MONTVERDE TOWN COUNCIL
WORKSHOP AGENDA
FEBRUARY 25, 2025, AT 6:30 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
Allan Hartle, Councilmember
Joe Morganelli, Councilmember

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

DISCLAIMER

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

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

I. DISCUSSION AND ACTION ITEM

A. Discussion of the Town's CUP Permit for Potable Water System
B. Update & Discussion on Stormwater Project
C. Grant Update
D. Discussion of the Town's 100 Year Anniversary & Budget

II. REMINDERS AND ADJOURNMENT

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

The Town Council reserves the right to move any Agenda item to an earlier time during the meeting as its schedule permits, except for items and appointments that have been advertised in a newspaper for a specific time.
Pursuant to the provisions of Chapter 286 Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by the Town Council with respect to any matter considered at this Council meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based.
Persons with disabilities who need assistance to participate in any of these proceedings should contact Town Hall at (407) 469-2681 48 business hours before the scheduled meeting.

DISCUSSION AND ACTION ITEMS

DISCUSSION OF THE TOWN'S CUP PERMIT FOR POTABLE WATER SYSTEM

1511 N Westshore Boulevard
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Tampa, Florida 33607
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T 800.426.4262

MEMORANDUM

Woodard & Curran

TO: St. John's River Water Management District

CC: Paul Larino, Town of Montverde

FROM: Leslie Dumas/Woodard & Curran

DATE: October 25, 2024

RE: Second Preliminary Response to Requestion for Additional Information, Town of Montverde, Consumptive Use Permit Application 2671

The following contains a second preliminary response to St. Johns River Water Management District Request for Additional Information (RAI) on the Town of Montverde Consumptive Use Permit Application 2671 as contained in their letter dated March 12, 2024. Response to item numbers 1, 2, 3, 8 and 9 were submitted on May 1, 2024, and items 8 & 9 were subsequently deemed complete. Work completed on items number 1, 2, 3, 4, 5, 7 and 10b are included herein for the District's preliminary review, along with a revised water audit in response to item number 8.

Background

Located in central Florida, the Town of Montverde sits within the boundaries of Lake County, Florida. Montverde is on the west shore of Lake Apopka ,17 miles south of Tavares and 30 miles from Leesburg. Montverde historically has had a small-town rural character which it continually strives to maintain; however, due to the projected Census growth that the Town is expected to undergo over the next 20 years (as documented by the Central Florida Water Initiative or CFWI), drinking water system demands are anticipated to require an increase in drinking water capacity within the planning period. The Town presently uses groundwater from the Upper Floridan Aquifer (UFA) treated with sodium hypochlorite for its potable water supply, and demands are expected to increase with the planned new developments. One key changing characteristic of the Town is these new developments. While Montverde residential lot sizes are typically bigger than those of its neighbors (typically ½ acre in size or larger), new residential units being constructed are bigger than past residences. New homes being constructed are typically around 4,000 square feet (sf) in size (as compared to around 1,400 to 2,000 sf for older homes) and include 3 or more bathrooms and in-ground pools. Combined with new landscaping, new developments are significantly impacting the Town's potable water demands.

Response to Request for Additional Information

1. **The historical water demand in Section E3 (Form E) does not match the water usage submitted annually in the EN-50's. Please correct the quantities in Form E or explain the discrepancy between the quantities. [Section 1.4.4.3 of the Applicant's Handbook: Consumptive Uses of Water (August 29, 2018) (A.H.)**

As requested in the email forwarded on May 9, 2024 from Kayci Anderson, Form E has been revised to reflect the EN-50 quantities. Please see the included EXCEL spreadsheet in Appendix A. The EN-50 reports are also included in Appendix A.

2. **The projected water use in the Residential Water Use Average Day column in Section E2 (Form E) has a higher allocation value than calculated (Residential Population Served X Uniform Residential Per Capita Use). Please correct the quantities in Form E or explain the discrepancy between the stated projected use and the calculated use. (2.3 A.H)**
   The demand projection included in Form E has also been revised to include estimates of Upper Floridan Aquifer (UFA) groundwater use for outdoor irrigation of newly developed homes. This water is being provided from irrigation well(s) drilled by the developer(s) and not from the Town's UFA supply. Please see the included EXCEL spreadsheet in Appendix A.

3. **Please provide all signed developers agreements within the service area for any ongoing construction projects and for any future projects. (2.2.2.1 A.H)**
   Please see Appendix B with the copy of the original developer's agreement for the Hills of Montverde, and a fully executed (signed) developer's agreement for Willow Ridge. The Osgood development is still currently going through entitlement.

4. **Public supply use types with average daily quantities of 100,000 gpd or greater and whose commercial water use is less than 30 percent of its total water use in the Central Florida Water Initiative (CFWI) are required to demonstrate yearly progress toward a gross per capita daily water use rate of no greater than 115 gpd or a functional per capita daily water use rate no greater than 100 gpd. The historical uniform residential per capita use in Section E2 of Form E indicates a rising residential per capita water use from 90 to 145 gpcd with future projections indicating no decreases in the per capita use. Please explain why the per capita has and is projected to continue to rise. Additionally, please provide the Town's specific plans on reducing their per capita and to satisfy this CFWI requirement. [Section 2.7.3 of the Central Florida Water Initiative (CFWI) Area Supplemental Applicant's Handbook (June 21, 2021) (CFWI A.H.)]**
   The following table compares the CFWI population projections and demand projections for the Town of Montverde with those projected as documented in Form E. From this comparison, a number of items can be noted:

   1. The Town of Montverde is growing faster than the CFWI prediction, but its population projection at buildout (see Sections E2 and E3) is less than 3% of that projected by CFWI at buildout.
   2. The CFWI Population Percentage growth change from 2020 to 2045 is 65% (up from 32% in the 2020 RWSP), whereas projected growth in Form E is 111% over the same period.
   3. The CFWI assumes 87 gpcd. The projected gpcd (as calculated in Form E) increases quickly due to the rapid growth and associated irrigation to establish landscaping,

but then drops to 88 gpcd by 2035 and remains at that rate or at a lower rate long term.

4. CFWI projections assume all groundwater use for Montverde.
5. Recent growth in the Town of Montverde started in 2022, so is not reflected in the CFWI 2020 population numbers, which were the most recent projection and have not been updated recently.
6. The percent difference between estimated demand at buildout varies by 4% between CFWI numbers and the Form E projection (or 0.02 mgd); it is the timing of the buildout differs.

In summary, the CFWI population and demand projection numbers are comparable with those estimated in Form E, the timing of the development is the key differentiating factor. Using the CFWI estimates at buildout, the Town of Montverde's long-term demands would be 0.46 mgd (or 168.75 mgy) while that projected in Form E is 0.48 mgd (173.59 mgy) – a 2.8% difference.

Comparison of CUP Application 2671 Form E Projections with CFWI Projections

Year	Population		Demand Assuming 87 gpcd (mgd)			
	CFWI[1]	Projected	CFWI[1]	CFWI GPCD	Projected	Projected GPCD
2020	2,378	2,590	0.21	88	0.21	79[3]
2025	2,738	3,768	0.24	88	0.65	167
2030	3,074	5,242	0.27	88	0.51	97
2035	3,399	5,371	0.30	88	0.48	88
2040	3,708	5,414	0.32	86	0.48	88
2045 (5-in-10)	3,922	5,457	0.34	87	0.48	87
2045 (1-in-10)	3,922	5,457	0.36	92	0.48	87
At buildout[2]	5,314	5,457	0.46	87	0.48	
% Change 2020-2045	65%	111%	62%		131%	
% Change 2020-Buildout	123%	111%	120%		131%	

Footnotes:

1. CFWI projected numbers from *2025 CFWI Regional Water Supply Plan: Appendices*, Table A-5
2. Demand estimated at buildout assuming 87 gpcd.
3. Actual gpcd calculated from use data.

5. **Please provide an Annual Conservation Goal Implementation Plan (ACGIP). [Section 2.7 CFWI A.H.]**
   Please see Appendix C for the Town's draft ACGIP for your review.

7. **Please provide an updated dedicated water conservation plan. As part of the water conservation plan document, please refer to section 2.2.2.5.1.A Standard Water Conservation Plan in the Applicant's Handbook and address how each component of the rule is currently and will be met by the Town of Montverde. The Plan must include all the elements from the Applicant's Handbook in the updated plan and include the timeframes for initiating these activities, the frequency, duration and future implementation of these initiatives and programs focusing on the Town's vision for the future. [Section 2.2.2.5.1 A.H.]**
   Please see Appendix D for the Town's draft Conservation Plan for your review.

8. **Please provide a comprehensive water audit of the amount of water used in the applicant's production and treatment facilities, transmission lines, and distribution system using the District's Water Audit Form No. 40C-2.900(7). [Section 2.2.2.5.1 A.H.]**
   Please see Appendix E for an updated version of the Town's comprehensive water audit on Form No. 40C-2.900(7). This version of the audit form includes treated water deliveries using finished water purchased from the City of Oakland.

10. **(b) Please provide details about the installation requirements of dual line systems for ongoing or future development projects when alternative water sources become available for irrigation. [Sections 1.3.7, 2.2, 2.3(e), and 3.3-3.10, A.H.]**
    The Town has not codified their requirement for dual line systems in new housing developments; however, they do incorporate the requirement into the developer's agreements as a standard of practice. Recent examples include the following:

    For Hills of Montverde Subdivision: Item 2b of the developer's agreement states that "Owner will be providing and installing the potable water meter **and irrigation meter**...." And Attachment H – Town of Montverde Utility Agreement, Section 3(a) states "The OWNER, at its own expense, will be responsible for designing, permitting and constructing the potable water utility service system **and infrastructure within the Property which shall include a separate water utility service system for irrigation.**"

    For Willow Ridge Subdivision: Item 7 of the developer's agreement states "The Town requires the Developer install two meters per lot, one for potable water **and the second for irrigation water.**" Further, Item 9 states "The Developer will work with the Town to design, permit and **construct a master well irrigation system** on site...."

    Other developers' agreements are presently being negotiated.

Finally, the Town is currently working on exploring alternative sources of water to augment its Upper Floridan Aquifer water supply; however, additional time is necessary to identify and

assess the alternatives to identify those that are most technically and economically feasible. As such, an additional time extension is requested for completing the response to the District's March 12, 2024 Request for Additional Information.

Please let us know if you have any questions regarding the materials contained herein or conveyed in separate files

Thank you

Woodard & Curran, Inc.

Leslie Dumas

Leslie Dumas, PE
Senior Technical Leader

APPENDIX A – Revised Form E & EN-50 Reports

TOWN OF MONTVERDE POPULATION PROJECTION

Year	Est Population Projection*	CFWI Population Projection
2019	2,517	
2020	2,590	2,590
2021	2,648	
2022	2,748	
2023	2,939	
2024	3,768	
2025	4,679	2,711
2026	4,976	
2027	5,066	
2028	5,152	
2029	5,242	
2030	5,328	2,822
2031	5,345	
2032	5,354	
2033	5,363	
2034	5,371	
2035	5,380	2,915
2036	5,388	
2037	5,397	
2038	5,406	
2039	5,414	
2040	5,423	3,014
2041	5,431	
2042	5,440	
2043	5,449	
2044	5,457	

Notes:

Per CFWI, Montverde at buildout has population of 5,314

Person per DU= 4.3 calculated from 2020 population and number of municipal connections (see Montverde Connections by Class tab)

* Estimated population based on calculated 2020 persons per dwelling unit and historic or projected number of residential connections (see Historict & Projected Connections tab)

EN50 Production Data

YEAR	2018		2019		2020		2021		2022		2023	
Location:	WTP 1	WTP 2	WTP 1	WTP 2	WTP 1	WTP 2	WTP 1	WTP 2	WTP 1	WTP 2	WTP 1	WTP 2
District ID:	19923	19922	19923	19922	19923	19922	19923	19922	19923	19922	19923	19922
Well Name:	3	2	3	2	3	2	3	2	3	2	3	2
Recording:	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons
January	2,743,000	3,478,000	2,386,000	2,970,000	3,353,000	2,592,000	5,354,000	994,000	719,000	5,673,000	5,584,000	2,457,000
February	2,753,000	3,515,000	2,240,000	2,795,000	1,694,000	3,656,000	2,793,000	2,345,000	304,000	5,642,000	7,611,000	299,000
March	3,283,000	4,643,000	2,768,000	3,465,000	4,661,000	2,755,000	4,198,000	3,275,000	870,000	5,870,000	6,774,000	2,335,000
April	3,064,000	3,769,000	2,854,000	3,476,000	4,331,000	2,654,000	3,517,000	3,705,000	913,000	6,086,000	8,439,000	682,000
May	3,379,000	3,182,000	3,337,000	4,703,000	3,152,000	4,687,000	6,877,000	1,862,000	475,000	8,362,000	8,512,000	272,000
June	4,571,000	1,028,000	1,460,000	478,000	3,136,000	4,801,000	4,260,000	1,627,000	566,000	671,000	6,350,000	1,511,000
July	2,713,000	2,860,000	1,521,000	5,061,000	2,836,000	3,872,000	2,228,000	2,986,000	1,098,000	6,233,000	6,457,000	2,157,000
August	2,498,000	3,263,000	2,317,000	3,067,000	2,301,000	2,788,000	3,445,000	1,598,000	2,106,000	5,468,000	5,016,000	4,770,000
September	2,848,000	3,801,000	396,000	2,945,000	2,165,000	2,756,000	799,000	5,030,000	1,871,000	5,447,000	364,000	8,520,000
October	3,033,000	4,150,000	2,712,000	3,778,000	3,769,000	1,925,000	2,106,000	5,207,000	321,000	8,650,000	5,047,000	3,133,000
November	2,949,000	4,123,000	2,500,000	3,511,000	4,066,000	1,552,000	277,000	5,528,000	6,473,000	1,838,000	1,100,000	6,634,000
December	2,424,000	3,055,000	2,542,000	3,258,000	4,750,000	944,000	5,835,000	370,000	4,947,000	2,833,000	2,409,000	1,281,000
Total	**36,258,000**	**40,867,000**	**27,033,000**	**39,507,000**	**40,214,000**	**34,982,000**	**41,689,000**	**34,527,000**	**20,663,000**	**62,773,000**	**63,663,000**	**34,051,000**
Max	**4,571,000**	**4,643,000**	**3,337,000**	**5,061,000**	**4,750,000**	**4,801,000**	**6,877,000**	**5,528,000**	**6,473,000**	**8,650,000**	**8,512,000**	**8,520,000**
gallons		77,125,000.00		66,540,000.00		75,196,000.00		76,216,000.00		83,436,000.00		97,714,000.00
gpd		211,301		182,301		206,016		208,811		228,592		267,710
mgd		0.21		0.18		0.21		0.21		0.23		0.27
mgy		77.13		66.54		75.20		76.22		83.44		97.71

Note:
WTP3 is in planning to replace WTP 1

Town of Oakland Utility Department Finished Water Deliveries to Montverde

From	To	Meter 1	Meter 2	Total
12/14/2022	1/19/2023	119440	350	119,790
1/19/2023	2/16/2023	174233	330	174,563
2/16/2023	3/16/2023	181034	1640	182,674
3/16/2023	4/19/2023	268032	4580	272,612
4/19/2023	5/19/2023	344032	3230	347,262
5/19/2023	6/20/2023	311493	1920	313,413
6/20/2023	7/19/2023	387967	3670	391,637
7/19/2023	8/18/2023	323280	4630	327,910
8/18/2023	9/20/2023	331,443	1,990	333,433
9/20/2023	10/20/2023	344,537	2,940	347,477
10/20/2023	11/17/2023	315,569	3,260	318,829
11/17/2023	12/18/2023	327,783	3,180	330,963
12/18/2023	1/17/2024	337,154	2,180	339,334

2023 Average Monthly Use (gallons)	289,692	2,608	292,300
2023 Total Water Purchased (gallons)	3,646,557	33,550	3,680,107
2024 Total Water Purchased (MG)	3.65	0.03	3.68

Montverde Connections by Class

Year	Bulk Water Hydrant	Comm Out-of-Town	Commercial	Out-of-Town	Two Units	Water Service	Total
Jan-19		1	46	2	5	576	630
Feb-19		1	45	2	5	580	633
Mar-19		1	46	2	5	581	635
Apr-19		1	45	2	5	582	635
May-19		1	47	2	5	587	642
Jun-19		1	47	2	5	585	640
Jul-19		1	47	2	5	592	647
Aug-19		1	47	2	5	584	639
Sep-19		1	46	2	5	591	645
Oct-19		1	46	2	5	587	641
Nov-19		1	46	2	5	590	644
Dec-19		1	45	2	5	592	645
Jan-20		1	45	2	5	592	645
Feb-20		1	46	2	5	596	650
Mar-20		1	46	2	5	599	653
Apr-20		1	46	2	5	603	657
May-20		1	47	2	5	600	655
Jun-20		1	49	2		603	655
Jul-20		1	48	2		610	661
Aug-20		1	47	2		602	652
Sep-20		1	46	2		603	652
Oct-20		1	46	2		608	657
Nov-20		1	46	2		607	656
Dec-20		1	46	2		608	657
Jan-21		1	46	2		610	659
Feb-21		1	46	2		623	672
Mar-21		1	47	2		614	664
Apr-21		1	47	2		617	667
May-21		1	47	2		617	667
Jun-21		1	47	2		618	668
Jul-21		1	47	2		613	663
Aug-21		1	47	2		616	666
Sep-21		1	47	2		617	667
Oct-21		1	47	2		613	663
Nov-21		1	46	2		616	665
Dec-21		1	46	2		619	668
Jan-22		1	47	2		624	674
Feb-22		1	47	2		626	676
Mar-22	1	1	47	2		626	677
Apr-22	1	1	47	2		643	694
May-22	1	1	47	2		652	703
Jun-22	1	1	47	2		667	718
Jul-22	1	1	47	41		642	732
Aug-22	1	1	47	43		640	732
Sep-22	1	1	47	47		641	737
Oct-22	1	1	47	47		639	735
Nov-22		1	47	56		636	740
Dec-22	1	1	47	55		637	741
Jan-23	1	1	47	54		640	743
Feb-23	1	1	47	55		642	746
Mar-23		1	47	55		649	752
Apr-23	1	1	47	77		654	780
May-23	1	1	48	76		656	782
Jun-23	1	1	48	77		675	802
Jul-23	1	1	45	76		681	804
Aug-23	1	1	46	78		700	826
Sep-23	1	1	46	83		721	852
Oct-23	3	1	44	79		722	849
Nov-23	2	2	39	77		743	863
Dec-23	20	1	40	77		721	859
TOTAL	2	1	46	21	5	625	696

Average No. of Connections

	Commercial Out-of-Town	Commercial	(Residential) Out-of-Town	(Residential) Water Service
2019	1	46	2	586
2020	1	47	2	603
2021	1	47	2	616
2022	1	47	25	639
2023	1	45	72	684
5-yr Average	1	46	21	625

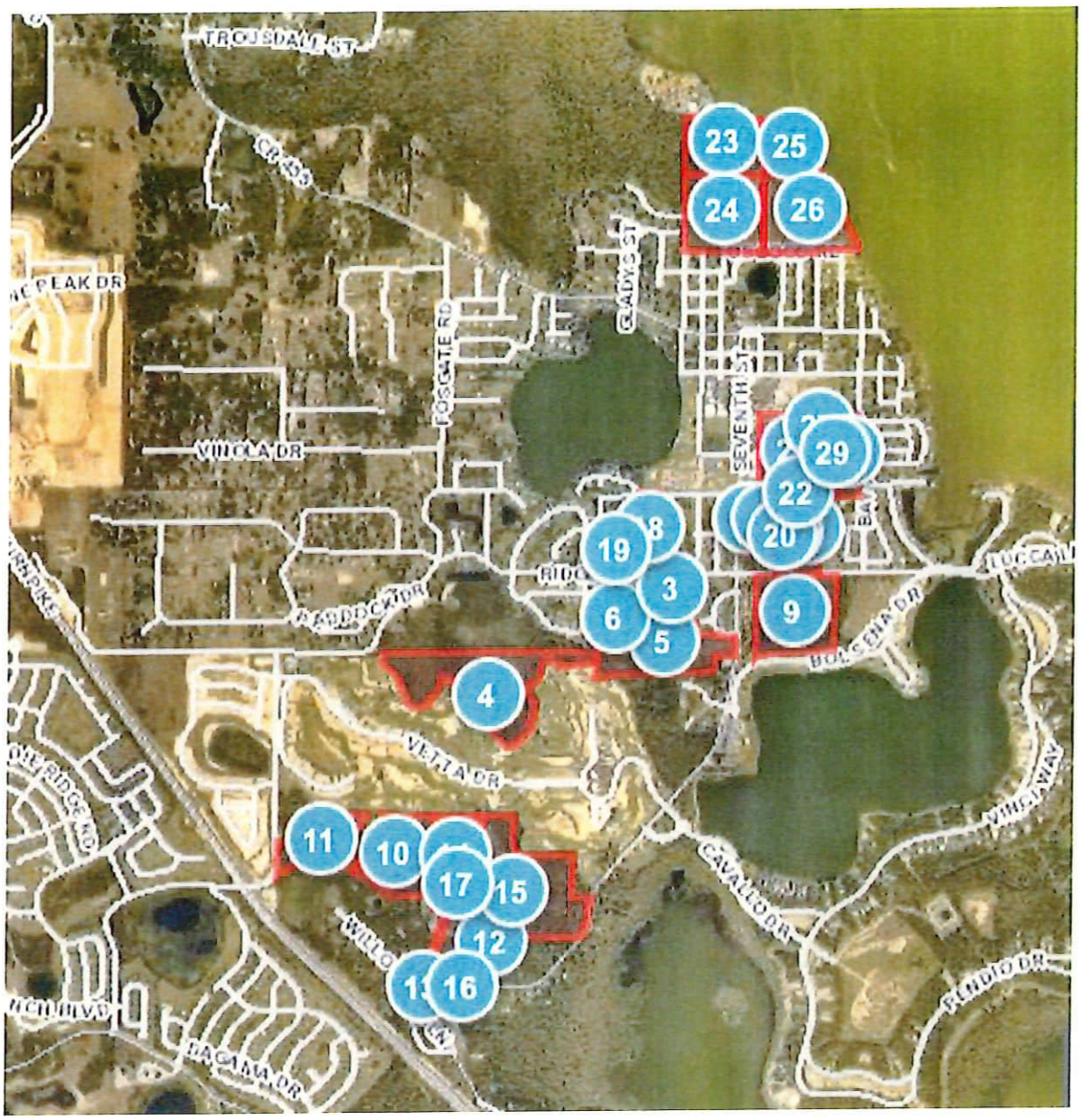
Note: Out of Town residential connections averaged 2 until June 2022 when it jumped to 48 as new homes were constructed

TOWN OF MONTVERDE - ENTITLEMENTS
OCTOBER 11, 2022

Map Ref #	ALT Key No.	Zoning	Acreage	Possible Number of Units		Current Units	Estimated Timing	Owner/Developer
1	1663784	R1L	6.7	13.4	13	0	Further investigation needed	CR 455 Property - Raymond Crawford
2	1411891	R1L	7.9	15.8	7	0	Further investigation needed	CR 455 Property - Raymond Crawford
20	1509831	R1L	8.07	16.14	2	0	Further investigation needed	CR 455 Property - Matos
7	1509858	R1L	9.74	19.48	2	0	Further investigation needed	CR 455 Property - Elam & Furin
8	1509823	R1L	1.13	2.26	1	0	Further investigation needed	CR 455 Property - Emtiaz
22	2867647	R1L	1.21	2.42	1	0	Further investigation needed	CR 455 Property - MVA
21	1531004	PUBLIC	33.86	294.99	0	0	Further investigation needed	MVA - 5,000 s.f. min lot size for buildings
27	1531012	R1L	2.12	4.24	1	0	Further investigation needed	Pillar
29	1530997	R1L	3.29	6.58	1	0	Further investigation needed	Real Global
28	1064121	R1L	9.87	19.74	2	0	Further investigation needed	Real Global
		R1L	**111**	**142**	**142**	**0**	**Entitlements by Dec 2024**	**Osgood Property Total**
23	1064112	R1L	111	0	0	0	"	Osgood Property 26.88 acres
24	1031168	R1L	38.06	0	0	0	"	Osgood Property 38.06 acres
25	1028124	R1L	11.56	0	0	0	"	Osgood Property 11.56 acres
26	1066352	R1L	36.58	0	0	0	"	Osgood Property 36.58 acres
9	1509815	R1L	38.5	77	50-77	0	Further investigation needed	DCS Real Estate - Bella Collina
5	1066263	R1L	41.07	82.14	0	0	Further investigation needed	DCS Real Estate - Bella Collina
18	1037239	R1L	9.2	18.4	0	0	Further investigation needed	Freddie & Janie Hunt
3	1037212	R1L	11.18	22.36	0	0	Further investigation needed	DCS Real Estate - Bella Collina
6	1066557	R1L	5	10	0	0	Further investigation needed	Magnolia Terrace
19	1531454	R1L	8.88	17.76	0	0	Further investigation needed	Freddie & Janie Hunt
		R1L	**113**	**234**	**234**	**121**	**Built out by 2025**	**Willow Ridge Total**
	2873752	R1L		0	0	0	"	Willow Ridge 8.26 acres
	1724813	R1L		0	0	0	"	Willow Ridge 48 acres
	3809251	R1L		0	0	0	"	Willow Ridge 38.12 acres
	3809254	R1L		0	0	0	"	Willow Ridge 18.76 acres
4	3836731	PUD	53.67				Further investigation needed	DCS Real Estate - Bella Collina - Lake County
14	1592127	CFD	81.53				Further investigation needed	Four Winds (YWAM) - Lake County (153.67 Acres Total)
10	1529387	CFD	17.94				Further investigation needed	Four Winds (YWAM) - Lake County
11	1529395	CFD	16.76				Further investigation needed	Four Winds (YWAM) - Lake County
15	1592127	CFD	15.22				Further investigation needed	Four Winds (YWAM) - Lake County
17	3283368	CFD	6.32				Further investigation needed	Four Winds (YWAM) - Lake County
12	2615591	CFD	4.99				Further investigation needed	Four Winds (YWAM) - Lake County
16	1592151	CFD	8.98				Further investigation needed	Four Winds (YWAM) - Lake County
13	1109027	CFD	1.93				Further investigation needed	Four Winds (YWAM) - Lake County

TOWN OF MONTVERDE - ENTITLEMENTS
OCTOBER 11, 2022

Development	No. of Units	Developer	Developer's Agmt?	Notes
CR455	26			
MVA	0			
Pilar	1			
Real Global	3			
Osgood	142			See PUD map; 1.28 DU/ac
Misc	77			
Willow Ridge	234	Pulte	Yes	
Four Winds	TBD			
IN-TOWN TOTAL	**483**			
Hills of Montverde	91		Yes	3.65 DU/ac
TOTAL	**574**			


TROUSDALE ST
CR 455
FOSGATE RD
GLADYS ST
SEVENTH ST
VILLA DR
PADDOCK DR
VETTA DR
CAVALLO DR
RODEO DR
HACIENDA DR
23
25
24
26
29
22
20
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3
6
5
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11
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17
15
12
16

Summary of Current and Pending Residential Development

Development	No. of Units	Developer's Agmt?	Notes	
CR455	26			
Montverde Academy (MVA)	0		Doing three classroom expansions (2024) and will do three more next year (2025). The three they are doing now resulted in 2 ERU Impact fees paid. They are also planning to build a 50,000-square-foot gym and a new 10,000-square-foot theater over the next three years	- assume gym = 2 ERU and theater = 2 ERU
Pillar	1		Per Paul Larino (4/15/25), Pillar already built the six homes, not sure what the 1 additional is	
Real Global	3			
Osgood	143	Yes	See PUD map; 1.28 DU/ac; going through entitlement now; to be constructed 2025	
Ridgewood	77		No formal submittals	
Willow Ridge (Black East)	234	Yes	100 homes constructed to date; 15 permits pending	
Four Winds	TBD			
YWAM			Per Paul Larino (4/15/24), We are also in discussions to provide water for "YWAM." This is a commercial camp retreat. I'm not sure what the water looks like now, but they will house approximately 400 kids at a time and have large events like a small school.	- not included in projected development assumptions
IN-TOWN TOTAL	**484**			
Hills of Montverde	91	Yes	3.65 DU/ac; construction completed in 2024	
TOTAL	**575**			

Projected Development	No. of Units	Notes
2024	193	Hills of Montverde + 100 Willow Ridge homes + MVA classrooms
2025	212	Osgood + 1/2 remaining Willow Ridge home (67 homes) + MVA classrooms
2026	69	Remaining Willow Ridge homes (67 homes) + MVA gym
2027	21	1/4 of Ridgewood + MVA theater
2028	20	1/4 of Ridgewood
2029	21	1/4 of Ridgewood
2030	20	Remaining Ridgewood homes (20 homes)
2031	4	additional misc homes
2032	2	
2033	2	
2034	2	
2035	2	
2036	2	
2037	2	
2038	2	
2039	2	
2040	2	
2041	2	
2042	2	
2043	2	
2044	2	
Total No. of New Units	586	

TOWN OF MONTVERDE RESIDENTIAL CONNECTIONS

Year	Connections by Class fr Billing Data & Projected New Residential Development
2019	586
2020	603
2021	616
2022	639
2023	684
2024	877
2025	1,089
2026	1,158
2027	1,179
2028	1,199
2029	1,220
2030	1,240
2031	1,244
2032	1,246
2033	1,248
2034	1,250
2035	1,252
2036	1,254
2037	1,256
2038	1,258
2039	1,260
2040	1,262
2041	1,264
2042	1,266
2043	1,268
2044	1,270

Notes:
- Historic (2019-2023) connections based on billing data provided by Town
- Projected connections based on prior year number of connections + estimated new residential units to come online (see Current-Pending Development tab)

Year	Bulk Water Hydrant	Comm Out-of-Town	Commercial	Out-of-Town	Two Units	Water Service	Total
Jan-19		3,000	828,000	5,000	22,000	3,536,900	4,394,900
Feb-19		4,000	722,000	7,000	31,000	3,916,200	4,680,200
Mar-19		4,000	1,049,000	7,000	23,000	2,857,300	3,940,300
Apr-19		4,000	875,000	6,000	25,000	3,548,300	4,458,300
May-19		6,000	1,214,000	58,000	28,000	4,989,900	6,295,900
Jun-19		5,000	1,040,000	11,000	22,000	4,740,800	5,818,800
Jul-19		9,000	814,000	22,000	34,000	6,143,100	7,022,100
Aug-19		11,000	609,000	7,000	19,000	4,097,600	4,743,600
Sep-19		11,000	840,000	9,000	20,000	3,436,800	4,116,800
Oct-19		12,000	1,499,000	14,000	30,000	4,768,700	6,323,700
Nov-19		11,000	1,210,000	9,000	22,000	4,683,000	5,935,000
Dec-19		9,000	1,145,000	5,000	25,000	3,619,400	4,803,400
Jan-20		8,000	1,647,000	13,000	27,000	4,051,300	5,746,300
Feb-20		7,000	1,255,000	7,000	29,000	3,759,300	5,057,300
Mar-20		8,000	1,709,000	7,000	27,000	3,566,500	5,317,500
Apr-20		8,000	1,120,000	10,000	31,000	5,024,500	6,193,500
May-20		8,000	639,000	8,000	42,000	5,559,600	6,256,600
Jun-20		8,000	840,000	10,000		5,612,900	6,470,900
Jul-20		7,000	1,157,000	7,000		5,172,300	6,343,300
Aug-20		8,000	1,201,000	12,000		4,884,200	6,105,200
Sep-20		12,000	544,000	10,000		4,123,400	4,689,400
Oct-20		7,000	768,000	14,000		3,745,700	4,534,700
Nov-20		7,000	892,000	16,000		3,603,500	4,518,500
Dec-20		7,000	1,055,000	19,000		3,743,500	4,824,500
Jan-21		8,000	841,000	17,000		3,604,000	4,470,000
Feb-21		10,000	834,000	22,000		5,448,800	6,314,800
Mar-21		5,000	913,000	23,000		3,906,100	4,847,100
Apr-21		7,000	1,132,000	33,000		5,067,300	6,239,300
May-21		6,000	864,000	21,000		5,485,400	6,376,400
Jun-21		10,000	1,016,000	20,000		5,896,600	6,942,600
Jul-21		9,000	767,000	14,000		6,223,400	7,013,400
Aug-21		5,000	593,000	19,000		3,196,100	3,813,100
Sep-21		9,000	481,000	16,000		3,502,700	4,008,700
Oct-21		19,000	1,124,000	18,000		3,746,100	4,907,100
Nov-21		8,000	1,084,000	25,000		4,600,000	5,717,000
Dec-21		23,000	1,230,000	26,000		4,933,700	6,212,700
Jan-22		12,000	1,066,000	16,000		3,415,000	4,509,000
Feb-22		15,000	813,000	22,000		5,521,400	6,371,400
Mar-22	294,000	9,000	1,010,000	29,000		3,578,400	4,920,400
Apr-22	371,000	8,000	832,000	25,000		3,173,800	4,409,800
May-22	13,000	9,000	1,267,000	21,000		4,951,300	6,261,300
Jun-22	238,000	9,000	1,254,000	21,000		5,575,900	7,097,900
Jul-22	155,000	12,000	1,277,000	69,000		5,625,200	7,138,200
Aug-22	285,000	15,000	921,000	74,000		4,883,100	6,178,100
Sep-22	158,000	13,000	990,000	72,000		5,200,600	6,433,600
Oct-22	84,000	13,000	1,225,000	81,000		4,161,500	5,564,500
Nov-22		8,000	1,488,000	89,000		4,727,700	6,312,700
Dec-22	1,000	13,000	1,667,000	99,000		5,208,400	6,986,400
Jan-23	34,000	10,000	1,294,000	141,000		4,259,400	5,738,400
Feb-23	24,000	28,000	1,606,000	132,000		4,888,000	6,678,000
Mar-23		7,000	1,167,000	155,000		3,529,800	4,858,800
Apr-23	70,000	14,000	1,349,000	679,000		5,756,500	7,868,500
May-23	528,000	12,000	1,681,000	351,000		6,961,000	9,533,000
Jun-23	167,000	9,000	1,265,000	335,000		5,142,700	6,918,700
Jul-23	201,000	10,000	824,000	260,000		7,289,800	8,384,800
Aug-23	159,000	12,000	726,000	383,000		15,601,600	16,881,600
Sep-23	418,000	16,000	884,000	847,000		5,930,700	8,095,700
Oct-23	768,000	14,000	1,499,000	389,000		5,725,700	8,395,700
Nov-23	248,000	16,000	1,352,000	295,000		4,991,600	6,902,600
Dec-23	3,046,000	18,000	411,000	328,000		5,469,000	9,272,000
TOTAL	7,262,000	605,000	63,019,000	5,460,000	457,000	290,361,000	367,164,000

Notes:

Per converstaion with Paddy on 1/29/24, in-town deliveries of residential and commercial water are from the Town's two wells. Out-of-Town residential and commercial deliveres are from water purchased from Oakland.

August 2023: Water Service value confirmed.Per Black Mountain support team., peak time where more water used and the new subdivsion was in the prime stage of construction (many water line breaks and more water use for irrigation and pools.

November 2023: Note: the Town has new billing software.

TOTAL IN TOWN (gallons)	361,099,000
5yr AVE TOTAL IN TOWN (gallons)	72,219,800
5yr AVE POPULATION	2,688
5yr AVE RESIDENTIAL CONNECTIONS	#REF!
5yr AVE POPULATION BASED ON CONNECTIONS	#REF!
5yr AVE gpcd	74

Year	Bulk Water Hydrant	Total In-Town Commerical Water Use	Total In-Town Residential Water Use	Total In-Town Water Use	Total Water Use
Jan-19					
Feb-19					
Mar-19					
Apr-19					
May-19					
Jun-19					
Jul-19					
Aug-19					
Sep-19					
Oct-19					
Nov-19					
Dec-19	0	11,645,000	50,338,000	61,983,000	62,533,000
Jan-20					
Feb-20					
Mar-20					
Apr-20					
May-20					
Jun-20					
Jul-20					
Aug-20					
Sep-20					
Oct-20					
Nov-20					
Dec-20	0	12,827,000	52,846,700	65,673,700	66,057,700
Jan-21					
Feb-21					
Mar-21					
Apr-21					
May-21					
Jun-21					
Jul-21					
Aug-21					
Sep-21					
Oct-21					
Nov-21					
Dec-21	0	10,879,000	55,610,200	66,489,200	66,862,200
Jan-22					
Feb-22					
Mar-22					
Apr-22					
May-22					
Jun-22					
Jul-22					
Aug-22					
Sep-22					
Oct-22					
Nov-22					
Dec-22	1,599,000	13,810,000	56,020,300	71,429,300	72,183,300
Jan-23					
Feb-23					
Mar-23					
Apr-23					
May-23					
Jun-23					
Jul-23					
Aug-23					
Sep-23					
Oct-23					
Nov-23					
Dec-23	5,663,000	13,858,000	75,545,800	95,066,800	99,527,800

Year	Residential Annual Use (gal)	Ave Daily Use (gpd)	Ave Daily Use/Connection (gpd/connect)	% Growth
2019	50,338,000	137,912	236	
2020	52,846,700	144,785	240	4.98%
2021	55,610,200	152,357	247	5.23%
2022	56,020,300	153,480	240	0.74%
2023	75,545,800	206,975	303	34.85%
AVE	58,072,200	159,102	253	
AVE (2019-2022)	53,703,800	147,134	241	

Year	Commercial Annual Use (gal)	Ave Daily Use (gpd)	Ave Daily Use/Connection (gpd/connect)	% Growth
2019	11,645,000	31,904	692	
2020	12,827,000	35,142	756	10.15%
2021	10,879,000	29,805	639	-15.19%
2022	13,810,000	37,836	805	26.94%
2023	13,858,000	37,967	838	0.35%
AVE	12,603,800	34,531	746	
AVE (2019-2022)	12,290,250	33,672	723	

Year	Total Gross Annual Use (gal)	Ave Daily Use (gpd)	Ave Daily Use/Res Connection (gpd/connect)	% Growth
2019	62,533,000	171,323	293	
2020	66,057,700	180,980	300	5.64%
2021	66,862,200	183,184	297	1.22%
2022	72,183,300	197,762	309	7.96%
2023	99,527,800	272,679	399	37.88%
AVE	73,432,800	201,186	320	
AVE (2019-2022)	66,909,050	183,312	300	

Municipal Irrigation Usage

Date	Irrigation Use (gallons)				
	Morningside	Ridgewood	Tenth St	Sixth St	Division St
Jan-19	0	0	2,000	11,000	18,000
Feb-19	0	0	5,000	13,000	20,000
Mar-19	0	0	11,000	12,000	18,000
Apr-19	0	0	6,000	12,000	17,000
May-19	0	0	5,000	15,000	22,000
Jun-19	0	0	4,000	14,000	18,000
Jul-19	0	0	9,000	14,000	22,000
Aug-19	0	0	18,000	46,000	16,000
Sep-19	0	0	17,000	54,000	20,000
Oct-19	0	0	12,000	14,000	15,000
Nov-19	0	0	19,000	17,000	11,000
Dec-19	0	0	18,000	13,000	14,000
Jan-20	0	0	19,000	8,000	11,000
Feb-20	0	0	43,000	13,000	12,000
Mar-20	0	0	54,000	7,000	12,000
Apr-20	0	0	12,000	2,000	12,000
May-20	17,000	75,000	12,000	1,000	10,000
Jun-20	5,000	18,000	10,000	1,000	10,000
Jul-20	6,000	27,000	20,000	1,000	12,000
Aug-20	5,000	17,000	52,000	1,000	11,000
Sep-20	5,000	21,000	34,000	1,000	10,000
Oct-20	6,000	19,000	62,000	0	12,000
Nov-20	5,000	18,000	23,000	2,000	10,000
Dec-20	5,000	19,000	21,000	2,000	11,000
Jan-21	5,000	16,000	18,000	1,000	8,000
Feb-21	7,000	23,000	8,000	1,000	14,000
Mar-21	7,000	19,000	11,000	1,000	10,000
Apr-21	7,000	24,000	17,000	1,000	11,000
May-21	7,000	17,000	16,000	2,000	11,000
Jun-21	7,000	23,000	17,000	8,000	21,000
Jul-21	8,000	19,000	18,000	10,000	25,000
Aug-21	7,000	21,000	15,000	22,000	1,000
Sep-21	7,000	20,000	17,000	10,000	2,000
Oct-21	8,000	21,000	3,000	14,000	0
Nov-21	7,000	18,000	16,000	15,000	6,000
Dec-21	8,000	24,000	19,000	22,000	7,000
Jan-22	6,000	17,000	15,000	1,000	3,000
Feb-22	9,000	25,000	3,000	2,000	5,000
Mar-22	7,000	21,000	7,000	3,000	3,000
Apr-22	6,000	16,000	26,000	3,000	2,000
May-22	0	1,000	56,000	4,000	5,000
Jun-22	0	0	75,000	6,000	4,000
Jul-22	0	0	72,000	13,000	20,000
Aug-22	0	0	100,000	13,000	26,000
Sep-22	0	0	108,000	10,000	33,000
Oct-22	0	0	97,000	6,000	27,000
Nov-22	0	0	103,000	7,000	32,000
Dec-22	0	0	120,000	8,000	21,000
Jan-23	0	0	104,000	1,000	3,000
Feb-23	0	0	38,000	1,000	4,000
Mar-23	0	0	9,000	2,000	3,000
Apr-23	0	0	21,000	3,000	14,000
May-23	0	0	62,000	6,000	32,000
Jun-23	0	0	58,000	2,000	25,000
Jul-23	0	0	54,000	2,000	26,000
Aug-23	0	0	55,000	35,000	27,000
Sep-23	0	0	65,000	27,000	31,000
Oct-23	0	0	67,000	17,000	25,000
Nov-23	0	0	61,000	17,000	28,000
Dec-23					

Municipal Irrigation Usage

Date	Total Annual Irrigation Use (gallons)				
	Morningside	Ridgewood	Tenth St	Sixth St	Division St
Jan-19					
Feb-19					
Mar-19					
Apr-19					
May-19					
Jun-19					
Jul-19					
Aug-19					
Sep-19					
Oct-19					
Nov-19					
Dec-19	0	0	126,000	235,000	211,000
Jan-20					
Feb-20					
Mar-20					
Apr-20					
May-20					
Jun-20					
Jul-20					
Aug-20					
Sep-20					
Oct-20					
Nov-20					
Dec-20	54,000	214,000	362,000	39,000	133,000
Jan-21					
Feb-21					
Mar-21					
Apr-21					
May-21					
Jun-21					
Jul-21					
Aug-21					
Sep-21					
Oct-21					
Nov-21					
Dec-21	85,000	245,000	175,000	107,000	116,000
Jan-22					
Feb-22					
Mar-22					
Apr-22					
May-22					
Jun-22					
Jul-22					
Aug-22					
Sep-22					
Oct-22					
Nov-22					
Dec-22	28,000	80,000	782,000	76,000	181,000
Jan-23					
Feb-23					
Mar-23					
Apr-23					
May-23					
Jun-23					
Jul-23					
Aug-23					
Sep-23					
Oct-23					
Nov-23					
Dec-23	0	0	594,000	113,000	218,000

Date	Total Annual Irrigation (gallons)
Jan-19	
Feb-19	
Mar-19	
Apr-19	
May-19	
Jun-19	
Jul-19	
Aug-19	
Sep-19	
Oct-19	
Nov-19	
Dec-19	572,000
Jan-20	
Feb-20	
Mar-20	
Apr-20	
May-20	
Jun-20	
Jul-20	
Aug-20	
Sep-20	
Oct-20	
Nov-20	
Dec-20	802,000
Jan-21	
Feb-21	
Mar-21	
Apr-21	
May-21	
Jun-21	
Jul-21	
Aug-21	
Sep-21	
Oct-21	
Nov-21	
Dec-21	728,000
Jan-22	
Feb-22	
Mar-22	
Apr-22	
May-22	
Jun-22	
Jul-22	
Aug-22	
Sep-22	
Oct-22	
Nov-22	
Dec-22	1,147,000
Jan-23	
Feb-23	
Mar-23	
Apr-23	
May-23	
Jun-23	
Jul-23	
Aug-23	
Sep-23	
Oct-23	
Nov-23	
Dec-23	925,000

Municipal Accounts

Morningside - common area irrigation (account no. 10032-00)
Ridgewood-Lakemont - common area irrigation (account no. 10033-00)
17335 Tenth Street Irrigation (account no. 00655-00)
17404 Sixth Street Irrigation (account no. 00297-00)
17436 Division Street Irrigation (account no. 00308-00)

Municipal Irrigation Usage

Year	Annual Use (gal)	Ave Daily Use (gpd)
2019	572,000	1,567
2020	802,000	2,197
2021	728,000	1,995
2022	1,147,000	3,142
2023	925,000	2,769
AVE	834,800	2,334
AVE (2019-2022)	812,250	2,225

IRRIGATION ALLOCATION WORKSHEET

Allocation Calculation

Outdoor demand:
2.8 persons per dwelling unit (U.S. Census)

Irrigation rate (ipy): 22.33 Estimated with GRWAPPS

Irrigated acreage: 0.154 = [(65' * 180') - 5,000 sf impervious]/43560 sf

Conversions

1 acre feet = 325,851.427 gallons
1 foot = 12 inches

Allocation: 22.33 ipy x 0.15381 acres x 325851.427 gal / ac. Ft. x 1 / 12 ft / inches

= 93,264 gpy/lot

= 256 gpd/lot

= 91 gpcd

Irrigable area = 0.25 ac lot plus right-of-way irrigation = 65 * 180 / 43560 - 5,000 sf impervious

Projected Water Use

	City-Wide		Residential Demand for Homes Constructed through December 2023				Residential Demand for New Home Construction (Homes served off dual distribution system)						Residential Demand									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Year	Projected Population	Number of Units	Total Number of Existing Units	Population	Gross Per Capita Water Usage (gpcd)	Household Avg. Day for Existing Units (mgd)	Number of New Homes	Added Population from New Homes	New Residential Indoor Demand (mgd)	Number of New Homes Not Irrigated By AWS	Residential Irrigation Demand for Newly Installed Landscape (mgd)	Total Household Avg. Day for Newly Constructed Homes (mgd)	Total Household Avg. Day Town-Wide (mgd)	Town-Wide Per Capita (gpcd)	Number of Cll Connections	Commercial/ Industrial Avg. Day (mgd)	City Controlled Irrigation (mgd)	Reclaimed Augmentation (mgd)	Other (Hydrant)Use (mgd)	Water Utility (mgd)	Unaccounted water (mgd)	Total Annual Avg. Day (mgd)	Total Annual Avg. Day (mgy)
2019	2,517	586	586	2,517	72	0.16									46	0.032	0.002	0.00	0.000	0.000	0.011		
2020	2,590	603	603	2,590	80	0.21									47	0.035	0.002	0.00	0.000	0.000	0.024		
2021	2,648	616	616	2,646	79	0.21									47	0.035	0.002	0.00	0.000	0.000	0.024		
2022	2,748	639	639	2,746	83	0.23									47	0.036	0.002	0.00	0.000	0.000	0.025		
2023	2,839	684	684	2,839	91	0.27									47	0.038	0.003	0.00	0.004	0.000	0.030		
2024	3,758	877	684	2,939	91	0.27	193	830	0.075	193	0.074	0.148	0.268	140	45	0.038	0.003	0.00	0.016	0.000	0.004	0.33	
2025	4,679	1,089	684	2,939	91	0.27	212	912	0.082	212	0.081	0.163	0.416	110	46	0.035	0.003	0.00	0.020	0.000	0.024	0.50	181.51
2026	4,976	1,158	684	2,939	91	0.27	69	297	0.027	69	0.026	0.053	0.321	99	48	0.036	0.003	0.00	0.020	0.000	0.024	0.51	187.41
2027	5,066	1,179	684	2,939	91	0.27	21	90	0.008	21	0.008	0.016	0.284	94	49	0.037	0.003	0.00	0.020	0.000	0.019	0.40	145.48
2028	5,152	1,199	684	2,939	91	0.27	20	86	0.008	20	0.008	0.015	0.283	94	50	0.038	0.003	0.00	0.020	0.000	0.017	0.36	131.59
2029	5,242	1,220	684	2,939	91	0.27	21	90	0.008	21	0.008	0.016	0.284	94	51	0.038	0.003	0.00	0.020	0.000	0.017	0.36	131.59
2030	5,326	1,240	684	2,939	91	0.27	20	86	0.008	20	0.008	0.015	0.283	94	52	0.039	0.003	0.00	0.020	0.000	0.017	0.36	132.17
2031	5,345	1,244	684	2,939	91	0.27	4	17	0.002	4	0.002	0.003	0.270	92	53	0.040	0.003	0.00	0.004	0.000	0.016	0.35	126.92
2032	5,354	1,246	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.58
2033	5,363	1,248	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2034	5,371	1,250	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2035	5,380	1,252	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2036	5,388	1,254	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2037	5,397	1,256	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2038	5,405	1,258	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.268	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2039	5,414	1,260	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2040	5,423	1,262	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2041	5,431	1,264	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2042	5,440	1,266	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2043	5,449	1,268	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28
2044	5,457	1,270	684	2,939	91	0.27	2	9	0.001	2	0.001	0.002	0.269	91	54	0.041	0.003	0.00	0.004	0.000	0.016	0.33	121.28

❖ See Projection Notes for definitions

Notes:

1. All new homes will be irrigated by non-potable wells constructed by developers
2. Indoor residential water use is 80 gpcd
3. Assume 5% unaccounted for loss in future years (conservative)
4. Assume that persons/DU doesn't change from 2020 value

Long-term average pumping: 121.30 mgy

Projected Water Use Notes

Submitted: May 2024
Using Projected Use - Connections tab

Column 1 **Calendar Year**

Column 2 **Projected Population** - Projected population is based on the BEBR Estimate with 2.33% Annual Population Change

Column 3 **Number of Units** -The number of units (city-wide population served) is equal to the number of historical units served in 2023 plus the number of projected units. The City's historical number of units is presented in Section E2. The historical number of residential units was derived from billing data and is based on the number of active residential water accounts for each calendar year. Projected number of units was based on pending new development as documented in tab entitled "Current-Pending Development".

Residential Demand for Homes Constructed through December 2023 (excluding new development)

Column 5 **Population** - Population is equal to the BEBR 2023 population

Column 6 **Existing Units Per Capita Usage (gpcd)** - Per capita usage is equal to last 5-year average gpcd (122 gpcd)

Column 7 **Household Avg. Day for Existing Units (mgd)** - Household average day is equal to existing units per capita water use times population

Residential Demand for New Home Construction

Column 8 **Number of Homes Served** - Projected new construction. (see notes for Column 3)

Column 9 **Added Population** - Added Population is equal to the number of homes times 4.3 persons/unit (as calculated from the Town's 2020 population and number of residential connections)

Column 10 **Residential Indoor Demand (mgd)** - Residential indoor demand is equal to the population times 90 gpcd for indoor water use only. (90 gpcd is approximate average gpcd from 2019-2023 for the Town of Montverde)

Column 11 **Number of New Homes Not Irrigated by AWS** - All new homes built by developers will have irrigation provided by non-potable irrigation well constructed by developer. All homes not constructed by a developer will be irrigated using Town-supplied potable water. All irrigation water was assumed to be from UFA.

Column 12 **Residential Irrigation Demand for Newly Installed Landscape (mgd)** - Residential irrigation demand for new landscape is based on 1.5 times the irrigation demand for established landscape (as estimated in the tab entitled "Residential Irr Demand").

Column 13 **Total Household Avg. Day for Newly Constructed Homes (mgd)** - Total potable water demand for new homes. Equal to Residential Indoor Demand (Column 10) + Residential Irrigation (Column 12).

Town-Wide Demands

Column 14 **Total Household Avg. Day Town-wide (mgd)** - Sum of all residential demands for existing and newly constructed homes. Equal to Household Avergage Day Demand for existing homes (Column 7) + Household Avergage Day Demand for new homes (Column 13).

Column 15 **Town-Wide Per Capita (gpcd)** - City-wide per capita is based on total household demand and the total city-wide population served.

Projected Water Use Notes

Submitted:	May 2024
Column 16	**Number of CII Connections** - Additional commercial facilities will be required to meet the growing residential needs. Per 6/24/2024 discussion with Town, anticipating to add three new commercial buildings, plus some additional public buildings. **Assume a total of 7 new CII buildings.**
Column 17	**Commercial/Industrial Average Day (mgd)** - Additional commercial facilities will be required to meet the growing residential needs. Commercial water use based on 5-year average water use per connection (gpd/connection) x the number of anticipated CII connections (Column 16)
Column 18	**City Controlled Irrigation Average Day (mgd)** - The Town of Montverde has five municipal irrigation meters. Projected irrigation at these locations is expected to remain the same as for 2023.
Column 19	**Reclaimed Augmentation (mgd)** - The Town does not have any reclaimed water use
Column 20	**Other (Hydrant) Use (mgd)** - Water diverted at hydrants for used in construction, dust control, etc. Projected use assumed to be equivalent to 2023 use through 2029 (projected completion of major development) then drop to 2022 use.
Column 21	**Water Utility (mgd)** - The Town does not have any water utility water use
Column 22	**Unaccounted for Water (mgd)** - The Town's 5-year average historic unaccounted for water loss is 9%. However, assume future water loss rate is less than 5 yr average water loss rate due to new distribution infrastructure. Future loss rate assumed to be 5%
Column 23	**Total Average Daily Water Demand (mgd)** - Sum of all water demands in mgd
Column 24	**Total Average Daily Water Demand (mgy)** - Sum of all water demands in mgy

Section E2

	Year	Average Number of Active Residential Connections	Residential Population Served	Gross Residential Water Use Average Day (mgd)	Uniform (Gross) Residential Per Capita Use (gpcd)
Historical	2019	586	2,517	0.138	55
	2020	603	2,590	0.145	56
	2021	616	2,648	0.152	58
	2022	639	2,748	0.153	56
	2023	684	2,939	0.207	70
Projected	2024	877	3,768	0.416	110
	2029	1,220	5,242	0.284	54
	2034	1,250	5,371	0.269	50
	2039	1,260	5,414	0.269	50
	2044	1,270	5,457	0.269	49

Section E3

	Year	Residential Water Use Average Day (mgd)	Commercial/ Industrial Avg. Day (mgd)	Recreational & Irrigation Urban Landscape Avg. Day (mgd)	Routine Exports Avg Day (mgd)	Other (Hydrant Use) Avg Day (mgd)	Water Utility (mgd)	Unaccounted Water (mgd)	Water Treatment Reject Average Day (mgd)	Annual Average Daily Raw Water Demand (mgd)	Annual Average Daily Raw Water Demand (mgy)
Historical	2019	0.138	0.032	0.002	0.000	0.000	0.000	0.011	0.000	0.182	67
	2020	0.145	0.035	0.002	0.000	0.000	0.000	0.024	0.000	0.206	75
	2021	0.152	0.030	0.002	0.000	0.000	0.000	0.025	0.000	0.209	76
	2022	0.153	0.038	0.003	0.000	0.004	0.000	0.030	0.000	0.229	83
	2023	0.207	0.038	0.003	0.000	0.016	0.000	0.004	0.000	0.268	98
Projected	2024	*0.416*	*0.035*	*0.003*	*0.000*	*0.020*	*0.000*	*0.024*	*0.000*	0.497	182
	2029	*0.284*	*0.038*	*0.003*	*0.000*	*0.020*	*0.000*	*0.017*	*0.000*	0.362	132
	2034	*0.269*	*0.041*	*0.003*	*0.000*	*0.004*	*0.000*	*0.016*	*0.000*	0.332	121
	2039	*0.269*	*0.041*	*0.003*	*0.000*	*0.004*	*0.000*	*0.016*	*0.000*	0.332	121
	2044	*0.269*	*0.041*	*0.003*	*0.000*	*0.004*	*0.000*	*0.016*	*0.000*	0.332	121

Table Definitions

Household Use:	Amount sold or given to domestic customers. Typically includes 5/8 and 3/4 inch metered accounts. Includes private lawn irrigation.
Population:	Estimated number of residents served.
# of Units:	Number of residential units served.
Per Capita Use:	Use per person per household; Average household use (column 5) divided by population (column 2)
Commerical/Industrial Use:	Amount sold to commercial customers. Typically includes meters larger than 1 inch. Include bulk customers in this use.
Irrigation Use:	Amount used for common area irrigation owned or maintained by a public entity. This does not include areas privately owned or amounts previously accounted for under household use.
Other Use:	Bulk water sale from hydrants.
Unaccounted Water:	Unaccounted for water use.
Total Use:	Sum of all uses - household + comm/ind. + irrigation + hydrant sales = EN50's for year

Note on Hydrant Use: Most water result of new construction. Assume to continue at pace through 2029, then back off as building slows down.
CUP dated 2/14/2014 allows for max annual withdrawals of 102.56 mgy
CFWI allows for gross per capita goal of 115 gpcd. Montverde will be below that.

Section E4

	Year	Annual Average Daily Raw Water Demand (mgy)	Source 1 (Upper Floridan Aquifer) (mgy)	Source 2 (Lower Floridan Aquifer) (mgy)	Surficial Aquifer (mgy)
Historical	2019	66.54	66.54	0.00	
	2020	75.20	75.20	0.00	
	2021	76.22	76.22	0.00	
	2022	83.44	83.44	0.00	
	2023	97.71	97.71	0.00	
Projected	*2024*	181.51	181.51	*0.00*	*0.00*
	2029	132.17	132.17	*0.00*	*0.00*
	2034	121.28	121.28	*0.00*	*0.00*
	2039	121.28	121.28	*0.00*	*0.00*
	2044	121.28	121.28	*0.00*	*0.00*

Current permit: max 102.56 mgy from UFA

CFWI vs Projected Use

Year	Population		Demand Assuming 87 gpcd (mgd)			
	CFWI[1]	Projected	CFWI[1]	CFWI GPCD	Projected	Projected GPCD
2020	2,378	2,590	0.21	88	0.21	793
2025	2,738	3,768	0.24	88	0.50	132
2030	3,074	5,242	0.27	88	0.36	69
2035	3,399	5,371	0.30	88	0.33	62
2040	3,708	5,414	0.32	86	0.33	61
2045 (5-in-10)	3,922	5,457	0.34	87	0.33	61
2045 (1-in-10)	3,922	5,457	0.36	92	0.33	61
At buildout[2]	5,314	5,457	0.46	87	0.33	
% Change 2020-2045	65%	111%	62%		61%	
% Change 2020-Buildout	123%	111%	120%		61%	

Footnotes:
1. CFWI projected numbers from *2025 CFWI Regional Water Supply Plan: Appendices*, Table A-5
2. Demand estimated at buildout assuming 87 gpcd.
3. Actual gpcd calculated from use data.

Points of Note:

1. MV growing faster than CFWI prediction, but is within 3% at buildout
2. CFWI Population Percentage growth change from 2020 to 2045 is 65% (up from 32% in the 2020 RWSP), whereas projected growth is 111%
3. CFWI assumes 87 gpcd. Projected gpcd increases quickly due to rapid growth and irrigation to establish landscaping, but then drops to 87 gpcd by 2045
4. CFWI projections assume all groundwater for Montverde.
5. Montverde growth started in 2022, so is not reflected in 2020 population numbers
6. Percent difference between estimated demand at buildout varies by 4% between CFWI numbers and projection (or 0.02 mgd); timing of buildout differs.

Town of Montverde EN-50 Reports

YEAR	2018		2019		2020		2021		2022		2023		2024	
Location:	WTP 1	WTP 2	WTP 1	WTP 2	WTP 1	WTP 2	WTP 1	WTP 2	WTP 1	WTP 2	WTP 1	WTP 2	WTP 1	WTP 2
District ID:	19923	19922	19923	19922	19923	19922	19923	19922	19923	19922	19923	19922	19923	19922
Well Name:	3	2	3	2	3	2	3	2	3	2	3	2	3	2
Recording:	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons
January	2743000	3478000	2386000	2970000	3353000	2592000	5354000	994000	719000	5673000	5584000	2457000	4367367	769000
February	2753000	3515000	2240000	2795000	1694000	3656000	2793000	2345000	304000	5842000	7611000	299000	3969917	1063000
March	3283000	4643000	2768000	3465000	4661000	2755000	4198000	3275000	870000	5870000	6774000	2335000	3861250	1014000
April	3064000	3768000	2854000	3476000	4331000	2654000	3517000	3705000	913000	6086000	8439000	682000	3634076	1521000
May	3379000	3182000	3337000	4703000	3152000	4667000	6877000	1862000	475000	8362000	8512000	272000	5543998	2739000
June	4571000	1028000	1460000	478000	3136000	4801000	4260000	1627000	566000	671000	8350000	1511000	3634250	2563000
July	2713000	2860000	1521000	5061000	2836000	3872000	2228000	2586000	1098000	6233000	8457000	2157000	4702600	1090000
August	2498000	3263000	2317000	3087000	2301000	2788000	3445000	1598000	2106000	5468000	5016000	4770000	4071917	385000
September	2848000	3801000	396000	2945000	2165000	2756000	799000	5030000	1871000	5447000	364000	8520000		
October	3033000	4150000	2712000	3778000	3769000	1925000	2106000	5207000	321000	8650000	5047000	3133000		
November	2949000	4123000	2500000	3511000	4066000	1552000	277000	5528000	6473000	1838000	1100000	5634000		
December	2424000	3055000	2542000	3258000	4750000	944000	5835000	370000	4947000	2833000	2409000	1281000		
Total	36258000	40867000	27033000	39507000	40214000	34982000	41589000	34527000	20663000	62773000	63663000	34051000	33785575	11144000
Max	4,571,000	4,643,000	3,337,000	5,061,000	4,750,000	4,801,000	6,877,000	5,528,000	6,473,000	8,650,000	8,512,000	8,520,000	5,543,998	2,739,000

Confirmation

The request is submitted to the District.

Confirmation # :	**926152**
Submit Date and Time :	**10/24/2024 04:12 PM**
Item # :	**1504271**
Station ID :	**19922**
Station Name :	**2**

Please do not send us a paper copy of this electronic submittal.

If you have any questions about our Internet Permitting services, account related questions, or your submission, please contact the District at (386) 329-4570 between 8:00 a.m. and 5:00 p.m. EST, or email us at e-permit@sjrwmd.com.

Close

Confirmation

The request is submitted to the District.

Confirmation # :	**926154**
Submit Date and Time :	**10/24/2024 04:15 PM**
Item # :	**1504271**
Station ID :	**19923**
Station Name :	**3**

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Confirmation

The request is submitted to the District.

Confirmation # : **861360**

Submit Date and Time : **10/24/2024 04:06 PM**

Item # : **1475132**

Station ID : **19922**

Station Name : **2**

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Confirmation

The request is submitted to the District.

Confirmation # : **926150**

Submit Date and Time : **10/24/2024 04:09 PM**

Item # : **1475132**

Station ID : **19923**

Station Name : **3**

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APPENDIX B – Developers Agreements

Willow Ridge Settlement Agreement

AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into by and between Vista Grande Properties LLC, a Florida limited liability company ("Owner"); and The Town of Montverde ("Town") (sometimes referred to hereinafter as the "Parties").

Recitals

WHEREAS, Owner owns certain real property commonly known as the Hills of Montverde Subdivision (the "Subdivision") which is located in unincorporated Lake County, Florida and is more particularly described within the Lake County Rezoning Staff Report attached composite Exhibit "A" (the "Staff Report"); and

WHEREAS, the Owner has engineered and permitted the Subdivision pursuant to the requirements of Lake County and Lake County Ordinance #2018-44 dated September 25, 2018 and recorded on November 9, 2018 at Official Records Book 5195, Pages 1746 – 1752, of the public records of Lake County, Florida (the "Ordinance"); and

WHEREAS, the Owner has filed a request with Lake County to amend the Ordinance in the manner more particularly described in the Staff Report; and

WHEREAS, the Town has filed an objection to the Owner's application to amend the Ordinance; and

WHEREAS, the Owner and the Town have negotiated a resolution of the disputes between the Parties with respect to the Town's objections to the proposed amendments to the Ordinance in accordance with the terms, conditions, provisions and conditions set forth herein;

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals.** The aforementioned recitals are hereby incorporated and made a part of this Agreement as if more fully set forth herein.

2. **Resolution.**

   a. The water plant (proposed Tract "B") and sewer plant (proposed Tract "L") as shown on the Concept Plan attached as Exhibit B to the proposed Amended Ordinance, will be constructed by the Owner in accordance with the approved construction plans as approved by Lake County. The water plant and sewer plant shall be engineered and constructed independent of the Town of Montverde's existing utility systems, and of sufficient capacity to serve the Hills of Montverde Subdivision with potable and irrigation water, fire flows, and sewer service. After the Subdivision Improvements are

constructed and the plat of Hills of Montverde is recorded, and after the water plant and sewer plant facilities are fully constructed and in operation, the Owner shall cause the HILLS OF MONTVERDE ASSOCIATION, INC., a Florida corporation not-for-profit, to convey fee simple title to Tract "B" and Tract "L" to the Town of Montverde to own and operate, inclusive of the water plant and sewer plant and all utility infrastructure including but not limited to all water mains, water services between mains and water meters, meters, fire hydrants, sewer mains, force mains, pump station, generator and all sanitary sewer manholes. No water or sewer impact fees will be due. The Town shall not charge the Owner for potable water meter install fee; connection fee to water main; irrigation water meter install fee; and sewer connection/inspection fee because the Owner will be providing and installing the potable water meter and irrigation meter, connecting each to the water main and making the connection to the sewer system, as well as inspecting. In the event the Owner requests the Town to install meters and/or make any connections, then the Owner will pay the Town the then current Town fees. All meters, auto-dialers, and apparatus must be compatible and approved by the Town, and such approval shall not be unreasonably withheld by the Town. The Owner shall have the right, but not the obligation, of installing a separate meter for irrigation water supply using an irrigation water meter reasonably approved by the Town, with such approval not being unreasonably withheld, conditioned or delayed. At the time of this Agreement the required water and irrigation meters are Neptune T-10 with ProCoder R900i v4 pit/standard registers.

b. The Owner agrees, at its sole cost and expense, to connect the potable water line that will provide potable water services to the homes within the Hills of Montverde Subdivision with the Town's existing 8" water line at the connection point located at the boundary of the Subdivision with the neighboring Willow Ridge subdivision, unless connection would adversely affect the Subdivision or the neighboring Willow Ridge Subdivision as determined by the Town's engineer after consulting with the Owner's engineer.

c. The Owner shall cause to be delivered to the Town easements in favor of the Town for ingress and egress over the private roads within the Subdivision for the Town's unfettered access to the water plant and sewer plant facilities. The water plant will provide potable water, irrigation, and fire-flow to the residents of the Hills of Montverde subdivision. The sewer plant will be located on the sewer tract as close to the boundary line with radio tower property as possible consistent with Lake County's set-back requirements. To shield the sewer facility from the adjacent Willow Ridge subdivision, the Owner shall install an opaque landscape buffer using 60-gallon pine trees

every 20 feet and 15 gallon native shrubs every 3 feet along the East and South boundary lines of the sewer plant tract (proposed Tract "L").

d. Owner will contribute/donate the sum of $100,000.00 to the Town's construction of a public trail along Fosgate Road as an extension of the public trail along Blackstill Lake Road. The $100,000.00 contribution shall be delivered by the Owner to the Town prior to April 4, 2023. The Town will not expend the funds for a period of ninety days from the date of approval of the amended Ordinance by Lake County.

e. The Town shall immediately withdraw its objections to the proposed amendment to the Ordinance, and the Town shall announce its support for the amendment to the Ordinance at the Lake County Board of County Commissioner meeting to be held on April 4, 2023.

3. **Effective Date of this Agreement**. This Agreement shall become binding upon the Owner immediately upon the Owner's execution of this Agreement, and the Owner shall not and may not withdraw this Agreement at any time hereafter unless (i) the Town fails to honor its obligation under paragraph 2(e) hereof, or if the Lake County Board of County Commissioners fails to approve the Owner's proposed amendment to the Ordinance. In the event the Town fails to honor its obligation under paragraph 2(e) hereof, or if the Lake County Board of County Commissioners fails to approve the Owner's amendment to the Ordinance, the Town will return the $100,000.00 to Owner within five (5) business days of the Lake County Board of County Commissioner meeting. The Parties understand and agree that the Town may not be able to sign this Agreement prior to April 4, 2023. The Owner shall not withdraw this Agreement hereafter and the Owner agrees to allow the Town sufficient time to execute this Agreement in compliance with the Town's ordinances and applicable Florida law. The obligations of the Owner under paragraph 2 hereof, shall become effective and binding upon the Owner when the Lake County Board of County Commissioners approves the Owner's application to amend the Ordinance and an amended Ordinance is issued by Lake County and thereafter filed of public record in Lake County, Florida, and the time for appeals has passed.

4. **Attorneys' Fees and Costs.** The Parties agree to each bear their own attorney's fees and costs.

5. **Counterparts.** This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

6. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties relating to the subject matter hereof and there are no representations, warranties, agreements or commitments except as set forth herein. This Agreement

supersedes all prior understandings, negotiations and discussions, written or oral, of the Parties relating to the transactions contemplated by this Agreement.

7. **Mutual Releases**.

(a) The Parties, on behalf of themselves, and all persons or entities claiming by, through or under them, and their respective heirs, successors and assigns, hereby fully, completely and finally waive, release, remise, acquit, and forever discharge and covenant not to sue the other Parties, as well as the other Parties' respective officers, directors, members, agents, and representatives, with respect to any and all claims, demands, suits, manner of obligation, debt, liability, tort, covenant, contract, or causes of action of any kind whatsoever, at law or in equity, including without limitation, all claims and causes of action arising out of or in any way relating to the matters set forth herein. The Parties warrant and represent that they have not assigned or otherwise transferred any claim or cause of action released by this Agreement.

(b) The Parties acknowledge and agree that these releases are GENERAL RELEASES. The Parties expressly waive and assume the risk of any and all claims for damages which exist as of this date, but which they do not know or suspect to exist, whether through ignorance, oversight, error, negligence, or otherwise, and which, if known, would materially affect his or her or its decision to enter into this Agreement. The Parties expressly acknowledge that this waiver of claims includes any claims for any alleged fraud, deception, concealment, misrepresentation or any other misconduct of any kind in procuring this Agreement. The Parties specifically do not, however, waive or release any claim that may arise for breach of this Agreement.

8. **No Admission of Liability**. Neither the payment of any sums nor the execution of this Agreement shall be construed as an admission of liability or fault by any party. Any and all liability is expressly denied by all Parties.

9. **Authority to Settle.** The Parties hereby represent and warrant that no other person or entity has any interest in the liability, claims, demands, suits, or causes of action settled or resolved by this Agreement and that the Parties have the sole right and exclusive authority to execute this Agreement.

10. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon the Parties and their respective attorneys, assigns, agents, representatives, corporations, partnerships, officers, directors, principals, shareholders, employees, parent corporations, insurers, merger partners, affiliates, subsidiaries, predecessors in interest, and successors in interest or assignees.

11. **Survival.** Each party agrees that any and all agreements, warranties, provisions, representations and obligations of the Parties hereto shall survive the termination or complete performance of this Agreement.

12. **Counsel and Interpretation.** The Parties do hereby acknowledge and agree that they have been or have had the opportunity to be represented by independent

counsel of their own choice throughout all negotiations which preceded the execution of this Agreement, and that they have executed this Agreement with the consent and upon the advice of independent counsel. Accordingly, it is agreed that any legal rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply to the interpretation of this Agreement.

13. **Attorney's Fees.** In the event of any litigation between the Parties arising out of the interpretation or enforcement of this Agreement, the prevailing party shall be entitled to its attorney's fees and costs from the non-prevailing party, including the fees and costs associated with appeal.

14. **Governing Law.** The laws of the State of Florida shall govern the validity, interpretation, construction, and enforcement of this agreement. Venue for any action brought under this Settlement Agreement shall be in Lake County, Florida.

Remainder of the page is left blank, with the signature pages following.

IN WITNESS WHEREOF, the aforementioned Parties have executed this Agreement on the date and year set forth below.

Vista Grande Properties, LLC, a Florida limited liability company:

By: Matella Holdings LLLP, a Florida limited liability partnership:

DocuSigned by:
By: _____
03F6AEC3841347A
Joseph Matella, General Partner

ADOPTED AND APPROVED by the Town Council of the Town of Montverde, Lake County, Florida this 18th day of April, 2023.

_____
Joe Wynkoop, Mayor

Attest:

Approved as ~~to form~~ and legality:

Sandy Johnson
Sandy Johnson, Town Clerk

Anita Geraci-Carver
Anita Geraci-Carver, Town Attorney

LAKE COUNTY, FL
REAL FLORIDA · REAL CLOSE

REZONING STAFF REPORT
OFFICE OF PLANN NG & ZONING

Tab Number:	7
Public Hearings:	Planning & Zoning Board (PZB): March 1, 2023
	Board of County Commissioners (BCC): April 4, 2023
Case No. and Project Name:	RZ-22-28-2, Hills of Montverde PUD Amendment
Applicant:	Berry James Walker Jr., Esquire
Owner:	Vista Grande Properties, LLC
Requested Action:	Amend Section 1.C.1 entitled Development Standards/Design Criteria of Planned Unit Development (PUD) Ordinance #2018-44 and clarify the side and rear setbacks, noted in Section D.
Case Manager:	Janie Barron, Chief Planner
PZB Recommendation:	

Subject Property Information

Size:	24.96 +/- acres
Location:	South of Fosgate Road and east of State Road 91 (Florida Turnpike), in the unincorporated Clermont area.
Alternate Key No.:	1029503, 2873728 and 3778275
Current Future Land Use:	Urban Low Density (Attachment "A")
Current Zoning District:	Planned Unit Development by Ordinance #2018-44 (Attachment "B")
Proposed Zoning District:	Planned Unit Development (PUD)
Flood Zone:	"X"
ISBA / Joint Planning Area:	Town of Montverde Interlocal Service Boundary Agreement (ISBA)
Overlay Districts:	Lake Apopka Basin Overlay District

Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition	Rural Residential District (R-1) and Agriculture Residential (AR)	Right-of-way, and Residential	Fosgate Road, and Trails of Montverde Residential Subdivision North of R-O-W
South	Rural Transition and Town of Montverde	Community Facility District (CFD), Agriculture and Town of Montverde	Radio Tower, Agriculture and Residential	AM Radio Repeater Tower, Agriculture and Municipal Limits
East	Town of Montverde	Town of Montverde	Residential and Vacant	Single-Family Residential
West	City of Clermont	City of Clermont	Right-of-Way and Residential	Vacant Residential

Staff Analysis

The subject property contains approximately 24.96 +/- gross acres and is located south of Fosgate Road and east of the Florida Turnpike. The property is contiguous to the municipal limits of the Town of Monteverde, which is located to the east.

In 2018, the Board of County Commissioners (BCC) approved Ordinance #2018-44 to accommodate a single-family residential development at a maximum of 4 dwelling units per net acre. The applicant, pursuant to the Narrative Statement (Attachment "F") seeks to amend Section 1.C.1 entitled Development Standards/Design Criteria, to incorporated specific Architectural Design Standards (Attachment "D") rather than incorporating the Town of Montverde standards via reference. Section 1.C.1 of Ordinance #2018-44 indicates that Development shall adhere to architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.

As the subject parcel is located within the Town of Montverde Interlocal Service Boundary Agreement (ISBA), the Town of Montverde was provided with a copy of the application. The Town Attorney submitted comments on behalf of the Town of Montverde (Attachment "G"), a utility agreement (Attachment "H") and filed a Notice of Appearance (Attachment "I").

At the time of the approval of Ordinance #2018-44 there was a scrivener's error in the side and rear setbacks. The side and rear setback were reflected in the Ordinance as 10-feet however, the applicant for the 2018 rezoning request had submitted documentation requesting that the side and rear setbacks reflect 5-feet.

On January 8, 2020, the Hills of Montverde Preliminary Plat was approved for 97 single-family residential lots (Attachment "I"). However, the submitted construction plans show only 91 lots.

	Zoning District	Acres	Maximum Density	Density	Maximum ISR	Minimum Open Space	Building Height
Existing Ordinance #2018-44	PUD	24.96 +/- Acres	99 units (4 dwelling units per net acre)	99 units (4 dwelling units per net acre)	45%	40%	40 Feet
Proposed Amendment	PUD	24.96 +/- Acres	99 units (4 dwelling units per net acre)	91 units (3.65 dwelling units per net acre)	45%	40%	40 Feet

Standards for Review (LDR Section 14.03.03)

A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The applicant is requesting to amend the Architectural Design Standards and clarify the side and rear setbacks. In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 is not in conflict with any applicable provisions of the Lake County Land Development Code."

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

The request is consistent with Land Development Regulations (LDR) Section 6.15.03(B), which allows for residential uses within a one-half (1/2) mile of the lake shoreline.

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 is consistent with all elements of the Comprehensive Plan and does not seed [sic] to change or alter the Comprehensive Plan."

C. Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 is not inconsistent with existing land uses and is entirely consistent with the land uses proposed for the subject property as established by Ordinance #2018-44."

D. Whether there have been changed conditions that justify an amendment.

In their narrative statement for rezoning, the applicant provided the following statement:

"The requirement that single family dwelling units be constructed in accordance with Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended, was added to Ordinance #2018-44 based upon a representation or promise made on February 22, 2018 by the Town of Montverde that Town of Montverde has sufficient potable water and wastewater capacity to serve 99 single family residential units being developed by Vista Grande Properties, LLC on the subject property. The promise of water and sewer services was conditioned upon execution of a utility agreement and a covenant to annex the property into the Town of Montverde. The promise of water service and sewer service availability never materialized. The project has therefore been designed with a central water and sewer system that will be privately owned and privately operated by the Hills of Montverde Homeowners Association, Inc. Hills of Montverde is entirely located within the jurisdiction of Lake County. The Town of Montverde is not providing sewer services or water services to the Hills of Montverde subdivision. Therefore, Vista Grande Properties, LLC should be permitted to construct homes within the subdivision according to Lake County Minimum Residential Construction Standards."

E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 will have no effect upon nor will it place any additional demands upon public facilities. The proposed amendment on affects the design criteria for single-family residences to be construction within the subdivision."

Water and Sewer

The project narrative prepared by the applicant states that the proposed residential development will be designed with a central water and sewer system that will be privately owned and private operated by the Hills of Montverde Homeowners Association, Inc. (Attachment "G").

