MONTVERDE TOWN COUNCIL
SPECIAL MEETING/WORKSHOP AGENDA
MARCH 26, 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. Selection of New Councilmember
B. Public Safety & Vision Committee

II. PUBLIC HEARING ORDINANCES AND RESOLUTIONS

A. **RESOLUTION No. 2025-163** A Resolution of the Town Council of the Town of Montverde, Florida, relating to the Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF) for the supplemental appropriate for hurricanes Fiona and Ian; adoption of the Montverde SAHFI Drinking Water Facility Plan Amendments for the implementation of drinking water improvements; authorizing the Town Manager to provide assurances and commitments required by the facility plan; providing directions to the Town Manager, conflicts and severability; providing for an effective date.

B. **RESOLUTION No. 2025-168** A Resolution of the Town Council of the Town of Montverde, Florida, approving proposal for design engineering services for SAHFI funded drinking water system improvements - Phases 2 and 3 dated March 18, 2025 between the Town of Montverde and Woodard & Curran, Inc.; authorizing the Town Manager to execute the agreement; providing for an effective date.

C. **RESOLUTION No. 2025-167** A Resolution of the Town Council of the Town of Montverde, Florida, announcing the updating of the Town's existing impact fees studies for water, transportation, administrative, and parks and recreation; providing that development after adoption of any increased impact fee will be subject to the increased impact fee as determined by the study; providing for conflicts; providing for severability; and providing an effective date.

D. **RESOLUTION No. 2025-166** A Resolution of the Town of Montverde, Florida, relating to Community Redevelopment pursuant to Chapter 163, Part III, Florida Statutes (The "Community Redevelopment Act"); establishing the Montverde Community Redevelopment District; making a legislative finding that conditions of blight exist in the Montverde Community Redevelopment District; providing for approval and adoption of the Montverde Community Redevelopment District finding of necessity; providing authorization to proceed with preparation of the Montverde Redevelopment Plan; establish a need for a Montverde Community Redevelopment District Agency; providing for filing with the County Clerk; providing for suspension; providing for severability; providing for conflict; and providing for an effective date.

E. **RESOLUTION No. 2025-170** A Resolution of the Town Council of the Town of Montverde, Florida, approving the Alertlake Interlocal Agreement for use of the Alertlake Emergency Notification System between Lake County, Florida, and the Town of Montverde, Florida; authorizing the Mayor to execute the Agreement; and providing an effective date.

F. **RESOLUTION No. 2025-169** A Resolution of the Town Council of the Town of Montverde, Florida, approving the Town of Montverde contract for Special Magistrate appointing David M. Langley; authorizing execution; providing for an effective date.

III. 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

Rec'd 2/10/25
via email SM

Town of Montverde Florida
Application to be considered for Appointment to Town Council

All information must be provided in order to be considered. Please type or provide an easy-to-read print.

Name: MARTA WLADYCZKA Telephone: 321-368-6205

email address: Marta.Wladyczka@gmail.com Occupation: Teacher

Home Address: 16632A MORNINGSIDE DR. MONTVERDE FL 34756

Do you reside within the Town limits of Montverde? Yes V No ___ how long? Since December 8th 2019

Are you a registered voter in Lake County: Yes V No ___

I am available for meetings on Tuesdays between the hours of 6:30 PM and 10:30 PM Yes V No ___

Are you available for special meetings that may occur on other days? Yes V No ___

Please explain any relevant experience that would qualify you to serve on the Town Council:

10+ years in operations and leadership, where I have successfully managed teams, budgets, revenue generating sales, and strategic initiatives. Ability to build relationships and work collaboratively has been a key strength throughout my career. Served as VP of an HOA Eagleridge community in Clermont, FL. ||

Do you currently serve on any other boards: Non-profit, volunteer, civic clubs, or any other groups? If so, please provide your position and duties as a board member.

Board member and secretary for Orlando Thunder Water Polo, a non-profit organization, has given me valuable insight into governance, fundraising, and community engagement. Volunteer with Lake Minneola High School Water Polo team, will try for assistant coach

Town of Montverde

Explain why you want to serve on the Town Council:

I want to serve on the Town Council to help preserve Montverde's charm while ensuring thoughtful growth and community engagement. Running in the last election strengthened my passion for public service and connection with residents. I am eager to contribute my skills and dedication to support Montverde's residents.

If you were appointed, explain what your short-term and long-term goals are as a Council member.

Short-term: I will focus on curbing rapid growth, improving communication with residents, addressing any immediate concerns. Enhancing walkability and ensuring safe access to town are top priorities.

Long-term: I aim to preserve Montverde's charm by managing growth responsibly, maintaining fiscal stability, and prioritizing infrastructure improvements. Help small businesses in down-town area to gain more local customers. Keep the town safe, family-friendly, and an attractive place to raise a family will remain a top priority.

I hereby authorize the Town of Montverde or its representatives to verify all information provided and I further authorize the release of any information by those in possession of such information which may be requested by the Town. I certify that all information provided herein is true and accurate to the best of my knowledge.

Marta Władyczka — Signature:

MARTA WLADYCZKA — Printed Name

02/15/2025 — Date:

All applications must be submitted to the Town Clerk by the above deadline. Town Hall is closed on Fridays, weekends, and all major holidays.

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If you require special accommodations due to a disability to participate in the application/selection process, you must contact the Town Clerk in advance the application deadline.

Received 2/18/2025
Emj Via email

Town of Montverde Florida
Application to be considered for Appointment to Town Committees/Boards

All information must be provided in order to be considered. Please type or provide an easy-to-read print.

Name: BRYAN RUBIO Telephone: 321-695-9168

email address: brubio31@hotmail.com Occupation: REAL ESTATE BROKER

Home Address: 16548 MAGNOLIA TERR MONTVERDE, FL 34756

Do you reside within the Town limits of Montverde? Yes X No____ how long? 11 YEARS

Are you a registered voter in Lake County: Yes X No _____

I am available for meetings:

Monday X Tuesday X Wednesday X Thursday____ between the hours of 6:30 PM and 10:30 PM

Board/Committee you are interested in serving on: TOWN COUNCIL SEAT

Please explain any relevant experience that would qualify you to serve on the a Town Committee/Board:

With a Master's in Business Administration, experience as a business owner, and a successful career as a real estate broker, I have a deep understanding of business operations, financial management, and real estate development. My leadership in both professional and committee roles, along with my expertise in property values and community planning, has equipped me to make strategic, data-driven decisions that will benefit Montverde's future.

Do you currently serve on any other boards: Non-profit, volunteer, civic clubs, or any other groups? If so, please provide your position and duties as a board member.

I have served on various committees: Lake county value adjustment board (2022-2024), Orlando Regional Realtor Association: Finance, Tech Innovation, Professional Standards, Election, Grievance Committees. I was also the Vice Chair and Current Chair for ORRA Military Advisory Council Operantions. I also serve as a Florida Realtor Director. I have extensive experience in governance, fiscal oversight, policy development, and community advocacy through serving on the leading various committees. This experience has equipped me for the Town Council role allowing me to serve effectively and contribute to Montverde's growth and well-being.

Explain why you want to serve on the a Town Board/Committee

I want to serve on the Town Council to help guide Montverde's growth in a way that reflects the community's values and priorities while promoting transparency in decision-making. As the town updates its Comprehensive Plan, it is crucial to hear from resident and ensure their voices shape future development. I am committed to advocating for Montverde's small-town feel while supporting responsible growth that preserves its unique character and quality of life. With my background in business, real estate, and community leadership, I can help balance progress with preservation, ensuring that policies and town codes align with the best interests of residents both now and in the future.

If you were appointed, explain what your short-term and long-term goals are as a Town Board/Committee member.

If appointed, my short-term goals would focus on engaging with residents, promoting transparency, and reviewing the Comprehensive Plan to align with community needs. I would assess ongoing projects, budgets, and policies for efficiency and effectiveness while advocating for responsible growth that preserves Montverde's character. Long-term, I aim to strengthen town policies, promote sustainable development, and support strategic investments in infrastructure, public services, and economic opportunities. With my background in business, real estate, and community leadership, I can provide knowledgeable input to guide better decision-making. My priority is to balance growth with preservation, ensuring Montverde remains a thriving, well-planned community while shaping a long-term vision that enhances quality of life and fosters a prosperous future.

I hereby authorize the Town of Montverde or its representatives to verify all information provided and I further authorize the release of any information by those in possession of such information which may be requested by the Town. I certify that all information provided herein is true and accurate to the best of my knowledge.

Bryan Rubio

Signature:	BRYAN RUBIO Printed Name	02/16/2025 Date:

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If you require special accommodations due to a disability to participate in the application/selection process, you must contact the Town Clerk in advance the application deadline.

Town Clerk

From: bryan rubio <BRUBIO31@hotmail.com>
Sent: Sunday, February 16, 2025 7:11 PM
To: Town Clerk
Cc: bryan rubio
Subject: Application for Vacant Town Council Seat 02/16/2025
Attachments: 2025 BRYAN RUBIO APPLICATION FOR TOWN COUNCIL.pdf

Subject: Application for Vacant Town Council Seat

Dear Ms. Johnson,

I am writing to submit my application for the vacant Town Council seat following the resignation of Councilmember Jim Ley. I meet all the stated requirements as a registered voter with established primary residency within the town limits for over twelve months.

Please confirm receipt of my submission at your earliest convenience.

Thank you for your time and consideration. I look forward to the public meeting where the selection process will be conducted.

Sincerely,

Bryan Rubio
16548 Magnolia Terr
Montverde, FL 34756
321-695-9168
brubio31@hotmail.com

RECEIVED 3/11/25

Town of Montverde Florida
Application to be considered for Appointment to Town Council

All information must be provided in order to be considered. Please type or provide an easy-to-read print.

Name: Sharon Hildenbrandt Telephone: 703-927-3748

email address: slhild@yahoo.com Occupation: Retired

Home Address: 10843 Florence View Dr.

Do you reside within the Town limits of Montverde? Yes ✓ No ___ how long? 2yrs, 3mos

Are you a registered voter in Lake County: Yes ✓ No ___

I am available for meetings on Tuesdays between the hours of 6:30 PM and 10:30 PM Yes ✓ No ___

Are you available for special meetings that may occur on other days? Yes ✓ No ___

Please explain any relevant experience that would qualify you to serve on the Town Council:

My career was in retail for 35 years at Macys in their central offices. I headed up several buying divisions that required analytics, team building, negotiation, and strategic planning.

Do you currently serve on any other boards: Non-profit, volunteer, civic clubs, or any other groups? If so, please provide your position and duties as a board member.

No.

Town Clerk

From: sharon hildenbrandt <slhild@yahoo.com>
Sent: Monday, March 10, 2025 8:52 PM
To: Town Clerk
Subject: Application to be Considered for Appointment to Town Council

Hi Sandy,
I'm forwarding ny application to you as requested in the form. Thank you for handling this for me.

Very appreciated,
Sharon Hildenbrandt

Explain why you want to serve on the Town Council:

I was on a large community board in Georg
between 2016-2022. The last few years, I w
President and enjoyed making a differe
for my community. I'd like to do that
again, on a larger platform.

If you were appointed, explain what your short-term and long-term goals are as a Council member.

- Learn, apply my skill set to improving the
situation for the community. -
- Step up involvement of water systems an
impact on our lakes.
- Understand how new developments in
traffic patterns in our area.

I hereby authorize the Town of Montverde or its representatives to verify all information provided and I fu
authorize the release of any information by those in possession of such information which may be reque
by the Town. I certify that all information provided herein is true and accurate to the best of my knowledg

Sharon Hildenbrandt — Sharon Hildenbrandt — 3/10

Signature: Printed Name Date:

All applications must be submitted to the Town Clerk by the 4:00 p.m. March 12, 2025. Town Hall closed on Fridays, weekends, and all major holidays.

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If you require special accommodations due to a disability to participate in the application/selecti process, you must contact the Town Clerk in advance the application deadline.

RECEIVED 3/12/25 10:24 am

Town of Montverde Florida
Application to be considered for Appointment to Town Committees/Boards

All information must be provided in order to be considered. Please type or provide an easy-to-read print.

Name: Grant Roberts Telephone: 407-608-9724

email address: PlantExpressFL@gmail.com Occupation: Self Employed

Home Address: 16004 Ridgewood Ave, Montverde, FL 34756

Do you reside within the Town limits of Montverde? Yes X No ____ how long? 33yrs

Are you a registered voter in Lake County: Yes X No ____

I am available for meetings:

Monday x Tuesday x Wednesday x Thursday x between the hours of 6:30 PM and 10:30 PM

Board/Committee you are interested in serving on: Council

Please explain any relevant experience that would qualify you to serve on the a Town Committee/Board:

As a small business owner in the community, it has provided me with the following skills that I believe will be beneficial to a position on the town council: Financial management, community engagement, problem-solving skills, leadership and team management, knowledge of the local economy, regulatory knowledge, networking skills, innovative thinking, and a deep-rooted commitment to the community.

Do you currently serve on any other boards: Non-profit, volunteer, civic clubs, or any other groups? If so, please provide your position and duties as a board member.

I am currently a member of the Florida Nursery Growers and Landscape Association (FNGLA) and the Florida Agritourism Association. As a member of FNGLA, I engage with industry professionals to stay informed about best practices in sustainable landscaping and horticulture. My participation in this organization allows me to advocate for local environmental initiatives that can enhance our community's green spaces and promote responsible land use. In the Florida Agritourism Association, I collaborate with fellow members to support and promote agritourism in our region, which can boost local economic development and attract visitors to our area. Through this association, I contribute to discussions on policies that impact agritourism, ensuring that our community benefits from this growing sector.

Explain why you want to serve on the a Town Board/Committee

After 3+ years of viewing (in person or online) every regular and special council meeting, I believe my understanding of the council procedures and current/future agenda items would make my appointment to the council an easy transition.

If you were appointed, explain what your short-term and long-term goals are as a Town Board/Committee member.

Short-termGoals: reducing unnessary regulation that hinders local business as well as residents, increasing quality of service to residents and applicants, review existing policies/resolutions/ordiances and evaluate areas of improvement, enhancing community communication and feedback

Long-term Goals: preserving green-spaces and promoting environmental iniatives, limit growth and over-development, support local business and improve the downtown/commercial district, determine strategies that ensure long-term financial growth of the town

I hereby authorize the Town of Montverde or its representatives to verify all information provided and I further authorize the release of any information by those in possession of such information which may be requested by the Town. I certify that all information provided herein is true and accurate to the best of my knowledge.

Signature: Grant Roberts Printed Name 3-12-2025 Date:

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After 3+ years of viewing (in person or online) every regular and special council meeting, I believe my understanding of the council procedures and current/future agenda items would make my appointment to the council an easy transition.

If you were appointed, explain what your short-term and long-term goals are as a Town Board/Committee member.

Short-termGoals: reducing unnessary regulation that hinders local business as well as residents, increasing quality of service to residents and applicants, review existing policies/resolutions/ordiances and evaluate areas of improvement, enhancing community communication and feedback

Long-term Goals: preserving green-spaces and promoting environmental iniatives, limit growth and over-development, support local business and improve the downtown/commercial district, determine strategies that ensure long-term financial growth of the town

I hereby authorize the Town of Montverde or its representatives to verify all information provided and I further authorize the release of any information by those in possession of such information which may be requested by the Town. I certify that all information provided herein is true and accurate to the best of my knowledge.

Signature: Grant Roberts Printed Name 3-12-2025 Date:

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RECEIVED 3/12/25 1:36 pm

Town of Montverde Florida
Application to be considered for Appointment to Town Council

All information must be provided in order to be considered. Please type or provide an easy-to-read print.

Name: Thomas Johnson
Telephone: 407) 383-8292

email address: Johnt911@msn.com
Occupation: _____

Home Address:
16637 Magnolia Terr. Blvd Montverde, Fl. 34756

Do you reside within the Town limits of Montverde? Yes ✓
No____ how long? 8 yrs

Are you a registered voter in Lake County: Yes ✓ No
_____

I am available for meetings on Tuesdays between the hours of 6:30 PM and 10:30 PM Yes ✓ No_____

Are you available for special meetings that may occur on other days? Yes ✓ No_____

Please explain any relevant experience that would qualify you to serve on the Town Council:

Please See Attachments
For All Questions to be answered.

Do you currently serve on any other boards: Non-profit, volunteer, civic clubs, or any other groups? If so, please provide your position and duties as a board member.

Explain why you want to serve on the Town Council:

If you were appointed, explain what your short-term and long-term goals are as a Council member.

I hereby authorize the Town of Montverde or its representatives to verify all information provided and I further authorize the release of any information by those in possession of such information which may be requested by the Town. I certify that all information provided herein is true and accurate to the best of my knowledge.

Signature: Thomas Johnson
Printed Name

Date: 3/12/25

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Question number one

Please explain any relevant any experience that would qualify you to serve on the Town Council.

My time served in the United States Navy I learned the core values of being Honor, Courage, and Commitment as an abiding duty and privilege. I am accountable for my professional and personal behavior. I will be mindful of the privilege I have to serve as Town Council.

I have over 45 years of work experience. I've worked for Proctor & Gamble a fortune 500 company as a project Manager, Expo design center in sales, project design and Operations Manager. I also have 15 years of experience working at Orlando Utilities Commission as a Project Manager. On my journey, I served on several committees and workshops learning to empower communities and build on lessons learned, as well as, evolve to meet new opportunities and challenges. The experience acquired was based on principles of transparency, openness and inclusiveness.

I earned a Bachelor's degree in Science of Management that focus on the application of scientific methods and analytical tools to solve business problems, encourages creativity, critical thinking and cultural understanding. In addition enhance transferable skills such as communication.

Obtaining my (MBA) Master's Degree in Business Administration, I developed leadership qualities along with managerial expertise to include economics, marketing, financial management and social responsibility.

I also earned a certification in (LEED) Leadership in Energy and Environmental Design. It measures how environmentally friendly and sustainable a building or project is. It ensures that buildings are healthier, more efficient along with cost effective.

Question number two

Do you currently serve on any other boards: Non-profit, volunteer, civic club, or any other groups? If so, please provide your position and duties as a Board member.

I currently serve on the **Planning and Zoning Committee.** I am a Board member and my position is the Co-Chairman. I've worked with the Town Staff for several years reviewing public hearings, ordinances and resolutions.

I am also a member of the **Vision Committee** working together closely with the Town Manager. Implementing and sharing new Ideas to enhance the beautiful rolling hills of Montverde while maintaining its charm. As a team, our role is to develop and articulate long- term, future-oriented vision for the Town. I had the honor along with the opportunity to present a power point presentation to the Town Council for approval. The presentation covered the footprints of the new library and Town Hall building. It provided the structural design of the exterior and interior layout along with materials and colors to be used.

As a volunteer for **Adopt a road** I have helped to make an impact in keeping the roads clean. My efforts to keep Montverde beautiful, I've volunteered many times picking up litter for miles and by the bags full.

I serve on the **Architectural Control Board** (ACB) for the Magnolia Terrace HOA. I am the Co-Chair and my primary role entails being responsible for reviewing and approving any proposed modifications or improvements to the exterior of homes and common areas within the association. I am committed to preserving the visual harmony along with property value within the neighborhood. As a trusted member our mission is to abide by the governing element established with the by-law, covenants, conditions and restrictions.

I am a Leader at **Rejoice in the Lord Ministries** and volunteer many hours doing the good Lords work. I am involved with the teachings of couple's ministry, bible study along with the maintenance, building Management and design team. I believe in giving cheerfully, respect for and obedience to authority, submission to corrective measures and policies of the Church along with regular fellowship of the saints. "I walk by faith not by sight".

