOLIA TER
WILLS LISA	16300 COUNTY ROAD 455 UNIT 604	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 604
WILMINGTON DEVELOPMENT SERVICES INC	505 S FLAGLER DR STE 900	WEST PALM BEACH	FL	33401-50	HEATHERWOOD LN
WLADYCZKA JAROSLAW S & MARTA	16632A MORNINGSIDE DR	MONTVERDE	FL	34756	16632-A MORNINGSIDE DR
WYER KENNETH & DEBRA L LIFE ESTATE	16820 9TH ST	MONTVERDE	FL	34756	16820 9TH ST
YONKER MICHAEL J & TANYA R YONKER	16300 COUNTY ROAD 455 UNIT 713	BELLA COLLINA	FL	34756	16300 COUNTY ROAD 455 # UNIT 713
ZIRCONPRO HOLDINGS LLC	511 WEKIVA COMMONS CIR	APOPKA	FL	32712	16300 COUNTY ROAD 455 # UNIT 204