Schools

Lake County Schools reviewed the application, and the applicant provided a copy of the School Concurrency Capacity Reservation for the Hills of Montverde subdivision. The School Concurrency Reservation expires on May 22, 2023 (Attachment "F").

Parks

The proposed rezoning amendment is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

The proposed rezoning amendment is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

The closest Lake County Fire Rescue Stations (LCFR Station #112) is located approximately less than 1 mile from the subject property. Lake County Fire Station #83 is located approximately 4.2 miles away from the subject properties.

Transportation Concurrency

The proposed rezoning amendment is not anticipated to adversely impact transportation capacity or levels of service.

F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 will have no effect upon the natural environment."

G. Whether, and the extent to which, the proposed amendment would affect the property values in the area.

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 should have a positive impact upon property values in the area."

H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 will results in an orderly and logical development pattern because Lake County will be reviewing house construction building plans for compliance with Lake County Minimum Residential Construction Standards as established by Lake County."

I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

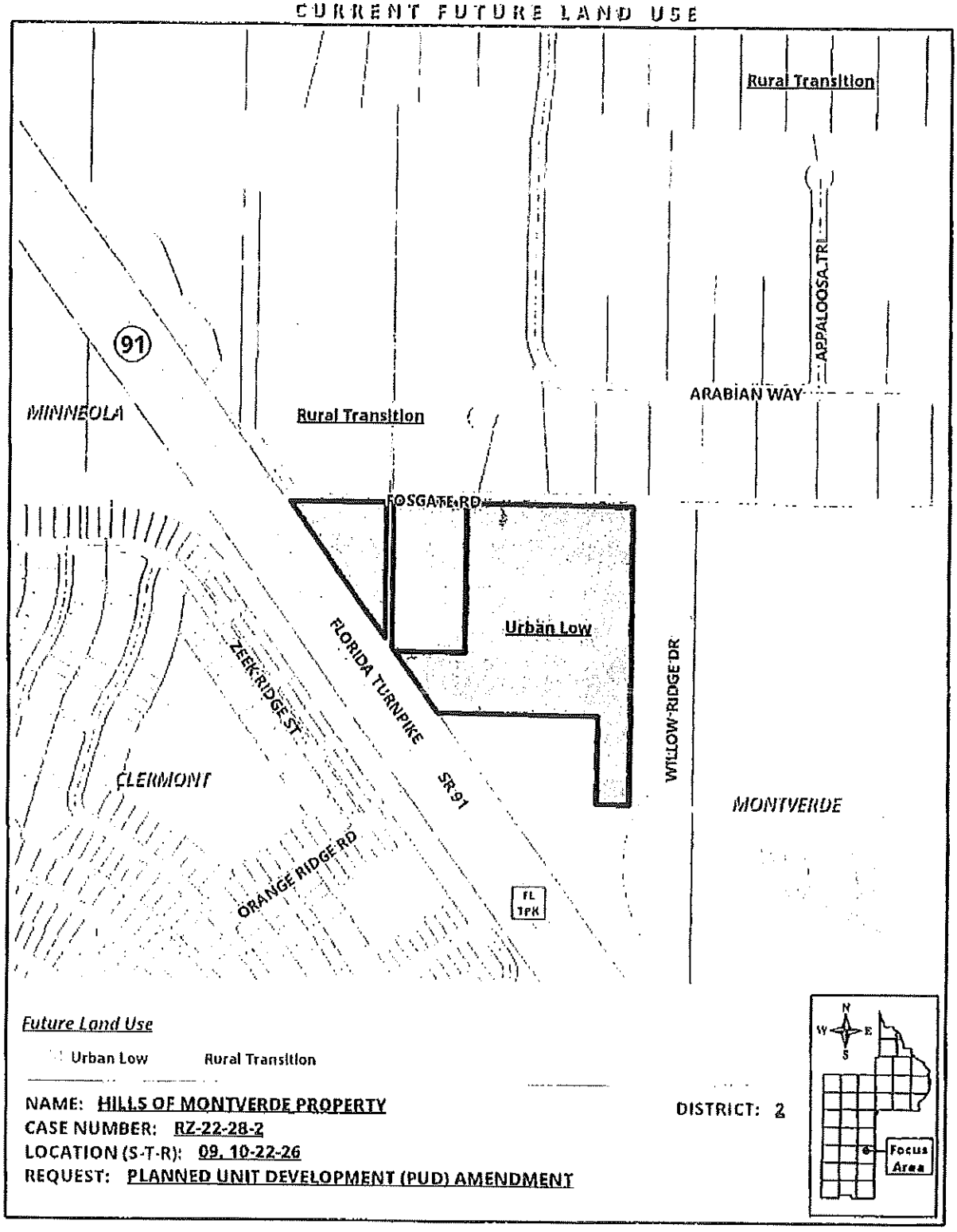
In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 is not in conflict with the public interest and is in harmony with the purpose and intent of Lake County regulations by making applicable the Minimum Residential Construction Standards as established by Lake County."

J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

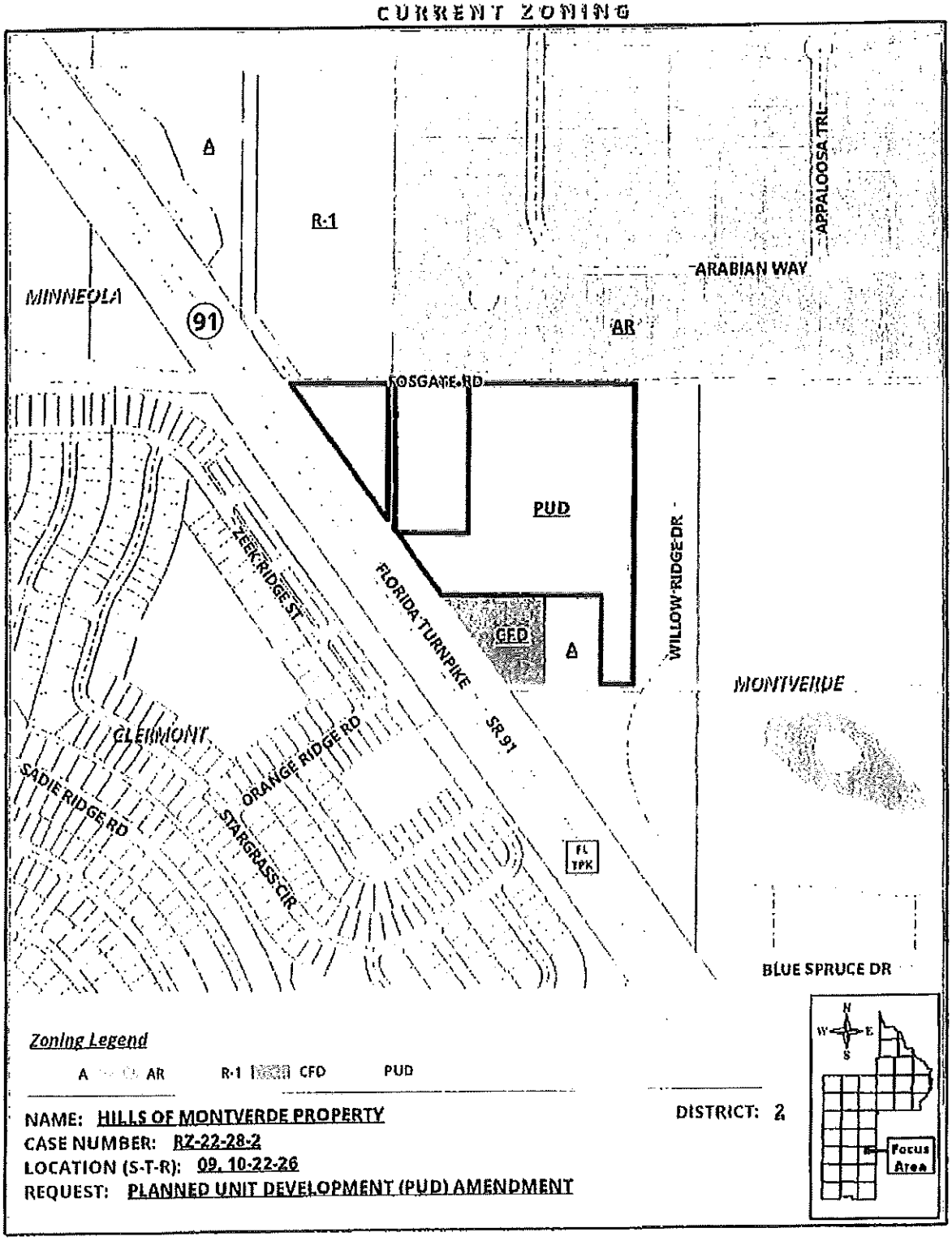
None.

Attachment "A"- Future Land Use Category



RZ-22-22-8, Hills of Montverde PUD amendment

Attachment "B"- Zoning District



Attachment "C"- Ordinance #2018-44 (Page 7 of 7)

INSTRUMENT #201813 1868
OR BK 5196 PG 1748 - 1752 (7 PGS)
DATE: 11/9/2018 1:54:17 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COUR
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $61.00

ORDINANCE #2018-44
Vista Grande Properties
RZ-17-25-2

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jimmy D. Crawford, Esquire (the "Applicant") submitted an application on behalf of Vista Grande Properties, LLC (the "Owners") has made a request to establish a Planned Unit Development (PUD) zoning district for a single-family residential development; and

WHEREAS, the subject property consists of 25.06 +/- acres and is located south of Fosgate Road and east of State Road 91 (Florida Turnpike) in the Clermont area within Section 13, Township 24 South, Range 26 East, and is more particularly described in Exhibit "A"; and

WHEREAS, the subject property is located within the Urban Low Future Use Category in accordance with Ordinance Number 2018-43; and

WHEREAS, the Lake County Planning & Zoning Board reviewed Petition RZ-17-25-2 on September 5, 2018, after giving notice of the hearing on the petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on September 25, 2018; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Terms. The County Manager or designee shall amend the Lake County Zoning Map to show the Planned Unit Development (PUD) zoning district in accordance with this Ordinance. All uses specified must be generally consistent with the Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent where there are conflicts between the Concept Plan and this Ordinance, the Ordinance will take precedence.

A. Permitted Land Uses.

1. Residential development, 4 dwelling per net acre.

2. Model Homes and Sales Centers. Construction of model units, sales centers and temporary parking lots will be allowed with an approved site plan. Up to 6 models may be started prior to each final plat via a metes and bound description in conjunction with a Developer's Agreement. Parking may be located on one of the six lots.

3. Accessory uses may be approved by the County Manager or designee.

DONNA BOHRER
OFFICE OF PLANNING & ZONING
315 WEST MAIN ST - RM 510
TAVARES FL 32778

Attachment "C"- Ordinance #2018-44 (Page 8 of 7)

4. Any other use of the property will require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Open Space, Impervious Surface Ratio, and Building Height.

1. The Maximum Building height is forty (40) feet.

2. The maximum Impervious Surface Ratio (ISR) will be 0.60 for the overall development. The preliminary plat must calculate the maximum ISR allowed on each platted lot.

3. The development shall provide a minimum of 25% open space of the net developable area.

4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Development Standards/Design Criteria.

1. Development shall adhere to architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.

D. Setbacks. The minimum setback for residential development will be as specified below, as measured from the property line:

Development	Front	Side[1]	Rear[1]	Multiple/Secondary Frontage(s)
Single Family Residence	Twenty-five (25) Feet	Ten (10) Feet	Ten (10) Feet	Fifteen (15) feet
Note 1: Pools, pool enclosures, screen rooms, sheds and similar accessory structures shall have a five (5) foot side and rear setback.				

1. Driveways for single family lots shall be setback a minimum of five (5) feet from the side property lines.

2. With the exception of water dependent structures, all development must be setback a minimum of fifty (50) feet from the jurisdictional wetland line.

3. Any setback not specified herein must be in accordance with the Lake County Land Development Regulations, as amended.

E. Parking Requirements. Off-street parking must be provided in accordance with the Lake County Land Development Regulations (LDR), as amended.

Attachment "C"- Ordinance #2018-44 (Page 9 of 7)

F. Landscaping, Buffering, and Screening.

1. Trees within the residential lots and other parcels, including common areas, shall be a minimum distance of eight (8) feet from right-of-way or sidewalk, whichever is greater.

2. All new development must provide landscaping in accordance with the Lake County Land Development Regulations (LDR), as amended.

G. Environmental Requirements.

1. An environmental assessment no more than six (6) months old will be required at the time of the Preliminary Plat submittal. The environmental assessment will need to indicate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence.

2. Environmental resources shall be protected in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

3. Open space shall be provided in accordance with the Land Development Regulations (LDR), as amended.

H. Noise: Compliance must be in accordance with the Lake County Land Development Regulations, as amended.

I. Transportation Improvements.

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

2. Additional right-of-way will be required for Fosgate Road.

3. Fosgate Road will be required to be improved to county paved road standards.

J. Utilities. The development shall be served with central potable water and central sewer, in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended

K. Stormwater Management. The stormwater management system must be designed in accordance with all applicable Lake County and St. Johns River Water Management District requirements.

L. Floodplain Management. The Owners will be responsible for any flood studies required for developing the site and to comply with Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan, and the Lake County Land Development Regulations. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

Attachment "C"- Ordinance #2018-44 (Page 10 of

M. Lighting. Exterior lighting must be in accordance with the Lake County Land Development Regulations, as amended, and consistent with Dark-Sky Principles.

N. Signage. All signage must be in accordance with the Lake County Land Development Regulations, as amended.

O. Concurrency Management Requirements. Any development must comply with the Lake County Concurrency Management System, as amended.

P. Development Review and Approval.

1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat, construction plans, and final plat generally consistent with EXHIBIT "B" - Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

2. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work.

Section 2. Conditions.

A. After establishment of the facilities as provided in this Ordinance, the property may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Board of County Commissioners.

B. 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 Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.

C. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to each and every condition set out in this Ordinance.

D. The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the Land Development Regulations, as amended.

Attachment "C"- Ordinance #2018-44 (Page 11 of

E. Action by the Lake County Code Enforcement Special Master. The Lake County 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 3. **Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. **Filing with the Department of State.** The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 5. **Effective Date.** This Ordinance will become effective as provided by law.

ENACTED this 25th day of September, 2018.

FILED with the Secretary of State October 2, 2018.

EFFECTIVE September 25, 2018.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

TIMOTHY I. SULLIVAN, CHAIRMAN

ATTEST:

GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

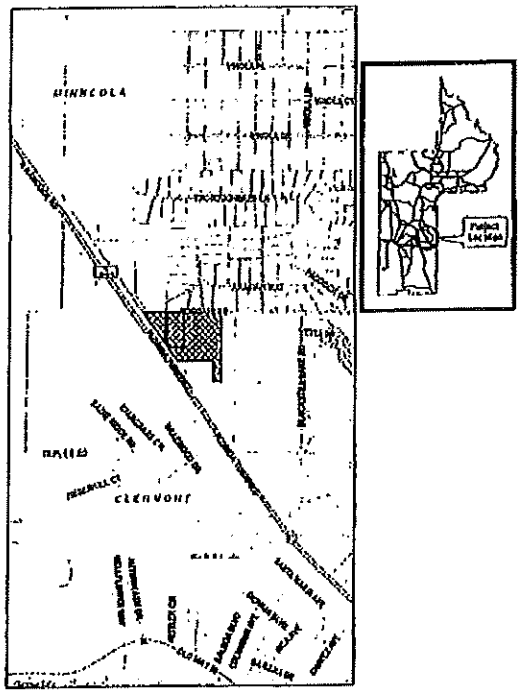
APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

Attachment "C"- Ordinance #2018-44 (Page 12 of

EXHIBIT A – Legal Description

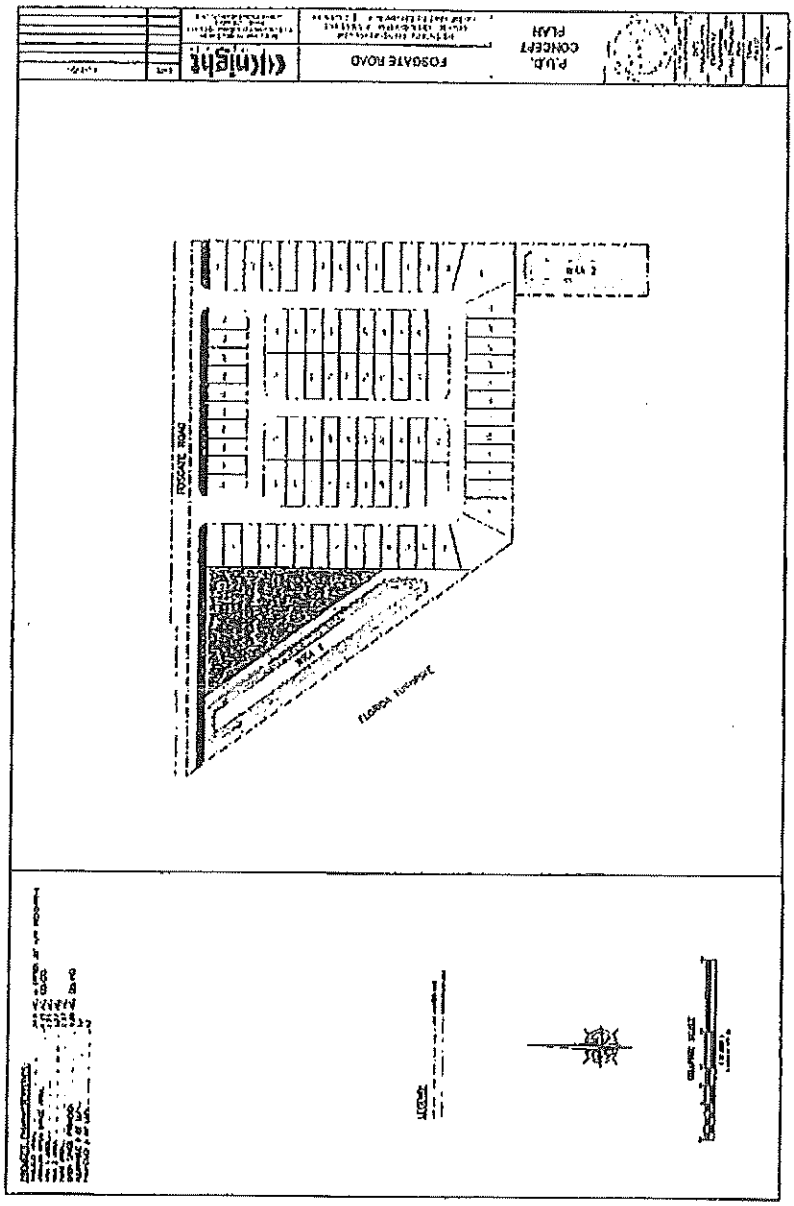
Tract 39, East 1/2 of Tract 40, Tract 41, Tract 42, of the Lake Highlands Company Plat, Section 10, Township 22 South, Range 26 East, Public Records of Lake County, Florida.
Also:
That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, Township 22 South, Range 26 East, lying North and East of the Sunshine State Parkway.
Less and Except:
That part of Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per Plat thereof recorded in Plat Book 3, Page 51, Public Records of Lake County, Florida, described as follows: Beginning on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance 37' 32" E. a distance of 810.03 feet, thence N. 89 degrees 34' 02" W. a distance of 371.10 feet, thence N. 35 degrees 37' 32" W. a distance of 179.44 feet, to the aforesaid West line of Section 10, thence N. 0 degrees 25' 28" E. along said line a distance of 509.78 feet to the point of Beginning Less existing Right-of-Way.
Also Less and Except:
That part of: Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per plat thereof recorded in Plat Book 3, Page 51 Public Records of Lake County, Florida described as follows: Begin on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance of 1180.68 feet from the NW corner of the SW 1/4 thereof and continue thence S. 0 degrees 25' 28" W. a distance of 145.06 feet; run thence S. 89 degrees 34' 02" E. a distance of 105.60 feet; run thence N. 35 degrees 37' 32" W. a distance of 179.44 feet to the point of beginning Less existing right-of-way.



Attachment "C"- Ordinance #2018-44 (Page 7 of 7)

1
2

EXHIBIT B – Concept Plan



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Attachment "C"- Project Narrative (Page 14 of

HILLS OF MONTVERDE
PROJECT NARRATIVE

The Hills of Montverde subdivision was approved by Lake County Board of County Commissioners through Ordinance #2018-44 on September 25, 2018. Final Construction drawings for the Hills of Montverde subdivision has been submitted for approval to Lake County. All required permits for the subdivision improvements have been issued by St. Johns River Water Management District and Florida Department of Environmental Protection. Hills of Montverde subdivision will consist of 91 single-family residential building lots and an amenity feature. The subdivision plans are approved, and the project is ready for site construction activities.

The homes to be constructed on the finished lots in the Hills of Montverde subdivision is subject to certain architectural standards as set forth in Ordinance #2018-44 which provides as follows:

C. Development Standards/Design Criteria.

1. Development shall adhere to the architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.

Vista Grande Properties, LLC is requesting an amendment to Ordinance #2018-44 to delete the aforementioned provision and, in its place, the following language would appear:

C. Development Standards/Design Criteria.

1. Single Family Dwelling Units to be constructed within the subdivision will be constructed to the Minimum Residential Construction Standards as established by Lake County.

In support of the is request Vista Grande Properties, LLC states as follows:

A. The proposed amendment to Ordinance #2018-44 is not in conflict with any applicable provisions of the Lake County Land Development Code.

Attachment "C"- Project Narrative (Page 15 of

HILLS OF MONTVERDE
PROJECT NARRATIVE

The Hills of Montverde subdivision was approved by Lake County Board of County Commissioners through Ordinance #2018-44 on September 25, 2018. Final Construction drawings for the Hills of Montverde subdivision has been submitted for approval to Lake County. All required permits for the subdivision improvements have been issued by St. Johns River Water Management District and Florida Department of Environmental Protection. Hills of Montverde subdivision will consist of 91 single-family residential building lots and an amenity feature. The subdivision plans are approved, and the project is ready for site construction activities.

The homes to be constructed on the finished lots in the Hills of Montverde subdivision is subject to certain architectural standards as set forth in Ordinance #2018-44 which provides as follows:

C. Development Standards/Design Criteria.

1. Development shall adhere to the architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.

Vista Grande Properties, LLC is requesting an amendment to Ordinance #2018-44 to delete the aforementioned provision and, in its place, the following language would appear:

C. Development Standards/Design Criteria.

1. Single Family Dwelling Units to be constructed within the subdivision will be constructed to the Minimum Residential Construction Standards as established by Lake County.

In support of the is request Vista Grande Properties, LLC states as follows:

A. The proposed amendment to Ordinance #2018-44 is not in conflict with any applicable provisions of the Lake County Land Development Code.

Attachment "C"- Project Narrative (Page 3 of 3)

HILLS OF MONTVERDE
PROJECT NARRATIVE

The Hills of Montverde subdivision was approved by Lake County Board of County Commissioners through Ordinance #2018-44 on September 25, 2018. Final Construction drawings for the Hills of Montverde subdivision has been submitted for approval to Lake County. All required permits for the subdivision improvements have been issued by St. Johns River Water Management District and Florida Department of Environmental Protection. Hills of Montverde subdivision will consist of 91 single-family residential building lots and an amenity feature. The subdivision plans are approved, and the project is ready for site construction activities.

The homes to be constructed on the finished lots in the Hills of Montverde subdivision is subject to certain architectural standards as set forth in Ordinance #2018-44 which provides as follows:

C. Development Standards/Design Criteria.

1. Development shall adhere to the architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.

Vista Grande Properties, LLC is requesting an amendment to Ordinance #2018-44 to delete the aforementioned provision and, in its place, the following language would appear:

C. Development Standards/Design Criteria.

1. Single Family Dwelling Units to be constructed within the subdivision will be constructed to the Minimum Residential Construction Standards as established by Lake County.

In support of the is request Vista Grande Properties, LLC states as follows:

A. The proposed amendment to Ordinance #2018-44 is not in conflict with any applicable provisions of the Lake County Land Development Code.

Attachment "D"- Architectural Design Standards (Page 1 of 3)

EXHIBIT "A"

ARCHITECTURAL DESIGN STANDARDS

General Standards for all Homes

A. Architectural Styles
   a. Residential structures are encouraged to be consistent with the following architectural styles:

      1. Contemporary Modern Craftsman
      2. Frame Vernacular
      3. Bungalow
      4. Colonial Revival
      5. Tuscan
      6. Mediterranean Revival
      7. Mission
      8. Prairie
      9. Florida Cracker

B. General Architectural Standards

   a. Windows: All front, street-facing facades shall have windows covering at least 15% of the façade's area.
   b. Exterior Finishes: Exterior finishes should be use hardy board, brick, rock, masonry, brick veneer, stone veneer, and stucco.
   c. Garages
      i. Where lots are 50-ft or less in width, garages must be alley loaded.
      ii. A front-loaded lot with a side-facing door(s) must incorporate windows and trim on the wall facing the front street.
      iii. Front loaded garages cannot exceed 55% of the front façade.
      iv. No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front loaded garages.
      v. Two car garages with a minimum interior size of 360 feet are required.

Attachment "D"- Architectural Design Standards (Page 2 of 3)

EXHIBIT "A"

ARCHITECTURAL DESIGN STANDARDS

General Standards for all Homes

A. Architectural Styles
   a. Residential structures are encouraged to be consistent with the following architectural styles:

      1. Contemporary Modern Craftsman
      2. Frame Vernacular
      3. Bungalow
      4. Colonial Revival
      5. Tuscan
      6. Mediterranean Revival
      7. Mission
      8. Prairie
      9. Florida Cracker

B. General Architectural Standards

   a. Windows: All front, street-facing facades shall have windows covering at least 15% of the façade's area.
   b. Exterior Finishes: Exterior finishes should be use hardy board, brick, rock, masonry, brick veneer, stone veneer, and stucco.
   c. Garages
      i. Where lots are 50-ft or less in width, garages must be alley loaded.
      ii. A front-loaded lot with a side-facing door(s) must incorporate windows and trim on the wall facing the front street.
      iii. Front loaded garages cannot exceed 55% of the front façade.
      iv. No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front loaded garages.
      v. Two car garages with a minimum interior size of 360 feet are required.

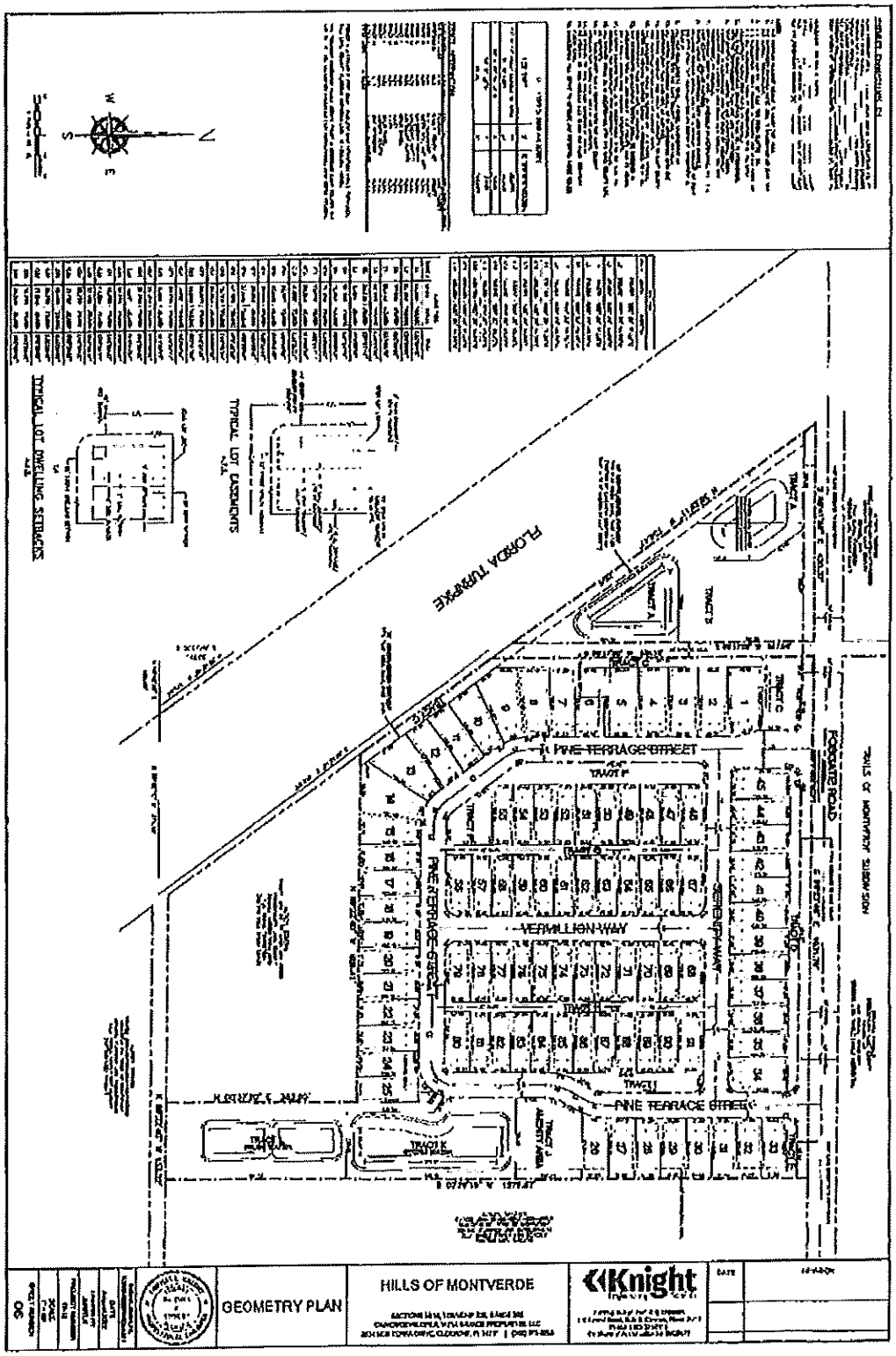
Attachment "D"- Architectural Design Standards (Page 3 of 3)

d. Accessory Structures greater than 150 ft2 must be consistent with the architectural style, color, and building materials of the primary residential structure.
e. Color
    i. Accent colors for entry doors and window trims, such as white, grey, and earth colors are encouraged.
    ii. Bright colors, florescent colors, are prohibited.

C. Approved Elevations

The elevations attached hereto are being offered as consistent with the General Standards contained herein.

Attachment "E"- Concept Plan



Attachment "F"- LCSB School Concurrency Capacity Reservation

201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 253-6503 • www.lake.k12.fl.us

Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Tyler Brandeburg
District 3
Mara Dodd
District 4
Mollie Cunningham
District 5
Stephanie Luke

December 8, 2022

Mr. Joseph Matella
Vista Grande Properties
3534 Mediterra Drive
Clermont, Florida 34711

RE: Hills of Montverde – Lake County
School Concurrency Capacity Reservation (District Project #LCS2019-11XLOD2)

Dear Mr. Matella:

Lake County has confirmed approval of the construction plans for the above referenced project. Based on this information, the School District has approved a time extension to run concurrent with the construction plan approval. The new expiration date of the School Concurrency Reservation is **May 22, 2023.**

In the event the construction plans expire or the necessary approvals are not obtained to begin construction the school concurrency capacity reservation shall also expire.

If you should have questions or require additional information, please do not hesitate to contact me at (352) 253-6694 or at lavalleyh@lake.k12.fl.us

Sincerely,

Helen LaValley
Growth Planning Department

Attachment "G"- Town of Montverde Comments (Page 22 of

AnitaGeraci-Carver
ESQUIRE
LAW OFFICE OF ANITA GERACI-CARVER, PA

October 21, 2022

VIA E-MAIL

Janie Barron, Chief Planner
Office of Planning & Zoning
315 West Main Street
P.O. Box 7800
Tavares, FL 32778

Melanie Marsh, Esq.
County Attorney
Lake County, Florida
P.O. Box 7800
Tavares, FL 32778

Re: Hills of Montverde
Submitted to Lake County – Rezoning Application – Request for amendment of Ordinance #2018-44
AR #5036
1st Review

Dear Ms. Barron and Ms. Marsh:

I have the pleasure of representing the Town of Montverde. Paul Larino, Town Manager and I have reviewed the rezoning application dated 9/16/2022 as well as the supporting documentation for the above-referenced project provided by you to the Town on September 26, 2022. The applicant seeks to amend the PUD zoning ordinance "to delete Paragraph C 1 in its entirety from Ordinance 2018-44, and in its place the following language would appear: "Single Family Dwelling Units to be constructed within subdivision will be constructed to the Minimum Residential Construction Standards as established by Lake County." On behalf of the Town, please find our comments below:

1. Paragraph C 1 proposed to be deleted states, "*Development shall adhere to architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.*" The Town objects to this requirement being deleted in full and instead proposes to amend Paragraph C 1 to read, "***Development shall adhere to the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions, as may be amended.***"

2. Add the following to Paragraph J, "***The development shall be served with central potable water, including irrigation, by the Town of Montverde.***"

352.243.2801 • Fax 352.243.2768
1560 Bloxam Avenue • Clermont, Florida 34711
anita@agolaw.net

Attachment "G"- Town of Montverde Comments (Page 2 of 2)

3. Amend Paragraph J to require the sewer plant to be constructed in a location closer to the turnpike and at a greater distance from Willow Ridge subdivision located in the Town of Montverde.

4. Amend Paragraph J to increase the landscape buffer width and number of tree and shrub plantings to better buffer the residents of Willow Ridge subdivision from the Hills of Montverde's sewer plant.

5. In the 3-page Hills of Montverde Project Narrative, paragraph D. the applicant misrepresents that "*The promise of water service and sewer service availability never materialized. The project has therefore been designed with a central water ad sewer system that will be privately owned and privately operated by the Hills of Montverde Homeowners Association, Inc.*" A meeting was held in 2018 to discuss utilities, annexation, and timing for annexation. Thereafter, the owner/developer refused to meet with the Town to discuss the provision of utilities. The town manager expressed at meeting(s) with the applicant and Lake County that the Town will be providing potable water service at a minimum and information was needed from the applicant to determine capacity for sewer. The applicant finally met with the Town and the County Attorney September 12, 2022 to discuss utilities. The Town again reiterated its ability to provide water, and agreed to discuss availability of sewer with the City of Clermont. On September 27, 2022 the Town provided the applicant with the proposed Utility Development Agreement and notified the applicant the Town is unable to provide sewer service. The Town requested comments from the applicant to the proposed Utility Development Agreement by October 18, 2022. Comments have not been received from the applicant.

6. The Hills of Montverde project is located within the Town's Ch. 180 utility services area. This is further detailed in the ISBA between the Town and Lake County. The Town expended public funds to upsize the potable water main in order to provide water to the Hills of Montverde development. Therefore, any approved construction plans stemming from the zoning ordinance should reflect connection to the Town's water utility.

Thank you for the opportunity to comment. If you have any questions please contact me.

Sincerely,

Anita Geraci-Carver

Attachment "H"- Town of Montverde Utility Agreement (Page 24 of

Record and Return to:
Anita Geraci-Carver, Esq.
Town Attorney for
Town of Montverde
1560 Bloxam Avenue
Clermont, Florida 34711

UTILITY DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF MONTVERDE AND VISTA GRANDE PROPERTIES, LLC

THIS UTILITY DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2022, by and between the **TOWN OF MONTVERDE, FLORIDA**, a Florida municipal corporation (hereafter called, the "TOWN"), and **VISTA GRANDE PROPERTIES, LLC**, a Florida limited liability company (hereafter called "OWNER").

(Whenever used herein the terms "TOWN", and "OWNER", shall include all the parties to this instrument and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

RECITALS

WHEREAS, the TOWN owns and operates a water utility service within its incorporated Town boundaries and within a designated utility service district adopted pursuant to Chapter 180, Florida State Statutes; and

WHEREAS, OWNER owns certain real property located within Lake County, within the TOWN'S designated utility service district, and said property is currently being developed as a residential subdivision known as Hills of Montverde. The real property is more particularly described in **Exhibit A** attached hereto and by this reference made a part hereof (the "Property"); and

WHEREAS, the TOWN desires to provide potable water and irrigation utility services to the Property and within the subject development; and

WHEREAS, the TOWN requires OWNER to construct and provide infrastructure for potable water and irrigation water utilities to serve the Property and within the subject development; and

WHEREAS, the TOWN and the OWNER desire to memorialize their respective obligations regarding construction of infrastructure and the provision of utility services; and

WHEREAS, the TOWN deems it in the best interest of its citizens and utility customers to provide such utility services to the Property and enter into a utility development agreement with the OWNER.

Attachment "H"- Town of Montverde Utility Agreement (Page 25 of

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the TOWN and OWNER agrees as follows:

1. **Recitals.** The foregoing recitals are true and correct in all respects and are expressly incorporated herein by this reference.

2. **Residential Units.** The Hills of Montverde residential subdivision shall consist of no more than 4 residential units per net acre as provided in Lake County Ordinance No. #2018-44 recorded November 9, 2018 in Official Records Book 5196, Page 1746, Public Records of Lake County, Florida.

3. **Water Services.**

(a) Improvements. The OWNER, at its own expense, will be responsible for designing, permitting and constructing the potable water utility service system and infrastructure within the Property which shall include a separate water utility service system for irrigation, OWNER shall also, at its own expense, design, permit and construct the following:

a. Potable Water lines, valves, related equipment and connection from the TOWN'S existing water main located at _____ to the Property for the sole purpose of providing potable water.
b. All design and engineering shall be built to the Montverde Standards and approved by the town engineer. The irrigation water utility service system shall be constructed within a designated, platted tract designed on the plat for the Property.
c. The TOWN shall review and approve the specifications and engineering plans prior to permitting and construction. At a minimum irrigation water facilities shall consist of the following:
    i. Four (4) wells four inches in diameter with a production capacity of 80 gallons per minute each which shall be for irrigation water supply.
    ii. Sites shall have security fencing and a concrete access driveway.
    iii. Wells shall have stabilized access for well maintenance.
    iv. Each well site shall be equipped with flow meters, pressure tanks, and appropriate valves for proper operation and maintenance. The wells shall be manifolded in a common raw water main to operate as one integrated system.
    v. The OWNER agrees to provide irrigation infrastructure to all common areas, boulevards and homes within Hills of Montverde, as approved by the town engineer.

d. Construction of all improvements required hereunder shall be in accordance with the Town of Montverde's requirements, FDEP standards and sound engineering practices.

e. All homes must have RPZ back flow device installed.

(b) Water Impact Fees.

a. OWNER recognizes the TOWN will incur administrative impacts associated with providing water utility services to the Property. OWNER shall pay to the TOWN, within one hundred twenty (120) days of the execution of this Agreement, $5,100 (91 lots x $50.00). In addition, OWNER shall pay TOWN costs incurred by the TOWN for engineering and legal services relating to the Property (hereinafter "Consultants Fees"). Consultant's Fees shall be due and payable by OWNER to the TOWN within thirty (30) days of an invoice.

b. OWNER acknowledges that the owner of each residential unit must pay an impact fee to the TOWN prior to the residential unit's initial connection to the water system. The water impact fee for each residential unit shall be paid at the time a building permit is issued for the corresponding residential unit. No residential unit shall connect to the water system until a water impact fee is paid. Impact fees are nonrefundable.

(c) Fees. At the time a residence is connected to the water utility system, a Water System Connection Fee (per lot up to two meters), Water Account Deposit (per meter), and a Water Turn On Fee (per meter) shall be due and payable to the TOWN.

(d) Provision of Water Service. Provided the water utility service system and infrastructure have been completed in accordance with Section 3(a) above, and the payments have been made in accordance with Section 3(b) and (c) above, the TOWN guarantees water service capacity and services to serve a total of 91 residential units.

(e) Restrictive Covenants. OWNER shall cause to be recorded encumbering the Property a restrictive covenant that prohibits any and all properties within 100' of the irrigation wells from being rezoned or utilized for any use, other than residential, and to strictly prohibit commercial and industrial uses within 100' of the irrigation wells.

4. Unit Count. In the event a total of 91 residential units within the Property have not received certificates of occupancy by October 30, 2025 the OWNER shall pay the TOWN user fees for the number residential units equal to the difference between 91 residential units and the actual number of residential units which have received certificates of occupancy by October 30, 2025. Said user fees shall be paid by the OWNER on a monthly basis pursuant to the TOWN'S monthly utility billing cycle, and shall continue until a total of 91 residential units have received certificates of occupancy.

5. Design, Review, Construction and Inspection of Facilities. During the construction of the water and irrigation water facilities by the OWNER, the TOWN shall have the right to inspect such installation to determine compliance with the plans and specifications, adequacy of the quality of the installation, and further, shall be entitled to perform standard tests for pressure, filtration, line and grade, and all other normal engineering tests required by specifications and/or good engineering practices. Complete

as-built plans shall be submitted to the TOWN upon completion of construction.

All direct costs, expenses and fees incurred by the TOWN that relate directly to the plan review, inspection, or testing of the water and irrigation water facilities, including, but not limited to, expenses of the town engineers, as well as other expenses related directly to engineering review or inspection shall be assessed to the OWNER and reimbursed to the TOWN.

6. Permission to Connect Required. The OWNER, or any owner of any parcel within the Hills of Montverde or the Property, or any occupant of any residences located thereon, shall not have the right to and shall not connect any customer installation to the water and irrigation facilities of the TOWN until payment is received for such connection and approval for such connection has been granted by the TOWN, such approval not to be unreasonably withheld.

7. Provision of Service; Payment of Rates.

a. Upon the continued accomplishment of all the prerequisites contained in this Agreement to be performed by the OWNER, the TOWN covenants and agrees that it will allow the connection of the water and irrigation water facilities installed by the OWNER to the water, and irrigation water facilities of the TOWN in accordance with the terms and intent of this Agreement. Such connection shall be in accordance with the rules and regulations of the Department of Health and Rehabilitative Services and the Florida Department of Environmental Protection. The TOWN agrees that, once it provides water, and irrigation water services to the Property and the OWNER or others have connected customer installations to the TOWN'S system, it will thereafter, continuously provide, in accordance with the other provisions of this Agreement and applicable laws, including rules and regulations and rate schedules, water, and irrigation water services to the Property in a manner to conform with all requirements of all governmental agencies having jurisdiction over the water, and irrigation water utilities of the TOWN. The OWNER, its successors and assigns, agree to timely and fully pay all applicable monthly rates, fees, and charges to the TOWN and otherwise fully comply with the TOWN'S rules, regulations, and ordinances applicable to the provision of water, and irrigation water service.

b. The OWNER, its successors and assigns, agree to pay the TOWN for monthly service within thirty (30) days after a statement is rendered by the TOWN, all sums due and payable as set forth in such statement. Upon failure or refusal to pay the amounts due on statements as rendered, the TOWN may, in its sole discretion, terminate service to the individual parcel or lot in question. Nothing herein shall be construed as creating an obligation on the OWNER as to the failure of a third party to make such payment of a statement.

c. The TOWN may establish, revise, modify and enforce rules, regulations and rates covering the provision of water, and irrigation water service to the homeowners on the Property. Such rules and regulations shall at all times be reasonable and subject to regulation as may be provided by law or under contract.

Attachment "H"- Town of Montverde Utility Agreement (Page 28 of

8. Conveyance of Systems.

OWNER shall, upon completion of construction of the water and irrigation utility improvements, , and upon acceptance by the TOWN of the OWNER'S construction of same, convey by bill of sale said water and irrigation improvements to the TOWN at no charge. OWNER shall warrant the design, materials, and construction of the water improvements for a period of four (4) years from the date of conveyance to the TOWN, and shall provide to TOWN a maintenance bond or letter of credit in an amount of twenty-percent (20%) of the construction costs of the water and wastewater improvements and as approved by the Town's engineer, for a period of four (4) years ("maintenance bond"). If an event or events occur within the four (4) year period that constitutes a breach of the warranty and the warranty is not honored within a reasonable time after notice from the TOWN of said event, the TOWN may make a claim for failure of the design, materials or construction against the maintenance bond in an amount equal to reasonable costs to repair the failure. In such event, unless repairs must be made in a timelier manner as determined by the Town's engineer, the TOWN shall repair the failure in a reasonable time after receipt of the funds from the maintenance bond. If the Town's engineer determines the repairs must be made in a timelier manner, the TOWN may have such maintenance or repairs performed and obtain reimbursement from OWNER should the TOWN not receive reimbursement from the maintenance bond. OWNER shall reimburse TOWN within thirty (30) days of an invoice.

9. Conveyance of Real Property Interests.

(a) OWNER, upon completion of the water and irrigation improvements and upon acceptance by the TOWN shall by plat dedication and non-exclusive utility easement convey to the TOWN underground utility easements sufficient for the water and irrigation systems located within the Property including reasonable and necessary access thereto for maintenance, repair and replacement.

(b) OWNER shall convey or cause to be conveyed to TOWN by warranty deed those tract(s) within the Hills of Montverde upon which the irrigation wells have been constructed. Such site shall have full access from the right-of-way. Such site(s) shall be free of all mortgages, taxes, liens, and covenants.

10. Evidence of Title. At least thirty (30) days prior to the TOWN'S acceptance of the water, and irrigation water facilities within the Property, the OWNER agrees, at its expense, to either deliver to the TOWN a title commitment, brought up to date, which shall be retained by the TOWN, and remain the property of the TOWN, or furnish to the TOWN an opinion of title from a qualified attorney or a qualified title insurance company with respect to the Property, which opinion shall include a current report on the status of the title, setting out the name of the legal title holders, the outstanding mortgages, taxes, liens, and covenants. The provisions of this Section are for the exclusive rights of service contained in this Agreement. Any mortgage or lien holder having an interest in the Property shall be required to join in the grant of exclusive service rights set forth in this Agreement. Title standards shall be the same as those applicable to real estate generally adopted by The Florida Bar and in accordance with Florida law.

Attachment "H"- Town of Montverde Utility Agreement (Page 29 of

11. Notices. All notices, demands or other writings required or permitted to be given or made or sent under this Agreement, by either Party to the other, shall be in writing and shall be deemed to have been fully delivered upon: (i) receipt of such notice when hand delivered (by personal courier or overnight delivery service) to the Party to whom such notice is addressed as set forth below; (ii) receipt of such notice as indicated by the signature and date on the return receipt of a certified mailing; or (iii) on the same day if sent by facsimile and a printed confirmation of transmission is obtained by the sender, and addressed and transmitted to the Party to whom such notice is to be delivered as set forth below. Any Party by written notice in accordance with the requirements of this Section may modify its address for receipt of all future notices

Notice to Town:	Paul Larino, Town Manager Town of Montverde Tel: (407) 469-2681 Fax: (407) 469-2773 17404 Sixth St. P.O. Box 560008 Montverde, FL 34756
With copy to:	Anita Geraci-Carver, Esq., Town Attorney 1560 Bloxam Avenue Clermont, FL 34711 Telephone: 352-243-2801 Facsimile: 352-243-2768
Notice to Owner:	Vista Grand Properties, LLC Attn: Joseph Matella 3534 Mediterra Drive Clermont, FL 34711 Telephone: _____ Facsimile: _____
With copy to:	Berry J. Walker, Jr., Esquire Walker & Tudhope, P.A. 225 South Westmonte Drive, Suite 2040 Altamonte Springs, FL 32714 Phone: 407-478-1866 Facsimile: 407-478-1865

12. Entire Agreement. This Agreement embodies and constitutes the entire understanding of the Parties with respect to the subject matter addressed herein, and all prior negotiations, correspondence, conversations, agreements, understandings, representations, and statements, oral or written, are incorporated and merged into this Agreement.

13. Amendments to Agreement. No modification, amendment or alteration

of the terms or conditions contained herein shall be effective or binding upon the Parties hereto unless the same is contained in a written instrument executed by the Parties.

14. Binding Agreement; Assignments By Owner.

a. This Agreement shall be binding upon and inure to the benefit of the OWNER, the TOWN, and their respective successors and assigns. The terms and conditions of this Agreement shall burden, benefit, and shall run with the title to the Property.
b. This Agreement shall be binding upon and shall inure to the benefit of the OWNER, the TOWN, and their respective assigns and successors by merger, consolidation, or conveyance. This Agreement shall not be assigned by the OWNER without the written consent of the TOWN first having been obtained which shall not be unreasonably delayed, conditioned, or withheld.

15. Survival of Covenants. The rights, privileges, obligations, and covenants of the OWNER and the TOWN shall survive the completion of the work of the OWNER with respect to completing the water, and irrigation facilities and services to any phase area and to the Property as a whole.

16. Severability. If any provision of this Agreement, the deletion of which would not adversely affect receipt of any material benefits by a Party hereunder or substantially increase the burden of a Party hereunder, shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever the validity or enforceability or the remainder of this Agreement.

17. Authority. Each Party warrants and represents to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement and that, upon execution of this Agreement by both Parties, this Agreement shall be valid, binding and enforceable against such Parties and their respective successors and assigns.

18. Breach. In the event of a breach of this Agreement by either Party hereto, the other Party shall have the rights and remedies allowed by law, including, but not limited to, the right to specific performance of the provisions hereof.

19. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Exclusive venue in any action to construe or enforce the provisions of this Agreement shall be in the Circuit Court of and for Lake County, Florida.

20. Time is of the Essence. Time is hereby declared to be of the essence in the performance of the duties and obligations of the respective Parties to this Agreement.

21. Captions. The captions or section headings in this Agreement are

Attachment "H"- Town of Montverde Utility Agreement (Page 31 of

provided for convenience only and shall not be deemed to explain, modify, amplify, or aid in the interpretation, or meaning of this Agreement.

22. Attorney's Fees. The prevailing party in any action or proceeding to enforce the terms and provisions of this Agreement shall be entitled to recover from the non-prevailing party, all reasonable attorney's and paralegal fees, and costs incurred before trial, at all trial and appellate levels, in all post judgment proceedings and in any bankruptcy proceedings; provided.

23. Counterparts. This Amendment may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

24. Recording of Agreement. This Agreement shall be recorded in the Public Records of Lake County, Florida, by the Town.

25. Effective Date. This Amendment shall take effect on the date that this Amendment is fully executed by the last of the parties to do so.

SIGNATURE PAGES TO FOLLOW

Attachment "H"- Town of Montverde Utility Agreement (Page 32 of

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in form and manner sufficient to bind them as of the date indicated hereinabove.

VISTA GRANDE PROPERTIES, LLC,
a Florida limited liability company,

By: Matella Holdings LLLP, as Manager Member

Witnesses:

By: _____
Joseph Matella, General Partner

Signature
_____
Print Name

Signature
_____
Print Name

By: _____
Ann Matella, General Partner

Signature
_____
Print Name

Signature
_____
Print Name

STATE OF FLORIDA
COUNTY OF ___

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this ___ day of _____, 2022, by Joseph Matella, General Partner of Matella Holdings LLLP as Manager Member of Vista Grande Properties, LLC, a Florida limited liability company, on behalf of the company who is personally known to me or has produced _____ as identification.

Attachment "H"- Town of Montverde Utility Agreement (Page 33 of 13)

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this ___ day of , 2022, by Ann Matella, General Partner of Matella Holdings LLLP as Manager Member of Vista Grande Properties, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Attachment "H"- Town of Montverde Utility Agreement (Page 34 of 13)

TOWN OF MONTVERDE, FLORIDA

BY:_____
Joe Wynkoop, Mayor

[SEAL]

Attest:

_____
Sandy Johnson, Town Clerk

WITNESSES AS TO MAYOR AND TOWN CLERK:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this ___ day of _____, 2022, by Joe Wynkoop, Mayor of the Town of Montverde, a Florida municipal corporation, on behalf of the corporation and who is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC

Attachment "H"- Town of Montverde Utility Agreement (Page 35 of 13)

EXHIBIT A

The Property
(Hills of Montverde)

INSERT LEGAL DESCRIPTION FROM ADOPTED ORDINANCE

ACREAGE = 25.06 +/-

Attachment "H"- Town of Montverde Utility Agreement (Page 13 of 13)

EXHIBIT B

Attachment "I"- Notice of Appearance

LAKE COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

VISTA GRANTE PROPERTIES, LLC, PROPERTY OWNER
APPLICANT: BERRY JAMES WALKER JR., ESQ.

Rezoning Amendment - Hills of Montverde
(AR #5036)
Ordinance 2018-44
Hills of Montverde

NOTICE OF APPEARANCE

Pursuant to 14.00.06, Chapter XIV of the Lake County Land Development Regulations, Anita Geraci-Carver, Esq., as Town Attorney for the Town of Montverde and Paul Larino, Town Manager of the Town of Montverde, file this Notice of Appearance on behalf of the Town of Montverde for the above-referenced matter for purposes of public hearing(s) on the matter.

Paul Larino, Town Manager
Town of Montverde
17404 Sixth St.
P.O. Box 560008
Montverde, FL 34756

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished this 7th day of October, 2022, by U.S. Mail to: **Lake County Board of County Commissioners**, Office of Planning & Zoning, P.O. Box 7800, Tavares, FL 32778 and via e-mail to **Melanie Marsh**, County Attorney, melanie.marsh@lakecountyfl.gov .

Anita Geraci-Carver

Anita Geraci-Carver
Florida Bar No. 061115
Law Office of Anita Geraci-Carver, P.A.
1560 Bloxam Avenue
Clermont, Florida 34711
Telephone 352-243-2801
Facsimile 352-243-2768
anita@agclaw.net
Attorney for Town of Montverde

ORDINANCE #2023-_____
Vista Grande Properties
RZ-22-28-2

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Berry James Walker Jr., Esquire (the "Applicant") submitted an application on behalf of Vista Grande Properties, LLC (the "Owners") to amend Section 1.C.1 entitled Development Standards/Design Criteria of Planned Unit Development (PUD) Ordinance #2018-44 to modify the Architectural Design Standards and clarify the setbacks, noted in Section D; and

WHEREAS, the subject property consists of 24.96 +/- acres and is located south of Fosgate Road and east of State Road 91 (Florida Turnpike) in the Montverde area within Sections 9/10, Township 22 South, Range 26 East, identified by Alternate Key Numbers 1029503, 2873728, and 3778275, and more particularly described in Exhibit "A"; and

WHEREAS, the subject property is located within the Urban Low Future Use Category in accordance with Ordinance Number 2018-43; and

WHEREAS, on September 25, 2018, the Lake County Board of County Commissioners approved a rezoning request to establish a Planned Unit Development (PUD) to accommodate a single-family residential development; and

WHEREAS, the Lake County Planning & Zoning Board did on the 1st day of March 2023 review Petition RZ-22-28-2; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 4th day of April 2023; and

WHEREAS, the Board of County Commissioners reviewed the recommended application and ordinance, the recommendations of the Lake County Planning & Zoning Board and County staff, and comments, favorable or unfavorable, from the public and surrounding property owners at Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Terms. The County Manager or designee shall amend the Lake County Zoning Map to show the Planned Unit Development (PUD) zoning district in accordance with this Ordinance. All uses specified must be generally consistent with the Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent where there are conflicts between the Concept Plan and this Ordinance, the Ordinance will take precedence. Upon the Effective Date, this ordinance shall replace and supersede PUD Ordinance #2018-44.

A. Permitted Land Uses.

1. Residential development, 4 dwelling per net acre.

2. Model Homes and Sales Centers. Construction of model units, sales centers and temporary parking lots will be allowed with an approved site plan. Up to 6 models may be started prior to each final plat via a metes and bound description in conjunction with a Developer's Agreement. Parking may be located on one of the six lots.

3. Accessory uses may be approved by the County Manager or designee.

4. Any other use of the property will require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Open Space, Impervious Surface Ratio, and Building Height.

1. The Maximum Building height is forty (40) feet.

2. The maximum Impervious Surface Ratio (ISR) will be 0.60 for the overall development. The preliminary plat must calculate the maximum ISR allowed on each platted lot.

3. The development shall provide a minimum of 25% open space of the net developable area.

4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Development Standards/Design Criteria.

1. ~~Development shall adhere to architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.~~

1. Building Design: Single-Family Residential (SFR) units shall be designed utilizing Contemporary Modern Craftsman, Frame Vernacular, Colonial Revival, Tuscan, Mediterranean Revival, Mission, Prairie, or Florida Cracker style architectural design standards.

2. General Architectural Standards:

a. Windows: All front, street-facing facades shall have windows covering at least 15% of the façade's area.

b. Exterior Finishes: Exterior finishes should be hardy board, brick, rock, masonry, brick veneer, stone veneer, and stucco.

c. Garages

(1) Single family residences shall be designed and built with a two-car garage minimum.

(2) Where lots are 50-ft or less in width, garages must be alley loaded.

(3) A front-loaded lot with a side-facing door(s) must incorporate windows and trim on the wall facing the front street.

(4) Front loaded garages cannot exceed 55% of the front façade.

(5) No more than 50% of the lots in proposed subdivision (all phases) are permitted to contain front loaded garages.

(6) To avoid monotony, the same home plan and elevation for SFR homes will not be duplicated directly across the street, or on either side of a particular plan and elevation.

(7) Two car garages with a minimum interior size of 360-square feet are required.

(8) Different house sizes and styles shall be integrated architecturally to give the development a harmonious appearance.

(9) All roofs must be architectural shingles or concreate tile. Metal roof accents are permitted. Roof pitch shall be a minimum of five (5) to twelve (12).

(10) Front yard fencing is not permitted.

(11) RV storage on lots with a SFR is prohibited.

(12) Entry/monument signage for the main and secondary (if any) project entrances shall feature stone, stucco, or similar materials, and the project name.

(13) All SFR units shall be designed and built with a 2-car garage minimum.

d. Accessory Structures greater than 150-square feet must be consistent with the architectural style, color, and building materials of the primary residential structure.

e. Color

(1) Accent colors for entry doors and window trims, such as white, grey, and earth colors are encouraged.

(2) Bright and florescent colors are prohibited.

f. Approved Elevations: Development shall be consistent with the elevations attached hereto as Exhibit "C".

g. The Architectural Design Standards listed herein shall be incorporated into the Homeowners' or Property Owners' Restrictive Covenants or other applicable documents.

E. Setbacks. The minimum setback for residential development will be as specified below, as measured from the property line:

Development	Front	Side[1]	Rear[1]	Multiple/Secondary Frontage(s)
Single Family Residence	Twenty-five (25) Feet	~~Ten (10) Feet~~ Five (5) Feet	~~Ten (10) Feet~~ Five (5) Feet	Fifteen (15) feet
Note 1: Pools, pool enclosures, screen rooms, sheds and similar accessory structures shall have a five (5) foot side and rear setback.				

1. Driveways for single family lots shall be setback a minimum of five (5) feet from the side property lines.

2. Any setback not specified herein must be in accordance with the Lake County Land Development Regulations, as amended.

F. Parking Requirements. Off-street parking must be provided in accordance with the Lake County Land Development Regulations (LDR), as amended.

G. Landscaping, Buffering, and Screening.

1. Trees within the residential lots and other parcels, including common areas, shall be a minimum distance of eight (8) feet from right-of-way or sidewalk, whichever is greater.

2. Drought tolerant, native trees and vegetation shall be utilized for all landscape buffers, and stormwater retention/detention areas.

3. Best Management Practices for native landscaping and "right plant – right place" landscaping techniques shall be utilized in the design and installation of landscaping. Installation of invasive exotic plant species in all landscape plantings is prohibited.

4. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.

5. Landscaping and screening shall be in accordance with the Lake County Land Development Regulations (LDR), as amended.

H. Environmental Requirements.

1. An environmental assessment no more than six (6) months old will be required at the time of the Preliminary Plat submittal. The environmental assessment will need to indicate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence.

2. Environmental resources shall be protected in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

I. Noise: Compliance must be in accordance with the Lake County Land Development Regulations, as amended.

J. Transportation Improvements.

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

2. Additional right-of-way will be required for Fosgate Road.

3. Fosgate Road must be improved to county paved road standards.

K. Future Road Maintenance. If the subdivision roads are public roads, future road maintenance will be funded using a municipal services taxing unit (MSTU) or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat approval, the Owner shall provide documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted or commercial lots. Additionally, Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

L. Utilities. The development shall be served with central potable water and central sewer, in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

M. Stormwater Management. The stormwater management system must be designed in accordance with all applicable Lake County and St. Johns River Water Management District requirements.

N. Floodplain Management. The Owners will be responsible for any flood studies required for developing the site and to comply with Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan, and the Land Development Regulations. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

O. Lighting.

1. All development will adhere to the dark-sky principles set forth in Section 3.09.00, Land Development Regulations, as amended. These same provisions shall apply to lighting on individual lots as well as to the common areas. In situations where Lighting Standards conflict with Dark-Sky Principles. Dark-Sky Principles shall take precedence.

2. All streetlighting must meet FDOT street lighting standards, Dark-Sky Principles, and warm white glow correlated color temperature (CCT) not to exceed 3000k.

3. All streetlighting shall be owned and maintained by a Homeowners' or Property Owners' Association.

P. Signage. All signage must be in accordance with the Lake County Land Development Regulations, as amended.

Q. Concurrency Management Requirements. Any development must comply with the Lake County Concurrency Management System, as amended.

R. Development Review and Approval.

1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat, construction plans, and final plat generally consistent with EXHIBIT "B" - Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

2. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the preliminary plat, construction plans, or final plat, commencement of physical development shall be equally extended so long as the development is proceeding in good faith and does not allow the originally extended development order to expire.

Section 2. Conditions.

A. After establishment of the facilities as provided in this Ordinance, the property may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Board of County Commissioners.

B. 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 Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.

C. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor and will be subject to each and every condition set out in this Ordinance.

D. The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this

Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the Land Development Regulations, as amended.

E. Action by the Lake County Code Enforcement Special Master. The Lake County 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 3. **Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. **Filing with the Department of State.** The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 5. **Effective Date. This Ordinance will become effective as provided by law.**

ENACTED this _____day of _____, 2023

FILED with the Secretary of State _____, 2023.

EFFECTIVE _____, 2023.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

_____
KIRBY SMITH, CHAIRMAN

ATTEST:

_____
GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY:

_____
MELANIE MARSH, COUNTY ATTORNEY

EXHIBIT A – Legal Description

Tract 39, East 1/2 of Tract 40, Tract 41, Tract 42, of the Lake Highlands Company Plat, Section 10, Township 22 South, Range 26 East, Public Records of Lake County, Florida.

Also:
That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, Township 22 South, Range 26 East, lying North and East of the Sunshine State Parkway.

And that part of the West ½ of the NW ¼ of the NW ¼, of the SW ¼ of Section 10, Township 22 South, Range 26 East, lying North and East of the Sunshine State Parkway.

Less and Except:
That part of Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per Plat thereof recorded in Plat Book 3, Page 51, Public Records of Lake County, Florida, described as follows: Beginning on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance of 670.90 feet from the Northwest corner of the SW ¼ thereof and run S. 35 degrees 37' 32" E. a distance of 810.03 feet, thence N. 89 degrees 34' 02" W. a distance of 371.10 feet, thence N. 35 degrees 37' 32" W. a distance of 179.44 feet, to the aforesaid West line of Section 10, thence N. 0 degrees 25' 28" E. along said line a distance of 509.78 feet to the point of Beginning. Less existing Right-of-Way.

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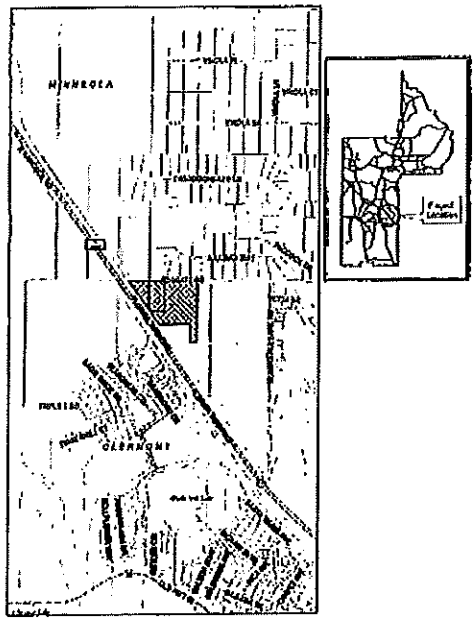
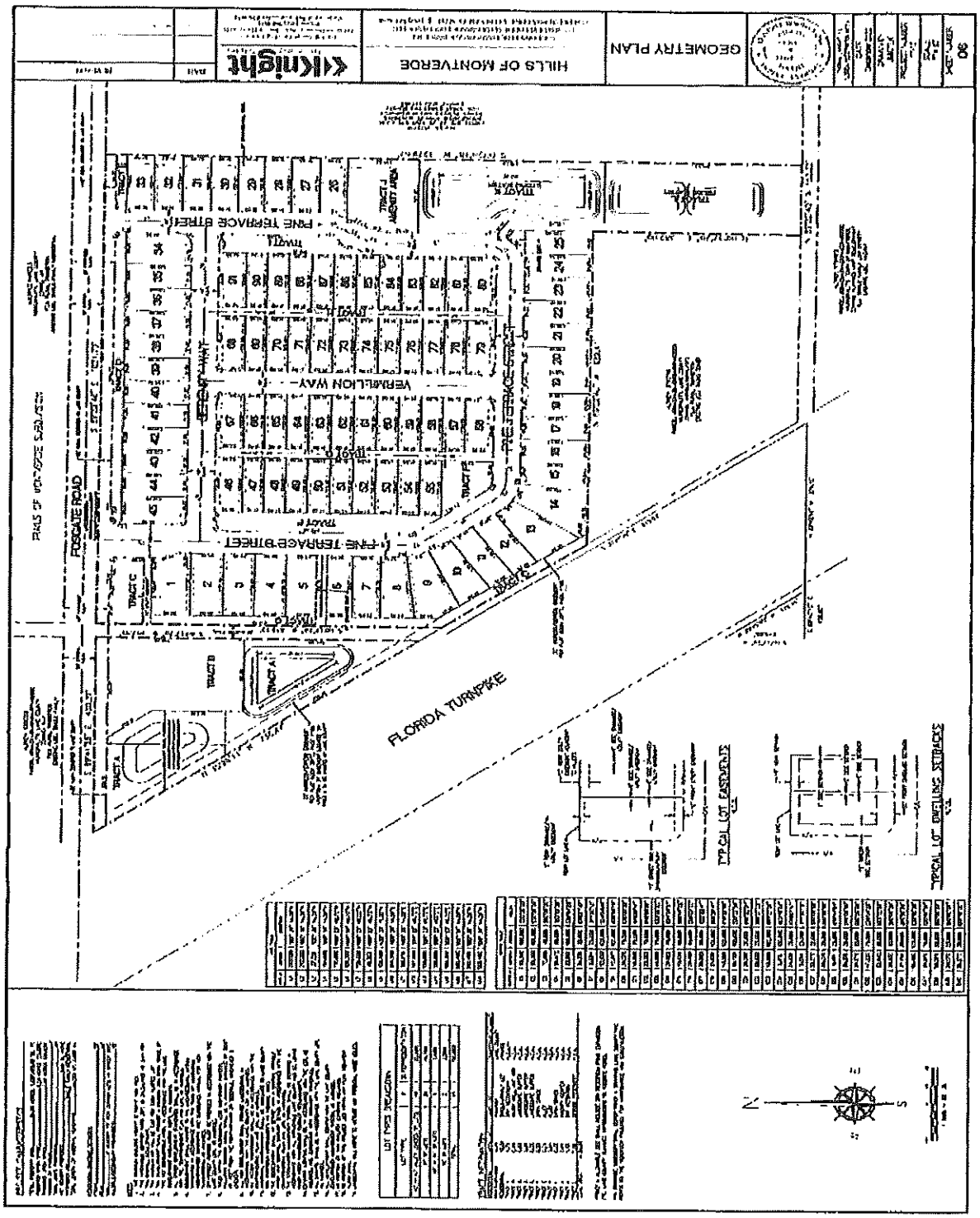


EXHIBIT B – Concept Plan



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ENACTED this _____ day of _____, 2023

FILED with the Secretary of State _____, 2023.

EFFECTIVE _____, 2023.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

_____
KIRBY SMITH, CHAIRMAN

ATTEST:

_____
GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY:

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MELANIE MARSH, COUNTY ATTORNEY

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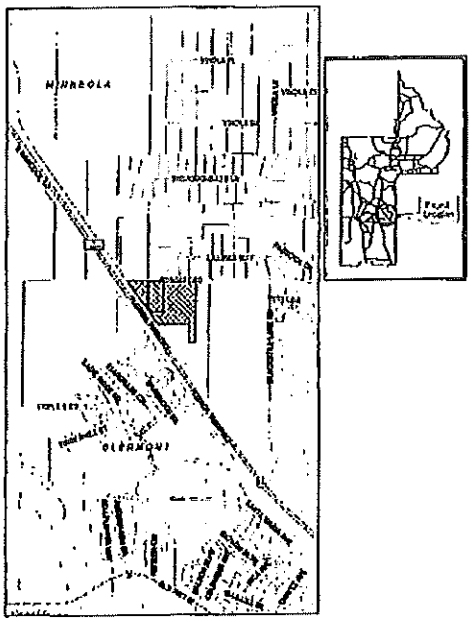
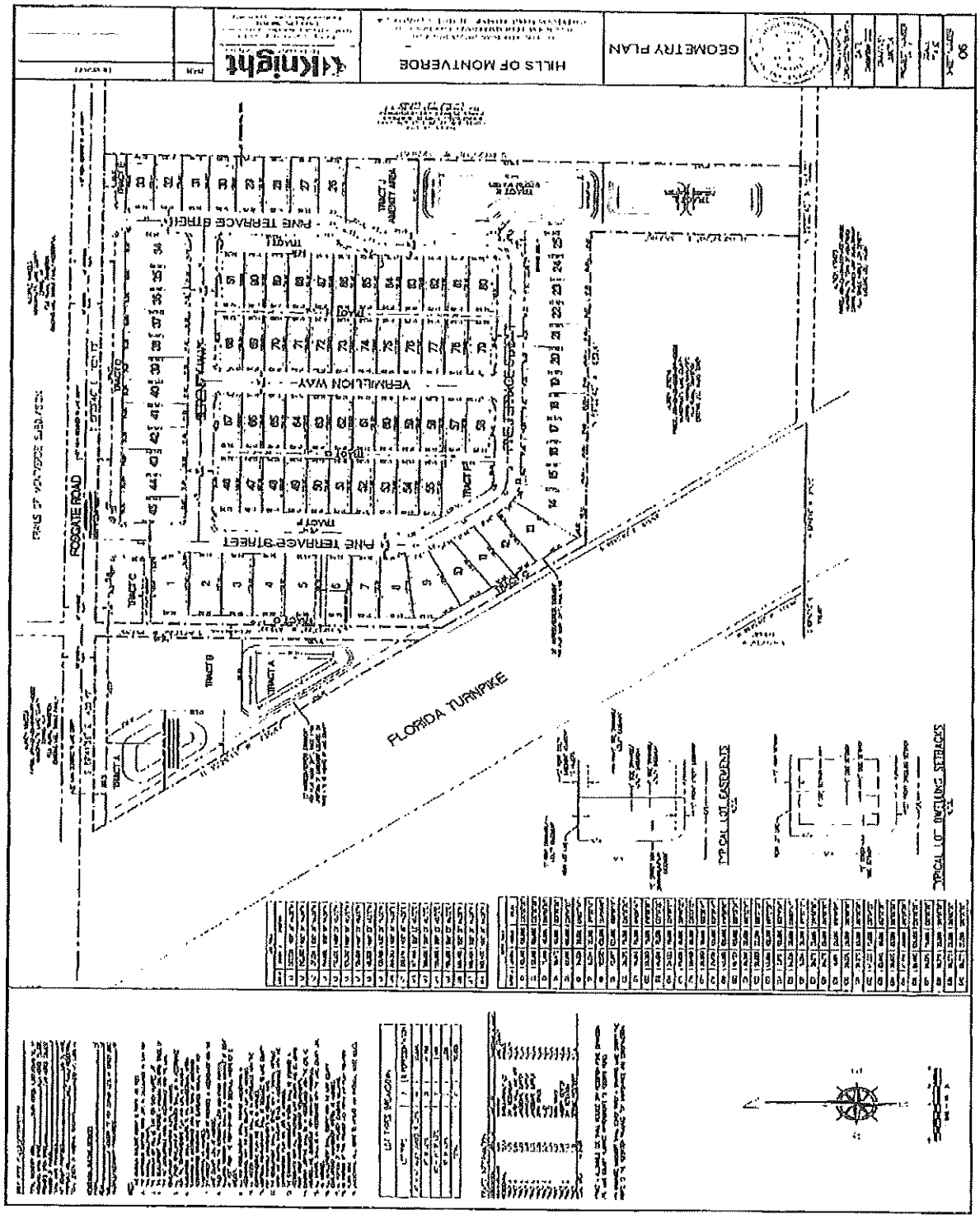


EXHIBIT B – Concept Plan



Willow Ridge Utility Services and Owner/ Developer Agreement

CFN 2005101706
Bk 02879 Pgs 0083 - 94; (12pgs)
DATE: 07/06/2005 08:43:45 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 103.50

Prepared By:
Return to:
Mary L. Sneed, Esq.
Fowler, O'Quinn, P.A.
28 W. Central Blvd.
Orlando, FL 32801

UTILITIES SERVICES AND OWNER/DEVELOPER AGREEMENT

THIS UTILITY SERVICES AND OWNER/DEVELOPER AGREEMENT ("Agreement") is entered into this 14 day of June, 2005, by and between Center Lake Properties, Ltd., the Owner/Developer, whose address for purposes hereof is Pineloch Management, Attention: Richard L. Gonzalez, 102 W. Pineloch Avenue, Suite10, Orlando, Florida 32806 ("Owner/Developer"), and the Town of Montverde, Florida, a municipal corporation, whose address for purposes hereof is 17404 6th Street, Montverde, Florida 34756 ("Town").

RECITALS

WHEREAS, The Town owns and operates water utility services within its incorporated Town boundaries and within a designated utility service district adopted pursuant to Chapter 180, *Florida Statutes*; and

WHEREAS, The Owner/Developer is the Owner/Developer of that certain parcel of land located in Lake County, comprised of approximately 117 acres, as more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Black East Property"); and

WHEREAS, The Black East Property is located within the Town's utility service district; and

WHEREAS, The Owner/Developer desires to have water utility service available to serve the Black East Property; and

WHEREAS, The Owner/Developer plans to develop the Black East Property no smaller than one half acre lots; and

WHEREAS, The Black East Property is located approximately 4,500 feet from the nearest connection point to the Town's water system; and

WHEREAS, The Town desires to provide water utility service to the Black East Property and the residential units to be developed thereon; and

WHEREAS, The Owner/Developer desires to provide connection fee payments and other valuable consideration in order to obtain water utility service from the Town; and

WHEREAS, The Town does not own and operate wastewater utility services and does not have the present ability to provide wastewater service to the Black East Property; and

WHEREAS, The Owner/Developer plans to construct an on-site wastewater system to provide wastewater service to the Black East Property; and

WHEREAS, The parties desire to annex the Black East Property into the Town should the Black East Property become contiguous to the Town and should the Town Council find it in the best interest of the Town to annex the Black East Property; and

WHEREAS, The Town and the Owner/Developer desire to memorialize their respective obligations regarding construction of infrastructure and the provision of services; and

WHEREAS, The Town deems it in the best interest of it citizens and utility customers to provide such utility service to the development and enter into a utility services and Owner/Developer's agreement with the Owner/Developer;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereby agree as follows:

1. **Recitals**. The foregoing recitals are true and accurate and are incorporated herein by this reference.

2. **Development**.

(a) The Black East Property, which consists of approximately 117 acres, shall be developed no smaller than one half acre lots. The Owner/Developer agrees to abide by and comply in all respects with the requirements of the Lake County Land Development Code and ordinances, including those pertaining to the subdivision of real property.

(b) All residential units located within the Black East Property shall be required to connect to the Town's water system pursuant to the terms of this Agreement, and shall be required to pay all applicable impact fees, connection fees and capital charges therefore, otherwise not paid pursuant to the terms of this Agreement, at the time of connection.

(c) The Owner/Developer agrees to abide by and comply in all respects with the Town's landscaping ordinance in effect at the time of issuance of building permits in order to comply with and remain within the usage limits of the Town's Consumptive Use Permit ("CUP"). The Parties agree that the Town's landscaping ordinance is intended to encourage conservation of water resources to the greatest extent possible and Owner/Developer, in connecting to the Town's water system desires to and agrees to abide by the Town's landscaping ordinance to foster such resource conservation.

(d) Owner/Developer hereby agrees to annex the Black East Property into Town upon Town's request should the Black East Property become contiguous to Town, and should the Town Council find it in the best interest of the Town to annex the Black East

Property. Owner/Developer to record this Agreement in the Lake County Public Records, prior to development of the Black East Property. Should the Black East Property not be contiguous at the time of closing and transfer of title on any individual lots within the development on the Black East Property, Owner/Developer shall include in the Declaration of Covenants and Restrictions of the development's Home Owner Association and all other Home Owner Association documentation, statements that the development, and any individual lot therein, is bound by the recorded agreement to annex.

3. **Water Service**.

(a) The Town shall design, construct, and install the necessary capital lines and facilities, including, but not limited to, meters, to connect the Town's water system to the Black East Property, upon receipt of required funding.

(b) To facilitate the connection of the Black East Property to the Town's water system, the Owner/Developer shall pre-pay a portion of the applicable connection fees for the Black East Property in the amount of $225,000.00. In addition, the Owner/Developer shall contribute the amount of $25,000.00 toward the cost of legal and engineering, preparing final cost estimates, and permitting the extension of the Town's water system to the Black East Property. The Town shall use the prepaid portion of connection fees to connect the Black East Property to Town's water system. The Owner/Developer shall pay the remainder of the applicable water connection fees for the Black East Property in excess of the $225,000 paid in-advance at the time of actual connection.

(c) The Town and Owner/Developer acknowledge that it is anticipated that the Town's design, construction, and installation of the capital lines and facilities necessary to connect the Town's water system to the Black East Property will be less than the total amount of applicable water connection fees. The Town and Owner/Developer recognize that the remaining funds could further assist the Town in making the following capital improvements to its water system: (i) Construction of a ten-inch (10") loop around the Town by virtue of a ten-inch (10") main being installed along Fosgate Road and Ridgewood Avenue; (ii) Refurbishment of the gaseous chlorine system for Well No. 2 and Well No. 3; (iii) Additional control instrumentation between Water Plants 2 and 3. The Town and Owner/Developer acknowledge that the Town is not required to make any of the above-referenced capital improvements to its water system with any funds that may be remaining after connection of the Town's water system to the Black East Property. In the event the design, construction and installation of the capital lines and facilities necessary to connect the Town's water system to the Black East Property is in excess of the applicable water connection fees, Owner/Developer agrees to contribute an additional amount not to exceed $100,000.00 to accomplish the infrastructure improvements necessary to connect the Black East Property to the Town's water system.