Question number three

Explain why you want to serve on the Town Council:

First and foremost because of the love, peace and joy I found living in the Town of Montverde. The serenity continues to grow along with the development of the Town. Eight plus years ago I moved in the rolling hills of Montverde and was welcomed by such wonderful people to include the Mayor Joe Wynkoop. We became friends, then loving neighbors and now most them I consider as family.

Shortly after residing in the Town, I was seeking ways to help make a difference. The Mayor, staff, along with members of the community granted me an opportunity to serve on the Planning and Zoning Board and Vision committee. Serving as a Board and Committee member, I learned protocol, best practices along with planning, contributing to the Town success.

To be on the Town Council is the next step for further growth and to make more of an impact. I have respect for the chain of command and have come through the ranks serving at the levels one should before qualifying to serve as a Councilman. I feel it's time for a change; electing the right Board members will be a big step in reestablishing the trust of the residents of Montverde.

I am highly qualified in all aspects of the role as a Councilman to include formal education. To further assist is my tenue served in the US Navy surpasses many. My valuable 45 plus years of work experience is second to none. Changing the narrative there's an opportunity of adding some additional diversity to the Council.

Question number four

If you were appointed, explain what your short-term and long-term goals are as a Council member.

My **short term goal** is to be an exceptional addition to the existing board in place. Start with being a team player with an open mind and bring only positivity to the table. Have the ability to listen with empathy and speak with sympathy. Respect others and their opinions while taking actions on the tasks to be completed. Display excellent communication skills and more importantly lead by example. Encourage and promote community engagement to build trust and grow partnership.

My long term goal I will continue to be open & transparent in my actions & communication. Be forward thinking to anticipate opportunities and trends that will transform our community. I will collaborate with the community to address issues of mutual concerns.

Develop a community scholarship program to assist residents who's falling on hard times. Help families who may need some financial assistance with paying their water bill. Also develop a volunteer committee that's willing to help folks who qualify for a hardship that helps with maintenance needed at their home.

Lastly build stronger connections with neighborhood groups by increasing resident involvement along with the diversity of representation and active participation.

Dear Team,

I am writing to express my sincere gratitude for your thoughtful consideration of my request. Your willingness to carefully evaluate my application means a lot to me, and I feel truly fortunate to have had the opportunity to present my experience and skillset to you. Thank you for taking the time to listen to my perspective and for giving my application the attention it deserves. Your consideration is greatly appreciated.

Thank you for your consideration.

Sincerely,

Thomas Johnson, MBA

Town of Montverde Florida
Application to be considered for Appointment to Town Committees/Boards

All information must be provided in order to be considered. Please type or provide an easy-to-read print.

Name: Jim Peacock Telephone: 407-496-5232

email address: jim.peacock52@yahoo.com Occupation: Retired

Home Address: 16549 Lowry Rd. Montverde, FL. 34756

Do you reside within the Town limits of Montverde? Yes ✓ No ____ how long? 29 yrs

Are you a registered voter in Lake County: Yes ✓ No ____

I am available for meetings:

Monday ✓ Tuesday ✓ Wednesday ✓ Thursday ✓ between the hours of 6:30 PM and 10:30 PM

Board/Committee you are interested in serving on: Town Council

Please explain any relevant experience that would qualify you to serve on the a Town Committee/Board:

5 years previously on P&Z
7 years previously on Town Council

Do you currently serve on any other boards: Non-profit, volunteer, civic clubs, or any other groups? If so, please provide your position and duties as a board member.

Green Mountain Scenic Byway Committee
Lake County Parks & Recreation Advisory Board

Town of Montverde

Explain why you want to serve on the a Town Board/Committee

To help maintain the quality of life we have in Montverde

If you were appointed, explain what your short-term and long-term goals are as a Town Board/Committee member.

Help control growth in and around Montverde
Improve our roads, water and storm drainage infrastructure

I hereby authorize the Town of Montverde or its representatives to verify all information provided and I further authorize the release of any information by those in possession of such information which may be requested by the Town. I certify that all information provided herein is true and accurate to the best of my knowledge.

J. Peacock | Jim Peacock | Feb. 17, 2025

Signature: | Printed Name | Date:

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Committee Approval List *Revised 03.11.2025

Lance	Lance	Public Safety Committee
Bill	Broeker	Public Safety Committee
Mark	Weinstein	Public Safety Committee
Roy	Patterson	Public Safety Committee
Perry	Woodruff	Public Safety Committee
Jim	Ley	Public Safety Committee

Claudia	Wynkoop	Visioning Committee
Marlines	Clark	Visioning Committee
Bob	Tomlinson	Visioning Committee
Jane	Tomlinson	Visioning Committee
Tina	Aldrich	Visioning Committee
Johanna	Martin	Visioning Committee
Connie	Seybert	Visioning Committee
Kalena	Meyers	Visioning Committee

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

RESOLUTION 2025-163

RESOLUTION 2025-163

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, RELATING TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STATE REVOLVING FUND (SRF) FOR THE SUPPLEMENTAL APPROPRIATE FOR HURRICANES FIONA AND IAN; ADOPTION OF THE MONTVERDE SAHFI DRINKING WATER FACILITY PLAN AMENDMENTS FOR THE IMPLEMENTATION OF DRINKING WATER IMPROVEMENTS; AUTHORIZING THE TOWN MANAGER TO PROVIDE ASSURANCES AND COMMITMENTS REQUIRED BY THE FACILITY PLAN; PROVIDING DIRECTIONS TO THE TOWN MANAGER, CONFLICTS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide for loans to local government agencies to finance the construction of Drinking Water facilities; and Florida Administrative Code requires the formal authorization by Town Council to formally adopt a facility plan outlining necessary water facility improvements to comply with State of Florida funding requirements; and

WHEREAS, formal adoption of a Facility Plan is required for the Town of Montverde to participate in the State Revolving Loan Fund Program; and

WHEREAS, in 2023 Town Council adopted the Town of Montverde Drinking Water Facility Plan; and

WHEREAS, it was necessary to amend the plan; and

WHEREAS, the Town Council is authorized by the laws of the State of Florida, the Town Charter and the Town of Montverde Code of Ordinances to adopt a facility plan and amendments thereto; and

WHEREAS, the Town Council of the Town of Montverde, Florida agrees with the findings and summary of necessary improvements as outlined in the Facility Plan Amendments for the purpose of Drinking Water Improvements.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The foregoing findings are incorporated herein by reference and made a part hereof.

Section 2. The Town of Montverde SAHFI Drinking Water Facility Plan Amendments as written and presented to the Town Council on this date, a copy of which is on file with the Town Clerk, is hereby approved and adopted.

Section 3. The Town Manager is hereby designated as the authorized representative to provide the assurances and commitments that will be required by the Facility Plan. The Town Manager is further designated as the authorized representative to execute the Facility Plan which will become the foundation of all activities related to the drinking water facility improvements. The Town Manager is authorized to represent the Town in carrying out the Town's responsibilities under the Facility Plan. The Town Manager is authorized to delegate responsibility to appropriate Town staff and consultants to carry out technical, financial, and administrative activities associated with the Facility Plan.

Section 4. All Resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Section 5. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidated or impair the validity, force, or effect or any other section or part of this Resolution.

Section 6. This resolution shall take effect immediately upon its adoption by the Town Council of the Town of Montverde, Florida.

ADOPTED at a meeting of the Town Council of the Town of Montverde this ____ day of March 2025.

_____

Mayor Joe Wynkoop

Attest

_____

_____, Town Clerk

Approved as to form and legality:

_____

Anita Geraci-Carver, Town Attorney

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

	YEA	NAY
Vacant seat		
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
Vice Mayor Carol Womack		
Mayor Joe Wynkoop		

Town of Montverde Town Council
Agenda Item Summary

To:	Honorable Mayor and Town Council
Prepared By:	**Woodard & Curran Fiscal Solutions Team**
Date of Meeting:	3/26/2025
Date Submitted:	TBD
Title of Agenda Item:	Montverde SAHFI Drinking Water Facility Plan Amendments
Agenda Location:	17404 Sixth Street, Montverde, FL 34756

Report in brief: In 2024, the Town submitted a Request for Inclusion to the State Revolving Fund for the Supplemental Appropriation for Hurricanes Fiona and Ian (SAHFI) and was awarded $12,970,000. The Town of Montverde entered into an engineering services contract with Woodard & Curran to produce a Drinking Water Facilities Plan for the Town's Drinking Water Treatment and Distribution System Redundancy Project to meet Florida Department of Environmental Protection (FDEP) permitting and compliance standards. The Town adopted the Facility Plan; however, a series of needed improvements were identified in the Facility Plan to better align with SAHFI requirements. The Montverde Drinking Water SRF Facilities Plan amendments demonstrate compliance of Phases 1A and 1B with specific requirements of the SAHFI grant and provided for a more defined scope of work to be performed in Phase 2 of the project. Both amendments will ensure that all aspects of the project will be eligible for SAHFI funds. The purpose of this hearing is to hear the findings of the FDEP SRF Drinking Water Facility Plan and execute Resolution X adopting the Facility Plan.

Staff Comments:

Fiscal Impact: This project is being funded with a 100% Principal Forgiveness Loan through FDEP SRF.

Recommended Actions: Hear Facility Plan finding and execute Resolution X.

NOTICE OF PUBLIC MEETING

Town of Montverde, FL

Notice is hereby given, the Montverde Town Council will hold a Public Meeting located at **17404 Sixth Street, Montverde, FL 34756 on March 26th, 2025, at 6:30PM** for the purpose of presenting the Montverde Drinking Water Facility Plan. This meeting is intended to afford the opportunity to individuals to be heard on the economic and social effects of the location, design, and environmental impact of the proposed drinking water improvements.

A portion of the funding for this project is anticipated to come from the State Revolving Fund (SRF) loan program. Financial impacts on utility users will be presented at the hearing. Reports, documents, data relevant to the to the discussion, and the "Drinking Water Facility Plan" are available for public review at the Montverde Town Hall. These reports present infrastructure needs, alternative analyses, and cost comparisons over a 20-year planning period to support the development of drinking water improvements and the Town's goals. These documents were prepared to meet planning requirements for the FDEP Drinking Water State Revolving Fund programs for the purpose of obtaining funding for new drinking water facilities and/or system improvements for the Town of Montverde. Other business which may properly come before the Council will also be addressed. All interested persons are invited to attend this meeting.

SPECIAL REQUIREMENTS: If you require special aid or services as addressed in the American Disabilities Act, please contact the Town Clerk's Office at (407) 469-2681, no less than five (5) days prior to the above stated meeting date.

Town of Montverde, Florida

DRINKING WATER FACILITIES PLAN

Woodard & Curran

1511 N. Westshore Blvd. | Suite 420
Tampa, Florida 33607
800.426.4262

woodardcurran.com
COMMITMENT & INTEGRITY DRIVE RESULTS

0233076.02

Town of Montverde, FL

January 2024

Revised March 202!

CERTIFICATION BY ENGINEER

The information contained in this report is true and correct to the best of my knowledge, the report was prepared in accordance with generally accepted engineering principles, and I and my designees have discussed the recommendations, costs, and funding approach with the Town of Montverde (Town) or the Town's delegated representative(s). This Drinking Water Facilities Plan was prepared to meet the requirements of the Florida Drinking Water State Revolving Fund (DWSRF) Program under Chapter 62-552, F.A.C. and this certification pertains only to the planning analysis presented in this report. Certification for design and construction of the proposed facilities will be completed under a separate DWSRF project.

_____
Date

Scott C. Shannon, P.E.
Florida P.E. License No. 55399
Woodard & Curran, Inc.
1511 N. Westshore Blvd., Suite 420
Tampa, FL 33607
863.354.4416

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List of Acronyms

- ° C Degrees Celsius
- ° F Degrees Fahrenheit
- 3MRAD Three Month Rolling Average Daily
- AAD Average annual day
- AADD Average annual day demand
- AADF Average Annual Daily Flow
- AAP Alternative Analysis Plan
- ac-ft Acre feet
- (ADD) Average Day Demand
- ADF Average daily flow
- BMAP Basin Management Action Plan
- CDBG Community Development Block Grant
- CFR Code of Federal Regulations
- CIP Capital Improvement Program
- CM Construction Management
- CT Contact Time
- CWA Critical Wildlife Area
- CWA Clean Water Act
- D Day
- DEP Department of Environmental Protection
- DU Dwelling Unit
- DW Drinking Water
- DWS Drinking Water Standards
- EDU Equivalent Dwelling Unit
- EPA Environmental Protection Agency
- ERC Equivalent residential connection
- EST Estimated or Elevated Storage Tank
- F Fahrenheit or Flow
- F.A.C. Florida Administrative Code
- (FFD) Fire Flow Demand
- F.S. Florida Statute
- FAC/ Florida Administrative Code
- FDEP Florida Department of Environmental Protection
- FDOT Florida Department of Transportation
- FL Florida
- FP Facilities Plan
- Ft Feet
- FWC Florida Fish and Wildlife Conservation Commission
- FY Fiscal Year
- GAO Government Accountability Office
- GPCD Gallons per Capita per Day
- GPD Gallons per Day
- GPM Gallons per minute
- GST Ground Storage Tank
- GW Groundwater
- HP Horsepower
- HUD Department of Housing and Urban Development
- ID Identification
- IPR Indirect Potable Reuse
- K Potassium
- kW Kilowatt
- kWh Kilowatt hour
- lb. Pound
- LCCA Life Cycle Cost Analysis
- LF Linear feet
- MADD Monthly Average Daily Demand
- (MDD) Max Day Demand
- MCC Motor Control Center
- MCLs Maximum Contaminant Levels
- MDD Maximum Daily Demand
- MEPS Mechanical, Electrical, Plumbing, and Structrural
- MG Million Gallons
- mg/L Milligrams per Liter
- MGD Million Gallons per Day
- MHI Median Household Income
- MORs Monthly Operation Reports
- MPN Most Probable Number
- N Nitrogen
- NAVD88 North American Vertical Datum of 1988
- NPDES National Pollutant Discharge Elimination System
- NPV Net Present Value
- O&M Operations and Maintenance
- OFW Outstanding Florida Water
- OMB Office of Management and Budget
- OPC Opinion of Probable Cost
- OSTDS Onsite Sewage Treatment & Disposal System
- OSWTS Onsite Wastewater Treatment System
- P Phosphorous

- PBTS Performance Based Treatment Systems
- PER Preliminary Engineering Report
- pH Hydrogen Ion Concentration
- (PHD) Peak Hour Demand
- PHF Peak Hour Flow
- PDF Peak Day Flow
- POC Point of Connection
- PVC Polyvinylchloride (pipe)
- RAO Rural Area of Opportunity
- RD Rural Development
- RO Reverse Osmosis
- RUS Rural Utilities Service
- SCADA Supervisory Control and Data Acquisition
- SPPW Single Payment Present Worth
- SRF State Revolving Fund
- SW Surface Water
- SWIM Surface Water Improvement Management
- TPC Total Permitted Capacity
- UFA Upper Floridan Aquifer
- USDA United States Department of Agriculture
- USDW Underground Source of Drinking Water
- USPW Uniform Series Present Worth
- UV Ultraviolet Light
- WEP Water and Environmental Programs
- WK Weeks
- WMD Water Management District
- WTF Water Treatment Facility
- WUP Water Use Permit
- Y, Yrs. Years

SUMMARY OF FINDINGS AND RECOMMENDATIONS

This Facilities Plan was prepared by Woodard & Curran, Inc. (Woodard & Curran) to meet the requirements of the Florida Drinking Water State Revolving Fund (SRF) program. The Town developed this Drinking Water Facilities Plan to evaluate utility needs related to drinking water supply to include improved health and safety, reliability, redundancy, O&M efficiencies, and to address 20 year Census growth. The Facilities Plan is a planning-level document that defines project needs and costs to allow the Town to secure grant and low-interest funds for the design and construction of the recommended alternative.

The Facilities Plan is intended to represent the Town's needs for a 20-year planning period beginning in the year 2025, through year 2045. The planning area includes the Town of Montverde and contiguous lands located in Lake County. The recommendations resulting from this study are consistent with both the Town's and the County's Local Comprehensive Plans.

The drinking water production, treatment, and distribution systems are described in the most recent *FDEP Sanitary Report* (Appendix B). The population projection for the (2025 to 2045) planning period was evaluated in five-year increments based on population projections from the University of Florida Shimberg Center for Affordable Housing, Bureau of Economic and Business Research (BEBR), and the U.S. Census ACS. More specifically, when completing the population projection, the Town analyzed all developments with approved and pending Developer Agreements, as well as those with Developer Agreements in progress. The Montverde drinking water service area was evaluated to see how the projected growth would impact drinking water demand and how the Town should meet drinking water supply requirements through year 2045.

Due to the projected Census growth that the Town is expected to undergo over the next 20 years, drinking water system demands are anticipated to require an increase in drinking water capacity within the planning period. Based on life cycle analysis, it is most economical and advantageous for the Town to provide additional drinking water storage and critical redundant water supply within the water distribution system by way of constructing a redundant Upper Floridan Aquifer (UFA) Well at the existing Water Treatment Plant #1 (WTP 1) and a 250,000-gallon multicolumn elevated water storage tank at the location depicted in Appendix .

It is recommended that a new multicolumn elevated storage tank of 250,000-gallons be added to the system on the northwest side of the Town and that a redundant well be installed at WTP 1 to provide adequate storage for future population growth and operational redundancy to keep the system operating in automated pump control mode if a storage tank or primary well needs to be taken out of commission for service or repair. The selected alternative improvement project to meet the identified needs and its associated opinion of probable costs (OPC) are shown in

Table 1. The total cost of the recommended projects is estimated to be $4.4 million in 2023 dollars. Details of the project costs are included in Appendix A.

Table 1-1: Selected Plan Proposed Costs

Item No.	Cost Item	Alternative 1 – Multicolumn EST
	CAPITAL COST SUMMARY	
1	Capital Base Cost	$ 3,392,340
2	Contingency (10%)	$ 339,000
3	Engineering, Permitting, and Design (10%)	$ 339,000
4	Engineering Services During Construction (5%)	$ 170,000
5	Legal and Administration (3%)	$ 102,000
	Total Opinion of Capital Cost	**$ 4,342,200**
	ANNUAL O&M COST SUMMARY	
1	Annual Electrical Cost	$ 17,438

The FDEP SRF program is expected to be the financing source for the project. A Drinking Water SRF Business Plan (Business Plan) has been prepared to explain the financial impact on the users of the drinking water system. The Business Plan is shown in Appendix J and demonstrates that water and sewer operating expenses, existing debt service obligations, and proposed project debt service associated with capital projects identified in this facility plan can be funded through current utility rates. This includes existing approved annual rate increases and existing water and sewer impact fees.

1. INTRODUCTION

This document is provided to meet the planning requirements for the Drinking Water State Revolving Fund (DWSRF) program for the purpose of obtaining funding for a new water storage facility and redundant UFA well within the Town of Montverde, Florida (Town). This report addresses mechanical, electrical, plumbing, and structural improvements associated with the development of a new water storage facility and redundant UFA well. This report presents estimated costs for three alternatives as required by FDEP DWSRF and projects them over the 20-year planning period.

1.1 Background

The Town of Montverde is located in Lake County, Florida as seen in the planning area in Figure 1. The Town treats groundwater from the Upper Floridan Aquifer (UFA) with sodium hypochlorite for disinfection before distribution to its customers. The potable water treatment and distribution systems consist of two water treatment plants, one distribution pressure zone, one hydropneumatic tank, and one elevated storage tank (EST). The Town's distribution system is classified as a community public water system: Montverde WTP (PWS ID 3350847). See Figure 1-2 for water system details as described in the FDEP Montverde Sanitary Report. The full Sanitary Survey Report is included in Appendix B.

Figure 1-1: Planning Area

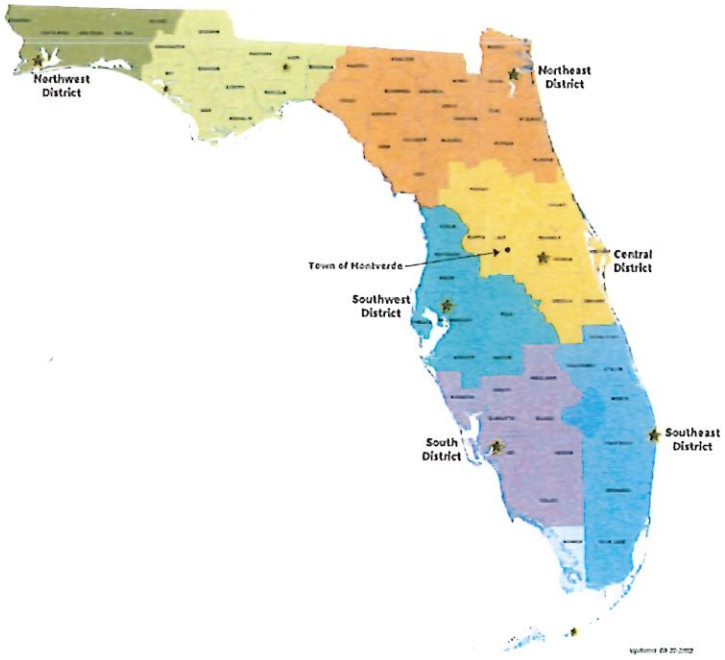
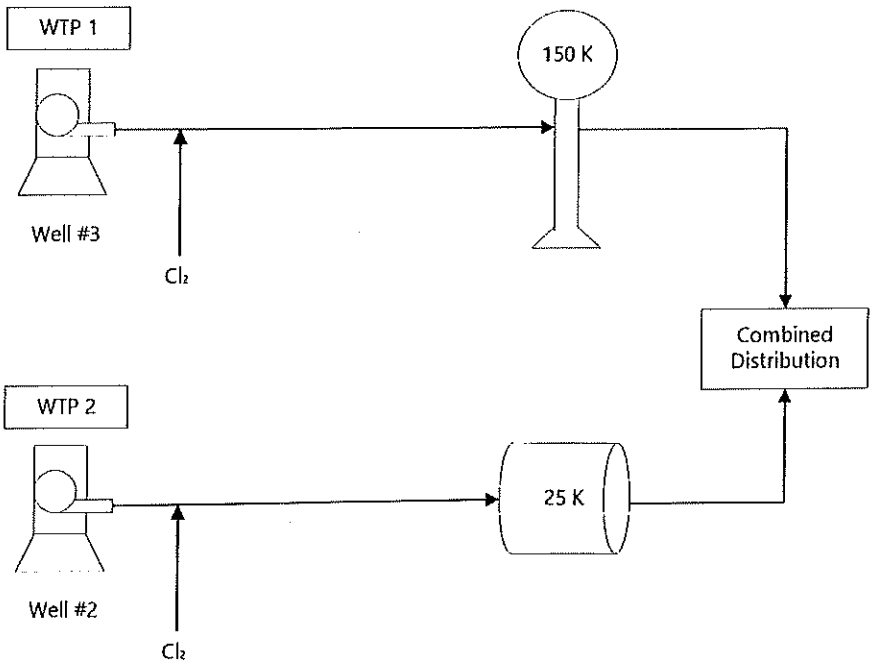


Figure 1-2: Existing Water System Process Flow Diagram



1.2 Need For Project

1.2.1 Raw Water Supply

WTP 1 has one 12-inch well (Well #3) served by a single well pump which provides water treated by a chemical feed system (corrosion/scale inhibitor and chlorination) to the elevated water storage tank. Well No. 3 has a rated pump capacity of 1,400 gallons per minute (GPM). In this case, a second well and second well pump is not a minimum requirement under Florida Administrative Code (FAC) because the elevated tank provides treated water storage during potential equipment outages. However, the Town has grown during the life of the facility and the current average daily water demand of approximately 200,000 gallons per day (GPD) exceeds the 150,000-gallon storage capacity of the elevated tank. Therefore, even a modest one-day outage of the existing well pump could result in depletion of the existing tank in less than 24 hours and interruption in service from WTP 1. Therefore, the current system configuration is undesirable and should be improved by constructing additional raw water production capacity to facilitate water resource reliability for the Town in the event of the failure of a raw water supply source.

1.2.2 Finished Water Storage

F.A.C. 62-555.320 (19)(a) requires the total useful finished-water storage capacity connected to a water system to be (at minimum) 25 percent of the water system's maximum-day water demand excluding any design fire-flow demand. Based on the Town's 2022 Monthly Operation Report (MOR) data, the current annual average day demand (AADD) was 0.221 million gallons per day (MGD) and the overall maximum day demand (MDD) was 0.771 MGD with an average MDD of 0.532 MGD. With the current population, we calculated that the average daily use is approximately 122 gallons per capita per day (gpcd). At an annual average Census growth rate of 1.74%, the 2045 projected average day demand (ADD) is estimated to be 0.313 MGD. The maximum daily demand use of 277 gpcd was estimated using an average maximum daily flow from previous MOR data. At a Census growth rate of 1.74%, the 2045 average maximum day demand is approximately 0.711 MGD.

The fire-flow demand is based on providing a flow rate of 1,500 gallons per minute for two hours. As a worst-case scenario, in order to maintain storage for 25% of the maximum day demand plus fire-flow, the Town must have a total storage volume of approximately 358,000 gallons as shown in the equation below:

$$Minimum\ Storage\ Capacity = 25\%\ of\ Max\ Day\ Demand + FireFlow\ Demand$$

$$Minimum\ Storage\ Capacity = 711{,}000\ gallons\ x\ 25\% + \left(1{,}500\ GPM \times \frac{60\ min}{hr}\right) x\ 2\ hrs$$

$$Minimum\ Storage\ Capacity = 357{,}750\ gallons$$

The future minimum storage capacity exceeds the current system capacity of 175,000 gallons. Therefore additional storage capacity is required.

In addition to the expected growth, the Town also has identified a need for additional water storage to aid in the Town's water distribution operational flexibility and redundancy. The Town's existing 150,000 gallon EST currently controls all logic for water fed to the distribution system based on water elevation in that tank. The existing hydropenumatic tank of 25,000 gallons is not adequate to keep the system pressurized if the existing EST or Well Pump #3 is offline for an extended period of time due to equipment failure, repairs, or preventative maintenance.

1.3 Scope of Study

The scope of this Facilities Plan consists of:

- Inventorying existing water facilities, available service area characteristics, and environmental conditions;
- Establishing design criteria for the planning period of 20 years;
- Identifying and evaluating three (3) raw water and water storage system alternatives to satisfy the 20-year planning needs;

- Preparing a ranking of alternatives;
- Describing in detail the recommended facilities and associated estimated cost;
- Assembling a schedule for the design, construction, and installation of the recommended facilities;
- Identifying potential adverse environmental impacts and propose mitigating measures;
- Reviewing of infrastructure potable water demand and storage system capability to meet demand requirements.

1.4 Facilities Planning Overview

This facilities plan outlines the water system facilities needed for a 20-year planning period. Strategies were developed within the plan to meet estimated system needs, and the planning basis for subsequent design and construction is provided. Additionally, the existing and projected demographic characteristics, topographic, and institutional features of the planning area and their impact on the water system needs are also examined.

The 20-year planning period for the purpose of this work begins in the year 2025 and extends through the year 2045. Three (3) alternatives were identified and evaluated and a recommendation for the most feasible alternative for meeting the Town's needs was provided.

1.5 Reference Standards and Guidelines

This Report has been organized such that it is compatible with the Facilities Planning guidance document published by the Florida Department of Environmental Protection (FDEP) in 2000 and modified in 2017. Technical requirements in the Florida Administrative Code (FAC) were referenced for the alternatives analysis and recommendations.

2. EXISTING AND FUTURE CONDITIONS

Section 2 describes the existing physical, organizational, environmental, and demographic conditions within the planning area. This information is used to establish the existing conditions, project future development, and assess needs within the planning area related to the future water management requirements. This section also describes the existing condition and limitations of the drinking water system. The current water demand is outlined and used in conjunction with demographic projections to estimate the future water demand of the system during the planning period.

2.1 Description of Planning Area

2.1.1 Planning/Service/Project Area

The proposed planning area is within the Town of Montverde, Florida City Limit boundary. Montverde is located in Lake County, Florida, with a population of 1,655 according to the U.S. 2020 Census. The proposed elevated storage tank area and 10-inch PVC water main is planned within previously disturbed land to connect in the right-of-way to the existing 10-inch PVC water main. Surface features within the planning area include previously disturbed flat land and land with sparse trees and vegetation with a warm climate for most of the year. The planning area is located within the Upper Ocklawaha Basin Management Action Plan Boundary.

2.1.2 Climate

Located in central Florida, the Town of Montverde sits within the boundaries of Lake County, Florida. Montverde's climate is characterized as hot and humid for approximately six months out of the year with an average daily high temperature of 92.1 degrees Fahrenheit. Montverde's cold season is relatively short and dry and usually lasts from December to March. The average daily low temperature is 46.1 degrees Fahrenheit during winter. Cooler than most places in Florida, the Town has approximately six (6) days when the temperature falls below freezing through the night hours. Rainfall averages approximately 51.5 inches with precipitation approximately 111 days out of the year, which is higher than the United States average of 106.2 days of precipitation a year. See Table 2-1 below.

Table 2-1: Climate

	Montverde, Florida	United States
Rainfall (in)	51.5	38.1
Snowfall (in)	0	27.8
Precipitation (days)	111.2	106.2
Sunny (days)	235	205
Average July High (deg F)	92.1	85.8
Average January Low (deg F)	46.1	21.7
UV Index	6.3	4.3
Elevation (feet)	108	2,443

2.1.3 Topography and Drainage

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey denotes the planning area is composed of four types of soil - 1) Candler sand, 0 to 5 percent slopes, 2) Lake sand, 0 to 5 percent slopes, 3) Lake sand, 5 to 12 percent slopes, and 4) Everglades muck, depressional. All land within the planning area is composed of soil that is classified as excessively drained and very poorly drained. See Table 2-2 below for a summary.

Table 2-2: Soil Drainage

Map Unit Symbol	Soil Type	Drainage Class	% of AOI
8	Candler sand, 0 to 5 percent slopes	Excessively drained	20.8%
21	Lake sand, 0 to 5 percent slopes	Excessively drained	14.4%
22	Lake sand, 5 to 12 percent slopes	Excessively drained	20.2%
27	Everglades muck, depressional	Very poorly drained	44.6%

2.1.4 Geology, Soils, Physiograph

The USDA Natural Resources Conservation Service Soil Survey reports all soils within the planning area have high to very high capacity to transmit water based on the most limiting layer to transmit water. Within the planning area, 44.6% of the area is composed of soil with a high capacity to

transmit water, 34.6% of the area is composed of soils with a very high capacity to transmit water, and 20.8% of the area is composed of soils with a high to very high capacity to transmit water.

- High: 1.98 to 5.95 Inches/hour
- Very High: 19.98 to 50.02 inches/hour
- High to very high: 5.95 to 19.98 inches/hour

The USDA classifies all soils of the US into four Hydrologic Soil Groups (A, B, C & D). The classifications are based on runoff and percolation potential, determined using the rate of water infiltrations when soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms. 55.4% of soils withing the planning is classified as Hydrologic Soil Group A and 44.6% of the planning area is classified as Hydrologic Soil Group A/D. See Appendix C - Cornell University Cooperative Extension Agronomy Fact Sheet - for additional information on Hydrologic Soil Group Ratings.

- Group A: Soils in the group have low runoff and high leaching potential.
- Group D: Soils have high runoff potential when wet while water movement through the soils is (very) restricted.

Table 2-3: Hydrologic Soil Group and Farmland Classification

Map Unit Symbol	Soil Type	Capacity to transmit water	Hydrologic Soil Group	Farmland Classification	% of AOI
8	Candler sand, 0 to 5 percent slopes	High to very high	A	Farmland of unique importance	20.8%
21	Lake sand, 0 to 5 percent slopes	Very high	A	Farmland of unique importance	14.4%
22	Lake sand, 5 to 12 percent slopes	Very high	A	Not prime farmland	20.2%
27	Everglades muck, depressional	High	A/D	Not prime farmland	44.6%

2.1.5 Surface and Ground Water Hydrology, Quality, and Uses

2.1.5.1 Surface and Ground Water Hydrology

There are no surface waters located within the planning area boundary. The source of drinking water for the planning area is the Upper Floridan Aquifer. The Aquifer is composed of limestone and dolomite with high flows closer to the center of the State.

There are no wild or scenic rivers within the planning area boundary.

Lake Florence and Sawgrass Pond sit within the Town limits of Montverde. Neither waterbody within the Town Limits are considered impaired according to the Florida Department of Environmental Protection's (FDEP) implementation of the Impaired Waters Rule (IWR). See Table 2-4 below for a 10 year look at the Trophic State Index for Lake Florence.

Lake Apopka is the fourth largest lake in the United States with 30,909 acres of surface area and borders Montverde directly to the East. Lake Apopka is spring fed and its water flows through Apopka-Beauclair Canal and ultimately into Lakes Beauclair and Lake Dora. Lake Apopka is an impaired water body according to FDEP Impaired Waters Rule.

Table 2-4: Surface Water Impairment Status

WBID	Basin	Water Body Type	Impairment Status
2865A	Lake Florence	Lake	Not Impaired
N/A	Sawgrass Pond	Pond	Not Impaired

2.1.5.2 Surface and Ground Water Quality

There are no surface waters within the planning area boundary. Lake Florence and Sawgrass Pond are within the Town Limits of Montverde and Lake Apopka borders the Town directly to the East. Lake Florence and Sawgrass Pond both have good water quality with a Trophic State Index of 0-59. See Table 2-5 below for a 10 year look at the Trophic State Index for Lake Florence. Lake Apopka water quality is characterized as poor with a Trophic State Index of 70-100. See Table 2-6 below for a 10 year look at the Trophic State Index of Lake Apopka.

Table 2-5: Lake Florence Trophic State Index

10 Year Graph

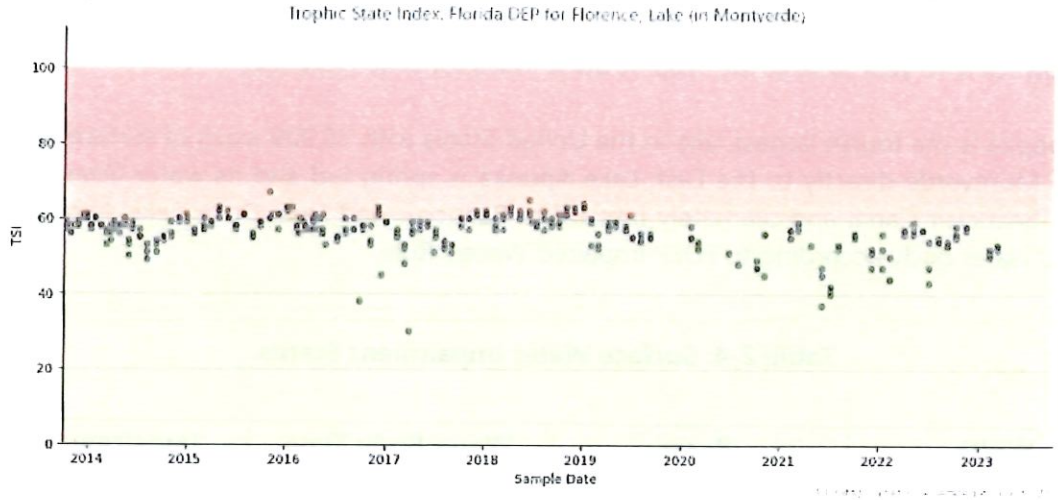
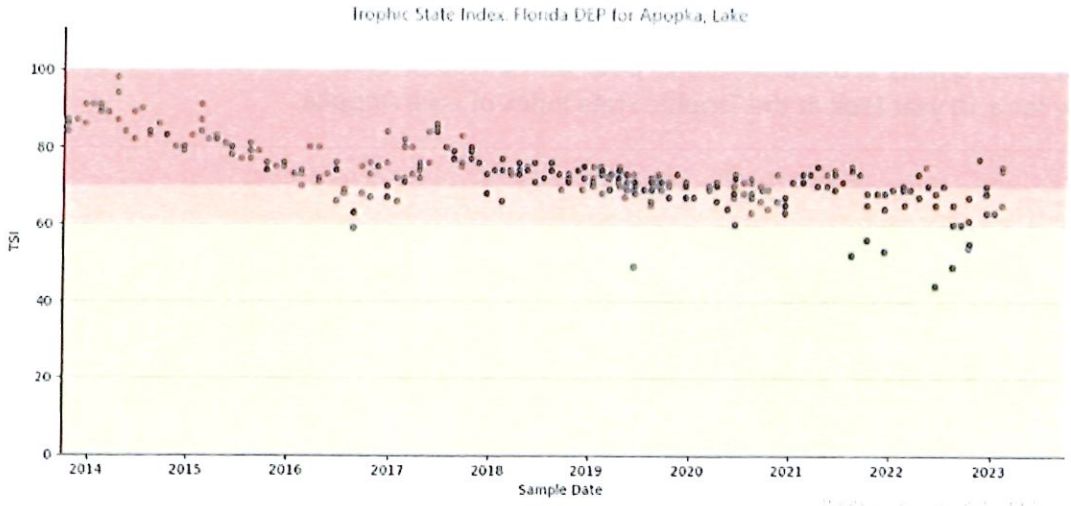


Table 2-6: Lake Apopka Trophic State Index

10 Year Graph



Lake Apopka Nutrient Chemistry based on the latest samples taken by St. Johns River Water Management District on February 8th, 2023, includes the following parameters:

- Nitrogen, Total: 2,912.1 ug/l
- Phosphorus as P: 86.8 ug/l
- Chlorophyll a, uncorrected for pheophytin: 32.05 ug/l
    - Chlorophyll a, corrected for pheophytin: 33.64 ug/l