4. **Construction of On-Site Wastewater System**.

(a) The Owner/Developer shall construct and install an on-site wastewater treatment plant to service the Property. All residential units developed on the property shall be connected to the central wastewater treatment plant. No septic tanks shall be allowed. The wastewater treatment plant, including all wastewater mains, meters and other equipment necessary to provide central wastewater service capacity to the residential units to be developed

on the Property, shall be constructed at no cost to the Town, and shall be designed and constructed in accordance with all applicable local, state, and federal regulations.

(b) At such time in the future as the Town may choose to provide wastewater utility services within its municipal boundaries, or within its Chapter 180, Florida Statutes, Utility Services District, the Owner/Developer, shall dedicate the on-site wastewater treatment plant located on the Property, and capital improvements associated therewith, to the Town.

5. **Notices**. All notices, demands or other writings required or permitted to be given or made or sent under this Agreement, by either party to the other, shall be in writing and shall be deemed to have been fully delivered upon (i) receipt of such notice when hand delivered (by personal courier or overnight delivery service) to the party to whom such notice is addressed as set forth below, (ii) receipt of such notice as indicated by the signature and date on the return receipt of a certified mailing, or (iii) on the same day if sent by facsimile and a printed confirmation of transmission is obtained by the sender, and addressed and transmitted to the party to whom such notice is to be delivered as set forth below.

Notice to Owner/Developer :	Center Lake Properties, Ltd. c/o Pineloch Management 102 W. Pineloch Ave., Ste. 10 Orlando, Florida 32806 Telephone: (407) 859-3550 Fax: (407) 650-0303 Attention: Richard L. Gonzalez
With Copy to:	Cecelia Bonifay, Esq. Akerman Senterfitt 255 S. Orange Ave. 17th Floor Orlando, Florida 32801-3483 Telephone: (407) 843-7860 Fax: (407) 843-6610
Notice to Town:	Mayor ~~Helen Pearce~~ Town of Montverde 17404 6th Street Montverde, Florida 34756 Telephone: (407) 469-2681 Fax: (407) 469-2773
With Copy to:	Mary Sneed, Esq. Fowler & O'Quinn, P.A. 28 W. Central Blvd. Orlando, Florida 32801 Telephone: (407) 425-2684 Fax: (407) 425-2690

Any party by written notice in accordance with the requirements of this Paragraph may modify its address for receipt of all future notices.

6. **Entire Agreement**. This Agreement embodies and constitutes the entire understanding of the parties with respect to the subject matter addressed herein, and all prior negotiations, correspondence, conversations, agreements, understandings, representations and statements, oral or written, are incorporated and merged into this Agreement.

7. **Amendments to Agreement**. No modification, amendment or alteration of the terms or conditions contained herein shall be effective or binding upon the parties hereto unless the same is contained in a written instrument executed by the parties.

8. **Binding Agreement**. This Agreement shall be binding upon and shall inure to the benefit of the Town, the Owner/Developer, and their respective successors and assigns.

9. **Assignment**. This Agreement is freely assignable by either party.

10. **Severability**. If any provision of this Agreement, the deletion of which would not adversely affect receipt of any material benefits by a party hereunder or substantially increase the burden of a party hereunder, shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever the validity or enforceability or the remainder of this Agreement.

11. **Authority**. Each party warrants and represents to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement and that, upon execution of this Agreement by both parties, this Agreement shall be valid, binding and enforceable against such parties and their respective successors and assigns.

12. **Breach**. In the event of a breach of this Agreement by either party hereto, the other party shall have the rights and remedies allowed by law, including the right to specific performance of the provisions hereof.

13. **Recording of Agreement**. The Agreement shall be recorded by the Town in the Public Records of Lake County, Florida, and shall constitute a covenant running with the land.

14. **Governing Law**. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Exclusive venue in any action to construe or enforce the provisions of this Agreement shall be in the Circuit Court of and for Lake County, Florida.

15. **Captions**. The captions or paragraph headings in this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, or meaning of this Agreement.

16. **Attorneys' Fees**. The prevailing party in any action or proceeding to enforce the terms and provisions of this Agreement shall be entitled to recover from the nonprevailing party, all reasonable attorneys' and paralegal fees, and costs incurred before trial, at all trial and appellate levels.

17. **Time is of the Essence**. Time is hereby declared to be of the essence in the performance of the duties and obligations of the respective parties to this Agreement.

18. **Effective Date**. This Agreement shall take effect on the date that this Agreement is fully executed by the last of the parties to do so.

[TWO (2) SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature:

Signed, Sealed and Delivered
in the Presence of:

Claire T. Bedard
Witness Signature
CLAIRE T. BEDARD
Print Witness Name

Phyllis P. Caruso
Witness Signature
PHYLLIS P. CARUSO
Print Witness Name

PINELOCH MANAGEMENT CORP., Gen. Ptnr.
FOR CENTER LAKE PROPERTIES, LTD.
, a
FLORIDA company

By: Richard Lee Gonzalez
Name: RICHARD LEE GONZALEZ
Title: VICE PRESIDENT

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 23rd day of June, 2005 by Richard L Gonzalez, President of Pineloch Management Corporation, a Florida Corporation authorized to do business in the State of Florida, on behalf of the corporation. He is personally known to me or has produced — as identification and did (did not) take an oath.

Tina Leistner
Signature of Notary

Tina Leistner
Commission # DD342579
Expires August 30, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Tina Leistner
Name of Notary Typed, Printed or Stamped

Serial Number, if any.

Signed, Sealed and Delivered
in the Presence of:

Robin L. Brown
Witness Signature

Robin L. Brown
Print Witness Name

Arthur W. Ayers
Witness Signature

Arthur W. Ayers
Print Witness Name

TOWN OF MONTVERDE

By: _____
Name: Stephen Berry
Title: Mayor

By: _____
Name:
Title:

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 28th day of June, 2005 by Stephen M. Berry, Mayor of Town of Montverde, a _____ authorized to do business in the State of Florida, on behalf of the corporation. He is personally known to me or has produced _____ as identification and did (did not) take an oath.

Marilyn J. Brennan
Signature of Notary

MARILYN J. BRENNAN
Name of Notary Typed, Printed or Stamped

(NOTARY SEAL)

Marilyn J Brennan
My Commission DD123888
Expires June 08, 2006

_____
Serial Number, if any.

EXHIBIT "A"

The quality of this image is equivalent to the quality of the original document.

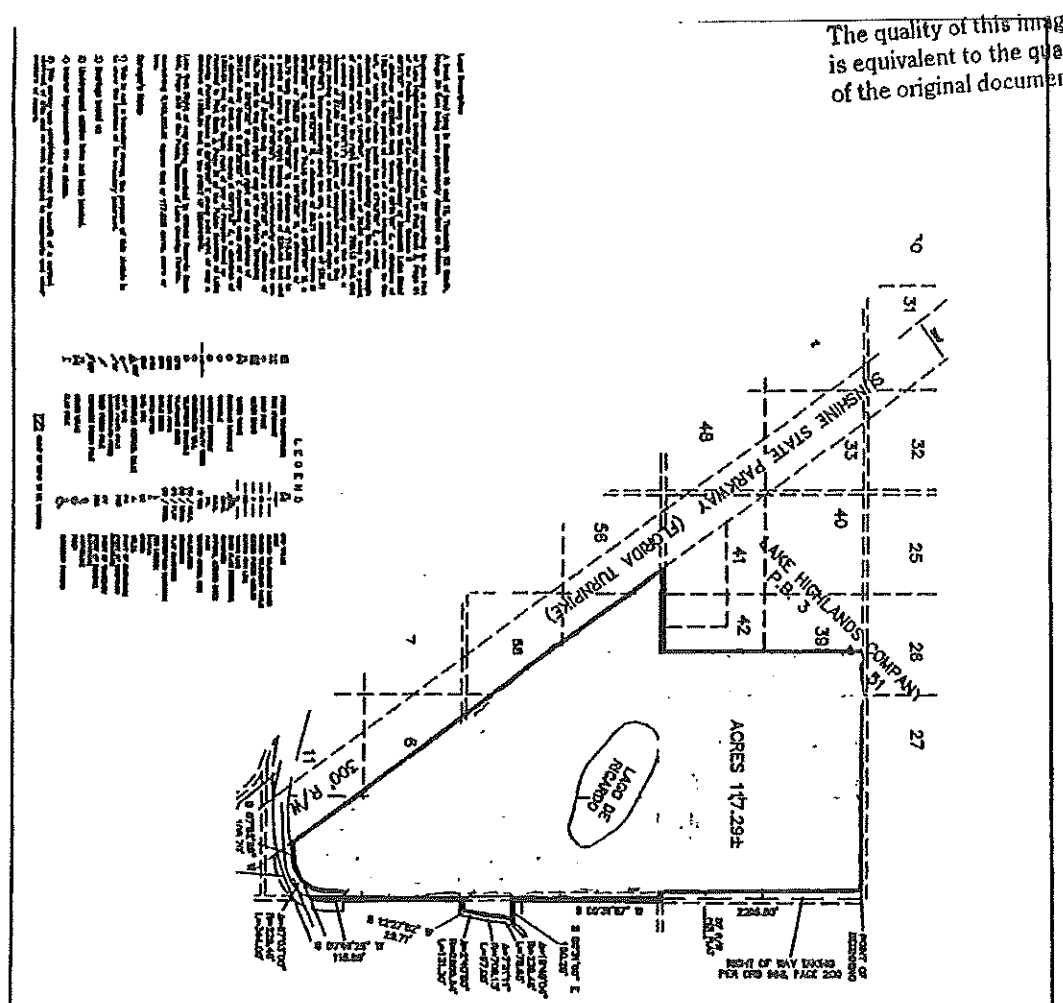


EXHIBIT A - PAGE 1

CENTER LAKE PROPERTIES, LTD. 117.293 ACRES

RLG 5/25/05

Legal Description

A tract of land lying in Sections 10 and 15, Township 22 South, Range 26 East being more particularly described as follows:

Beginning at a Northeast corner of Lot 37 according to the Plat of Lake Highlands Company as recorded in Plat Book 3, Page 51 of the Public Records of Lake County, Florida; thence S 00°31'57" W along the West right-of-way of Blackstill Lake Road a distance of 2296.85 feet; thence S 89°31'09" E, a distance of 150.26 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S 67°53'59" E, a radial distance of 239.46 feet; thence southerly along the arc, through a central angle of 18°49'04", a distance of 78.65 feet to a point of reverse curve to the right having a radius of 708.13 feet and a central angle of 07°51'11"; thence southerly along the arc, a distance of 97.06 feet to a point of compound curve to the right having a radius of 2806.54 feet and a central angle of 02°40'50"; thence southerly along the arc, a distance of 131.31 feet; thence S 12°27'52" W, a distance of 29.71 feet; thence N 89°28'25" W, a distance of 74.18 feet; thence S 00°30'59" W, a distance of 783.37 feet; thence N 89°10'32" W, a distance of 38.75 feet; thence S 00°49'28" W, a distance of 115.88 feet to a point of curve to the right having a radius of 226.48 feet and a central angle of 87°03'00"; thence southwesterly along the arc a distance of 344.09 feet; thence S 87°52'28" W, a distance of 108.70 feet to the East right of way of the Florida Turnpike; thence N 35°37'32" W along said right of way a distance of 3012.46 feet; thence S 89°32'53" E departing said right of way a distance of 542.46 feet; thence N 00°19'53" E, a distance of 1320.02 feet to the South right of way of Fosgate Road as recorded in Plat Book 3, Page 51 of the Public Records of Lake County, Florida; thence S 89°35'08" E along said right of way a distance of 1588.24 feet to the POINT OF BEGINNING.

Less that Right of way taking described in Official Records Book 968, Page 200 of the Public Records of Lake County, Florida.

Containing 5,109,295.81 square feet or 117.293 acres, more or less.

Surveyor's Notes

1) This is not a boundary survey, the purpose of this sketch is to show the location of the boundary described.

2) Bearings based on

3) Underground utilities have not been located.

4) Interior improvements are as shown.

5) This survey was completed without the benefit of a current abstract of title and as such is subject to easements and other matters of record.

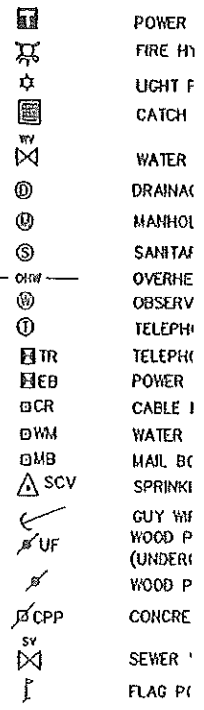


EXHIBIT A - PAGE 2

CENTER LAKE PROPERTIES, LTD. 117.293 ACRES

Willow Ridge First Amendment to Utility Agreement

Prepared by and Return to:
Town of Montverde
Attn: Town Clerk
P.O. Box 560008
Montverde, FL 34756

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

FIRST AMENDMENT TO UTILITIES SERVICES AND OWNER AGREEMENT

THIS FIRST AMENDMENT TO UTILITY SERVICES AND OWNER AGREEMENT ("First Amendment") is entered into this 21st day of May, 2021 (the "Effective Date"), by and between **CENTER LAKE PROPERTIES, LLLP**, the owner, whose address for purposes hereof is c/o James P. Caruso, 102 W. Pineloch Avenue, Suite 10, Orlando, Florida 32806 ("Owner/Developer"), and **THE TOWN OF MONTVERDE, FLORIDA**, a municipal corporation, whose address for purposes hereof is 17404 6th Street, Montverde, Florida 34756 ("Town").

RECITALS

WHEREAS, The Owner/Developer is the owner of that certain parcel of land located in the Town of Montverde, Lake County, Florida comprised of 117.314 acres, as more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by this reference (the "Black East Property"); and

WHEREAS, the Owner/Developer and Town entered into that certain Utilities Services and Owner Agreement dated June 13, 2017 by and between Center Lake Properties, and Town of Montverde, Florida, recorded July 18, 2017 in Official Records Book 4973, Page 949, Public Records of Lake County, Florida (the "Agreement"); and

WHEREAS, Pulte Home Company, LLC, on behalf of Owner/Developer, applied for rezoning of the Black East Property to Town of Montverde Single Family Residential PUD and submitted a preliminary plat for consideration, and because the development plans have been further established, it is beneficial to amend the Agreement; and

WHEREAS, The Town and the Owner/Developer desire to memorialize their respective obligations regarding construction of infrastructure and the provision of services; and

WHEREAS, The Town deems it in the best interest of its citizens and utility customers to amend the Agreement as set forth in this First Amendment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereby agree as follows:

1. **Recitals**. The foregoing recitals are true and accurate and are incorporated herein by this reference.

2. Paragraph 2. **Development**. Subsection (c) is amended and restated to read as follows:

(c) Developer shall initially be responsible and thereafter a homeowners association ("HOA") shall be responsible for the maintenance and operation of all stormwater retention areas, common area landscaping, street lights, streets, sidewalks, parks, community centers, fence with block pillars, and any other improvements or facilities located on the Black East Property for which maintenance has not expressly been assumed by Town. Additionally, HOA shall be responsible for removing, on a regular basis, nuisance/exotic vegetative species in the common areas located on the Black East Property, with particular attention around the wetland/low lying areas.

Developer shall delineate this responsibility within any declaration of restrictive covenants and restrictions and in compliance with Chapter 720, Florida Statutes. Such covenants and restrictions shall be recorded at the time of the final plat and prior to the sale of any lots within the Property.

3. Paragraph 2. **Development**. Subsection (e) is amended and restated to read as follows:

(e) The Owner/Developer agrees to dedicate to Town land for a trailhead so as to provide a continuation of the Southlake Trail ("Trailhead Parcel"). The location of the Trailhead Parcel and trail will be located on the Black East Property, and not easterly across Blackstill Lake Road as reflected on the approved Preliminary Plat. The exact location of the Trailhead Parcel, and the location of the trail will be determined by the Town, Lake County, and the Developer during the construction plan approval process. The Owner/Developer shall construct the trail extension to match the existing trail width and shall commence at is current point of terminus adjacent to Blackstill Lake Road. For tax purposes, the Owner/Developer may request and receive acknowledgement from the Town of the donation of the Trailhead Parcel as a gift.

4. **Water Service**. Paragraph 3. Subsection (a) is amended and restated to read as follows:

(a) The Developer, at its sole expense, shall design, permit, construct, and install any and all of the necessary new off-site capital water lines and related infrastructure (from exiting lines), in sufficient capacity to serve the Black East Property and 50 residential units planned to be constructed on the properties identified as Alt. Key Nos. 2873728 and 1029503 currently owned by Vista Grande Properties, LLC and known as the Hills of Montverde residential project (the "HM Property"), from the Town's existing water utility system to the Black East Property (the "New Offsite Water Lines and Infrastructure").

The Developer shall retain an engineer licensed to practice in the State of Florida and reasonably satisfactory to the Town (VHB is hereby pre-approved) to perform the design engineering and permitting for the water improvements to be constructed by the Developer. The Developer will submit the detailed plans and specifications (the "Plans") to the Town for review and approval. Each stage of design shall be subject to approval by

the Town. During the construction by the Developer, the Town shall have the right to inspect such installation to determine compliance with the Plans, adequacy of the quality of installation, and further, shall be entitled to perform standard tests for pressure, filtration, line and grade, and all other normal engineering tests required by specifications and/or good engineering practices. Complete as-built plans shall be submitted to the Town upon completion of construction.

5. **Water Service.** Paragraph 3. Subsection (b) is amended and restated to read as follows:

(b) The Owner/Developer, at its expense, shall design, permit and construct the water utility service infrastructure within the Black East Property. An eight inch (8") stub out shall be provided in two (2) different locations along the Black East Property boundary (in a manner consistent with Owner/Developer's development plans as approved by the Town for the Black East Property) to provide water connection to the properties identified as Alt. Key Nos. 2873728 and 1029503 currently owned by Vista Grande Properties, LLC and known as the Hills of Montverde residential project (the "Water Line Stubouts"). The Town shall review and approve the specifications and engineering plans prior to permitting and construction.

6. **Water Service.** Paragraph 3. Subsection (c) is amended and restated to read as follows:

(c) Owner/Developer acknowledges that the owner of each residential unit must pay an impact fee to the Town prior to the residential unit's initial connection to the water utility system. The impact fee amount, time of payment, and other aspects of the impact fee will be governed by the Town's Code of Ordinances in effect at the time connection is made, except that the Developer agrees to pre-pay prior to recording the final plat $250,000.00 in water impact fees to help fund improvements to the Town's water system. The pre-paid water impact fees will be applied to the final $250,000.00 in water impact fees that will be generated by building permits within the Black East Property, roughly the final ~50-60 homes.

7. **Water Service.** Paragraph 3. Subsection (d) is amended and restated to read as follows:

(d) At the time a residence is connected to the water utility system, a Water System Connection Fee (per lot up to two meters), Water Account Deposit (per meter), and a Water Turn On Fee (per meter) shall be due and payable to the Town. The Town requires the Developer install two meters per lot, one for potable water, and the second for irrigation water.

8. **Sanitary Sewer Service.** Paragraph 4. Subsection (b) is amended and restated to read as follows:

(a) In addition to Owner/Developer, at its expense, designing, permitting and constructing the wastewater utility service infrastructure and interconnection between and within the Black East Property, Owner/Developer shall design, permit and construct the following wastewater service interconnect:

a. Wastewater force main, pumping facility, related equipment and interconnection from the City of Clermont's existing force main at location shown as "Point A" on **Exhibit C** to the Black East Property.
   i. Related equipment shall include but not be limited to: flow meter assembly, air release valves, telemetry and associated piping (hereinafter collectively referred to as the "flow meter assembly") to transmit and record data to the City of Clermont's computer system (SCADA).
   ii. The flow meter assembly shall be constructed generally in the area depicted on a point to be determined by the Town when designed.
   iii. A propane generator.
   iv. The pumping facility shall be constructed generally in the area depicted on a point to be determined by the Town when designed.
   v. Site shall have security fencing and a concrete access driveway.
   vi. Site shall be developed with Florida Friendly, low maintenance landscaping in accordance with Town of Montverde Development Standards and with irrigation. The landscaping shall be a buffer between the site and residences. The TOWN shall review and approve the specifications and engineering plans prior to permitting and construction.
   vii. Construction shall also be in accordance with the City of Clermont's current wastewater system requirements, FDEP standards and Lake County Health Department standards, and sound engineering practices.
   viii. A stub out for a gravity main shall be provided along the boundary of the Black East Property (in a location consistent with Owner/Developer's development plans as approved by the Town for the Black East Property) to provide wastewater connection to the properties identified as Alt. Key Nos. 2873728 and 1029503 currently owned by Vista Grande Properties, LLC and known as the Hills of Montverde residential project (the "Gravity Main Stubouts"). Stub out size of the gravity main shall be as reasonably determined by the Town.
   ix. Owner/Developer shall design, permit, install and construct a lift station that is Oversized for the 234 residential unit project. "Oversized" meaning that portion of the capacity of the lift station to be installed that exceeds the minimum standards for a 234 residential unit project, as established by the Town. The parties acknowledge that the lift station will be Oversized from 234 residential units to 284 residential units to accommodate the properties identified as Alt. Key Nos. 2873728 and 1029503 currently owned by Vista Grande Properties, LLC and known as the Hills of Montverde residential project (the "Oversized Lift Station").

9. **Irrigation Service**. Paragraph 5. is amended and restated to read as follows:

The Developer will work with the Town to design, permit and construct a master well irrigation system on site which shall generally conform to the following: sufficient irrigation wells and production capacity to adequately supply irrigation to the Black East Property development as determined by St Johns River Water Management District and/or Town of Montverde. An existing well on the Black East Property may be one of the wells utilized for irrigation, if approved by the Town. If the existing well on the Black East Property is utilized for irrigation, Developer will transfer its ownership interest in the well to the Town. The Town shall review and approve the specifications and engineering plans for the irrigation water utility system prior to construction. Wells shall have stabilized access for well maintenance. The well site location(s) shall be developed with Florida Friendly, low maintenance landscaping in accordance with Town of Montverde Development Standards and with irrigation. The landscaping shall be a buffer between the sites and residences. The master well irrigation system shall be owned and maintained by the Town of Montverde. All billing to irrigation utility customers will be the responsibility of the Town of Montverde. The location(s) of the wells shall be referred to herein as the Irrigation Well Sites.

10. **User Fees.** The Black East Property will be developed in 2 phases of approximately 117 lots each. In the event a total of 117 residential units within Phase I of the Black East Property have not received certificates of occupancy (an "Phase 1 - Incomplete Lot") within 4 years from the recording of the Phase 1 plat in which such Phase 1 - Incomplete Lot is located, Owner/Developer shall thereafter pay to the Town user fees (minimum base fee) for water for each such Phase 1 - Incomplete Lot. Said user fees shall be paid by Owner/Developer to Town on a monthly basis pursuant to the Town's monthly utility billing cycle, and shall continue as to each Phase 1- Incomplete Lot until a residential unit located thereon receives a certificate of occupancy. In the event a total of 117 residential units within Phase II of the Black East Property have not received certificates of occupancy (an "Phase 2 - Incomplete Lot") within 4 years from the recording of the Phase 2 plat in which such Phase 2 - Incomplete Lot is located, Owner/Developer shall thereafter pay to the Town user fees (minimum base fee) for water for each such Phase 2 - Incomplete Lot. Said user fees shall be paid by Owner/Developer to Town on a monthly basis pursuant to the Town's monthly utility billing cycle, and shall continue as to each Phase 2- Incomplete Lot until a residential unit located thereon receives a certificate of occupancy. In the event the Black East Property is developed in more or less than two phases, then the Parties agree to amend this paragraph.

11. **Stormwater**. The Owner/Developer shall permit and construct a stormwater system to include stormwater ponds to be shared with Lake County for stormwater associated with Lake County's improvements to Fosgate Road (Citrus Grove Road). The Owner/Developer shall provide Lake County with a perpetual easement associated with such drainage in the form required by Lake County, and shall provide a temporary grading easement or such other easements as required and in the form required by Lake County.

12. **Recreation Facilities**. Recreation facilities shall include at a minimum a community pool, cabana with restrooms, and trail system as will be shown on the construction plans to be approved by the Town.

13. Sidewalks. The Developer agrees to incorporate "Sidewalk Stamps" within the sidewalks in the common areas of the community (but not sidewalks within or adjacent to any lot) to build community and promote learning (to be set forth in the approved final engineering plans for the Black East Property). The Sidewalk Stamps must be educational and may include a mathematical formula, inspiring quotes, wildlife foot prints, leaf prints, or other educational material.

14. HM Property.

(a) Notwithstanding anything in the Agreement to the contrary, it is contemplated that Developer will be installing only new lines and related infrastructure from existing lines and Developer shall not be required to upsize or modify any existing lines or infrastructure in order to provide capacity for such 50 residential units proposed for the HM Property in order to provide the capacity for the same contemplated in the Agreement (as amended from time to time). Developer shall not be responsible for any capacity limitations associated with existing lines and related infrastructure for such 50 residential units proposed for the HM Property

(b) For a period of ten (10) years after the Effective Date of this First Amendment, if Vista Grande Properties, LLC, its successors or assigns, seeks to connect the HM Property to the Town's water utility, the Town will endeavor to notify Owner/Developer. Owner/Developer may collect from Vista Grande Properties, LLC, its successors or assigns (who shall be obligated to pay upon demand), the amount equal to (i) the cost incurred by Owner/Developer to design, permit and construct the Water Line Stubouts, and (ii) the HM Proportionate Share (defined below) of the total cost incurred by Owner/Developer to design, permit and construct the New Offsite Water Lines and Infrastructure. Owner/Developer shall provide the Town with a copy of the calculation, breakdown and documents supporting HM Proportionate Share. Once payment has been paid to Owner/Developer, then Town will allow or permit connection to it's the water utility.

(c) For a period of ten (10) years after the Effective Date of this First Amendment, if Vista Grande Properties, LLC, its successors or assigns, seeks to connect the HM Property to the Town's waste water utility, the Town will endeavor to notify Owner/Developer. Owner/Developer may collect from Vista Grande Properties, LLC, its successors or assigns (who shall be obligated to pay upon demand), the amount equal to (i) the cost incurred by Owner/Developer to design, permit and construct the Gravity Main Stubouts, (ii) the HM Proportionate Share of the total cost incurred by Owner/Developer to design, permit and construct the Oversized Lift Station, and (iii) the HM Proportionate Share of the total cost to design, permit and construct the force main from the Oversized Lift Station to the point of connection with City of Clermont system. Owner/Developer shall provide the Town with a copy of the calculation, breakdown, and documents supporting HM Proportionate Share. Once payment has been paid to Owner/Developer, then Town will allow or permit connection to it's waste water utility.

(d) The term "HM Proportionate Share" means the proportionate share derived by the following formula: The Maximum Number of Units for Development on the HM Property divided by 234 plus The Maximum Number of Units for Development on the HM Property. For example, 50/(234+50) = 17.6056%. HM Proportionate Share shall be based on actual paid costs as certified by Owner/Developer and licensed engineer.

(e) The provisions of Paragraph 3, Subsection (a) and (b), Paragraph 4, Subsection (b).a.viii and ix, and this Paragraph 14 are for the benefit of and enforceable only by the Town and Owner/Developer, as applicable, and not the owner, now or in the future, of the HM Property (the owner, now or in the future, of the HM Property is not a third party beneficiary), and no consent or approval of the owner, now or in the future, of the HM Property shall be necessary or required in connection with any matter under the Agreement (as may be amended from time to time) or for any future modification or amendment of the Agreement (as may be amended from time to time).

15. **Maintenance Bond**. Owner/Developer shall warrant the design, materials, and construction of the water and wastewater improvements for a period of four (4) years from the date of conveyance to the Town, and shall provide to the Town a maintenance bond, letter of credit, or cash held in escrow, in an amount equal to twenty-percent (20%) of the construction costs of the water and wastewater improvements and as approved by the Town's engineer, for a period of four (4) year ("Maintenance Bond"). If an event or events occur within the four (4) year period that constitutes a breach of the warranty and the warranty is not honored within a reasonable time after notice from the Town of said event, the Town may make a claim for failure of the design, materials or construction against the Maintenance Bond.

16. **Notices**. Paragraph 12. is amended and restated to read as follows: All notices, demands or other writings required or permitted to be given or made or sent under this Agreement, by either party to the other, shall be in writing and shall be deemed to have been fully delivered upon (i) receipt of such notice when hand delivered (by personal courier or overnight delivery service) to the party to whom such notice is addressed as set forth below, (ii) receipt of such notice as indicated by the signature and date on the return receipt of a certified mailing, or (iii) on the same day if sent by facsimile and a printed confirmation of transmission is obtained by the sender, and addressed and transmitted to the party to whom such notice is to be delivered as set forth below.

Notice to Owner/Developer:

James P. Caruso, President
Pineloch Management Corporation
102 W. Pineloch Ave., Ste. 10
Orlando, Florida 32806
Telephone: (407) 859-3550
Fax: (407) 650-0303

With Copy to:

_____

_____

_____

Notice to Town:	Town Manager Town of Montverde 17404 6th Street Montverde, Florida 34756 Telephone: (407) 469-2681 Fax: (407) 469-2773
With Copy to:	Anita Geraci-Carver 1560 Bloxam Avenue Clermont, Florida 34711 Telephone: (352) 243-2801 Fax: (352) 243-2768

Any party by written notice in accordance with the requirements of this Paragraph may modify its address for receipt of all future notices.

17. **Entire Agreement**. Paragraph 13. is amended and restated to read as follows: This First Amendment together with the Agreement embodies and constitutes the entire understanding of the parties with respect to the subject matter addressed herein, and all prior negotiations, correspondence, conversations, agreements, understandings, representations and statements, oral or written, are incorporated and merged into this Agreement.

18. **Exhibits**. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement, as if set forth in full herein.

19. **Amendments to Agreement**. No modification, amendment or alteration of the terms or conditions contained herein shall be effective or binding upon the parties hereto unless the same is contained in a written instrument executed by the parties.

20. **Binding Agreement**. This First Amendment shall be binding upon and shall inure to the benefit of the Town, the Owner/Developer, and their respective successors and assigns.

21. **Assignment**. This Agreement is freely assignable by either party, as long as the assignee can perform the functions and conditions set forth in this First Amendment. Owner/Developer and Town acknowledge and agree that Pulte Home Company, LLC is a permitted assignee.

22. **Severability**. If any provision of this First Amendment, the deletion of which would not adversely affect receipt of any material benefits by a party hereunder or substantially increase the burden of a party hereunder, shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever the validity or enforceability or the remainder of this First Amendment.

23. **Authority**. Each party warrants and represents to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this First Amendment and that, upon execution of this First Amendment by both parties, this First Amendment shall be valid, binding and enforceable against such parties and their respective successors and assigns.

24. **Breach**. In the event of a breach of this First Amendment by either party hereto, the other party shall have the rights and remedies allowed by law, including the right to specific performance of the provisions hereof.

25. **Recording of Agreement**. The First Amendment shall be recorded by the Town in the Public Records of Lake County, Florida, and shall constitute a covenant running with the land.

26. **Governing Law**. This First Amendment shall be construed and enforced in accordance with the laws of the State of Florida. Exclusive venue in any action to construe or enforce the provisions of this First Amendment shall be in the Circuit Court of and for Lake County, Florida.

27. **Captions**. The captions or paragraph headings in this First Amendment are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, or meaning of this First Amendment.

28. **Attorneys' Fees**. The prevailing party in any action or proceeding to enforce the terms and provisions of this First Amendment shall be entitled to recover from the nonprevailing party, all reasonable attorneys' and paralegal fees, and costs incurred before trial, at all trial and appellate levels.

29. **Time is of the Essence**. Time is hereby declared to be of the essence in the performance of the duties and obligations of the respective parties to this First Amendment.

30. **Effective Date**. This First Amendment shall take effect on the date that this First Amendment is fully executed by the last of the parties to do so.

31. **Developer's Obligation**. Notwithstanding anything in the Agreement to the contrary, Developer's obligations under this Agreement shall be contingent upon and shall only become effective upon the Town's approval of construction plans of the Black East Property and issuance by the Town of a site development work permit for the Black East Property.

32. **Ratification**. The Agreement, modified by this First Amendment, is hereby ratified and affirmed by the parties.

Signature Pages to follow

IN WITNESS WHEREOF, the parties hereto have made and executed this First Amendment on the respective dates under each signature:

Signed, Sealed and Delivered
in the Presence of:

Cynthia M. Versluis
Witness Signature

Cynthia M. Versluis
Print Witness Name

Carla S. Ausherman
Witness Signature

CARLA S AUSHERMAN
Print Witness Name

Center Lake Properties, LLLP,
a Florida Limited Liability Limited
Partnership

By: Pineloch Management Corporation,
a Florida corporation, its General Partner

By: James P. Caruso
Name: James P. Caruso
Title: President

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 7 day of December, 2021, by James P. Caruso as President of Pineloch Management Corporation, a Florida corporation as General Partner of Center Lake Properties, LLLP, a Florida Limited Liability Limited Partnership, authorized to do business in the State of Florida, on behalf of the limited liability limited partnership. He is personally known to me or has produced N/A as identification.

(NOTARY SEAL)

CARLA S. AUSHERMAN
Commission # GG 934053
Expires December 14, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Carla S. Ausherman
Signature of Notary

Signed, Sealed and Delivered
in the Presence of:

Witness Signature

Sandra Johnson
Print Witness Name

B. Cowan
Witness Signature

B.J. Cowan
Print Witness Name

TOWN OF MONTVERDE

By: _____
Mayor Joe Wynkoop

Attest to:

By: _____
Paul Larino, Town Manager/Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this _____ day of _____, 2021, by Joe Wynkoop, Mayor of the Town of Montverde, a Florida municipal corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

_____
Signature of Notary

(NOTARY SEAL)

_____
Name of Notary Typed Printed or Stamped

EXHIBIT "A"

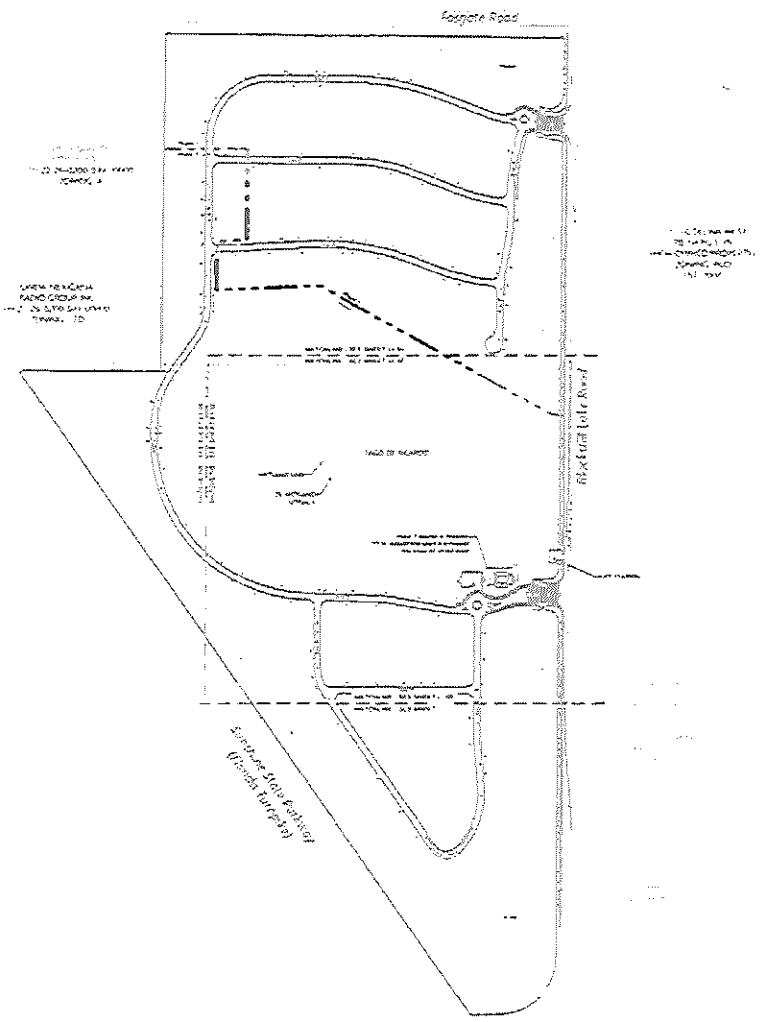
A parcel of land lying in Sections 10 and 15, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the West 1/4 Corner of said Section 10, thence South 89°35'08" East along the North line of the Southwest 1/4 of said Section 10 for a distance of 1046.68 feet; thence South 00°19'53" West, departing said North line, for a distance of 25.00 feet to the South Right of Way of Fosgate Road according to that Right of Way Deed recorded in Official Records Book 968, Page 200 of the Public Records of Lake County, Florida and the Point of Beginning; thence South 89°35'08" East along said South Right of Way for a distance of 1578.21 feet to the West Right of Way of Blackstill Lake Road according to that Right of Way Deed recorded in Official Records Book 968, Page 200 of the Public Records of Lake County, Florida; thence South 00°31'57" West along said West Right of Way for a distance of 1296.05 feet; thence South 89°32'53" East for a distance of 10.00 feet to the West Right of Way of Blackstill Lake Road according to the Plat of Lake Highlands Company as recorded in Plat Book 3, Page 51 of the Public Records of Lake County, Florida; thence South 00°31'57" West along said West Right of Way for a distance of 990.80 feet; thence South 89°31'09" East continuing along said platted Right of Way for a distance of 156.00 feet to a point on a non-tangent curve concave Easterly, having a radius of 239.46 feet; thence from a tangent bearing of South 23°17'27" West along said curve through a central angle of 19°05'09" for a distance of 79.77 feet to the Point of Reverse Curvature of a curve concave Westerly, having a radius of 708.13 feet; thence Southerly along said curve through a central angle of 07°51'11" for a distance of 97.06 feet to the Point of Compound Curvature of a curve concave Westerly having a radius of 2806.54 feet; thence Southerly along said curve through a central angle of 02°40'50" for a distance of 131.31 feet; thence South 13°44'40" West for a distance of 29.70 feet; thence North 89°30'35" West for a distance of 74.00 feet; thence South 00°30'59" West for a distance of 783.37 feet; thence North 89°10'32" West for a distance of 38.75 feet; thence South 00°49'28" West for a distance of 115.88 feet to the Point of Curvature of a curve concave Northwesterly having a radius of 226.48 feet; thence Southwesterly along the arc of said curve through a central angle of 87°03'00" for a distance of 344.09 feet to the Point of Tangency; thence South 87°52'28" West for a distance of 108.70 feet to the Northeasterly Right of Way of the Sunshine State Parkway (Florida Turnpike); thence North 35°37'32" West along said Northeasterly Right of Way for a distance of 3012.46 feet; thence South 89°32'53" East departing said Northeasterly Right of Way for a distance of 542.46 feet; thence North 00°19'53" East for a distance of 1310.02 feet to the Point of Beginning.

Contains 5,110,191 Square Feet or 117.314 Acres, more or less.

EXHIBIT "B"

EXHIBIT "C"



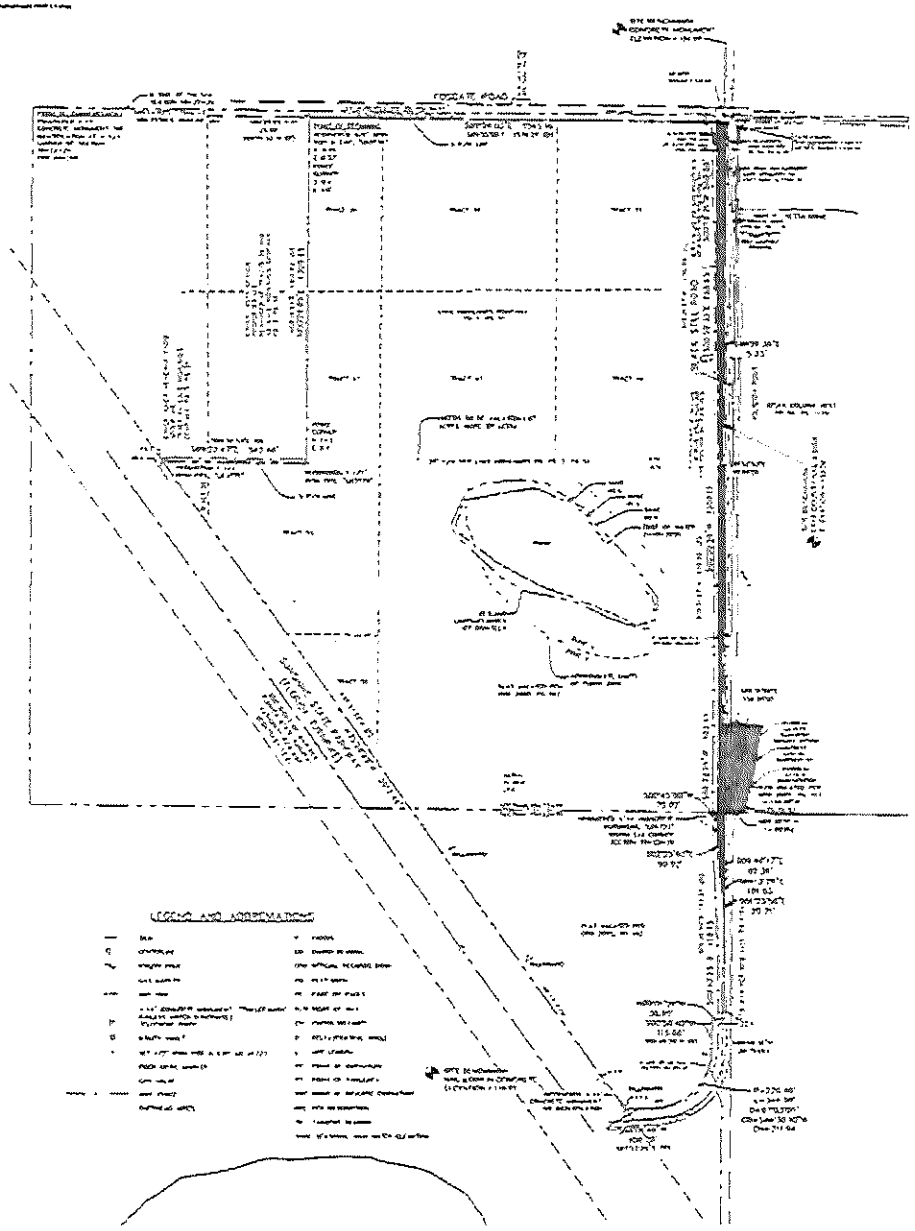
vhb

Black East

Construction Plan Approval

Overall
Hardscape Plans

L1.00



vhb

Black East

Existing Conditions Plan

C1.01

Hills of Montverde Settlement Agreement

AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into by and between Vista Grande Properties LLC, a Florida limited liability company ("Owner"); and The Town of Montverde ("Town") (sometimes referred to hereinafter as the "Parties").

Recitals

WHEREAS, Owner owns certain real property commonly known as the Hills of Montverde Subdivision (the "Subdivision") which is located in unincorporated Lake County, Florida and is more particularly described within the Lake County Rezoning Staff Report attached composite Exhibit "A" (the "Staff Report"); and

WHEREAS, the Owner has engineered and permitted the Subdivision pursuant to the requirements of Lake County and Lake County Ordinance #2018-44 dated September 25, 2018 and recorded on November 9, 2018 at Official Records Book 5195, Pages 1746 – 1752, of the public records of Lake County, Florida (the "Ordinance"); and

WHEREAS, the Owner has filed a request with Lake County to amend the Ordinance in the manner more particularly described in the Staff Report; and

WHEREAS, the Town has filed an objection to the Owner's application to amend the Ordinance; and

WHEREAS, the Owner and the Town have negotiated a resolution of the disputes between the Parties with respect to the Town's objections to the proposed amendments to the Ordinance in accordance with the terms, conditions, provisions and conditions set forth herein;

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals.** The aforementioned recitals are hereby incorporated and made a part of this Agreement as if more fully set forth herein.

2. **Resolution.**

   a. The water plant (proposed Tract "B") and sewer plant (proposed Tract "L") as shown on the Concept Plan attached as Exhibit B to the proposed Amended Ordinance, will be constructed by the Owner in accordance with the approved construction plans as approved by Lake County. The water plant and sewer plant shall be engineered and constructed independent of the Town of Montverde's existing utility systems, and of sufficient capacity to serve the Hills of Montverde Subdivision with potable and irrigation water, fire flows, and sewer service. After the Subdivision Improvements are

constructed and the plat of Hills of Montverde is recorded, and after the water plant and sewer plant facilities are fully constructed and in operation, the Owner shall cause the HILLS OF MONTVERDE ASSOCIATION, INC., a Florida corporation not-for-profit, to convey fee simple title to Tract "B" and Tract "L" to the Town of Montverde to own and operate, inclusive of the water plant and sewer plant and all utility infrastructure including but not limited to all water mains, water services between mains and water meters, meters, fire hydrants, sewer mains, force mains, pump station, generator and all sanitary sewer manholes. No water or sewer impact fees will be due. The Town shall not charge the Owner for potable water meter install fee; connection fee to water main; irrigation water meter install fee; and sewer connection/inspection fee because the Owner will be providing and installing the potable water meter and irrigation meter, connecting each to the water main and making the connection to the sewer system, as well as inspecting. In the event the Owner requests the Town to install meters and/or make any connections, then the Owner will pay the Town the then current Town fees. All meters, auto-dialers, and apparatus must be compatible and approved by the Town, and such approval shall not be unreasonably withheld by the Town. The Owner shall have the right, but not the obligation, of installing a separate meter for irrigation water supply using an irrigation water meter reasonably approved by the Town, with such approval not being unreasonably withheld, conditioned or delayed. At the time of this Agreement the required water and irrigation meters are Neptune T-10 with ProCoder R900i v4 pit/standard registers.

b. The Owner agrees, at its sole cost and expense, to connect the potable water line that will provide potable water services to the homes within the Hills of Montverde Subdivision with the Town's existing 8" water line at the connection point located at the boundary of the Subdivision with the neighboring Willow Ridge subdivision, unless connection would adversely affect the Subdivision or the neighboring Willow Ridge Subdivision as determined by the Town's engineer after consulting with the Owner's engineer.

c. The Owner shall cause to be delivered to the Town easements in favor of the Town for ingress and egress over the private roads within the Subdivision for the Town's unfettered access to the water plant and sewer plant facilities. The water plant will provide potable water, irrigation, and fire-flow to the residents of the Hills of Montverde subdivision. The sewer plant will be located on the sewer tract as close to the boundary line with radio tower property as possible consistent with Lake County's set-back requirements. To shield the sewer facility from the adjacent Willow Ridge subdivision, the Owner shall install an opaque landscape buffer using 60-gallon pine trees

every 20 feet and 15 gallon native shrubs every 3 feet along the East and South boundary lines of the sewer plant tract (proposed Tract "L").

d. Owner will contribute/donate the sum of $100,000.00 to the Town's construction of a public trail along Fosgate Road as an extension of the public trail along Blackstill Lake Road. The $100,000.00 contribution shall be delivered by the Owner to the Town prior to April 4, 2023. The Town will not expend the funds for a period of ninety days from the date of approval of the amended Ordinance by Lake County.

e. The Town shall immediately withdraw its objections to the proposed amendment to the Ordinance, and the Town shall announce its support for the amendment to the Ordinance at the Lake County Board of County Commissioner meeting to be held on April 4, 2023.

3. **Effective Date of this Agreement**. This Agreement shall become binding upon the Owner immediately upon the Owner's execution of this Agreement, and the Owner shall not and may not withdraw this Agreement at any time hereafter unless (i) the Town fails to honor its obligation under paragraph 2(e) hereof, or if the Lake County Board of County Commissioners fails to approve the Owner's proposed amendment to the Ordinance. In the event the Town fails to honor its obligation under paragraph 2(e) hereof, or if the Lake County Board of County Commissioners fails to approve the Owner's amendment to the Ordinance, the Town will return the $100,000.00 to Owner within five (5) business days of the Lake County Board of County Commissioner meeting. The Parties understand and agree that the Town may not be able to sign this Agreement prior to April 4, 2023. The Owner shall not withdraw this Agreement hereafter and the Owner agrees to allow the Town sufficient time to execute this Agreement in compliance with the Town's ordinances and applicable Florida law. The obligations of the Owner under paragraph 2 hereof, shall become effective and binding upon the Owner when the Lake County Board of County Commissioners approves the Owner's application to amend the Ordinance and an amended Ordinance is issued by Lake County and thereafter filed of public record in Lake County, Florida, and the time for appeals has passed.

4. **Attorneys' Fees and Costs**. The Parties agree to each bear their own attorney's fees and costs.

5. **Counterparts**. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

6. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties relating to the subject matter hereof and there are no representations, warranties, agreements or commitments except as set forth herein. This Agreement

supersedes all prior understandings, negotiations and discussions, written or oral, of the Parties relating to the transactions contemplated by this Agreement.

7. **Mutual Releases**.

(a) The Parties, on behalf of themselves, and all persons or entities claiming by, through or under them, and their respective heirs, successors and assigns, hereby fully, completely and finally waive, release, remise, acquit, and forever discharge and covenant not to sue the other Parties, as well as the other Parties' respective officers, directors, members, agents, and representatives, with respect to any and all claims, demands, suits, manner of obligation, debt, liability, tort, covenant, contract, or causes of action of any kind whatsoever, at law or in equity, including without limitation, all claims and causes of action arising out of or in any way relating to the matters set forth herein. The Parties warrant and represent that they have not assigned or otherwise transferred any claim or cause of action released by this Agreement.

(b) The Parties acknowledge and agree that these releases are GENERAL RELEASES. The Parties expressly waive and assume the risk of any and all claims for damages which exist as of this date, but which they do not know or suspect to exist, whether through ignorance, oversight, error, negligence, or otherwise, and which, if known, would materially affect his or her or its decision to enter into this Agreement. The Parties expressly acknowledge that this waiver of claims includes any claims for any alleged fraud, deception, concealment, misrepresentation or any other misconduct of any kind in procuring this Agreement. The Parties specifically do not, however, waive or release any claim that may arise for breach of this Agreement.

8. **No Admission of Liability**. Neither the payment of any sums nor the execution of this Agreement shall be construed as an admission of liability or fault by any party. Any and all liability is expressly denied by all Parties.

9. **Authority to Settle.** The Parties hereby represent and warrant that no other person or entity has any interest in the liability, claims, demands, suits, or causes of action settled or resolved by this Agreement and that the Parties have the sole right and exclusive authority to execute this Agreement.

10. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon the Parties and their respective attorneys, assigns, agents, representatives, corporations, partnerships, officers, directors, principals, shareholders, employees, parent corporations, insurers, merger partners, affiliates, subsidiaries, predecessors in interest, and successors in interest or assignees.

11. **Survival.** Each party agrees that any and all agreements, warranties, provisions, representations and obligations of the Parties hereto shall survive the termination or complete performance of this Agreement.

12. **Counsel and Interpretation.** The Parties do hereby acknowledge and agree that they have been or have had the opportunity to be represented by independent

counsel of their own choice throughout all negotiations which preceded the execution of this Agreement, and that they have executed this Agreement with the consent and upon the advice of independent counsel. Accordingly, it is agreed that any legal rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply to the interpretation of this Agreement.

13. **Attorney's Fees.** In the event of any litigation between the Parties arising out of the interpretation or enforcement of this Agreement, the prevailing party shall be entitled to its attorney's fees and costs from the non-prevailing party, including the fees and costs associated with appeal.

14. **Governing Law.** The laws of the State of Florida shall govern the validity, interpretation, construction, and enforcement of this agreement. Venue for any action brought under this Settlement Agreement shall be in Lake County, Florida.

Remainder of the page is left blank, with the signature pages following.

IN WITNESS WHEREOF, the aforementioned Parties have executed this Agreement on the date and year set forth below.

Vista Grande Properties, LLC, a Florida limited liability company:

By: Matella Holdings LLLP, a Florida limited liability partnership:

DocuSigned by:

By: _____
03F6AEC3841347A

Joseph Matella, General Partner

ADOPTED AND APPROVED by the Town Council of the Town of Montverde, Lake County, Florida this 18th day of April, 2023.

_____
Joe Wynkoop, Mayor

Attest:

Approved as ~~to form~~ and legality:

_____
Sandy Johnson, Town Clerk

_____
Anita Geraci-Carver, Town Attorney

LAKE COUNTY, FL
REAL FLORIDA · REAL CLOSE

REZONING STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number:	7
Public Hearings:	Planning & Zoning Board (PZB): March 1, 2023
	Board of County Commissioners (BCC): April 4, 2023
Case No. and Project Name:	RZ-22-28-2, Hills of Montverde PUD Amendment
Applicant:	Berry James Walker Jr., Esquire
Owner:	Vista Grande Properties, LLC
Requested Action:	Amend Section 1.C.1 entitled Development Standards/Design Criteria of Planned Unit Development (PUD) Ordinance #2018-44 and clarify the side and rear setbacks, noted in Section D.
Case Manager:	Janie Barron, Chief Planner
PZB Recommendation:	

Subject Property Information

Size:	24.96 +/- acres
Location:	South of Fosgate Road and east of State Road 91 (Florida Turnpike), in the unincorporated Clermont area.
Alternate Key No.:	1029503, 2873728 and 3778275
Current Future Land Use:	Urban Low Density (Attachment "A")
Current Zoning District:	Planned Unit Development by Ordinance #2018-44 (Attachment "B")
Proposed Zoning District:	Planned Unit Development (PUD)
Flood Zone:	"X"
ISBA / Joint Planning Area:	Town of Montverde Interlocal Service Boundary Agreement (ISBA)
Overlay Districts:	Lake Apopka Basin Overlay District

Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition	Rural Residential District (R-1) and Agriculture Residential (AR)	Right-of-way, and Residential	Fosgate Road, and Trails of Montverde Residential Subdivision North of R-O-W
South	Rural Transition and Town of Montverde	Community Facility District (CFD), Agriculture and Town of Montverde	Radio Tower, Agriculture and Residential	AM Radio Repeater Tower, Agriculture and Municipal Limits
East	Town of Montverde	Town of Montverde	Residential and Vacant	Single-Family Residential
West	City of Clermont	City of Clermont	Right-of-Way and Residential	Vacant Residential

Staff Analysis

The subject property contains approximately 24.96 +/- gross acres and is located south of Fosgate Road and east of the Florida Turnpike. The property is contiguous to the municipal limits of the Town of Monteverde, which is located to the east.

In 2018, the Board of County Commissioners (BCC) approved Ordinance #2018-44 to accommodate a single-family residential development at a maximum of 4 dwelling units per net acre. The applicant, pursuant to the Narrative Statement (Attachment "F") seeks to amend Section 1.C.1 entitled Development Standards/Design Criteria, to incorporated specific Architectural Design Standards (Attachment "D") rather than incorporating the Town of Montverde standards via reference. Section 1.C.1 of Ordinance #2018-44 indicates that Development shall adhere to architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.

As the subject parcel is located within the Town of Montverde Interlocal Service Boundary Agreement (ISBA), the Town of Montverde was provided with a copy of the application. The Town Attorney submitted comments on behalf of the Town of Montverde (Attachment "G"), a utility agreement (Attachment "H") and filed a Notice of Appearance (Attachment "I").

At the time of the approval of Ordinance #2018-44 there was a scrivener's error in the side and rear setbacks. The side and rear setback were reflected in the Ordinance as 10-feet however, the applicant for the 2018 rezoning request had submitted documentation requesting that the side and rear setbacks reflect 5-feet.

On January 8, 2020, the Hills of Montverde Preliminary Plat was approved for 97 single-family residential lots (Attachment "I"). However, the submitted construction plans show only 91 lots.

	Zoning District	Acres	Maximum Density	Density	Maximum ISR	Minimum Open Space	Building Height
Existing Ordinance #2018-44	PUD	24.96 +/- Acres	99 units (4 dwelling units per net acre)	99 units (4 dwelling units per net acre)	45%	40%	40 Feet
Proposed Amendment	PUD	24.96 +/- Acres	99 units (4 dwelling units per net acre)	91 units (3.65 dwelling units per net acre)	45%	40%	40 Feet

Standards for Review (LDR Section 14.03.03)

A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The applicant is requesting to amend the Architectural Design Standards and clarify the side and rear setbacks. In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 is not in conflict with any applicable provisions of the Lake County Land Development Code."

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

The request is consistent with Land Development Regulations (LDR) Section 6.15.03(B), which allows for residential uses within a one-half (1/2) mile of the lake shoreline.

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 is consistent with all elements of the Comprehensive Plan and does not seed [sic] to change or alter the Comprehensive Plan."

C. Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 is not inconsistent with existing land uses and is entirely consistent with the land uses proposed for the subject property as established by Ordinance #2018-44."

D. Whether there have been changed conditions that justify an amendment.

In their narrative statement for rezoning, the applicant provided the following statement:

"The requirement that single family dwelling units be constructed in accordance with Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended, was added to Ordinance #2018-44 based upon a representation or promise made on February 22, 2018 by the Town of Montverde that Town of Montverde has sufficient potable water and wastewater capacity to serve 99 single family residential units being developed by Vista Grande Properties, LLC on the subject property. The promise of water and sewer services was conditioned upon execution of a utility agreement and a covenant to annex the property into the Town of Montverde. The promise of water service and sewer service availability never materialized. The project has therefore been designed with a central water and sewer system that will be privately owned and privately operated by the Hills of Montverde Homeowners Association, Inc. Hills of Montverde is entirely located within the jurisdiction of Lake County. The Town of Montverde is not providing sewer services or water services to the Hills of Montverde subdivision. Therefore, Vista Grande Properties, LLC should be permitted to construct homes within the subdivision according to Lake County Minimum Residential Construction Standards."

E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 will have no effect upon nor will it place any additional demands upon public facilities. The proposed amendment on affects the design criteria for single-family residences to be construction within the subdivision."

Water and Sewer

The project narrative prepared by the applicant states that the proposed residential development will be designed with a central water and sewer system that will be privately owned and private operated by the Hills of Montverde Homeowners Association, Inc. (Attachment "G").

Schools

Lake County Schools reviewed the application, and the applicant provided a copy of the School Concurrency Capacity Reservation for the Hills of Montverde subdivision. The School Concurrency Reservation expires on May 22, 2023 (Attachment "F").

Parks

The proposed rezoning amendment is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

The proposed rezoning amendment is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

The closest Lake County Fire Rescue Stations (LCFR Station #112) is located approximately less than 1 mile from the subject property. Lake County Fire Station #83 is located approximately 4.2 miles away from the subject properties.

Transportation Concurrency

The proposed rezoning amendment is not anticipated to adversely impact transportation capacity or levels of service.

F. **Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.**

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 will have no effect upon the natural environment."

G. **Whether, and the extent to which, the proposed amendment would affect the property values in the area.**

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 should have a positive impact upon property values in the area."

H. **Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.**

In their narrative statement for rezoning, the applicant provided the following statement:

"The proposed amendment to Ordinance #2018-44 will results in an orderly and logical development pattern because Lake County will be reviewing house construction building plans for compliance with Lake County Minimum Residential Construction Standards as established by Lake County."

I. **Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.**

In their narrative statement for rezoning, the applicant provided the following statement:

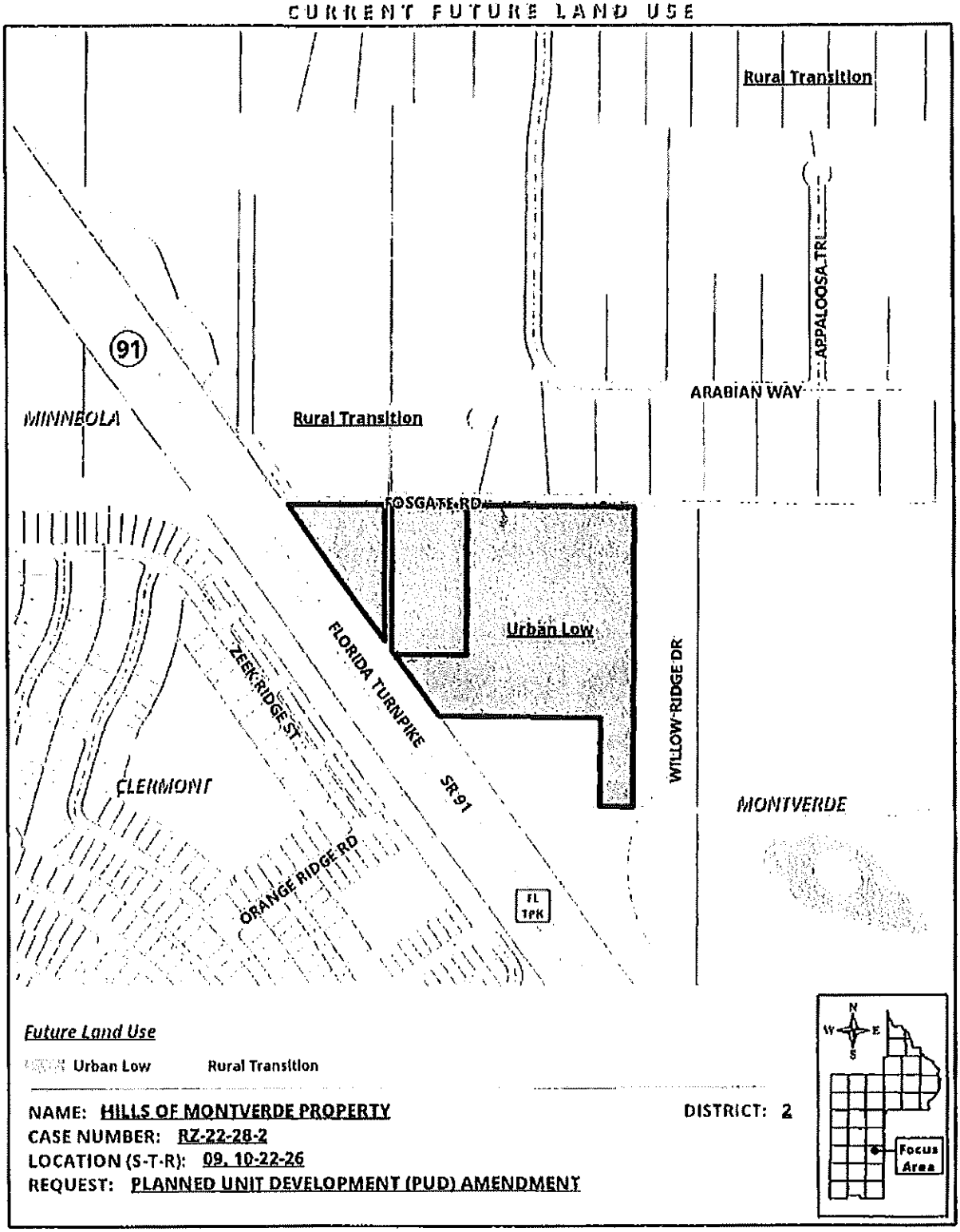
"The proposed amendment to Ordinance #2018-44 is not in conflict with the public interest and is in harmony with the purpose and intent of Lake County regulations by making applicable the Minimum Residential Construction Standards as established by Lake County."

J. **Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.**

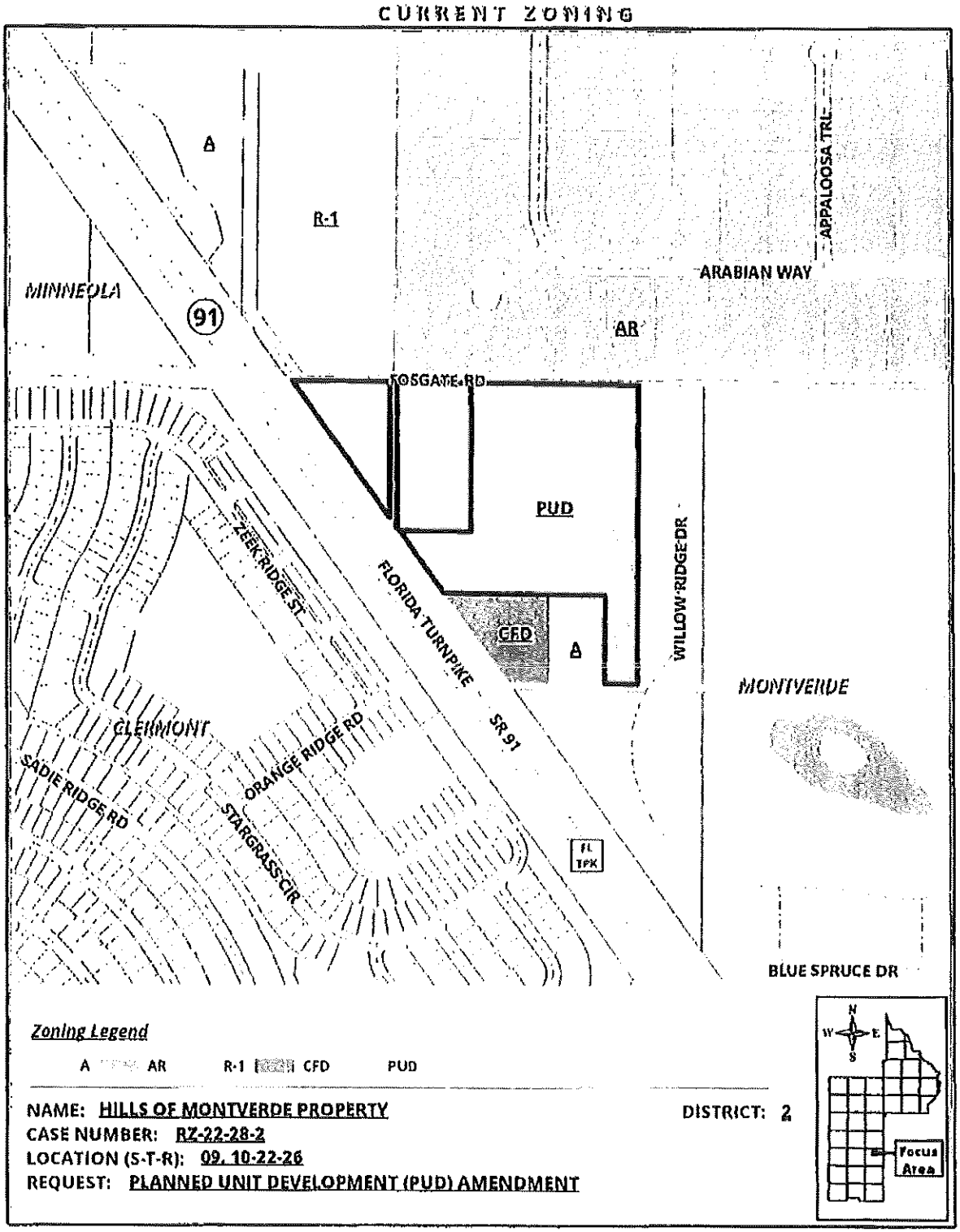
None.

RZ-22-22-8, Hills of Montverde PUD amendment

Attachment "A"- Future Land Use Category



Attachment "B"- Zoning District



Attachment "C"- Ordinance #2018-44 (Page 7 of 7)

INSTRUMENT #2018131868
OR BK 5196 PG 1748 - 1762 (7 PGS)
DATE: 11/9/2018 1:54:17 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COUR
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $61.00

ORDINANCE #2018-44
Vista Grande Properties
RZ-17-26-2

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jimmy D. Crawford, Esquire (the "Applicant") submitted an application on behalf of Vista Grande Properties, LLC (the "Owners") has made a request to establish a Planned Unit Development (PUD) zoning district for a single-family residential development; and

WHEREAS, the subject property consists of 26.06 +/- acres and is located south of Fosgate Road and east of State Road 91 (Florida Turnpike) in the Clermont area within Section 13, Township 24 South, Range 26 East, and is more particularly described in Exhibit "A"; and

WHEREAS, the subject property is located within the Urban Low Future Use Category in accordance with Ordinance Number 2018-43; and

WHEREAS, the Lake County Planning & Zoning Board reviewed Petition RZ-17-26-2 on September 5, 2018, after giving notice of the hearing on the petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on September 25, 2018; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Terms. The County Manager or designee shall amend the Lake County Zoning Map to show the Planned Unit Development (PUD) zoning district in accordance with this Ordinance. All uses specified must be generally consistent with the Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent where there are conflicts between the Concept Plan and this Ordinance, the Ordinance will take precedence.

A. **Permitted Land Uses.**

1. Residential development, 4 dwelling per net acre.

2. Model Homes and Sales Centers. Construction of model units, sales centers and temporary parking lots will be allowed with an approved site plan. Up to 6 models may be started prior to each final plat via a metes and bound description in conjunction with a Developer's Agreement. Parking may be located on one of the six lots.

3. Accessory uses may be approved by the County Manager or designee.

DONNA BOHRER
OFFICE OF PLANNING & ZONING
315 WEST MAIN ST - RM 510
TAVARES FL 32778

Attachment "C"- Ordinance #2018-44 (Page 8 of 7)

4. Any other use of the property will require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Open Space, Impervious Surface Ratio, and Building Height.

1. The Maximum Building height is forty (40) feet.

2. The maximum Impervious Surface Ratio (ISR) will be 0.60 for the overall development. The preliminary plat must calculate the maximum ISR allowed on each platted lot.

3. The development shall provide a minimum of 25% open space of the net developable area.

4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Development Standards/Design Criteria.

1. Development shall adhere to architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.

D. Setbacks. The minimum setback for residential development will be as specified below, as measured from the property line:

Development	Front	Side[1]	Rear[1]	Multiple/Secondary Frontage(s)
Single Family Residence	Twenty-five (25) Feet	Ten (10) Feet	Ten (10) Feet	Fifteen (15) feet
Note 1: Pools, pool enclosures, screen rooms, sheds and similar accessory structures shall have a five (5) foot side and rear setback.				

1. Driveways for single family lots shall be setback a minimum of five (5) feet from the side property lines.

2. With the exception of water dependent structures, all development must be setback a minimum of fifty (50) feet from the jurisdictional wetland line.

3. Any setback not specified herein must be in accordance with the Lake County Land Development Regulations, as amended.

E. Parking Requirements. Off-street parking must be provided in accordance with the Lake County Land Development Regulations (LDR), as amended.

Attachment "C"- Ordinance #2018-44 (Page 9 of 7)

F. **Landscaping, Buffering, and Screening.**

1. Trees within the residential lots and other parcels, including common areas, shall be a minimum distance of eight (8) feet from right-of-way or sidewalk, whichever is greater.

2. All new development must provide landscaping in accordance with the Lake County Land Development Regulations (LDR), as amended.

G. **Environmental Requirements.**

1. An environmental assessment no more than six (6) months old will be required at the time of the Preliminary Plat submittal. The environmental assessment will need to indicate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence.

2. Environmental resources shall be protected in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

3. Open space shall be provided in accordance with the Land Development Regulations (LDR), as amended.

H. **Noise:** Compliance must be in accordance with the Lake County Land Development Regulations, as amended.

I. **Transportation Improvements.**

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

2. Additional right-of-way will be required for Fosgate Road.

3. Fosgate Road will be required to be improved to county paved road standards.

J. **Utilities.** The development shall be served with central potable water and central sewer, in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

K. **Stormwater Management.** The stormwater management system must be designed in accordance with all applicable Lake County and St. Johns River Water Management District requirements.

L. **Floodplain Management.** The Owners will be responsible for any flood studies required for developing the site and to comply with Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan, and the Lake County Land Development Regulations. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

Attachment "C"- Ordinance #2018-44 (Page 10 of

M. **Lighting.** Exterior lighting must be in accordance with the Lake County Land Development Regulations, as amended, and consistent with Dark-Sky Principles.

N. **Signage.** All signage must be in accordance with the Lake County Land Development Regulations, as amended.

O. **Concurrency Management Requirements.** Any development must comply with the Lake County Concurrency Management System, as amended.

P. **Development Review and Approval.**

1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat, construction plans, and final plat generally consistent with EXHIBIT "B" - Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

2. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work.

Section 2. Conditions.

A. After establishment of the facilities as provided in this Ordinance, the property may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Board of County Commissioners.

B. 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 Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.

C. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to each and every condition set out in this Ordinance.

D. The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the Land Development Regulations, as amended.

Attachment "C"- Ordinance #2018-44 (Page 11 of

E. Action by the Lake County Code Enforcement Special Master. The Lake County 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 3. **Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. **Filing with the Department of State.** The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 5. **Effective Date.** This Ordinance will become effective as provided by law.

ENACTED this 25th day of September, 2018.

FILED with the Secretary of State October 2, 2018.

EFFECTIVE September 25, 2018.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

TIMOTHY I. SULLIVAN, CHAIRMAN

ATTEST:

GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

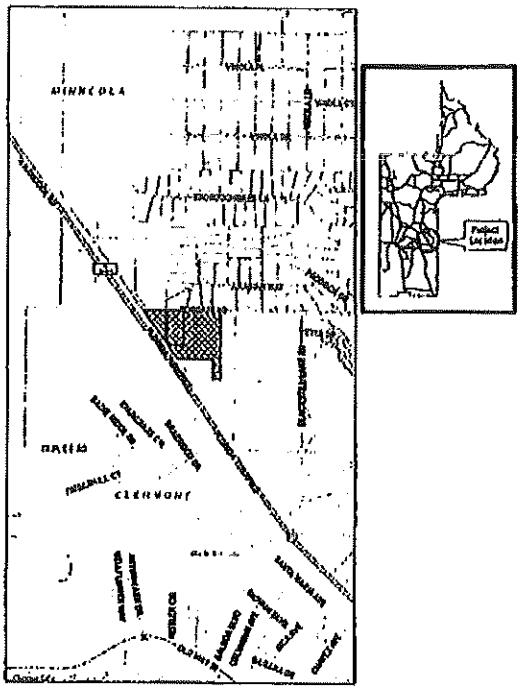
APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

Attachment "C"- Ordinance #2018-44 (Page 12 of

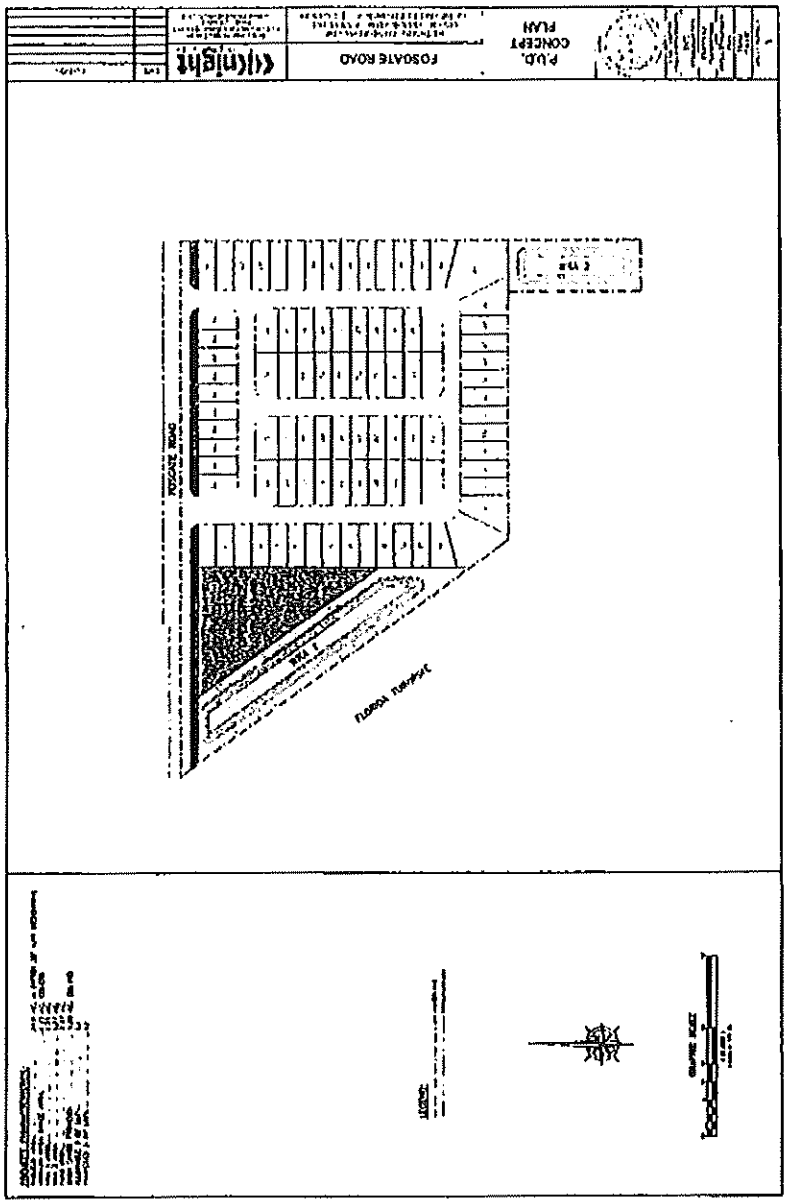
EXHIBIT A – Legal Description

Tract 39, East 1/2 of Tract 40, Tract 41, Tract 42, of the Lake Highlands Company Plat, Section 10, Township 22 South, Range 26 East, Public Records of Lake County, Florida.
Also:
That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, Township 22 South, Range 26 East, lying North and East of the Sunshine State Parkway.
Less and Except:
That part of Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per Plat thereof recorded in Plat Book 3, Page 51, Public Records of Lake County, Florida, described as follows: Beginning on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance 37' 32" E. a distance of 810.03 feet, thence N. 89 degrees 34' 02" W. a distance of 371.10 feet, thence N. 35 degrees 37' 32" W. a distance of 179.44 feet, to the aforesaid West line of Section 10, thence N. 0 degrees 25' 28" E. along said line a distance of 509.78 feet to the point of Beginning. Less existing Right-of-Way.
Also Less and Except:
That part of: Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per plat thereof recorded in Plat Book 3, Page 51 Public Records of Lake County, Florida described as follows: Begin on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance of 1180.68 feet from the NW corner of the SW 1/4 thereof and continue thence S. 0 degrees 25' 28" W. a distance of 145.06 feet; run thence S. 89 degrees 34' 02" E. a distance of 105.60 feet; run thence N. 35 degrees 37' 32" W. a distance of 179.44 feet to the point of beginning. Less existing right-of-way.