Table 2-7: Lake Apopka Nitrogen Total

10 Year Graph

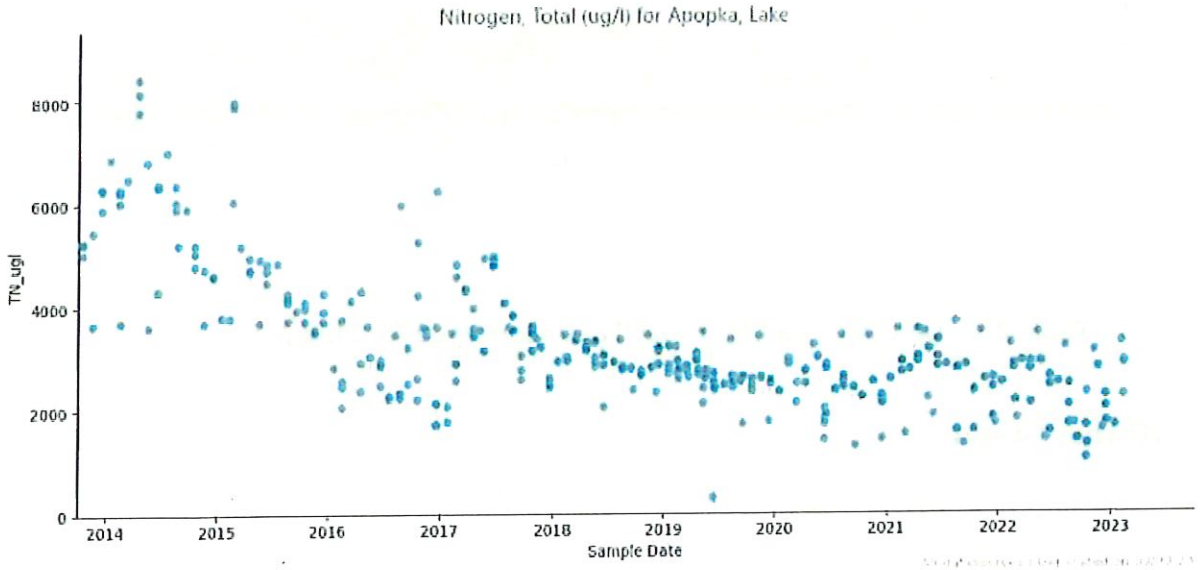


Table 2-8: Lake Apopka Phosphorus Levels

10 Year Graph

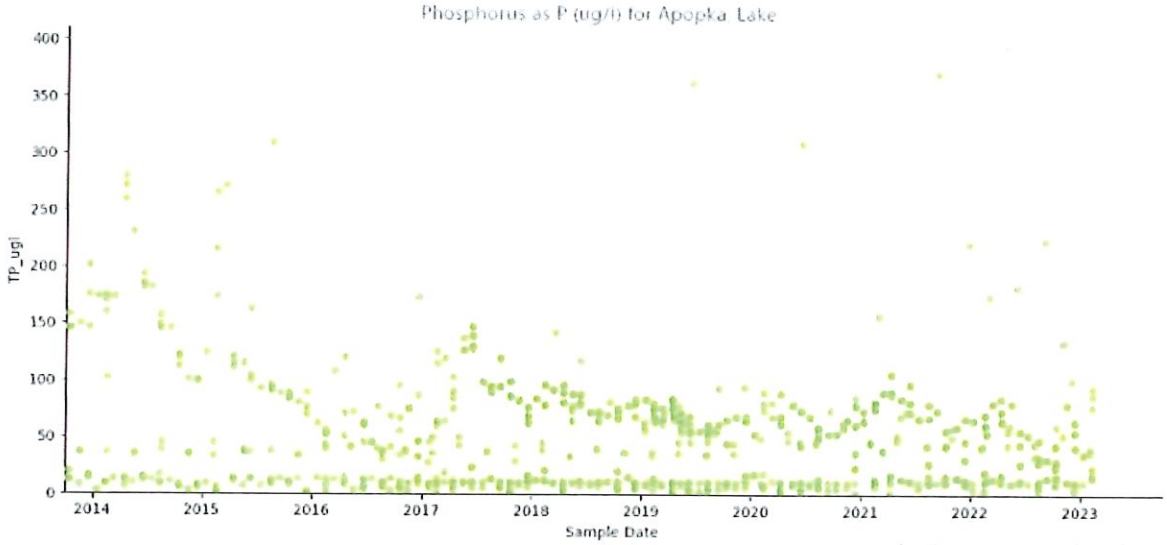


Table 2-9: Lake Apopka Chlorophyll a, Uncorrected for Pheophytin Levels

10 Year Graph

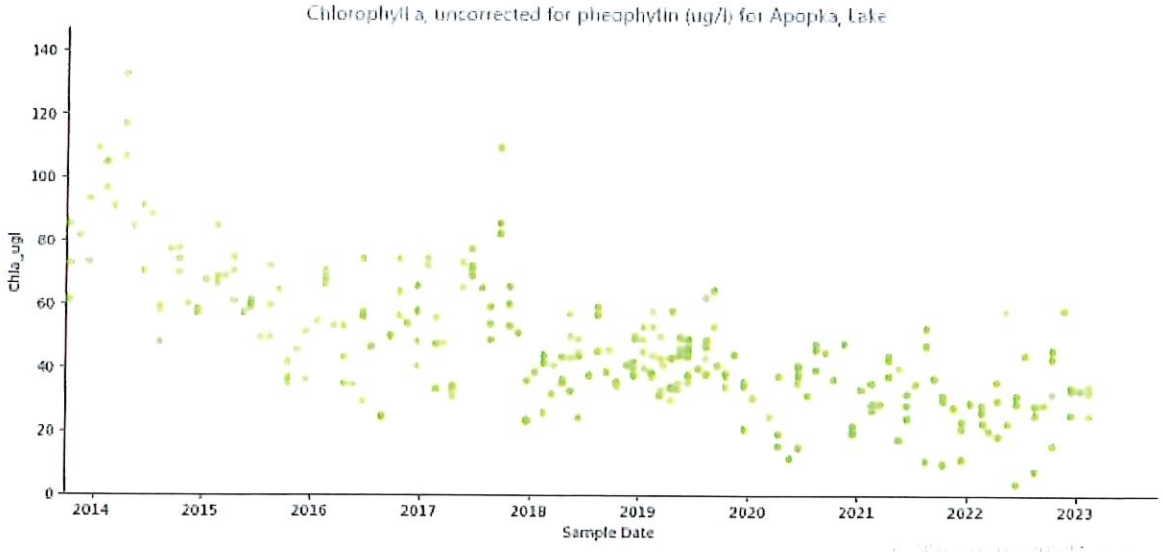


Table 2-10: Lake Apopka Chlorophyll a, Corrected for Pheophytin Levels

10 Year Graph

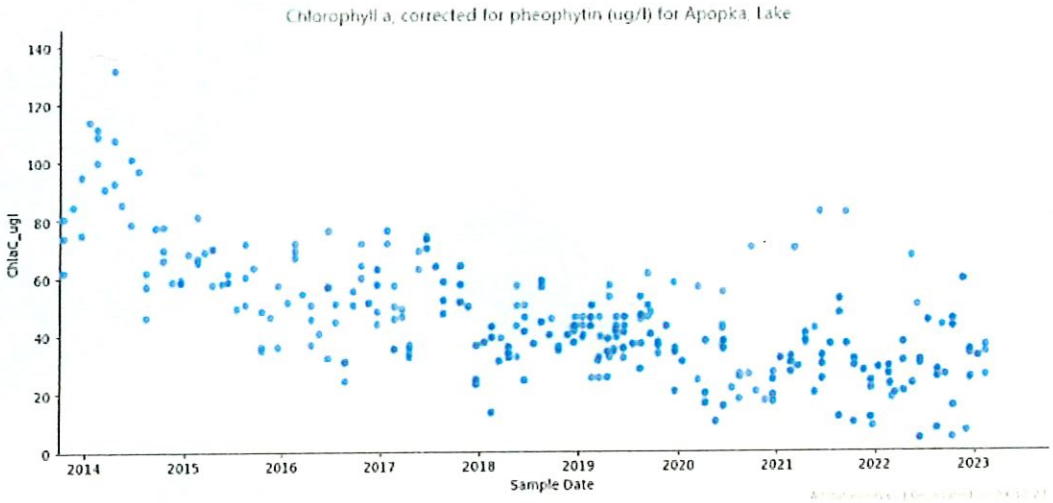
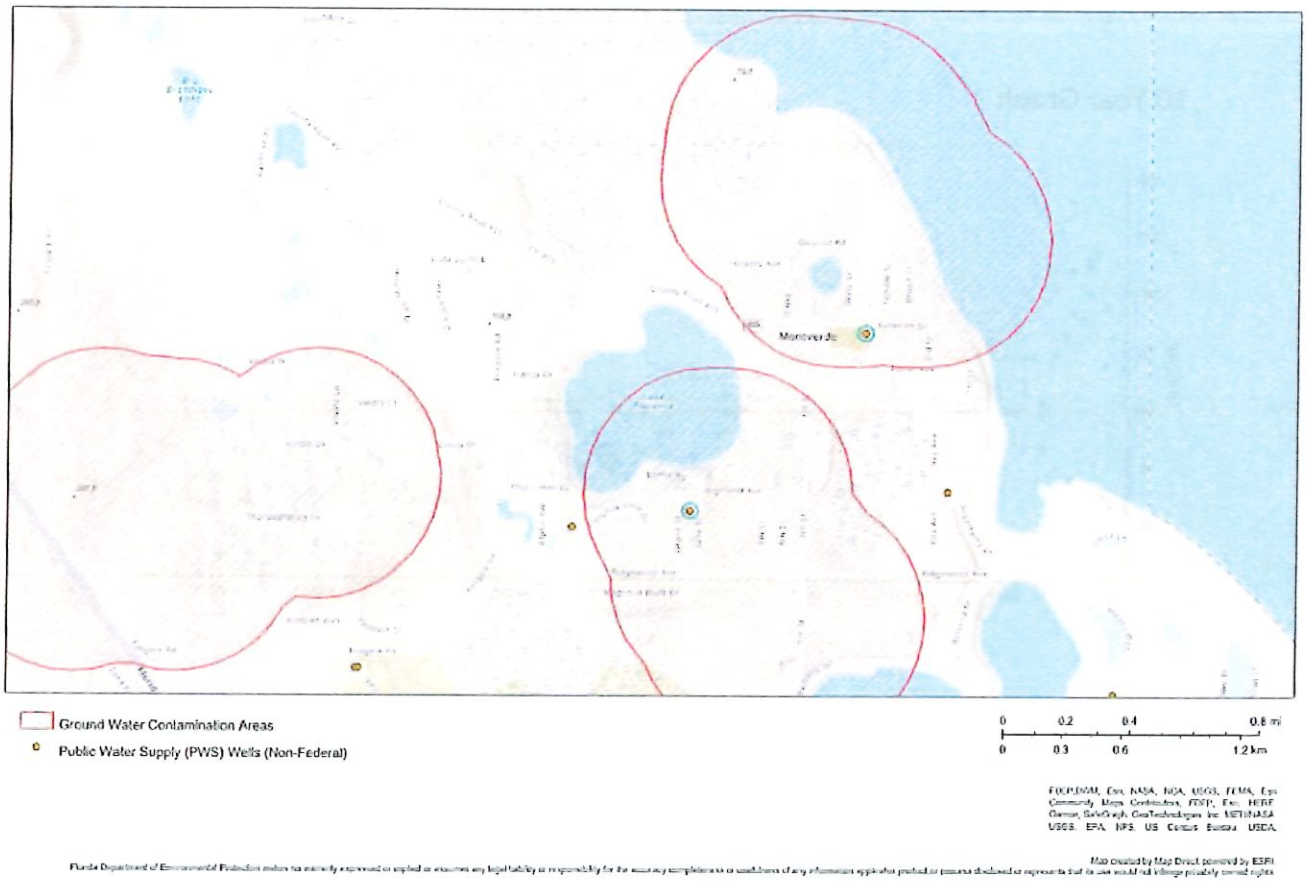


Figure 2-1: Groundwater Delineation Map

Groundwater Delineation Map



2.1.5.3 Water Uses

There are no surface waters within the planning area boundary. However, Lake Florence and Sawgrass Pond are within the Town Limits boundary. Lake Florence is considered a class 3F. Class III surface waters designated uses are fish consumption, recreation, propagation, and maintenance of a healthy, well-balanced population of fish and wildlife.

2.1.6 Source Water Protection

In 2020, an assessment of potential contamination to the source water was completed as part of the Source Water Assessment and Protection Program (SWAPP) under the Safe Drinking Water Act (SDWA). The source water protection area is the area encompassed within a five-year groundwater travel time, defined as the area which water will drain to a well pumping at the average daily permitted rate for a five-year period. Montverde Water Department has two wells identified as 4905 and 4906. In the Montverde planning area, all potential sources of contamination were identified and given a susceptibility score and concern level. There are four unique potential sources of contamination within the protection areas for the wells operated by

Montverde. All potential sources of contamination are of low to moderate concern. See Appendix D for the full Source Water Assessment and Protection Program Contaminant Report.

Table 2-11: Unique Potential Contaminant Sources

Facility Type	Facility Class	Status	Name	Affected Well	Susc. Score	Concern Level
Petroleum Storage Tank	Fuel User/Non-Retail	Open	Shaffner Citrus Groves LTD	4905	8.33	Low
Delineated Areas	N/A	Active	35263162	4905	33.33	Moderate
Petroleum Storage Tank	Retail Station	Open	Franklin Postal Building Inc	4905	8.33	Low
Delineated Areas	N/A	Active	35263168	4906	33.33	Moderate

Figure 2-2: Source Water Assessment and Protection (SWAPP) Map

2.1.7 Environmental Sensitive Areas or Features

2.1.7.1 Wetlands

According to the United States Fish and Wildlife Service National Wetlands Inventory, the planning area has a freshwater forested/shrub wetland (PFO1F) toward the North boundary of the planning area. All construction is expected to take place outside of the mapped wetland towards the south east boundary on previously disturbed lands and right of way. See Figure 2-3 – Figure 2-4 for detailed wetlands mapping.

Figure 2-3: Town Limits Wetlands Map

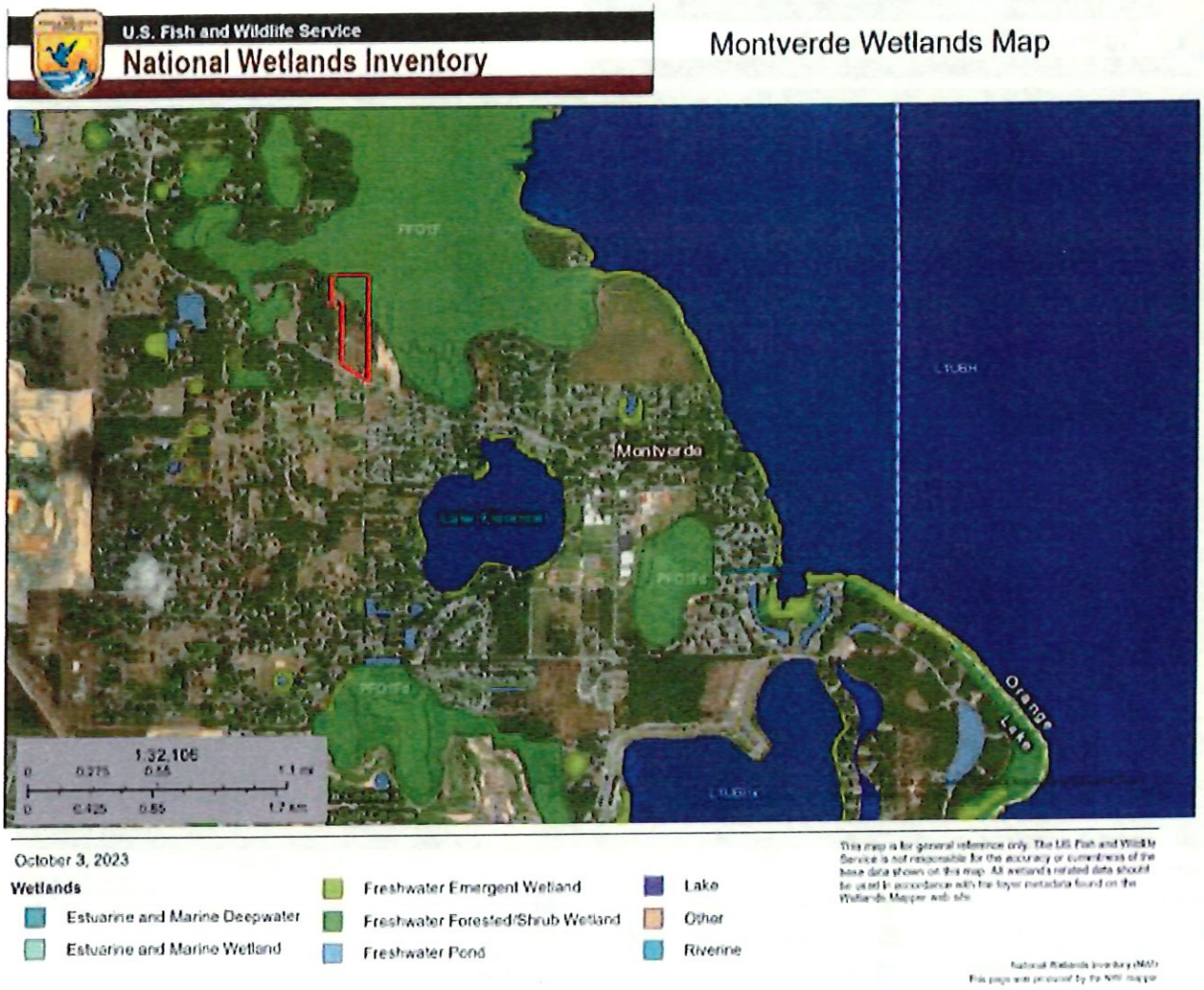
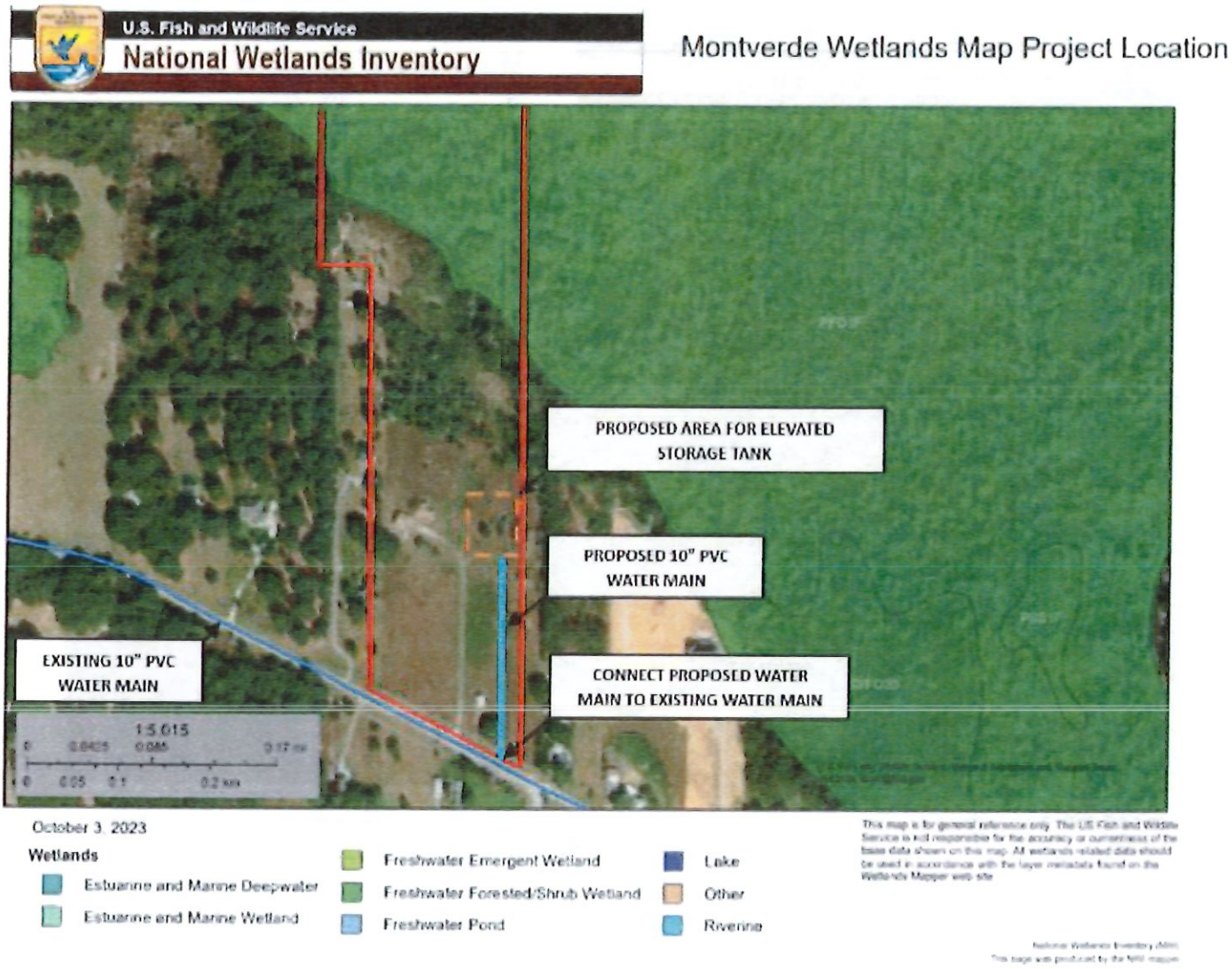


Figure 2-4: Project Boundary Wetlands Map



2.1.7.2 Environmentally Sensitive Lands

According to the USDA Natural Resources Conservation Service, 35.2% of the planning area consists of farmland of unique importance, defined as land other than prime farmland that is used for the production of specific high-value food and fiber crops. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Table 2-12 below provides in depth information on the farmland of unique importance within the area of interest (AOI). See Appendix E for a Soil Composition Map and Custom Soil Resource Report.

Table 2-12: Farmland of Unique Importance

Map Unit Symbol	Soil Type	% of AOI	Acres of AOI
8	Candler sand, 0 to 5 percent slopes	20.8%	6.4 Acres
21	Lake sand, 0 to 5 percent slopes	14.4%	4.4 Acres
Totals:		**35.2%**	**10.8 Acres**

2.1.7.3 Plant and Animal Communities

The United States Fish and Wildlife Service (USFWS) IPaC List includes 12 different species of birds, reptiles, insects, and flowering plants. No critical habitats were found within the proposed planning area, according to the USFWS Official Species List for the Town of Montverde Drinking Water Improvement Project Code: 2024-0000972. The attached species list found in Appendix F fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C 1531 *et seq.*). Under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days.

Table 2-13: Endangered Species List within Planning Area

Category	Species Common Name	Species Scientific Name	Status
BIRDS	Eastern Black Rail	Laterallus jamaicensis ssp. jamaicensis	Threatened
	Everglade Snail Kite	Rostrhamus sociabilis plumbeus	Endangered
	Whooping Crane	Grus americana	Experimental
REPTILES	Eastern Indigo Snake	Drymarchon couperi	Threatened
	Sand Skink	Neoseps reynoldsi	Threatened
INSECTS	Monarch Butterfly	Danaus plexippus	Candidate
FLOWERING PLANTS	Britton's Beargrass	Nolina brittoniana	Endangered
	Lewton's Polygala	Polygala lewtonii	Endangered
	Papery Whitlow-wort	Paronychia chartacea	Threatened
	Pigeon Wings	Clitoria fragrans	Threatened
	Pygmy Fringe-tree	Chionanthus pygmaeus	Endangered
	Wide-leaf Warea	Warea amplexifolia	Endangered

2.1.7.4 Archeological and Historical Sites

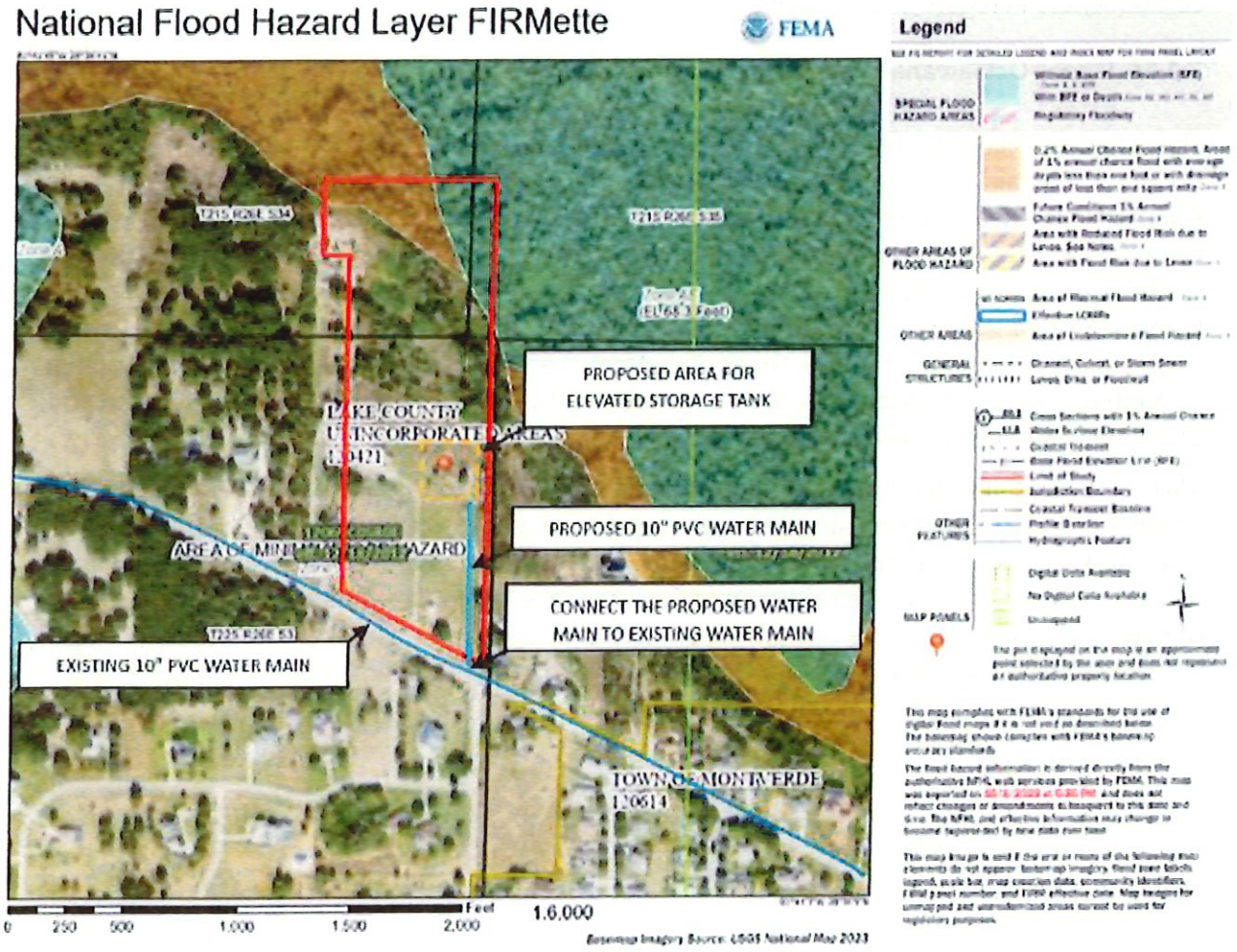
According to the National Register of Historical Places Catalog, there are no historical or archaeological sites listed within the planning area boundary. However, there is one historical site within the Town Limits of Montverde. Because the Harper House Historical Property is located approximately 1.5 miles from the proposed planning area, no negative consequence is expected to this historical property as described below. All proposed construction is expected to take place within previously disturbed lands and right-of-way. Therefore, no impact on archeological sites or historical sites is expected.

- **Reference Number**: 04000969
- **Property Name**: Harper House
- **State**: Florida
- **County**: Lake
- **City/Town**: Montverde
- **Street & Number**: 17408 E. Porter Ave.
- **Area of Significance**: Architecture, Commerce, Exploration/Settlement
- **Category of Property**: Building
- **Level of Local Significance**: True
- **Level of State Significance**: False
- **Level of National Significance**: False

2.1.8 Flood Plains

All flood zones in the proposed planning area are categorized as Zone X and Zone AE. All floodzones are to the North of the planning area. All construction is expected to take place outside of the Zone X and Zone AE floodzones. Floodplains within the planning area are depicted in Figure 2-5 below. The Federal Emergency Management Agency (FEMA) defines Zone A and Zone AE as areas subject to inundation by the one percent (1%) annual chance flood event. Base flood elevations or flood depths have been determined for Zone AE but have not been determined for Zone A. Zone X are areas of minimal flood hazard and are determined to be outside the point two percent (0.2%) annual chance floodplain.

Figure 2-5: Floodplain Map



2.1.9 Air Quality

In 2019 the Lake County Air Quality Index was rated "Good" for 326 days of the year and only one day classified as "unhealthy for sensitive groups." According to FDEP, Lake County is classified as an area of attainment with respect to the National Ambient Air Quality Standards for Ozone. No other criteria air pollutants are monitored in this area. No results were found under the Air Resource Management System (ARMS) – Emission Points, Ambient Air Monitoring Sites, or Air Resource Management System Facilities.

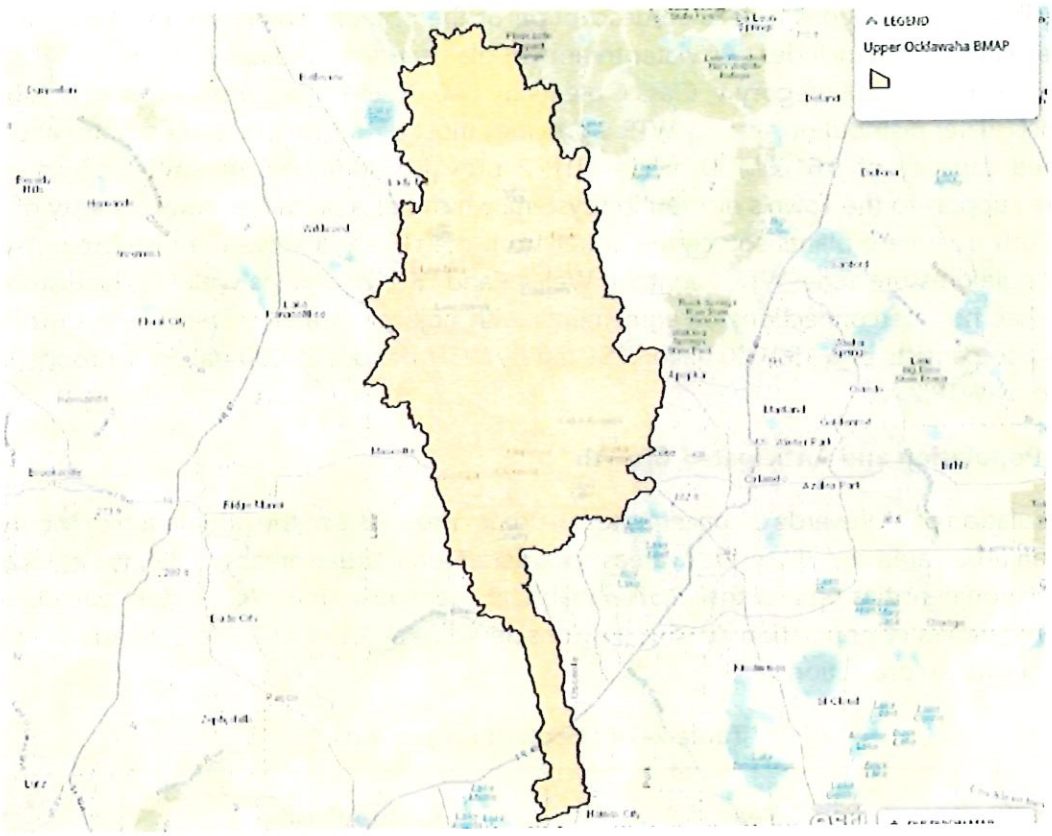
The Town of Montverde plans to follow all Clean Air requirements set by the Florida Department of Environmental Protection. Project activities will be monitored by the Florida Department of Environmental Protection. Emissions from construction vehicles during construction is the only effect on air quality that is anticipated. Construction is anticipated to last 18-24 months. All project activities will be monitored by the FDEP. There are no anticipated long-term environmental consequences in regard to air quality.

2.1.10 Upper Ocklawaha Basin Management Action Plan

The proposed planning area is within the Upper Ocklawaha River Basin, located primarily in Lake County. It contains within it the Palatlakaha River (Clermont Chain of Lakes) Watershed, Lake Apopka Watershed, and the Harris Chain of Lakes (which includes lakes Beauclair, Carlton, Dora, Harris, Eustis, Trout, Yale, and Griffin Watersheds) as well as many other smaller lakes. Trout Lake is a tributary of Lake Eustis. Lake Denham is a tributary of Lake Harris. Lake Roberts and Marshall Lake are located within the Lake Apopka Watershed. About half the water flow in the Harris Chain originates as a discharge from the Green Swamp as the Palatlakaha River and from Lake Apopka through the Apopka-Beauclair Canal. The Ocklawaha River proper originates at the northern end of the basin as a discharge from Lake Griffin.

Major pathways of water flow are from the Palatlakaha River into Lake Harris; Lake Apopka via the Apopka-Beauclair Canal into Lake Beauclair and downstream to Lake Dora; Lake Harris (by Dead River) to Lake Eustis and Lake Dora (by Dora Canal) to Lake Eustis; and Lake Eustis (by Haines Creek) to Lake Griffin and Lake Yale (by Yale Canal) to Lake Griffin. Lake Apopka is the major source of nutrients for Lake Dora and Lake Beauclair. The lakes and the Palatlakaha River provide habitat for various wildlife species, migratory waterfowl, alligators, and wading birds.

Figure 2-6: Upper Ocklawaha BMAP



2.2 Description of Existing Water System

This Facilities Plan includes a detailed description of the potable water system. The Montverde potable water system includes two water treatment plants, referred to as WTP 1 and WTP 2. Both plants are classified as Category V, Class C plants by FAC 62-699 and supply water to the Town's combined water distribution system. WTP 1 provides most of the Town's treated water and has a permitted capacity of 0.612 MGD, while WTP 2 provides additional quantities of water and pressure support to the Town's distribution system, which has a permitted total capacity of 1.163 MGD. Both treatment plants source raw water from the UFA and serve the distribution system with a single pressure zone. WTP 1 contains Well #3 and WTP 2 contains Well #2. The distribution system has no interconnections or agreements with adjacent water systems. The distribution system also consists of a 150,000 gallon EST fed by WTP 1 and a 25,000 gallon hydropneumatic tank fed by WTP 2.

2.2.1 Population and Anticipated Growth

The population of Montverde is concentrated in urban areas; 93% of the population of Montverde lives in an urban area and 7% reside in areas considered rural. Urban areas are defined as locations of population densities greater than 2,500 inhabitants per square mile. All territory outside urban places, regardless of population density, are considered rural. Refer to Table 2-14 and Figure 2-7 below for growth projections.

Table 2-14 : Growth Projections

Year	Population
2020	1,666
2025	1,916
2030	2,204
2035	2,534
2040	2,915
2045	3,352

Figure 2-7: Population Projections

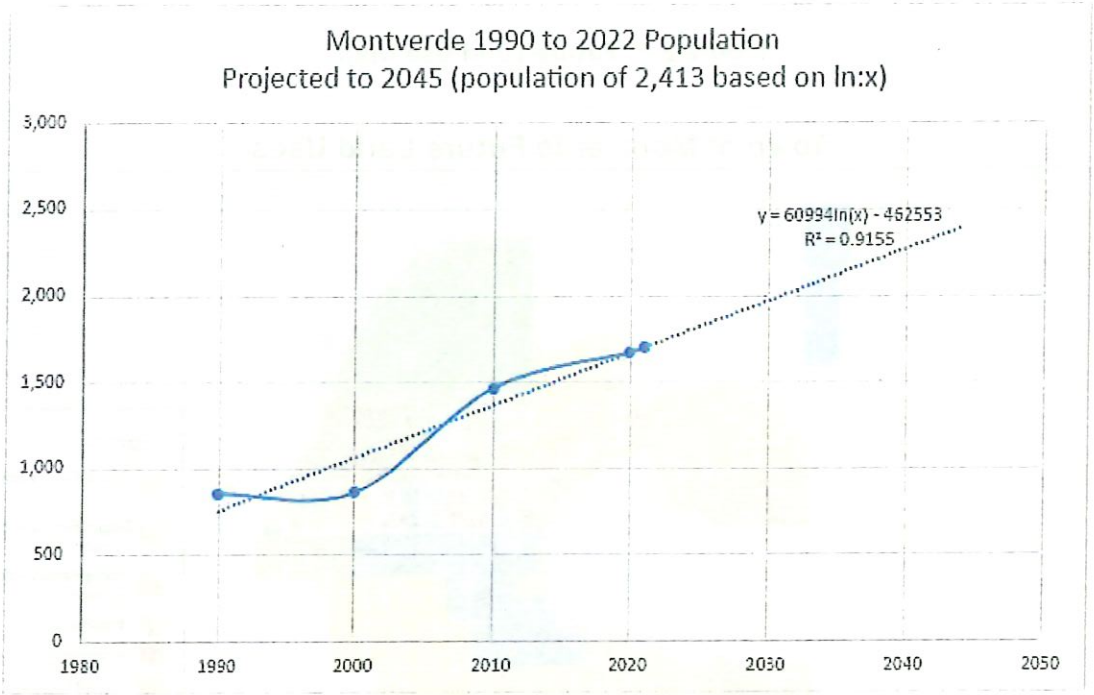


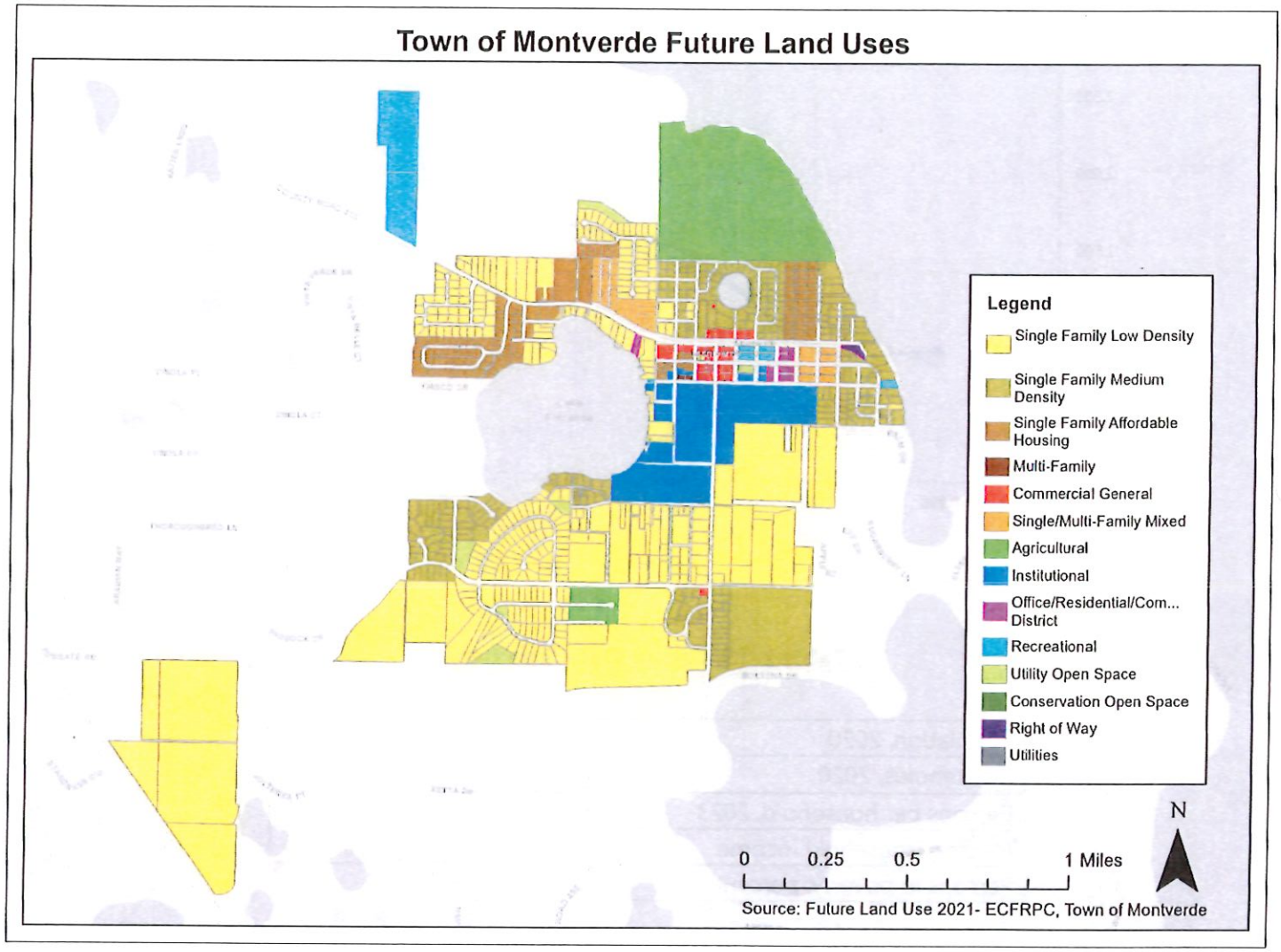
Table 2-15: Census Data Summary

Population, 2020	1,666
Households, 2020	698
Persons per household, 2023	3.23
Median Household income	$97,614
Persons in poverty, percent	.60%

2.2.2 Land Use Development

The north portion of Montverde Town Limits consists of mostly agricultural, single family low density, medium density, and affordable housing with some general commercial. The south portion of the Town Limits consists mostly of institutional and single family low and medium densitiy. See Figure 2-8. The Town's Land Use Development Code can be found here: Mini TOC: PART III - MONTVERDE LAND DEVELOPMENT CODE | Code of Ordinances | Montverde, FL | Municode Library

Figure 2-8: Future Land Use Map



2.2.3 Productions Wells & Consumptive Use Permit

The two UFA wells are combined in one consumptive use permit (CUP) issued by the St. Johns River Water Management District (SJRWMD). The current CUP allows an annual usage of 102.56 million gallons per year (MGY) (equal to 0.281 MGD) from the UFA and is set to expire in February 2024.