Attachment "C"- Ordinance #2018-44 (Page 7 of 7)

EXHIBIT B – Concept Plan



Attachment "C"- Project Narrative (Page 14 of

HILLS OF MONTVERDE
PROJECT NARRATIVE

The Hills of Montverde subdivision was approved by Lake County Board of County Commissioners through Ordinance #2018-44 on September 25, 2018. Final Construction drawings for the Hills of Montverde subdivision has been submitted for approval to Lake County. All required permits for the subdivision improvements have been issued by St. Johns River Water Management District and Florida Department of Environmental Protection. Hills of Montverde subdivision will consist of 91 single-family residential building lots and an amenity feature. The subdivision plans are approved, and the project is ready for site construction activities.

The homes to be constructed on the finished lots in the Hills of Montverde subdivision is subject to certain architectural standards as set forth in Ordinance #2018-44 which provides as follows:

C. Development Standards/Design Criteria.

1. Development shall adhere to the architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.

Vista Grande Properties, LLC is requesting an amendment to Ordinance #2018-44 to delete the aforementioned provision and, in its place, the following language would appear:

C. Development Standards/Design Criteria.

1. Single Family Dwelling Units to be constructed within the subdivision will be constructed to the Minimum Residential Construction Standards as established by Lake County.

In support of the is request Vista Grande Properties, LLC states as follows:

A. The proposed amendment to Ordinance #2018-44 is not in conflict with any applicable provisions of the Lake County Land Development Code.

Attachment "C"- Project Narrative (Page 15 of

HILLS OF MONTVERDE
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1. Single Family Dwelling Units to be constructed within the subdivision will be constructed to the Minimum Residential Construction Standards as established by Lake County.

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A. The proposed amendment to Ordinance #2018-44 is not in conflict with any applicable provisions of the Lake County Land Development Code.

Attachment "C"- Project Narrative (Page 3 of 3)

HILLS OF MONTVERDE
PROJECT NARRATIVE

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A. The proposed amendment to Ordinance #2018-44 is not in conflict with any applicable provisions of the Lake County Land Development Code.

Attachment "D"- Architectural Design Standards (Page 1 of 3)

EXHIBIT "A"

ARCHITECTURAL DESIGN STANDARDS

General Standards for all Homes

A. Architectural Styles
   a. Residential structures are encouraged to be consistent with the following architectural styles:

      1. Contemporary Modern Craftsman
      2. Frame Vernacular
      3. Bungalow
      4. Colonial Revival
      5. Tuscan
      6. Mediterranean Revival
      7. Mission
      8. Prairie
      9. Florida Cracker

B. General Architectural Standards

   a. Windows: All front, street-facing facades shall have windows covering at least 15% of the façade's area.
   b. Exterior Finishes: Exterior finishes should be use hardy board, brick, rock, masonry, brick veneer, stone veneer, and stucco.
   c. Garages
      i. Where lots are 50-ft or less in width, garages must be alley loaded.
      ii. A front-loaded lot with a side-facing door(s) must incorporate windows and trim on the wall facing the front street.
      iii. Front loaded garages cannot exceed 55% of the front façade.
      iv. No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front loaded garages.
      v. Two car garages with a minimum interior size of 360 feet are required.

Attachment "D"- Architectural Design Standards (Page 2 of 3)

EXHIBIT "A"

ARCHITECTURAL DESIGN STANDARDS

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      v. Two car garages with a minimum interior size of 360 feet are required.

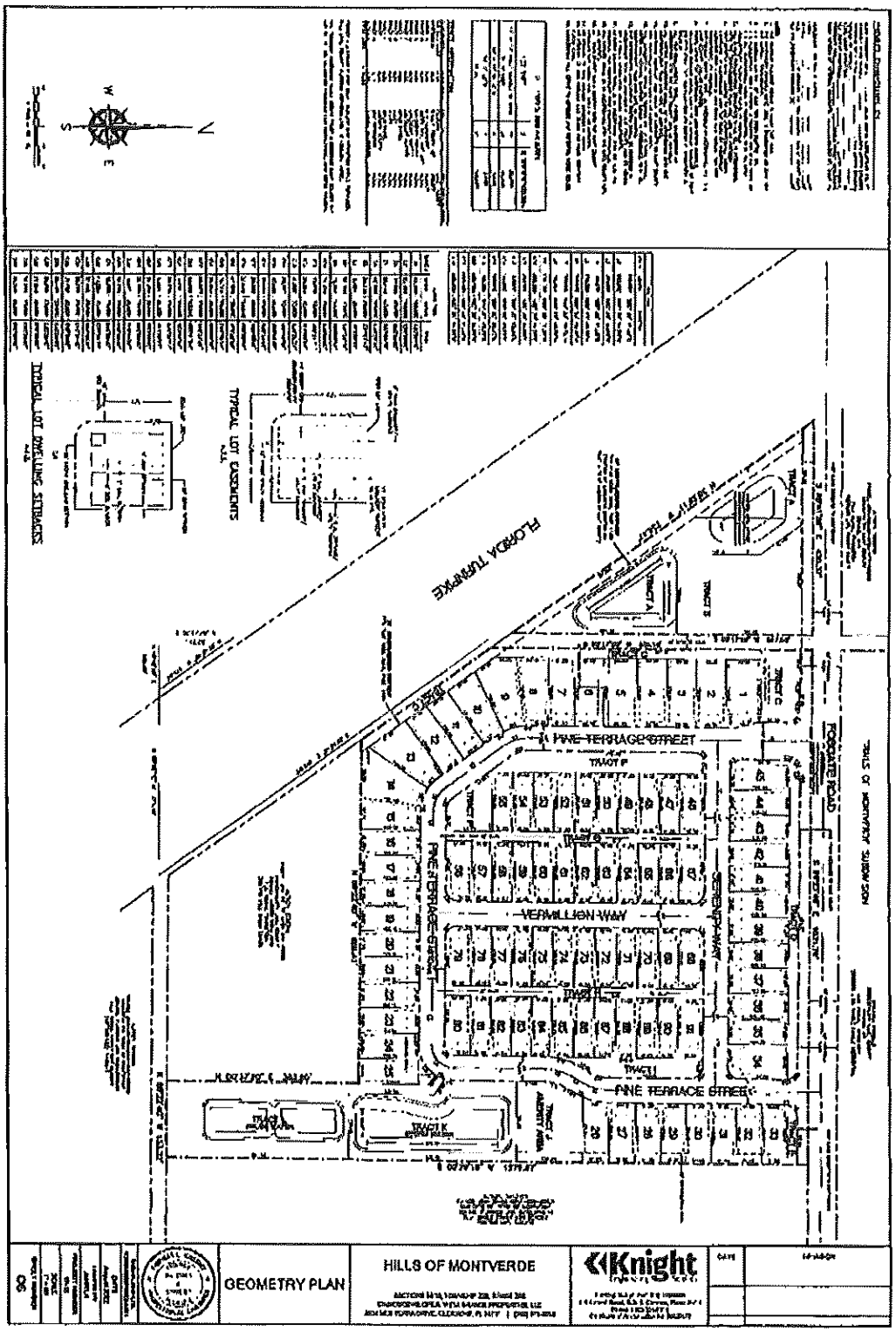
Attachment "D"- Architectural Design Standards (Page 3 of 3)

d. Accessory Structures greater than 150 ft2 must be consistent with the architectural style, color, and building materials of the primary residential structure.
e. Color
    i. Accent colors for entry doors and window trims, such as white, grey, and earth colors are encouraged.
    ii. Bright colors, florescent colors, are prohibited.

C. Approved Elevations

The elevations attached hereto are being offered as consistent with the General Standards contained herein.

Attachment "E"- Concept Plan



Attachment "F"- LCSB School Concurrency Capacity Reservation

201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 253-6503 • www.lake.k12.fl.us

Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Tyler Brandeburg
District 3
Mara Dodd
District 4
Maggie Cunningham
District 5
Stephanie Luke

December 8, 2022

Mr. Joseph Matella
Vista Grande Properties
3534 Mediterra Drive
Clermont, Florida 34711

RE: Hills of Montverde – Lake County
School Concurrency Capacity Reservation (District Project #LCS2018-11XLOD2)

Dear Mr. Matella:

Lake County has confirmed approval of the construction plans for the above referenced project. Based on this information, the School District has approved a time extension to run concurrent with the construction plan approval. The new expiration date of the School Concurrency Reservation is **May 22, 2023.**

In the event the construction plans expire or the necessary approvals are not obtained to begin construction the school concurrency capacity reservation shall also expire.

If you should have questions or require additional information, please do not hesitate to contact me at (352) 253-6694 or at lavalleyh@lake.k12.fl.us

Sincerely,

Helen LaValley
Growth Planning Department

Attachment "G"- Town of Montverde Comments (Page 22 of

AGC
Anita Geraci-Carver
ESQUIRE
LAW OFFICE OF ANITA GERACI-CARVER, PA

October 21, 2022

VIA E-MAIL

Janie Barron, Chief Planner
Office of Planning & Zoning
315 West Main Street
P.O. Box 7800
Tavares, FL 32778

Melanie Marsh, Esq.
County Attorney
Lake County, Florida
P.O. Box 7800
Tavares, FL 32778

Re: Hills of Montverde
Submitted to Lake County – Rezoning Application – Request for amendment of Ordinance #2018-44
AR #5036
1st Review

Dear Ms. Barron and Ms. Marsh:

I have the pleasure of representing the Town of Montverde. Paul Larino, Town Manager and I have reviewed the rezoning application dated 9/16/2022 as well as the supporting documentation for the above-referenced project provided by you to the Town on September 26, 2022. The applicant seeks to amend the PUD zoning ordinance "to delete Paragraph C 1 in its entirety from Ordinance 2018-44, and in its place the following language would appear: "Single Family Dwelling Units to be constructed within subdivision will be constructed to the Minimum Residential Construction Standards as established by Lake County." On behalf of the Town, please find our comments below:

1. Paragraph C 1 proposed to be deleted states, "*Development shall adhere to architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.*" The Town objects to this requirement being deleted in full and instead proposes to amend Paragraph C 1 to read, "***Development shall adhere to the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions, as may be amended.***"

2. Add the following to Paragraph J, "***The development shall be served with central potable water, including irrigation, by the Town of Montverde.***"

352.243.2801 • Fax 352.243.2788
1560 Bloxam Avenue • Clermont, Florida 34711
anita@agolaw.net

Attachment "G"- Town of Montverde Comments (Page 2 of 2)

3. Amend Paragraph J to require the sewer plant to be constructed in a location closer to the turnpike and at a greater distance from Willow Ridge subdivision located in the Town of Montverde.

4. Amend Paragraph J to increase the landscape buffer width and number of tree and shrub plantings to better buffer the residents of Willow Ridge subdivision from the Hills of Montverde's sewer plant.

5. In the 3-page Hills of Montverde Project Narrative, paragraph D. the applicant misrepresents that "*The promise of water service and sewer service availability never materialized. The project has therefore been designed with a central water ad sewer system that will be privately owned and privately operated by the Hills of Montverde Homeowners Association, Inc.*" A meeting was held in 2018 to discuss utilities, annexation, and timing for annexation. Thereafter, the owner/developer refused to meet with the Town to discuss the provision of utilities. The town manager expressed at meeting(s) with the applicant and Lake County that the Town will be providing potable water service at a minimum and information was needed from the applicant to determine capacity for sewer. The applicant finally met with the Town and the County Attorney September 12, 2022 to discuss utilities. The Town again reiterated its ability to provide water, and agreed to discuss availability of sewer with the City of Clermont. On September 27, 2022 the Town provided the applicant with the proposed Utility Development Agreement and notified the applicant the Town is unable to provide sewer service. The Town requested comments from the applicant to the proposed Utility Development Agreement by October 18, 2022. Comments have not been received from the applicant.

6. The Hills of Montverde project is located within the Town's Ch. 180 utility services area. This is further detailed in the ISBA between the Town and Lake County. The Town expended public funds to upsize the potable water main in order to provide water to the Hills of Montverde development. Therefore, any approved construction plans stemming from the zoning ordinance should reflect connection to the Town's water utility.

Thank you for the opportunity to comment. If you have any questions please contact me.

Sincerely,

Anita Geraci-Carver

Attachment "H"- Town of Montverde Utility Agreement (Page 24 of

Record and Return to:
Anita Geraci-Carver, Esq.
Town Attorney for
Town of Montverde
1560 Bloxam Avenue
Clermont, Florida 34711

UTILITY DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF MONTVERDE AND VISTA GRANDE PROPERTIES, LLC

THIS UTILITY DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2022, by and between the **TOWN OF MONTVERDE, FLORIDA**, a Florida municipal corporation (hereafter called, the "TOWN"), and **VISTA GRANDE PROPERTIES, LLC**, a Florida limited liability company (hereafter called "OWNER").

(Whenever used herein the terms "TOWN", and "OWNER", shall include all the parties to this instrument and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

RECITALS

WHEREAS, the TOWN owns and operates a water utility service within its incorporated Town boundaries and within a designated utility service district adopted pursuant to Chapter 180, Florida State Statutes; and

WHEREAS, OWNER owns certain real property located within Lake County, within the TOWN'S designated utility service district, and said property is currently being developed as a residential subdivision known as Hills of Montverde. The real property is more particularly described in **Exhibit A** attached hereto and by this reference made a part hereof (the "Property"); and

WHEREAS, the TOWN desires to provide potable water and irrigation utility services to the Property and within the subject development; and

WHEREAS, the TOWN requires OWNER to construct and provide infrastructure for potable water and irrigation water utilities to serve the Property and within the subject development; and

WHEREAS, the TOWN and the OWNER desire to memorialize their respective obligations regarding construction of infrastructure and the provision of utility services; and

WHEREAS, the TOWN deems it in the best interest of its citizens and utility customers to provide such utility services to the Property and enter into a utility development agreement with the OWNER.

Attachment "H"- Town of Montverde Utility Agreement (Page 25 of

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the TOWN and OWNER agrees as follows:

1. **Recitals.** The foregoing recitals are true and correct in all respects and are expressly incorporated herein by this reference.

2. **Residential Units.** The Hills of Montverde residential subdivision shall consist of no more than 4 residential units per net acre as provided in Lake County Ordinance No. #2018-44 recorded November 9, 2018 in Official Records Book 5196, Page 1746, Public Records of Lake County, Florida.

3. **Water Services.**

(a) Improvements. The OWNER, at its own expense, will be responsible for designing, permitting and constructing the potable water utility service system and infrastructure within the Property which shall include a separate water utility service system for irrigation, OWNER shall also, at its own expense, design, permit and construct the following:

a. Potable Water lines, valves, related equipment and connection from the TOWN'S existing water main located at _____ to the Property for the sole purpose of providing potable water.
b. All design and engineering shall be built to the Montverde Standards and approved by the town engineer. The irrigation water utility service system shall be constructed within a designated, platted tract designed on the plat for the Property.
c. The TOWN shall review and approve the specifications and engineering plans prior to permitting and construction. At a minimum irrigation water facilities shall consist of the following:
    i. Four (4) wells four inches in diameter with a production capacity of 80 gallons per minute each which shall be for irrigation water supply.
    ii. Sites shall have security fencing and a concrete access driveway.
    iii. Wells shall have stabilized access for well maintenance.
    iv. Each well site shall be equipped with flow meters, pressure tanks, and appropriate valves for proper operation and maintenance. The wells shall be manifolded in a common raw water main to operate as one integrated system.
    v. The OWNER agrees to provide irrigation infrastructure to all common areas, boulevards and homes within Hills of Montverde, as approved by the town engineer.

d. Construction of all improvements required hereunder shall be in accordance with the Town of Montverde's requirements, FDEP standards and sound engineering practices.

Attachment "H"- Town of Montverde Utility Agreement (Page 26 of

e. All homes must have RPZ back flow device installed.

(b) Water Impact Fees.

a. OWNER recognizes the TOWN will incur administrative impacts associated with providing water utility services to the Property. OWNER shall pay to the TOWN, within one hundred twenty (120) days of the execution of this Agreement, $5,100 (91 lots x $50.00). In addition, OWNER shall pay TOWN costs incurred by the TOWN for engineering and legal services relating to the Property (hereinafter "Consultants Fees"). Consultant's Fees shall be due and payable by OWNER to the TOWN within thirty (30) days of an invoice.

b. OWNER acknowledges that the owner of each residential unit must pay an impact fee to the TOWN prior to the residential unit's initial connection to the water system. The water impact fee for each residential unit shall be paid at the time a building permit is issued for the corresponding residential unit. No residential unit shall connect to the water system until a water impact fee is paid. Impact fees are nonrefundable.

(c) Fees. At the time a residence is connected to the water utility system, a Water System Connection Fee (per lot up to two meters), Water Account Deposit (per meter), and a Water Turn On Fee (per meter) shall be due and payable to the TOWN.

(d) Provision of Water Service. Provided the water utility service system and infrastructure have been completed in accordance with Section 3(a) above, and the payments have been made in accordance with Section 3(b) and (c) above, the TOWN guarantees water service capacity and services to serve a total of 91 residential units.

(e) Restrictive Covenants. OWNER shall cause to be recorded encumbering the Property a restrictive covenant that prohibits any and all properties within 100' of the irrigation wells from being rezoned or utilized for any use, other than residential, and to strictly prohibit commercial and industrial uses within 100' of the irrigation wells.

4. Unit Count. In the event a total of 91 residential units within the Property have not received certificates of occupancy by October 30, 2025 the OWNER shall pay the TOWN user fees for the number residential units equal to the difference between 91 residential units and the actual number of residential units which have received certificates of occupancy by October 30, 2025. Said user fees shall be paid by the OWNER on a monthly basis pursuant to the TOWN'S monthly utility billing cycle, and shall continue until a total of 91 residential units have received certificates of occupancy.

5. Design, Review, Construction and Inspection of Facilities. During the construction of the water and irrigation water facilities by the OWNER, the TOWN shall have the right to inspect such installation to determine compliance with the plans and specifications, adequacy of the quality of the installation, and further, shall be entitled to perform standard tests for pressure, filtration, line and grade, and all other normal engineering tests required by specifications and/or good engineering practices. Complete

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as-built plans shall be submitted to the TOWN upon completion of construction.

All direct costs, expenses and fees incurred by the TOWN that relate directly to the plan review, inspection, or testing of the water and irrigation water facilities, including, but not limited to, expenses of the town engineers, as well as other expenses related directly to engineering review or inspection shall be assessed to the OWNER and reimbursed to the TOWN.

6. **Permission to Connect Required.** The OWNER, or any owner of any parcel within the Hills of Montverde or the Property, or any occupant of any residences located thereon, shall not have the right to and shall not connect any customer installation to the water and irrigation facilities of the TOWN until payment is received for such connection and approval for such connection has been granted by the TOWN, such approval not to be unreasonably withheld.

7. **Provision of Service; Payment of Rates.**

a. Upon the continued accomplishment of all the prerequisites contained in this Agreement to be performed by the OWNER, the TOWN covenants and agrees that it will allow the connection of the water and irrigation water facilities installed by the OWNER to the water, and irrigation water facilities of the TOWN in accordance with the terms and intent of this Agreement. Such connection shall be in accordance with the rules and regulations of the Department of Health and Rehabilitative Services and the Florida Department of Environmental Protection. The TOWN agrees that, once it provides water, and irrigation water services to the Property and the OWNER or others have connected customer installations to the TOWN'S system, it will thereafter, continuously provide, in accordance with the other provisions of this Agreement and applicable laws, including rules and regulations and rate schedules, water, and irrigation water services to the Property in a manner to conform with all requirements of all governmental agencies having jurisdiction over the water, and irrigation water utilities of the TOWN. The OWNER, its successors and assigns, agree to timely and fully pay all applicable monthly rates, fees, and charges to the TOWN and otherwise fully comply with the TOWN'S rules, regulations, and ordinances applicable to the provision of water, and irrigation water service.

b. The OWNER, its successors and assigns, agree to pay the TOWN for monthly service within thirty (30) days after a statement is rendered by the TOWN, all sums due and payable as set forth in such statement. Upon failure or refusal to pay the amounts due on statements as rendered, the TOWN may, in its sole discretion, terminate service to the individual parcel or lot in question. Nothing herein shall be construed as creating an obligation on the OWNER as to the failure of a third party to make such payment of a statement.

c. The TOWN may establish, revise, modify and enforce rules, regulations and rates covering the provision of water, and irrigation water service to the homeowners on the Property. Such rules and regulations shall at all times be reasonable and subject to regulation as may be provided by law or under contract.

Attachment "H"- Town of Montverde Utility Agreement (Page 28 of

8. Conveyance of Systems.

OWNER shall, upon completion of construction of the water and irrigation utility improvements, , and upon acceptance by the TOWN of the OWNER'S construction of same, convey by bill of sale said water and irrigation improvements to the TOWN at no charge. OWNER shall warrant the design, materials, and construction of the water improvements for a period of four (4) years from the date of conveyance to the TOWN, and shall provide to TOWN a maintenance bond or letter of credit in an amount of twenty-percent (20%) of the construction costs of the water and wastewater improvements and as approved by the Town's engineer, for a period of four (4) years ("maintenance bond"). If an event or events occur within the four (4) year period that constitutes a breach of the warranty and the warranty is not honored within a reasonable time after notice from the TOWN of said event, the TOWN may make a claim for failure of the design, materials or construction against the maintenance bond in an amount equal to reasonable costs to repair the failure. In such event, unless repairs must be made in a timelier manner as determined by the Town's engineer, the TOWN shall repair the failure in a reasonable time after receipt of the funds from the maintenance bond. If the Town's engineer determines the repairs must be made in a timelier manner, the TOWN may have such maintenance or repairs performed and obtain reimbursement from OWNER should the TOWN not receive reimbursement from the maintenance bond. OWNER shall reimburse TOWN within thirty (30) days of an invoice.

9. Conveyance of Real Property Interests.

(a) OWNER, upon completion of the water and irrigation improvements and upon acceptance by the TOWN shall by plat dedication and non-exclusive utility easement convey to the TOWN underground utility easements sufficient for the water and irrigation systems located within the Property including reasonable and necessary access thereto for maintenance, repair and replacement.

(b) OWNER shall convey or cause to be conveyed to TOWN by warranty deed those tract(s) within the Hills of Montverde upon which the irrigation wells have been constructed. Such site shall have full access from the right-of-way. Such site(s) shall be free of all mortgages, taxes, liens, and covenants.

10. Evidence of Title. At least thirty (30) days prior to the TOWN'S acceptance of the water, and irrigation water facilities within the Property, the OWNER agrees, at its expense, to either deliver to the TOWN a title commitment, brought up to date, which shall be retained by the TOWN, and remain the property of the TOWN, or furnish to the TOWN an opinion of title from a qualified attorney or a qualified title insurance company with respect to the Property, which opinion shall include a current report on the status of the title, setting out the name of the legal title holders, the outstanding mortgages, taxes, liens, and covenants. The provisions of this Section are for the exclusive rights of service contained in this Agreement. Any mortgage or lien holder having an interest in the Property shall be required to join in the grant of exclusive service rights set forth in this Agreement. Title standards shall be the same as those applicable to real estate generally adopted by The Florida Bar and in accordance with Florida law.

Attachment "H"- Town of Montverde Utility Agreement (Page 29 of

11. **Notices.** All notices, demands or other writings required or permitted to be given or made or sent under this Agreement, by either Party to the other, shall be in writing and shall be deemed to have been fully delivered upon: (i) receipt of such notice when hand delivered (by personal courier or overnight delivery service) to the Party to whom such notice is addressed as set forth below; (ii) receipt of such notice as indicated by the signature and date on the return receipt of a certified mailing; or (iii) on the same day if sent by facsimile and a printed confirmation of transmission is obtained by the sender, and addressed and transmitted to the Party to whom such notice is to be delivered as set forth below. Any Party by written notice in accordance with the requirements of this Section may modify its address for receipt of all future notices

Notice to Town:	Paul Larino, Town Manager Town of Montverde Tel: (407) 469-2681 Fax: (407) 469-2773 17404 Sixth St. P.O. Box 560008 Montverde, FL 34756
With copy to:	Anita Geraci-Carver, Esq., Town Attorney 1560 Bloxam Avenue Clermont, FL 34711 Telephone: 352-243-2801 Facsimile: 352-243-2768
Notice to Owner:	Vista Grand Properties, LLC Attn: Joseph Matella 3534 Mediterra Drive Clermont, FL 34711 Telephone: _____ Facsimile: _____
With copy to:	Berry J. Walker, Jr., Esquire Walker & Tudhope, P.A. 225 South Westmonte Drive, Suite 2040 Altamonte Springs, FL 32714 Phone: 407-478-1866 Facsimile: 407-478-1865

12. **Entire Agreement.** This Agreement embodies and constitutes the entire understanding of the Parties with respect to the subject matter addressed herein, and all prior negotiations, correspondence, conversations, agreements, understandings, representations, and statements, oral or written, are incorporated and merged into this Agreement.

13. **Amendments to Agreement.** No modification, amendment or alteration

of the terms or conditions contained herein shall be effective or binding upon the Parties hereto unless the same is contained in a written instrument executed by the Parties.

14. Binding Agreement; Assignments By Owner.

a. This Agreement shall be binding upon and inure to the benefit of the OWNER, the TOWN, and their respective successors and assigns. The terms and conditions of this Agreement shall burden, benefit, and shall run with the title to the Property.
b. This Agreement shall be binding upon and shall inure to the benefit of the OWNER, the TOWN, and their respective assigns and successors by merger, consolidation, or conveyance. This Agreement shall not be assigned by the OWNER without the written consent of the TOWN first having been obtained which shall not be unreasonably delayed, conditioned, or withheld.

15. Survival of Covenants. The rights, privileges, obligations, and covenants of the OWNER and the TOWN shall survive the completion of the work of the OWNER with respect to completing the water, and irrigation facilities and services to any phase area and to the Property as a whole.

16. Severability. If any provision of this Agreement, the deletion of which would not adversely affect receipt of any material benefits by a Party hereunder or substantially increase the burden of a Party hereunder, shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever the validity or enforceability or the remainder of this Agreement.

17. Authority. Each Party warrants and represents to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement and that, upon execution of this Agreement by both Parties, this Agreement shall be valid, binding and enforceable against such Parties and their respective successors and assigns.

18. Breach. In the event of a breach of this Agreement by either Party hereto, the other Party shall have the rights and remedies allowed by law, including, but not limited to, the right to specific performance of the provisions hereof.

19. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Exclusive venue in any action to construe or enforce the provisions of this Agreement shall be in the Circuit Court of and for Lake County, Florida.

20. Time Is of the Essence. Time is hereby declared to be of the essence in the performance of the duties and obligations of the respective Parties to this Agreement.

21. Captions. The captions or section headings in this Agreement are

Attachment "H"- Town of Montverde Utility Agreement (Page 31 of

provided for convenience only and shall not be deemed to explain, modify, amplify, or aid in the interpretation, or meaning of this Agreement.

22. Attorney's Fees. The prevailing party in any action or proceeding to enforce the terms and provisions of this Agreement shall be entitled to recover from the non-prevailing party, all reasonable attorney's and paralegal fees, and costs incurred before trial, at all trial and appellate levels, in all post judgment proceedings and in any bankruptcy proceedings; provided.

23. Counterparts. This Amendment may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

24. Recording of Agreement. This Agreement shall be recorded in the Public Records of Lake County, Florida, by the Town.

25. Effective Date. This Amendment shall take effect on the date that this Amendment is fully executed by the last of the parties to do so.

SIGNATURE PAGES TO FOLLOW

Attachment "H"- Town of Montverde Utility Agreement (Page 32 of

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in form and manner sufficient to bind them as of the date indicated hereinabove.

VISTA GRANDE PROPERTIES, LLC,
a Florida limited liability company,

By: Matella Holdings LLLP, as Manager Member

Witnesses:

By: _____
Joseph Matella, General Partner

Signature

_____
Print Name

Signature

_____
Print Name

By: _____
Ann Matella, General Partner

Signature

_____
Print Name

Signature

_____
Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this ___ day of _____, 2022, by Joseph Matella, General Partner of Matella Holdings LLLP as Manager Member of Vista Grande Properties, LLC, a Florida limited liability company, on behalf of the company who is personally known to me or has produced _____ as identification.

Attachment "H"- Town of Montverde Utility Agreement (Page 33 of 13)

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this ___ day of _____, 2022, by Ann Matella, General Partner of Matella Holdings LLLP as Manager Member of Vista Grande Properties, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Attachment "H"- Town of Montverde Utility Agreement (Page 34 of 13)

TOWN OF MONTVERDE, FLORIDA

BY:_____
Joe Wynkoop, Mayor

[SEAL]

Attest:

_____
Sandy Johnson, Town Clerk

WITNESSES AS TO MAYOR AND TOWN CLERK:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this ___ day of _____, 2022, by Joe Wynkoop, Mayor of the Town of Montverde, a Florida municipal corporation, on behalf of the corporation and who is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC

Attachment "H"- Town of Montverde Utility Agreement (Page 35 of 13)

EXHIBIT A

The Property
(Hills of Montverde)

INSERT LEGAL DESCRIPTION FROM ADOPTED ORDINANCE

ACREAGE = 25.06 +/-

Attachment "H"- Town of Montverde Utility Agreement (Page 13 of 13)

EXHIBIT B

Attachment "I"- Notice of Appearance

LAKE COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

VISTA GRANTE PROPERTIES, LLC, PROPERTY OWNER
APPLICANT: BERRY JAMES WALKER JR., ESQ.

Rezoning Amendment - Hills of Montverde
(AR #5036)
Ordinance 2018-44
Hills of Montverde

NOTICE OF APPEARANCE

Pursuant to 14.00.06, Chapter XIV of the Lake County Land Development Regulations, Anita Geraci-Carver, Esq., as Town Attorney for the Town of Montverde and Paul Larino, Town Manager of the Town of Montverde, file this Notice of Appearance on behalf of the Town of Montverde for the above-referenced matter for purposes of public hearing(s) on the matter.

Paul Larino, Town Manager
Town of Montverde
17404 Sixth St.
P.O. Box 560008
Montverde, FL 34756

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished this 7th day of October, 2022, by U.S. Mail to: **Lake County Board of County Commissioners**, Office of Planning & Zoning, P.O. Box 7800, Tavares, FL 32778 and via e-mail to **Melanie Marsh**, County Attorney, melanie.marsh@lakecountyfl.gov .

Anita Geraci-Carver

Anita Geraci-Carver
Florida Bar No. 061115
Law Office of Anita Geraci-Carver, P.A.
1560 Bloxam Avenue
Clermont, Florida 34711
Telephone 352-243-2801
Facsimile 352-243-2768
anita@agclaw.net
Attorney for Town of Montverde

ORDINANCE #2023-_____
Vista Grande Properties
RZ-22-28-2

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Berry James Walker Jr., Esquire (the "Applicant") submitted an application on behalf of Vista Grande Properties, LLC (the "Owners") to amend Section 1.C.1 entitled Development Standards/Design Criteria of Planned Unit Development (PUD) Ordinance #2018-44 to modify the Architectural Design Standards and clarify the setbacks, noted in Section D; and

WHEREAS, the subject property consists of 24.96 +/- acres and is located south of Fosgate Road and east of State Road 91 (Florida Turnpike) in the Montverde area within Sections 9/10, Township 22 South, Range 26 East, identified by Alternate Key Numbers 1029503, 2873728, and 3778275, and more particularly described in Exhibit "A"; and

WHEREAS, the subject property is located within the Urban Low Future Use Category in accordance with Ordinance Number 2018-43; and

WHEREAS, on September 25, 2018, the Lake County Board of County Commissioners approved a rezoning request to establish a Planned Unit Development (PUD) to accommodate a single-family residential development; and

WHEREAS, the Lake County Planning & Zoning Board did on the 1st day of March 2023 review Petition RZ-22-28-2; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 4th day of April 2023; and

WHEREAS, the Board of County Commissioners reviewed the recommended application and ordinance, the recommendations of the Lake County Planning & Zoning Board and County staff, and comments, favorable or unfavorable, from the public and surrounding property owners at Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Terms. The County Manager or designee shall amend the Lake County Zoning Map to show the Planned Unit Development (PUD) zoning district in accordance with this Ordinance. All uses specified must be generally consistent with the Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent where there are conflicts between the Concept Plan and this Ordinance, the Ordinance will take precedence. Upon the Effective Date, this ordinance shall replace and supersede PUD Ordinance #2018-44.

A. Permitted Land Uses.

1. Residential development, 4 dwelling per net acre.

2. Model Homes and Sales Centers. Construction of model units, sales centers and temporary parking lots will be allowed with an approved site plan. Up to 6 models may be started prior to each final plat via a metes and bound description in conjunction with a Developer's Agreement. Parking may be located on one of the six lots.

3. Accessory uses may be approved by the County Manager or designee.

4. Any other use of the property will require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Open Space, Impervious Surface Ratio, and Building Height.

1. The Maximum Building height is forty (40) feet.

2. The maximum Impervious Surface Ratio (ISR) will be 0.60 for the overall development. The preliminary plat must calculate the maximum ISR allowed on each platted lot.

3. The development shall provide a minimum of 25% open space of the net developable area.

4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Development Standards/Design Criteria.

1. ~~Development shall adhere to architectural design standards in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivision, as amended.~~

1. Building Design: Single-Family Residential (SFR) units shall be designed utilizing Contemporary Modern Craftsman, Frame Vernacular, Colonial Revival, Tuscan, Mediterranean Revival, Mission, Prairie, or Florida Cracker style architectural design standards.

2. General Architectural Standards:

a. Windows: All front, street-facing facades shall have windows covering at least 15% of the façade's area.

b. Exterior Finishes: Exterior finishes should be hardy board, brick, rock, masonry, brick veneer, stone veneer, and stucco.

c. Garages

(1) Single family residences shall be designed and built with a two-car garage minimum.

(2) Where lots are 50-ft or less in width, garages must be alley loaded.

(3) A front-loaded lot with a side-facing door(s) must incorporate windows and trim on the wall facing the front street.

(4) Front loaded garages cannot exceed 55% of the front façade.

(5) No more than 50% of the lots in proposed subdivision (all phases) are permitted to contain front loaded garages.

(6) To avoid monotony, the same home plan and elevation for SFR homes will not be duplicated directly across the street, or on either side of a particular plan and elevation.

(7) Two car garages with a minimum interior size of 360-square feet are required.

(8) Different house sizes and styles shall be integrated architecturally to give the development a harmonious appearance.

(9) All roofs must be architectural shingles or concreate tile. Metal roof accents are permitted. Roof pitch shall be a minimum of five (5) to twelve (12).

(10) Front yard fencing is not permitted.

(11) RV storage on lots with a SFR is prohibited.

(12) Entry/monument signage for the main and secondary (if any) project entrances shall feature stone, stucco, or similar materials, and the project name.

(13) All SFR units shall be designed and built with a 2-car garage minimum.

d. Accessory Structures greater than 150-square feet must be consistent with the architectural style, color, and building materials of the primary residential structure.

e. Color

(1) Accent colors for entry doors and window trims, such as white, grey, and earth colors are encouraged.

(2) Bright and florescent colors are prohibited.

f. Approved Elevations: Development shall be consistent with the elevations attached hereto as Exhibit "C".

g. The Architectural Design Standards listed herein shall be incorporated into the Homeowners' or Property Owners' Restrictive Covenants or other applicable documents.

E. Setbacks. The minimum setback for residential development will be as specified below, as measured from the property line:

Development	Front	Side[1]	Rear[1]	Multiple/Secondary Frontage(s)
Single Family Residence	Twenty-five (25) Feet	~~Ten (10) Feet~~ Five (5) Feet	~~Ten (10) Feet~~ Five (5) Feet	Fifteen (15) feet
Note 1: Pools, pool enclosures, screen rooms, sheds and similar accessory structures shall have a five (5) foot side and rear setback.				

1. Driveways for single family lots shall be setback a minimum of five (5) feet from the side property lines.

2. Any setback not specified herein must be in accordance with the Lake County Land Development Regulations, as amended.

F. Parking Requirements. Off-street parking must be provided in accordance with the Lake County Land Development Regulations (LDR), as amended.

G. Landscaping, Buffering, and Screening.

1. Trees within the residential lots and other parcels, including common areas, shall be a minimum distance of eight (8) feet from right-of-way or sidewalk, whichever is greater.

2. Drought tolerant, native trees and vegetation shall be utilized for all landscape buffers, and stormwater retention/detention areas.

3. Best Management Practices for native landscaping and "right plant – right place" landscaping techniques shall be utilized in the design and installation of landscaping. Installation of invasive exotic plant species in all landscape plantings is prohibited.

4. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.

5. Landscaping and screening shall be in accordance with the Lake County Land Development Regulations (LDR), as amended.

H. Environmental Requirements.

1. An environmental assessment no more than six (6) months old will be required at the time of the Preliminary Plat submittal. The environmental assessment will need to indicate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence.

2. Environmental resources shall be protected in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

I. Noise: Compliance must be in accordance with the Lake County Land Development Regulations, as amended.

J. Transportation Improvements.

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

2. Additional right-of-way will be required for Fosgate Road.

3. Fosgate Road must be improved to county paved road standards.

K. Future Road Maintenance. If the subdivision roads are public roads, future road maintenance will be funded using a municipal services taxing unit (MSTU) or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat approval, the Owner shall provide documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted or commercial lots. Additionally, Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

L. Utilities. The development shall be served with central potable water and central sewer, in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

M. Stormwater Management. The stormwater management system must be designed in accordance with all applicable Lake County and St. Johns River Water Management District requirements.

N. Floodplain Management. The Owners will be responsible for any flood studies required for developing the site and to comply with Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan, and the Land Development Regulations. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

O. Lighting.

1. All development will adhere to the dark-sky principles set forth in Section 3.09.00, Land Development Regulations, as amended. These same provisions shall apply to lighting on individual lots as well as to the common areas. In situations where Lighting Standards conflict with Dark-Sky Principles. Dark-Sky Principles shall take precedence.

2. All streetlighting must meet FDOT street lighting standards, Dark-Sky Principles, and warm white glow correlated color temperature (CCT) not to exceed 3000k.

3. All streetlighting shall be owned and maintained by a Homeowners' or Property Owners' Association.

P. Signage. All signage must be in accordance with the Lake County Land Development Regulations, as amended.

Q. Concurrency Management Requirements. Any development must comply with the Lake County Concurrency Management System, as amended.

R. Development Review and Approval.

1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat, construction plans, and final plat generally consistent with EXHIBIT "B" - Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

2. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the preliminary plat, construction plans, or final plat, commencement of physical development shall be equally extended so long as the development is proceeding in good faith and does not allow the originally extended development order to expire.

Section 2. Conditions.

A. After establishment of the facilities as provided in this Ordinance, the property may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Board of County Commissioners.

B. 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 Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.

C. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor and will be subject to each and every condition set out in this Ordinance.

D. The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this

Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the Land Development Regulations, as amended.

E. Action by the Lake County Code Enforcement Special Master. The Lake County 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 3. **Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. **Filing with the Department of State.** The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 5. **Effective Date. This Ordinance will become effective as provided by law.**

ENACTED this _____day of _____, 2023

FILED with the Secretary of State _____, 2023.

EFFECTIVE _____, 2023.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

_____
KIRBY SMITH, CHAIRMAN

ATTEST:

_____
GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY:

_____
MELANIE MARSH, COUNTY ATTORNEY

EXHIBIT A – Legal Description

Tract 39, East 1/2 of Tract 40, Tract 41, Tract 42, of the Lake Highlands Company Plat, Section 10, Township 22 South, Range 26 East, Public Records of Lake County, Florida.

Also:
That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, Township 22 South, Range 26 East, lying North and East of the Sunshine State Parkway.

And that part of the West ½ of the NW ¼ of the NW ¼, of the SW ¼ of Section 10, Township 22 South, Range 26 East, lying North and East of the Sunshine State Parkway.

Less and Except:
That part of Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per Plat thereof recorded in Plat Book 3, Page 51, Public Records of Lake County, Florida, described as follows: Beginning on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance of 670.90 feet from the Northwest corner of the SW ¼ thereof and run S. 35 degrees 37' 32" E. a distance of 810.03 feet, thence N. 89 degrees 34' 02" W. a distance of 371.10 feet, thence N. 35 degrees 37' 32" W. a distance of 179.44 feet, to the aforesaid West line of Section 10, thence N. 0 degrees 25' 28" E. along said line a distance of 509.78 feet to the point of Beginning. Less existing Right-of-Way.

Also Less and Except:
That part of: Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per plat thereof recorded in Plat Book 3, Page 51 Public Records of Lake County, Florida described as follows: Begin on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance of 1180.68 feet from the NW corner of the SW 1/4 thereof and continue thence S. 0 degrees 25' 28" W. a distance of 145.06 feet; run thence S. 89 degrees 34' 02" E. a distance of 105.60 feet; run thence N. 35 degrees 37' 32" W. a distance of 179.44 feet to the point of beginning. Less existing right-of-way.

Depicted as follows:

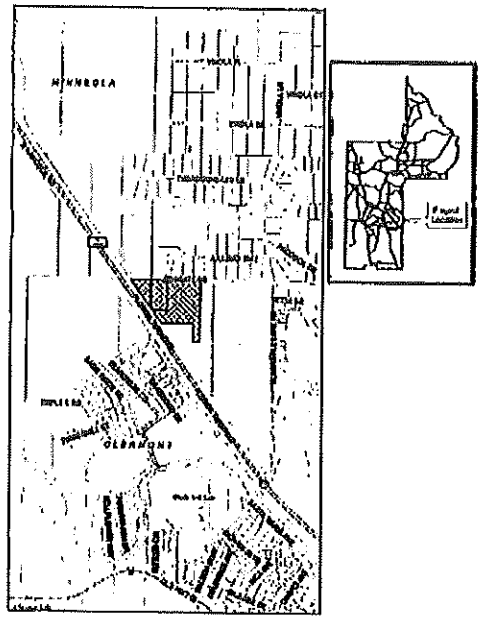
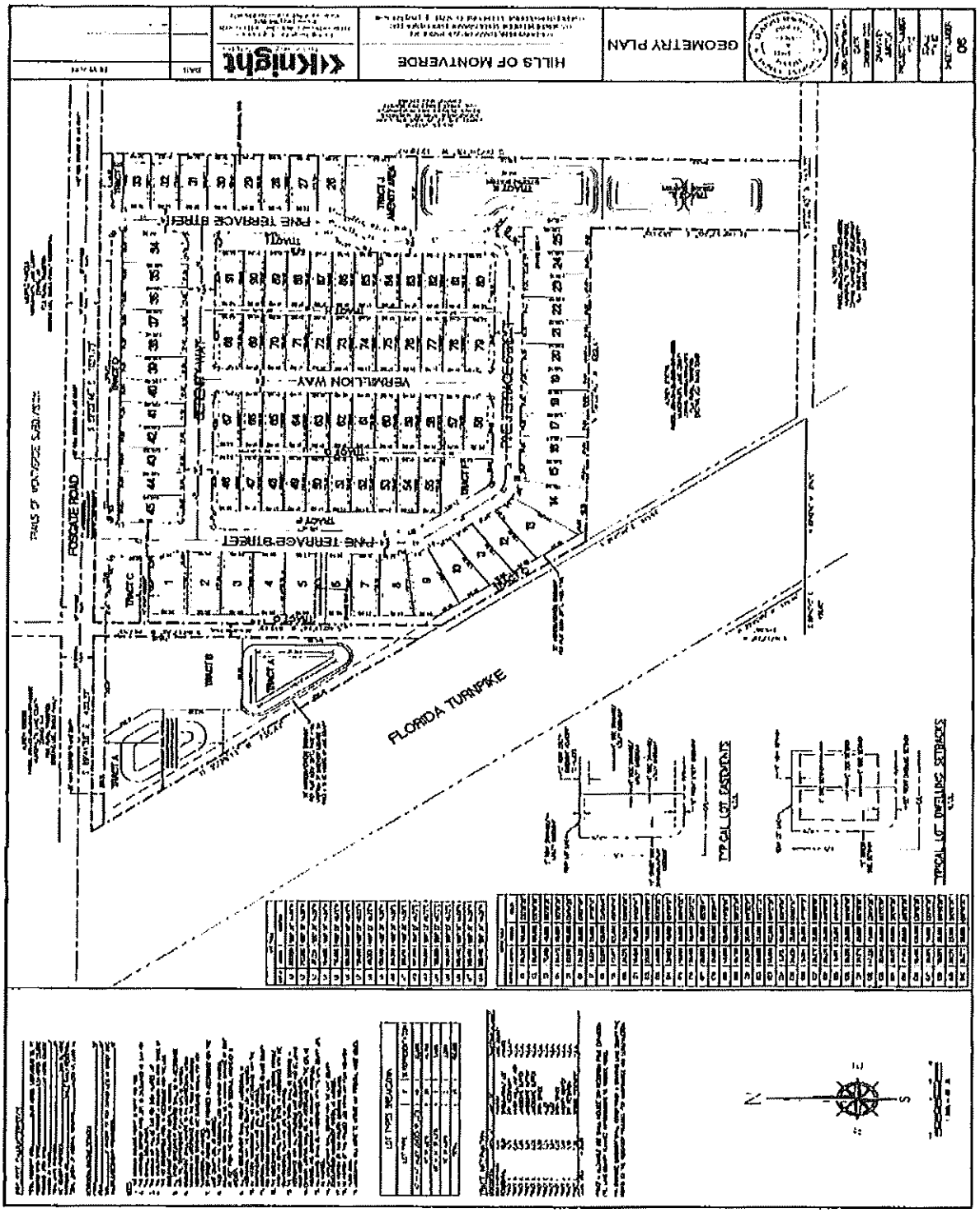


EXHIBIT B – Concept Plan



K. Future Road Maintenance. If the subdivision roads are public roads, future road maintenance will be funded using a municipal services taxing unit (MSTU) or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat approval, the Owner shall provide documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted or commercial lots. Additionally, Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes

L. Utilities. The development shall be served with central potable water and central sewer, in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

M. Stormwater Management. The stormwater management system must be designed in accordance with all applicable Lake County and St. Johns River Water Management District requirements.

N. Floodplain Management. The Owners will be responsible for any flood studies required for developing the site and to comply with Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan, and the Land Development Regulations. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

O. Lighting.

1. All development will adhere to the dark-sky principles set forth in Section 3.09.00, Land Development Regulations, as amended. These same provisions shall apply to lighting on individual lots as well as to the common areas. In situations where Lighting Standards conflict with Dark-Sky Principles. Dark-Sky Principles shall take precedence.

2. All streetlighting must meet FDOT street lighting standards, Dark-Sky Principles, and warm white glow correlated color temperature (CCT) not to exceed 3000k.

3. All streetlighting shall be owned and maintained by a Homeowners' or Property Owners' Association.

P. Signage. All signage must be in accordance with the Lake County Land Development Regulations, as amended.

Q. Concurrency Management Requirements. Any development must comply with the Lake County Concurrency Management System, as amended.

R. **Development Review and Approval.**

1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat, construction plans, and final plat generally consistent with EXHIBIT "B" - Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

2. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the preliminary plat, construction plans, or final plat, commencement of physical development shall be equally extended so long as the development is proceeding in good faith and does not allow the originally extended development order to expire.

Section 2. Conditions.

A. After establishment of the facilities as provided in this Ordinance, the property may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Board of County Commissioners.

B. 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 Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.

C. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor and will be subject to each and every condition set out in this Ordinance.

D. The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this

Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the Land Development Regulations, as amended.

E. Action by the Lake County Code Enforcement Special Master. The Lake County 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 3. **Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. **Filing with the Department of State.** The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 5. **Effective Date. This Ordinance will become effective as provided by law.**

ENACTED this _____day of _____, 2023

FILED with the Secretary of State _____, 2023.

EFFECTIVE _____, 2023.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

_____
KIRBY SMITH, CHAIRMAN

ATTEST:

_____
GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY:

_____
MELANIE MARSH, COUNTY ATTORNEY

EXHIBIT A – Legal Description

Tract 39, East 1/2 of Tract 40, Tract 41, Tract 42, of the Lake Highlands Company Plat, Section 10, Township 22 South, Range 26 East, Public Records of Lake County, Florida.

Also:
That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, Township 22 South, Range 26 East, lying North and East of the Sunshine State Parkway.

And that part of the West ½ of the NW ¼ of the NW ¼, of the SW ¼ of Section 10, Township 22 South, Range 26 East, lying North and East of the Sunshine State Parkway.

Less and Except:
That part of Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per Plat thereof recorded in Plat Book 3, Page 51, Public Records of Lake County, Florida, described as follows: Beginning on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance of 670.90 feet from the Northwest corner of the SW ¼ thereof and run S. 35 degrees 37' 32" E. a distance of 810.03 feet, thence N. 89 degrees 34' 02" W. a distance of 371.10 feet, thence N. 35 degrees 37' 32" W. a distance of 179.44 feet, to the aforesaid West line of Section 10, thence N. 0 degrees 25' 28" E. along said line a distance of 509.78 feet to the point of Beginning. Less existing Right-of-Way.

Also Less and Except:
That part of: Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per plat thereof recorded in Plat Book 3, Page 51 Public Records of Lake County, Florida described as follows: Begin on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance of 1180.68 feet from the NW corner of the SW 1/4 thereof and continue thence S. 0 degrees 25' 28" W. a distance of 145.06 feet; run thence S. 89 degrees 34' 02" E. a distance of 105.60 feet; run thence N. 35 degrees 37' 32" W. a distance of 179.44 feet to the point of beginning. Less existing right-of-way.

Depicted as follows:

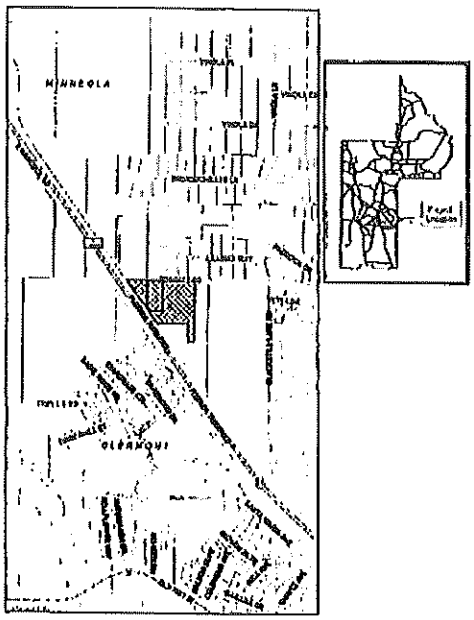
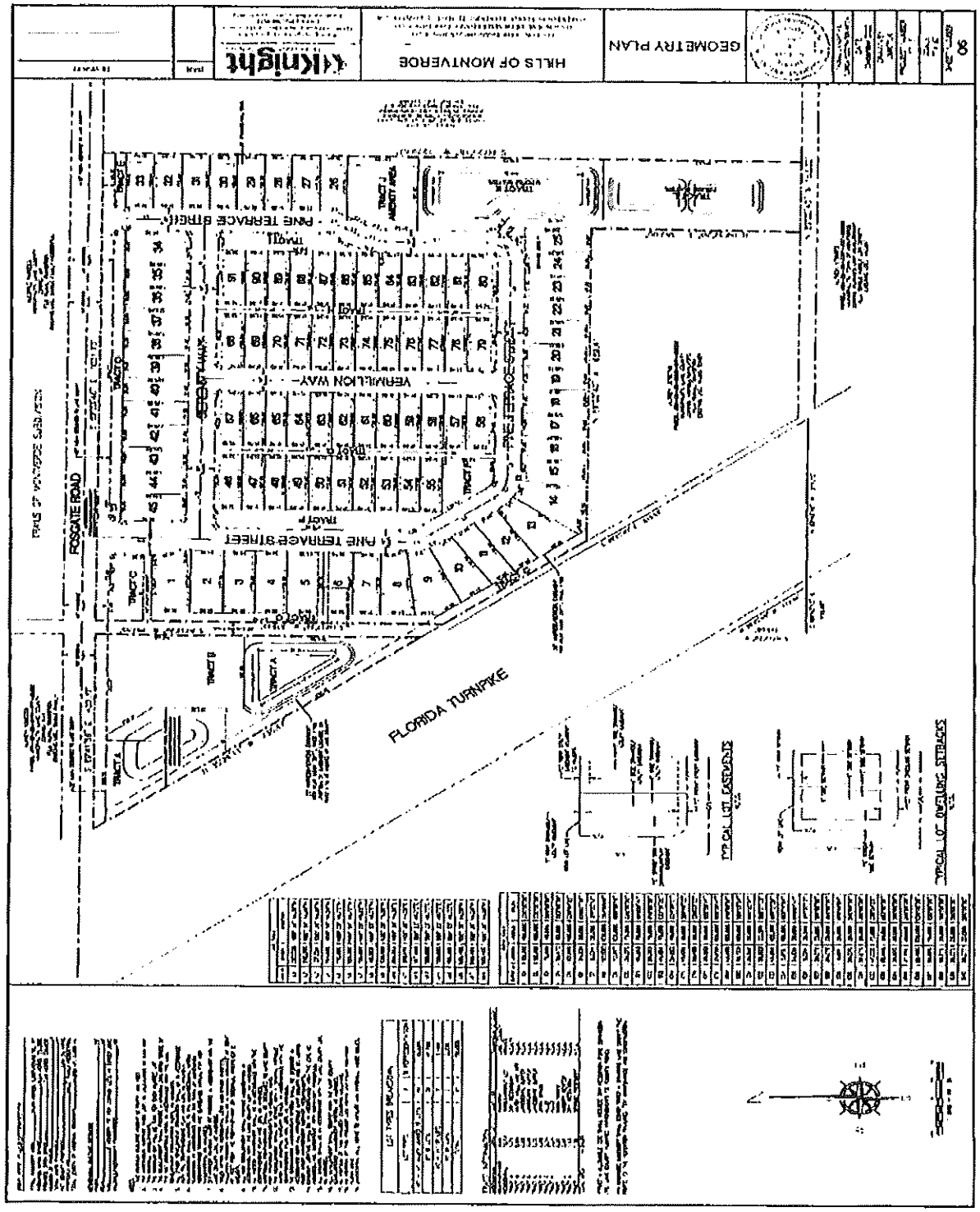


EXHIBIT B – Concept Plan



APPENDIX C – Annual Conservation Goal Implementation Plan

DESIGN AID 2:
Annual Conservation Goal Implementation Plan

GENERAL INFORMATION	
Permittee Name	Town of Montverde
CUP Number	2671-6
Person(s)/Position(s) Responsible for ACGIP	Paul Larino, Town Manager
Last Updated Date	July 2, 2024
Signature of Responsible Person	

MONTVERDE BACKGROUND
The Town of Montverde is located in southeastern Lake County on the southwest shore of Lake Apopka. The climate in this area is characterized by hot, humid summers and generally mild winters in a humid subtropical climate zone. Per the U.S. Census ACS 2022, Montverde has 641 households with an average of 2.88 persons per household. By contrast, the state of Florida has 2.5 persons per household. The Town is comprised of single-family homes on multiple acre lots with no apartments or high-density dwellings and limited commercial development. The population of Montverde is expected to roughly double by 2048 with several proposed communities currently in development.

ACGIP Term, if applicable	2024-2044	
Annual Conservation Goal Type	X	Conservation BMPs & Conservation Programs
		Other Metrics

CONSERVATION BMPS AND CONSERVATION PROGRAMS			
Time Period	**BMP or Conservation Program**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
Public Education			
Through end of permitting period	Public service announcements	Social media posts (Conservation tip of the month on town Facebook page)	To be achieved within one year
		Create conservation initiatives webpage on town website (Conservation tip of the month, why water conservation is important, etc.)	To be achieved within one year
Through end of permitting period	Water conservation speakers, posters, literature, videos, and/or other information provided to schools and community organizations	Florida-Friendly Landscaping™ classes (links posted to Town website: FL-friendly landscaping tips on Town website (UFL FFL program) https://ffl.ifas.ufl.edu/ within Town conservation page)	To be achieved within one year
		Irrigation 101 classes (links posted to Town website: https://sfyl.ifas.ufl.edu/archive/hot_topics/agriculture/smart_irrigation_practices.shtml)	To be achieved within one year
		Brochures distributed at: • Site visits in conjunction with water audits • Utility customer service counter material handouts at Town offices • Exhibits; material handouts at Montverde Day • Material handouts at Town library	To be achieved within one year
Through end of permitting period	Water conservation exhibits	Provide water conservation information at public events. Conservation literature will be distributed, and event themes may coincide with other water conservation campaigns. Material handouts to be distributed at Montverde Day: • April is Water Conservation Month social media and proclamation • March – EPA Fix a Leak Week, social and texts, bill stuffer • March – Water Conservation Expo, tabling event with giveaways • July – Smart Irrigation Month, bill stuffer, audits • October – EPA Shower Better, social media and showerhead giveaway	To be achieved within one year
	Articles/reports to media	Issue water conservation press releases. Releases will be distributed to coincide with event themes. Conservation tips posted in monthly newsletter and presented at Town Council meetings (recorded in meeting minutes and presented in agenda); Town to post a list of monthly conservation tips to website: • March – EPA Fix a Leak Week • April is Water Conservation Month • July – Smart Irrigation Month • October – EPA Shower Better	To be achieved within one year
Through end of permitting period	Information for customers on landscape irrigation restrictions	Provided within water conservation newsletter via water bill	To be achieved within one year
		Provide water conservation newsletter via email	To be achieved within one year

CONSERVATION BMPS AND CONSERVATION PROGRAMS			
Time Period	**BMP or Conservation Program**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
		Provide new customers with information on irrigation restrictions	To be achieved within one year
Through end of permitting period	Water audit customer assistance program to address indoor and outdoor water use	Provide customers indoor leak detection training and video on website (EPA Youtube link to be posted on Town website: https://www.youtube.com/watch?v=JFUr__lDERo)	To be achieved within one year
		Provide customers concerned with high bills education on water uses	Yes
		Reread customer metered usage when increase is greater than 20,000/month. Speak to customer or leave orange tag on door explaining possible reasons for increase, if unknown to customer	To be achieved within one year
		Offer customers concerned with high water bills an irrigation checkup training/inspection	To be achieved within one year
Through end of permitting period	Website education	Florida-Friendly Landscaping™ links to be posted on Town website & included as a conservation tip of the month	To be achieved within one year
		Landscape irrigation efficiency, tips and video to be posted on Town website & included as a conservation tip of the month	To be achieved within one year
		Water restrictions, on utility home page with contact for complaints (Watering schedule to be posted on town website with contact page)	Yes
		Youth education campaigns; link to EPA WaterSense for Kids to be posted on town website: https://www.epa.gov/watersense/watersense-kids	To be achieved within one year
		Saving water indoors tips and video to be posted on Town website & included as a conservation tip of the month: https://www.sjrwmd.com/water-conservation/savingwater/	To be achieved within one year
Through end of permitting period	Customer bills / mailings	Provide water conservation newsletter via water bill	To be achieved within one year
		Provide water conservation newsletter via email	To be achieved within one year
		Examples of topics discussed via newsletters: • FREE Irrigation System Checkup & training available • EPA Water Sense's Shower Better campaign • Limit irrigation to no more than once every 14 days in cool months • No fertilizer in winter • Minimum mowing heights • UF/IFAS gardening calendar • EPA Water Sense's Fix a Leak Week • Schedule a Specialist (irrigation checkup) available • Water Conservation Expo • Get a handle on leaks. Toilet leak detection • How to read your water bill • Choose drought tolerant plants • Rain should be primary source of water.	To be achieved within one year

CONSERVATION BMPS AND CONSERVATION PROGRAMS			
Time Period	**BMP or Conservation Program**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
		Use irrigation as backup. • 1-day per week irrigation restrictions • Brown grass in winter is normal • Rye grass does not qualify for additional irrigation • Cool weather lawncare tips • FFL classes and Irrigation 101 class available • Call to report new plant material and receive allowable watering guidelines	
Outdoor Water Use Reduction Program			
Adopted and maintained since 2010	Ordinance limiting lawn and landscape irrigation that is approved by the District, or is consistent with any irrigation restrictions adopted by the District	The County maintains a maximum of 2-day per week irrigation restriction ordinance, Section __, of County Code of Ordinances. The ordinance is consistent with the district rule. (Town of Montverde Ordinance, Article II. - Water Conservation for Landscape Irrigation Ord. No. 2009-16, Section 4, 4-14-2009)	Yes
Adopted and maintained since 2009		Ordinance 2009-16 Section 12.52 (When Daylight Savings Time is in effect): 1. Residential landscape irrigation at odd numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m. 2. Residential landscape irrigation at even numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m. 3. Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m. 4. No more than ¼ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.	Yes
Adopted and maintained since 2009		Ordinance 2009-16 Section 12.52 (When Eastern Standard Time is in effect): 1. Residential landscape irrigation at odd numbered addresses or no address may occur only on Saturday and shall not occur between 10:00 a.m. and 4:00 p.m. 2. Residential landscape irrigation at even numbered addresses may occur only on Sunday and shall not occur between 10:00 a.m. and 4:00 p.m. 3. Non-residential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m. 4. No more than 3/4 inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.	Yes

CONSERVATION BMPS AND CONSERVATION PROGRAMS			
Time Period	**BMP or Conservation Program**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
Adopted and maintained since 2009		Ordinance 2009-16 Section 12.52: All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.	Yes
Adopted and maintained since 2003	Ordinance requiring the use of Florida-Friendly landscaping principles, Florida Water Star, or other generally accepted water conservation programs, guidelines, or criteria that address outdoor water conservation	Town of Montverde Ordinance, Article VI. - Water and Sewer Ord. No. 2003-01, Section 7.7.6, 3-11-2003; Ord. No. 2020-004, Section 2, 11-10-2020; Ord No. 2022-19, Section 5, 12-13-2022: Florida-Friendly Landscaping™ Green Industry Best Management Practices Educational Program that requires, 'all appropriate Parks and Recreation /Grounds Maintenance staff will be trained and certified in the FFL/GI-BMP."	Yes
Adopted and maintained since 2009	Ordinance consistent with Section 373.62, F.S., relating to automatic landscape irrigation systems	Town of Montverde Ordinance, Article II. - Water Conservation for Landscape Irrigation Ord. No. 2009-16, Section 4, 4-14-2009 - Irrigation with automatic lawn sprinkler installed after May 1, 1991 shall install, maintain and operate a rain sensor device or switch that overrides the irrigation system with adequate rainfall has occurred.	Yes
Adopted and maintained since 2017	Any other conservation measures or programs designed to reduce outdoor water use	Developer/Applicant must submit conceptual ideas to the Town that adheres to the 2017 Town of Montverde Standards & Guidelines for Low Impact Development (LID) to include integration of hydrology, control through distributed management, control stormwater at the source, utilize non-structural controls, and create multifunctional landscapes and infrastructures: - Bio-retention - Rainwater Harvesting - Swales - Infiltration Trenches - Level Spreaders - Permeable Pavement Systems - Reforestation/Revegetation - Plan Requirements - Operation and Maintenance	Yes
Adopted and maintained since 2017		Developer/Applicant must submit conceptual ideas to the Town that adheres to the 2017 Town of Montverde Standards & Guidelines for Conservation Criteria: 1. Landscaping, including: - Invasive Species Survey - Turf Grass Requirements - Canopy Coverage Requirements - Small Trees/Shrubs/Groundcover - Education and Outreach - Water Conservation 2. Land Management 3. Interpretative Kiosks	Yes
Indoor Water Conservation			
Through end of permitting period	An education element focusing on indoor	See above sections	To be achieved within one year

CONSERVATION BMPS AND CONSERVATION PROGRAMS			
Time Period	**BMP or Conservation Program**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
	conservation as part of the water conservation public education program		

OTHER METRIC			
Time Period	**Metric**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
Rate Structure Designed to Promote Efficient Use			
Ongoing	Increasing block rate structure	Town's Tiered Water Rate Sheet	Yes
Through end of permitting period	Informative customer billing	Implementing a monthly use bar chart	To be achieved within one year
Water Loss Reduction Program			
Ongoing	Meter replacement	After 3 months zero reading prompts inspection. If stuck, meter is replaced.	Yes
		10% of residential meters that measure greater than 1 million gallons or 10 years old.	Yes
Ongoing	Meter reading		Yes
Ongoing	Capital improvements	Aging meter replacement	Yes
		Aging pipe replacement	Yes
Ongoing	Water audits	Town's Neptune meters automatically send alarms for high water use/rates, which triggers leak notifications and water audits	Yes
Ongoing	Leak detection team	Town's Neptune meters automatically send alarms for high water use/rates, which triggers leak notifications and water audits	Yes
Ongoing	Valves inspected		Yes

RESIDENTIAL PER CAPITA WATER USE (for Public Supply only)
☑ Residential per capita: 144 gcpd *Use the formula: Total Residential Water Use (or Water Use by Dwelling Units) divided by Service Area Residential Population*

APPENDIX D – Town of Montverde Conservation Plan

Water Conservation Plan

Water Use Permit #2671-6

TABLE OF CONTENTS

1) PUBLIC EDUCATION

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule
a. Public service announcements				
1. Social media posts	Conservation tip of the month on town Facebook page	1 / Monthly	Through end of permitting period	Within 1 year
2. Create conservation initiatives webpage on town website	Conservation tip of the month, why water conservation is important, etc.	At least 1 / Monthly		Within 1 year
b. Water conservation speakers, posters, literature, videos, and/or other information provided to schools and community organizations				
1. Florida-Friendly Landscaping™ classes	Links posted to Town website: FL-friendly landscaping tips on Town website (UFL FFL program) https://ffl.ifas.ufl.edu/ within Town conservation page re: 1)a.2.		Through end of permitting period	
2. Irrigation 101 classes	Links posted to Town website: https://sfyl.ifas.ufl.edu/archive/hot_topics/agriculture/smart_irrigation_practices.shtml			
3. Brochures distributed at:		1 - 4 / Annually		Within 1 year
Site visits	Site visits in conjunction with water audits	As needed		Within 1 year
Utility customer service counter	Material handouts at Town offices	4 / Annually		Within 1 year
Exhibits, per 1)c.1.	Material handouts at Montverde Day	1 / Annually		Within 1 year
County libraries	Material handouts at Town library	4 / Annually		Within 1 year
c. Water conservation exhibits				
1. Provide water conservation information at public events. Conservation literature will be distributed, and event themes may coincide with other water conservation campaigns:	Material handouts at Montverde Day	2 / Annually	Through end of permitting period	Within 1 year
April is Water Conservation Month social media and proclamation				
March – EPA Fix a Leak Week, social and texts, bill stuffer				
March – Water Conservation Expo, tabling event with giveaways				
July – Smart Irrigation Month, bill stuffer, audits				
October – EPA Shower Better, social media and showerhead giveaway				
d. Articles/reports to media				
1. Issue water conservation press releases. Releases will be distributed to coincide with event themes:	Conservation tips posted in monthly newsletter and presented at Town Council meetings (recorded in meeting minutes and presented in agenda); Town to post a list of monthly conservation tips to website.	1 / Monthly	Through end of permitting period	Within 1 year
March – EPA Fix a Leak Week				
April is Water Conservation Month				
July – Smart Irrigation Month				
October – EPA Shower Better				
e. Information for customers on landscape irrigation restrictions				
1. Provided within water conservation newsletter via water bill		1/ Monthly	Through end of permitting period	Within 1 year
2. Provide water conservation newsletter via email		1 / Monthly		Within 1 year
3. Provide new customers with information on irrigation restrictions	As needed	As needed		Within 1 year

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule
f. Water audit customer assistance program to address indoor and outdoor water use				
1. Provide customers indoor leak detection training and video on website	EPA Youtube link to be posted on Town website: https://www.youtube.com/watch?v=JFUr__IDERo		Through end of permitting period	Within 1 year
2. Provide customers concerned with high bills education on water uses		As needed	Ongoing	Within 1 year
3. Reread customer metered usage when increase is greater than 20,000/month. Speak to customer or leave orange tag on door explaining possible reasons for increase, if unknown to customer				Within 1 year
4. Offer customers concerned with high water bills an irrigation checkup training/inspection				Within 1 year
g. Website education				
1. Florida-Friendly Landscaping™ links	To be posted on Town website & included as a conservation tip of the month	1 / Monthly	Through end of permitting period	Within 1 year
2. Landscape irrigation efficiency, tips and video	To be posted on Town website & included as a conservation tip of the month	1 / Monthly	Through end of permitting period	Within 1 year
3. Water restrictions, on utility home page with contact for complaints	Watering schedule to be posted on town website with contact page	Updated as needed	Ongoing	Within 1 year
4. Youth education campaigns, see 1)b.1 and 2	Link to EPA WaterSense for Kids to be posted on town website: https://www.epa.gov/watersense/watersense-kids			
5. Saving water indoors tips and video	To be posted on Town website & included as a conservation tip of the month: https://www.sjrwmd.com/water-conservation/savingwater/	1 / Monthly		
h. Customer bills / mailings				
1. Provide water conservation newsletter via water bill	Add conservation tip to Town's monthly newsletter via water bill and email	1 / Monthly	Through end of permitting period	Within 1 year
2. Provide water conservation newsletter via email				
Examples of topics discussed via newsletters 1) i. 1. and 2.				
FREE Irrigation System Checkup & training available				
EPA Water Sense's Shower Better campaign				
Limit irrigation to no more than once every 14 days in cool months				
No fertilizer in winter				
Minimum mowing heights				
UF/IFAS gardening calendar				
EPA Water Sense's Fix a Leak Week				
Schedule a Specialist (irrigation checkup) available				
Water Conservation Expo				
Get a handle on leaks. Toilet leak detection				
How to read your water bill				

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule
Choose drought tolerant plants				
Rain should be primary source of water. Use irrigation as backup.				
1-day per week irrigation restrictions				
Brown grass in winter is normal				
Rye grass does not qualify for additional irrigation				
Cool weather lawncare tips				
FFL classes and Irrigation 101 class available				
Call to report new plant material and receive allowable watering guidelines				

2) OUTDOOR WATER USE REDUCTION PROGRAM

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule	Expected Savings
a. Ordinance limiting lawn and landscape irrigation that is approved by the District, or is consistent with any irrigation restrictions adopted by the District.					
1. The County maintains a maximum of 2-day per week irrigation restriction ordinance, Town Code of Ordinances. The ordinance is consistence with the district rule	Town of Montverde Ordinance, Article II. - Water Conservation for Landscape Irrigation Ord. No. 2009-16, Section 4, 4-14-2009	Adopted and maintained since 2010	Ongoing	Implemented	
Ordinance 2009-16 Section 12.52	1. Residential landscape irrigation at odd numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m. 2. Residential landscape irrigation at even numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m. 3. Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m. 4. No more than ¼ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.	Adopted and maintained since 2009; When Daylight Savings Time is in effect	Ongoing	Implemented	
Ordinance 2009-16 Section 12.52	1. Residential landscape irrigation at odd numbered addresses or no address may occur only on Saturday and shall not occur between 10:00 a.m. and 4:00 p.m. 2. Residential landscape irrigation at even numbered addresses may occur only on Sunday and shall not occur between 10:00 a.m. and 4:00 p.m. 3. Non-residential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m. 4. No more than 3/4 inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one	Adopted and maintained since 2009; When Eastern Standard Time is in effect	Ongoing	Implemented	

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule	Expected Savings
	hour per irrigation zone on each day that irrigation occurs.				
Ordinance 2009-16 Section 12.52	All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.	Adopted and maintained since 2009	Ongoing	Implemented	
b. Ordinance requiring the use of Florida-Friendly landscaping principles, Florida Water Star, or other generally accepted water conservation programs, guidelines, or criteria that address outdoor water conservation.					
1. Florida-Friendly Landscaping™ Green Industry Best Management Practices (FFL/GI-BMP) Educational Program that requires, 'all appropriate Parks and Recreation /Grounds Maintenance staff will be trained and certified in the FFL/GI-BMP."	Town of Montverde Ordinance, Article VI. - Water and Sewer Ord. No. 2003-01, Section 7.7.6, 3-11-2003; Ord. No. 2020-004, Section 2, 11-10-2020; Ord No. 2022-19, Section 5, 12-13-2022	Adopted and maintained since 2003	Ongoing	Implemented	
c. Ordinance consistent with Section 373.62, F.S., relating to automatic landscape irrigation systems.					
1. Town's water restriction ordinance is consistent with F.S. section 373.62	Town of Montverde Ordinance, Article II. - Water Conservation for Landscape Irrigation Ord. No. 2009-16, Section 4, 4-14-2009 - Irrigation with automatic lawn sprinkler installed after May 1, 1991 shall install, maintain and operate a rain sensor device or switch that overrides the irrigation system with adequate rainfall has occurred.	Adopted and maintained since 2009	Ongoing	Implemented	
d. Any other conservation measures or programs proposed designed to reduce outdoor water use.					
1. Developer/Applicant must submit conceptual ideas to the Town that adheres to the 2017 Town of Montverde Standards & Guidelines for Low Impact Development (LID) to include integration of hydrology, control through distributed management, control stormwater at the source, utilize non-structural controls, and create multifunctional landscapes and infrastructures:		Adopted and maintained since 2017	Ongoing	Implemented	Unknown
Bio-retention					
Rainwater Harvesting					
Swales					
Infiltration Trenches					
Level Spreaders					
Permeable Pavement Systems					
Reforestation/Revegetation					
Plan Requirements					
Operation and Maintenance					
2. Developer/Applicant must submit conceptual ideas to the Town that adheres to the 2017 Town of Montverde Standards & Guidelines for Conservation Criteria:		Adopted and maintained since 2017	Ongoing	Implemented	Unknown
Landscaping, including: Invasive Species Survey Turf Grass Requirements Canopy Coverage Requirements Small Trees/Shrubs/Groundcover Education and Outreach Water Conservation					

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule	Expected Savings
Land Management					
Interpretative Kiosks					

3) RATE STRUCTURE DESIGNED TO PROMOTE EFFICIENT USE

Sub-Element	Action	Applicable	Duration	Implementation Schedule
1. Increasing block rate structure	Town's Tiered Water Rate Sheet	Residential accounts	Ongoing	Implemented
2. Informative customer billing: monthly use bar chart		All accounts	Through end of permitting period	Within 1 year

4) WATER LOSS REDUCTION PROGRAM

Sub-Element	Action	#/Frequency	Duration	Implementation Schedule
1. Meter replacement				
After 3 months zero reading prompts inspection. If stuck, meter is replaced.				
10% of residential meters that measure greater than 1 million gallons or 10 years old.				
2. Meter reading	Town reads all residential and commercial meters monthly	1 / Monthly	Ongoing	Implemented
3. Capital improvements – aging meter replacement	Town has been replacing aging meters with updated electronic meters with wireless communications		Ongoing	Implemented
4. Capital improvements – pipe replacement				
5. Water audits	Town's Neptune meters automatically send alarms for high water use/rates, which triggers leak notifications and water audits	As needed		
6. Leak detection team	Town's Neptune meters automatically send alarms for high water use/rates, which triggers leak notifications and water audits	As needed		
7. Valves inspected		As needed		

5) INDOOR WATER CONSERVATION

Sub-Element	Action	#/Frequency	Duration	Implementation Schedule	Expected Savings
1. An education element focusing on indoor conservation as part of the water conservation public education program required.	See above	See above	See above	See above	NA

Woodard & Curran

Conservation Programming Content

1511 N West Shore Blvd.
Tampa, FL 33607
800.426.4262

woodardcurran.com

0233076.09
Town of Montverde
July 2024

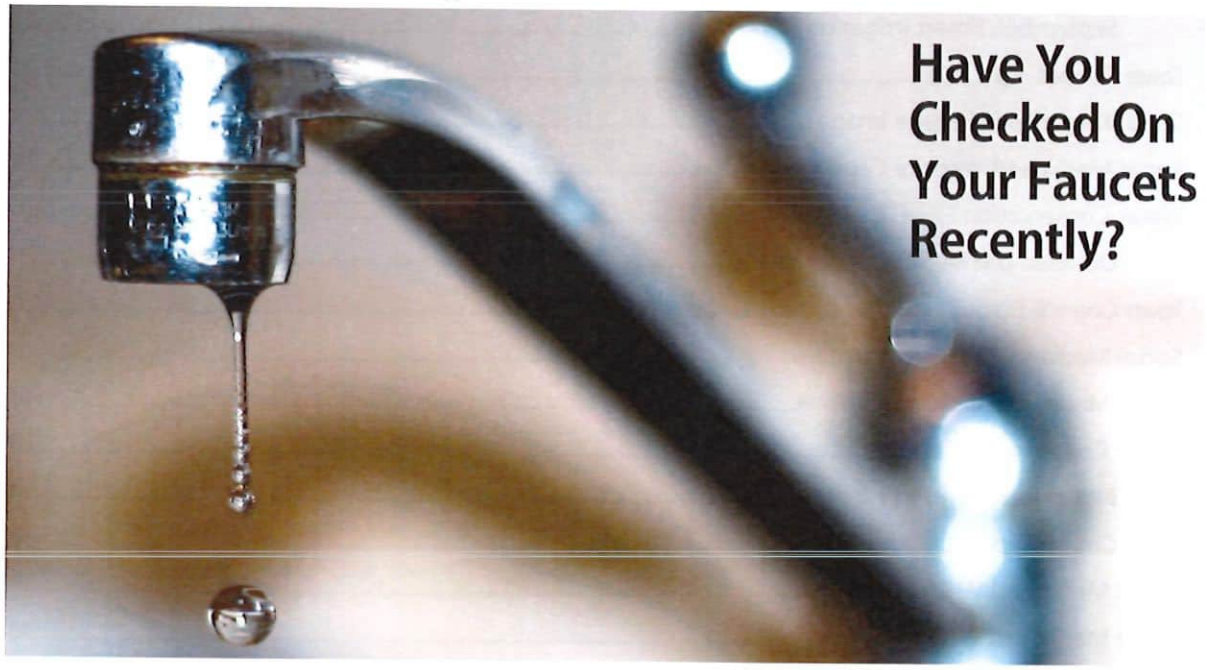
Website, Town Council, and Social Media Content

1. JANUARY: LOW FLOW FAUCETS

Town Council Tip

A leak at the rate of one drop per second can waste up to 2,700 gallons per year. Check faucets regularly for leaks at the faucet head and seepage at the base and its connections. If your existing bathroom faucet flows above 2.5 gallons per minute, install a low-flow aerator or replace the faucet with a model that uses 2 gallons per minute or less. The planet and your wallet will thank you for choosing more efficient faucets!

Social Media and Website Image



Social Media and Website Caption

Have you ever wondered if it was time to upgrade your faucets? Here is a step-by-step guide on check if your faucets are under performing and wasting water:

Turn on the faucet and allow the water to flow into a container for 10 seconds. Multiply the volume of water in the container by six to determine the per minute flow. If your existing bathroom faucet flows above 2.5 gallons per minute, install a low-flow aerator or replace the faucet with a model that uses 2 gallons per minute or less. For a bathroom faucet, a 1.0 gallons per minute flow will provide enough water for personal hygiene needs. For a kitchen faucet, you will want 2.2 gallons per minute of flow to make sure the flow of water is enough to wash and rinse dishes.