2.2.4 Water Treatment Plant 1

Water Treatment Plant 1 is located west of Lake Street at 16600 Highland Avenue in Montverde, FL. The WTP consists of one raw water well, Well #3, chlorination and corrosion inhibitor chemical feed systems, and an onsite elevated storage tank. Well #3 was drilled in 1992, and has a pumping capacity of 1,400 gallons per minute. Sodium hypochlorite is provided for disinfection and a poly-phosphate blend for corrosion control via the well discharge piping injection point. The onsite elevated storage tank has a capacity of 150,000 gallons and the water column of the elevated storage tank provides the pressure for the Town's water distribution system.

2.2.5 Water Treatment Plant 2

Water Treatment Plant 2 is located at 17404 Sixth Street in Montverde, FL. The WTP consists of one raw water well, Well #2, a chlorination system, and an onsite hydropneumatic tank. Well #2 was drilled in 1978, and has a pumping capacity of 600 gallons per minute. Sodium hypochlorite is provided for disinfection via the well discharge piping injection point. The onsite hydropneumatic tank has a capacity of 25,000 gallons.

2.2.6 SCADA

The Town of Montverde currently controls plant operations with their SCADA System. Both WTPs are controlled automatically via the master control panel off local instrumentation. The SCADA system currently collects level signals as well as high and low water alarms from the existing elevated storage tank. The level indication is sent to the master control panel to start and stop the well pumps.

2.2.7 Water Distribution Piping

Montverde's water distribution system consists of 8-inch to 10-inch diameter water main pipes. The 10-inch diameter and the majority of the 8-inch diameter water mains are comprised of PVC, with some of the 8-inch diameter pipes consisting of cast-iron pipe. Appendix H displays the existing water distribution system.

While the available records show that the distribution mains do not contain lead or copper piping, the material for goosenecks and service lines have not been confirmed by Woodard & Curran. The Lead and Copper Rule Revisions (LCRR) require all water systems to develop a publicly available inventory of all lead service lines (LSL) or to demonstrate their absence and to develop a plan to replace all LSLs in their system by October 16, 2024. Per the LCRR, lines of unknown material are presumed to be lead until identified otherwise. The plan must include procedures for full LSL replacement, procedures to notify consumers prior to a full or partial LSL replacement, and a funding strategy that provides financial assistance to customers who wish to replace their LSL portion but are unable to pay for it.

2.2.8 Performance of Existing Water System

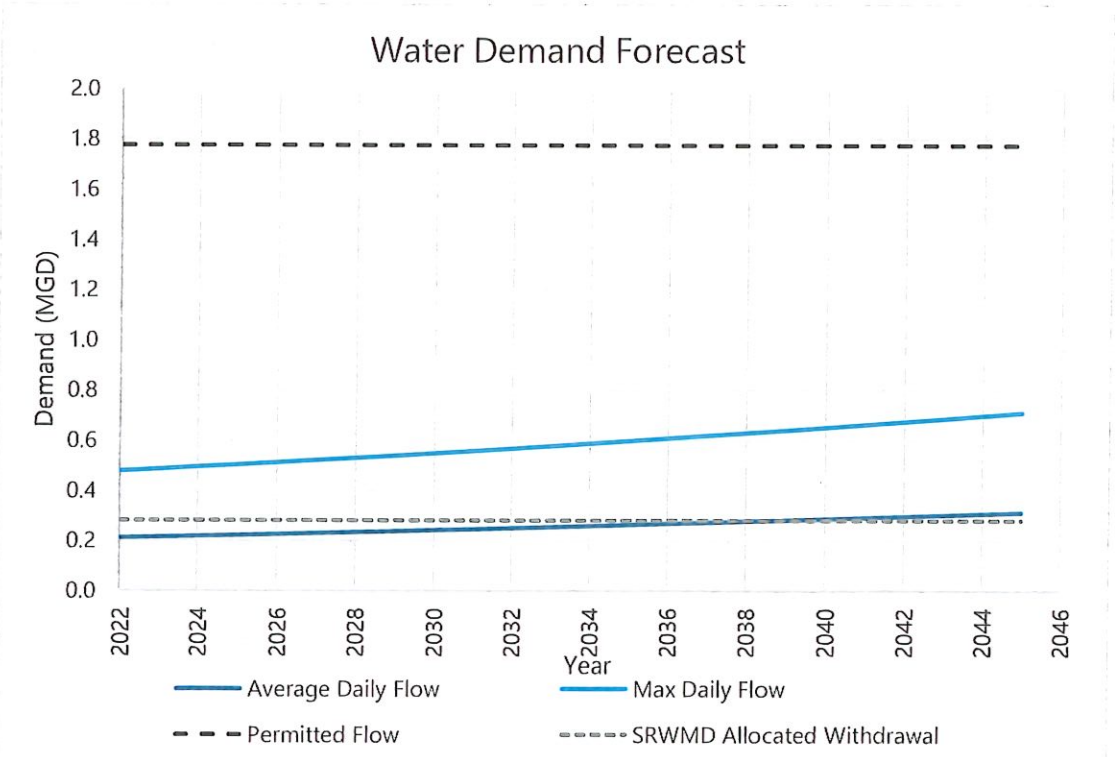
The existing WTPs have both adequately and consistently treated the UFA source water. Based on average flow projections, it is expected that the Town will exceed its CUP limit in 2040. The current CUP allows an annual usage of 102.56 MGD from the UFA and thus, the Town will need to request an increase to their limit prior to the end of the planning period.

The Town will also not have adequate storage capacity for the projected demand increase over the next twenty years as discussed in more detail in Section 2.3.8. The existing water system also experiences operational complications when one of the existing storage tanks is taken out of service.

2.2.9 Demand Analysis

The 2045 water demand projection is based on a review of the Town's population growth and planned developments. Using demand and population data from 2019 through 2022, it was established that the Town has an average gross gallons per capita per day (GPCD) of 122. A growth rate of 1.74% was used to estimate the Montverde annual average population growth through 2045. Figure 2-9 shows the projected water demands through the planning period against the total permitted capacity of the existing WTPs.

Figure 2-9: Water Demand Forecast



Historical data from January 2022 through December 2022 (excluding July and October) was analyzed to determine existing water demands and peaking factors. Table 2-16 shows the monthly average daily demand (MADD) and maximum day demand (MDD) for the period stated above. Based on this data, the annual average day demand (AADD) is 0.221 MGD and the average MDD for the year is 0.532 MGD. The ratio of MDD to AADD is 2.78.

Table 2-16: Historical Demand Data

Month	MADD (MGD)	MDD (MGD)	MDD/MADD
January 2022	0.206	0.584	2.83
February 2022	0.212	0.424	2.00
March 2022	0.215	0.392	1.82
April 2022	0.233	0.461	1.98
May 2022	0.285	0.504	1.77
June 2022	0.041	0.282	6.84
August 2022	0.244	0.580	2.37
September 2022	0.244	0.664	2.72
November 2022	0.275	0.658	2.39
December 2022	0.251	0.771	3.07
Annual Average Daily Demand	**0.221**		
Avg. Maximum Day Demand		**0.532**	
MDD/AADD			**2.41**

2.2.10 Capacity Analysis

A capacity evaluation of the existing facilities was completed to determine the magnitude of upgrades needed to handle existing and future demands. Capacity was evaluated based on F.A.C. requirements.

F.A.C. 62-555.320(6) dictates that the capacity of drinking water facilities shall be at least equal to the design maximum day demand including the design fire flow demand for the system. Additionally, the treatment and distribution facilities must be capable of handling peak hour demands of the system through high service pumping and/or through finished water storage capacity. The fire flow demand is 1,500 GPM. The National Fire Protection Association requires a minimum 2-hour flow period, which was used in this evaluation and results in a fire flow volume of 180,000 gallons. Montverde's water system was evaluated for future demands in 2045 using partial population growth projections which corresponds with a rate of about 1.74% annual growth. The following sections itemize the components of the water treatment and distribution

system to determine future capacity needs of the overall system. The existing and future design demands for the system are summarized in Table 2-17.

Table 2-17 : System Demands

Demand Condition	Existing (2022)	2045 (1.74% Growth)
Average Day Demand (ADD)	221,000 GPD	313,000 GPD
Max Day Demand (MDD)	532,000 GPD	711,000 GPD
Peak Hour Demand (PHD)	740 GPM	1,000 GPM
Fire Flow Demand (FFD)	1,500 GPM	
Max Day + Fire Flow[1]	712,000 GPD	891,000 GPD

1. 2-hours of fire flow demand was assessed for finished water storage capacity.

2.2.10.1 Finished Storage Capacity

Finished storage capacity for the Town includes a 150,000-gallon elevated storage tank at WTP 1 and a 25,000-gallon hydropneumatic tank at WTP 2. The water tower at WTP 1 floats on the system as passive storage, meaning the tank is filled during periods of lower demand and the tank is drawn down during periods of peak demand.

The hydropneumatic tank can not be considered useful storage for calculation purposes. Per F.A.C. 25-30.4325(8), a "hydropneumatic tank is not considered usable storage" and F.A.C. 25-30.4325(9)(a) an "elevated storage tank shall be considered 100 percent usable".

To calculate minimum required storage tank capacity, F.A.C. Chapter 62-555.320(19)(a) states:

> *(a) Except as noted in paragraph (b), below, the total useful finished-water storage capacity (excluding any storage capacity for fire protection) connected to a water system shall at least equal 25 percent of the system's maximum-day water demand, excluding any design fire-flow demand.*

Fire flow demand must be added to account for total possible storage needs. As shown in the calculation below, 25 percent of the water system's maximum-day water demand, plus the fire flow demands requires a minimum additional tank capacity of 208,000 gallons after subtracting the capacity from the existing elevated storage tank:

$$Minimum\ Capacity = 25\%\ of\ Max\ Day\ Demand + Fire\ Flow\ - Elevated\ Storage\ Tank\ Vol.$$

$$Minimum\ Capacity = (711{,}000\ Gal\ x\ 25\%) + \left(1{,}500\ GPM \times \frac{60\ min}{hr}\right) x\ 2\ hrs - 150{,}000\ Gal$$

$$Minimum\ Storage\ Tank\ Capacity = 207{,}750\ gallons$$

The recommended volume of the new tank is 250,000 gallons to ensure adequate performance. The detailed design (e.g., foundation, material, diameter, height, etc.) of the tank should be conducted during the preparation of the design report for the construction permit of the new facilities. Detailed design will also involve identifying growth/demand thresholds for improvements with the Client in order to minimize long term stranded capacity ahead of growth. Review of the growth/demand thresholds may have an impact on the recommended minimum tank capacity and pump sizing.

2.2.10.2 Treatment Facility Capacity

As previously mentioned, the capacity of the system's treatment, pumping and storage facilities must be capable of meeting max day demands plus fire flow. The total permitted capacity of Montverde's existing treatment facilities (WTP 1 and WTP 2) is 1,775,000 GPD.

The existing Montverde WTP capacity of 1.78 MGD (~1,230 GPM) is based on a daily average. The projected daily average in 2045 is 0.313 MGD so it is expected that the existing WTP will be able

to handle the projected demand increase. Table 2-18 summarizes the existing system capacity compared to existing and projected daily demands.

Table 2-18: Capacity Comparison

Demand Condition	2022 - Existing	2045 – 1.74% Projected Growth
ADD (MGD)	0.221	0.313
MDD (MGD)	0.532	0.711
Treatment Facility Capacity – Average Daily Flow (MGD)	1.78	

2.3 Managerial Capacity

The Town's Water Division manages operations and maintenance (O&M) of the water system and maintains responsibility for construction projects. WTP 1 is designated Plant Category V and Plant Class C, per 62-699(4), F.A.C. The water system is operated by the Lead Operator who has a Class C license and visits the water treatment plants every weekday including Saturday.

2.3.1 Operation and Maintenance Program

The Montverde Water Division staff maintains and operates the water system. As needed repairs or rehabilitation of the water mains due to broken pipes and joints are performed by local contractors. Montverde WTP 1 and WTP 2 are operated continuously with regular operator visits. WTP operational parameters include chlorine dosing rates and water level set points at the EST. Well pump operations are also monitored and adjusted for optimization as demand trends change. Water demands for the system are summarized in Table 2-17.

3. DEVELOPMENT OF ALTERNATIVES

3.1 General

An evaluation of the Town's treatment facilities and distribution system was conducted to develop alternatives to address the water system challenges for future development within the 20-year planning period.

The Alternatives for Drinking Water Storage Upgrades are as follows:

1. Redundant UFA Well Addition and Multicolumn Elevated Storage Tank
2. Redundant UFA Well Addition and Pedestal Elevated Storage Tank
3. Redundant UFA Well Addition and Ground Storage Tank (GST)

3.2 Site Locations

The proposed redundant UFA Well Addition for each alternative will be located at the existing Town of Montverde's WTP 1.

Site locations have been selected by the Town of Montverde for the proposed storage tank alternatives. The two elevated storage tank alternatives are proposed to be located at a site located north of the intersection of County Road 455 and Fosgate Road. This property is owned by the Town. The preliminary development plan allows the majority of the land to be used for planned Town infrastructure such as a fire station and wastewater treatment plant. There is a one-acre area set aside on the property for the proposed water storage tank. This area is shown in Appendix H and includes the proposed connection to the existing water main. The ground storage tank alternative would be located at the existing Town of Montverde's WTP 1.

3.3 Drinking Water Supply and Storage Upgrades

3.3.1 Alternative 1 – Redundant UFA Well Addition and Multicolumn EST

One alternative to increase raw water supply and storage capacity for the Town of Montverde is to install a new redundant UFA well at WTP 1 and an additional 250,000-gallon multicolumn elevated storage tank (EST) at the proposed tank site shown in Appendix H.

The new redundant UFA well at WTP 1 will be designed to have the same capacity as the existing well onsite. The proposed well will be 12 inches in diameter and will include a well pump that can supply up to 1,500 GPM.

It is assumed that the new UFA well will have similar water quality to the existing UFA well. An additional 3.0 GPH sodium hypochlorite dosing pump is proposed to provide critical disinfection equipment redundancy. The existing UFA well also uses Aqua Mag for iron sequestration and corrosion/scale inhibition. A duplicate of the existing Aqua Mag chemical dosing feed pump is

proposed, which is also a 3.0 GPH dosing pump, to provide equipment redundancy. The UFA well installation will include water quality testing to confirm the chemical requirements.

Additional control equipment will need to be installed at WTP 1 to integrate the redundant UFA Well into the existing SCADA system. The SCADA system will pull pressure, flow, and chlorine residual from the UFA well pump. New control equipment for the well will be installed within the existing electrical building at WTP 1. The control equipment for the redundant UFA well will be connected to the existing generator onsite to facilitate plant operation during a power outage.

The storage tank is proposed to be an elevated, welded, carbon-steel, spherical water storage tank supported by multicolumn carbon-steel support legs. The 250,000-gallon multicolumn EST will be designed to handle the increased flow associated with the population growth through 2045. The elevated storage tank will be installed at the proposed tank site shown in Appendix H.

Additional control equipment will be installed onsite to integrate the EST to the existing SCADA system. The SCADA system will pull the water level along with high and low level water alarms from the new EST. New control equipment for the tank will be installed within a small equipment enclosure at the tank site. A small gas generator with an automatic transfer switch will be installed onsite to ensure SCADA operation during a power outage.

A chain link fence and gate will be installed around the perimeter of the proposed tank for security purposes. The personnel door for tank access will be constructed of steel to provide additional security for the tank. The doors will be equipped with cut proof locks to prevent access to the tank.

The advantage to installing a multicolumn tank is that the existing elevated storage tank is a multicolumn tank, so the Town is already familiar with the associated operation and maintenance requirements. It is also less expensive to construct than a pedestal elevated storage tank.

3.3.2 Alternative 2 – Redundant UFA Well Addition and Pedestal EST

A second alternative to increase raw water supply and storage capacity for the Town of Montverde is to install a new redundant UFA well at WTP 1 and an additional 250,000-gallon pedestal elevated storage tank (EST) at the proposed tank site shown in Appendix H.

The new redundant UFA well at WTP 1 will be designed to have the same capacity as the existing well onsite. The proposed well will be 12 inches in diameter and will include a well pump that can supply up to 1,500 GPM.

It is assumed that the new UFA well will have similar water quality to the existing UFA well. An additional 3.0 GPH sodium hypochlorite dosing pump is proposed to provide critical disinfection equipment redundancy. The existing UFA well also uses Aqua Mag for iron sequestration and corrosion/scale inhibition. A duplicate of the existing Aqua Mag chemical dosing feed pump is

proposed, which is also a 3.0 GPH dosing pump, to provide equipment redundancy. The UFA well installation will include water quality testing to confirm the chemical requirements.

Additional control equipment will need to be installed at WTP 1 to integrate the redundant UFA Well into the existing SCADA system. The SCADA system will pull pressure, flow, and chlorine residual from the UFA well pump. New control equipment for the well will be installed within the existing electrical building at WTP 1. The control equipment for the redundant UFA well will be connected to the existing generator onsite to facilitate plant operation during a power outage.

The storage tank is an elevated, welded, carbon-steel, spherical water storage tank supported by a single cylindrical carbon-steel support pedestal was a flared conical base. Single pedestal tanks often require a smaller footprint for construction, which makes this type of tank an attractive option when space is limited.

The 250,000-gallon pedestal EST will be designed to handle the increased flow associated with the population growth through 2045 as well as address operational concerns as mentioned previously.

Additional control equipment will be installed onsite to integrate the EST to the existing SCADA system. The SCADA system will pull the water level along with high and low level water alarms from the new EST. New control equipment will be installed within a small equipment enclosure at the tank site. A small gas generator with an automatic transfer switch will be installed onsite to ensure SCADA operation during a power outage.

A chain link fence and gate will be installed around the perimeter of the proposed tank for security purposes. The personnel door for tank access will be constructed of steel to provide additional security for the tank. The doors will be equipped with cut proof locks to prevent access to the tank.

3.3.3 Alternative 3 – Redundant UFA Well Addition and GST

The third alternative to increase raw water supply and storage capacity for the Town of Montverde is to install a new redundant UFA well and an additional 250,000-gallon GST and high service pump station at WTP 1. This type of tank is a pre-stressed concrete cylindrical water storage tank on a 4-inch membrane concrete slab on grade.

The new redundant UFA well at WTP 1 will be designed to have the same capacity as the existing well onsite. The proposed well will be 12 inches in diameter and will include a well pump that can supply up to 1,500 GPM.

It is assumed that the new UFA well will have similar water quality to the existing UFA well. An additional 3.0 GPH sodium hypochlorite dosing pump is proposed to provide critical disinfection equipment redundancy. The existing UFA well also uses Aqua Mag for iron sequestration and corrosion/scale inhibition. A duplicate of the existing Aqua Mag chemical dosing feed pump is

proposed, which is also a 3.0 GPH dosing pump, to provide equipment redundancy. The UFA well installation will include water quality testing to confirm the chemical requirements.

Additional control equipment will need to be installed at WTP 1 to integrate the redundant UFA Well to the existing SCADA system. The SCADA system will pull pressure, flow, and chlorine residual from the UFA well pump. New control equipment for the well will be installed within the existing electrical building at WTP 1. The control equipment for the redundant UFA well will be connected to the existing generator onsite to facilitate plant operation during a power outage.

This alternative will also include the installation of a high service pump station on the proposed site to pump finished water from the GST into the existing EST to maintain distribution system pressure. The proposed pump station will be designed to provide the projected 2045 MDD plus fire-flow as shown below.

$$2045\ Projected\ MDD = 0.711\ MGD = 495\ GPM$$

$$Fire\ Flow = 1{,}500\ GPM$$

$$Pump\ Station\ Flow = 2045\ MDD + Fire\ Flow$$

$$Pump\ Station\ Flow = 495\ GPM + 1{,}500\ GPM = 1{,}995\ GPM$$

The pump station is proposed to include two pumps for daily use and three pumps for high water demand and/or fire-flow purposes. Table 3-1 shows the pump design criteria.

Table 3-1: Pump Design Criteria

Pump Type	Normal Service Pumps	Fire-Flow Pumps
# of Total Pumps	2	3
Duty Pump Capacity (gpm)	260	500
Total Pump Capacity (gpm)	520	1,500

The new high service pumps will be installed on a reinforced concrete slab. A sunshade structure with steel columns and a steel roof will be installed over the pumps to provide sun and weather protection. A monorail with a hand winch will be installed under the roof structure along the centerline of the pumps to facilitate removal of the pumps for maintenance.

The existing pump building at WTP 1 is insufficient in size to accommodate the new electrical and controls equipment that will be required for adding the new UFA well pump and the high service pump station to the existing plant. As a result, a new dedicated Electrical Building would need to be constructed to house the electrical distribution and controls equipment for the plant. This new Electrical Building would also house an Operator Office providing a safer space for Operations to

work separated from the pump house, electrical, and chemical feed areas. The existing pump house building would be renovated at WTP 1 to facilitate these changes.

3.4 Additional Project Considerations

3.4.1 Operational Improvements

As mentioned previously, the new storage tank will support the automated operation of water pumped to the Town's distribution system. The logic controlling automated water pumping is currently dependent on the existing 150,000-gallon elevated storage tank. The additional system pressure provided by the new 250,000-gallon elevated storage tank will greatly simplify operations should any one tank need to be taken offline for repair or maintenance. The new 250,000-gallon storage tank would be fitted with redundant controls such that any tank can be taken offline to receive routine mechanical and electrical maintaince without disrupting automated pump control for the entire system.

The storage tank will be connected to the existing SCADA system. The system will collect level signals and high and low water level alarms from the new storage tank and transmit this information to the master control panel to start and stop the well pumps. The new storage tank will also be equipped with the Sensor Interface to allow for remote monitoring of the new elevated storage tank. This tank will act as an additional way for the Town to monitor distribution system pressure and will be incorporated into the existing AMI system.

3.4.2 Tank Coating

It is recommended that the Town apply a fluoropolymer exterior coating on any of the three alternatives to increase the predicted service life of the storage tank. A fluoropolymer coating system has a longer life expectancy than traditional polyurethane topcoats. This coating provides outstanding resistance to ultra-violet light degradation and therefore is expected to extend the lifespan of the proposed storage tank. A longer service life yields a lower life-cycle cost and reduces maintenance costs for the proposed tank. The advanced fluoropolymer topcoat will also retain gloss and color of the tank.

3.4.3 Tank Piping and System Connection

The Town of Montverde has already extended a 10" water main to the proposed tank site for this project. The tank will connect into the Town's distribution system by installing approximately 1,200 linear feet of 10" water main to connect. The proposed water main alignment is shown in Appendix H. The 10" water main will be designed to provide service laterals to any future improvements built in the proposed tank site along the proposed path to connect to the existing distribution system.

3.5 Water Storage Upgrade Alternatives Cost Comparison

A cost comparison of the three water storage upgrade alternatives is presented below.

The cost estimates shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time of the estimate. The final costs of the project and resulting feasibility will depend on actual labor and materials costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the final project costs will vary from the estimate presented here. All costs are presented in 2023 dollars.

Table 3-2: Drinking Water Supply and Storage Upgrade Alternatives Cost Comparison

Item No.	Cost Item	Alternative 1 – Redundant UFA Well Addition and Multicolumn EST	Alternative 2 – Redundant UFA Well Addition and Pedestal EST	Alternative 3 – Redundant UFA Well Addition and GST
CAPITAL COST SUMMARY				
1	Capital Base Cost	$ 3,441,540	$ 3,872,000	$ 3,146,340
2	Contingency (10%)	$ 334,154	$ 387,204	$ 314,634
3	Engineering, Permitting, and Design (10%)	$ 334,154	$ 387,204	$ 314,634
4	Engineering Services During Construction (5%)	$ 172,077	$ 193,602	$ 157,317
5	Legal and Administration (3%)	$ 130,246	$ 116,161	$ 94,390
	Total Opinion of Capital Cost	**$ 4,405,180**	**$ 4,956,220**	**$ 4,027,320**
ANNUAL O&M COST SUMMARY				
	Operations			
	Annual Electrical Cost	$ 17,438.00	$ 17,438.00	$ 29,300.00

3.5.1 Life Cycle Cost Analysis

The following tables provide the 20-year life cycle cost analysis (LCCA) for the three proposed water storage alternatives. The analysis is important for comparing the alternatives on an equivalent basis over the project life. Average service lives were established based on values provided in Florida Administrative Code Rule 25-30.140(2)a), assuming a class C, small utility.

Table 3-3: Alternative 1 – Redundant UFA Well Addition and Multicolumn EST Life Cycle Cost Analysis

DESCRIPTION	CONSTRUCTION CAPITAL COST	ANNUAL O&M	LIFE CYCLE COST (LCCA)
UFA Well and Well Pump	$575,000	$11,500	$604,000
12" DI Well Piping	$20,000	$400	$20,000
Chemical System	$20,000	$400	$44,000
0.25 MG Elevated Multicolumn Storage Tank	$1,350,000	$13,500	$914,000
Tank Coating	$24,000	$480	$55,000
10" PVC Pipe	$180,000	$3,600	$185,000
Connect to Existing 10" Water Main	$10,000	$200	$10,000
Valve + Fitting Allowance	$38,000	$760	$51,000
Hydrant Assembly	$18,000	$360	$17,000
Chain Link Fence + Gate	$77,000	$1,540	$103,000
Electrical Site Work	$120,000	$2,400	$161,000
Uninterruptible Power Supply	$1,500	$30	$4,000
Driveway (Asphalt)	$38,500	$770	$52,000
Site Clearing + Grading	$95,000	$1,900	$128,000
Generator	$5,000	$100	$11,000
Instrumentation	$56,000	$1,120	$123,000
SCADA Implementation	$45,000	$900	$99,000
Testing Allowance	$30,000	$0	$30,000
Electricity	$0	$17,438	$299,000
Geotechnical Investigation	$25,000	$0	$25,000
Maintenance of Traffic Allowance	$30,000	$0	$30,000
Mobilization/Demobilization (5%)	$139,900	$0	$140,000
Insurance and Bonds (3%)	$83,940	$0	$84,000
General Conditions (5%)	$139,900	$0	$140,000
Overhead & Profit (10%)	$279,800	$0	$280,000
TOTAL:	**$3,392,340**	**$57,397**	**$3,600,000**
Contingency	$339,000		$339,000
Engineering, Permitting, and Design	$339,000		$339,000
Engineering Services during Construction	$170,000		$170,000
Legal and Administration	$170,000		$170,000
TOTAL:	**$4,342,200**		**$4,550,000**

Table 3-4: Alternative 2 – Redundant UFA Well Addition and Pedestal EST Life Cycle Cost Analysis

DESCRIPTION	CONSTRUCTION CAPITAL COST	ANNUAL O&M	LIFE CYCLE COST (LCCA)
UFA Well and Well Pump	$575,000	$11,500	$604,000
12" DI Well Piping	$20,000	$400	$20,000
Chemical System	$20,000	$400	$44,000
0.25 MG Elevated Pedestal Storage Tank	$1,700,000	$17,000	$1,151,000
Tank Coating	$24,000	$480	$55,000
10" PVC Pipe	$180,000	$3,600	$185,000
Connect to Existing 10" Water Main	$10,000	$200	$10,000
Valve + Fitting allowance	$38,000	$760	$51,000
Hydrant Assembly	$18,000	$360	$17,000
Chain Link Fence + Gate	$77,000	$1,540	$103,000
Electrical Site Work	$120,000	$2,400	$161,000
Uninterruptible Power Supply	$1,500	$30	$4,000
Driveway (Asphalt)	$38,500	$770	$52,000
Site clearing + Grading	$95,000	$1,900	$128,000
Generator	$5,000	$100	$11,000
Instrumentation	$56,000	$1,120	$123,000
SCADA Implementation	$45,000	$900	$99,000
Testing Allowance	$30,000	$0	$30,000
Electricity	$0	$17,438	$299,000
Geotechnical Investigation	$25,000	$0	$25,000
Maintenance of Traffic Allowance	$30,000	$0	$30,000
Mobilization/Demobilization (5%)	$157,400	$0	$157,000
Insurance and Bonds (3%)	$94,440	$0	$94,000
General Conditions (5%)	$157,400	$0	$157,000
Overhead & Profit (10%)	$314,800	$0	$315,000
TOTAL:	**$3,822,040**	**$60,897**	**$3,916,000**
Contingency	$382,000		$382,000
Engineering, Permitting, and Design	$382,000		$382,000
Engineering Services during Construction	$191,000		$191,000
Legal and Administration	$115,000		$115,000
TOTAL:	**$4,893,240**		**$4,986,000**

Table 3-5: Alternative 3 – Redundant UFA Well Addition and GST Life Cycle Cost Analysis

DESCRIPTION	CONSTRUCTION CAPITAL COST	ANNUAL O&M	LIFE CYCLE COST (LCCA)
UFA Well	$575,000	$11,500	$604,000
Chemical System Improvements	$20,000	$400	$44,000
Pump House Building Renovation	$190,000	$3,800	$219,000
0.25 MG Concrete Ground Storage Tank	$520,000	$10,400	$441,000
Tank Coating	$24,000	$480	$55,000
12" DI Pipe	$40,000	$800	$41,000
Connect to Existing 12" Water Main	$10,000	$200	$10,000
Valve + Fitting Allowance	$100,000	$2,000	$102,000
Electrical Site Work	$180,000	$3,600	$242,000
Electrical Building	$190,000	$3,800	$255,000
Site clearing + Grading	$90,000	$1,800	$121,000
Generator	$170,000	$3,400	$391,000
Generator Pad	$9,000	$180	$9,000
Instrumentation	$65,000	$1,300	$143,000
SCADA Implementation	$35,000	$700	$77,000
Testing Allowance	$15,000	$-	$15,000
High Service Pump Station	$80,000	$1,600	$96,000
High Service Pumps VFDs	$50,000	$1,000	$60,000
Pump Station Pad	$15,000	$300	$15,000
Pump Station Canopy	$140,000	$2,800	$188,000
Annual Electricity	$0	$29,300	$503,000
Mobilization/Demobilization (5%)	$127,900	$0	$77,000
Insurance and Bonds (3%)	$76,740	$0	$128,000
General Conditions (5%)	$127,900	$0	$256,000
Overhead & Profit (10%)	$255,800	$0	$604,000
TOTAL:	**$3,097,140**	**$79,360**	**$4,211,000**
Contingency	$310,000		$310,000
Engineering, Permitting, and Design	$310,000		$310,000
Engineering Services during Construction	$155,000		$155,000
Legal and Administration	$93,000		$93,000
TOTAL:	**$3,964,340**		**$5,079,000**

The previous tables show detailed information for the life cycle cost analysis of all three proposed alternatives. Table 3-6 provides a summary of the capital cost, O&M costs, and life cycle cost for each of the alternatives. As shown in this table, Alternative 1 has the lowest O&M costs, and the lowest total life cycle cost. The highest O&M costs are associated with Alternative 3 due to the presence of a pump station. There is a significant capital cost difference between the multicolumn EST and the pedestal column EST which causes a large cost difference between Alternative 1 and Alternative 2.

Table 3-6: LCCA Summary

	Design Life (Years)	Capital Cost	Annual O&M Cost	Lifetime O&M Cost	Total Life Cycle Cost (2022 Dollars)
Alternative 1 (Multicolumn EST)	20	$4,342,200	$57,398	$985,443	$4,550,000
Alternative 2 (Pedestal Column EST)	20	$4,893,240	$60,898	$1,045,534	$4,986,000
Alternative 3 (GST)	20	$3,964,340	$79,360	$1,362,510	$5,079,000

4. SELECTED PLAN

This section of the report presents the recommended alternatives for the water system. The recommended plan is based on Woodard & Curran's evaluations described within this report. An investigation into environmental impacts and cost estimates of the recommended plan are also included in this section. The recommended facilities are located on existing properties owned by the Town.

4.1 Description of Proposed Water Supply and Storage Upgrade

The recommended alternative for increasing system storage is Alternative 1. Constructing a redundant UFA Well and a 0.3 MG multicolumn elevated storage tank will address issues of redundancy and auxiliary water storage insuring that the community's water system is able to safely and reliably accommodate projected demands.

As depicted previously in Figure 2-9, the Town's water demand is expected to grow significantly and therefore the Town must increase their storage capacity. The Town does not currently have adequate storage to support the projected growth over the planning horizon and therefore requires an additional water storage tank. In addition to addressing the anticipated growth, the Town will also benefit by improving water distribution operations as the additional tank will greatly simplify operations should any one tank need to be taken offline for repair or maintenance. The proposed water main alignment and site plan for Alternative 1 is shown in Appendix H.

4.2 Environmental Impacts of Recommended Facilities

The environmental assessment is ongoing. To date there have been no findings effecting the proposed project.

4.3 Cost Analysis

4.3.1 Conceptual Level Projected Cost

The conceptual level Opinion of Probable Cost (OPC) for the overall recommended plan is $4.3 M in 2023 dollars and is summarized in Table 4-1. Cost details are presented in Appendix A.

Table 3: Conceptual Level Cost Estimate Summary – Recommended Plan

Item No.	Cost Item	Alternative 1 – Multicolumn EST
	CAPITAL COST SUMMARY	
1	Capital Base Cost	$ 3,392,340
2	Contingency (10%)	$ 339,000
3	Engineering, Permitting, and Design (10%)	$ 339,000
4	Engineering Services During Construction (5%)	$ 170,000
5	Legal and Administration (3%)	$ 102,000
	Total Opinion of Capital Cost	**$ 4,342,200**

5. IMPLEMENTATION AND COMPLIANCE

5.1 Public Meeting

A public meeting was held on June 13, 2023 after advertising in the Gainesville Sun Newspaper, Resolution 2023-55 to approve this Drinking Water Facilities Plan and submit to the FDEP passed at the meeting. A copy of Resolution 2023-55, Legal Advertisement Affidavit, and certified meeting minutes are included in Appendix J.

5.2 Regulatory Agency Review

To qualify for a subsidized loan from the SRF, various government agencies must be satisfied with the way that the City is proposing to address their water system challenges. Copies of the Facilities Plan adopted by the City are sent to Local, State and Federal Agencies via the State Clearing House Process for their review and comment.

5.3 Financial Planning

The FDEP SRF program is expected to be the financing source for the proposed project. A Drinking Water SRF Business Plan has been prepared to explain to the public and State Agency the financial impact on the users of the drinking water system. The Business Plan is shown in Appendix J and demonstrates that water and sewer operating expenses; existing debt service obligations; and proposed project debt service associated with capital projects identified in this facility plan can funded through current utility rates. This includes existing approved annual rate increases, and existing water and sewer impact fees. . Copies of the current water and sewer rate documents are provided in Appendix K that support the Business Plan.

5.4 Project Implementation

The Town of Montverde has the sole responsibility and authority to implement the recommended facilities.

5.4.1 Implementation Schedule

- June 2023 - Town of Montverde held a public meeting to review the Facilities Plan in Montverde that included discussion of the business plan, capital finance plan, environmental analysis, council resolution adopting the facilities plan, meeting minutes, and proof of advertisement
- January 2024 – Submit draft Facilties Plan to FDEP
- January 2024 – Prepare Final Facility Planning documentation to include all comments for State

- February 2024 – Publication of Department's environmental information document in the Florida Administrative Weekly
- March 2024 – End of 30-day comment period for the environmental information document approval of planning documents
- October 2024 – Completion of all design and permitting activities and submit all plans and specifications and submit the construction permit application to FDEP
- October 2024 – Submit Request for Inclusion (RFI) to FDEP (Tallahassee) for construction funding
- November 2024 – SRF hearing
- December 2024 – Resolution and council approval for submittal of Construction Loan Application to SRF
- January 2025 – Execute Loan Agreement with SRF for construction phase
- February 2025 – Advertise for bids
- April 2025– Open construction phase bids
- June 2025 – Award contract
- August 2025 – Issue Notice to Proceed (NTP) to start project construction
- August 2026 – Complete project construction
- October 2026 – Ceritfy operation performance and close-out
- April 2027 – Begin SRF loan repayments

5.5 Compliance

1. The selected alternatives will allow the City to meet the compliance for FDEP drinking water standards.
2. The selected alternatives will allow the City to meet the reliability requirements as per Chapter 62-555, Florida Administrative Code (F.A.C.).
3. Environmental aspects of the proposed facilities are based on generally acceptable engineering criteria and assumed by W&C to be satisfactory.