The planet and your wallet will thank you for choosing more efficient faucets!

Water Conservation Page

Have you ever wondered if it was time to upgrade your faucets? Keep reading to learn about the benefits of faucet replacement.

- A leak at the rate of one drop per second can waste up to 2,700 gallons per year. Check faucets regularly for leaks at the faucet head and seepage at the base and its connections.
- Leaky faucets are repaired by replacing washers and by tightening or repacking the faucet stem. Do-it-yourselfers can find a variety of repair kits in local plumbing supply stores, home improvement/hardware stores and discount stores. Most kits contain detailed instructions and a listing of necessary tools. If preferred, a plumber can do repairs.
- Check the amount of water flowing from each faucet. You can do this by opening the faucet and allowing the water to flow into a container for 10 seconds. Multiply the amount of water in the container by six to determine the per minute flow. If your existing bathroom faucet flows above 2.2 gallons per minute, install a low-flow aerator or replace the faucet with a model that uses 1.5 gallons per minute or less. For a bathroom faucet, a 1.0 gallons per minute flow will provide enough water for personal hygiene needs. For a kitchen faucet, you will want 2.2 gallons per minute of flow to make sure the flow of water is enough to wash and rinse dishes.
- Faucet aerators are circular screened disks, usually made of metal, that are screwed onto the head of the faucet to reduce flow. Aerators for kitchen faucets are available with a variety of spray patterns and flow-control features. You may want to use a low-flow aerator with an on/off flip handle that allows you to increase or reduce the flow as needed. Faucet aerators require periodic cleaning of grit and scale buildup that may inhibit flow.

2. FEBRUARY: LAWN CARE

Town Council Tip

Proper lawn care can reduce excess water usage and save you money! As Spring approaches, start thinking ahead about ways you can start to reduce water use and save money. Consider being conservative with fertilizers as they can cause detrimental environmental effects and excess growth. Florida soil is naturally high in phosphorus, and a "no phosphate" fertilizer is fine for most mature lawns. Apply phosphate fertilizer only if a soil test demonstrates the need. Consider using a slow-release nitrogen fertilizer, and only apply fertilizer during the growing season and allow a month between the Fall application and the first freezing temperatures, which will make new growth less vulnerable to frost. Cut no more than one-third of the grass length at one time to encourage grass roots to grow deeper and use a properly sharpened and clean blade.

Social Media and Website Image

Social Media and Website Caption

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Water Conservation Page

Spring is right around the corner and now is the perfect time to learn more about water-wise lawn care!

When fertilizing, using the correct amount of fertilizer can save water and money, reduce the number of pollutants reaching waterways, and result in a healthier landscape. Overfertilizing will aggravate pest problems, stimulate excessive plant growth, and demand frequent irrigation.

Fertilizers should be used only when specific nutrient deficiency symptoms are evident. These deficiencies can be determined by conducting a soil test or analysis. Florida-friendly lawns require only moderate amounts of supplemental fertilizer once they are established.

Avoid overuse of fertilizers, especially near the water's edge. Rain and lawn watering can wash excess fertilizer into water bodies, where excess nutrients cause algal blooms and weed growth. The amount of fertilizer to apply depends on several factors, such as grass species, soil type and permeability, and your location in the state.

Apply fertilizers sparingly and follow the manufacturer's directions on the bag in terms of the amount per application. Know exactly the square footage of your lawn that the bag of fertilizer is intended to cover.

Florida soil is naturally high in phosphorus, and a "no phosphate" fertilizer is fine for most mature lawns. Apply phosphate fertilizer only if a soil test demonstrates the need. For information specific to your area, contact the local County Cooperative Extension Service.

The best fertilizers for healthy landscapes and the environment are those that contain a high percentage of slow-release nitrogen. Slow-release products stay in the soil to supply nutrients to plants over a longer period. The product label will identify organic, slow-release or controlled release nitrogen, sulfur-coated, IBDU (15N-isobutylidene divrea), or resin-coated.

Fertilize only during the growing season, which can vary depending on where you live in Florida. Allow a month between the Fall application and the first freezing temperatures, which will make new growth less vulnerable to frost.

Use pesticides, herbicides and fungicides only when needed, and apply them responsibly, following the label's directions.

Cut your grass at the highest recommended height for your turf species or the highest setting on your lawn mower. Cut no more than one-third of the grass length at one time to encourage grass roots to grow deeper.

Keep mower blades sharp for a clean cut; dull blades tear grass, opening it to disease and increasing its need for water and fertilizer. Leave short grass clippings where they fall. The clippings reduce the lawn's need for water and fertilizer. Remove thick patches of clippings so that the clippings will not kill the grass underneath.

3. MARCH: USEPA FIX-A-LEAK WEEK

Town Council Tip

Happy Fix-a-Leak Week! The average family can waste 180 gallons per week, or 9,400 gallons of water annually, from household leaks. That's equivalent to the amount of water needed to wash more than 300 loads of laundry. To check if you have a leak in your home, look at your water meter; if your flow indicator gauge, which is a small red triangle or diamond, is not moving, you do not have a serious leak. To check for small leaks, write down the number that your meter reads, keep the water in your house off and come back in an hour and take a second reading. If this number has changes, you have a small leak!

Social Media and Website Image

Social Media and Website Caption

Happy Fix-a-Leak Week! The average family can waste 180 gallons per week, or 9,400 gallons of water annually, from household leaks. That's equivalent to the amount of water needed to wash more than 300 loads of laundry. To check if you have a leak in your home:

1. Turn off all water in your home, make sure your hot water machine and ice-cube maker or any other appliances aren't running
2. Next, go to your water meter and jot down all the numbers you see. Also, look at the flow indicator gauge, which is a small red triangle or diamond. If it is not moving, you do not have a serious leak.
3. To check for slow leaks, read your water meter before and after a one-hour period when no water is being used. If the readings are different after the one-hour period, you have a leak. If you have a well, listen for the pump to kick on and off while the water is not in use. If it does, you have a leak.
4. If you do have a leak, some areas to check include toilets, faucets, malfunctioning water softeners, swimming pools, water heaters and faulty irrigation valves. Other leaks can be harder to find, such as underground leaks, foundation leaks and leaks behind walls. These may require the assistance of a plumber to locate

Happy Leak Hunting!

Water Conservation Page

Happy Fix-a-Leak Week! Learning to read your water meter can pay off. It's easy to do and it is a way to determine if you have a leak in your home.

First, turn off all the water in your house. (Remember to wait for the hot water heater and ice-cube makers to refill, and for regeneration of water softeners.)

Next, go to your water meter and jot down all the numbers you see. Also, look at the flow indicator gauge, which is a small red triangle or diamond. If it is not moving, you do not have a serious leak.

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Happy Leak Hunting!

4. APRIL: WATER CONSERVATION MONTH

Town Council Tip

It's April, which means its National Water Conservation Month!

Water conservation in the home is something easy that you can participate in this month and year-round. Some of the most effective ways to reduce your water consumption include taking 5-minute showers, fixing household leaks, washing full loads of clothes and dishes, recycling indoor water for garden irrigation, and installing high efficiency appliances.

Social Media and Website Image

Around The House - Learn simple habits to help reduce water use inside your home

Fill Bathtub Halfway or Less

Filling up your bathtub halfway or less can save 17-25 gallons of water per person every bath.

Fix Leaks

Fixing leaks inside and outside the home can save 27 to 90 gallons of water each day.

Install Aerators

Installing aerators can save .7 gallons per minute.

Install High-Efficiency Toilets

Installing high-efficiency toilets can save 6-35 gallons per day.

Recycle Indoor Water and Irrigate Your Garden

Recycling indoor water to use outdoors can cut water use by 30%.

Take 5-minute Showers

Keeping showers under 5 minutes can save 12.5 gallons per shower when using a water-efficient showerhead.

Turn Off Water When Brushing Teeth, Shaving

By turning off the water when brushing teeth or shaving you can save 8 gallons of water per person per day.

Wash Full Loads of Clothes and Dishes

Washer: saves 15–45 gallons per load.
Dishwasher: saves 5–15 gallons per load.

Social Media and Website Caption

It's April, which means its National Water Conservation Month!

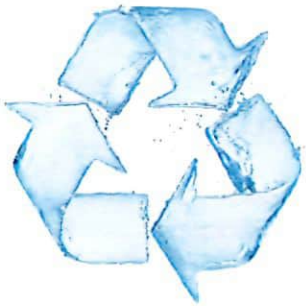
Water conservation in the home is something easy that you can participate in this month and year-round. Some of the most effective ways to reduce your water consumption include taking shorter showers and fixing leaks, washing full loads of clothes and dishes, and installing high efficiency appliances. Try testing out some of the tips from the picture above and let us know how they go.

Think about the areas of your house where you use the most water. This April, let's get creative and reduce your use in ways that work for you!

Water Conservation Page

Happy Water Conservation Month!

Water conservation in the home is something easy that you can participate in this month and year-round. Try testing out some of the tips below and let us know how they go.



- Take a 5-minute shower and turn off water when brushing your teeth or shaving.
- Install high efficiency appliances.
- Wash full loads of laundry and dishes.
- Install water-softening systems only when necessary. Save water and salt by only running the minimum amount of regeneration necessary to maintain water softness. Turn softeners off while on vacation. Also, consider installing a system capable of using potassium instead of sodium with demand-based regeneration.
- Never put water down the drain when there may be another use for it, such as watering a plant or cleaning.
- Replace leaky drain plugs in sinks and bathtubs.
- Store drinking water in the refrigerator instead of letting the tap run while you wait for cool water to flow.
- Do not use running water to thaw meat or other frozen foods. Defrost food overnight in the refrigerator or by using the defrost setting on your microwave.
- Install instant or on demand hot water in the kitchen so you don't have to let the water run while it heats up.
- Insulate your water pipes. You'll get hot water faster plus avoid wasting water while it heats up.
- Avoid installing a water-to-air heat pump or air-conditioning system. Newer air-to-air models are just as efficient and do not waste water.

Think about the areas of your house where you use the most water. This April, let's get creative and reduce your use in ways that work for you!

5. MAY: MICRO IRRIGATION

Town Council Tip

Micro-irrigation, commonly referred to as "drip" or "low volume" irrigation, offers a way to improve landscape quality while saving water. When designed and used correctly, this approach can improve the efficiency of landscape irrigation through the precise application of water. With proper design, operation and maintenance, micro-irrigation systems can have many benefits, including decreased water loss from evaporation and runoff, reduction in pests, easy retrofitting and instillation, flexibility in meeting variable water needs, compliance with local water conservation codes and ordinances.

Social Media and Website Image

Social Media and Website Caption

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Water Conservation Page

Micro-irrigation, the basics:
Micro-irrigation, commonly referred to as "drip" or "low volume" irrigation, offers a way to improve landscape quality while saving water. When designed and used correctly, this approach can improve the efficiency of landscape irrigation through the precise application of water.

Micro-irrigation emitters have a maximum flow rate of 30 gallons per hour (gph), or 0.5 gallons per minute (gpm). In contrast, traditional spray and rotor sprinklers can apply water at a rate of more than 3 gpm. Micro-irrigation is commonly used for landscape bed irrigation and potted plants. Use caution with micro-irrigation on Florida lawns.

Benefits of micro-irrigation:
With proper design, operation and maintenance, micro-irrigation systems can have many benefits, including:

- Decreased water loss from evaporation, wind and runoff
- Minimized pest problems, such as weeds and diseases, by applying water to the root area of the plant
- Increased water application efficiency when retrofitting in-ground sprinkler systems
- Easy connection to hoses or outdoor spigots
- Flexibility in meeting variable water needs of new, maturing and established plants
- Minimized erosion when watering plants on steep slopes
- Compliance with local water conservation codes and ordinances

Ongoing maintenance
To properly maintain the system:

- Periodically inspect plants for signs of over- or underwatering, such as wilting and/or changes in leaf color; adjust emitters or timer/controller as necessary.
- Check soil wetting patterns around individual plants to ensure that at least half of the root zone area is covered. Whole root zone coverage is preferable.
- Inspect and clean filters and emitters on a regular basis. Flush the system every two months to discharge debris.
- As plants grow, inspect emitters and move them away from the original planting area.
- Reset irrigation controller seasonally to adjust to changes in plant water needs.
- When replacing parts, use only parts specified by the equipment manufacturer.

6. JUNE: TREE CARE

Town Council Tip

Happy Summer! As the weather begins to heat up, it's important to remember to look out for your trees. Trees are an investment that provides benefits for you and the greater community, which is why it is so important to prioritize their care during drought. Mulching your trees, reducing pruning and fertilizer, and watering slowly to avoid runoff and pooling are great ways to prevent wasted water during dry months.

Social Media and Website Image

Save Our Trees - Florida needs trees and trees need water. In a drought, responsible water use includes watering your trees.

Prioritize Your Trees

Even if a municipality imposes watering restrictions, you'll likely be able to properly water trees. Remember, trees are an investment. It will take more water, time, and money to replace a mature tree lost to drought than to keep alive.

Check Your Soil

Check soil moisture to see if it's time to water. The easiest way is to use a long screwdriver and poke the soil. It will pass easily into moist soil, but be difficult to push into dry soil. If you can't poke it in at least 6", it's time to water.

Young Trees

Young trees (0-3 yrs) need 5 gallons of water 2 -4 times per week. Create a small watering basin with a berm of dirt. Drill a small hole in the bottom of a 5-gallon bucket, place it near the tree, fill it with water, and let it slowly drain. If soil drains slowly, knock down berm in winter.

Established Trees

For established trees (3+ yrs), slowly soak the root zone under the canopy until water soaks 12-18 inches below the surface. Do not water close to the trunk. Use a soaker hose, a sprinkler hose attachment on a low setting, or other watering systems.

Mulch, Mulch, Mulch!

4-6 inches of mulch or leaf litter improves vigor and helps retain moisture, reducing water needs and protecting your trees. Keep mulch from trunks and stems. Mulch also does not compete for water (like lawns) or radiate heat (like rocks).

Limit Pruning and Fertilizer

Avoid pruning or fertilizing trees during dry seasons. Lack of water and too much pruning both stress your tress. Fertilizer encourages leafy growth, which requires more water.

Soak Slowly to Avoid Run-Off

Watering faster than soil can soak it in leads to runoff and waste. Long, slow soaks allows water to go deeper. Place watering system above the trees if on a slope so water flows and soaks around the tree (but not close to the trunk). Use a hose timer so you don't leave the hose on.

Social Media and Website Caption

Happy Summer! As the weather begins to heat up, it's important to remember to look out for your trees. Trees are an investment that provides benefits for you and the greater community, which is why it is so important to prioritize their care during drought. Mulching your trees, reducing pruning and fertilizer, and watering slowly to avoid runoff and pooling are great ways to prevent wasted water during dry months. Check out the picture above for more information and helpful tips!

Water Conservation Page

Keep your soil healthy!

Healthy soils cycle nutrients effectively, minimize runoff, retain water, and absorb excess nutrients, sediments, and pollutants. Have your soil tested for nutrient content, pH, soil composition, and organic matter content. Contact your local Cooperative Extension Office or state universities for a soil test kit or soil testing services. Very sandy soil, heavy clay, compacted soil, or extreme soil pH may impact which plants are right for your yard. In these cases, seek advice from a nursery, horticulturist, Cooperative Extension, or other expert.

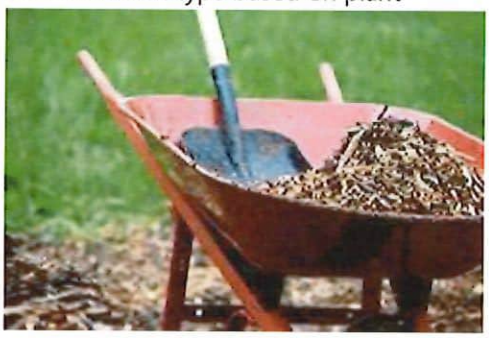
Aerate your soil.

Soil can become compacted during home construction or from normal foot traffic. Aerating your soil with a simple lawn aerator can increase the infiltration of water into the ground, improving water flow to the plant's root zone and reducing water runoff.

Use mulch to save water and improve soil health.

In addition to making landscapes attractive, mulch adds an extra layer between plant roots and air, helping to protect plants in a variety of ways. Mulch helps reduce evaporation, which allows soil to retain water longer and means plants require less frequent watering. Mulch also helps plants thrive by inhibiting weed growth, preventing soil erosion, and moderating soil temperature,

Different plants require different soil conditions, so it's best to choose a mulch type based on plant varieties and their soil needs. Organic mulch such as hardwood chips, straw, leaves, pine needles, or grass clippings will help improve the condition of soil, by adding nutrients as it decomposes. Inorganic mulches like rocks, pebbles, or gravel may help to eliminate weeds. Avoid using rock mulches in sunny areas or around non-arid climate plants, as they radiate large amounts of heat and promote water loss that can lead to scorching.



Applying mulch to a depth of three to four inches provides the right coverage for most plants; excessive amounts of mulch can restrict water flow to plant roots. Leave a few inches of space between organic mulches and the base of trees or other woody plants to prevent rot. Don't forget to pull any weeds prior to mulching and spread evenly to prevent thin areas

where the mulch can't do its job. The extension program (part of the Cooperative Extension System) has additional information about mulch and water conservation.

Minimize steep slopes.

Slopes can be challenging because of the potential for erosion and runoff. If slopes cannot be avoided in your landscape design, install plantings with deeper root zones such as native ground covers and shrubs to provide stabilization and prevent erosion.

Use soil amendments where appropriate.

Soil amendments can be organic or inorganic. They are mixed into the soil and can provide short-term and long-term water saving benefits. Plants require water in the soil to grow healthy and soil amendments help the soil to retain moisture so that you do not have to irrigate as often.

Use regionally appropriate, low water-using and native plants.

Once established, these plants require little water beyond normal rainfall. Also, because native plants are adapted to local soils and climatic conditions, they rarely require the addition of fertilizer and are more resistant to pests and diseases than are other species. Be careful when selecting exotic species, as some may be invasive, which may require more water and could displace native plants. State affiliates of Plant Something may be able to point you in the direction of nurseries in your state who can assist you on plant selection and provide other advice.

If your landscape includes turfgrass, place it strategically in areas where it will have a practical function, and consider using a low-water-use turfgrass suited to growing in your local climate to provide a beautiful lawn that can save water. Our Turfgrass and Water Efficiency page provides information on types of turfgrass and tips on how to maintain a healthy lawn.

Recognize site conditions and plant appropriately.

Areas of the same site may vary significantly in soil type or exposure to sun and wind, as well as evaporation rates and moisture levels. Placing plants that prefer shade in the open sun will affect their ability to thrive. Be mindful of a site's exposure to the elements and choose plants that will thrive in the site's conditions.

Group similar plants together for irrigation.

Grouping vegetation with similar watering needs into specific "hydrozones" reduces water use and protects the plants from both underwatering and overwatering by allowing you to water to each zone's specific needs. For example, turf areas and shrub areas should always be separated into different hydrozones because of their differing water needs.

Tips for starting new plants.

When trees and shrubs are planted, they will normally require irrigation during the establishment period. Once the plants have taken root, irrigation can be reduced and/or eliminated. It is also common to surround the plant with a berm that holds the water at the base of the plant, preventing it from flowing away.

Turfgrass sod, plugs, or sprigs are mature plants that are directly planted into the landscape and establish quickly. The quick establishment period is a benefit to using sod, although the cost of installation can be higher than using seed. Seeding the landscape has a lower cost but could take longer to establish. Additional considerations related to turfgrass are on the Turfgrass and Water Efficiency page.

Irrigate only when needed.

Irrigating lawns has been a concern of water providers over the years due to the increased demand for water. From sports fields to residential landscapes to commercial properties, the use of turfgrass may require irrigation to maintain a healthy, useable landscape. Regions with higher temperatures and lower than average rainfall can provide more stress to the grass, causing it to brown. Grasses that are drought tolerant are better equipped to handle drought conditions requiring less frequent irrigation. Using smart watering practices will keep your landscape healthy and water use down.

Keep up with the weeding.

Make sure you regularly maintain your landscape. Replace mulch around shrubs and garden plants to help them retain moisture. Remove weeds and thatch as necessary so they don't compete with your desired plants for water.

Raise your lawn mower cutting height.

Raise your lawn mower blade, especially in the Summer, when mowing too close to the ground will promote thirsty new growth. Longer grass promotes deeper root growth and a more drought resistant lawn. Longer grass blades also help shade each other, reducing evaporation, and minimizing weed growth. The optimal turfgrass height is the tallest allowable height within the recommended mowing range for the turf species grown. The Turfgrass and Water Efficiency page has more information about proper management of turfgrass.

Minimize or eliminate fertilizer.

Fertilizer encourages thirsty new growth, causing your landscape to require additional water. Minimize or eliminate the use of fertilizer where possible. If you do need fertilizer, look for a product that contains "natural organic" or "slow-release" ingredients. These fertilizers feed plants slowly and evenly, helping to create healthier plants with strong root systems and no excessive "top growth". Moreover, using "slow-release" fertilizers can reduce nutrient run-off into ground and surface waters, protecting natural resources.

Grass clippings from mowing, when left in place, are a good natural source of fertilizer for the soil and can reduce the overall total fertilizer application required. A lawn with healthy turfgrass that is not cut too short will also be a good defense at preventing the growth of weeds.

Timing Is Everything.

No matter what kind of yard or landscape you have, it's important to know exactly how much water your plants need before you turn on the sprinkler. Smart watering practices reduce runoff and may decrease the need for pesticides and fertilizers.

Contact your local water utility to find out exactly how much and when you should be watering and keep the following questions in mind when you water so that you can maintain a beautiful and healthy yard without wasting water or money.

When?

Avoid watering in the middle of the day when the hot sun will evaporate much of the water before it can get to thirsty plants.

- When It's Hot
- When In Drought

How often?

Your landscape will typically require one inch of water a week, including rainfall, and that can vary depending on where you live, recent weather, and the plants in your landscape. Your area's Cooperative Extension Service or local water utility can provide advice on how often to irrigate shrubs, trees, and other perennials.

How long?

Give this a try! Place a few empty tuna cans around your lawn while you're watering and measure how long it takes your sprinkler to fill them with a half inch of water. Then, try watering that amount of time twice a week, gauge how your landscape responds, and adjust based on weather conditions.

If water begins to pool, turn off your sprinkler to prevent overwatering, weed growth, disease, fungus, and stormwater runoff that pollutes local waterways with fertilizers and pesticides. Watering plants or grass too frequently can drown plants or result in shallow roots. You can simplify your irrigation schedule by replacing your standard clock timer controller with a WaterSense-labeled irrigation controller.

Water can easily pool on some landscapes with clay-rich soils or slopes if water is applied too quickly. These landscapes can benefit from dividing irrigation runtimes into intervals with short breaks in between to allow water to soak into the soil. Keep water in your landscape and reduce overwatering by implementing Cycle-and-Soak.

What else?

When the rain does come, saving water from storms or diverting rainwater back to the landscape is a great way to supplement your efficiency measures. Rain barrels or cisterns can be used to harvest rainwater for irrigation and other outdoor water uses. Some areas might have laws that prohibit collection of rainwater, so be sure to check with your local water resource agency or town before implementing a rainwater collection system. Rooftop downspouts can also be diverted towards rain gardens that easily soak up the rain rather than sending it to stormwater drains.

- For more on rainwater collection, visit USEPA's Green Infrastructure Web page: Rain Harvesting.
- Learn how to keep rain where it falls, visit USEPA's Soak up the Rain effort
- Alternative Water Sources Maps – DOE provides information on rainwater harvesting regulations by state.

7. JULY: SMART IRRIGATION MONTH

Town Council Tip

Happy Smart Irrigation Month! To celebrate, let's review the Town of Montverde's irrigation water conservation schedule.

Ordinance 2009-16 Section 12.52 states that when daylight savings time is in effect, irrigation can happen no more than two times a week per residential household. Odd numbered addresses may irrigate on Wednesday and Saturday, even numbered houses may irrigate on Thursday and Sunday, and non-residential irrigation must occur on Tuesday and Friday Additionally. Irrigation must occur before 10 am and after 4 pm. Check out the Town website for more information on irrigation schedules and rules.

Social Media and Website Image

Social Media and Website Caption

Happy Smart Irrigation Month!

To celebrate, let's review the Town of Montverde's irrigation water conservation ordinances. Ordinance 2009-16 Section 12.52 states that while daylight savings is in effect:

- All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.
- Residential landscape irrigation at odd numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m.
- Residential landscape irrigation at even numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m.
- Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.

- No more than ¼ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.

We hope this quick review of the Town's irrigation ordinances has been helpful. Happy watering!

Water Conservation Page

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- No more than ¼ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.

Check out the table below for an overview of the Town watering schedule!

	Irrigation Times	Run Time	Watering Days
Even Numbered Houses	Before 10 am, after 4 pm	Less than an hour	Thursday and Saturday
Odd Numbered Houses	Before 10 am, after 4 pm	Less than an hour	Wednesday, Saturday
Non-Residential	Before 10 am, after 4 pm	Less than an hour	Tuesday and Friday

We hope this quick review of the Town's irrigation ordinances has been helpful. Happy watering!

8. AUGUST: WASHING MACHINE EFFICIENCY AND ENERGY STAR PRODUCTS

Town Council Tip

Replacing your appliances with ENERGY STAR® certified products ensures that you will be maximizing your water and energy efficiency! The Energy Star website contains helpful information about the energy footprint and water performance of various types of appliances including air conditioners, refrigerators, washers, dryers, heat pumps, and more. Check it out before your next appliance purchase.

Social Media and Website Image

Social Media and Website Caption

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Water Conservation Page

Are you in the market for a new washing machine or interested in learning how you can save some money and water in the laundry room?

When you replace your clothes washer, consider an ENERGY STAR® model that uses an average of 13 gallons of water per load. Older and non-water efficient washing machines can use as much as 40 gallons of water per load. The Energy Star website is linked Here -------> Energy Star

For washing machines with variable settings for water volume, select the minimum amount required per load. If the load size cannot be set, operate the washer with full loads only. This will maximize the amount of your clothes being washed while minimizing the amount of water being used!

Use the shortest wash cycle for lightly soiled loads. Normal and permanent-press wash cycles use more water. Check hoses regularly for leaks. Pretreat stains to avoid over-washing.

These tips will surely help you reduce your water footprint while saving money along the way. Remember, when you use water, you are spending money!

9. SEPTEMBER: SMART IRRIGATION CONTROLLERS

Town Council Tip

Town Ordinance Number 2009-16 requires Irrigation with automatic lawn sprinkler installed after May 1, 1991 to be operated in tandem with a rain sensor device or switch that overrides the irrigation system with adequate rainfall has occurred. Various devices are available including ones that detect rainfall, control irrigation based on soil moisture, and use weather data to determine adequate irrigation.

Social Media and Website Image

Social Media and Website Caption

Let's talk about "Smart" irrigation controllers! Smart sensors and controllers monitor weather and other site conditions and adjust the irrigation system to apply just the right amount of water at just the right time. Water-saving nozzles and pressure regulators apply water precisely just where it's needed. Together, these technologies can successfully reduce outdoor water use by as much as 20 to 40 percent annually, while maintaining a healthy, beautiful landscape.

Rain Sensors: These devices are designed to temporarily shut off an irrigation system, so it stops running when it detects rain. Rain sensors can be retrofitted on installed sprinkler systems. You may also see them referred to as rain shut-off devices or rain switches. Rain sensors are required on all new homes in Florida.

Soil Moisture Controller: A soil moisture-based controller shuts off an irrigation system when the ground is already wet, preventing overwatering. The controller turns the system back on when the soil becomes drier.

Weather-Based Controllers: Based on local weather conditions, these smart controllers automatically adjust the irrigation schedule to deliver only enough water to meet the plant needs.

Water Conservation Page

Let's talk about "Smart" irrigation controllers!

"Smart" water application technologies take the human element out of the equation. Smart sensors and controllers monitor weather and other site conditions and adjust the irrigation system to apply just the right amount of water at just the right time. Water-saving nozzles and pressure regulators apply water precisely, just where it's needed. Together, these technologies can successfully reduce outdoor water use by as much as 20 to 40 percent annually while maintaining a healthy, beautiful landscape. Many of these devices have Wi-Fi functionality and can be controlled from a smart phone. Learn more about the different types of smart controllers and devices, in the following information shared from the Irrigation Association.

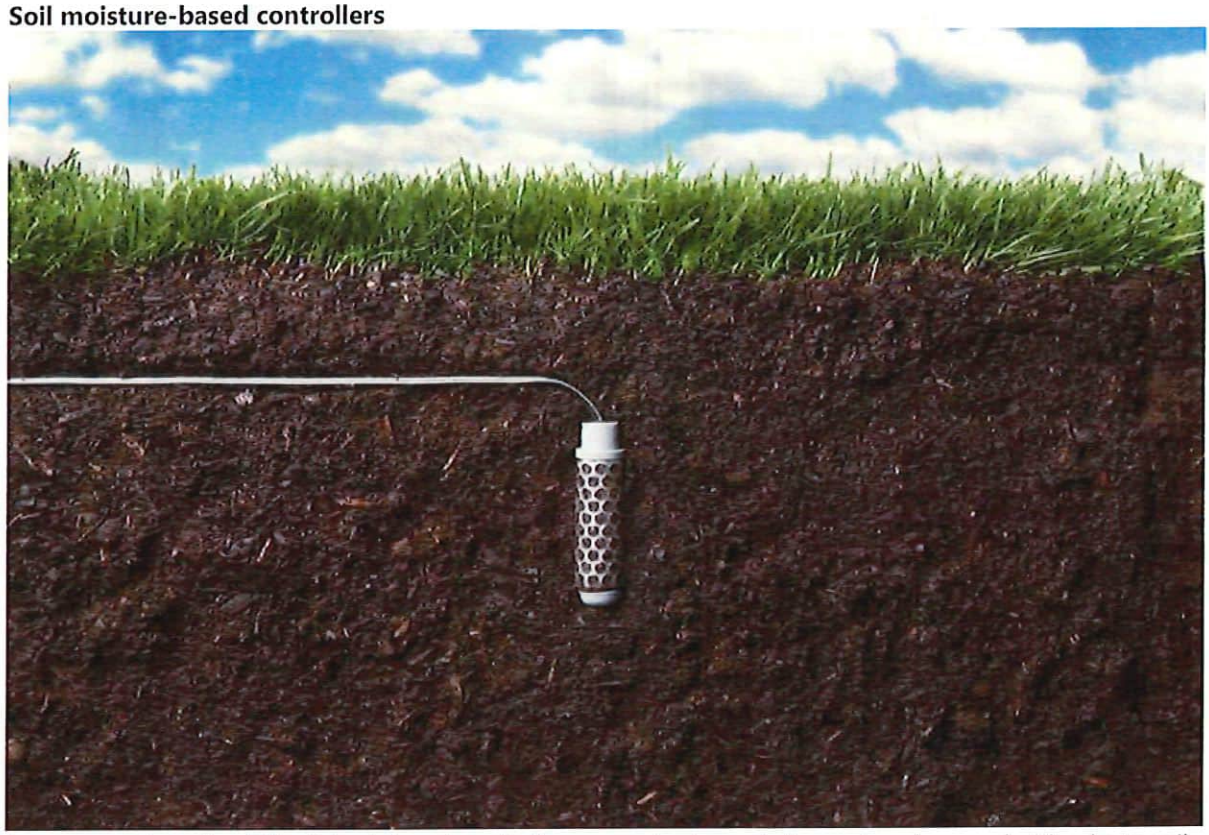
Rain sensors

Rain sensors prevent a sprinkler system from running during a rainstorm. These devices are designed to temporarily shut off an irrigation system, so it stops running when it detects rain. Rain sensors can be

retrofitted on installed sprinkler systems. You may also see them referred to as rain shut-off devices or rain switches. Rain sensors are required on all new homes in Florida.

The most common rain sensor models include an absorbent disk that swells when it gets wet, triggering an electrical switch that overrides the irrigation system. The disk shrinks as it dries out, allowing the system to operate normally. Other models weigh the amount of water collected or use a set of probes to detect the water level. Rain sensors should be checked annually to be sure they are functioning properly.

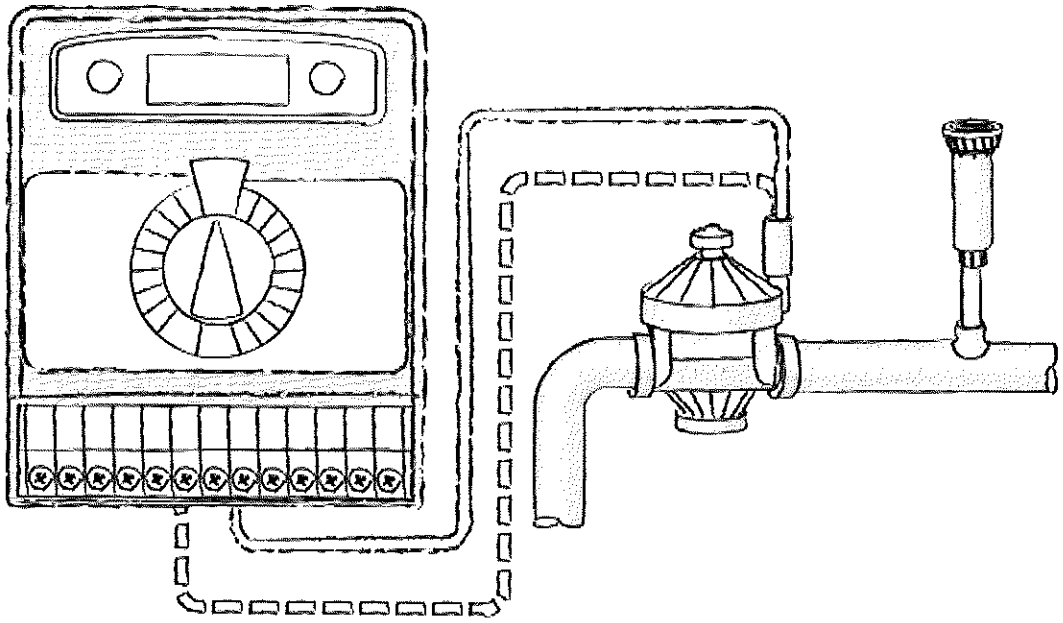
Soil moisture-based controllers



It can sometimes be difficult to determine whether your plants are being watered properly. Thanks to soil moisture-based controllers, you can ensure that they receive just the right amount of water for their conditions. A soil moisture-based controller shuts off an irrigation system when the ground is already wet, preventing overwatering. The controller turns the system back on when the soil becomes drier.
These smart controllers use probes to measure moisture at the root zone. The system compares this reading to the recommended moisture level for the plant, soil type and other variables that were programmed when the controller was first installed.

If the amount of moisture in the soil meets or exceeds the target level, the controller turns off the irrigation system. When the sensor detects dry conditions, it allows the system to operate as programmed. Soil moisture-based controllers can be retrofitted on installed irrigation systems. Many manufacturers also make soil moisture sensors that can retrofit to existing systems and interface with the current controller already on-site.

Weather-based controllers



A weather-based controller monitors changing weather conditions and waters accordingly. These products are also referred to as climate-based controllers, climatologically-based controllers and smart controllers. They use weather data to calculate evapotranspiration, the amount of water that evaporates from the soil surface or is used by the plant. Based on local weather conditions, these smart controllers automatically adjust the irrigation schedule to deliver only enough water to meet the plant needs. Different controllers use different sources of weather data; tese include on-site weather sensors, data from a local weather station or data from the internet. Weather-based controllers can be retrofitted on new or existing irrigation systems.

10. OCTOBER: USEPA SHOWER BETTER

Town Council Tip

The older the showerhead, the more water it uses. Most new showerheads deliver 2.5 gallons of water per minute. Some new models deliver less than 2.0 gallons per minute. Older fixtures can deliver as high as 5 gallons per minute. Pressures have been adjusted to the low-flow fixtures to deliver as good a shower as the higher flow showerheads. If you know your shower heads are leaky or old, consider replacing them with a more water-efficient model to save some money!

Social Media and Website Image

Social Media and Website Caption

The older the showerhead, the more water it uses. Most new showerheads deliver 2.5 gallons of water per minute. Some new models deliver less than 2.0 gallons per minute. Older fixtures can deliver as high as 5 gallons per minute. Pressures have been adjusted to the low-flow fixtures to deliver as good a shower as the higher flow showerheads. If you know your shower heads are leaky or old, consider replacing them with a more water-efficient model to save some money!

Water Conservation Page

What's the scoop on low flow shower heads?

The older the showerhead, the more water it uses. Most new showerheads deliver 2.5 gallons of water per minute. Some new models deliver less than 2.0 gallons per minute. Older fixtures can deliver as high as 5 gallons per minute. Pressures have been adjusted to the low-flow fixtures to deliver as good a shower as the higher flow showerheads.

Check your showerhead for leaks. Make sure the showerhead is screwed tightly to the wall and check the washer for wear. To fix a leaky showerhead or to install a new showerhead, you need an adjustable wrench or pliers and joint sealer or tape.

Now follow these steps:

- Shut off the water.
- Use the adjustable wrench to remove the old showerhead.
- Clean the threads to remove old joint sealer.

- Apply joint sealer or tape, using package instructions.
- Use the adjustable wrench to install the showerhead. (Use a cloth between the showerhead and the jaws of the wrench to avoid scratching your fixture.)
- Turn the water supply on and test the showerhead.

Time your shower to less than five minutes. Turn the water on to get wet, turn off to lather up, then turn back on to rinse off.

Use the minimum amount of water needed for a bath by closing the drain first, filling the tub only one-third full. The initial burst of cold water will be warmed by the hot water as the tub fills. When adjusting water temperatures, instead of turning the water flow up, try turning it down to balance the temperature.

11. NOVEMBER: LOW FLOW TOILETS

Town Council Tip

Whether remodeling a bathroom, starting construction of a new home, or simply replacing an old, leaky toilet that is wasting money and water, installing a WaterSense labeled toilet is a high-performance, water-efficient option worth considering. WaterSense labeled toilets are available at a wide variety of price points and a broad range of styles.

Social Media and Website Image

Social Media and Website Caption

Whether remodeling a bathroom, starting construction of a new home, or simply replacing an old, leaky toilet that is wasting money and water, installing a WaterSense labeled toilet is a high-performance, water-efficient option worth considering. WaterSense labeled toilets are available at a wide variety of price points and a broad range of styles and in many areas, utilities offer rebates and vouchers that can lower the price of a WaterSense labeled toilet. The average family spends more than $1,000 per year in water costs but can save more than $380 annually from retrofitting with WaterSense labeled fixtures. Check out the water sense website for more information on all water smart products.
Water Sense Website

Water Conservation Page

WaterSense & Water Savings

IN THE MARKET FOR A NEW WATER APPLIANCE? LOOK FOR THIS SYMBOL

- WaterSense labels products are 20 percent more water-efficient and perform as well as or better than standard models.
- The average family can save 13,000 gallons of water and $130 in water costs per year by replacing all old, inefficient toilets in their home with WaterSense labeled models.
- Replacing old, inefficient bathroom faucets and aerators with WaterSense labeled models can save the average family $250 in water and electricity costs over the faucets' lifetime.
- Replacing showerheads with WaterSense labeled models can reduce the average family's water and electricity costs by $70 and can save the average family more than 2,700 gallons of water per year, equal to the amount of water needed to wash 88 loads of laundry.
- Giving a home's main bathroom a high-efficiency makeover by installing a WaterSense-labeled toilet, showerhead, and faucet aerator can pay for itself in as little as 1 year.
- Replacing a clock-based controller with a WaterSense-labeled irrigation controller can reduce an average home's irrigation water use by up to 30 percent and can save an average home up to 15,000 gallons of water annually.

12. DECEMBER: WATER SAVING AROUND THE HOUSE

Town Council Tip

December is a great month to start implementing some water saving techniques in preparation for Spring. Did you know that installing drip irrigation, setting mower blades to 3 inches, mulching the ground, fixing outdoor leaks, sweeping outdoor spaces, and planting drought resistant plants can all help significantly reduce your water footprint?

Social Media and Website Image

Around the Yard - Learn simple habits to help reduce water use outside your home

Use Water-wise Plants

Check with your local water agency on the best plants for your area. It is best to use water-wise, California-native plants when possible.

Install Drip Irrigation & Add a Smart Controller

Installing a drip irrigation system and a smart controller can save 15 gallons each time you water.

Reimagine Your Yard

Feed your vegetables and fruits water first because they feed you! Water-wise plants and shade trees use little or no water once established. Thirsty plants such as lawn and container plants are the lowest priority.

Use a Broom to Clean Outdoor Areas

Using a broom to clean outdoor areas can save 6 gallons every minute.

Use Drought-resistant Trees, Plants

Using drought-resistant plants and trees can save 30-60 gallons per 1000 sq. ft. each time.

Set Mower Blades to 3"

Setting mower blades to three inches encourages deeper roots and saves 16-50 gallons per day.

Adjust Sprinkler Heads & Fix Leaks

Saves 12-15 gallons each time you water and a leak about as small as the tip of a ballpoint pen can waste about 6,300 gallons of water per month!

Use Mulch

Using mulch can save 20-30 gallons of water per 1000 sq. ft. each time you water.

Social Media and Website Caption

December is a great month to start implementing some water saving techniques in preparation for Spring. Did you know that installing drip irrigation, setting mower blades to 3 inches, mulching the ground, fixing outdoor leaks, sweeping outdoor spaces, and planting drought resistant plants can all help significantly reduce your water footprint?

Water Conservation Page

Water Savings in the Garden - Interested in saving water in your garden? Check out these tips:

- Collect water in a rain barrel to use to water your plants. Rainwater is free and is better for your plants because it doesn't contain hard minerals. Planter beds or flower gardens and potted plants can easily be irrigated with water from a rain barrel.
- Pay attention to your hose. Left unattended, a garden hose can pour out 8 to 12 gallons each minute, or hundreds of gallons of water in an hour. Check all hoses, connectors and spigots regularly to make sure they are in good working order. Use hose washers between spigots and water hoses to eliminate leaks. Replace or repair damaged or leaking hoses, nozzles, spigots and connectors.
- Use a broom to clean leaves and other debris from sidewalks and driveways rather than a hose. Using a hose to clean a driveway can waste hundreds of gallons of water.
- Outfit your hose with a spray nozzle that can be adjusted so water flows only as needed. When finished, turn it off at the faucet instead of at the nozzle to avoid leaks.
- Wash your car efficiently. Consider using a commercial car wash that recycles water. If you wash your own car, park on the grass and use a hose with a spray nozzle.
- If you install ornamental water features such as fountains, make sure they are designed to recycle water.
- If you have a swimming pool, consider a new water-saving pool filter. Cover your spa or pool to reduce evaporation.
- Use a free app to tell you how long it takes to run your irrigation system based on local conditions. Learn more on the **University of Florida IFAS website.**

Woodard
& Curran

woodardcurran.com

APPENDIX E – Revised Water Audit

St. Johns River Water Management District
Instructions for Completing Water Audit Form

INTRODUCTION

All consumptive use permit applicants requesting water for public supply type use must complete a water audit using the District's Water Audit Form pursuant to section 2.2.2.5.1.A.4 of the Applicant's Handbook: Consumptive Uses of Water. The purpose of this document is to supply instructions regarding completion of the water audit form. If the applicant has any questions regarding the water audit form, please contact the staff of the District's Division of Regulatory Services, located at the appropriate District Service Center.

Please note, the District will require submittal of documentation supporting the applicant's water audit form when necessary to complete the evaluation of the audit.

TASK 1: TREATMENT SYSTEM

Task 1 of the water audit is designed to identify water losses in the water treatment system. Systems not monitoring raw water production should not complete Task 1.

1A Raw Water Produced
Include the total volume of ground and/or surface water from withdrawal points owned and operated by the applicant that are used to supply the distribution system. This volume should be derived from meters located at each source prior to the water entering the treatment system.

1B Raw Water Purchased
Include the total volume of ground and/or surface water purchased from withdrawal points not owned or operated by the applicant that are used to supply or supplement the distribution system. This volume should be obtained from metered interconnections with other utilities or suppliers prior to the water entering the treatment system.

1C Finished Water Purchased
Include the total volume of purchased treated water that is used to supply or supplement the distribution system. This volume may be obtained from metered interconnections with other utilities or suppliers placed into the system prior to the plant master meter.

1D Total Water Produced and Purchased
Sum of the lines 1A through 1C.

1E Metered Uses in Treatment
This line is the metered water used during the treatment process. For example, metered uses in treatment may include water used in membrane treatment or equipment washdown.

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

1F Unmetered but Known Uses in Treatment
This line is unmetered, but monitored, water used during the treatment process. An example is water placed into tanker trucks.

1G Total Water Used in Treatment
Sum of lines 1E and 1F.

1H Total Water Produced and Purchased for Distribution
This line is the amount of water produced and purchased minus the amount of water used in treatment.

1I Metered Finished Water Entering the Distribution System
This line is the volume of treated water entering the distribution system. This amount is typically obtained from the water treatment plant master meter.

1J Change in Reservoir and Tank Storage
If source meters are located up-distribution of reservoirs, storage tanks, or underground storage facilities (ASR), then the stored water must be accounted for in the audit.

- If the reservoirs have more water at the end of the study period than at the beginning, then the increased storage was measured by source meters, but not delivered to customers. These increases in storage must be subtracted from the metered supply.
- If there is a net reduction in storage, the decreased amount of stored water must be added to the metered supply.

1K Total Water Unaccounted for in the Treatment Process
This line is the total amount of unaccounted for water lost during treatment. This value can be either positive or negative.

TASK 2: DISTRIBUTION SYSTEM – METERED USES

Task 2 is designed to account for water uses from the distribution system as determined by metered sales records.

2A Small and Medium Meter Use (5/8 inch – 3 inches)
Record monthly totals for entire study period for all meter sizes within the 5/8 – 3-inch range. Calculate total water sold for this size range of meters.

2B Large Meter Use (greater than 3 inches)
Record monthly totals for entire study period for all meter sizes greater than 3 inches. Calculate total water sold for this size range of meters.

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

2C Adjustments due to Meter Lag Time

Corrections should be made to metered water use data when the source-meter reading dates and the customer-meter reading dates do not coincide with the beginning and ending dates of the audit study period.

Example:

Adjusting for one meter route

A utility is studying one calendar year, 1/1 – 12/31
Source meters are read on the 1st day of each month
Customers' meters are read on the tenth day of each month
Calculate the amount of water supplied and consumed for the calendar year

Source Meters – no correction is made for source meters because their reading usually occurs on the days that the study period begins and ends. If the last reading (taken on 1/1) was a day late (end of audit period = 12/31), the water supplied for 1/1 should be subtracted from the total water used.

Customer Meters – since the readings do not coincide neatly with the study period, a correction must be made. To account for changes in the number of customers and in use patterns, water use for the first and last billing periods within the study period should be prorated.

2D Sum of Lines 2A-2C

Total of metered sales for audit period.

TASK 3: DISTRIBUTION SYSTEM – METERED USES NOT COVERED IN TASK 2 AND UNMETERED USES

Task 3 documents miscellaneous system uses not addressed in Task 2. Items 3A-3K list common miscellaneous uses found in a typical public supply system. Item 3K provides space for additional uses not listed. Items 3A-3K may represent a very small component in the overall water use or records documenting the use may not be available to estimate use. In these instances, including an estimate of use may not be useful and the negligible box should be checked.

It is recommended that all uses be metered to improve accountability even if the customer is not billed for the use.

If the water use in items 3A-3K represents a significant portion of the overall use and can be reasonably documented, provide an estimate and indicate how the estimate was determined. No method is more accurate than direct metering; however, the following are common procedures for estimating usage:

3A – 3J Miscellaneous Water Uses – Procedures for Estimating Usage

1. Batch Procedure
   When water is transported in a tank truck or container of some sort, use the batch procedure.

   Multiply the volume of the tank or other container by the number of times it is filled from the distribution system. This yields the volume of water delivered from the distribution system. For future estimating, it is essential that reporting forms and procedures are provided to known batch users (i.e. fire departments, construction or road crews, etc.).

   Examples:

   Fire Fighting and Training
   To estimate this use, check fire department records on training, flushing, and fire suppression. Many fire departments use more water for training and hydrant flushing than for fighting fires. Fire departments should keep records of hydrant flushing (flow and duration), fire calls (duration of fire), and tanker fills. In preparation for future audits, all fire departments should be supplied with adequate water use recording forms and meters for hydrant flushing.

   Street Cleaning
   Water used to clean roadways, parking lots, boat ramps, bus stops and bike paths.

   1. Determine the number of trucks or other equipment used daily and each vehicle's water holding capacity.
   2. Calculate number of days used during study period.
   3. Calculate number of times filled/day.
   4. Volume/vehicle/year = Vehicle Capacity x No. Refills/day x No. days used.
   5. Total the water use for each vehicle for the year.

2. Discharge Procedure
   When water is applied directly from a pipe, as in a sprinkler system or line flushing, use the discharge procedure. This method might be used to estimate sewer or construction flushing.

   Multiply the rate of water discharged (gpm) by the total time water flows (#minutes). This yields the volume of water delivered from the distribution system.

   Caution – The discharge rate may vary and the application period may vary in length and frequency. Careful record keeping of each instance is necessary to obtain accurate estimates.

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

Examples:

Main Flushing
Water lost from the distribution system due to contaminant and debris cleaning, chlorine residual maintenance, storm drain flushing, etc.

To estimate the volume used for each location flushed, multiply the flow rate by the discharge duration.

In preparation for future audits, all personnel in charge of main flushing should be equipped with water use recording forms.

Irrigation
Use of the discharge method
Discharge rate to each irrigated area x Total time water applied to area (i.e. 20,000 gpd x 100 days/yr = 2.0 mgy)

3. Comparison Procedure
If metered similar facilities such as schools, construction sites, golf courses, parks, pools etc. exist, then estimates can be made for unmetered similar sites. The sites must be alike in size, number of students, irrigated acreage, irrigation methodologies and most other details. Any differences must be accounted for.

Examples:

Irrigation
Use of the comparison method
Site A is a 20-acre sports complex irrigating 15 acres of turf and 5 acres of landscape. Site B is a city park irrigating 5 acres of turf. Site A is metered and using 18 mgy. By comparison, site B should use about ¼ the amount as site A or an estimated 4.5 mgy.

Construction Sites
Water delivered, primarily through hydrants, to trucks for controlling road dust, site preparation, landscaping, temporary domestic use, and materials processing.

Use the comparison procedure. Estimate use by taking data from similar metered construction sites. It is recommended that all contractors be required to use a portable meter in the future.

3L Sums up the miscellaneous uses
This is the sum of all the miscellaneous uses.

TASK 4: SUMMARY OF WATER USE

Task 4 summarizes the utility's water use and losses associated with both the treatment and distribution systems.

4A Total Water from Distribution System
This is a summary of all water uses within the distribution system.

4B Total Finished Water Pumped into the Distribution System
Water pumped into the distribution system as recorded by the plant master meter.

4C Finished Water Purchased after water treatment plant master meter
This is the total volume of purchased treated water that enters the distribution system **after** the plant master meter. This volume may be obtained from metered interconnections with other utilities or suppliers and is not previously accounted for in Tasks 1, 2, and 3.

4D Sum of Finished Water going into the Distribution System
This is the sum of all water placed into the distribution system.

4E Total Unaccounted for Water Loss from Distribution System
This represents the amount of water that is not accounted for in distribution.

4F Total Unaccounted for Water from Treatment and Distribution Systems
Represents the total difference between what was pumped and what was distributed to customers.

4G Percentage Total Unaccounted for Water From Treatment and Distribution Systems
Shows line 4F as percentage of the total water produced and purchased.

TASK 5: METER SURVEY

A correction to account for meter error is required if the initial unaccounted for water result (in line 4F) is 10% or greater (see attached water audit form). The applicant must perform a meter survey and use the information to correct the amounts listed in Task 2. The purpose of this survey is to determine a potential correction factor for metered water use by testing a representative sampling of meters of various ages. The survey also helps to determine the appropriateness for a meter change-out program. The permit applicant is required to randomly test 5% or 100 meters whichever is less. The sampling must be a selection of meters representing an even distribution of type and age or cumulative lifetime flow. This requirement may be replaced by a documented meter change-out program that can provide an estimate of the overall meter accuracy. This survey will likely be less productive if greater than 80% of the small/medium meters are less than 5 years in age.

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

TASK 6: LEAK DETECTION EVALUATION

If the total unaccounted for loss of the system from line 4F is greater than 10%, the applicant is required to evaluate the feasibility of performing a leak detection survey by completing the leak detection evaluation found on the water audit form. The applicant has the option to perform the leak detection immediately or to propose a one-year program to improve water use accountability to below 10%. The applicant must implement the leak detection program where feasible.

For the purpose of the leak detection evaluation, it is assumed that 50% of the unaccounted-for water may be recovered. The cost of the leak detection survey can be estimated from past surveys or calculated from estimates. It is suggested that the smaller systems check with the Florida Rural Water Association for guidance on cost estimates.

6A Potential Water System Leakage
This is the potential system leakage shown as the total unaccounted for water as calculated in Task 4 (4F).

6B Annual Potential System Leakage
This is the potential system leakage shown as the total unaccounted for water as calculated in Task (4F) modified to reflect an annual basis.

6C Recoverable Leakage
Assumes 50% of the amount shown in 6B is recoverable.

6D Production Cost per Million Gallons
The applicant's cost to produce water per million gallons.

6E Recoverable Savings
The cost that can be achieved if the lost water is recovered.

6F Estimated Cost of Leak Detection Survey
Cost to perform a leak detection survey.

6G Estimated Recovery Period
How many years it would take to recover the cost of performing a leak detection survey based on the amount of water cost recovered.

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

St. Johns River Water Management District
Water Audit Form

GENERAL AUDIT INFORMATION

Utility Name:	Town of Montverde
CUP Number:	2671
Audit Study Period (beginning and ending mo/dy/yr):	01/02/2023-12/31/2023

The water audit is designed to provide assurances of water accountability within the treatment and water distribution systems. The information provided below must reflect volumes covering a period of at least 12 consecutive months.

TASK 1: TREATMENT SYSTEM		
Line	Treatment System	Million Gallons
1A	Raw water produced	97.71
1B	Raw water purchased	0
1C	Finished water purchased	3.68
1D	Total water produced and purchased *(sum of lines 1A – 1C)*	101.39
1E	Metered uses in treatment	0
1F	Unmetered but known uses in treatment	0
1G	Total water used in treatment *(line 1E plus line 1F)*	0
1H	Total water produced and purchased for distribution *(line 1D minus line 1G)*	101.39
1I	Metered finished water entering the distribution system	101.39
1J	Change in reservoir and tank storage *(If increase, subtract) (If decrease, add)*	0
1K	Total water unaccounted for in the treatment process *(line 1H minus line 1I, plus or minus line 1J)*	0

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

TASK 2: DISTRIBUTION SYSTEM – METERED USES[1]		
Line	Metered Use	Million Gallons
2A	Small and medium meter use *(5/8 inch – 3 inches)*	79.23
2B	Large meter use *(greater than 3 inches)*	13.86
2C	Adjustment due to meter lag time	
2D	Sum of lines 2A – 2C	93.09

[1] The applicant must perform a meter survey (see instructions and the attached survey form) if the initial unaccounted for water loss is 10% or greater (as listed in line 4F). When a meter survey is performed, the information submitted in Task 2 must be corrected pursuant to the meter survey.

TASK 3: DISTRIBUTION SYSTEM – METERED USES NOT COVERED IN TASK 2 AND UNMETERED USES				
Line	Unmetered or Other Use	Million Gallons	Documented[1]	Undocumented/ Negligible[2]
3A	Irrigation	0.925	☒	☐
3B	Swimming pools		☐	☐
3C	Sewer cleaning		☐	☐
3D	Water quality flushing		☐	☐
3E	Firefighting		☐	☐
3F	Construction flushing		☐	☐
3G	Main breaks		☐	☐
3H	Schools		☐	☐
3I	Decorative fountains		☐	☐
3J	Allowable line loss		☐	☐
3K	Other uses (see below)	5.663	☒	☐
3L	Total *(sum of lines 3A-3K)*	6.588		

[1] Check if the water use estimate is documented. Only documented use estimates will be accepted for items 3A-3K. Documentation must take the form of metered reports, journal entries or other records. Attach all documentation for these uses.

[2] Check if the amount represents a very small part of the overall total water use **or** if the amount is not documented.

3K - Bulk Water Sales from Hydrants

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

TASK 4 – SUMMARY OF WATER USE		
Line	Water Use	Million Gallons
4A	Total water from distribution system *(line 2D plus line 3K)*	99.678
4B	Total finished water pumped into distribution system *(line 1I)*	101.39
4C	Finished water purchased after WTP master meter *(not previously accounted for in TASK 1)*	0
4D	Sum of finished water going into the distribution system *(sum line 4B and 4C)*	101.39
4E	Total unaccounted for water loss from distribution *(line 4D minus line 4A)*	1.71
4F	Total unaccounted for water from treatment and distribution systems *(sum line 1K and line 4E)*	1.71
4G	Percent total unaccounted for loss from treatment and distribution systems *(divide line 4F by the sum of lines 4C plus 1H, then multiply by 100)*	1.69 %

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

TASK 5: METER SURVEY

A correction to account for meter error is required if the initial unaccounted for water result (in line 4F) is 10% or greater. The applicant or permittee must perform a meter survey and use the information to correct the amounts listed in Task 2. The purpose of this survey is to determine a potential correction factor for metered water use by testing a representative sampling of meters of various ages. The survey also helps to determine the appropriateness of a meter change-out program. The permit applicant is required to randomly test 5% or 100 meters, whichever is less. The sampling must be from a selection of meters representing an even distribution of type and age or cumulative lifetime flow. This requirement may be replaced by a documented meter change-out program that can provide an estimate of the overall meter accuracy. This survey will likely be less productive if greater than 80% of the small/medium meters are less than 5 years in age.

Provide the following supplemental information:

SMALL AND MEDIUM METER SURVEY (Choose Method 1 or Method 2)

Small – 1 inch or less
Medium – 1 to 3 inches

Method 1 – Meter Age

Provide the age and type of small and medium sized meters in the system.

Meter age	Percent of system (%)
< 5 years	
5 to 10 years	
10 to 15 years	
> 15 years	
Total number of meters	

Estimate the average error of small and medium sized meters in the system.

Meter age	Estimated Error (%)
< 5 years	
5 to 10 years	
10 to 15 years	
> 15 years	
Total adjustment for meter survey	

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

Method 2 – Cumulative Lifetime Flow

Small Meters

Number of meters whose cumulative lifetime flow exceeds 0.75 mgals	
Percent of all small meters	%
Estimated error from testing sample (average or mean)	%
Total small meter adjustment for lifetime flow survey	%

Medium Meters

Number of meters whose cumulative lifetime flow exceeds 44.8 mgals	
Percent of all medium meters	%
Estimated error from testing sample (average or mean)	%
Total medium meter adjustment for lifetime flow survey	%

LARGE METER ADJUSTMENTS

A survey of all large meters (larger than 3-inches in size) must be completed. An average of the meter error or a cumulative gallon change is utilized to make this adjustment. Summarize the following:

Number of meters surveyed	
Average determined error	%
Cumulative gallon correction	%

TOTAL METER ADJUSTMENTS

Meter Size	Million Gallons
Small and medium *(line 2A)*	
Large *(line 2B)*	
Total *(sum small, medium, and large)*	

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

TASK 6: LEAK DETECTION EVALUATION

Determination required if final unaccounted for water is >10% as listed in line 4F

6A	Potential water system leakage *(total from line 4F)*	million gallons
6B	Annual potential water system leakage *(divide line 6A by the number of years of record used in the audit, i.e. 6A divided by 1.5 if 18 months of record in audit)*	million gallons
6C	Recoverable leakage *(multiply line 6B by 0.5)*	
6D	Annual production cost per million gallons *(includes O&M and production costs)*	$
6E	Annual recoverable savings *(multiply line 6C and 6D)*	$
6F	Estimated cost of leak detection survey*	$
6G	Estimated recovery period *(line 6E divided by line 6F)*	years

Prepared by:

Name: Leslie Dumas

Title: Senior Technical Leader

Date: 10/23/2024

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

DESIGN AID 2:
Annual Conservation Goal Implementation Plan

GENERAL INFORMATION	
Permittee Name	Town of Montverde
CUP Number	2671-6
Person(s)/Position(s) Responsible for ACGIP	Paul Larino, Town Manager
Last Updated Date	July 2, 2024
Signature of Responsible Person	

MONTVERDE BACKGROUND
The Town of Montverde is located in southeastern Lake County on the southwest shore of Lake Apopka. The climate in this area is characterized by hot, humid summers and generally mild winters in a humid subtropical climate zone. Per the U.S. Census ACS 2022, Montverde has 641 households with an average of 2.88 persons per household. By contrast, the state of Florida has 2.5 persons per household. The Town is comprised of single-family homes on multiple acre lots with no apartments or high-density dwellings and limited commercial development. The population of Montverde is expected to roughly double by 2048 with several proposed communities currently in development.

ACGIP Term, if applicable	2024-2044	
Annual Conservation Goal Type	X	Conservation BMPs & Conservation Programs
		Other Metrics

CONSERVATION BMPS AND CONSERVATION PROGRAMS			
Time Period	**BMP or Conservation Program**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
Public Education			
Through end of permitting period	Public service announcements	Social media posts (Conservation tip of the month on town Facebook page)	To be achieved within one year
		Create conservation initiatives webpage on town website (Conservation tip of the month, why water conservation is important, etc.)	To be achieved within one year
Through end of permitting period	Water conservation speakers, posters, literature, videos, and/or other information provided to schools and community organizations	Florida-Friendly Landscaping™ classes (links posted to Town website: FL-friendly landscaping tips on Town website (UFL FFL program) https://ffl.ifas.ufl.edu/ within Town conservation page)	To be achieved within one year
		Irrigation 101 classes (links posted to Town website: https://sfyl.ifas.ufl.edu/archive/hot_topics/agriculture/smart_irrigation_practices.shtml)	To be achieved within one year
		Brochures distributed at: • Site visits in conjunction with water audits • Utility customer service counter material handouts at Town offices • Exhibits; material handouts at Montverde Day • Material handouts at Town library	To be achieved within one year
Through end of permitting period	Water conservation exhibits	Provide water conservation information at public events. Conservation literature will be distributed, and event themes may coincide with other water conservation campaigns. Material handouts to be distributed at Montverde Day: • April is Water Conservation Month social media and proclamation • March – EPA Fix a Leak Week, social and texts, bill stuffer • March – Water Conservation Expo, tabling event with giveaways • July – Smart Irrigation Month, bill stuffer, audits • October – EPA Shower Better, social media and showerhead giveaway	To be achieved within one year
	Articles/reports to media	Issue water conservation press releases. Releases will be distributed to coincide with event themes. Conservation tips posted in monthly newsletter and presented at Town Council meetings (recorded in meeting minutes and presented in agenda); Town to post a list of monthly conservation tips to website: • March – EPA Fix a Leak Week • April is Water Conservation Month • July – Smart Irrigation Month • October – EPA Shower Better	To be achieved within one year
Through end of permitting period	Information for customers on landscape irrigation restrictions	Provided within water conservation newsletter via water bill	To be achieved within one year
		Provide water conservation newsletter via email	To be achieved within one year

CONSERVATION BMPS AND CONSERVATION PROGRAMS			
Time Period	**BMP or Conservation Program**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
		Provide new customers with information on irrigation restrictions	To be achieved within one year
Through end of permitting period	Water audit customer assistance program to address indoor and outdoor water use	Provide customers indoor leak detection training and video on website (EPA Youtube link to be posted on Town website: https://www.youtube.com/watch?v=JFUr lDERo)	To be achieved within one year
		Provide customers concerned with high bills education on water uses	Yes
		Reread customer metered usage when increase is greater than 20,000/month. Speak to customer or leave orange tag on door explaining possible reasons for increase, if unknown to customer	To be achieved within one year
		Offer customers concerned with high water bills an irrigation checkup training/inspection	To be achieved within one year
Through end of permitting period	Website education	Florida-Friendly Landscaping™ links to be posted on Town website & included as a conservation tip of the month	To be achieved within one year
		Landscape irrigation efficiency, tips and video to be posted on Town website & included as a conservation tip of the month	To be achieved within one year
		Water restrictions, on utility home page with contact for complaints (Watering schedule to be posted on town website with contact page)	Yes
		Youth education campaigns; link to EPA WaterSense for Kids to be posted on town website: https://www.epa.gov/watersense/watersense-kids	To be achieved within one year
		Saving water indoors tips and video to be posted on Town website & included as a conservation tip of the month: https://www.sjrwmd.com/water-conservation/savingwater/	To be achieved within one year
Through end of permitting period	Customer bills / mailings	Provide water conservation newsletter via water bill	To be achieved within one year
		Provide water conservation newsletter via email	To be achieved within one year
		Examples of topics discussed via newsletters: • FREE Irrigation System Checkup & training available • EPA Water Sense's Shower Better campaign • Limit irrigation to no more than once every 14 days in cool months • No fertilizer in winter • Minimum mowing heights • UF/IFAS gardening calendar • EPA Water Sense's Fix a Leak Week • Schedule a Specialist (irrigation checkup) available • Water Conservation Expo • Get a handle on leaks. Toilet leak detection • How to read your water bill • Choose drought tolerant plants • Rain should be primary source of water.	To be achieved within one year

CONSERVATION BMPS AND CONSERVATION PROGRAMS			
Time Period	**BMP or Conservation Program**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
		Use irrigation as backup. • 1-day per week irrigation restrictions • Brown grass in winter is normal • Rye grass does not qualify for additional irrigation • Cool weather lawncare tips • FFL classes and Irrigation 101 class available • Call to report new plant material and receive allowable watering guidelines	
Outdoor Water Use Reduction Program			
Adopted and maintained since 2010	Ordinance limiting lawn and landscape irrigation that is approved by the District, or is consistent with any irrigation restrictions adopted by the District	The County maintains a maximum of 2-day per week irrigation restriction ordinance, Section __, of County Code of Ordinances. The ordinance is consistent with the district rule. (Town of Montverde Ordinance, Article II. - Water Conservation for Landscape Irrigation Ord. No. 2009-16, Section 4, 4-14-2009)	Yes
Adopted and maintained since 2009		Ordinance 2009-16 Section 12.52 (When Daylight Savings Time is in effect): 1. Residential landscape irrigation at odd numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m. 2. Residential landscape irrigation at even numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m. 3. Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m. 4. No more than ¼ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.	Yes
Adopted and maintained since 2009		Ordinance 2009-16 Section 12.52 (When Eastern Standard Time is in effect): 1. Residential landscape irrigation at odd numbered addresses or no address may occur only on Saturday and shall not occur between 10:00 a.m. and 4:00 p.m. 2. Residential landscape irrigation at even numbered addresses may occur only on Sunday and shall not occur between 10:00 a.m. and 4:00 p.m. 3. Non-residential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m. 4. No more than 3/4 inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.	Yes

CONSERVATION BMPS AND CONSERVATION PROGRAMS			
Time Period	**BMP or Conservation Program**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
Adopted and maintained since 2009		Ordinance 2009-16 Section 12.52: All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.	Yes
Adopted and maintained since 2003	Ordinance requiring the use of Florida-Friendly landscaping principles, Florida Water Star, or other generally accepted water conservation programs, guidelines, or criteria that address outdoor water conservation	Town of Montverde Ordinance, Article VI. - Water and Sewer Ord. No. 2003-01, Section 7.7.6, 3-11-2003; Ord. No. 2020-004, Section 2, 11-10-2020; Ord No. 2022-19, Section 5, 12-13-2022: Florida-Friendly Landscaping™ Green Industry Best Management Practices Educational Program that requires, 'all appropriate Parks and Recreation /Grounds Maintenance staff will be trained and certified in the FFL/GI-BMP."	Yes
Adopted and maintained since 2009	Ordinance consistent with Section 373.62, F.S., relating to automatic landscape irrigation systems	Town of Montverde Ordinance, Article II. - Water Conservation for Landscape Irrigation Ord. No. 2009-16, Section 4, 4-14-2009 - Irrigation with automatic lawn sprinkler installed after May 1, 1991 shall install, maintain and operate a rain sensor device or switch that overrides the irrigation system with adequate rainfall has occurred.	Yes
Adopted and maintained since 2017	Any other conservation measures or programs designed to reduce outdoor water use	Developer/Applicant must submit conceptual ideas to the Town that adheres to the 2017 Town of Montverde Standards & Guidelines for Low Impact Development (LID) to include integration of hydrology, control through distributed management, control stormwater at the source, utilize non-structural controls, and create multifunctional landscapes and infrastructures: - Bio-retention - Rainwater Harvesting - Swales - Infiltration Trenches - Level Spreaders - Permeable Pavement Systems - Reforestation/Revegetation - Plan Requirements - Operation and Maintenance	Yes
Adopted and maintained since 2017		Developer/Applicant must submit conceptual ideas to the Town that adheres to the 2017 Town of Montverde Standards & Guidelines for Conservation Criteria: 1. Landscaping, including: - Invasive Species Survey - Turf Grass Requirements - Canopy Coverage Requirements - Small Trees/Shrubs/Groundcover - Education and Outreach - Water Conservation 2. Land Management 3. Interpretative Kiosks	Yes
Indoor Water Conservation			
Through end of permitting period	An education element focusing on indoor	See above sections	To be achieved within one year

CONSERVATION BMPS AND CONSERVATION PROGRAMS			
Time Period	**BMP or Conservation Program**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
	conservation as part of the water conservation public education program		

OTHER METRIC			
Time Period	**Metric**	**Strategy Associated with the Goal**	**Achieved/Not Achieved**
Rate Structure Designed to Promote Efficient Use			
Ongoing	Increasing block rate structure	Town's Tiered Water Rate Sheet	Yes
Through end of permitting period	Informative customer billing	Implementing a monthly use bar chart	To be achieved within one year
Water Loss Reduction Program			
Ongoing	Meter replacement	After 3 months zero reading prompts inspection. If stuck, meter is replaced.	Yes
		10% of residential meters that measure greater than 1 million gallons or 10 years old.	Yes
Ongoing	Meter reading		Yes
Ongoing	Capital improvements	Aging meter replacement	Yes
		Aging pipe replacement	Yes
Ongoing	Water audits	Town's Neptune meters automatically send alarms for high water use/rates, which triggers leak notifications and water audits	Yes
Ongoing	Leak detection team	Town's Neptune meters automatically send alarms for high water use/rates, which triggers leak notifications and water audits	Yes
Ongoing	Valves inspected		Yes

RESIDENTIAL PER CAPITA WATER USE (for Public Supply only)
☑ Residential per capita: 144 gcpd *Use the formula: Total Residential Water Use (or Water Use by Dwelling Units) divided by Service Area Residential Population*

Woodard & Curran

Conservation Programming Content

1511 N West Shore Blvd.
Tampa, FL 33607
800.426.4262

woodardcurran.com

0233076.09
Town of Montverde
July 2024

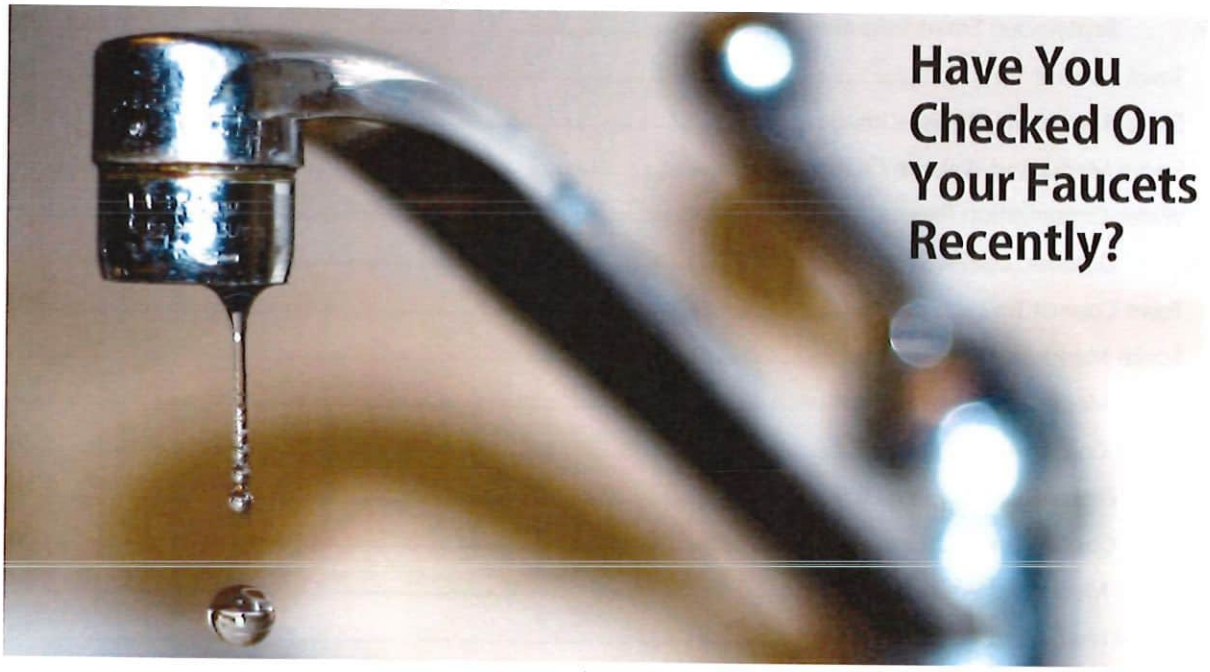
Website, Town Council, and Social Media Content

1. JANUARY: LOW FLOW FAUCETS

Town Council Tip

A leak at the rate of one drop per second can waste up to 2,700 gallons per year. Check faucets regularly for leaks at the faucet head and seepage at the base and its connections. If your existing bathroom faucet flows above 2.5 gallons per minute, install a low-flow aerator or replace the faucet with a model that uses 2 gallons per minute or less. The planet and your wallet will thank you for choosing more efficient faucets!

Social Media and Website Image



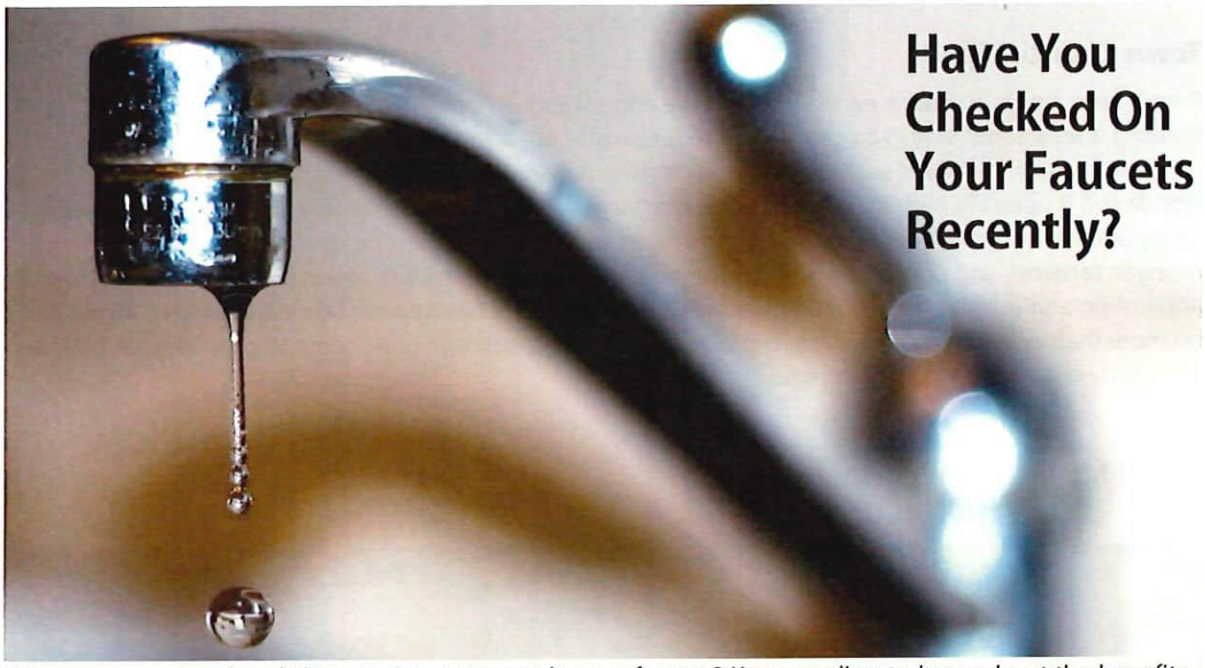
Social Media and Website Caption

Have you ever wondered if it was time to upgrade your faucets? Here is a step-by-step guide on check if your faucets are under performing and wasting water:

Turn on the faucet and allow the water to flow into a container for 10 seconds. Multiply the volume of water in the container by six to determine the per minute flow. If your existing bathroom faucet flows above 2.5 gallons per minute, install a low-flow aerator or replace the faucet with a model that uses 2 gallons per minute or less. For a bathroom faucet, a 1.0 gallons per minute flow will provide enough water for personal hygiene needs. For a kitchen faucet, you will want 2.2 gallons per minute of flow to make sure the flow of water is enough to wash and rinse dishes.

The planet and your wallet will thank you for choosing more efficient faucets!

Water Conservation Page



Have you ever wondered if it was time to upgrade your faucets? Keep reading to learn about the benefits of faucet replacement.

- A leak at the rate of one drop per second can waste up to 2,700 gallons per year. Check faucets regularly for leaks at the faucet head and seepage at the base and its connections.
- Leaky faucets are repaired by replacing washers and by tightening or repacking the faucet stem. Do-it-yourselfers can find a variety of repair kits in local plumbing supply stores, home improvement/hardware stores and discount stores. Most kits contain detailed instructions and a listing of necessary tools. If preferred, a plumber can do repairs.
- Check the amount of water flowing from each faucet. You can do this by opening the faucet and allowing the water to flow into a container for 10 seconds. Multiply the amount of water in the container by six to determine the per minute flow. If your existing bathroom faucet flows above 2.2 gallons per minute, install a low-flow aerator or replace the faucet with a model that uses 1.5 gallons per minute or less. For a bathroom faucet, a 1.0 gallons per minute flow will provide enough water for personal hygiene needs. For a kitchen faucet, you will want 2.2 gallons per minute of flow to make sure the flow of water is enough to wash and rinse dishes.
- Faucet aerators are circular screened disks, usually made of metal, that are screwed onto the head of the faucet to reduce flow. Aerators for kitchen faucets are available with a variety of spray patterns and flow-control features. You may want to use a low-flow aerator with an on/off flip handle that allows you to increase or reduce the flow as needed. Faucet aerators require periodic cleaning of grit and scale buildup that may inhibit flow.

2. FEBRUARY: LAWN CARE

Town Council Tip

Proper lawn care can reduce excess water usage and save you money! As Spring approaches, start thinking ahead about ways you can start to reduce water use and save money. Consider being conservative with fertilizers as they can cause detrimental environmental effects and excess growth. Florida soil is naturally high in phosphorus, and a "no phosphate" fertilizer is fine for most mature lawns. Apply phosphate fertilizer only if a soil test demonstrates the need. Consider using a slow-release nitrogen fertilizer, and only apply fertilizer during the growing season and allow a month between the Fall application and the first freezing temperatures, which will make new growth less vulnerable to frost. Cut no more than one-third of the grass length at one time to encourage grass roots to grow deeper and use a properly sharpened and clean blade.

Social Media and Website Image

Social Media and Website Caption

Proper lawn care can reduce excess water usage and save you money! As Spring approaches, start thinking ahead about ways you can start to reduce water use and save money. Consider being conservative with fertilizers as they can cause detrimental environmental effects and excess growth. Florida soil is naturally high in phosphorus, and a "no phosphate" fertilizer is fine for most mature lawns.

Apply phosphate fertilizer only if a soil test demonstrates the need. Consider using a slow-release nitrogen fertilizer, and only apply fertilizer during the growing season and allow a month between the Fall application and the first freezing temperatures, which will make new growth less vulnerable to frost. Cut no more than one-third of the grass length at one time to encourage grass roots to grow deeper and use a properly sharpened and clean blade. Follow these tips and your lawn will surely be the talk of the town.

Water Conservation Page

Spring is right around the corner and now is the perfect time to learn more about water-wise lawn care!

When fertilizing, using the correct amount of fertilizer can save water and money, reduce the number of pollutants reaching waterways, and result in a healthier landscape. Overfertilizing will aggravate pest problems, stimulate excessive plant growth, and demand frequent irrigation.

Fertilizers should be used only when specific nutrient deficiency symptoms are evident. These deficiencies can be determined by conducting a soil test or analysis. Florida-friendly lawns require only moderate amounts of supplemental fertilizer once they are established.

Avoid overuse of fertilizers, especially near the water's edge. Rain and lawn watering can wash excess fertilizer into water bodies, where excess nutrients cause algal blooms and weed growth. The amount of fertilizer to apply depends on several factors, such as grass species, soil type and permeability, and your location in the state.

Apply fertilizers sparingly and follow the manufacturer's directions on the bag in terms of the amount per application. Know exactly the square footage of your lawn that the bag of fertilizer is intended to cover.

Florida soil is naturally high in phosphorus, and a "no phosphate" fertilizer is fine for most mature lawns. Apply phosphate fertilizer only if a soil test demonstrates the need. For information specific to your area, contact the local County Cooperative Extension Service.

The best fertilizers for healthy landscapes and the environment are those that contain a high percentage of slow-release nitrogen. Slow-release products stay in the soil to supply nutrients to plants over a longer period. The product label will identify organic, slow-release or controlled release nitrogen, sulfur-coated, IBDU (15N-isobutylidene divrea), or resin-coated.

Fertilize only during the growing season, which can vary depending on where you live in Florida. Allow a month between the Fall application and the first freezing temperatures, which will make new growth less vulnerable to frost.

Use pesticides, herbicides and fungicides only when needed, and apply them responsibly, following the label's directions.

Cut your grass at the highest recommended height for your turf species or the highest setting on your lawn mower. Cut no more than one-third of the grass length at one time to encourage grass roots to grow deeper.

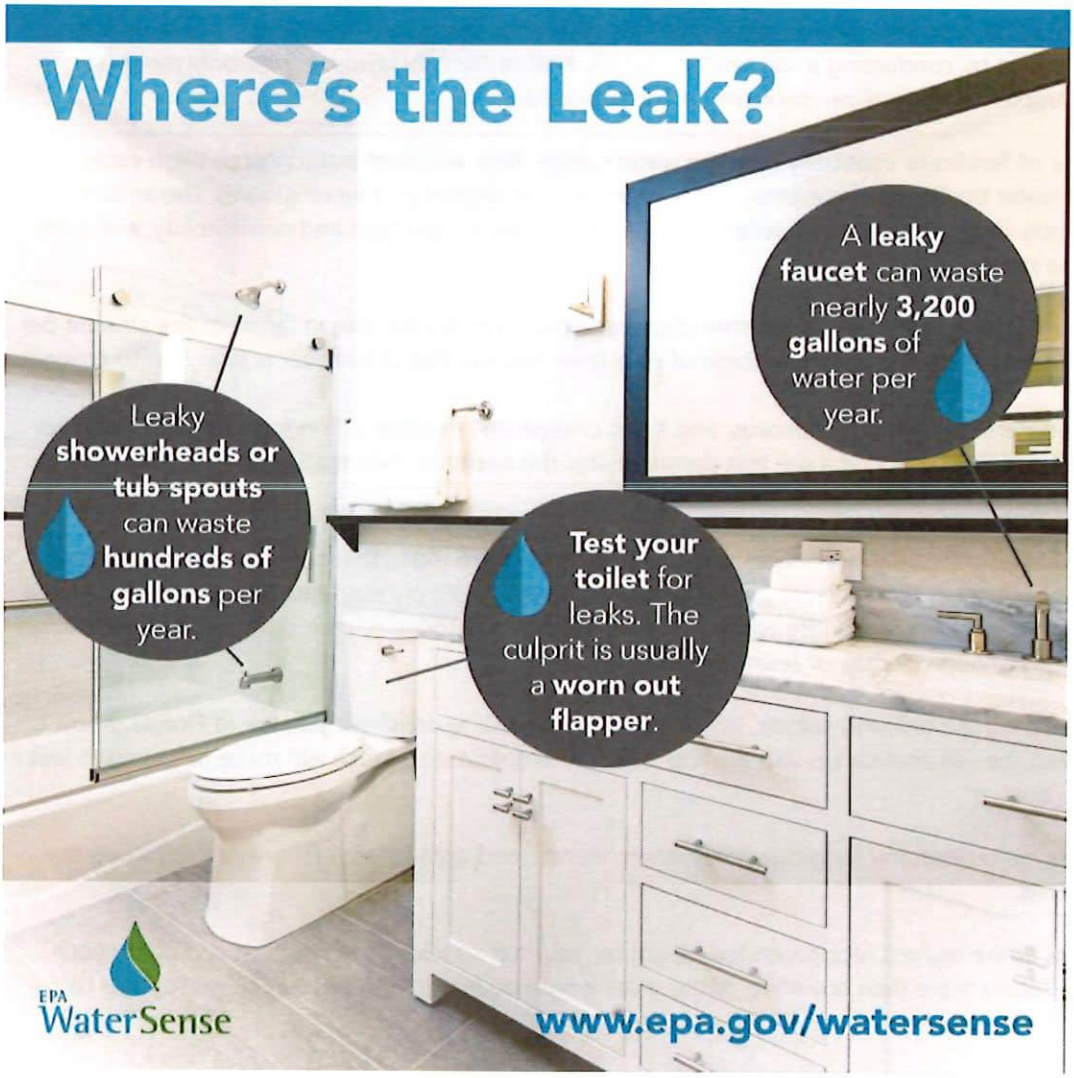
Keep mower blades sharp for a clean cut; dull blades tear grass, opening it to disease and increasing its need for water and fertilizer. Leave short grass clippings where they fall. The clippings reduce the lawn's need for water and fertilizer. Remove thick patches of clippings so that the clippings will not kill the grass underneath.

3. MARCH: USEPA FIX-A-LEAK WEEK

Town Council Tip

Happy Fix-a-Leak Week! The average family can waste 180 gallons per week, or 9,400 gallons of water annually, from household leaks. That's equivalent to the amount of water needed to wash more than 300 loads of laundry. To check if you have a leak in your home, look at your water meter; if your flow indicator gauge, which is a small red triangle or diamond, is not moving, you do not have a serious leak. To check for small leaks, write down the number that your meter reads, keep the water in your house off and come back in an hour and take a second reading. If this number has changes, you have a small leak!

Social Media and Website Image



Social Media and Website Caption

Happy Fix-a-Leak Week! The average family can waste 180 gallons per week, or 9,400 gallons of water annually, from household leaks. That's equivalent to the amount of water needed to wash more than 300 loads of laundry. To check if you have a leak in your home:

1. Turn off all water in your home, make sure your hot water machine and ice-cube maker or any other appliances aren't running
2. Next, go to your water meter and jot down all the numbers you see. Also, look at the flow indicator gauge, which is a small red triangle or diamond. If it is not moving, you do not have a serious leak.
3. To check for slow leaks, read your water meter before and after a one-hour period when no water is being used. If the readings are different after the one-hour period, you have a leak. If you have a well, listen for the pump to kick on and off while the water is not in use. If it does, you have a leak.
4. If you do have a leak, some areas to check include toilets, faucets, malfunctioning water softeners, swimming pools, water heaters and faulty irrigation valves. Other leaks can be harder to find, such as underground leaks, foundation leaks and leaks behind walls. These may require the assistance of a plumber to locate

Happy Leak Hunting!

Water Conservation Page

Happy Fix-a-Leak Week! Learning to read your water meter can pay off. It's easy to do and it is a way to determine if you have a leak in your home.

First, turn off all the water in your house. (Remember to wait for the hot water heater and ice-cube makers to refill, and for regeneration of water softeners.)

Next, go to your water meter and jot down all the numbers you see. Also, look at the flow indicator gauge, which is a small red triangle or diamond. If it is not moving, you do not have a serious leak.

To check for slow leaks, read your water meter before and after a one-hour period when no water is being used. If the readings are different after the one-hour period, you have a leak. If you have a well, listen for the pump to kick on and off while the water is not in use. If it does, you have a leak.

Some areas to check include toilets, faucets, malfunctioning water softeners, swimming pools, water heaters and faulty irrigation valves. Other leaks can be harder to find such as underground leaks, foundation leaks and leaks behind walls. These may require the assistance of a plumber to locate

Happy Leak Hunting!

4. APRIL: WATER CONSERVATION MONTH

Town Council Tip

It's April, which means its National Water Conservation Month!

Water conservation in the home is something easy that you can participate in this month and year-round. Some of the most effective ways to reduce your water consumption include taking 5-minute showers, fixing household leaks, washing full loads of clothes and dishes, recycling indoor water for garden irrigation, and installing high efficiency appliances.

Social Media and Website Image

Around The House - Learn simple habits to help reduce water use inside your home

Fill Bathtub Halfway or Less

Filling up your bathtub halfway or less can save 17-25 gallons of water per person every bath.

Fix Leaks

Fixing leaks inside and outside the home can save 27 to 90 gallons of water each day.

Install Aerators

Installing aerators can save .7 gallons per minute.

Install High-Efficiency Toilets

Installing high-efficiency toilets can save 6-35 gallons per day.

Recycle Indoor Water and Irrigate Your Garden

Recycling indoor water to use outdoors can cut water use by 30%.

Take 5-minute Showers

Keeping showers under 5 minutes can save 12.5 gallons per shower when using a water-efficient showerhead.

Turn Off Water When Brushing Teeth, Shaving

By turning off the water when brushing teeth or shaving you can save 8 gallons of water per person per day.

Wash Full Loads of Clothes and Dishes

Washer: saves 15–45 gallons per load.
Dishwasher: saves 5–15 gallons per load.

Social Media and Website Caption

It's April, which means its National Water Conservation Month!

Water conservation in the home is something easy that you can participate in this month and year-round. Some of the most effective ways to reduce your water consumption include taking shorter showers and fixing leaks, washing full loads of clothes and dishes, and installing high efficiency appliances. Try testing out some of the tips from the picture above and let us know how they go.

Think about the areas of your house where you use the most water. This April, let's get creative and reduce your use in ways that work for you!

Water Conservation Page

Happy Water Conservation Month!

Water conservation in the home is something easy that you can participate in this month and year-round. Try testing out some of the tips below and let us know how they go.

- Take a 5-minute shower and turn off water when brushing your teeth or shaving.
- Install high efficiency appliances.
- Wash full loads of laundry and dishes.
- Install water-softening systems only when necessary. Save water and salt by only running the minimum amount of regeneration necessary to maintain water softness. Turn softeners off while on vacation. Also, consider installing a system capable of using potassium instead of sodium with demand-based regeneration.
- Never put water down the drain when there may be another use for it, such as watering a plant or cleaning.
- Replace leaky drain plugs in sinks and bathtubs.
- Store drinking water in the refrigerator instead of letting the tap run while you wait for cool water to flow.
- Do not use running water to thaw meat or other frozen foods. Defrost food overnight in the refrigerator or by using the defrost setting on your microwave.
- Install instant or on demand hot water in the kitchen so you don't have to let the water run while it heats up.
- Insulate your water pipes. You'll get hot water faster plus avoid wasting water while it heats up.
- Avoid installing a water-to-air heat pump or air-conditioning system. Newer air-to-air models are just as efficient and do not waste water.

Think about the areas of your house where you use the most water. This April, let's get creative and reduce your use in ways that work for you!

5. MAY: MICRO IRRIGATION

Town Council Tip

Micro-irrigation, commonly referred to as "drip" or "low volume" irrigation, offers a way to improve landscape quality while saving water. When designed and used correctly, this approach can improve the efficiency of landscape irrigation through the precise application of water. With proper design, operation and maintenance, micro-irrigation systems can have many benefits, including decreased water loss from evaporation and runoff, reduction in pests, easy retrofitting and instillation, flexibility in meeting variable water needs, compliance with local water conservation codes and ordinances.

Social Media and Website Image

Social Media and Website Caption

Micro-irrigation, commonly referred to as "drip" or "low volume" irrigation, offers a way to improve landscape quality while saving water. When designed and used correctly, this approach can improve the efficiency of landscape irrigation through the precise application of water. With proper design, operation and maintenance, micro-irrigation systems can have many benefits, including decreased water loss from evaporation and runoff, reduction in pests, easy retrofitting and instillation, flexibility in meeting variable water needs, compliance with local water conservation codes and ordinances.

Water Conservation Page

Micro-irrigation, the basics:
Micro-irrigation, commonly referred to as "drip" or "low volume" irrigation, offers a way to improve landscape quality while saving water. When designed and used correctly, this approach can improve the efficiency of landscape irrigation through the precise application of water.

Micro-irrigation emitters have a maximum flow rate of 30 gallons per hour (gph), or 0.5 gallons per minute (gpm). In contrast, traditional spray and rotor sprinklers can apply water at a rate of more than 3 gpm. Micro-irrigation is commonly used for landscape bed irrigation and potted plants. Use caution with micro-irrigation on Florida lawns.

Benefits of micro-irrigation:
With proper design, operation and maintenance, micro-irrigation systems can have many benefits, including:

- Decreased water loss from evaporation, wind and runoff
- Minimized pest problems, such as weeds and diseases, by applying water to the root area of the plant
- Increased water application efficiency when retrofitting in-ground sprinkler systems
- Easy connection to hoses or outdoor spigots
- Flexibility in meeting variable water needs of new, maturing and established plants
- Minimized erosion when watering plants on steep slopes
- Compliance with local water conservation codes and ordinances

Ongoing maintenance
To properly maintain the system:

- Periodically inspect plants for signs of over- or underwatering, such as wilting and/or changes in leaf color; adjust emitters or timer/controller as necessary.
- Check soil wetting patterns around individual plants to ensure that at least half of the root zone area is covered. Whole root zone coverage is preferable.
- Inspect and clean filters and emitters on a regular basis. Flush the system every two months to discharge debris.
- As plants grow, inspect emitters and move them away from the original planting area.
- Reset irrigation controller seasonally to adjust to changes in plant water needs.
- When replacing parts, use only parts specified by the equipment manufacturer.

6. JUNE: TREE CARE

Town Council Tip

Happy Summer! As the weather begins to heat up, it's important to remember to look out for your trees. Trees are an investment that provides benefits for you and the greater community, which is why it is so important to prioritize their care during drought. Mulching your trees, reducing pruning and fertilizer, and watering slowly to avoid runoff and pooling are great ways to prevent wasted water during dry months.

Social Media and Website Image

Save Our Trees - Florida needs trees and trees need water. In a drought, responsible water use includes watering your trees.

Prioritize Your Trees

Even if a municipality imposes watering restrictions, you'll likely be able to properly water trees. Remember, trees are an investment. It will take more water, time, and money to replace a mature tree lost to drought than to keep alive.

Check Your Soil

Check soil moisture to see if it's time to water. The easiest way is to use a long screwdriver and poke the soil. It will pass easily into moist soil, but be difficult to push into dry soil. If you can't poke it in at least 6", it's time to water.

Young Trees

Young trees (0-3 yrs) need 5 gallons of water 2 -4 times per week. Create a small watering basin with a berm of dirt. Drill a small hole in the bottom of a 5-gallon bucket, place it near the tree, fill it with water, and let it slowly drain. If soil drains slowly, knock down berm in winter.

Established Trees

For established trees (3+ yrs), slowly soak the root zone under the canopy until water soaks 12-18 inches below the surface. Do not water close to the trunk. Use a soaker hose, a sprinkler hose attachment on a low setting, or other watering systems.

Mulch, Mulch, Mulch!

4-6 inches of mulch or leaf litter improves vigor and helps retain moisture, reducing water needs and protecting your trees. Keep mulch from trunks and stems. Mulch also does not compete for water (like lawns) or radiate heat (like rocks).

Limit Pruning and Fertilizer

Avoid pruning or fertilizing trees during dry seasons. Lack of water and too much pruning both stress your tress. Fertilizer encourages leafy growth, which requires more water.

Soak Slowly to Avoid Run-Off

Watering faster than soil can soak it in leads to runoff and waste. Long, slow soaks allows water to go deeper. Place watering system above the trees if on a slope so water flows and soaks around the tree (but not close to the trunk). Use a hose timer so you don't leave the hose on.

Social Media and Website Caption

Happy Summer! As the weather begins to heat up, it's important to remember to look out for your trees. Trees are an investment that provides benefits for you and the greater community, which is why it is so important to prioritize their care during drought. Mulching your trees, reducing pruning and fertilizer, and watering slowly to avoid runoff and pooling are great ways to prevent wasted water during dry months. Check out the picture above for more information and helpful tips!

Water Conservation Page

Keep your soil healthy!

Healthy soils cycle nutrients effectively, minimize runoff, retain water, and absorb excess nutrients, sediments, and pollutants. Have your soil tested for nutrient content, pH, soil composition, and organic matter content. Contact your local Cooperative Extension Office or state universities for a soil test kit or soil testing services. Very sandy soil, heavy clay, compacted soil, or extreme soil pH may impact which plants are right for your yard. In these cases, seek advice from a nursery, horticulturist, Cooperative Extension, or other expert.

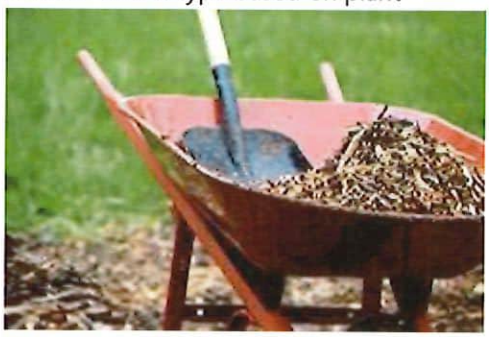
Aerate your soil.

Soil can become compacted during home construction or from normal foot traffic. Aerating your soil with a simple lawn aerator can increase the infiltration of water into the ground, improving water flow to the plant's root zone and reducing water runoff.

Use mulch to save water and improve soil health.

In addition to making landscapes attractive, mulch adds an extra layer between plant roots and air, helping to protect plants in a variety of ways. Mulch helps reduce evaporation, which allows soil to retain water longer and means plants require less frequent watering. Mulch also helps plants thrive by inhibiting weed growth, preventing soil erosion, and moderating soil temperature,

Different plants require different soil conditions, so it's best to choose a mulch type based on plant varieties and their soil needs. Organic mulch such as hardwood chips, straw, leaves, pine needles, or grass clippings will help improve the condition of soil, by adding nutrients as it decomposes. Inorganic mulches like rocks, pebbles, or gravel may help to eliminate weeds. Avoid using rock mulches in sunny areas or around non-arid climate plants, as they radiate large amounts of heat and promote water loss that can lead to scorching.



Applying mulch to a depth of three to four inches provides the right coverage for most plants; excessive amounts of mulch can restrict water flow to plant roots. Leave a few inches of space between organic mulches and the base of trees or other woody plants to prevent rot. Don't forget to pull any weeds prior to mulching and spread evenly to prevent thin areas

where the mulch can't do its job. The extension program (part of the Cooperative Extension System) has additional information about mulch and water conservation.

Minimize steep slopes.

Slopes can be challenging because of the potential for erosion and runoff. If slopes cannot be avoided in your landscape design, install plantings with deeper root zones such as native ground covers and shrubs to provide stabilization and prevent erosion.

Use soil amendments where appropriate.

Soil amendments can be organic or inorganic. They are mixed into the soil and can provide short-term and long-term water saving benefits. Plants require water in the soil to grow healthy and soil amendments help the soil to retain moisture so that you do not have to irrigate as often.

Use regionally appropriate, low water-using and native plants.

Once established, these plants require little water beyond normal rainfall. Also, because native plants are adapted to local soils and climatic conditions, they rarely require the addition of fertilizer and are more resistant to pests and diseases than are other species. Be careful when selecting exotic species, as some may be invasive, which may require more water and could displace native plants. State affiliates of Plant Something may be able to point you in the direction of nurseries in your state who can assist you on plant selection and provide other advice.

If your landscape includes turfgrass, place it strategically in areas where it will have a practical function, and consider using a low-water-use turfgrass suited to growing in your local climate to provide a beautiful lawn that can save water. Our Turfgrass and Water Efficiency page provides information on types of turfgrass and tips on how to maintain a healthy lawn.

Recognize site conditions and plant appropriately.

Areas of the same site may vary significantly in soil type or exposure to sun and wind, as well as evaporation rates and moisture levels. Placing plants that prefer shade in the open sun will affect their ability to thrive. Be mindful of a site's exposure to the elements and choose plants that will thrive in the site's conditions.

Group similar plants together for irrigation.

Grouping vegetation with similar watering needs into specific "hydrozones" reduces water use and protects the plants from both underwatering and overwatering by allowing you to water to each zone's specific needs. For example, turf areas and shrub areas should always be separated into different hydrozones because of their differing water needs.

Tips for starting new plants.

When trees and shrubs are planted, they will normally require irrigation during the establishment period. Once the plants have taken root, irrigation can be reduced and/or eliminated. It is also common to surround the plant with a berm that holds the water at the base of the plant, preventing it from flowing away.

Turfgrass sod, plugs, or sprigs are mature plants that are directly planted into the landscape and establish quickly. The quick establishment period is a benefit to using sod, although the cost of installation can be higher than using seed. Seeding the landscape has a lower cost but could take longer to establish. Additional considerations related to turfgrass are on the Turfgrass and Water Efficiency page.

Irrigate only when needed.

Irrigating lawns has been a concern of water providers over the years due to the increased demand for water. From sports fields to residential landscapes to commercial properties, the use of turfgrass may require irrigation to maintain a healthy, useable landscape. Regions with higher temperatures and lower than average rainfall can provide more stress to the grass, causing it to brown. Grasses that are drought tolerant are better equipped to handle drought conditions requiring less frequent irrigation. Using smart watering practices will keep your landscape healthy and water use down.

Keep up with the weeding.

Make sure you regularly maintain your landscape. Replace mulch around shrubs and garden plants to help them retain moisture. Remove weeds and thatch as necessary so they don't compete with your desired plants for water.

Raise your lawn mower cutting height.

Raise your lawn mower blade, especially in the Summer, when mowing too close to the ground will promote thirsty new growth. Longer grass promotes deeper root growth and a more drought resistant lawn. Longer grass blades also help shade each other, reducing evaporation, and minimizing weed growth. The optimal turfgrass height is the tallest allowable height within the recommended mowing range for the turf species grown. The Turfgrass and Water Efficiency page has more information about proper management of turfgrass.

Minimize or eliminate fertilizer.

Fertilizer encourages thirsty new growth, causing your landscape to require additional water. Minimize or eliminate the use of fertilizer where possible. If you do need fertilizer, look for a product that contains "natural organic" or "slow-release" ingredients. These fertilizers feed plants slowly and evenly, helping to create healthier plants with strong root systems and no excessive "top growth". Moreover, using "slow-release" fertilizers can reduce nutrient run-off into ground and surface waters, protecting natural resources.

Grass clippings from mowing, when left in place, are a good natural source of fertilizer for the soil and can reduce the overall total fertilizer application required. A lawn with healthy turfgrass that is not cut too short will also be a good defense at preventing the growth of weeds.

Timing Is Everything.

No matter what kind of yard or landscape you have, it's important to know exactly how much water your plants need before you turn on the sprinkler. Smart watering practices reduce runoff and may decrease the need for pesticides and fertilizers.

Contact your local water utility to find out exactly how much and when you should be watering and keep the following questions in mind when you water so that you can maintain a beautiful and healthy yard without wasting water or money.

When?

Avoid watering in the middle of the day when the hot sun will evaporate much of the water before it can get to thirsty plants.

- When It's Hot
- When In Drought

How often?

Your landscape will typically require one inch of water a week, including rainfall, and that can vary depending on where you live, recent weather, and the plants in your landscape. Your area's Cooperative Extension Service or local water utility can provide advice on how often to irrigate shrubs, trees, and other perennials.

How long?

Give this a try! Place a few empty tuna cans around your lawn while you're watering and measure how long it takes your sprinkler to fill them with a half inch of water. Then, try watering that amount of time twice a week, gauge how your landscape responds, and adjust based on weather conditions.

If water begins to pool, turn off your sprinkler to prevent overwatering, weed growth, disease, fungus, and stormwater runoff that pollutes local waterways with fertilizers and pesticides. Watering plants or grass too frequently can drown plants or result in shallow roots. You can simplify your irrigation schedule by replacing your standard clock timer controller with a WaterSense-labeled irrigation controller.

Water can easily pool on some landscapes with clay-rich soils or slopes if water is applied too quickly. These landscapes can benefit from dividing irrigation runtimes into intervals with short breaks in between to allow water to soak into the soil. Keep water in your landscape and reduce overwatering by implementing Cycle-and-Soak.

What else?

When the rain does come, saving water from storms or diverting rainwater back to the landscape is a great way to supplement your efficiency measures. Rain barrels or cisterns can be used to harvest rainwater for irrigation and other outdoor water uses. Some areas might have laws that prohibit collection of rainwater, so be sure to check with your local water resource agency or town before implementing a rainwater collection system. Rooftop downspouts can also be diverted towards rain gardens that easily soak up the rain rather than sending it to stormwater drains.

- For more on rainwater collection, visit USEPA's Green Infrastructure Web page: Rain Harvesting.
- Learn how to keep rain where it falls, visit USEPA's Soak up the Rain effort
- Alternative Water Sources Maps – DOE provides information on rainwater harvesting regulations by state.

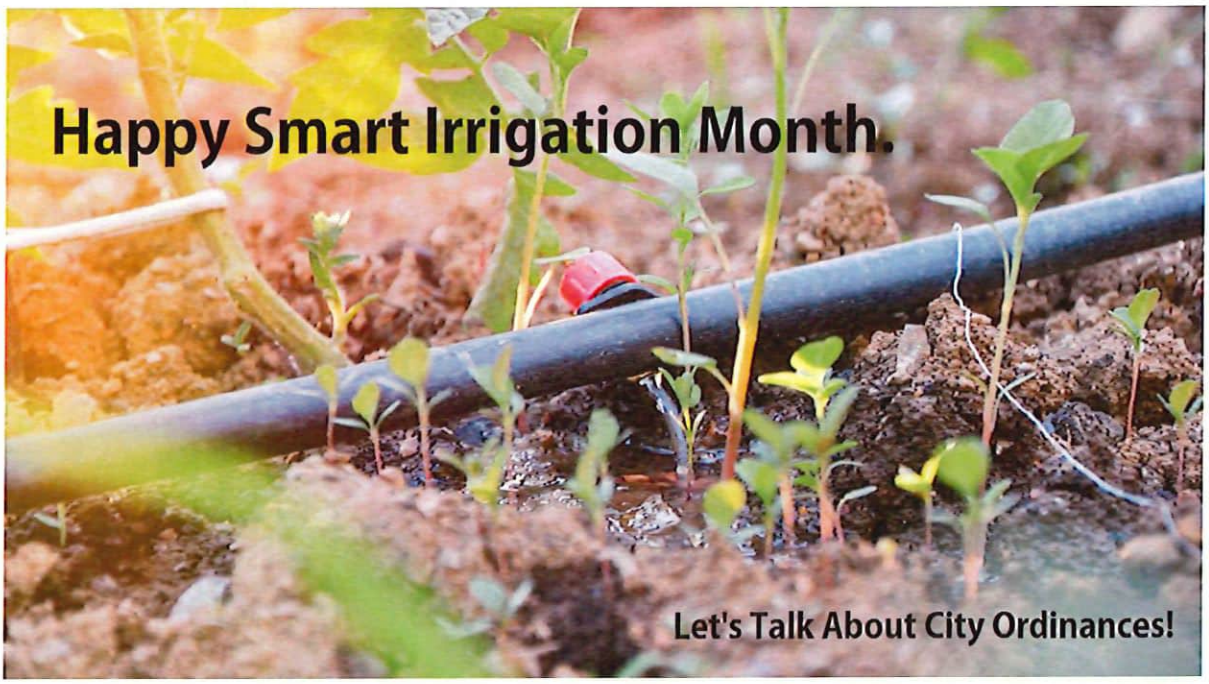
7. JULY: SMART IRRIGATION MONTH

Town Council Tip

Happy Smart Irrigation Month! To celebrate, let's review the Town of Montverde's irrigation water conservation schedule.

Ordinance 2009-16 Section 12.52 states that when daylight savings time is in effect, irrigation can happen no more than two times a week per residential household. Odd numbered addresses may irrigate on Wednesday and Saturday, even numbered houses may irrigate on Thursday and Sunday, and non-residential irrigation must occur on Tuesday and Friday Additionally. Irrigation must occur before 10 am and after 4 pm. Check out the Town website for more information on irrigation schedules and rules.

Social Media and Website Image



Social Media and Website Caption

Happy Smart Irrigation Month!

To celebrate, let's review the Town of Montverde's irrigation water conservation ordinances. Ordinance 2009-16 Section 12.52 states that while daylight savings is in effect:

- All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.
- Residential landscape irrigation at odd numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m.
- Residential landscape irrigation at even numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m.
- Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.

- No more than ¼ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.

We hope this quick review of the Town's irrigation ordinances has been helpful. Happy watering!

Water Conservation Page

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- No more than ¼ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.

Check out the table below for an overview of the Town watering schedule!

	Irrigation Times	Run Time	Watering Days
Even Numbered Houses	Before 10 am, after 4 pm	Less than an hour	Thursday and Saturday
Odd Numbered Houses	Before 10 am, after 4 pm	Less than an hour	Wednesday, Saturday
Non-Residential	Before 10 am, after 4 pm	Less than an hour	Tuesday and Friday

We hope this quick review of the Town's irrigation ordinances has been helpful. Happy watering!

8. AUGUST: WASHING MACHINE EFFICIENCY AND ENERGY STAR PRODUCTS

Town Council Tip

Replacing your appliances with ENERGY STAR® certified products ensures that you will be maximizing your water and energy efficiency! The Energy Star website contains helpful information about the energy footprint and water performance of various types of appliances including air conditioners, refrigerators, washers, dryers, heat pumps, and more. Check it out before your next appliance purchase.

Social Media and Website Image

Social Media and Website Caption

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Water Conservation Page

Are you in the market for a new washing machine or interested in learning how you can save some money and water in the laundry room?

When you replace your clothes washer, consider an ENERGY STAR® model that uses an average of 13 gallons of water per load. Older and non-water efficient washing machines can use as much as 40 gallons of water per load. The Energy Star website is linked Here -------> Energy Star

For washing machines with variable settings for water volume, select the minimum amount required per load. If the load size cannot be set, operate the washer with full loads only. This will maximize the amount of your clothes being washed while minimizing the amount of water being used!

Use the shortest wash cycle for lightly soiled loads. Normal and permanent-press wash cycles use more water. Check hoses regularly for leaks. Pretreat stains to avoid over-washing.

These tips will surely help you reduce your water footprint while saving money along the way. Remember, when you use water, you are spending money!

9. SEPTEMBER: SMART IRRIGATION CONTROLLERS

Town Council Tip

Town Ordinance Number 2009-16 requires Irrigation with automatic lawn sprinkler installed after May 1, 1991 to be operated in tandem with a rain sensor device or switch that overrides the irrigation system with adequate rainfall has occurred. Various devices are available including ones that detect rainfall, control irrigation based on soil moisture, and use weather data to determine adequate irrigation.

Social Media and Website Image

Social Media and Website Caption

Let's talk about "Smart" irrigation controllers! Smart sensors and controllers monitor weather and other site conditions and adjust the irrigation system to apply just the right amount of water at just the right time. Water-saving nozzles and pressure regulators apply water precisely just where it's needed. Together, these technologies can successfully reduce outdoor water use by as much as 20 to 40 percent annually, while maintaining a healthy, beautiful landscape.

Rain Sensors: These devices are designed to temporarily shut off an irrigation system, so it stops running when it detects rain. Rain sensors can be retrofitted on installed sprinkler systems. You may also see them referred to as rain shut-off devices or rain switches. Rain sensors are required on all new homes in Florida.

Soil Moisture Controller: A soil moisture-based controller shuts off an irrigation system when the ground is already wet, preventing overwatering. The controller turns the system back on when the soil becomes drier.

Weather-Based Controllers: Based on local weather conditions, these smart controllers automatically adjust the irrigation schedule to deliver only enough water to meet the plant needs.

Water Conservation Page

Let's talk about "Smart" irrigation controllers!

"Smart" water application technologies take the human element out of the equation. Smart sensors and controllers monitor weather and other site conditions and adjust the irrigation system to apply just the right amount of water at just the right time. Water-saving nozzles and pressure regulators apply water precisely, just where it's needed. Together, these technologies can successfully reduce outdoor water use by as much as 20 to 40 percent annually while maintaining a healthy, beautiful landscape. Many of these devices have Wi-Fi functionality and can be controlled from a smart phone. Learn more about the different types of smart controllers and devices, in the following information shared from the Irrigation Association.

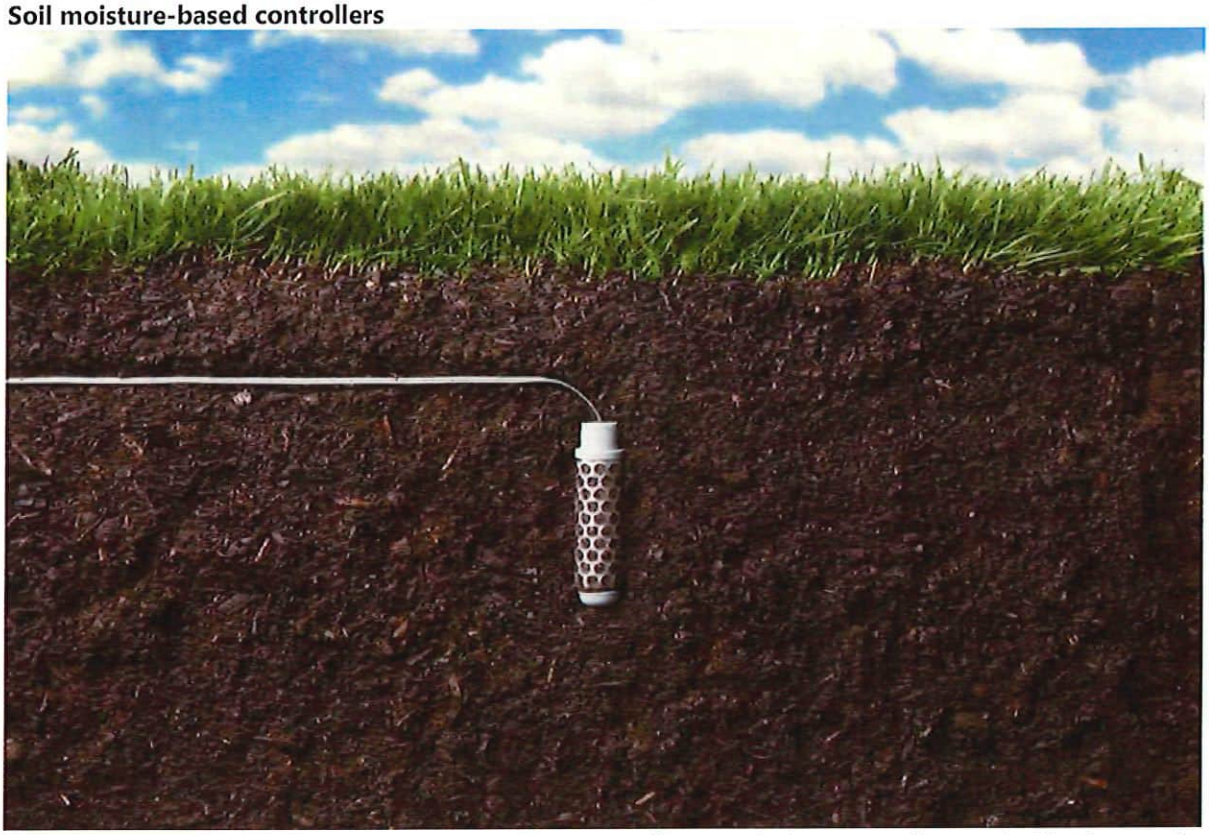
Rain sensors

Rain sensors prevent a sprinkler system from running during a rainstorm. These devices are designed to temporarily shut off an irrigation system, so it stops running when it detects rain. Rain sensors can be

retrofitted on installed sprinkler systems. You may also see them referred to as rain shut-off devices or rain switches. Rain sensors are required on all new homes in Florida.

The most common rain sensor models include an absorbent disk that swells when it gets wet, triggering an electrical switch that overrides the irrigation system. The disk shrinks as it dries out, allowing the system to operate normally. Other models weigh the amount of water collected or use a set of probes to detect the water level. Rain sensors should be checked annually to be sure they are functioning properly.

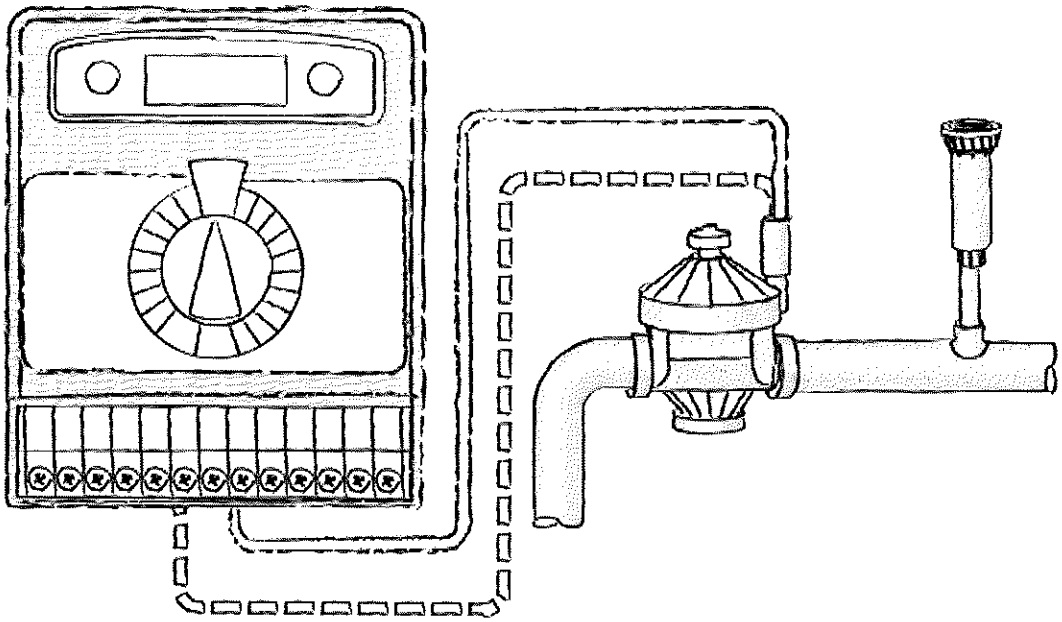
Soil moisture-based controllers



It can sometimes be difficult to determine whether your plants are being watered properly. Thanks to soil moisture-based controllers, you can ensure that they receive just the right amount of water for their conditions. A soil moisture-based controller shuts off an irrigation system when the ground is already wet, preventing overwatering. The controller turns the system back on when the soil becomes drier.
These smart controllers use probes to measure moisture at the root zone. The system compares this reading to the recommended moisture level for the plant, soil type and other variables that were programmed when the controller was first installed.

If the amount of moisture in the soil meets or exceeds the target level, the controller turns off the irrigation system. When the sensor detects dry conditions, it allows the system to operate as programmed. Soil moisture-based controllers can be retrofitted on installed irrigation systems. Many manufacturers also make soil moisture sensors that can retrofit to existing systems and interface with the current controller already on-site.

Weather-based controllers



A weather-based controller monitors changing weather conditions and waters accordingly. These products are also referred to as climate-based controllers, climatologically-based controllers and smart controllers. They use weather data to calculate evapotranspiration, the amount of water that evaporates from the soil surface or is used by the plant. Based on local weather conditions, these smart controllers automatically adjust the irrigation schedule to deliver only enough water to meet the plant needs. Different controllers use different sources of weather data; tese include on-site weather sensors, data from a local weather station or data from the internet. Weather-based controllers can be retrofitted on new or existing irrigation systems.

10. OCTOBER: USEPA SHOWER BETTER

Town Council Tip

The older the showerhead, the more water it uses. Most new showerheads deliver 2.5 gallons of water per minute. Some new models deliver less than 2.0 gallons per minute. Older fixtures can deliver as high as 5 gallons per minute. Pressures have been adjusted to the low-flow fixtures to deliver as good a shower as the higher flow showerheads. If you know your shower heads are leaky or old, consider replacing them with a more water-efficient model to save some money!

Social Media and Website Image

Social Media and Website Caption

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Water Conservation Page

What's the scoop on low flow shower heads?

The older the showerhead, the more water it uses. Most new showerheads deliver 2.5 gallons of water per minute. Some new models deliver less than 2.0 gallons per minute. Older fixtures can deliver as high as 5 gallons per minute. Pressures have been adjusted to the low-flow fixtures to deliver as good a shower as the higher flow showerheads.

Check your showerhead for leaks. Make sure the showerhead is screwed tightly to the wall and check the washer for wear. To fix a leaky showerhead or to install a new showerhead, you need an adjustable wrench or pliers and joint sealer or tape.

Now follow these steps:

- Shut off the water.
- Use the adjustable wrench to remove the old showerhead.
- Clean the threads to remove old joint sealer.

- Apply joint sealer or tape, using package instructions.
- Use the adjustable wrench to install the showerhead. (Use a cloth between the showerhead and the jaws of the wrench to avoid scratching your fixture.)
- Turn the water supply on and test the showerhead.

Time your shower to less than five minutes. Turn the water on to get wet, turn off to lather up, then turn back on to rinse off.

Use the minimum amount of water needed for a bath by closing the drain first, filling the tub only one-third full. The initial burst of cold water will be warmed by the hot water as the tub fills. When adjusting water temperatures, instead of turning the water flow up, try turning it down to balance the temperature.

11. NOVEMBER: LOW FLOW TOILETS

Town Council Tip

Whether remodeling a bathroom, starting construction of a new home, or simply replacing an old, leaky toilet that is wasting money and water, installing a WaterSense labeled toilet is a high-performance, water-efficient option worth considering. WaterSense labeled toilets are available at a wide variety of price points and a broad range of styles.

Social Media and Website Image

Social Media and Website Caption

Whether remodeling a bathroom, starting construction of a new home, or simply replacing an old, leaky toilet that is wasting money and water, installing a WaterSense labeled toilet is a high-performance, water-efficient option worth considering. WaterSense labeled toilets are available at a wide variety of price points and a broad range of styles and in many areas, utilities offer rebates and vouchers that can lower the price of a WaterSense labeled toilet. The average family spends more than $1,000 per year in water costs but can save more than $380 annually from retrofitting with WaterSense labeled fixtures. Check out the water sense website for more information on all water smart products.
Water Sense Website

Water Conservation Page

WaterSense & Water Savings

IN THE MARKET FOR A NEW WATER APPLIANCE? LOOK FOR THIS SYMBOL

- WaterSense labels products are 20 percent more water-efficient and perform as well as or better than standard models.
- The average family can save 13,000 gallons of water and $130 in water costs per year by replacing all old, inefficient toilets in their home with WaterSense labeled models.
- Replacing old, inefficient bathroom faucets and aerators with WaterSense labeled models can save the average family $250 in water and electricity costs over the faucets' lifetime.
- Replacing showerheads with WaterSense labeled models can reduce the average family's water and electricity costs by $70 and can save the average family more than 2,700 gallons of water per year, equal to the amount of water needed to wash 88 loads of laundry.
- Giving a home's main bathroom a high-efficiency makeover by installing a WaterSense-labeled toilet, showerhead, and faucet aerator can pay for itself in as little as 1 year.
- Replacing a clock-based controller with a WaterSense-labeled irrigation controller can reduce an average home's irrigation water use by up to 30 percent and can save an average home up to 15,000 gallons of water annually.

12. DECEMBER: WATER SAVING AROUND THE HOUSE

Town Council Tip

December is a great month to start implementing some water saving techniques in preparation for Spring. Did you know that installing drip irrigation, setting mower blades to 3 inches, mulching the ground, fixing outdoor leaks, sweeping outdoor spaces, and planting drought resistant plants can all help significantly reduce your water footprint?

Social Media and Website Image

Around the Yard - Learn simple habits to help reduce water use outside your home

Use Water-wise Plants

Check with your local water agency on the best plants for your area. It is best to use water-wise, California-native plants when possible.

Install Drip Irrigation & Add a Smart Controller

Installing a drip irrigation system and a smart controller can save 15 gallons each time you water.

Reimagine Your Yard

Feed your vegetables and fruits water first because they feed you! Water-wise plants and shade trees use little or no water once established. Thirsty plants such as lawn and container plants are the lowest priority.

Use a Broom to Clean Outdoor Areas

Using a broom to clean outdoor areas can save 6 gallons every minute.

Use Drought-resistant Trees, Plants

Using drought-resistant plants and trees can save 30 -60 gallons per 1000 sq. ft. each time.

Set Mower Blades to 3"

Setting mower blades to three inches encourages deeper roots and saves 16-50 gallons per day.

Adjust Sprinkler Heads & Fix Leaks

Saves 12 -15 gallons each time you water and a leak about as small as the tip of a ballpoint pen can waste about 6,300 gallons of water per month!

Use Mulch

Using mulch can save 20 -30 gallons of water per 1000 sq. ft. each time you water.

Social Media and Website Caption

December is a great month to start implementing some water saving techniques in preparation for Spring. Did you know that installing drip irrigation, setting mower blades to 3 inches, mulching the ground, fixing outdoor leaks, sweeping outdoor spaces, and planting drought resistant plants can all help significantly reduce your water footprint?

Water Conservation Page

Water Savings in the Garden - Interested in saving water in your garden? Check out these tips:

- Collect water in a rain barrel to use to water your plants. Rainwater is free and is better for your plants because it doesn't contain hard minerals. Planter beds or flower gardens and potted plants can easily be irrigated with water from a rain barrel.
- Pay attention to your hose. Left unattended, a garden hose can pour out 8 to 12 gallons each minute, or hundreds of gallons of water in an hour. Check all hoses, connectors and spigots regularly to make sure they are in good working order. Use hose washers between spigots and water hoses to eliminate leaks. Replace or repair damaged or leaking hoses, nozzles, spigots and connectors.
- Use a broom to clean leaves and other debris from sidewalks and driveways rather than a hose. Using a hose to clean a driveway can waste hundreds of gallons of water.
- Outfit your hose with a spray nozzle that can be adjusted so water flows only as needed. When finished, turn it off at the faucet instead of at the nozzle to avoid leaks.
- Wash your car efficiently. Consider using a commercial car wash that recycles water. If you wash your own car, park on the grass and use a hose with a spray nozzle.
- If you install ornamental water features such as fountains, make sure they are designed to recycle water.
- If you have a swimming pool, consider a new water-saving pool filter. Cover your spa or pool to reduce evaporation.
- Use a free app to tell you how long it takes to run your irrigation system based on local conditions. Learn more on the **University of Florida IFAS website.**

Woodard
& Curran

woodardcurran.com

St. Johns River Water Management District
Instructions for Completing Water Audit Form

INTRODUCTION

All consumptive use permit applicants requesting water for public supply type use must complete a water audit using the District's Water Audit Form pursuant to section 2.2.2.5.1.A.4 of the Applicant's Handbook: Consumptive Uses of Water. The purpose of this document is to supply instructions regarding completion of the water audit form. If the applicant has any questions regarding the water audit form, please contact the staff of the District's Division of Regulatory Services, located at the appropriate District Service Center.

Please note, the District will require submittal of documentation supporting the applicant's water audit form when necessary to complete the evaluation of the audit.

TASK 1: TREATMENT SYSTEM

Task 1 of the water audit is designed to identify water losses in the water treatment system. Systems not monitoring raw water production should not complete Task 1.

1A Raw Water Produced
Include the total volume of ground and/or surface water from withdrawal points owned and operated by the applicant that are used to supply the distribution system. This volume should be derived from meters located at each source prior to the water entering the treatment system.

1B Raw Water Purchased
Include the total volume of ground and/or surface water purchased from withdrawal points not owned or operated by the applicant that are used to supply or supplement the distribution system. This volume should be obtained from metered interconnections with other utilities or suppliers prior to the water entering the treatment system.

1C Finished Water Purchased
Include the total volume of purchased treated water that is used to supply or supplement the distribution system. This volume may be obtained from metered interconnections with other utilities or suppliers placed into the system prior to the plant master meter.

1D Total Water Produced and Purchased
Sum of the lines 1A through 1C.

1E Metered Uses in Treatment
This line is the metered water used during the treatment process. For example, metered uses in treatment may include water used in membrane treatment or equipment washdown.

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

1F Unmetered but Known Uses in Treatment
This line is unmetered, but monitored, water used during the treatment process. An example is water placed into tanker trucks.

1G Total Water Used in Treatment
Sum of lines 1E and 1F.

1H Total Water Produced and Purchased for Distribution
This line is the amount of water produced and purchased minus the amount of water used in treatment.

1I Metered Finished Water Entering the Distribution System
This line is the volume of treated water entering the distribution system. This amount is typically obtained from the water treatment plant master meter.

1J Change in Reservoir and Tank Storage
If source meters are located up-distribution of reservoirs, storage tanks, or underground storage facilities (ASR), then the stored water must be accounted for in the audit.

- If the reservoirs have more water at the end of the study period than at the beginning, then the increased storage was measured by source meters, but not delivered to customers. These increases in storage must be subtracted from the metered supply.
- If there is a net reduction in storage, the decreased amount of stored water must be added to the metered supply.

1K Total Water Unaccounted for in the Treatment Process
This line is the total amount of unaccounted for water lost during treatment. This value can be either positive or negative.

TASK 2: DISTRIBUTION SYSTEM – METERED USES

Task 2 is designed to account for water uses from the distribution system as determined by metered sales records.

2A Small and Medium Meter Use (5/8 inch – 3 inches)
Record monthly totals for entire study period for all meter sizes within the 5/8 – 3-inch range. Calculate total water sold for this size range of meters.

2B Large Meter Use (greater than 3 inches)
Record monthly totals for entire study period for all meter sizes greater than 3 inches. Calculate total water sold for this size range of meters.

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

2C Adjustments due to Meter Lag Time

Corrections should be made to metered water use data when the source-meter reading dates and the customer-meter reading dates do not coincide with the beginning and ending dates of the audit study period.

Example:

Adjusting for one meter route

A utility is studying one calendar year, 1/1 – 12/31
Source meters are read on the 1st day of each month
Customers' meters are read on the tenth day of each month
Calculate the amount of water supplied and consumed for the calendar year

Source Meters – no correction is made for source meters because their reading usually occurs on the days that the study period begins and ends. If the last reading (taken on 1/1) was a day late (end of audit period = 12/31), the water supplied for 1/1 should be subtracted from the total water used.

Customer Meters – since the readings do not coincide neatly with the study period, a correction must be made. To account for changes in the number of customers and in use patterns, water use for the first and last billing periods within the study period should be prorated.

2D Sum of Lines 2A-2C

Total of metered sales for audit period.

TASK 3: DISTRIBUTION SYSTEM – METERED USES NOT COVERED IN TASK 2 AND UNMETERED USES

Task 3 documents miscellaneous system uses not addressed in Task 2. Items 3A-3K list common miscellaneous uses found in a typical public supply system. Item 3K provides space for additional uses not listed. Items 3A-3K may represent a very small component in the overall water use or records documenting the use may not be available to estimate use. In these instances, including an estimate of use may not be useful and the negligible box should be checked.

It is recommended that all uses be metered to improve accountability even if the customer is not billed for the use.

If the water use in items 3A-3K represents a significant portion of the overall use and can be reasonably documented, provide an estimate and indicate how the estimate was determined. No method is more accurate than direct metering; however, the following are common procedures for estimating usage:

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

3A – 3J Miscellaneous Water Uses – Procedures for Estimating Usage

1. Batch Procedure
   When water is transported in a tank truck or container of some sort, use the batch procedure.

   Multiply the volume of the tank or other container by the number of times it is filled from the distribution system. This yields the volume of water delivered from the distribution system. For future estimating, it is essential that reporting forms and procedures are provided to known batch users (i.e. fire departments, construction or road crews, etc.).

   Examples:

   Fire Fighting and Training
   To estimate this use, check fire department records on training, flushing, and fire suppression. Many fire departments use more water for training and hydrant flushing than for fighting fires. Fire departments should keep records of hydrant flushing (flow and duration), fire calls (duration of fire), and tanker fills. In preparation for future audits, all fire departments should be supplied with adequate water use recording forms and meters for hydrant flushing.

   Street Cleaning
   Water used to clean roadways, parking lots, boat ramps, bus stops and bike paths.

   1. Determine the number of trucks or other equipment used daily and each vehicle's water holding capacity.
   2. Calculate number of days used during study period.
   3. Calculate number of times filled/day.
   4. Volume/vehicle/year = Vehicle Capacity x No. Refills/day x No. days used.
   5. Total the water use for each vehicle for the year.

2. Discharge Procedure
   When water is applied directly from a pipe, as in a sprinkler system or line flushing, use the discharge procedure. This method might be used to estimate sewer or construction flushing.

   Multiply the rate of water discharged (gpm) by the total time water flows (#minutes). This yields the volume of water delivered from the distribution system.

   Caution – The discharge rate may vary and the application period may vary in length and frequency. Careful record keeping of each instance is necessary to obtain accurate estimates.

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Examples:

Main Flushing
Water lost from the distribution system due to contaminant and debris cleaning, chlorine residual maintenance, storm drain flushing, etc.

To estimate the volume used for each location flushed, multiply the flow rate by the discharge duration.

In preparation for future audits, all personnel in charge of main flushing should be equipped with water use recording forms.

Irrigation
Use of the discharge method
Discharge rate to each irrigated area x Total time water applied to area (i.e. 20,000 gpd x 100 days/yr = 2.0 mgy)

3. Comparison Procedure
If metered similar facilities such as schools, construction sites, golf courses, parks, pools etc. exist, then estimates can be made for unmetered similar sites. The sites must be alike in size, number of students, irrigated acreage, irrigation methodologies and most other details. Any differences must be accounted for.

Examples:

Irrigation
Use of the comparison method
Site A is a 20-acre sports complex irrigating 15 acres of turf and 5 acres of landscape. Site B is a city park irrigating 5 acres of turf. Site A is metered and using 18 mgy. By comparison, site B should use about ¼ the amount as site A or an estimated 4.5 mgy.

Construction Sites
Water delivered, primarily through hydrants, to trucks for controlling road dust, site preparation, landscaping, temporary domestic use, and materials processing.

Use the comparison procedure. Estimate use by taking data from similar metered construction sites. It is recommended that all contractors be required to use a portable meter in the future.

3L Sums up the miscellaneous uses
This is the sum of all the miscellaneous uses.

Form No. 40C-2.900(7), effective August 14, 2014
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TASK 4: SUMMARY OF WATER USE

Task 4 summarizes the utility's water use and losses associated with both the treatment and distribution systems.

4A Total Water from Distribution System
This is a summary of all water uses within the distribution system.

4B Total Finished Water Pumped into the Distribution System
Water pumped into the distribution system as recorded by the plant master meter.

4C Finished Water Purchased after water treatment plant master meter
This is the total volume of purchased treated water that enters the distribution system **after** the plant master meter. This volume may be obtained from metered interconnections with other utilities or suppliers and is not previously accounted for in Tasks 1, 2, and 3.

4D Sum of Finished Water going into the Distribution System
This is the sum of all water placed into the distribution system.

4E Total Unaccounted for Water Loss from Distribution System
This represents the amount of water that is not accounted for in distribution.

4F Total Unaccounted for Water from Treatment and Distribution Systems
Represents the total difference between what was pumped and what was distributed to customers.

4G Percentage Total Unaccounted for Water From Treatment and Distribution Systems
Shows line 4F as percentage of the total water produced and purchased.

TASK 5: METER SURVEY

A correction to account for meter error is required if the initial unaccounted for water result (in line 4F) is 10% or greater (see attached water audit form). The applicant must perform a meter survey and use the information to correct the amounts listed in Task 2. The purpose of this survey is to determine a potential correction factor for metered water use by testing a representative sampling of meters of various ages. The survey also helps to determine the appropriateness for a meter change-out program. The permit applicant is required to randomly test 5% or 100 meters whichever is less. The sampling must be a selection of meters representing an even distribution of type and age or cumulative lifetime flow. This requirement may be replaced by a documented meter change-out program that can provide an estimate of the overall meter accuracy. This survey will likely be less productive if greater than 80% of the small/medium meters are less than 5 years in age.

Form No. 40C-2.900(7), effective August 14, 2014
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TASK 6: LEAK DETECTION EVALUATION

If the total unaccounted for loss of the system from line 4F is greater than 10%, the applicant is required to evaluate the feasibility of performing a leak detection survey by completing the leak detection evaluation found on the water audit form. The applicant has the option to perform the leak detection immediately or to propose a one-year program to improve water use accountability to below 10%. The applicant must implement the leak detection program where feasible.

For the purpose of the leak detection evaluation, it is assumed that 50% of the unaccounted-for water may be recovered. The cost of the leak detection survey can be estimated from past surveys or calculated from estimates. It is suggested that the smaller systems check with the Florida Rural Water Association for guidance on cost estimates.

6A Potential Water System Leakage
This is the potential system leakage shown as the total unaccounted for water as calculated in Task 4 (4F).

6B Annual Potential System Leakage
This is the potential system leakage shown as the total unaccounted for water as calculated in Task (4F) modified to reflect an annual basis.

6C Recoverable Leakage
Assumes 50% of the amount shown in 6B is recoverable.

6D Production Cost per Million Gallons
The applicant's cost to produce water per million gallons.

6E Recoverable Savings
The cost that can be achieved if the lost water is recovered.

6F Estimated Cost of Leak Detection Survey
Cost to perform a leak detection survey.

6G Estimated Recovery Period
How many years it would take to recover the cost of performing a leak detection survey based on the amount of water cost recovered.

Form No. 40C-2.900(7), effective August 14, 2014
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St. Johns River Water Management District
Water Audit Form

GENERAL AUDIT INFORMATION

Utility Name:	Town of Montverde
CUP Number:	2671
Audit Study Period (beginning and ending mo/dy/yr):	01/02/2023-12/31/2023

The water audit is designed to provide assurances of water accountability within the treatment and water distribution systems. The information provided below must reflect volumes covering a period of at least 12 consecutive months.

TASK 1: TREATMENT SYSTEM

Line	Treatment System	Million Gallons
1A	Raw water produced	97.71
1B	Raw water purchased	0
1C	Finished water purchased	0
1D	Total water produced and purchased *(sum of lines 1A – 1C)*	97.71
1E	Metered uses in treatment	0
1F	Unmetered but known uses in treatment	0
1G	Total water used in treatment *(line 1E plus line 1F)*	0
1H	Total water produced and purchased for distribution *(line 1D minus line 1G)*	97.71
1I	Metered finished water entering the distribution system	97.71
1J	Change in reservoir and tank storage *(If increase, subtract) (If decrease, add)*	0
1K	Total water unaccounted for in the treatment process *(line 1H minus line 1I, plus or minus line 1J)*	0

Form No. 40C-2.900(7), effective August 14, 2014
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TASK 2: DISTRIBUTION SYSTEM – METERED USES[1]		
Line	Metered Use	Million Gallons
2A	Small and medium meter use *(5/8 inch – 3 inches)*	75.55
2B	Large meter use *(greater than 3 inches)*	13.86
2C	Adjustment due to meter lag time	
2D	Sum of lines 2A – 2C	89.41

[1] The applicant must perform a meter survey (see instructions and the attached survey form) if the initial unaccounted for water loss is 10% or greater (as listed in line 4F). When a meter survey is performed, the information submitted in Task 2 must be corrected pursuant to the meter survey.

TASK 3: DISTRIBUTION SYSTEM – METERED USES NOT COVERED IN TASK 2 AND UNMETERED USES				
Line	Unmetered or Other Use	Million Gallons	Documented[1]	Undocumented/ Negligible[2]
3A	Irrigation	0.925	☒	☐
3B	Swimming pools		☐	☐
3C	Sewer cleaning		☐	☐
3D	Water quality flushing		☐	☐
3E	Firefighting		☐	☐
3F	Construction flushing		☐	☐
3G	Main breaks		☐	☐
3H	Schools		☐	☐
3I	Decorative fountains		☐	☐
3J	Allowable line loss		☐	☐
3K	Other uses (see below)	5.663	☒	☐
3L	Total *(sum of lines 3A-3K)*	6.588		

[1] Check if the water use estimate is documented. Only documented use estimates will be accepted for items 3A-3K. Documentation must take the form of metered reports, journal entries or other records. Attach all documentation for these uses.

[2] Check if the amount represents a very small part of the overall total water use **or** if the amount is not documented.

3K - Bulk Water Sales from Hydrants

Form No. 40C-2.900(7), effective August 14, 2014
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TASK 4 – SUMMARY OF WATER USE		
Line	Water Use	Million Gallons
4A	Total water from distribution system *(line 2D plus line 3K)*	96.00
4B	Total finished water pumped into distribution system *(line 1I)*	97.71
4C	Finished water purchased after WTP master meter *(not previously accounted for in TASK 1)*	0
4D	Sum of finished water going into the distribution system *(sum line 4B and 4C)*	97.71
4E	Total unaccounted for water loss from distribution *(line 4D minus line 4A)*	1.71
4F	Total unaccounted for water from treatment and distribution systems *(sum line 1K and line 4E)*	1.71
4G	Percent total unaccounted for loss from treatment and distribution systems *(divide line 4F by the sum of lines 4C plus 1H, then multiply by 100)*	1.75 %

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TASK 5: METER SURVEY

A correction to account for meter error is required if the initial unaccounted for water result (in line 4F) is 10% or greater. The applicant or permittee must perform a meter survey and use the information to correct the amounts listed in Task 2. The purpose of this survey is to determine a potential correction factor for metered water use by testing a representative sampling of meters of various ages. The survey also helps to determine the appropriateness of a meter change-out program. The permit applicant is required to randomly test 5% or 100 meters, whichever is less. The sampling must be from a selection of meters representing an even distribution of type and age or cumulative lifetime flow. This requirement may be replaced by a documented meter change-out program that can provide an estimate of the overall meter accuracy. This survey will likely be less productive if greater than 80% of the small/medium meters are less than 5 years in age.

Provide the following supplemental information:

SMALL AND MEDIUM METER SURVEY (Choose Method 1 or Method 2)

Small – 1 inch or less
Medium – 1 to 3 inches

Method 1 – Meter Age

Provide the age and type of small and medium sized meters in the system.

Meter age	Percent of system (%)
< 5 years	
5 to 10 years	
10 to 15 years	
> 15 years	
Total number of meters	

Estimate the average error of small and medium sized meters in the system.

Meter age	Estimated Error (%)
< 5 years	
5 to 10 years	
10 to 15 years	
> 15 years	
Total adjustment for meter survey	

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Method 2 – Cumulative Lifetime Flow

Small Meters

Number of meters whose cumulative lifetime flow exceeds 0.75 mgals	
Percent of all small meters	%
Estimated error from testing sample (average or mean)	%
Total small meter adjustment for lifetime flow survey	%

Medium Meters

Number of meters whose cumulative lifetime flow exceeds 44.8 mgals	
Percent of all medium meters	%
Estimated error from testing sample (average or mean)	%
Total medium meter adjustment for lifetime flow survey	%

LARGE METER ADJUSTMENTS

A survey of all large meters (larger than 3-inches in size) must be completed. An average of the meter error or a cumulative gallon change is utilized to make this adjustment. Summarize the following:

Number of meters surveyed	
Average determined error	%
Cumulative gallon correction	%

TOTAL METER ADJUSTMENTS

Meter Size	Million Gallons
Small and medium *(line 2A)*	
Large *(line 2B)*	
Total *(sum small, medium, and large)*	

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TASK 6: LEAK DETECTION EVALUATION

Determination required if final unaccounted for water is >10% as listed in line 4F

6A	Potential water system leakage *(total from line 4F)*	million gallons
6B	Annual potential water system leakage *(divide line 6A by the number of years of record used in the audit, i.e. 6A divided by 1.5 if 18 months of record in audit)*	million gallons
6C	Recoverable leakage *(multiply line 6B by 0.5)*	
6D	Annual production cost per million gallons *(includes O&M and production costs)*	$
6E	Annual recoverable savings *(multiply line 6C and 6D)*	$
6F	Estimated cost of leak detection survey*	$
6G	Estimated recovery period *(line 6E divided by line 6F)*	years

Prepared by:

Name: Leslie Dumas

Title: Senior Technical Leader

Date: 2/12/2024

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St. Johns River Water Management District
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1B Raw Water Purchased
Include the total volume of ground and/or surface water purchased from withdrawal points not owned or operated by the applicant that are used to supply or supplement the distribution system. This volume should be obtained from metered interconnections with other utilities or suppliers prior to the water entering the treatment system.

1C Finished Water Purchased
Include the total volume of purchased treated water that is used to supply or supplement the distribution system. This volume may be obtained from metered interconnections with other utilities or suppliers placed into the system prior to the plant master meter.

1D Total Water Produced and Purchased
Sum of the lines 1A through 1C.

1E Metered Uses in Treatment
This line is the metered water used during the treatment process. For example, metered uses in treatment may include water used in membrane treatment or equipment washdown.

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1F Unmetered but Known Uses in Treatment
This line is unmetered, but monitored, water used during the treatment process. An example is water placed into tanker trucks.

1G Total Water Used in Treatment
Sum of lines 1E and 1F.

1H Total Water Produced and Purchased for Distribution
This line is the amount of water produced and purchased minus the amount of water used in treatment.

1I Metered Finished Water Entering the Distribution System
This line is the volume of treated water entering the distribution system. This amount is typically obtained from the water treatment plant master meter.

1J Change in Reservoir and Tank Storage
If source meters are located up-distribution of reservoirs, storage tanks, or underground storage facilities (ASR), then the stored water must be accounted for in the audit.

- If the reservoirs have more water at the end of the study period than at the beginning, then the increased storage was measured by source meters, but not delivered to customers. These increases in storage must be subtracted from the metered supply.
- If there is a net reduction in storage, the decreased amount of stored water must be added to the metered supply.

1K Total Water Unaccounted for in the Treatment Process
This line is the total amount of unaccounted for water lost during treatment. This value can be either positive or negative.

TASK 2: DISTRIBUTION SYSTEM – METERED USES

Task 2 is designed to account for water uses from the distribution system as determined by metered sales records.

2A Small and Medium Meter Use (5/8 inch – 3 inches)
Record monthly totals for entire study period for all meter sizes within the 5/8 – 3-inch range. Calculate total water sold for this size range of meters.

2B Large Meter Use (greater than 3 inches)
Record monthly totals for entire study period for all meter sizes greater than 3 inches. Calculate total water sold for this size range of meters.

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Incorporated by reference in 40C-2.900(7), F.A.C.

2C Adjustments due to Meter Lag Time

Corrections should be made to metered water use data when the source-meter reading dates and the customer-meter reading dates do not coincide with the beginning and ending dates of the audit study period.

Example:

Adjusting for one meter route

A utility is studying one calendar year, 1/1 – 12/31
Source meters are read on the 1st day of each month
Customers' meters are read on the tenth day of each month
Calculate the amount of water supplied and consumed for the calendar year

Source Meters – no correction is made for source meters because their reading usually occurs on the days that the study period begins and ends. If the last reading (taken on 1/1) was a day late (end of audit period = 12/31), the water supplied for 1/1 should be subtracted from the total water used.

Customer Meters – since the readings do not coincide neatly with the study period, a correction must be made. To account for changes in the number of customers and in use patterns, water use for the first and last billing periods within the study period should be prorated.

2D Sum of Lines 2A-2C

Total of metered sales for audit period.

TASK 3: DISTRIBUTION SYSTEM – METERED USES NOT COVERED IN TASK 2 AND UNMETERED USES

Task 3 documents miscellaneous system uses not addressed in Task 2. Items 3A-3K list common miscellaneous uses found in a typical public supply system. Item 3K provides space for additional uses not listed. Items 3A-3K may represent a very small component in the overall water use or records documenting the use may not be available to estimate use. In these instances, including an estimate of use may not be useful and the negligible box should be checked.

It is recommended that all uses be metered to improve accountability even if the customer is not billed for the use.

If the water use in items 3A-3K represents a significant portion of the overall use and can be reasonably documented, provide an estimate and indicate how the estimate was determined. No method is more accurate than direct metering; however, the following are common procedures for estimating usage:

3A – 3J Miscellaneous Water Uses – Procedures for Estimating Usage

1. Batch Procedure
   When water is transported in a tank truck or container of some sort, use the batch procedure.

   Multiply the volume of the tank or other container by the number of times it is filled from the distribution system. This yields the volume of water delivered from the distribution system. For future estimating, it is essential that reporting forms and procedures are provided to known batch users (i.e. fire departments, construction or road crews, etc.).

   Examples:

   Fire Fighting and Training
   To estimate this use, check fire department records on training, flushing, and fire suppression. Many fire departments use more water for training and hydrant flushing than for fighting fires. Fire departments should keep records of hydrant flushing (flow and duration), fire calls (duration of fire), and tanker fills. In preparation for future audits, all fire departments should be supplied with adequate water use recording forms and meters for hydrant flushing.

   Street Cleaning
   Water used to clean roadways, parking lots, boat ramps, bus stops and bike paths.

   1. Determine the number of trucks or other equipment used daily and each vehicle's water holding capacity.
   2. Calculate number of days used during study period.
   3. Calculate number of times filled/day.
   4. Volume/vehicle/year = Vehicle Capacity x No. Refills/day x No. days used.
   5. Total the water use for each vehicle for the year.

2. Discharge Procedure
   When water is applied directly from a pipe, as in a sprinkler system or line flushing, use the discharge procedure. This method might be used to estimate sewer or construction flushing.

   Multiply the rate of water discharged (gpm) by the total time water flows (#minutes). This yields the volume of water delivered from the distribution system.

   Caution – The discharge rate may vary and the application period may vary in length and frequency. Careful record keeping of each instance is necessary to obtain accurate estimates.

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

Examples:

Main Flushing
Water lost from the distribution system due to contaminant and debris cleaning, chlorine residual maintenance, storm drain flushing, etc.

To estimate the volume used for each location flushed, multiply the flow rate by the discharge duration.

In preparation for future audits, all personnel in charge of main flushing should be equipped with water use recording forms.

Irrigation
Use of the discharge method
Discharge rate to each irrigated area x Total time water applied to area (i.e. 20,000 gpd x 100 days/yr = 2.0 mgy)

3. Comparison Procedure
If metered similar facilities such as schools, construction sites, golf courses, parks, pools etc. exist, then estimates can be made for unmetered similar sites. The sites must be alike in size, number of students, irrigated acreage, irrigation methodologies and most other details. Any differences must be accounted for.

Examples:

Irrigation
Use of the comparison method
Site A is a 20-acre sports complex irrigating 15 acres of turf and 5 acres of landscape. Site B is a city park irrigating 5 acres of turf. Site A is metered and using 18 mgy. By comparison, site B should use about ¼ the amount as site A or an estimated 4.5 mgy.

Construction Sites
Water delivered, primarily through hydrants, to trucks for controlling road dust, site preparation, landscaping, temporary domestic use, and materials processing.

Use the comparison procedure. Estimate use by taking data from similar metered construction sites. It is recommended that all contractors be required to use a portable meter in the future.

3L Sums up the miscellaneous uses
This is the sum of all the miscellaneous uses.

TASK 4: SUMMARY OF WATER USE

Task 4 summarizes the utility's water use and losses associated with both the treatment and distribution systems.

4A Total Water from Distribution System
This is a summary of all water uses within the distribution system.

4B Total Finished Water Pumped into the Distribution System
Water pumped into the distribution system as recorded by the plant master meter.

4C Finished Water Purchased after water treatment plant master meter
This is the total volume of purchased treated water that enters the distribution system **after** the plant master meter. This volume may be obtained from metered interconnections with other utilities or suppliers and is not previously accounted for in Tasks 1, 2, and 3.

4D Sum of Finished Water going into the Distribution System
This is the sum of all water placed into the distribution system.

4E Total Unaccounted for Water Loss from Distribution System
This represents the amount of water that is not accounted for in distribution.

4F Total Unaccounted for Water from Treatment and Distribution Systems
Represents the total difference between what was pumped and what was distributed to customers.

4G Percentage Total Unaccounted for Water From Treatment and Distribution Systems
Shows line 4F as percentage of the total water produced and purchased.

TASK 5: METER SURVEY

A correction to account for meter error is required if the initial unaccounted for water result (in line 4F) is 10% or greater (see attached water audit form). The applicant must perform a meter survey and use the information to correct the amounts listed in Task 2. The purpose of this survey is to determine a potential correction factor for metered water use by testing a representative sampling of meters of various ages. The survey also helps to determine the appropriateness for a meter change-out program. The permit applicant is required to randomly test 5% or 100 meters whichever is less. The sampling must be a selection of meters representing an even distribution of type and age or cumulative lifetime flow. This requirement may be replaced by a documented meter change-out program that can provide an estimate of the overall meter accuracy. This survey will likely be less productive if greater than 80% of the small/medium meters are less than 5 years in age.

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

TASK 6: LEAK DETECTION EVALUATION

If the total unaccounted for loss of the system from line 4F is greater than 10%, the applicant is required to evaluate the feasibility of performing a leak detection survey by completing the leak detection evaluation found on the water audit form. The applicant has the option to perform the leak detection immediately or to propose a one-year program to improve water use accountability to below 10%. The applicant must implement the leak detection program where feasible.

For the purpose of the leak detection evaluation, it is assumed that 50% of the unaccounted-for water may be recovered. The cost of the leak detection survey can be estimated from past surveys or calculated from estimates. It is suggested that the smaller systems check with the Florida Rural Water Association for guidance on cost estimates.

6A Potential Water System Leakage
This is the potential system leakage shown as the total unaccounted for water as calculated in Task 4 (4F).

6B Annual Potential System Leakage
This is the potential system leakage shown as the total unaccounted for water as calculated in Task (4F) modified to reflect an annual basis.

6C Recoverable Leakage
Assumes 50% of the amount shown in 6B is recoverable.

6D Production Cost per Million Gallons
The applicant's cost to produce water per million gallons.

6E Recoverable Savings
The cost that can be achieved if the lost water is recovered.

6F Estimated Cost of Leak Detection Survey
Cost to perform a leak detection survey.

6G Estimated Recovery Period
How many years it would take to recover the cost of performing a leak detection survey based on the amount of water cost recovered.

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

St. Johns River Water Management District
Water Audit Form

GENERAL AUDIT INFORMATION

Utility Name:	Town of Montverde
CUP Number:	2671
Audit Study Period (beginning and ending mo/dy/yr):	01/02/2023-12/31/2023

The water audit is designed to provide assurances of water accountability within the treatment and water distribution systems. The information provided below must reflect volumes covering a period of at least 12 consecutive months.

TASK 1: TREATMENT SYSTEM

Line	Treatment System	Million Gallons
1A	Raw water produced	97.71
1B	Raw water purchased	0
1C	Finished water purchased	3.68
1D	Total water produced and purchased *(sum of lines 1A – 1C)*	101.39
1E	Metered uses in treatment	0
1F	Unmetered but known uses in treatment	0
1G	Total water used in treatment *(line 1E plus line 1F)*	0
1H	Total water produced and purchased for distribution *(line 1D minus line 1G)*	101.39
1I	Metered finished water entering the distribution system	101.39
1J	Change in reservoir and tank storage *(If increase, subtract) (If decrease, add)*	0
1K	Total water unaccounted for in the treatment process *(line 1H minus line 1I, plus or minus line 1J)*	0

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

TASK 2: DISTRIBUTION SYSTEM – METERED USES[1]		
Line	Metered Use	Million Gallons
2A	Small and medium meter use *(5/8 inch – 3 inches)*	79.23
2B	Large meter use *(greater than 3 inches)*	13.86
2C	Adjustment due to meter lag time	
2D	Sum of lines 2A – 2C	93.09

[1] The applicant must perform a meter survey (see instructions and the attached survey form) if the initial unaccounted for water loss is 10% or greater (as listed in line 4F). When a meter survey is performed, the information submitted in Task 2 must be corrected pursuant to the meter survey.

TASK 3: DISTRIBUTION SYSTEM – METERED USES NOT COVERED IN TASK 2 AND UNMETERED USES				
Line	Unmetered or Other Use	Million Gallons	Documented[1]	Undocumented/ Negligible[2]
3A	Irrigation	0.925	☒	☐
3B	Swimming pools		☐	☐
3C	Sewer cleaning		☐	☐
3D	Water quality flushing		☐	☐
3E	Firefighting		☐	☐
3F	Construction flushing		☐	☐
3G	Main breaks		☐	☐
3H	Schools		☐	☐
3I	Decorative fountains		☐	☐
3J	Allowable line loss		☐	☐
3K	Other uses (see below)	5.663	☒	☐
3L	Total *(sum of lines 3A-3K)*	6.588		

[1] Check if the water use estimate is documented. Only documented use estimates will be accepted for items 3A-3K. Documentation must take the form of metered reports, journal entries or other records. Attach all documentation for these uses.

[2] Check if the amount represents a very small part of the overall total water use **or** if the amount is not documented.

3K - Bulk Water Sales from Hydrants

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

TASK 4 – SUMMARY OF WATER USE		
Line	Water Use	Million Gallons
4A	Total water from distribution system *(line 2D plus line 3K)*	99.678
4B	Total finished water pumped into distribution system *(line 1I)*	101.39
4C	Finished water purchased after WTP master meter *(not previously accounted for in TASK 1)*	0
4D	Sum of finished water going into the distribution system *(sum line 4B and 4C)*	101.39
4E	Total unaccounted for water loss from distribution *(line 4D minus line 4A)*	1.71
4F	Total unaccounted for water from treatment and distribution systems *(sum line 1K and line 4E)*	1.71
4G	Percent total unaccounted for loss from treatment and distribution systems *(divide line 4F by the sum of lines 4C plus 1H, then multiply by 100)*	1.69 %

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

TASK 5: METER SURVEY

A correction to account for meter error is required if the initial unaccounted for water result (in line 4F) is 10% or greater. The applicant or permittee must perform a meter survey and use the information to correct the amounts listed in Task 2. The purpose of this survey is to determine a potential correction factor for metered water use by testing a representative sampling of meters of various ages. The survey also helps to determine the appropriateness of a meter change-out program. The permit applicant is required to randomly test 5% or 100 meters, whichever is less. The sampling must be from a selection of meters representing an even distribution of type and age or cumulative lifetime flow. This requirement may be replaced by a documented meter change-out program that can provide an estimate of the overall meter accuracy. This survey will likely be less productive if greater than 80% of the small/medium meters are less than 5 years in age.

Provide the following supplemental information:

SMALL AND MEDIUM METER SURVEY (Choose Method 1 or Method 2)

Small – 1 inch or less
Medium – 1 to 3 inches

Method 1 – Meter Age

Provide the age and type of small and medium sized meters in the system.

Meter age	Percent of system (%)
< 5 years	
5 to 10 years	
10 to 15 years	
> 15 years	
Total number of meters	

Estimate the average error of small and medium sized meters in the system.

Meter age	Estimated Error (%)
< 5 years	
5 to 10 years	
10 to 15 years	
> 15 years	
Total adjustment for meter survey	

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

Method 2 – Cumulative Lifetime Flow

Small Meters

Number of meters whose cumulative lifetime flow exceeds 0.75 mgals	
Percent of all small meters	%
Estimated error from testing sample (average or mean)	%
Total small meter adjustment for lifetime flow survey	%

Medium Meters

Number of meters whose cumulative lifetime flow exceeds 44.8 mgals	
Percent of all medium meters	%
Estimated error from testing sample (average or mean)	%
Total medium meter adjustment for lifetime flow survey	%

LARGE METER ADJUSTMENTS

A survey of all large meters (larger than 3-inches in size) must be completed. An average of the meter error or a cumulative gallon change is utilized to make this adjustment. Summarize the following:

Number of meters surveyed	
Average determined error	%
Cumulative gallon correction	%

TOTAL METER ADJUSTMENTS

Meter Size	Million Gallons
Small and medium *(line 2A)*	
Large *(line 2B)*	
Total *(sum small, medium, and large)*	

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

TASK 6: LEAK DETECTION EVALUATION

Determination required if final unaccounted for water is >10% as listed in line 4F

6A	Potential water system leakage *(total from line 4F)*	million gallons
6B	Annual potential water system leakage *(divide line 6A by the number of years of record used in the audit, i.e. 6A divided by 1.5 if 18 months of record in audit)*	million gallons
6C	Recoverable leakage *(multiply line 6B by 0.5)*	
6D	Annual production cost per million gallons *(includes O&M and production costs)*	$
6E	Annual recoverable savings *(multiply line 6C and 6D)*	$
6F	Estimated cost of leak detection survey*	$
6G	Estimated recovery period *(line 6E divided by line 6F)*	years

Prepared by:

Name: Leslie Dumas

Title: Senior Technical Leader

Date: 10/23/2024

Form No. 40C-2.900(7), effective August 14, 2014
Incorporated by reference in 40C-2.900(7), F.A.C.

CONSUMPTIVE USE PERMIT APPLICATION

St. Johns River Water Management District
4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
Application forms may also be submitted electronically at *www.sjrwmd.com*.

SECTION I – CONTACT INFORMATION

If necessary, attach additional sheets if there are multiple applicants, owners, agents, etc.

1. **APPLICANT** (Complete legal name in which permit should be issued)

NAME: Town of Montverde

If applicant is a business, provide a contact person: Paul Larino

ADDRESS: 17404 Sixth Street, PO Box 560008

CITY, STATE, ZIP: Montverde. FL, 34756

PHONE: (407) 469-2681 CELL PHONE: (_____) _____

EMAIL ADDRESS: townmanager@mymontverde.com

Do you want all correspondence to be transmitted electronically to this email address? ■ Yes ❑ No

Applicant is: ■ Owner ❑ Lessee* ❑ Other (explain) _____

*Attach copy of current lease, or written authorization from property owner

2. **OWNER** (If different than applicant)

NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: (_____) _____ CELL PHONE: (_____) _____

EMAIL ADDRESS: _____

3. **AGENT OR CONSULTANT** Address all correspondence to the person below? ■ Yes ❑ No

NAME: Leslie Dumas

COMPANY NAME (if applicable): Woodard & Curran, Inc.

ADDRESS: 1511 N. Westshore Blvd., Suite 420

CITY, STATE, ZIP: Tampa, FL 33607

PHONE: (800) 426-4262 CELL PHONE: (916) 224-3316

EMAIL ADDRESS: ldumas@woodardandcurran.com

4. **COMPLIANCE CONTACT** (Person responsible for ensuring that the permit conditions are met)

NAME: Chuck Mack, Town of Montverde

ADDRESS: 17404 Sixth Street, PO Box 560008

CITY, STATE, ZIP: Montverde. FL, 34756

PHONE: (407) 469-2681 CELL PHONE: (_____) _____

EMAIL ADDRESS: townmanager@mymontverde.com

Form No. 40C-2.900(1), effective August 2014
Incorporated by reference in 40C-2.900(1), F.A.C.

SECTION II – APPLICATION INFORMATION

For permit application guidance, please refer to the Applicant's Handbook, Consumptive Uses of Water, which is incorporated by reference in Rule 40C-2.101(1)(a), F.A.C. (A.H.). Please complete all fields. Enter N/A for any fields that are not applicable.

1. **TYPE OF APPLICATION:** ☐ New ☐ Modification ■ Renewal

   If this application is for a modification, please describe the modification request and the reason the modification is necessary. _____

2. **CONSUMPTIVE USE PERMIT NO.** (if application is for renewal or modification): 2671-6

3. **REQUESTED PERMIT DURATION:** ■ 20 years ☐ _____ years (up to 20 years)

   ☐ This project qualifies for a duration greater than 20 years, per Section 373.236, F.S.

4. **PROJECT NAME:** Town of Montverde **COUNTY:** Lake

   PHYSICAL ADDRESS: 17404 Sixth Street, Montverde, FL, 34756

5. **RELATED PERMITS** (for projects other than Public Supply)

   ☐ ENVIRONMENTAL RESOURCE PERMIT: MSSW/ERP No(s): _____

   ☐ INDUSTRIAL WASTEWATER (IWW) PERMIT: IWW Permit No(s): _____

   ☐ NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT:

   NPDES Permit No(s): _____

SECTION III – USE TYPE CATEGORIES

Please check all applicable use categories associated with this application and complete the associated supplemental form(s) indicated. The **Minor Individual Supplemental Form** (Form No. 40C-2.900(2)) can be completed in lieu of Supplemental Forms A through G if all of the following criteria are met:

- Use is less than 100,000 gallons per day
- Withdrawal facilities (wells or pump intakes) are less than 8-inches diameter
- Combined withdrawal capacity is less than 1,000,000 gallons per day
- Use is not for Mining/Dewatering
- Use is for Public Supply where end users are not individually metered

Use Type Category	Supplemental Form
☐ **Agricultural** (e.g., crops, livestock, nursery, aquaculture, pasture)	Form A Form No. 40C-2.900(1)(a)
☐ **Commercial / Industrial** (e.g., service business, food and beverage production, cooling and heating, commercial attraction, manufacturing, chemical processing, power generation)	Form B Form No. 40C-2.900(1)(b)
☐ **Landscape / Recreation** (e.g., irrigation of parks, cemeteries, landscaped areas, golf courses, athletic fields, playgrounds)	Form C Form No. 40C-2.900(1)(c)
☐ **Mining / Dewatering** (e.g., water use or removal associated with construction or excavation)	Form D Form No. 40C-2.900(1)(d)
■ **Public Supply** (e.g., public or privately owned potable water supply utility)	Form E Form No. 40C-2.900(1)(e)
☐ **Environmental / Other** (e.g., aquifer remediation, environmental enhancement, or the use of water for other purposes)	Form F Form No. 40C-2.900(1)(f)
☐ **Institutional** (e.g., hospital, university, military base, correctional facility)	Form G Form No. 40C-2.900(1)(g)

SECTION IV – SOURCES OF WATER

(please attach additional facility tables if necessary)

SUMMARY OF GROUNDWATER (WELL) FACILITIES

Site or Wellfield Name[1]	District ID (if available)	Florida Unique Well ID (if available)	Owner's Well Name	Capacity (gpm)	Pump Type[2]	Casing Diameter (inches)[3]	Casing Depth (feet)	Total Depth (feet)	Status[4] (include date if proposed)	Type of Water Use Accounting Method[5]	Last Meter Check / Method Validation[6]	Type of Water Use (refer to Section III)
Town of Montverd	19922		2	600		10	190.5	465	Active	Flow Meter	1/2/2024	Public Supply
Town of Montverd	19923		3	1,400		12	377	607	Active	Flow Meter	1/2/2024	Public Supply
Town of Montverd			4	1,400		12	400	600	Proposed	Flow Meter		Public Supply

1 If project consists of separate or non-contiguous pieces of property or wellfields
2 Centrifugal (impeller located above water level), submersible (pump set below water level), turbine (motor at ground surface that drives an impeller below water level), vacuum underdrain (typically used for dewatering), well point system (typically used for dewatering), or other (any pump that does not fall into one of the categories previously listed)
3 The casing diameter is defined as the largest permanent water-bearing casing of the well at land surface.
4 Active (currently in use), Inactive (capped, does not have power, or the connection to the water supply system has been severed), Abandoned (plugged and abandoned in accordance with 40C-3, Florida Administrative Code), or Proposed (include anticipated construction date)
5 Flow Meter, Time Clock / Pump Run Time, Hour Meter, Digital Electric Meter, Analog Electric Meter
6 Enter the date of the last flow meter accuracy check or alternative method validation

Form No. 40C-2.900(1), effective August 2014
Incorporated by reference in 40C-2.900(1), F.A.C.

SUMMARY OF SURFACE WATER (PUMP) FACILITIES

Site Name[1]	District ID (if available)	Owner's Pump Name	Pump Capacity (gpm)	Pump Intake Diameter (inches)	Pump Type[2]	Name of Surface Water Body	Type of Surface Water Body[3]	Status[4] (include date if proposed)	Type of Water Use Accounting Method[5]	Last Meter Check / Method Validation[6]	Type of Water Use (refer to Section III)
Not Applicable											

1 If project consists of separate or non-contiguous pieces of property or wellfields
2 Centrifugal (impeller located above water level), submersible (pump set below water level), turbine (motor at ground surface that drives an impeller below water level), hydraulic dredge pump (typically used for mining), hydraulic dewatering pump (typically used for construction or mining), other (any pump that does not fall into one of the categories previously listed)
3 Ditch/canal, lake/pond (natural), lake/pond (artificial), river/creek, spring, mining/borrow pit
4 Active (currently in use), Inactive (does not have power, or the connection to the water supply system has been severed), Proposed
5 Flow Meter, Time Clock / Pump Run Time, Hour Meter, Digital Electric Meter, Analog Electric Meter
6 Enter the date of the last flow meter accuracy check or alternative method validation

SUMMARY OF CONNECTION POINT FACILITIES

Connection points include locations where potable or non-potable water (including reclaimed water) purchased from a water supplier enters a project site.

Site Name[1]	District ID (if available)	Owner's Connection Point Name	Water Supplier Name[2]	Type of Surface Water Body[3] (if applicable)	Status[4] (include date if proposed)	Type of Water Use Accounting Method[5]	Last Meter Check / Method Validation[6]	Type of Water Use (refer to Section III)
Not Applicable								

1 If project consists of separate or non-contiguous pieces of property or wellfields
2 Name of water supplier that provides water to the project through the connection point
3 Reclaimed water holding pond, stormwater management system
4 Active (currently in use), Inactive (the connection to the water supply system has been severed), Proposed
5 Flow Meter, Time Clock / Pump Run Time, Hour Meter, Digital Electric Meter, Analog Electric Meter
6 Enter the date of the last flow meter accuracy check or alternative method validation

SECTION V – USE OF LOWEST QUALITY WATER AND EVALUATION OF RECLAIMED WATER FEASIBILITY

The applicant may be required to evaluate the feasibility of utilizing reclaimed water and/or other lower quality water sources. The feasibility analysis must be completed as outlined in Section 2.3.3(e), A.H.

SECTION VI – SUMMARY OF REQUESTED WATER USE

Summarize the requested water use from each supplemental form (Agricultural, Public Supply, Commercial / Industrial, etc.) in the table below. Provide projections for each source, at five-year intervals, for the requested permit duration. If the requested permit duration exceeds 20 years, please attach a supplemental sheet providing additional five-year projections for each source.

Year	Requested Amounts and Source(s) of Water				
	Source 1 Name[1] UFA (mgy[2])	Source 2 Name (mgy)	Source 3 Name (mgy)	Source 4 Name (mgy)	Total Requested Water Use (mgy)
Year 20 29	256				
Year 20 34	255				
Year 20 39	259				
Year 20 44	265				

[1] Provide the name of the water source. Examples include upper Floridan aquifer, stormwater pond, surficial aquifer, Davis Lake.
[2] Million gallons per year

SECTION VII – AQUIFER STORAGE AND RECOVERY *(complete if applicable)*

ASR Facility Name	Source of Stored Water[1]	Storage Aquifer Name	Recovery Water Destination	Projected Demand Average (mgy)	Projected Demand Maximum (mgy)	Projected Injected Average (mgy)	Projected Injected Maximum (mgy)
Not Applicable							

[1] Aquifer name, surface water body, water treatment plant name.

Please describe any projected increases or decreases (from historical average) in the amounts stored or recovered.

Form No. 40C-2.900(1), effective August 2014
Incorporated by reference in 40C-2.900(1), F.A.C.

SECTION VIII – IMPACT EVALUATION

When determining whether the permit applicant has provided reasonable assurances that the conditions for issuance in Rule 40C-2.301, F.A.C., are met, the District will consider the projected impacts of the proposed consumptive use on an individual and cumulative basis. In order to provide reasonable assurance, studies and/or impact evaluations may be required. Please refer to the Applicant's Handbook for guidance regarding the impact evaluations and attach analyses, if applicable.

SECTION IX – APPLICANT CERTIFICATION

I certify that to the best of my knowledge and belief, all of the information provided on this form and in any attachment to it is correct. I also certify that I have legal authority to execute this application for the applicant and certify that the applicant will have sufficient legal authority to undertake the activities described herein. I understand that any material false statement in an application to continue, initiate, or modify a use, or any material false statement in any report or statement of fact required of the permittee, may result in revocation, in whole or in part, of the permit (Section 373.243(1), F.S.). With advance notice, I agree to provide St. Johns River Water Management District staff, with proper identification, entry to the project site for the purpose of performing analyses of the site for determining whether the conditions for issuance will be met. Further, if a permit is granted, I agree that, with advance notice, District staff with proper identification shall have permission to enter, inspect, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications.

(If applicable) I authorize Leslie Dumas, PE to act as my agent for permit application coordination.

Paul Larino		
APPLICANT'S NAME (*print or type*)	APPLICANT'S SIGNATURE	DATE
Leslie Dumas, PE		
AUTHORIZED AGENT'S NAME (*print or type*)	AUTHORIZED AGENT'S SIGNATURE	DATE

When an application that will be considered by the District's Governing Board is complete, the applicant will be notified of the date of the hearing (Governing Board meeting) at which the application will be considered at least 14 days in advance. The Governing Board normally meets on the second Tuesday of the month.

SECTION X – APPLICANT CHECKLIST

The following items must be included with the permit application submittal:

- ☐ Proof of Property Control (e.g., deed, lease), if not already on file with the District
- ☐ Application Fee (refer to online fee schedule or Applicant's Handbook)
- ■ Location/Site Map
- ■ Supplemental Form(s) and associated supporting information (e.g., maps, calculations)
- ■ Water Conservation Plan

Form No. 40C-2.900(1), effective August 2014
Incorporated by reference in 40C-2.900(1), F.A.C.

CONSUMPTIVE USE PERMIT
Public Supply – Form E

St. Johns River Water Management District
4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
Application forms may also be submitted electronically at *www.sjrwmd.com*.

SECTION E1 – SITE INFORMATION

1. Submit a map showing: [if available, provide items A through C in a District-approved electronic format, e.g. ESRI shapefile, AutoCAD, DXF, KMZ, or compatible GIS file]:
   A. The Distribution Area boundary(ies) where service is currently being provided and where the utility is proposing to provide service during the permit duration;
   B. The Authorized Water Service Area or Franchise Area boundary in which the utility is legally authorized to provide potable water service;
   C. All existing and proposed withdrawal and connection point locations. Label all wells, pumps and connection points so they match the IDs provided in Section IV (Sources of Water) of the main application form (Form No. 40C-2.900(1), which is incorporated by reference in Rule 40C-2.900(1), F.A.C.);
   D. A north arrow and map scale; and
   E. Labeled landmarks such as major roads and political boundaries.

SECTION E2 – POPULATION AND PER CAPITA USE

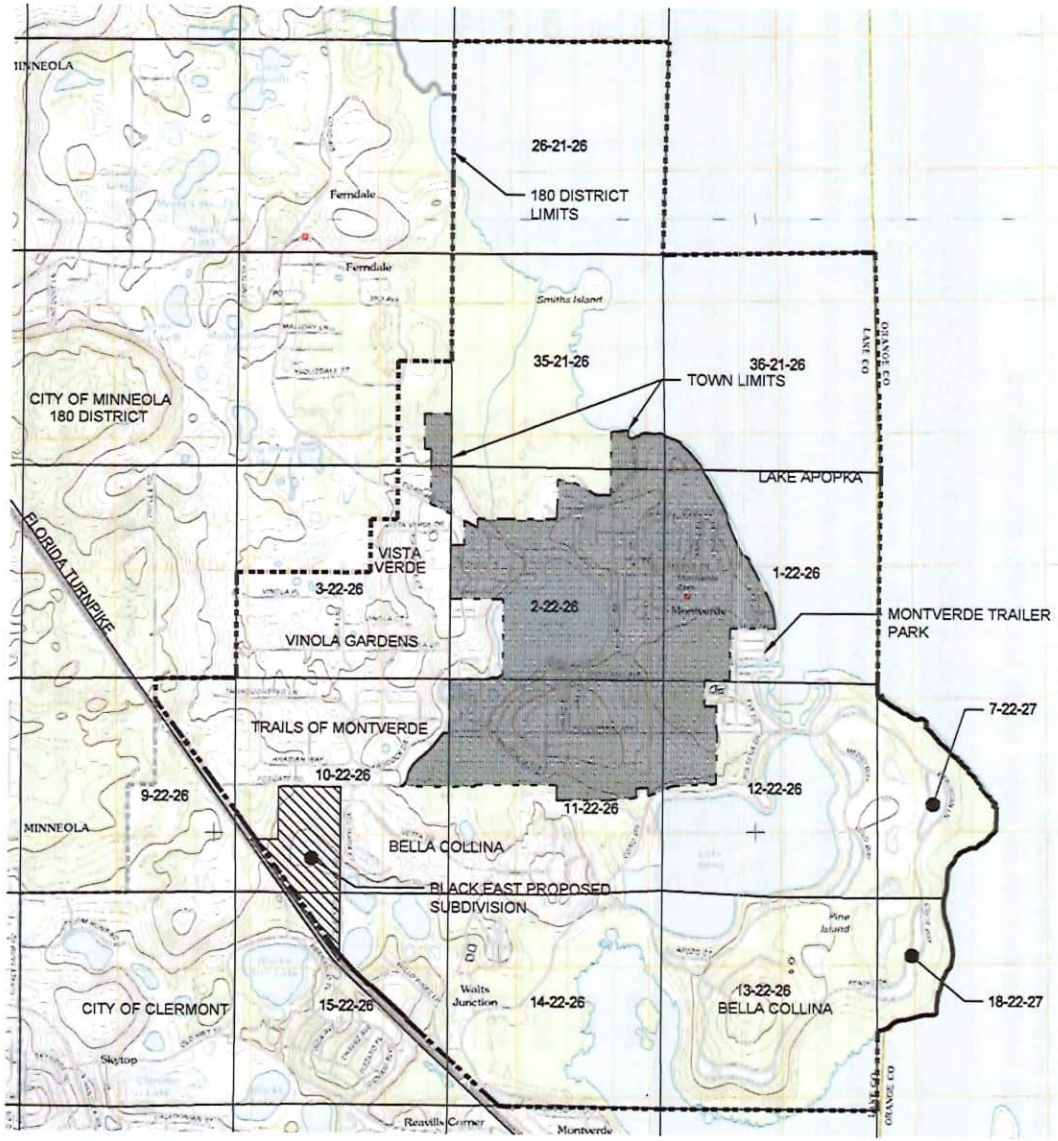
1. Historical data must be provided for the previous five years (including the most recent calendar year) and projected use at a minimum of five-year intervals for the requested permit duration. If historical data has been previously submitted to the District to fulfill periodic reporting requirements, the historical data may be left blank.

Year		Average Number of Active Residential Connections	Total Number of Residential Dwelling Units (if available)	Residential Population Served[1]	Residential Water Use Average Day (mgd)	Uniform Residential Per Capita Use[2] (gpcd)[3]
Historical	2019	586		1,878	0.17	90
	2020	603		1,901	0.18	95
	2021	616		1,693	0.18	108
	2022	639		1,712	0.20	114
	2023	678		1,792	0.26	145
Projected	2024	801		1,839	0.35	154
	2029	1,170		2,092	0.48	146
	2034	1,195		2,379	0.49	146
	2039	1,220		2,706	0.50	146
	2044	1,245		3,078	0.51	147

[1] Calculated as the Average Number of Active Residential Connections or Total Number of Residential Dwelling Units multiplied by the average number of persons per household.
[2] Calculated as Total Residential Water Use Average Day divided by Residential Population Served. Residential water use reflects finished water.
[3] gpcd = gallons per capita per day

2. Please attach a description of the methodology used to estimate population. Include supporting calculations and describe any deviations from District-approved methods as outlined in the Applicant's Handbook.

Form No. 40C-2.900(1)(e), effective August 2014
Incorporated by reference in 40C-2.900(1)(e), F.A.C



3000 0 1500 3000

SCALE 1" = 3000'

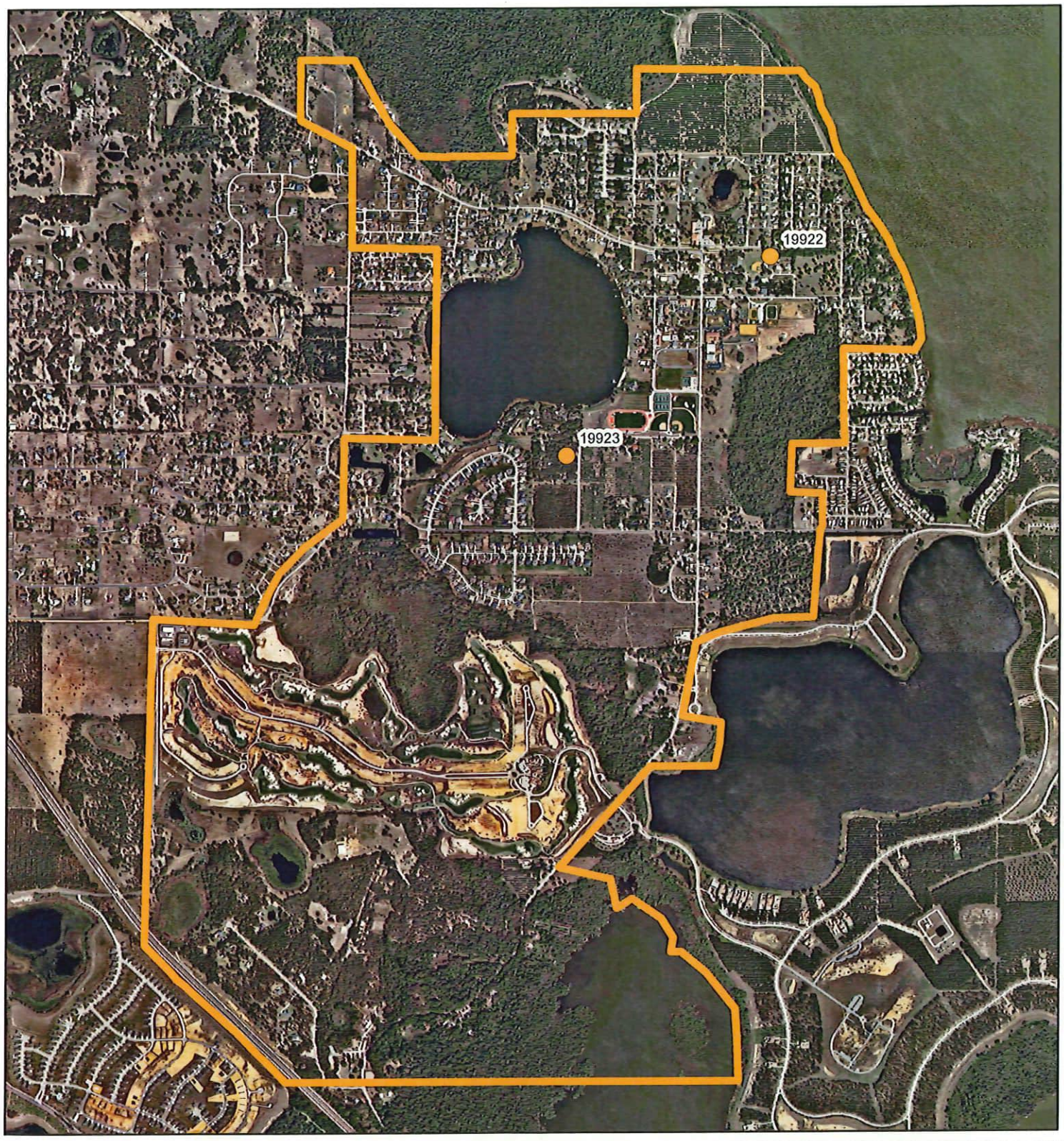
LEGEND

- TOWN LIMITS LINE
- TOWN LIMITS HATCH
- TOWN 180 UTILITY DISTRICT LINE
- CITY OF MINNEOLA 180 UTILITY DISTRICT LINE

SMW GeoSciences, Inc.

MAP DESCRIPTION: TOWN OF MONTVERDE UTILITY/TOWN LIMITS & 180 DISTRICT OVER USGS QUAD MAPS (CLERMONT EAST & ASTATULA QUADRANGLE)
DATE: 11-15-2013

Map Source: Montverde Engineering



N

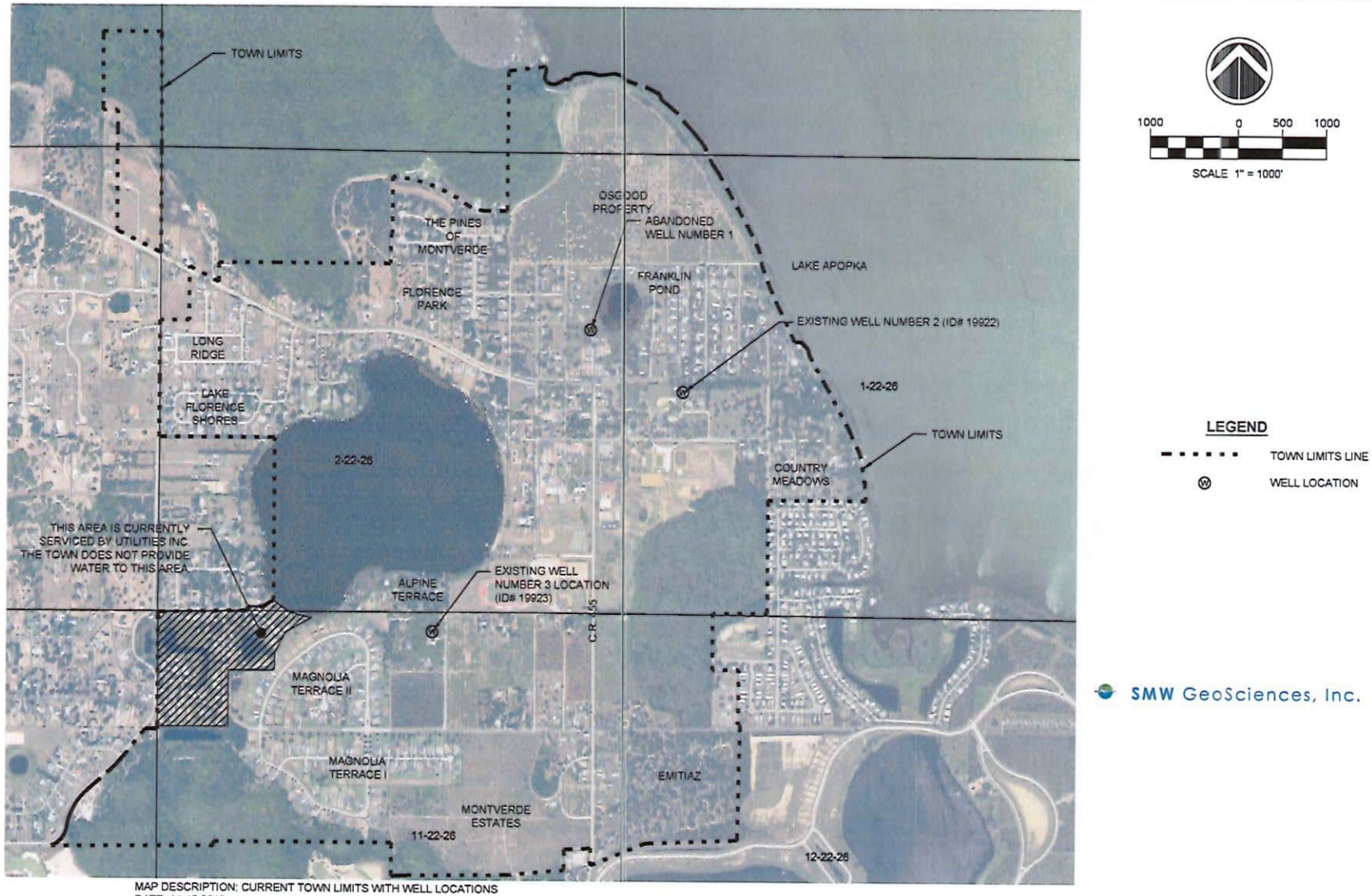
0 0.25 0.5 Miles

Created November 19, 2013
by Jeri Parish

Town of Montverde
Lake County

2011 Digital Ortho Quadrangle

The St. Johns River Water Management District prepares and uses this information for its own purposes and this information may not be suitable for other purposes. This information is provided as is. Further documentation of this data can be obtained by contacting:
St. Johns River Water Management District,
Bureau of Regulatory Support
P.O. Box 1429,
4049 Reid Street Palatka,
Florida 32178-1429
(386) 329-4207 or (386) 329-4566



MAP DESCRIPTION: CURRENT TOWN LIMITS WITH WELL LOCATIONS
DATE: 11-15-2013
Map Source: Montverde Engineering

TOWN OF MONTVERDE POPULATION PROJECTION

Year	BEBR Estimate (2.61% Annual Population Change)
2010	1,463
2011	1,455
2012	1,447
2013	1,451
2014	1,464
2015	1,472
2016	1,716
2017	1,775
2018	1,846
2019	1,878
2020	1,901
2021	1,693
2022	1,712
2023	1,792
2024	1,839
2025	1,887
2026	1,936
2027	1,987
2028	2,038
2029	2,092
2030	2,146
2031	2,202
2032	2,260
2033	2,319
2034	2,379
2035	2,441
2036	2,505
2037	2,570
2038	2,637
2039	2,706
2040	2,777
2041	2,849
2042	2,924
2043	3,000
2044	3,078
2045	3,159
2046	3,241
2047	3,326
2048	3,413

SECTION E3 – WATER DEMAND COMPONENTS

1. **Historical and Projected Water Demands.**
   If historical data has been previously submitted to the District to fulfill periodic reporting requirements, the historical data may be left blank. Projections must be provided at a minimum of five-year intervals for the requested permit duration.

	Year	Residential Water Use Average Day (mgd) (from Section E2 above)	Commercial / Industrial / Institutional[1] Average Day (mgd)	Recreation and Landscape Irrigation Average Day[2] (mgd)	Routine Exports Average Day[3] (mgd)	Other[4] (describe) Hydrant Use (gpd) Average Day (mgd)	Water Utility[5] Average Day (mgd)	Water Losses[6] Average Day (mgd)	Water Treatment Reject[7] Average Day (mgd) (if applicable)	Annual Average Daily Raw Water Demand[8] (mgd)
Historical Water Demand	2019	0.170	0.138	0.002	0	0	0	0.011		0.320
	2020	0.180	0.145	0.002	0	0	0	0.024		0.351
	2021	0.182	0.152	0.002	0	0	0	0.025		0.361
	2022	0.196	0.153	0.003	0	0.004	0	0.030		0.386
	2023	0.260	0.207	0.003	0	0.016	0	0.005		0.490
Projected Water Demand	2024	0.344	0.162	0.003	0	0.020	0	0.026		0.555
	2029	0.479	0.165	0.003	0	0.020	0	0.033		0.700
	2034	0.488	0.169	0.003	0	0.004	0	0.033		0.697
	2039	0.498	0.169	0.003	0	0.004	0	0.034		0.708
	2044	0.512	0.172	0.003	0	0.004	0	0.035		0.725

[1] Metered bulk industrial and commercial use including businesses, manufacturing facilities, and institutions such as schools and hospitals, including irrigation uses associated with these facilities whose irrigation source is provided by the utility.
[2] Use for irrigation of common areas such as parks, athletic fields, cemeteries, medians, and rights-of-way.
[3] Water routinely supplied to other utilities through interconnections.
[4] Examples of "Other" could include supplementation of a reclaimed water system, environmental restoration, or other uses not listed above.
[5] Water used for line flushing, well lubrication, and other water system maintenance.
[6] Water losses including leakage from transmission and storage facilities and other unknown water losses.
[7] Reject water from treatment systems such as reverse osmosis
[8] The annual average day raw water demand; should represent the sum of the columns to the left.

Form No. 40C-2.900(1)(e), effective August 2014
Incorporated by reference in 40C-2.900(1)(e), F.A.C

2. Attach a description of the methodology used to develop projections for each column in the Projected Water Demands table above. Include supporting calculations and describe any deviations from District-approved methods as described in the Applicant's Handbook. - see attached spreadsheet

SECTION E4 – HISTORICAL AND REQUESTED WATER USE

1. **Historical and Projected Water Supply Sources**
Provide the historical and projected water supply from each source. Sources include any bulk water purchases or transfers. The sum of all sources should equal the Annual Average Daily Raw Water Demand.

	Year	Requested Amounts and Source(s) of Water (mgy)				
		Annual Average Daily Raw Water Demand (mgd) Section E3 Table 1	Source 1 Name[1] UFA (mgy)	Source 2 Name (mgy)	Source 3 Name (mgy)	Source 4 Name (mgy)
Historical Water Supply	2019	0.320	116.88			
	2020	0.351	128.04			
	2021	0.361	131.83			
	2022	0.386	141.06			
	2023	0.490	178.92			
Projected Water Supply	2024	0.555	202.75			
	2029	0.700	255.54			
	2034	0.697	254.35			
	2039	0.708	258.28			
	2044	0.725	264.76			

[1] Provide the name of the water source. Examples include upper Floridan aquifer, stormwater pond, surficial aquifer, Davis Lake

2. **Wellfield Operation Schedule**
Describe the typical wellfield operation schedule, including source and/or facility specific allocations if applicable. Identify which wells are primary, secondary (peaking), stand-by, and describe the well rotation schedule.

The Town currently extracts water from the Upper Floridan Aquifer via two production wells - Well 3 located at Water Treatment Plant (WTP) 1 and Well 2 at WTP2. Both wells operate as primary production wells, generally alternating back and forth as demands call for them. Typically, the wells only run about 2 hours a day.

The Town is currently planning for the construction of a new well, Well 4, that will be located at WTP1 and will provide redundant service to the Town's existing two production wells.

Form No. 40C-2.900(1)(e), effective August 2014
Incorporated by reference in 40C-2.900(1)(e), F.A.C

SECTION E5 – REUSE FEASIBILITY

For public water supply utilities that operate a domestic wastewater treatment facility, please provide an analysis of the economic, environmental, and technological feasibility of making reclaimed water available or increasing reclaimed water availability for beneficial reuse. Pursuant to subsection 403.064(6), F.S., a reuse feasibility study prepared in accordance with subsection 403.064(2), F.S., satisfies the requirement to conduct a reuse feasibility study.

SECTION E6 – WATER CONSERVATION

1. **CONSERVATION**
   Please attach a copy of the conservation plan, and include a copy of any water conservation ordinances related to the plan. If your facility is located in a Water Resource Caution Area, there may be additional water conservation requirements as described in section 2.2.2.5 of the Applicant's Handbook.

   A. Indicate whether the conservation program is a Standard Conservation Plan or a Goal-based Plan.
      ■ Standard Conservation Plan ❑ Goal-based Plan

   B. Please attach a copy of the current water rate structure.

Form No. 40C-2.900(1)(e), effective August 2014
Incorporated by reference in 40C-2.900(1)(e), F.A.C

Town of Montverde
CUP 2671
Reclaimed Water

Wastewater for the Town of Montverde (Town) water customers is disposed of via individual septic tanks. The Town does not operate a wastewater treatment plant; therefore, reclaimed water is not available.

In April 2010, an alternative water supply evaluation was completed by Montverde Engineering. A copy of the study is attached. Based on this preliminary design performed by Montverde Engineering, it was determined that the use of surface water from Lake Florence is not economically feasible.

Preliminary Evaluation and Cost Estimate for Alternative Water Supply Source of AWS: Lake Florence

By: Montverde Engineering

MONTVERDE
ENGINEERING INC.

P.O. Box 560116 - Montverde, FL 34756
(407) 469-4829 / (321) 445-4750

Technical Memorandum 1

Preliminary Evaluation and Cost Estimate for Alternative Water Supply Source of AWS: Lake Florence

Prepared for: Town of Montverde

Prepared by: Arthur C. Nix, P.E.

Date: April 22, 2010

Table of Contents

1.0 Background and Introduction

The technical memorandum reviews from an economic perspective the feasibility of using Lake Florence as a lowest quality water source. This condition is a requirement of SJRWMD for renewing the Consumptive Use Permit (Application 20-069-2671-5) as all applicants are required to submit such a study where potential lower sources of water are investigated. The Town has elected first to investigate the economic and technological feasibility of using Lake Florence as an alternative water source (AWS) and if feasibility appears positive then to proceed with the environmental feasibility study of withdrawing from the lake. While the use of Lake Apopka was not reviewed in this study the economic and technological feasibility would be similar in nature however while permits have been granted by SJRWMD no entity has begun using Lake Apopka as an AWS source. Thence if water cannot be withdrawn from Lake Apopka at this time this study has been limited to withdrawing from Lake Florence.

Lake Florence is a landlocked lake of approximately 120 acres. It has not been classified as "surface waters of the state". Access and use of the lake is protected by riparian rights as a portion of the lake waters have private boundaries extending into the lake itself.

The Town of Montverde has a public pier and park on the lake but due to its very limited size it was judged not of sufficient area to contain a pumping station or to provide the necessary vehicular access without removing the use of the property as a public park.

2.0 General Assumptions

The Town does not have a central sewer system and there are no reuse water mains available for the transmission of water from Lake Florence therefore not only will a pump station have to be installed but the transmission mains as well. The feasibility of an AWS system is based on supplying two future subdivision projects, Montverde Estates with 78 lots and Black East Property with 115 lots.

The following pages provide the calculations used to determine the equipment specifications for the pumping station:

Exhibit 1: Pumping Station Design Parameters

Lot size = 21,780 sf (minimum required by the Town)
Impervious area = 4,000 sf which includes the driveway

$Lot_{pervious} := 21780 - 400($ $Lot_{pervious} = 17780$ square feet

Assume that new subdivision will irrigation 60% of pervious area

$Irrigate_{lot} := Lot_{pervious} \cdot .6($ $Irrigate_{lot} = 10668$ square feet

Typically a normal residential irrigation system requires approximatley 10 gpm per zone to operate. This will be the basis of design to size the transmission mains. For the Montverde Estate and Black East transmission main assume that 75% of the lawns will be irrigating at one time. Assume alternate days between sudivisions therefore worst case is Black East with 115 lots. Limit flow in the transmission main to 6 feet per second (fps).

$Flow_{required1} := 115 \cdot 0.75 \cdot 1($ $Flow_{required1} = 863$ gpm

AWS Pump station will be designed to supply 900 gpm

$Flow_{cfs1} := \frac{Flow_{required1}}{7.48 \cdot 60}$ $Flow_{cfs1} = 1.92$ cfs Set flow at 2 cfs for sizing

$Flow1 := 2$ cfs $Vol_{max1} := 6$ fps $Area_{trial} := \frac{Flow1}{Vol_{max1}}$ $Area_{trial} = 0.333$ sf

This would be an 8" pipe. Determine for flow what is head loss for this diameter of pipe.

From chart for 900 gpm, head loss (friction) = 0.51 psi/100 lf

$Headloss := \frac{0.51}{100} \cdot 1181$ $Headloss = 60.2$ psi assuming 11,812 lf of pipe to Black East Subdivision

This seems high so try 10" diameter pipe

From chart for 900 gpm, head loss (friction) = 0.19 psi/100 lf

$Headloss2 := \frac{0.19}{100} \cdot 1181$ $Headloss2 = 22.4$ psi - this is more reasonable. Assume 10" diameter C-900 pipe

Exhibit 1: Pumping Station Design Parameters

Calculate TDH to size pump station

$Velocity_{head} := Headloss2 \cdot \frac{144}{62.4}$ $\quad Velocity_{head} = 52$ feet

$Elev_{head} := 170 - 75$ $\quad Elev_{head} = 95$ feet

$Pressure_{head} := 60 \cdot 2.31$ $\quad Pressure_{head} = 138.6$ feet

Desire 60 psi pressure at terminus

$TDH := Velocity_{head} + Elev_{head} + Pressure_{head}$

$TDH = 285$ feet at 900 gpm

The above information was supplied to Hoover Pumping Systems to determine a budget estimate for equipment costs

3.0 Design Components

The design and installation of a pumping station is technically feasible on Lake Florence. An easement or land purchase will have to be made to provide an adequate area for the equipment. A similar pumping station has been designed on Lake Siena for the use of Bella Collina's golf course irrigation. Montverde Academy would be the most likely provider of the parcel but they were not approached to provide a selling price but a reasonable estimate for land purchase or easement purchase was assumed.

Hoover Pumping Systems in Pompano Beach was contacted and supplied the technical specifications for the pump station. A station with a 75 HP VFD drive with a 15 HP VFD Jockey Pump was designed and equipment specified. The station as quoted would have remote reading capabilities to reduce staff hours monitoring the station and measuring equipment to provide accurate rates and volumes for permit monitoring purposes. The self cleaning suction screen assembly would be a desirable option as this will keep the intake clean, reducing downtime because of a clogged pump.

The transmission main was sized to be 10" diameter going to Black East. The main will be installed in the public right of ways but the mains internal to the two subdivisions, Black East and Montverde Estates, would be the responsibility of the developers so this cost was not considered.

4.0 Estimate of Costs

Hoover Pumping Systems provided a quote for the pumping station however this does not cover the other costs associated with a pumping station such as electrical service, site access, installation and permitting. The costs associated with these were based on historical information from other projects as this is a preliminary estimate for the purpose of evaluating the feasibility of a system. On the next page is the cost estimate for the AWS system. For the purpose of estimating a total cost, inflation and escalation will be ignored due to the relatively quick time frame this pumping station can be installed and in operation.. The following pages provide the detailed quote for the pumping station, the schematic diagram of the station, and the cost estimate for the AWS system.

Exhibit 2: Cost Estimate – Quote from Hoover Pumping Systems

HOOVER PUMPING SYSTEMS

BUDGET# **11242-29056**
March 25, 2010

Company: Montverde Engineering, Inc. Tel: 407-469-4829
Attention: Nathan Brown Fax:
RE: Town of Montverde AWS - Irrigation Pump Station

Hoover Pumping Systems will furnish one Hoover model **HC2-75J15PDV-460/3-FHMR2L-Z**
75hp Dual Pressure Demand VFD Centrifugal Pumping Station with Jockey Pump with the following features:

- Deliver an estimated 1000 total GPM @ 80 PSI at the station discharge at 10' Lift.
- 75hp UL Listed Variable Frequency Drive, self-diagnostic NEMA 4 control panel & VFD drive, line reactor for each motor, HMI display, through door disconnect & industrial air conditioner.
- Hoover Flowguard™ Internet-based water management system, remote operation, history, 24/7 email notifications of problems, flow and pressure graphs, water use reports and permit compliance, settable water and maintenance windows, local bypass for shut-off valve, remotely controlled rain switch.
- Dual 75hp Centrifugal main pump with TEFC motor.
- 15HP Centrifugal VFD Jockey Pump
- 6" Discharge header (R2), hot dipped galvanized grooved pipe and fittings, bronze disk station discharge butterfly valve, epoxy coated magnetic flow meter and pressure transducer.
- 6ft x 12ft Hot dipped galvanized steel skid placed on Customer Installed 6" thick concrete pad.
- WM-14 47Gal Well Mate Pressure Tank Assembly
- Low level pump station automatic shutdown, restart and Hoover Flowguard™ lake water level graphing.
- Fully automated 120 mesh Disc-Kleen filter assembly, pressure differential and timed back-flush, galvanized connection piping above ground, PVC back-flush return line to water source. Back wash master valve/flowmeter to automatically subtract waste water from total water going through station for accurate water management reporting and visability through Hoover Flowguard.
- Fully automated 120 mesh Disc-Kleen filter assembly, pressure differential and timed back-flush, galvanized connection piping above ground, PVC back-flush return line to water source.
- One service call to perform Initial Startup and Calibration.

Pump Station - Lump Sum Price: $91,182.28

Additive Alternate A

- 8" Galvanized roll grooved discharge pipe and fittings to below grade with a 30" long galvanized steel adapter for irrigation main line tie-in by others.
- Install 2-8" and 1-4" galvanized suction lines to below grade, HDPE piping up to 30' to waters edge, continuing to a 316 stainless steel screen assembly and weighted tube float support

Additive Alternate A - Lump Sum Price: $17,767.88

Additive Alternate B

- Upgrade Fixed Tube Float to Self Cleaning suction screen assemblies. (Must select Alt "A" with this selection)

Additive Alternate B - Lump Sum Price: $9,569.89

Additive Alternate C

- Hoover Flowguard Shut Off Valve

Additive Alternate C - Lump Sum Price: $1,991.77

Note: Electrical service, concrete pad, additional suction footage, and permits are not included. Priming of pumps on customer installed suction lines not included. Backflow protection of water source not included. F.O.B. Orange County.
This proposal is valid for 6 months.
Please call if pump performance or other features do not meet project criteria. Thank you for your consideration.
Sincerely,
HOOVER PUMPING SYSTEMS

Kathleen VanKuren
2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791

Exhibit 3: Schematic of Pumping Station

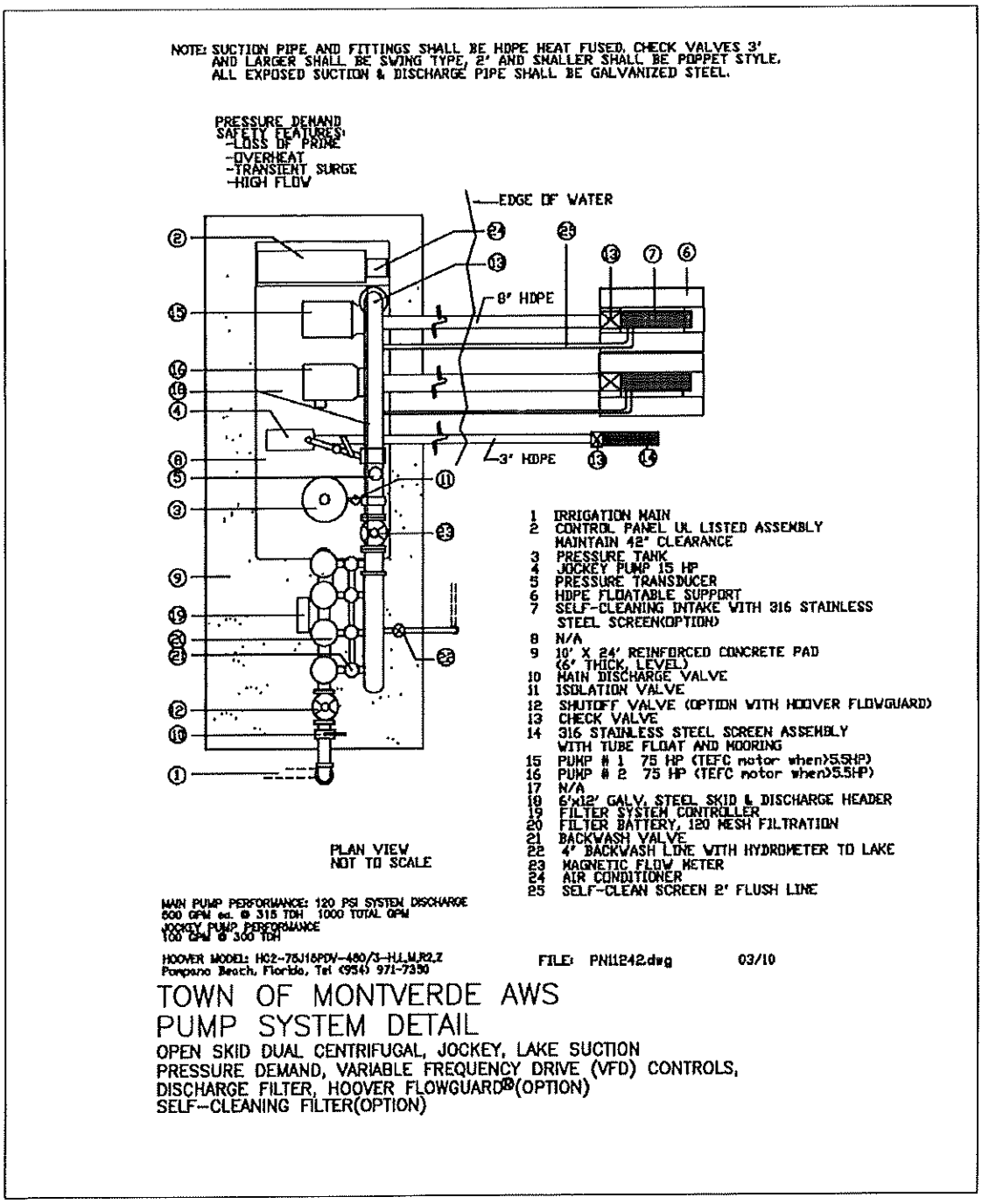


Exhibit 4: Estimate of Costs

Town of Montverde

Estimate of Costs for Irrigation Water System

Item	Quantity	Unit	Unit Price	Total Price
Transmission				
10" PVC C-900	14287	LF	38	542906
Jack and Bore for above	4	EA	9000	36000
10" Valves	18	EA	2400	43200
Pressure Reducing Valves	3	EA	3000	9000
Right of Way Restoration	13000	SY	3	39000
Maint. Of Traffic	1	LS	7000	7000
Pump Station				
Purchase Land	1	LS	75000	75000
Site Construction for Pump Station	1	LS	45000	45000
Purchase Pump Station	1	EA	120520	120520
Install/Startup Pump Station	1	LS	15000	15000
Electrical Service	1	LS	15000	15000
Chlorine Feed System	1	LS	5000	5000
Non-Construction Costs				
Permitting - Pipe and Station	1	LS	30000	30000
Survey	1	LS	15000	15000
Legal	1	LS	25000	25000
Environmental Permitting	1	LS	45000	45000
Total Initial Costs				$ 1,067,626
Contingency	20	%		$ 213,525
Total Capital Costs w/Contingency				$ 1,281,151

Estimate of Costs for Irrigation Water System Yearly Operating Costs

Item	Quantity	Unit	Unit Price	Total Price
Electricity	1	Year	24200	24200
Maintenance (Labor)	1	Year	18000	18000
Parts including filters	1	Year	6000	6000
Town Billing - Admin	1	Year	10000	10000
Total Yearly Operating Costs				$ 58,200

This cost can be worked back to a cost per gallon which provides a unit cost that this project can be evaluated against. The cost per gallon is based on 900 gpm for 4 hours or 216,000 gallons per day (gpd). If the pumping equipment is assumed to last 15 years then the Net Present Value can be calculated based on the yearly operational cost for 15 years added to the capital cost. See these calculations below.

Town of Montverde

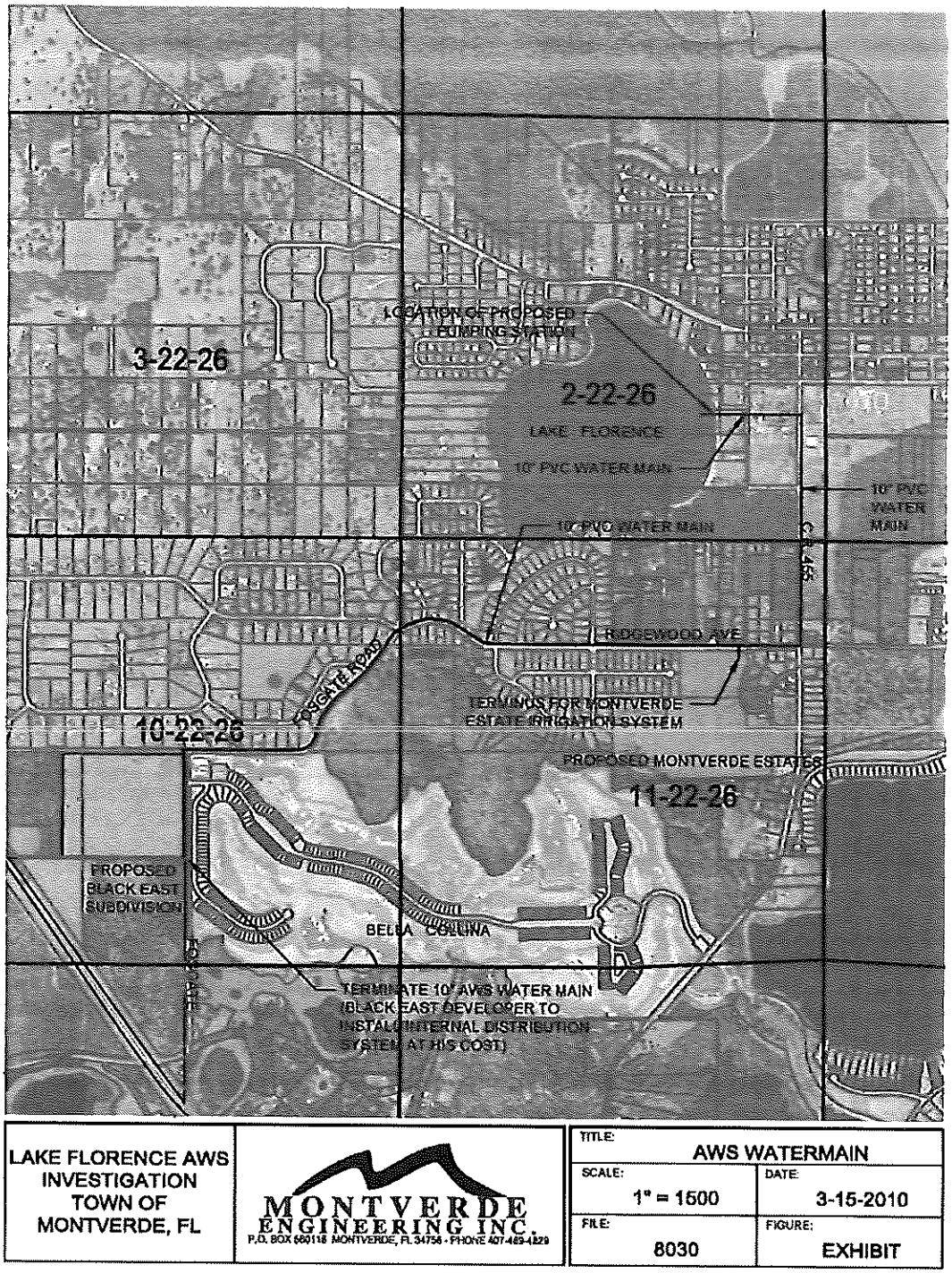
Estimate of Costs for Irrigation Water System

Item	Quantity	Unit	Unit Price	Total Price
Total Capital Costs w/Contingency				$ 1,281,151

Estimate of Costs for Irrigation Water System Yearly Operating Costs

Item	Quantity	Unit	Unit Price	Total Price
Total Yearly Operating Costs				$ 58,200
Anticipated Rating of AWS System		216000	gpd	(gallons/day)
Captial Cost Per Gallon				$ 5.93
Operational Cost Per Gallon				$ 0.27
Assume a 15 year operation life - compute a NPV of system cost				
Net Present Value (5% interest assumed)				$ 1,884,685
Cost per Gallon NPV				$ 8.73

Exhibit 6: Map of Transmission Main



5.0 Conclusion

Based on the preliminary design, the installation of a pumping station on Lake Florence and the transmission of the pumped water to residential irrigation systems is technically feasible. Many municipalities utilize similar systems to supplement or be the primary provider of their reuse water. *The installation of an AWS system on Lake Florence and pumping the water to proposed and existing residential users does not appear to be economically feasible with a cost per gallon of $8.73.* If the system was expanded to more users it would not bring the cost significantly down due to the following reasons:

1. The current potable average day demand of the Town is only 229,400 gallons. Many of the residents do not irrigate so extending this system into the older parts of the Town would not increase the demand enough to dilute the costs significantly.

2. Currently the district has reduced irrigation to a one or two day per week cycle. Less water used to irrigate drives the unit costs up. Adding users would not increase the daily demand since these other users would just use the same quantities on a different day of the week.

Another issue that has not been analyzed is the resistance from property owners on the lake who could mount a legal case against withdrawal from the Lake. This scenario was not considered in this report but costs to the Town to legally defend the withdrawal plan could be considerable.

This concludes the technical and economic feasibility analysis of using Lake Florence as a potential source of irrigation water supply.

Arthur C. Nix, P.E.

Town of Montverde
CUP 2671
Water Conservation Plan

Water Use Monitoring

- Production wells are equipped with individual meters
- Flow meter verification is performed every 3 years
- All service connections are metered

Public Education and Outreach

- The Town maintains a water efficient landscape demonstration garden.
- Water conservation literature is mailed to customers quarterly.
- Water conservation literature is distributed at the Town Hall.
- Water conservation information is posted on the Town's website.

Water Conservation Rate Structure

- The Town maintains a tiered rate structure to promote the efficient use of water.

Ordinances to Promote Water Conservation

- An ordinance requiring compliance with SJRWMD watering restrictions has been adopted.
- A landscaping ordinance requiring Florida-Friendly landscaping and efficient irrigation system design requirements has been adopted.

	$25.00

Yearly Inspection of Backflow Prevention Device	Code Sec. 26-107
Fee only charged if service is provided by the Town; Service should be provided by an authorized private inspector	$150.00

Fire Assessment	Code Sec. 10-24
	Set annually by resolution

Right-of-Way Utilization	Code Sec. 22-21
If single parcel:	$250.00
If Linear Project:	1% of construction cost or a minimum of $250, whichever

WATER AND SEWER FEES

Connection Fees	
Potable Water Meter Install Fee	$2,100.00
Connection Fee to water main (New Water Line)	Actual cost plus $250
Irrigation Water Meter Install Fee	$2,100.00
Sewer Connection/Inspection Fee	$850.00

Potable Water Charges In Town Customers	2022	2023
Residential Base Rate	~~$16.45~~	$17.28
Commercial Base Rate	~~$23.01~~	$24.16
Consumption Charges		
Block 1 (0000 - 3,000 Gallons)	0.00	
Block 1 (3,001 - 9,000 Gallons)	$5.50	
Block 2 (9,001 - 20,000 Gallons)	$6.67	
Block 3 (Above 20,000 Gallons)	$7.84	

Charge or Rate for Water Service shall be increased 5% annually, commencing April of each year.

Water Consumption rates fees for customers outside the Town limits

Sec. 26-73 A 25% surcharge on rates for any consumer outside the Town of Montverde limits.

New Bulk Water Charges (Hydrant)	
Administration Set up (one time)	$89.00
Cost per Thousand	$10.00
Meter / Backflow Deposit	$150.00
Water Deposit Minimum (Determined by Town Manager based upon the estimated Usage for one month)	TBD

Utility Deposits (Per Meter or Connection)	Code Sec. 26-178	
Water Owner occupied	$150.00	
Water Tenant/Lessee occupied	$200.00	
Sewer	$40.00	
Irrigation	$150.00	
Administrative Set Up Fee	$35.00	Code Sec. 26-77
Water Meter Turn Off Fee (Each Occurrence)	$35.00	Code Sec. 26-77

St. Johns River Water Management District
Flow Meter Accuracy Report Form (EN-51)

PERMIT INFORMATION

CONSUMPTIVE USE PERMIT NUMBER: 2671-6 PERMITTEE NAME: Town of Montverde

PROJECT NAME: CUP Renewal

WELL/PUMP/STATION INFORMATION

DISTRICT ID: _____ NAME: Well 2

METER MANUFACTURER: Neptune SERIAL NUMBER: 00243

ACCURACY TESTING

DATE OF TEST: 1/2/2024

STATION METER		TESTING METER	
Initial meter reading @ start of test:	785753	Initial meter reading @ start of test:	0
Final meter reading @ end of test:	785755	Final meter reading @ end of test:	1981
Total gallons:	2000	Total gallons:	1981

DURATION OF TEST*: 5 min

*Should be at least 5 minutes.

PERCENT ACCURACY [(total gallons station meter/total gallons test meter)*100]: 100.959%

PERCENT ERROR (percent accuracy-100): 0.959%

TEST METER INFORMATION

METER MANUFACTURER: Fuji Portaflow C SERIAL NUMBER: A1P5861T

DATE OF LAST CALIBRATION (test meter): 7/12/2023

ATTACH DIAGRAM OR PHOTO OF TEST METER INSTALLATION POSITION (optional)

TESTER INFORMATION

NAME OF PERSON PERFORMING TEST: William Cartagena

PHONE NUMBER: (863) 397-2668 EMAIL ADDRESS: williamc@universalcontrols.net

I certify that to the best of my knowledge and belief all of the information on this form is correct. I understand that making any material false statement on this form or in any attachments to it may result in revocation, in whole or in part, of the permit.

Please mail form to St. Johns River Water Management District, P.O. Box 1429, Palatka, FL 32178-1429 or submit online at *www.sjrwmd.com*.
For assistance, please email *compliancesupport@sjrwmd.com* or call (386) 329-4570.

Form No. 40C-2.900(5), effective August 14, 2014
Incorporated by reference in rule 40C-2.900(5), F.A.C.

St. Johns River Water Management District
Flow Meter Accuracy Report Form (EN-51)

PERMIT INFORMATION

CONSUMPTIVE USE PERMIT NUMBER: 2671-6 PERMITTEE NAME: Town of Montverde

PROJECT NAME: CUP Renewal

WELL/PUMP/STATION INFORMATION

DISTRICT ID: _____ NAME: Well 3

METER MANUFACTURER: Water Specialties SERIAL NUMBER: 20171166-08

ACCURACY TESTING

DATE OF TEST: 1/2/2024

STATION METER		TESTING METER	
Initial meter reading @ start of test:	275446	Initial meter reading @ start of test:	0
Final meter reading @ end of test:	275448	Final meter reading @ end of test:	1993
Total gallons:	2000	Total gallons:	1993

DURATION OF TEST*: 5 min

*Should be at least 5 minutes.

PERCENT ACCURACY [(total gallons station meter/total gallons test meter)*100]: 100.351%

PERCENT ERROR (percent accuracy-100): 0.351%

TEST METER INFORMATION

METER MANUFACTURER: Fuji Portaflow C SERIAL NUMBER: A1P5861T

DATE OF LAST CALIBRATION (test meter): 7/12/2023

ATTACH DIAGRAM OR PHOTO OF TEST METER INSTALLATION POSITION (optional)

TESTER INFORMATION

NAME OF PERSON PERFORMING TEST: William Cartagena

PHONE NUMBER: (863) 397-2668 EMAIL ADDRESS: williamc@universalcontrols.net

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Form No. 40C-2.900(5), effective August 14, 2014
Incorporated by reference in rule 40C-2.900(5), F.A.C.

St. Johns River
Water Management District

Michael A. Register, P.E., Executive Director

525 Community College Parkway S.E. • Palm Bay, FL 32909 • 321-984-4940 • www.sjrwmd.com

March 12, 2024

Leslie Dumas
1511 N Westshore Blvd.
Tampa, FL 33607

RE: Town of Montverde, Consumptive Use Permit Application 2671
Lake County, Florida
Request for Additional Information

Dear Ms. Dumas:

Thank you for submitting the consumptive use permit (CUP) application on February 13, 2024 to the St. Johns River Water Management District. The District has reviewed the application and has determined that additional information is needed in order to complete the application.

Specifically, the following information is needed:

1. The historical water demand in Section E3 (Form E) does not match the water usage submitted annually in the EN-50's. Please correct the quantities in Form E or explain the discrepancy between the quantities. [Section 1.4.4.3 of the Applicant's Handbook: Consumptive Uses of Water (August 29, 2018) (A.H.)

2. The projected water use in the Residential Water Use Average Day column in Section E2 (Form E) has a higher allocation value than calculated (Residential Population Served X Uniform Residential Per Capita Use). Please correct the quantities in Form E or explain the discrepancy between the stated projected use and the calculated use. (2.3 A.H)

3. Please provide all signed developers agreements within the service area for any ongoing construction projects and for any future projects. (2.2.2.1 A.H)

4. Public supply use types with average daily quantities of 100,000 gpd or greater and whose commercial water use is less than 30 percent of its total water use in the Central Florida Water Initiative (CFWI) are required to demonstrate yearly progress toward a gross per capita daily water use rate of no greater than 115 gpd or a functional per capita daily water use rate no greater than 100 gpd. The historical uniform residential per capita use in Section E2 of Form E indicates a rising residential per capita water use from 90 to 145 gpcd with future projections indicating no decreases in the per capita use. Please explain why the per capita has and is projected to continue to rise. Additionally, please provide the Town's specific plans on reducing their per capita and to satisfy this CFWI requirement. [Section 2.7.3 of the Central Florida Water Initiative (CFWI) Area Supplemental Applicant's Handbook (June 21, 2021) (CFWI A.H.)]

5. Please provide an Annual Conservation Goal Implementation Plan (ACGIP). [Section 2.7 CFWI A.H.]

6. For Public Supply use types with an annual average allocation greater than 100,000 gallons per day, an applicant or permittee shall be restricted to a maximum allocation from the Upper Floridan aquifer in an amount no greater than its Demonstrated 2025 Demand unless the permittee or applicant demonstrates a new or increased allocation from the Upper Floridan aquifer can occur without increasing impacts above its Demonstrated 2025. Please provide a demonstration the proposed withdrawals will not:
    a) Reduce a flow or level below any minimum flow or level established by the District or the Department of Environmental Protection pursuant to Section 373.042 and 373.0421, F.S.;
    b) Cause harmful hydrologic alterations to natural systems, including wetlands or other surface waters; or
    c) Cause water quality changes or saline water intrusion.
    d) Cause interference with existing legal uses of water.
    e) Prior to undertaking the impact assessment, the applicant's representative should contact District staff to discuss appropriate modeling and MFL assessment tools to be used and receive District approval of the proposed tools and methodology. Upon completion of the impact assessment, the applicant must include the results of all groundwater modeling simulations and groundwater modeling files used for these evaluations.
    [Section 2.3 A. H. and Section 2.8.3 CFWI A. H.]

7. Please provide an updated dedicated water conservation plan. As part of the water conservation plan document, please refer to section 2.2.2.5.1.A Standard Water Conservation Plan in the Applicant's Handbook and address how each component of the rule is currently and will be met by the Town of Montverde. The Plan must include all the elements from the Applicant's Handbook in the updated plan and include the timeframes for initiating these activities, the frequency, duration and future implementation of these initiatives and programs focusing on the Town's vision for the future. [Section 2.2.2.5.1 A.H.]

8. Please provide a comprehensive water audit of the amount of water used in the applicant's production and treatment facilities, transmission lines, and distribution system using the District's Water Audit Form No. 40C-2.900(7). [Section 2.2.2.5.1 A.H.]

9. Flow meter calibrations are currently out of compliance. Please submit flow meter accuracy calibrations for all production wells using the District's Flow Meter Accuracy Report Form (EN-51) No. 40C-2.900(5). [Section 2.2.2.5.1 A.H.]

10. The lowest acceptable quality water source of water, including brackish water, saline water, reclaimed water, surface water, and storm water harvesting, must be utilized for each use. Please provide reasonable assurance that the proposed use (or portion of the proposed use) will be met using the lowest quality water source that is suitable for the purpose and is technically, economically, and environmentally feasible. Please provide the following information related to the use of lowest quality water sources:
    a) Provide an analysis evaluating economic, technical, and environmental feasibility of utilizing surface/storm water and other lower quality sources by customers within the service area of this CUP. Specifically, address opportunities for utilization of stormwater harvesting and the large surface water bodies in the immediate area, including Lakes Apopka, Florence, and Siena. Include an

explanation of how and when lower quality sources of water will be used to reduce projected potable demands (if economically, technically, and environmentally feasible) and, if feasible, adjust the projected water demand table accordingly to reflect utilization of lower quality sources.

b) Please provide details about the installation requirements of dual line systems for ongoing or future development projects when alternative water sources become available for irrigation.

[Sections 1.3.7, 2.2, 2.3(e), and 3.3-3.10, A.H.]

District rules require applicants to submit the requested information within 90 days from receipt of the Request for Additional Information. If a response is not received within this time frame, District staff will administratively deny the permit application pursuant to Rule 40C-1.1008(1), F.A.C. If more than 90 days is needed to respond, a written request may be submitted for additional time. The request should specify the reason the extension is necessary and the amount of additional time requested.

The response or additional information can be submitted via the District's e-Permit portal located at www.sjrwmd.com/permitting, via email to applicationsupport@sjrwmd.com, or by mail.

Thank you for your cooperation and the District looks forward to working collaboratively with Town to resolve these questions and issues. If you have any questions, please contact me at (321) 409-2009 or JTheriac@sjrwmd.com.

Sincerely,

John Theriac, Senior Hydrologist PG/PE
Bureau of Water Use Regulation

cc: Paul Larino
Town of Montverde
townmanager@mymontverde.com

Regulatory File

Water Conservation Plan

Water Use Permit #2671-6

TABLE OF CONTENTS

1) PUBLIC EDUCATION

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule
a. Public service announcements				
1. Social media posts	Conservation tip of the month on town Facebook page	1 / Monthly	Through end of permitting period	Within 1 year
2. Create conservation initiatives webpage on town website	Conservation tip of the month, why water conservation is important, etc.	At least 1 / Monthly		Within 1 year
b. Water conservation speakers, posters, literature, videos, and/or other information provided to schools and community organizations				
1. Florida-Friendly Landscaping™ classes	Links posted to Town website: FL-friendly landscaping tips on Town website (UFL FFL program) https://ffl.ifas.ufl.edu/ within Town conservation page re: 1)a.2.		Through end of permitting period	
2. Irrigation 101 classes	Links posted to Town website: https://sfyl.ifas.ufl.edu/archive/hot_topics/agriculture/smart_irrigation_practices.shtml			
3. Brochures distributed at:		1 - 4 / Annually		Within 1 year
Site visits	Site visits in conjunction with water audits	As needed		Within 1 year
Utility customer service counter	Material handouts at Town offices	4 / Annually		Within 1 year
Exhibits, per 1)c.1.	Material handouts at Montverde Day	1 / Annually		Within 1 year
County libraries	Material handouts at Town library	4 / Annually		Within 1 year
c. Water conservation exhibits				
1. Provide water conservation information at public events. Conservation literature will be distributed, and event themes may coincide with other water conservation campaigns:	Material handouts at Montverde Day	2 / Annually	Through end of permitting period	Within 1 year
April is Water Conservation Month social media and proclamation				
March – EPA Fix a Leak Week, social and texts, bill stuffer				
March – Water Conservation Expo, tabling event with giveaways				
July – Smart Irrigation Month, bill stuffer, audits				
October – EPA Shower Better, social media and showerhead giveaway				
d. Articles/reports to media				
1. Issue water conservation press releases. Releases will be distributed to coincide with event themes:	Conservation tips posted in monthly newsletter and presented at Town Council meetings (recorded in meeting minutes and presented in agenda); Town to post a list of monthly conservation tips to website.	1 / Monthly	Through end of permitting period	Within 1 year
March – EPA Fix a Leak Week				
April is Water Conservation Month				
July – Smart Irrigation Month				
October – EPA Shower Better				
e. Information for customers on landscape irrigation restrictions				
1. Provided within water conservation newsletter via water bill		1/ Monthly	Through end of permitting period	Within 1 year
2. Provide water conservation newsletter via email		1 / Monthly		Within 1 year
3. Provide new customers with information on irrigation restrictions	As needed	As needed		Within 1 year

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule
f. Water audit customer assistance program to address indoor and outdoor water use				
1. Provide customers indoor leak detection training and video on website	EPA Youtube link to be posted on Town website: https://www.youtube.com/watch?v=JFUr__IDERo		Through end of permitting period	Within 1 year
2. Provide customers concerned with high bills education on water uses		As needed	Ongoing	Within 1 year
3. Reread customer metered usage when increase is greater than 20,000/month. Speak to customer or leave orange tag on door explaining possible reasons for increase, if unknown to customer				Within 1 year
4. Offer customers concerned with high water bills an irrigation checkup training/inspection				Within 1 year
g. Website education				
1. Florida-Friendly Landscaping™ links	To be posted on Town website & included as a conservation tip of the month	1 / Monthly	Through end of permitting period	Within 1 year
2. Landscape irrigation efficiency, tips and video	To be posted on Town website & included as a conservation tip of the month	1 / Monthly	Through end of permitting period	Within 1 year
3. Water restrictions, on utility home page with contact for complaints	Watering schedule to be posted on town website with contact page	Updated as needed	Ongoing	Within 1 year
4. Youth education campaigns, see 1)b.1 and 2	Link to EPA WaterSense for Kids to be posted on town website: https://www.epa.gov/watersense/watersense-kids			
5. Saving water indoors tips and video	To be posted on Town website & included as a conservation tip of the month: https://www.sjrwmd.com/water-conservation/savingwater/	1 / Monthly		
h. Customer bills / mailings				
1. Provide water conservation newsletter via water bill	Add conservation tip to Town's monthly newsletter via water bill and email	1 / Monthly	Through end of permitting period	Within 1 year
2. Provide water conservation newsletter via email				
Examples of topics discussed via newsletters 1) i. 1. and 2.				
FREE Irrigation System Checkup & training available				
EPA Water Sense's Shower Better campaign				
Limit irrigation to no more than once every 14 days in cool months				
No fertilizer in winter				
Minimum mowing heights				
UF/IFAS gardening calendar				
EPA Water Sense's Fix a Leak Week				
Schedule a Specialist (irrigation checkup) available				
Water Conservation Expo				
Get a handle on leaks. Toilet leak detection				
How to read your water bill				

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule
Choose drought tolerant plants				
Rain should be primary source of water. Use irrigation as backup.				
1-day per week irrigation restrictions				
Brown grass in winter is normal				
Rye grass does not qualify for additional irrigation				
Cool weather lawncare tips				
FFL classes and Irrigation 101 class available				
Call to report new plant material and receive allowable watering guidelines				

2) OUTDOOR WATER USE REDUCTION PROGRAM

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule	Expected Savings
a. Ordinance limiting lawn and landscape irrigation that is approved by the District, or is consistent with any irrigation restrictions adopted by the District.					
1. The County maintains a maximum of 2-day per week irrigation restriction ordinance, Town Code of Ordinances. The ordinance is consistence with the district rule	Town of Montverde Ordinance, Article II. - Water Conservation for Landscape Irrigation Ord. No. 2009-16, Section 4, 4-14-2009	Adopted and maintained since 2010	Ongoing	Implemented	
Ordinance 2009-16 Section 12.52	1. Residential landscape irrigation at odd numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m. 2. Residential landscape irrigation at even numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m. 3. Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m. 4. No more than ¼ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.	Adopted and maintained since 2009; When Daylight Savings Time is in effect	Ongoing	Implemented	
Ordinance 2009-16 Section 12.52	1. Residential landscape irrigation at odd numbered addresses or no address may occur only on Saturday and shall not occur between 10:00 a.m. and 4:00 p.m. 2. Residential landscape irrigation at even numbered addresses may occur only on Sunday and shall not occur between 10:00 a.m. and 4:00 p.m. 3. Non-residential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m. 4. No more than 3/4 inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one	Adopted and maintained since 2009; When Eastern Standard Time is in effect	Ongoing	Implemented	

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule	Expected Savings
	hour per irrigation zone on each day that irrigation occurs.				
Ordinance 2009-16 Section 12.52	All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.	Adopted and maintained since 2009	Ongoing	Implemented	
b. Ordinance requiring the use of Florida-Friendly landscaping principles, Florida Water Star, or other generally accepted water conservation programs, guidelines, or criteria that address outdoor water conservation.					
1. Florida-Friendly Landscaping™ Green Industry Best Management Practices (FFL/GI-BMP) Educational Program that requires, 'all appropriate Parks and Recreation /Grounds Maintenance staff will be trained and certified in the FFL/GI-BMP."	Town of Montverde Ordinance, Article VI. - Water and Sewer Ord. No. 2003-01, Section 7.7.6, 3-11-2003; Ord. No. 2020-004, Section 2, 11-10-2020; Ord No. 2022-19, Section 5, 12-13-2022	Adopted and maintained since 2003	Ongoing	Implemented	
c. Ordinance consistent with Section 373.62, F.S., relating to automatic landscape irrigation systems.					
1. Town's water restriction ordinance is consistent with F.S. section 373.62	Town of Montverde Ordinance, Article II. - Water Conservation for Landscape Irrigation Ord. No. 2009-16, Section 4, 4-14-2009 - Irrigation with automatic lawn sprinkler installed after May 1, 1991 shall install, maintain and operate a rain sensor device or switch that overrides the irrigation system with adequate rainfall has occurred.	Adopted and maintained since 2009	Ongoing	Implemented	
d. Any other conservation measures or programs proposed designed to reduce outdoor water use.					
1. Developer/Applicant must submit conceptual ideas to the Town that adheres to the 2017 Town of Montverde Standards & Guidelines for Low Impact Development (LID) to include integration of hydrology, control through distributed management, control stormwater at the source, utilize non-structural controls, and create multifunctional landscapes and infrastructures:		Adopted and maintained since 2017	Ongoing	Implemented	Unknown
Bio-retention					
Rainwater Harvesting					
Swales					
Infiltration Trenches					
Level Spreaders					
Permeable Pavement Systems					
Reforestation/Revegetation					
Plan Requirements					
Operation and Maintenance					
2. Developer/Applicant must submit conceptual ideas to the Town that adheres to the 2017 Town of Montverde Standards & Guidelines for Conservation Criteria:		Adopted and maintained since 2017	Ongoing	Implemented	Unknown
Landscaping, including: Invasive Species Survey Turf Grass Requirements Canopy Coverage Requirements Small Trees/Shrubs/Groundcover Education and Outreach Water Conservation					

Sub-Element	Action	# / Frequency	Duration	Implementation Schedule	Expected Savings
Land Management					
Interpretative Kiosks					

3) RATE STRUCTURE DESIGNED TO PROMOTE EFFICIENT USE

Sub-Element	Action	Applicable	Duration	Implementation Schedule
1. Increasing block rate structure	Town's Tiered Water Rate Sheet	Residential accounts	Ongoing	Implemented
2. Informative customer billing: monthly use bar chart		All accounts	Through end of permitting period	Within 1 year

4) WATER LOSS REDUCTION PROGRAM

Sub-Element	Action	#/Frequency	Duration	Implementation Schedule
1. Meter replacement				
After 3 months zero reading prompts inspection. If stuck, meter is replaced.				
10% of residential meters that measure greater than 1 million gallons or 10 years old.				
2. Meter reading	Town reads all residential and commercial meters monthly	1 / Monthly	Ongoing	Implemented
3. Capital improvements – aging meter replacement	Town has been replacing aging meters with updated electronic meters with wireless communications		Ongoing	Implemented
4. Capital improvements – pipe replacement				
5. Water audits	Town's Neptune meters automatically send alarms for high water use/rates, which triggers leak notifications and water audits	As needed		
6. Leak detection team	Town's Neptune meters automatically send alarms for high water use/rates, which triggers leak notifications and water audits	As needed		
7. Valves inspected		As needed		

5) INDOOR WATER CONSERVATION

Sub-Element	Action	#/Frequency	Duration	Implementation Schedule	Expected Savings
1. An education element focusing on indoor conservation as part of the water conservation public education program required.	See above	See above	See above	See above	NA

Woodard & Curran

Conservation Programming Content

1511 N West Shore Blvd.
Tampa, FL 33607
800.426.4262

woodardcurran.com

0233076.09
Town of Montverde
July 2024

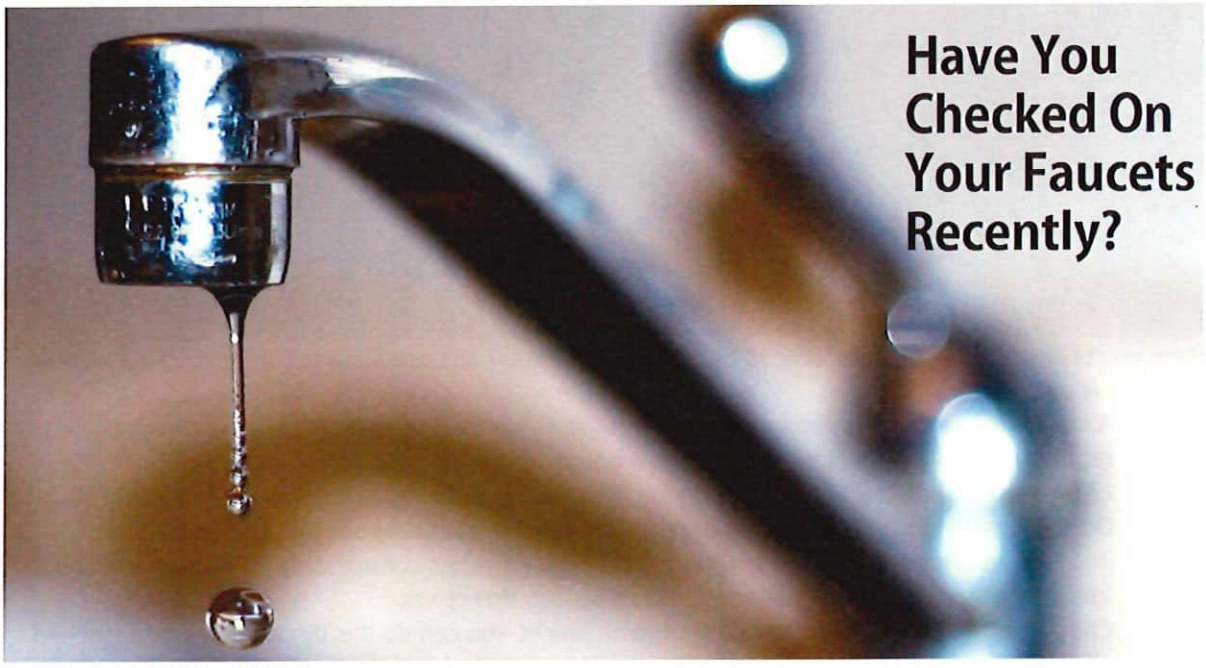
Website, Town Council, and Social Media Content

1. JANUARY: LOW FLOW FAUCETS

Town Council Tip

A leak at the rate of one drop per second can waste up to 2,700 gallons per year. Check faucets regularly for leaks at the faucet head and seepage at the base and its connections. If your existing bathroom faucet flows above 2.5 gallons per minute, install a low-flow aerator or replace the faucet with a model that uses 2 gallons per minute or less. The planet and your wallet will thank you for choosing more efficient faucets!

Social Media and Website Image



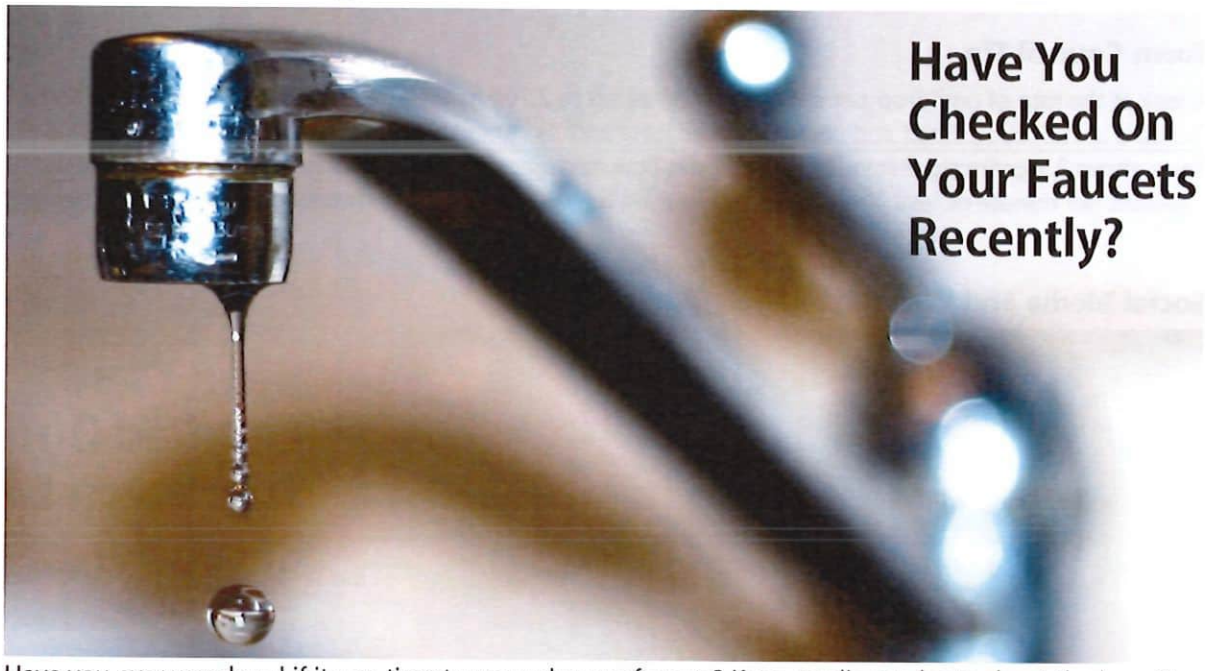
Social Media and Website Caption

Have you ever wondered if it was time to upgrade your faucets? Here is a step-by-step guide on check if your faucets are under performing and wasting water:

Turn on the faucet and allow the water to flow into a container for 10 seconds. Multiply the volume of water in the container by six to determine the per minute flow. If your existing bathroom faucet flows above 2.5 gallons per minute, install a low-flow aerator or replace the faucet with a model that uses 2 gallons per minute or less. For a bathroom faucet, a 1.0 gallons per minute flow will provide enough water for personal hygiene needs. For a kitchen faucet, you will want 2.2 gallons per minute of flow to make sure the flow of water is enough to wash and rinse dishes.

The planet and your wallet will thank you for choosing more efficient faucets!

Water Conservation Page



Have you ever wondered if it was time to upgrade your faucets? Keep reading to learn about the benefits of faucet replacement.

- A leak at the rate of one drop per second can waste up to 2,700 gallons per year. Check faucets regularly for leaks at the faucet head and seepage at the base and its connections.
- Leaky faucets are repaired by replacing washers and by tightening or repacking the faucet stem. Do-it-yourselfers can find a variety of repair kits in local plumbing supply stores, home improvement/hardware stores and discount stores. Most kits contain detailed instructions and a listing of necessary tools. If preferred, a plumber can do repairs.
- Check the amount of water flowing from each faucet. You can do this by opening the faucet and allowing the water to flow into a container for 10 seconds. Multiply the amount of water in the container by six to determine the per minute flow. If your existing bathroom faucet flows above 2.2 gallons per minute, install a low-flow aerator or replace the faucet with a model that uses 1.5 gallons per minute or less. For a bathroom faucet, a 1.0 gallons per minute flow will provide enough water for personal hygiene needs. For a kitchen faucet, you will want 2.2 gallons per minute of flow to make sure the flow of water is enough to wash and rinse dishes.
- Faucet aerators are circular screened disks, usually made of metal, that are screwed onto the head of the faucet to reduce flow. Aerators for kitchen faucets are available with a variety of spray patterns and flow-control features. You may want to use a low-flow aerator with an on/off flip handle that allows you to increase or reduce the flow as needed. Faucet aerators require periodic cleaning of grit and scale buildup that may inhibit flow.

2. FEBRUARY: LAWN CARE

Town Council Tip

Proper lawn care can reduce excess water usage and save you money! As Spring approaches, start thinking ahead about ways you can start to reduce water use and save money. Consider being conservative with fertilizers as they can cause detrimental environmental effects and excess growth. Florida soil is naturally high in phosphorus, and a "no phosphate" fertilizer is fine for most mature lawns. Apply phosphate fertilizer only if a soil test demonstrates the need. Consider using a slow-release nitrogen fertilizer, and only apply fertilizer during the growing season and allow a month between the Fall application and the first freezing temperatures, which will make new growth less vulnerable to frost. Cut no more than one-third of the grass length at one time to encourage grass roots to grow deeper and use a properly sharpened and clean blade.

Social Media and Website Image

Social Media and Website Caption

Proper lawn care can reduce excess water usage and save you money! As Spring approaches, start thinking ahead about ways you can start to reduce water use and save money. Consider being conservative with fertilizers as they can cause detrimental environmental effects and excess growth. Florida soil is naturally high in phosphorus, and a "no phosphate" fertilizer is fine for most mature lawns.

Apply phosphate fertilizer only if a soil test demonstrates the need. Consider using a slow-release nitrogen fertilizer, and only apply fertilizer during the growing season and allow a month between the Fall application and the first freezing temperatures, which will make new growth less vulnerable to frost. Cut no more than one-third of the grass length at one time to encourage grass roots to grow deeper and use a properly sharpened and clean blade. Follow these tips and your lawn will surely be the talk of the town.

Water Conservation Page

Spring is right around the corner and now is the perfect time to learn more about water-wise lawn care!

When fertilizing, using the correct amount of fertilizer can save water and money, reduce the number of pollutants reaching waterways, and result in a healthier landscape. Overfertilizing will aggravate pest problems, stimulate excessive plant growth, and demand frequent irrigation.

Fertilizers should be used only when specific nutrient deficiency symptoms are evident. These deficiencies can be determined by conducting a soil test or analysis. Florida-friendly lawns require only moderate amounts of supplemental fertilizer once they are established.

Avoid overuse of fertilizers, especially near the water's edge. Rain and lawn watering can wash excess fertilizer into water bodies, where excess nutrients cause algal blooms and weed growth. The amount of fertilizer to apply depends on several factors, such as grass species, soil type and permeability, and your location in the state.

Apply fertilizers sparingly and follow the manufacturer's directions on the bag in terms of the amount per application. Know exactly the square footage of your lawn that the bag of fertilizer is intended to cover.

Florida soil is naturally high in phosphorus, and a "no phosphate" fertilizer is fine for most mature lawns. Apply phosphate fertilizer only if a soil test demonstrates the need. For information specific to your area, contact the local County Cooperative Extension Service.

The best fertilizers for healthy landscapes and the environment are those that contain a high percentage of slow-release nitrogen. Slow-release products stay in the soil to supply nutrients to plants over a longer period. The product label will identify organic, slow-release or controlled release nitrogen, sulfur-coated, IBDU (15N-isobutylidene divrea), or resin-coated.

Fertilize only during the growing season, which can vary depending on where you live in Florida. Allow a month between the Fall application and the first freezing temperatures, which will make new growth less vulnerable to frost.

Use pesticides, herbicides and fungicides only when needed, and apply them responsibly, following the label's directions.

Cut your grass at the highest recommended height for your turf species or the highest setting on your lawn mower. Cut no more than one-third of the grass length at one time to encourage grass roots to grow deeper.

Keep mower blades sharp for a clean cut; dull blades tear grass, opening it to disease and increasing its need for water and fertilizer. Leave short grass clippings where they fall. The clippings reduce the lawn's need for water and fertilizer. Remove thick patches of clippings so that the clippings will not kill the grass underneath.

3. MARCH: USEPA FIX-A-LEAK WEEK

Town Council Tip

Happy Fix-a-Leak Week! The average family can waste 180 gallons per week, or 9,400 gallons of water annually, from household leaks. That's equivalent to the amount of water needed to wash more than 300 loads of laundry. To check if you have a leak in your home, look at your water meter; if your flow indicator gauge, which is a small red triangle or diamond, is not moving, you do not have a serious leak. To check for small leaks, write down the number that your meter reads, keep the water in your house off and come back in an hour and take a second reading. If this number has changes, you have a small leak!

Social Media and Website Image

Social Media and Website Caption

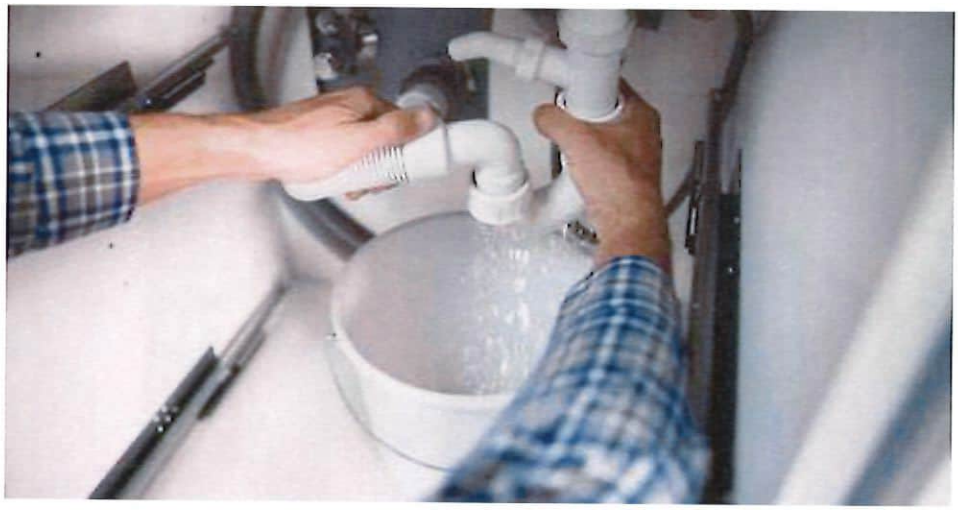
Happy Fix-a-Leak Week! The average family can waste 180 gallons per week, or 9,400 gallons of water annually, from household leaks. That's equivalent to the amount of water needed to wash more than 300 loads of laundry. To check if you have a leak in your home:

1. Turn off all water in your home, make sure your hot water machine and ice-cube maker or any other appliances aren't running
2. Next, go to your water meter and jot down all the numbers you see. Also, look at the flow indicator gauge, which is a small red triangle or diamond. If it is not moving, you do not have a serious leak.
3. To check for slow leaks, read your water meter before and after a one-hour period when no water is being used. If the readings are different after the one-hour period, you have a leak. If you have a well, listen for the pump to kick on and off while the water is not in use. If it does, you have a leak.
4. If you do have a leak, some areas to check include toilets, faucets, malfunctioning water softeners, swimming pools, water heaters and faulty irrigation valves. Other leaks can be harder to find, such as underground leaks, foundation leaks and leaks behind walls. These may require the assistance of a plumber to locate

Happy Leak Hunting!

Water Conservation Page

Happy Fix-a-Leak Week! Learning to read your water meter can pay off. It's easy to do and it is a way to determine if you have a leak in your home.



First, turn off all the water in your house. (Remember to wait for the hot water heater and ice-cube makers to refill, and for regeneration of water softeners.)

Next, go to your water meter and jot down all the numbers you see. Also, look at the flow indicator gauge, which is a small red triangle or diamond. If it is not moving, you do not have a serious leak.

To check for slow leaks, read your water meter before and after a one-hour period when no water is being used. If the readings are different after the one-hour period, you have a leak. If you have a well, listen for the pump to kick on and off while the water is not in use. If it does, you have a leak.

Some areas to check include toilets, faucets, malfunctioning water softeners, swimming pools, water heaters and faulty irrigation valves. Other leaks can be harder to find such as underground leaks, foundation leaks and leaks behind walls. These may require the assistance of a plumber to locate

Happy Leak Hunting!

4. APRIL: WATER CONSERVATION MONTH

Town Council Tip

It's April, which means its National Water Conservation Month!

Water conservation in the home is something easy that you can participate in this month and year-round. Some of the most effective ways to reduce your water consumption include taking 5-minute showers, fixing household leaks, washing full loads of clothes and dishes, recycling indoor water for garden irrigation, and installing high efficiency appliances.

Social Media and Website Image

Around The House - Learn simple habits to help reduce water use inside your home

Fill Bathtub Halfway or Less

Filling up your bathtub halfway or less can save 17-25 gallons of water per person every bath.

Fix Leaks

Fixing leaks inside and outside the home can save 27 to 90 gallons of water each day.

Install Aerators

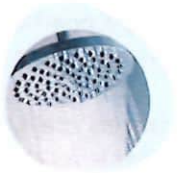
Installing aerators can save .7 gallons per minute.

Install High-Efficiency Toilets

Installing high-efficiency toilets can save 6-35 gallons per day.

Recycle Indoor Water and Irrigate Your Garden

Recycling indoor water to use outdoors can cut water use by 30%.



Take 5-minute Showers

Keeping showers under 5 minutes can save 12.5 gallons per shower when using a water-efficient showerhead.

Turn Off Water When Brushing Teeth, Shaving

By turning off the water when brushing teeth or shaving you can save 8 gallons of water per person per day.

Wash Full Loads of Clothes and Dishes

Washer: saves 15–45 gallons per load.
Dishwasher: saves 5–15 gallons per load.

Social Media and Website Caption

It's April, which means its National Water Conservation Month!

Water conservation in the home is something easy that you can participate in this month and year-round. Some of the most effective ways to reduce your water consumption include taking shorter showers and fixing leaks, washing full loads of clothes and dishes, and installing high efficiency appliances. Try testing out some of the tips from the picture above and let us know how they go.

Think about the areas of your house where you use the most water. This April, let's get creative and reduce your use in ways that work for you!

Water Conservation Page

Happy Water Conservation Month!

Water conservation in the home is something easy that you can participate in this month and year-round. Try testing out some of the tips below and let us know how they go.

- Take a 5-minute shower and turn off water when brushing your teeth or shaving.
- Install high efficiency appliances.
- Wash full loads of laundry and dishes.
- Install water-softening systems only when necessary. Save water and salt by only running the minimum amount of regeneration necessary to maintain water softness. Turn softeners off while on vacation. Also, consider installing a system capable of using potassium instead of sodium with demand-based regeneration.
- Never put water down the drain when there may be another use for it, such as watering a plant or cleaning.
- Replace leaky drain plugs in sinks and bathtubs.
- Store drinking water in the refrigerator instead of letting the tap run while you wait for cool water to flow.
- Do not use running water to thaw meat or other frozen foods. Defrost food overnight in the refrigerator or by using the defrost setting on your microwave.
- Install instant or on demand hot water in the kitchen so you don't have to let the water run while it heats up.
- Insulate your water pipes. You'll get hot water faster plus avoid wasting water while it heats up.
- Avoid installing a water-to-air heat pump or air-conditioning system. Newer air-to-air models are just as efficient and do not waste water.

Think about the areas of your house where you use the most water. This April, let's get creative and reduce your use in ways that work for you!

5. MAY: MICRO IRRIGATION

Town Council Tip

Micro-irrigation, commonly referred to as "drip" or "low volume" irrigation, offers a way to improve landscape quality while saving water. When designed and used correctly, this approach can improve the efficiency of landscape irrigation through the precise application of water. With proper design, operation and maintenance, micro-irrigation systems can have many benefits, including decreased water loss from evaporation and runoff, reduction in pests, easy retrofitting and instillation, flexibility in meeting variable water needs, compliance with local water conservation codes and ordinances.

Social Media and Website Image

Social Media and Website Caption

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Water Conservation Page

Micro-irrigation, the basics:
Micro-irrigation, commonly referred to as "drip" or "low volume" irrigation, offers a way to improve landscape quality while saving water. When designed and used correctly, this approach can improve the efficiency of landscape irrigation through the precise application of water.

Micro-irrigation emitters have a maximum flow rate of 30 gallons per hour (gph), or 0.5 gallons per minute (gpm). In contrast, traditional spray and rotor sprinklers can apply water at a rate of more than 3 gpm. Micro-irrigation is commonly used for landscape bed irrigation and potted plants. Use caution with micro-irrigation on Florida lawns.

Benefits of micro-irrigation:
With proper design, operation and maintenance, micro-irrigation systems can have many benefits, including:

- Decreased water loss from evaporation, wind and runoff
- Minimized pest problems, such as weeds and diseases, by applying water to the root area of the plant
- Increased water application efficiency when retrofitting in-ground sprinkler systems
- Easy connection to hoses or outdoor spigots
- Flexibility in meeting variable water needs of new, maturing and established plants
- Minimized erosion when watering plants on steep slopes
- Compliance with local water conservation codes and ordinances

Ongoing maintenance
To properly maintain the system:

- Periodically inspect plants for signs of over- or underwatering, such as wilting and/or changes in leaf color; adjust emitters or timer/controller as necessary.
- Check soil wetting patterns around individual plants to ensure that at least half of the root zone area is covered. Whole root zone coverage is preferable.
- Inspect and clean filters and emitters on a regular basis. Flush the system every two months to discharge debris.
- As plants grow, inspect emitters and move them away from the original planting area.
- Reset irrigation controller seasonally to adjust to changes in plant water needs.
- When replacing parts, use only parts specified by the equipment manufacturer.

6. JUNE: TREE CARE

Town Council Tip

Happy Summer! As the weather begins to heat up, it's important to remember to look out for your trees. Trees are an investment that provides benefits for you and the greater community, which is why it is so important to prioritize their care during drought. Mulching your trees, reducing pruning and fertilizer, and watering slowly to avoid runoff and pooling are great ways to prevent wasted water during dry months.

Social Media and Website Image

Save Our Trees - Florida needs trees and trees need water. In a drought, responsible water use includes watering your trees.

Prioritize Your Trees

Even if a municipality imposes watering restrictions, you'll likely be able to properly water trees. Remember, trees are an investment. It will take more water, time, and money to replace a mature tree lost to drought than to keep alive.

Check Your Soil

Check soil moisture to see if it's time to water. The easiest way is to use a long screwdriver and poke the soil. It will pass easily into moist soil, but be difficult to push into dry soil. If you can't poke it in at least 6", it's time to water.

Young Trees

Young trees (0-3 yrs) need 5 gallons of water 2 -4 times per week. Create a small watering basin with a berm of dirt. Drill a small hole in the bottom of a 5-gallon bucket, place it near the tree, fill it with water, and let it slowly drain. If soil drains slowly, knock down berm in winter.

Established Trees

For established trees (3+ yrs), slowly soak the root zone under the canopy until water soaks 12-18 inches below the surface. Do not water close to the trunk. Use a soaker hose, a sprinkler hose attachment on a low setting, or other watering systems.

Mulch, Mulch, Mulch!

4-6 inches of mulch or leaf litter improves vigor and helps retain moisture, reducing water needs and protecting your trees. Keep mulch from trunks and stems. Mulch also does not compete for water (like lawns) or radiate heat (like rocks).

Limit Pruning and Fertilizer

Avoid pruning or fertilizing trees during dry seasons. Lack of water and too much pruning both stress your tress. Fertilizer encourages leafy growth, which requires more water.

Soak Slowly to Avoid Run-Off

Watering faster than soil can soak it in leads to runoff and waste. Long, slow soaks allows water to go deeper. Place watering system above the trees if on a slope so water flows and soaks around the tree (but not close to the trunk). Use a hose timer so you don't leave the hose on.

Social Media and Website Caption

Happy Summer! As the weather begins to heat up, it's important to remember to look out for your trees. Trees are an investment that provides benefits for you and the greater community, which is why it is so important to prioritize their care during drought. Mulching your trees, reducing pruning and fertilizer, and watering slowly to avoid runoff and pooling are great ways to prevent wasted water during dry months. Check out the picture above for more information and helpful tips!

Water Conservation Page

Keep your soil healthy!

Healthy soils cycle nutrients effectively, minimize runoff, retain water, and absorb excess nutrients, sediments, and pollutants. Have your soil tested for nutrient content, pH, soil composition, and organic matter content. Contact your local Cooperative Extension Office or state universities for a soil test kit or soil testing services. Very sandy soil, heavy clay, compacted soil, or extreme soil pH may impact which plants are right for your yard. In these cases, seek advice from a nursery, horticulturist, Cooperative Extension, or other expert.

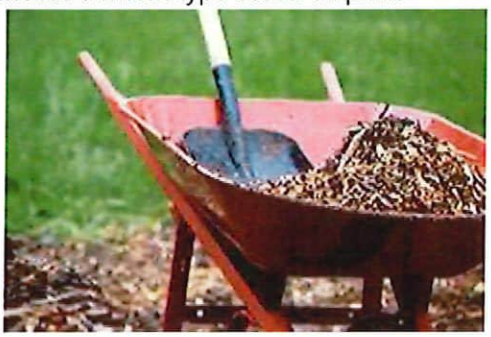
Aerate your soil.

Soil can become compacted during home construction or from normal foot traffic. Aerating your soil with a simple lawn aerator can increase the infiltration of water into the ground, improving water flow to the plant's root zone and reducing water runoff.

Use mulch to save water and improve soil health.

In addition to making landscapes attractive, mulch adds an extra layer between plant roots and air, helping to protect plants in a variety of ways. Mulch helps reduce evaporation, which allows soil to retain water longer and means plants require less frequent watering. Mulch also helps plants thrive by inhibiting weed growth, preventing soil erosion, and moderating soil temperature,

Different plants require different soil conditions, so it's best to choose a mulch type based on plant varieties and their soil needs. Organic mulch such as hardwood chips, straw, leaves, pine needles, or grass clippings will help improve the condition of soil, by adding nutrients as it decomposes. Inorganic mulches like rocks, pebbles, or gravel may help to eliminate weeds. Avoid using rock mulches in sunny areas or around non-arid climate plants, as they radiate large amounts of heat and promote water loss that can lead to scorching.



Applying mulch to a depth of three to four inches provides the right coverage for most plants; excessive amounts of mulch can restrict water flow to plant roots. Leave a few inches of space between organic mulches and the base of trees or other woody plants to prevent rot. Don't forget to pull any weeds prior to mulching and spread evenly to prevent thin areas

where the mulch can't do its job. The extension program (part of the Cooperative Extension System) has additional information about mulch and water conservation.

Minimize steep slopes.

Slopes can be challenging because of the potential for erosion and runoff. If slopes cannot be avoided in your landscape design, install plantings with deeper root zones such as native ground covers and shrubs to provide stabilization and prevent erosion.

Use soil amendments where appropriate.

Soil amendments can be organic or inorganic. They are mixed into the soil and can provide short-term and long-term water saving benefits. Plants require water in the soil to grow healthy and soil amendments help the soil to retain moisture so that you do not have to irrigate as often.

Use regionally appropriate, low water-using and native plants.

Once established, these plants require little water beyond normal rainfall. Also, because native plants are adapted to local soils and climatic conditions, they rarely require the addition of fertilizer and are more resistant to pests and diseases than are other species. Be careful when selecting exotic species, as some may be invasive, which may require more water and could displace native plants. State affiliates of Plant Something may be able to point you in the direction of nurseries in your state who can assist you on plant selection and provide other advice.

If your landscape includes turfgrass, place it strategically in areas where it will have a practical function, and consider using a low-water-use turfgrass suited to growing in your local climate to provide a beautiful lawn that can save water. Our Turfgrass and Water Efficiency page provides information on types of turfgrass and tips on how to maintain a healthy lawn.

Recognize site conditions and plant appropriately.

Areas of the same site may vary significantly in soil type or exposure to sun and wind, as well as evaporation rates and moisture levels. Placing plants that prefer shade in the open sun will affect their ability to thrive. Be mindful of a site's exposure to the elements and choose plants that will thrive in the site's conditions.

Group similar plants together for irrigation.

Grouping vegetation with similar watering needs into specific "hydrozones" reduces water use and protects the plants from both underwatering and overwatering by allowing you to water to each zone's specific needs. For example, turf areas and shrub areas should always be separated into different hydrozones because of their differing water needs.

Tips for starting new plants.

When trees and shrubs are planted, they will normally require irrigation during the establishment period. Once the plants have taken root, irrigation can be reduced and/or eliminated. It is also common to surround the plant with a berm that holds the water at the base of the plant, preventing it from flowing away.

Turfgrass sod, plugs, or sprigs are mature plants that are directly planted into the landscape and establish quickly. The quick establishment period is a benefit to using sod, although the cost of installation can be higher than using seed. Seeding the landscape has a lower cost but could take longer to establish. Additional considerations related to turfgrass are on the Turfgrass and Water Efficiency page.

Irrigate only when needed.

Irrigating lawns has been a concern of water providers over the years due to the increased demand for water. From sports fields to residential landscapes to commercial properties, the use of turfgrass may require irrigation to maintain a healthy, useable landscape. Regions with higher temperatures and lower than average rainfall can provide more stress to the grass, causing it to brown. Grasses that are drought tolerant are better equipped to handle drought conditions requiring less frequent irrigation. Using smart watering practices will keep your landscape healthy and water use down.

Keep up with the weeding.

Make sure you regularly maintain your landscape. Replace mulch around shrubs and garden plants to help them retain moisture. Remove weeds and thatch as necessary so they don't compete with your desired plants for water.

Raise your lawn mower cutting height.

Raise your lawn mower blade, especially in the Summer, when mowing too close to the ground will promote thirsty new growth. Longer grass promotes deeper root growth and a more drought resistant lawn. Longer grass blades also help shade each other, reducing evaporation, and minimizing weed growth. The optimal turfgrass height is the tallest allowable height within the recommended mowing range for the turf species grown. The Turfgrass and Water Efficiency page has more information about proper management of turfgrass.

Minimize or eliminate fertilizer.

Fertilizer encourages thirsty new growth, causing your landscape to require additional water. Minimize or eliminate the use of fertilizer where possible. If you do need fertilizer, look for a product that contains "natural organic" or "slow-release" ingredients. These fertilizers feed plants slowly and evenly, helping to create healthier plants with strong root systems and no excessive "top growth". Moreover, using "slow-release" fertilizers can reduce nutrient run-off into ground and surface waters, protecting natural resources.

Grass clippings from mowing, when left in place, are a good natural source of fertilizer for the soil and can reduce the overall total fertilizer application required. A lawn with healthy turfgrass that is not cut too short will also be a good defense at preventing the growth of weeds.

Timing Is Everything.

No matter what kind of yard or landscape you have, it's important to know exactly how much water your plants need before you turn on the sprinkler. Smart watering practices reduce runoff and may decrease the need for pesticides and fertilizers.

Contact your local water utility to find out exactly how much and when you should be watering and keep the following questions in mind when you water so that you can maintain a beautiful and healthy yard without wasting water or money.

When?

Avoid watering in the middle of the day when the hot sun will evaporate much of the water before it can get to thirsty plants.

- When It's Hot
- When In Drought

How often?

Your landscape will typically require one inch of water a week, including rainfall, and that can vary depending on where you live, recent weather, and the plants in your landscape. Your area's Cooperative Extension Service or local water utility can provide advice on how often to irrigate shrubs, trees, and other perennials.

How long?

Give this a try! Place a few empty tuna cans around your lawn while you're watering and measure how long it takes your sprinkler to fill them with a half inch of water. Then, try watering that amount of time twice a week, gauge how your landscape responds, and adjust based on weather conditions.

If water begins to pool, turn off your sprinkler to prevent overwatering, weed growth, disease, fungus, and stormwater runoff that pollutes local waterways with fertilizers and pesticides. Watering plants or grass too frequently can drown plants or result in shallow roots. You can simplify your irrigation schedule by replacing your standard clock timer controller with a WaterSense-labeled irrigation controller.

Water can easily pool on some landscapes with clay-rich soils or slopes if water is applied too quickly. These landscapes can benefit from dividing irrigation runtimes into intervals with short breaks in between to allow water to soak into the soil. Keep water in your landscape and reduce overwatering by implementing Cycle-and-Soak.

What else?

When the rain does come, saving water from storms or diverting rainwater back to the landscape is a great way to supplement your efficiency measures. Rain barrels or cisterns can be used to harvest rainwater for irrigation and other outdoor water uses. Some areas might have laws that prohibit collection of rainwater, so be sure to check with your local water resource agency or town before implementing a rainwater collection system. Rooftop downspouts can also be diverted towards rain gardens that easily soak up the rain rather than sending it to stormwater drains.

- For more on rainwater collection, visit USEPA's Green Infrastructure Web page: Rain Harvesting.
- Learn how to keep rain where it falls, visit USEPA's Soak up the Rain effort
- Alternative Water Sources Maps – DOE provides information on rainwater harvesting regulations by state.

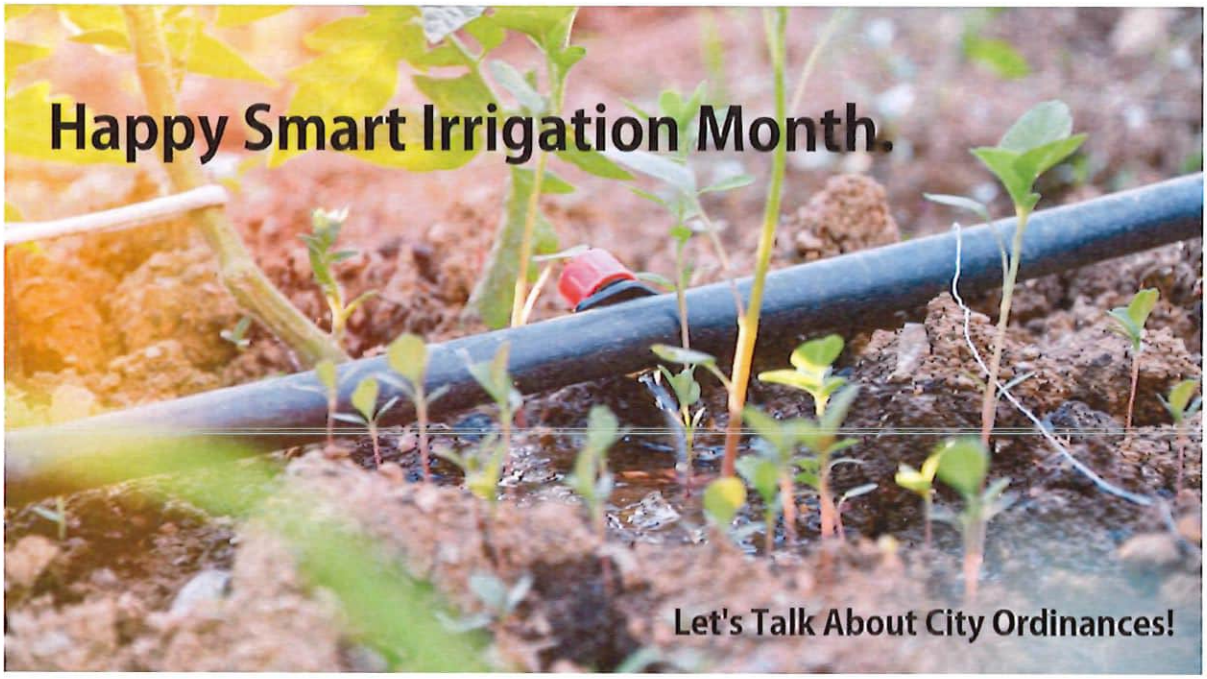
7. JULY: SMART IRRIGATION MONTH

Town Council Tip

Happy Smart Irrigation Month! To celebrate, let's review the Town of Montverde's irrigation water conservation schedule.

Ordinance 2009-16 Section 12.52 states that when daylight savings time is in effect, irrigation can happen no more than two times a week per residential household. Odd numbered addresses may irrigate on Wednesday and Saturday, even numbered houses may irrigate on Thursday and Sunday, and non-residential irrigation must occur on Tuesday and Friday Additionally. Irrigation must occur before 10 am and after 4 pm. Check out the Town website for more information on irrigation schedules and rules.

Social Media and Website Image



Social Media and Website Caption

Happy Smart Irrigation Month!

To celebrate, let's review the Town of Montverde's irrigation water conservation ordinances. Ordinance 2009-16 Section 12.52 states that while daylight savings is in effect:

- All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.
- Residential landscape irrigation at odd numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m.
- Residential landscape irrigation at even numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m.
- Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.

- No more than ¼ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.

We hope this quick review of the Town's irrigation ordinances has been helpful. Happy watering!

Water Conservation Page

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- No more than ¼ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.

Check out the table below for an overview of the Town watering schedule!

	Irrigation Times	Run Time	Watering Days
Even Numbered Houses	Before 10 am, after 4 pm	Less than an hour	Thursday and Saturday
Odd Numbered Houses	Before 10 am, after 4 pm	Less than an hour	Wednesday, Saturday
Non-Residential	Before 10 am, after 4 pm	Less than an hour	Tuesday and Friday

We hope this quick review of the Town's irrigation ordinances has been helpful. Happy watering!

8. AUGUST: WASHING MACHINE EFFICIENCY AND ENERGY STAR PRODUCTS

Town Council Tip

Replacing your appliances with ENERGY STAR® certified products ensures that you will be maximizing your water and energy efficiency! The Energy Star website contains helpful information about the energy footprint and water performance of various types of appliances including air conditioners, refrigerators, washers, dryers, heat pumps, and more. Check it out before your next appliance purchase.

Social Media and Website Image

Social Media and Website Caption

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Water Conservation Page

Are you in the market for a new washing machine or interested in learning how you can save some money and water in the laundry room?

When you replace your clothes washer, consider an ENERGY STAR® model that uses an average of 13 gallons of water per load. Older and non-water efficient washing machines can use as much as 40 gallons of water per load. The Energy Star website is linked Here -------> Energy Star

For washing machines with variable settings for water volume, select the minimum amount required per load. If the load size cannot be set, operate the washer with full loads only. This will maximize the amount of your clothes being washed while minimizing the amount of water being used!

Use the shortest wash cycle for lightly soiled loads. Normal and permanent-press wash cycles use more water. Check hoses regularly for leaks. Pretreat stains to avoid over-washing.

These tips will surely help you reduce your water footprint while saving money along the way. Remember, when you use water, you are spending money!

9. SEPTEMBER: SMART IRRIGATION CONTROLLERS

Town Council Tip

Town Ordinance Number 2009-16 requires Irrigation with automatic lawn sprinkler installed after May 1, 1991 to be operated in tandem with a rain sensor device or switch that overrides the irrigation system with adequate rainfall has occurred. Various devices are available including ones that detect rainfall, control irrigation based on soil moisture, and use weather data to determine adequate irrigation.

Social Media and Website Image

Social Media and Website Caption

Let's talk about "Smart" irrigation controllers! Smart sensors and controllers monitor weather and other site conditions and adjust the irrigation system to apply just the right amount of water at just the right time. Water-saving nozzles and pressure regulators apply water precisely just where it's needed. Together, these technologies can successfully reduce outdoor water use by as much as 20 to 40 percent annually, while maintaining a healthy, beautiful landscape.

Rain Sensors: These devices are designed to temporarily shut off an irrigation system, so it stops running when it detects rain. Rain sensors can be retrofitted on installed sprinkler systems. You may also see them referred to as rain shut-off devices or rain switches. Rain sensors are required on all new homes in Florida.

Soil Moisture Controller: A soil moisture-based controller shuts off an irrigation system when the ground is already wet, preventing overwatering. The controller turns the system back on when the soil becomes drier.

Weather-Based Controllers: Based on local weather conditions, these smart controllers automatically adjust the irrigation schedule to deliver only enough water to meet the plant needs.

Water Conservation Page

Let's talk about "Smart" irrigation controllers!

"Smart" water application technologies take the human element out of the equation. Smart sensors and controllers monitor weather and other site conditions and adjust the irrigation system to apply just the right amount of water at just the right time. Water-saving nozzles and pressure regulators apply water precisely, just where it's needed. Together, these technologies can successfully reduce outdoor water use by as much as 20 to 40 percent annually while maintaining a healthy, beautiful landscape. Many of these devices have Wi-Fi functionality and can be controlled from a smart phone. Learn more about the different types of smart controllers and devices, in the following information shared from the Irrigation Association.

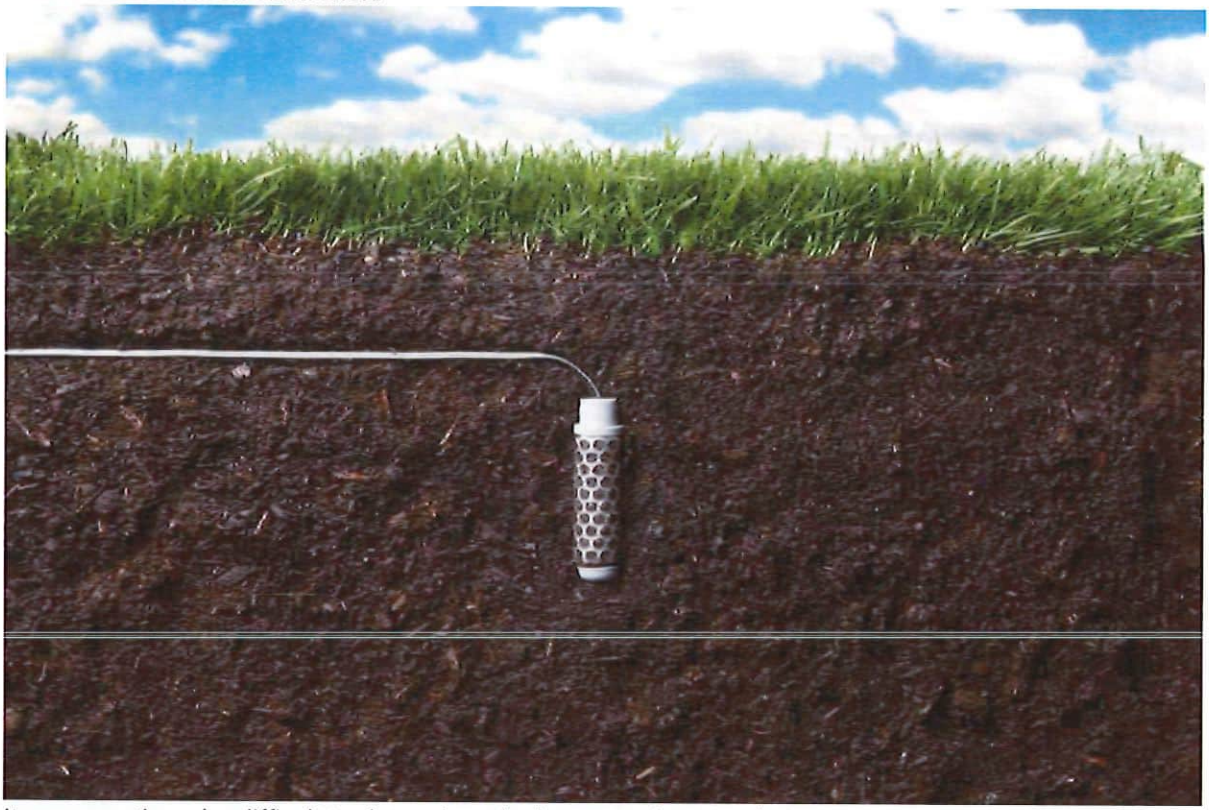
Rain sensors

Rain sensors prevent a sprinkler system from running during a rainstorm. These devices are designed to temporarily shut off an irrigation system, so it stops running when it detects rain. Rain sensors can be

retrofitted on installed sprinkler systems. You may also see them referred to as rain shut-off devices or rain switches. Rain sensors are required on all new homes in Florida.

The most common rain sensor models include an absorbent disk that swells when it gets wet, triggering an electrical switch that overrides the irrigation system. The disk shrinks as it dries out, allowing the system to operate normally. Other models weigh the amount of water collected or use a set of probes to detect the water level. Rain sensors should be checked annually to be sure they are functioning properly.

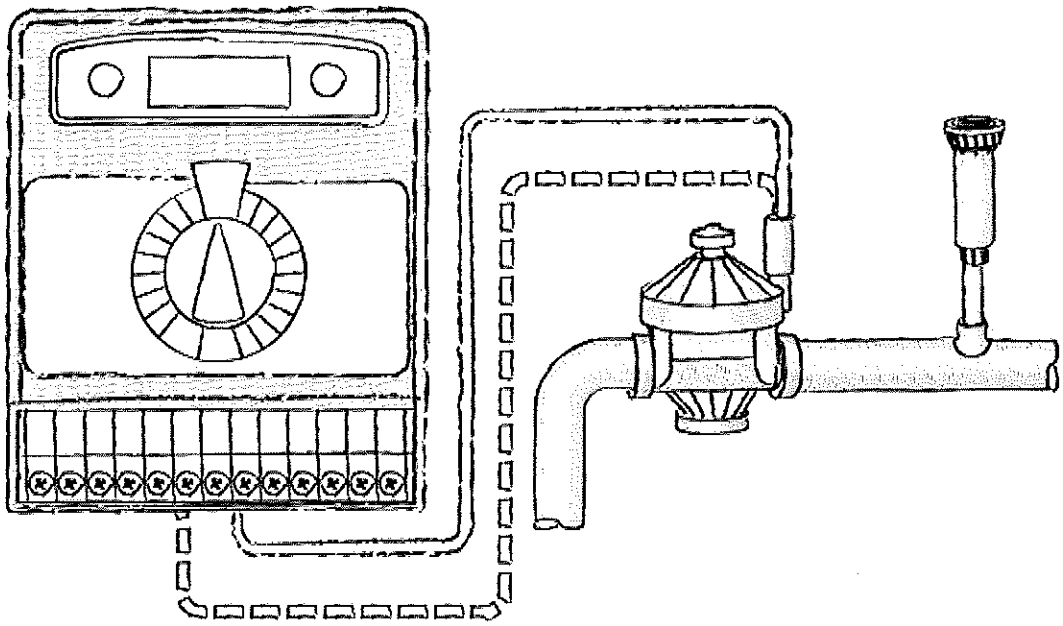
Soil moisture-based controllers



It can sometimes be difficult to determine whether your plants are being watered properly. Thanks to soil moisture-based controllers, you can ensure that they receive just the right amount of water for their conditions. A soil moisture-based controller shuts off an irrigation system when the ground is already wet, preventing overwatering. The controller turns the system back on when the soil becomes drier.
These smart controllers use probes to measure moisture at the root zone. The system compares this reading to the recommended moisture level for the plant, soil type and other variables that were programmed when the controller was first installed.

If the amount of moisture in the soil meets or exceeds the target level, the controller turns off the irrigation system. When the sensor detects dry conditions, it allows the system to operate as programmed. Soil moisture-based controllers can be retrofitted on installed irrigation systems. Many manufacturers also make soil moisture sensors that can retrofit to existing systems and interface with the current controller already on-site.

Weather-based controllers



A weather-based controller monitors changing weather conditions and waters accordingly. These products are also referred to as climate-based controllers, climatologically-based controllers and smart controllers. They use weather data to calculate evapotranspiration, the amount of water that evaporates from the soil surface or is used by the plant. Based on local weather conditions, these smart controllers automatically adjust the irrigation schedule to deliver only enough water to meet the plant needs. Different controllers use different sources of weather data; tese include on-site weather sensors, data from a local weather station or data from the internet. Weather-based controllers can be retrofitted on new or existing irrigation systems.

10. OCTOBER: USEPA SHOWER BETTER

Town Council Tip

The older the showerhead, the more water it uses. Most new showerheads deliver 2.5 gallons of water per minute. Some new models deliver less than 2.0 gallons per minute. Older fixtures can deliver as high as 5 gallons per minute. Pressures have been adjusted to the low-flow fixtures to deliver as good a shower as the higher flow showerheads. If you know your shower heads are leaky or old, consider replacing them with a more water-efficient model to save some money!

Social Media and Website Image

Social Media and Website Caption

The older the showerhead, the more water it uses. Most new showerheads deliver 2.5 gallons of water per minute. Some new models deliver less than 2.0 gallons per minute. Older fixtures can deliver as high as 5 gallons per minute. Pressures have been adjusted to the low-flow fixtures to deliver as good a shower as the higher flow showerheads. If you know your shower heads are leaky or old, consider replacing them with a more water-efficient model to save some money!

Water Conservation Page

What's the scoop on low flow shower heads?

The older the showerhead, the more water it uses. Most new showerheads deliver 2.5 gallons of water per minute. Some new models deliver less than 2.0 gallons per minute. Older fixtures can deliver as high as 5 gallons per minute. Pressures have been adjusted to the low-flow fixtures to deliver as good a shower as the higher flow showerheads.

Check your showerhead for leaks. Make sure the showerhead is screwed tightly to the wall and check the washer for wear. To fix a leaky showerhead or to install a new showerhead, you need an adjustable wrench or pliers and joint sealer or tape.

Now follow these steps:

- Shut off the water.
- Use the adjustable wrench to remove the old showerhead.
- Clean the threads to remove old joint sealer.

- Apply joint sealer or tape, using package instructions.
- Use the adjustable wrench to install the showerhead. (Use a cloth between the showerhead and the jaws of the wrench to avoid scratching your fixture.)
- Turn the water supply on and test the showerhead.

Time your shower to less than five minutes. Turn the water on to get wet, turn off to lather up, then turn back on to rinse off.

Use the minimum amount of water needed for a bath by closing the drain first, filling the tub only one-third full. The initial burst of cold water will be warmed by the hot water as the tub fills. When adjusting water temperatures, instead of turning the water flow up, try turning it down to balance the temperature.

11. NOVEMBER: LOW FLOW TOILETS

Town Council Tip

Whether remodeling a bathroom, starting construction of a new home, or simply replacing an old, leaky toilet that is wasting money and water, installing a WaterSense labeled toilet is a high-performance, water-efficient option worth considering. WaterSense labeled toilets are available at a wide variety of price points and a broad range of styles.

Social Media and Website Image

Social Media and Website Caption

Whether remodeling a bathroom, starting construction of a new home, or simply replacing an old, leaky toilet that is wasting money and water, installing a WaterSense labeled toilet is a high-performance, water-efficient option worth considering. WaterSense labeled toilets are available at a wide variety of price points and a broad range of styles and in many areas, utilities offer rebates and vouchers that can lower the price of a WaterSense labeled toilet. The average family spends more than $1,000 per year in water costs but can save more than $380 annually from retrofitting with WaterSense labeled fixtures. Check out the water sense website for more information on all water smart products.
Water Sense Website

Water Conservation Page

WaterSense & Water Savings

IN THE MARKET FOR A NEW WATER APPLIANCE? LOOK FOR THIS SYMBOL

- WaterSense labels products are 20 percent more water-efficient and perform as well as or better than standard models.
- The average family can save 13,000 gallons of water and $130 in water costs per year by replacing all old, inefficient toilets in their home with WaterSense labeled models.
- Replacing old, inefficient bathroom faucets and aerators with WaterSense labeled models can save the average family $250 in water and electricity costs over the faucets' lifetime.
- Replacing showerheads with WaterSense labeled models can reduce the average family's water and electricity costs by $70 and can save the average family more than 2,700 gallons of water per year, equal to the amount of water needed to wash 88 loads of laundry.
- Giving a home's main bathroom a high-efficiency makeover by installing a WaterSense-labeled toilet, showerhead, and faucet aerator can pay for itself in as little as 1 year.
- Replacing a clock-based controller with a WaterSense-labeled irrigation controller can reduce an average home's irrigation water use by up to 30 percent and can save an average home up to 15,000 gallons of water annually.

12. DECEMBER: WATER SAVING AROUND THE HOUSE

Town Council Tip

December is a great month to start implementing some water saving techniques in preparation for Spring. Did you know that installing drip irrigation, setting mower blades to 3 inches, mulching the ground, fixing outdoor leaks, sweeping outdoor spaces, and planting drought resistant plants can all help significantly reduce your water footprint?

Social Media and Website Image

Around the Yard - Learn simple habits to help reduce water use outside your home

Use Water-wise Plants

Check with your local water agency on the best plants for your area. It is best to use water-wise, California-native plants when possible.

Install Drip Irrigation & Add a Smart Controller

Installing a drip irrigation system and a smart controller can save 15 gallons each time you water.

Reimagine Your Yard

Feed your vegetables and fruits water first because they feed you! Water-wise plants and shade trees use little or no water once established. Thirsty plants such as lawn and container plants are the lowest priority.

Use a Broom to Clean Outdoor Areas

Using a broom to clean outdoor areas can save 6 gallons every minute.

Use Drought-resistant Trees, Plants

Using drought-resistant plants and trees can save 30 60 gallons per 1000 sq. ft. each time.

Set Mower Blades to 3"

Setting mower blades to three inches encourages deeper roots and saves 16 50 gallons per day.

Adjust Sprinkler Heads & Fix Leaks

Saves 12 15 gallons each time you water and a leak about as small as the tip of a ballpoint pen can waste about 6,300 gallons of water per month!

Use Mulch

Using mulch can save 20 30 gallons of water per 1000 sq. ft. each time you water.

Social Media and Website Caption

December is a great month to start implementing some water saving techniques in preparation for Spring. Did you know that installing drip irrigation, setting mower blades to 3 inches, mulching the ground, fixing outdoor leaks, sweeping outdoor spaces, and planting drought resistant plants can all help significantly reduce your water footprint?

Water Conservation Page

Water Savings in the Garden - Interested in saving water in your garden? Check out these tips:

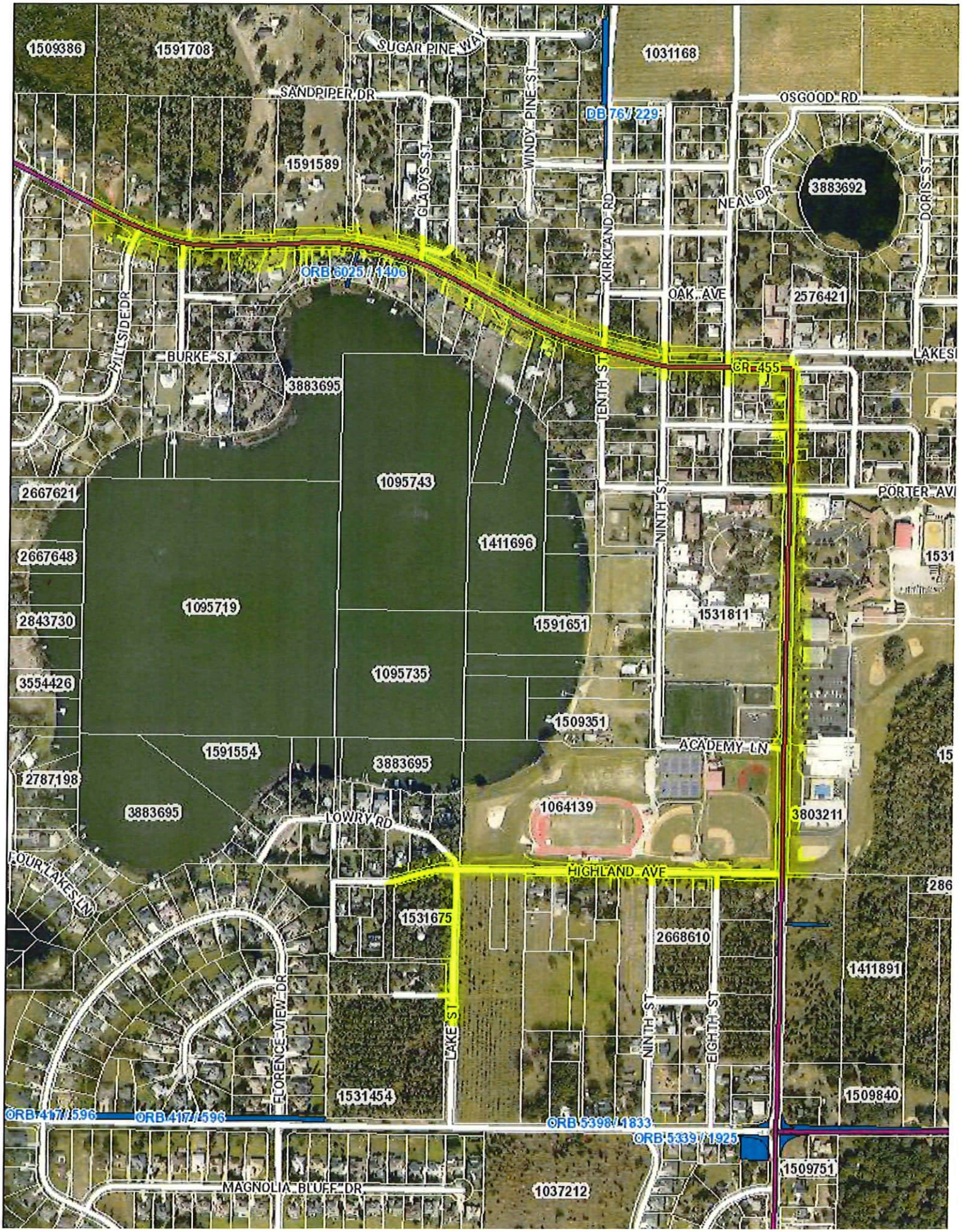
- Collect water in a rain barrel to use to water your plants. Rainwater is free and is better for your plants because it doesn't contain hard minerals. Planter beds or flower gardens and potted plants can easily be irrigated with water from a rain barrel.
- Pay attention to your hose. Left unattended, a garden hose can pour out 8 to 12 gallons each minute, or hundreds of gallons of water in an hour. Check all hoses, connectors and spigots regularly to make sure they are in good working order. Use hose washers between spigots and water hoses to eliminate leaks. Replace or repair damaged or leaking hoses, nozzles, spigots and connectors.
- Use a broom to clean leaves and other debris from sidewalks and driveways rather than a hose. Using a hose to clean a driveway can waste hundreds of gallons of water.
- Outfit your hose with a spray nozzle that can be adjusted so water flows only as needed. When finished, turn it off at the faucet instead of at the nozzle to avoid leaks.
- Wash your car efficiently. Consider using a commercial car wash that recycles water. If you wash your own car, park on the grass and use a hose with a spray nozzle.
- If you install ornamental water features such as fountains, make sure they are designed to recycle water.
- If you have a swimming pool, consider a new water-saving pool filter. Cover your spa or pool to reduce evaporation.
- Use a free app to tell you how long it takes to run your irrigation system based on local conditions. Learn more on the **University of Florida IFAS website.**

Woodard & Curran

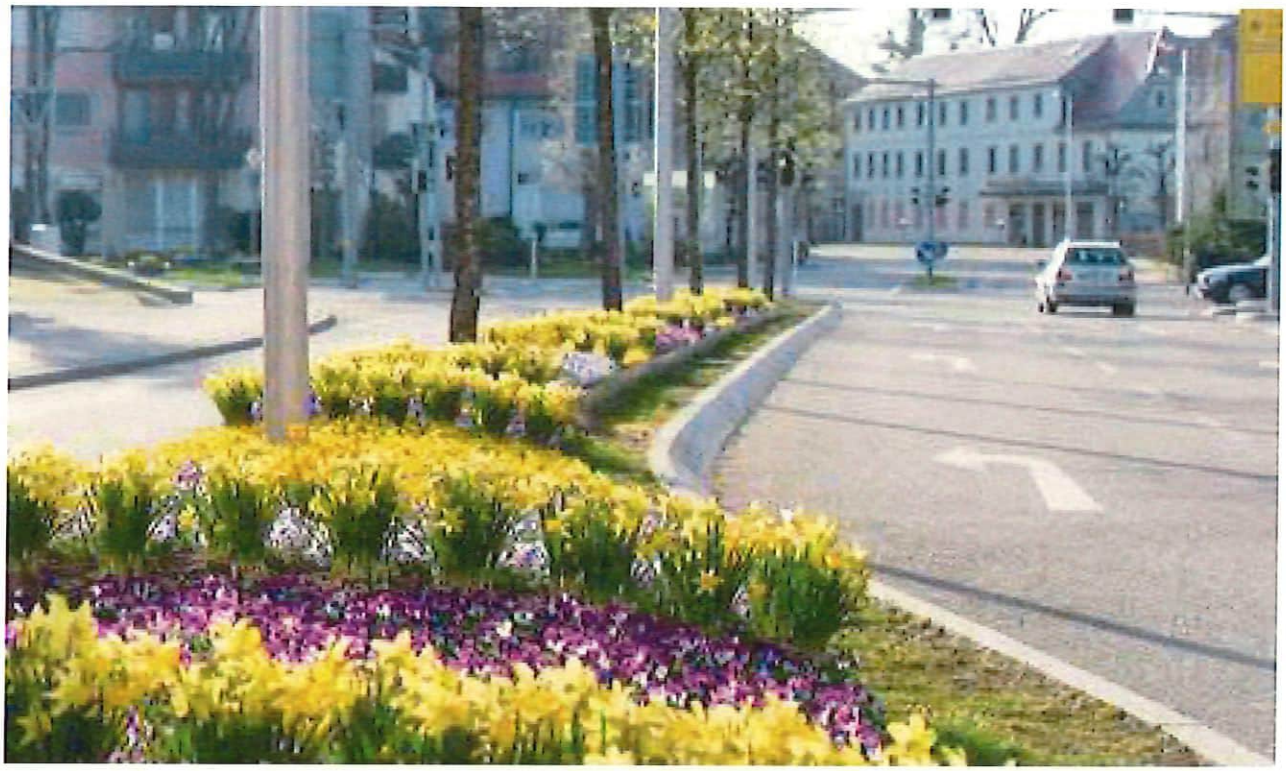
woodardcurran.com

UPDATE & DISCUSSION ON STORMWATER PROJECT

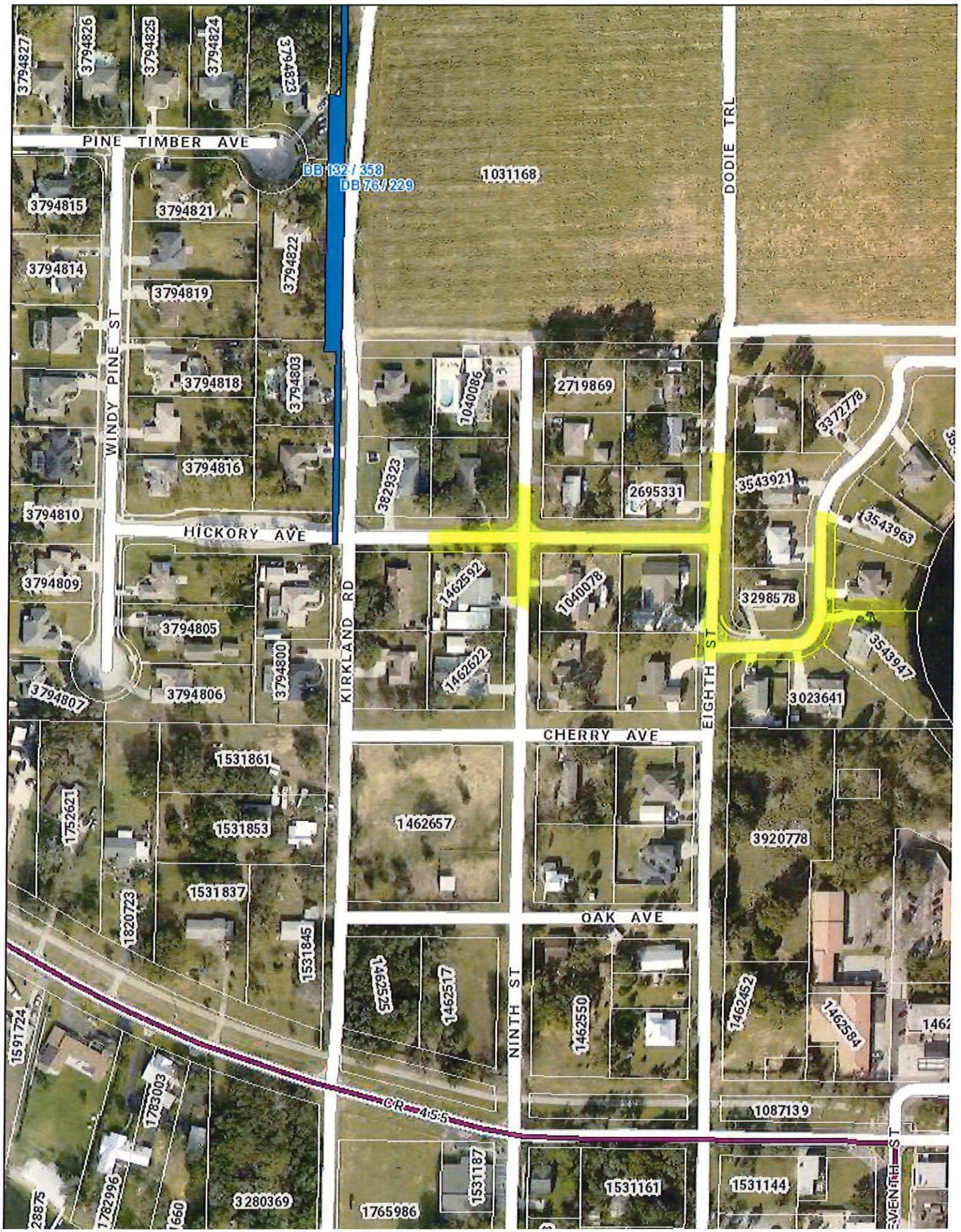
STORM WATER PROJECT 1 -455



Examples of Complete Street Islands



STORM WATER PROJECT 2 - FRANKIN




STOP

Google Maps

17625 8th St

Montverde, Florida

Google Street View

Jul 2019


8th St

Google Maps

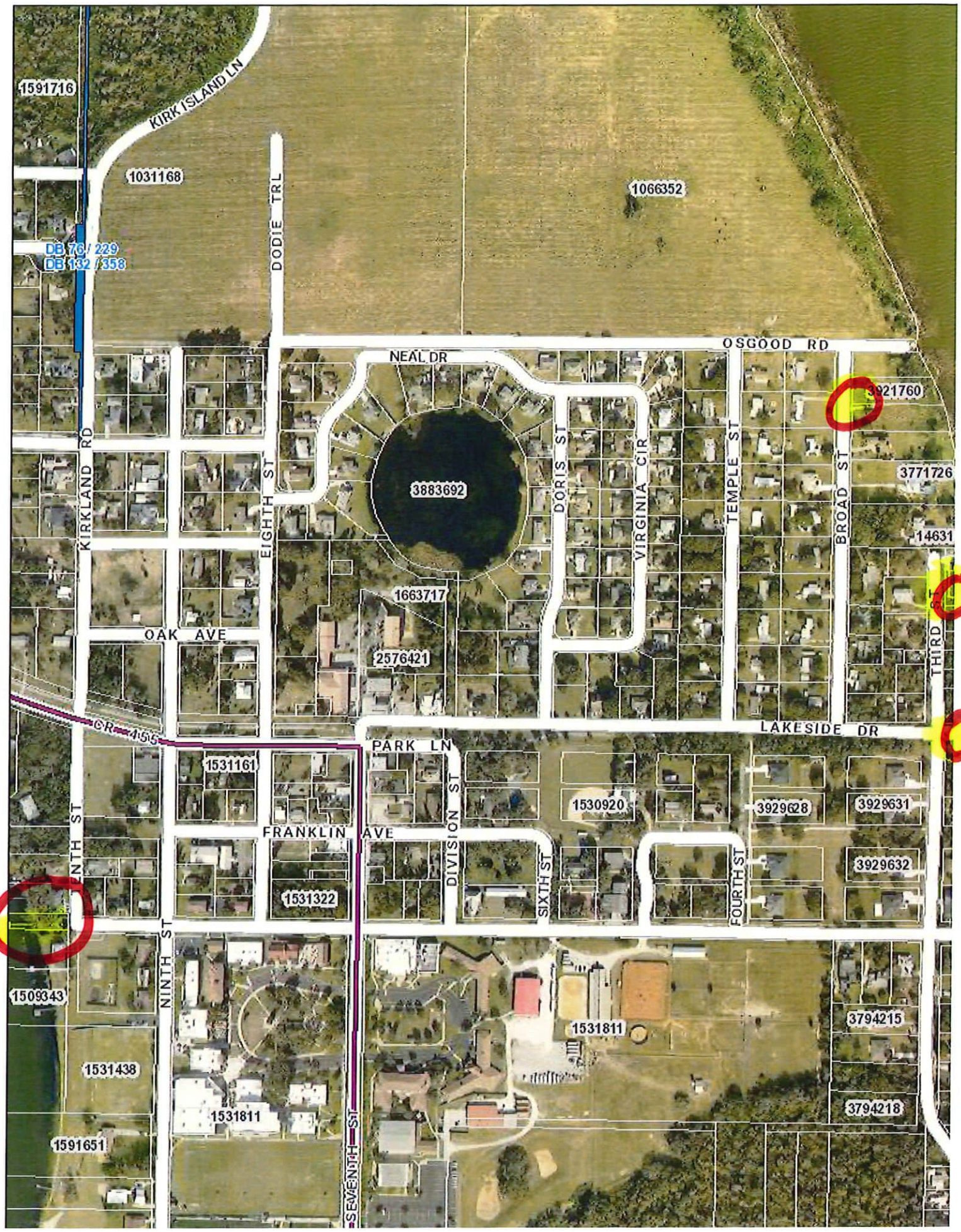
17701 8th St

Montverde, Florida

Google Street View

Jul 2019

STORM WATER PROJECT #3



GRANT UPDATE

Grant Reimbursement Tracking

Grant ID	Name of Grant	$ Grant Award Amount	Remaining Grant Monies	$ Paid to Contractors, Pending Reimbursement Request	$ Submitted, Pending Reimbursement Request	$ Amount Reimbursed and Received
	Federal ARPA Library Project	$ 853,956.00	$ -	$ -		$ 853,956.00
	Lake County IGA Impact Grant - Library	$ 1,000,000.00	$ (281,007.40)	$ 191,939.20	$ 422,798.60	$ 104,254.80
			$ -			
FRP 102	DEP Stormwater/ Clean Water	$ 1,800,000.00	$ (1,615,244.40)	$ 184,755.60		
	Lake County Water Authority - Storm	$ 200,000.00	$ (179,471.60)	$ 20,528.40		
LPA-0589	DEP Legislative Appropriations - Storm	$ 375,000.00	$ (375,000.00)			
24PLN39	Vulnerability Assessment	$ 140,000.00	$ (27,500.00)		$ 112,500.00	
			$ -			
	Lake County Water Authority	$ 80,000.00	$ (80,000.00)			
	Lake County Parks	$ 100,000.00	$ (100,000.00)			
FRP 102	DEP Storm Water	$ 300,000.00	$ (300,000.00)			
			$ -			
DW35130	SRF Loan	$ 163,125.00	$ -			$ 163,125.00
DW35134	SAHFI Loan	$ 12,970,000.00	$ (12,865,287.00)	$ 104,713.00		
LS351320	Lead Service Lines	$ 192,000.00	$ (51,000.00)		$ 141,000.00	
			$ -			
WG058	DEP Grant Sewer	$ 4,000,000.00	$ (3,498,698.31)		$ 501,301.69	
	Lake County Federal ARPA Funds Sewer	$ 5,000,000.00	$ (3,846,516.58)			$ 1,153,483.42
			$ -			
CW35133	SAHFI Loan Storm Water	$ 19,823,318.00	$ (19,823,318.00)			

DISCUSSION OF THE TOWN'S 100 YEAR ANNIVERSARY & BUDGET

Account Number	Account Title	Expanded Title	2025 February Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
001-571-540	Subscriptions, Membership		.00	59.86	500.00	500.00	440.14	11.97%
001-571-640	Vehicle, Equipment & Machinery		.00	.00	18,000.00	18,000.00	18,000.00	.00
001-571-660	Library Books & Material		.00	53.41	18,000.00	18,000.00	17,946.59	0.30%
Total LIBRARY:			.00	38,874.48	194,209.05	194,209.05	155,334.57	20.02%
PARKS & RECREATION								
001-572-240	Workers Compensation		.00	548.73	2,900.00	2,900.00	2,351.27	18.92%
001-572-340	Contractual Services		.00	3,744.40	18,000.00	18,000.00	14,255.60	20.80%
001-572-345	Contract Mowing/Landscaping	Service	.00	12,566.00	82,000.00	82,000.00	69,434.00	15.32%
001-572-410	Telephone		.00	.00	250.00	250.00	250.00	.00
001-572-411	Internet		.00	401.00	2,000.00	2,000.00	1,599.00	20.05%
001-572-430	Utilities		.00	2,551.82	6,200.00	6,200.00	3,648.18	41.16%
001-572-440	Rentals & Leases		.00	.00	250.00	250.00	250.00	.00
001-572-450	Insurance		.00	11,994.44	23,920.00	23,920.00	11,925.56	50.14%
001-572-460	Repair & Maintenance		.00	4,724.80	25,000.00	25,000.00	20,275.20	18.90%
001-572-470	Printing & Copying		2.15-	356.95	500.00	500.00	143.05	71.39%
001-572-490	Other Current Charges		.00	685.95	2,465.11	2,465.11	1,779.16	27.83%
001-572-520	Operating Supplies		.00	.00	15,000.00	15,000.00	15,000.00	.00
001-572-524	Fuel		.00	309.79	1,000.00	1,000.00	690.21	30.98%
001-572-605	Capital Outlay-Benches, Tables	, Amenities	.00	13,212.09	40,000.00	40,000.00	26,787.91	33.03%
001-572-606	Capital Projects-Stage & Gazeb		.00	.00	.00	.00	.00	.00
001-572-607	Capital -Dog Park Rehab		.00	.00	.00	.00	.00	.00
001-572-640	Machine & Equipment		.00	.00	6,000.00	6,000.00	6,000.00	.00
001-572-641	Capital - Play Ground Equip	(Code Fines)	.00	.00	150,000.00	150,000.00	150,000.00	.00
Total PARKS & RECREATION:			2.15-	51,095.97	375,485.11	375,485.11	324,389.14	13.61%
SPECIAL EVENTS								
001-574-240	Workers Compensation		.00	124.88	660.00	660.00	535.12	18.92%
001-574-450	Insurance		.00	1,348.20	2,809.00	2,809.00	1,460.80	48.00%
001-574-481	Montverde Day		.00	53,165.36	88,500.00	88,500.00	35,334.64	60.07%
001-574-482	Light Up Montverde		.00	23,448.83	28,000.00	28,000.00	4,551.17	83.75%
001-574-483	Fall & Spring Concert Series		.00	.00	7,500.00	7,500.00	7,500.00	.00
001-574-484	Easter Event		.00	.00	5,000.00	5,000.00	5,000.00	.00
001-574-485	Trunk or Treat		.00	4,121.32	5,200.00	5,200.00	1,078.68	79.26%
001-574-486	4th of July and Other Misc	Events	.00	291.30	9,000.00	9,000.00	8,708.70	3.24%
Total SPECIAL EVENTS:			.00	82,499.89	146,669.00	146,669.00	64,169.11	56.25%
GENERAL FUND Expenditure Total:			2.15-	896,839.78	2,827,134.01	2,827,134.01	1,930,294.23	31.72%
Net Total GENERAL FUND:			2.15	896,839.78-	2,827,134.01-	2,827,134.01-	1,930,294.23-	31.72%

REMINDERS AND ADJORNMENT