6. SAHFI Funding Amendment

See Appendix M: SAHFI Funding Amendment

APPENDIX A: COST INFORMATION ON SELECTED ALTERNATIVE

Alternative 1 - Redundant UFA Well Improvements and Multicolumn Elevated Storage Tank

ITEM NO.	DESCRIPTION	UNITS	UNIT COST	QTY	TOTAL	EXPECTED LIFE	YEARS REMAINING	SALVAGE VALUE (S)	REPLACEMENT COST (R)	ANNUAL O&M (O&M)	LIFE CYCLE COST (LCCA)
CONSTRUCTION COSTS											
1	UFA Well and Well Pump	LS	$ 575,000	1	$ 575,000	33	13	$ 227,000	$ -	$ 11,500	$ 604,000
2	12" DI Well Piping	LF	$ 200	100	$ 20,000	35	15	$ 9,000	$ -	$ 400	$ 20,000
3	Chemical System	LS	$ 20,000	1	$ 20,000	10	-10	$ -	$ 23,000	$ 400	$ 44,000
4	0.3 MG Elevated Multicolumn Storage Tank	EA	$ 1,350,000	1	$ 1,350,000	60	40	$ 900,000	$ -	$ 13,500	$ 914,000
5	Tank Coating	LS	$ 24,000.00	1	$ 24,000	15	-5	$ -	$ 30,000	$ 480	$ 55,000
6	10" PVC Pipe	LF	$ 150	1200	$ 180,000	35	15	$ 77,000	$ -	$ 3,600	$ 185,000
7	Connect to Existing 10" Water Main	EA	$ 10,000	1	$ 10,000	35	15	$ 4,000	$ -	$ 200	$ 10,000
8	Valve + Fitting allowance	LS	$ 38,000	1	$ 38,000	20	0	$ -	$ -	$ 760	$ 51,000
9	Hydrant Assembly	EA	$ 9,000	2	$ 18,000	40	20	$ 9,000	$ -	$ 360	$ 17,000
10	Chain Link Fence + Gate	LF	$ 70	1100	$ 77,000	20	0	$ -	$ -	$ 1,540	$ 103,000
11	Electrical Site Work	LS	$ 120,000	1	$ 120,000	20	0	$ -	$ -	$ 2,400	$ 161,000
12	Uninterruptible Power Supply	EA	$ 1,500	1	$ 1,500	17	-3	$ -	$ 2,000	$ 30	$ 4,000
13	Driveway (Asphalt)	SY	$ 55	700	$ 38,500	20	0	$ -	$ -	$ 770	$ 52,000
14	Site clearing + Grading	LS	$ 95,000	1	$ 95,000	20	0	$ -	$ -	$ 1,900	$ 128,000
15	Generator	EA	$ 5,000	1	$ 5,000	17	-3	$ -	$ 6,000	$ 100	$ 11,000
16	Instrumentation	LS	$ 56,000	1	$ 56,000	10	-10	$ -	$ 65,000	$ 1,120	$ 123,000
17	SCADA Implementation	LS	$ 45,000	1	$ 45,000	10	-10	$ -	$ 52,000	$ 900	$ 99,000
18	Testing Allowance	LS	$ 30,000	1	$ 30,000	20	0	$ -	$ -	$ -	$ 30,000
19	Electricity	kW/hr	$ 0.13	134137.5	$ -	20	0	$ -	$ -	$ 17,438	$ 299,000
20	Geotechnical Investigation	LS	$ 25,000.00	1	$ 25,000						$ 25,000
21	Maintenance of Traffic Allowance	LS	$ 30,000	1	$ 30,000						$ 30,000
22	Mobilization/Demobilization (5%)	5%	$ 137,900	1	$ 137,900						$ 138,000
23	Insurance and Bonds (3%)	3%	$ 82,740	1	$ 82,740						$ 83,000
24	General Conditions	5%	$ 137,900	1	$ 137,900						$ 138,000
25	Overhead & Profit	10%	$ 275,800	1	$ 275,800						$ 276,000
				SUBTOTAL	**$ 3,392,340.00**						**$ 3,600,000.00**
NON-CONSTRUCTION COSTS											
26	Contingency	10%	$ 339,234.00	1	$ 339,234						$ 339,000
27	Engineering, Permitting, and Design	10%	$ 339,234.00	1	$ 339,234						$ 339,000
28	Engineering services during construction	5%	$ 169,617.00	1	$ 169,617						$ 170,000
29	Legal and Administration	3%	$ 101,770.20	1	$ 101,770						$ 102,000
	Opinion of Capital Cost				**$ 4,342,200.00**					**Total LCCA**	**$ 4,550,000.00**

APPENDIX B: FDEP SANITARY SURVEY

FLORIDA DEPARTMENT OF Environmental Protection

CENTRAL DISTRICT OFFICE
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FLORIDA 32803

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

December 3, 2021

Chuck Mack, Public Works Director
Town of Montverde
P.O. Box 560008
Montverde, FL 34756
cmack@mymontverde.com

Re: Montverde Water Department
PW Facility ID #3350847
Lake County

Dear Mr. Mack:

Department personnel conducted an inspection of the above-referenced facility on October 22, 2021. Based on the information provided during the inspection, the facility was determined to be in compliance with the Department's rules and regulations. A copy of the inspection report is attached for your records.

The Department appreciates your efforts to maintain this facility in compliance with state and federal rules. Should you have any questions or comments, please contact Sarah Fayed at 407-897-4151 or via e-mail at Sarah.Fayed@FloridaDEP.gov.

Sincerely,

Jason Seyfert, Manager
Central District
Florida Department of Environmental Protection

Enclosure: Inspection Report

cc: Sarah Fayed, FDEP
planttec@aol.com

State of Florida
Department of Environmental Protection
Central District

SANITARY SURVEY REPORT

Plant Name MONTVERDE WATER DEPT. WELL #2 County Lake PWS ID # 3350847
Plant Location 17404 Sixth St., Montverde, FL 34756 Phone 407-469-2681
Owner Name Town of Montverde; Attn: Chuck Mack Phone 407-469-2681
Owner Address P.O. Box 560008, Montverde, FL 34756
Contact Person Chuck Mack Title Public Works Director Phone 407-470-6400
This Survey Date 10/22/2021 Last Survey Date 12/27/2018 Last Compliance Inspection Date 08/22/2006

PWS TYPE: Community

PLANT CATEGORY & CLASS: 5C

MAX-DAY DESIGN CAPACITY: 612,000 gpd

PWS STATUS: Approved

TREATMENT PROCESSES IN USE
Hypochlorination, iron sequestration

SERVICE AREA CHARACTERISTICS
Municipal/city
Food Service: ☐ Yes ☐ No ☒ N/A

Number of Service Connections 619
Population Served 1,198 Basis MOR

OPERATION & MAINTENANCE LOG: Yes
Location Water treatment plant
Comments

CERTIFIED OPERATOR: Yes
Operator(s) & Certification Class-Number:
Steven Oles C-8632

Hrs/day: *Required* *Visit *Actual* *Visit
Days/wk: *Required* 5+1 *Actual* 5+1
Non-consecutive Days? ☐ Yes ☐ No ☒ N/A
Comments *Visits must total 0.6 hr/week.

MONTHLY OPERATION REPORTS (MORs)
MORs submitted regularly? ☒ Yes ☐ No ☐ N/A
Data missing from MORs? ☒ No ☐ Yes ☐ N/A
Average Day (from MORs) 83,454 gpd
Maximum Day (from MORs) 340,000 gpd 08/2021
Comments

Flow Measuring Device Flow Meter
Meter Size & Type 6" Water Specialties
Date Last Calibrated 01/2019

RAW WATER SOURCE
☒ GROUND; Number of Wells 1
☐ PURCHASED from PWS ID #
☐ Emergency Water Source
Emergency Water Capacity

STANDBY POWER SOURCE: Yes
Source Diesel generator
Capacity of Standby (kW) 135
Switchover: ☒ Automatic ☐ Manual
Hrs Operated Under Load 1 hr/wk.
What equipment does it operate?
☒ Well Pumps All
☐ High Service Pumps
☒ Treatment Equipment All
Satisfy avg. daily demand? ☒Yes ☐No ☐Unknown
Audio-visual alarm? ☒Yes ☐No
Comments

PLANS AND MAPS

Coliform Sampling Plan	☒ Yes	☐ No	☐ N/A
D/DBP Monitoring Plan	☒ Yes	☐ No	☐ N/A
Lead and Copper Plan	☒ Yes	☐ No	☐ N/A
Distribution System Map	☒ Yes	☐ No	☐ N/A
Emergency Response Plan	☒ Yes	☐ No	☐ N/A

Comments

PREVENTIVE MAINTENANCE/O&M

Operation & Maintenance Manual	☒ Yes	☐ No	
Preventive Maintenance Program	☒ Yes	☐ No	☐ N/A
Flushing Program	☒ Yes	☐ No	☐ N/A
Records	☒ Yes	☐ No	☐ N/A
Isolation Valve Exercise	☒ Yes	☐ No	☐ N/A
Records	☒ Yes	☐ No	☐ N/A

Comments

CROSS CONNECTION CONTROL
BFPAs 3 # Tested 3
WWTP RPZ N/A Date Tested N/A
Written Plan Yes Date 09/2012
Comments

PWS ID # 3350847
Date 10/22/2021

GROUND WATER SOURCE

Well Number (Florida Unique Well ID #)		2 (AAH6017)			
Year Drilled		1978			
Depth Drilled		965'			
Drilling Method		Cable tool			
Type of Grout		Neat cement			
Static Water Level		45'			
Pumping Water Level		Unknown			
Design Well Yield		Unknown			
Test Yield		Unknown			
Actual Yield (if different than rated capacity)		Unknown			
Strainer		Unknown			
Length (outside casing)		191'			
Diameter (outside casing)		10"			
Material (outside casing)		Black steel			
Well Contamination History		None			
Is inundation of well possible?		No			
6' X 6' X 4" Concrete Pad		Yes			
SET BACKS	Septic Tank	>200'			
	Reuse Water	N/A			
	WW Plumbing	>200'			
	Other Sanitary Hazard	None noted			
PUMP	Type	Vertical turbine			
	Manufacturer Name	Goulds			
	Model Number	Unknown			
	Rated Capacity (gpm)	850			
	Motor Horsepower	75			
Well casing 12" above grade?		Yes			
Well Casing Sanitary Seal		Ok			
Raw Water Sampling Tap		Yes			
Above Ground Check Valve		Yes			
Security		Yes			
Well Vent Protection		Yes			

COMMENTS _____

PWS ID # 3350847
Date 10/22/2021

CHLORINATION (Disinfection)
Type: ☐ Gas ☒ Hypo
Make Stenner Capacity 17 gpd
Chlorine Feed Rate 20% stroke
Avg. Amount of Cl_2 gas used N/A
Chlorine Residuals: Plant N/A Remote 0.80
Remote tap location 17105 CR 455 Old Fire Station
DPD Test Kit: ☒ On-site ☐ With operator ☐ None ☐ Not Used Daily
Injection Points Well discharge piping
Booster Pump Info N/A
Comments

Chlorine Gas Use Requirements	YES	NO	Comments
Dual System	☐	☐	
Auto-switchover	☐	☐	
Alarms:			
Loss of Cl_2 capability	☐	☐	
Loss of Cl_2 residual	☐	☐	
Cl_2 leak detection	☐	☐	
Scale	☐	☐	
Chained Cylinders	☐	☐	
Reserve Supply	☐	☐	
Adequate Air-pak	☐	☐	
Sign of Leaks	☐	☐	
Fresh Ammonia	☐	☐	
Ventilation	☐	☐	
Room Lighting	☐	☐	
Warning Signs	☐	☐	
Repair Kits	☐	☐	
Fitted Wrench	☐	☐	
Housing/Protection	☐	☐	

CORROSION CONTROL
Chemical Used Aqua Mag
Make Stenner 45MHP3
Feed Rate 40% stroke
Injection Points Well discharge piping
Comments

STORAGE FACILITIES
(G) Ground (C) Clearwell (E) Elevated
(B) Bladder (H) Hydropneumatic / flow-through

Tank Type/Number	H
Capacity (gal)	25,000
Material	Steel
Gravity Drain	Yes
By-Pass Piping	Yes
Protected Openings	Yes
Sight Glass or Level Indicator	Yes
PRV/ARV	PRV
Pressure Gauge	Yes
On/Off Pressure	69/77
Access Secured	Yes
Access Manhole	Yes
Tank Sample Tap Location	On tank
Date of Inspection	04/2020
Date of Cleaning	04/2020

Comments

HIGH SERVICE PUMPS

Pump Number		
Type		
Make		
Model		
Capacity (gpm)		
Motor HP		
Date Installed		

Comments

State of Florida
Department of Environmental Protection
Central District

SANITARY SURVEY REPORT

Plant Name MONTVERDE WATER DEPT. WELL #3 County Lake PWS ID # 3350847
Plant Location 16600 Highland Ave., Montverde, FL 34756 Phone 407-469-2681
Owner Name Town of Montverde; Attn: Chuck Mack Phone 407-469-2681
Owner Address P.O. Box 560008, Montverde, FL 34756
Contact Person Chuck Mack Title Public Works Director Phone 407-470-6400
This Survey Date 10/22/2021 Last Survey Date 12/27/2018 Last Compliance Inspection Date 08/22/2006

PWS TYPE: Community

PLANT CATEGORY & CLASS: 5C

MAX-DAY DESIGN CAPACITY: 1,163,000 gpd

PWS STATUS: Approved

TREATMENT PROCESSES IN USE
Hypochlorination, iron sequestration

SERVICE AREA CHARACTERISTICS
Municipal/city
Food Service: ☐ Yes ☐ No ☒ N/A

Number of Service Connections 619
Population Served 1,198 Basis MOR

OPERATION & MAINTENANCE LOG: Yes
Location Water treatment plant
Comments

CERTIFIED OPERATOR: Yes
Operator(s) & Certification Class-Number:
Steven Oles C-8632

Hrs/day: *Required* *Visit *Actual* *Visit
Days/wk: *Required* 5+1 *Actual* 5+1
Non-consecutive Days? ☐ Yes ☐ No ☒ N/A
Comments *Visits must total 0.6 hr/week.

MONTHLY OPERATION REPORTS (MORs)
MORs submitted regularly? ☒ Yes ☐ No ☐ N/A
Data missing from MORs? ☒ No ☐ Yes ☐ N/A
Average Day (from MORs) 111,783 gpd
Maximum Day (from MORs) 360,000 gpd 09/2021
Comments

Flow Measuring Device Flow Meter
Meter Size & Type 8" Water Specialties
Date Last Calibrated 01/2019

RAW WATER SOURCE
☒ GROUND; Number of Wells 1
☐ PURCHASED from PWS ID #
☐ Emergency Water Source
Emergency Water Capacity

STANDBY POWER SOURCE: Yes
Source Diesel generator
Capacity of Standby (kW) 250
Switchover: ☒ Automatic ☐ Manual
Hrs Operated Under Load 1 hr/wk.
What equipment does it operate?
☒ Well Pumps All
☐ High Service Pumps
☒ Treatment Equipment All
Satisfy avg. daily demand? ☒Yes ☐No ☐Unknown
Audio-visual alarm? ☒Yes ☐No
Comments

PLANS AND MAPS

Coliform Sampling Plan	☒ Yes	☐ No	☐ N/A
D/DBP Monitoring Plan	☒ Yes	☐ No	☐ N/A
Lead and Copper Plan	☒ Yes	☐ No	☐ N/A
Distribution System Map	☒ Yes	☐ No	☐ N/A
Emergency Response Plan	☒ Yes	☐ No	☐ N/A

Comments

PREVENTIVE MAINTENANCE/O&M

Operation & Maintenance Manual	☒ Yes	☐ No	
Preventive Maintenance Program	☒ Yes	☐ No	☐ N/A
Flushing Program	☒ Yes	☐ No	☐ N/A
Records	☒ Yes	☐ No	☐ N/A
Isolation Valve Exercise	☒ Yes	☐ No	☐ N/A
Records	☒ Yes	☐ No	☐ N/A

Comments

CROSS CONNECTION CONTROL
BFPAs 3 # Tested 3
WWTP RPZ N/A Date Tested N/A
Written Plan Yes Date 09/2012
Comments

PWS ID # 3350847
Date 10/22/2021

GROUND WATER SOURCE

Well Number (Florida Unique Well ID #)		3 (AAH6019)			
Year Drilled		1992			
Depth Drilled		607'			
Drilling Method		Rotary			
Type of Grout		Neat cement			
Static Water Level		84'			
Pumping Water Level		86'			
Design Well Yield		1,000 gpm			
Test Yield		1,500 gpm			
Actual Yield (if different than rated capacity)		Unknown			
Strainer		Unknown			
Length (outside casing)		252'			
Diameter (outside casing)		12"			
Material (outside casing)		Black steel			
Well Contamination History		None			
Is inundation of well possible?		No			
6' X 6' X 4" Concrete Pad		Yes			
SET BACKS	Septic Tank	>200'			
	Reuse Water	N/A			
	WW Plumbing	>200'			
	Other Sanitary Hazard	None noted			
PUMP	Type	Vertical turbine			
	Manufacturer Name	Ingersoll- Rand			
	Model Number	Unknown			
	Rated Capacity (gpm)	1,000			
	Motor Horsepower	100			
Well casing 12" above grade?		Yes			
Well Casing Sanitary Seal		Ok			
Raw Water Sampling Tap		Yes			
Above Ground Check Valve		Yes			
Security		Yes			
Well Vent Protection		N/A			

COMMENTS _____

PWS ID # 3350847
Date 10/22/2021

CHLORINATION (Disinfection)
Type: ☐ Gas ☒ Hypo
Make Stenner Capacity 40 gpd
Chlorine Feed Rate 50% stroke
Avg. Amount of Cl_2 gas used 1 N/A
Chlorine Residuals: Plant N/A Remote 0.82
Remote tap location 17406 CR 455
DPD Test Kit: ☒ On-site ☐ With operator ☐ None ☐ Not Used Daily
Injection Points Well discharge piping
Booster Pump Info N/A
Comments

Chlorine Gas Use Requirements	YES	NO	Comments
Dual System	☐	☐	
Auto-switchover	☐	☐	
Alarms: Loss of Cl_2 capability Loss of Cl_2 residual Cl_2 leak detection	 ☐ ☐ ☐	 ☐ ☐ ☐	
Scale	☐	☐	
Chained Cylinders	☐	☐	
Reserve Supply	☐	☐	
Adequate Air-pak	☐	☐	
Sign of Leaks	☐	☐	
Fresh Ammonia	☐	☐	
Ventilation	☐	☐	
Room Lighting	☐	☐	
Warning Signs	☐	☐	
Repair Kits	☐	☐	
Fitted Wrench	☐	☐	
Housing/Protection	☐	☐	

CORROSION CONTROL
Chemical Used Aqua Mag
Make Stenner 45MHP3
Feed Rate 60% stroke
Injection Points Well discharge piping
Comments

STORAGE FACILITIES
(G) Ground (C) Clearwell (E) Elevated
(B) Bladder (H) Hydropneumatic / flow-through

Tank Type/Number	E
Capacity (gal)	150,000
Material	Steel
Gravity Drain	Yes
By-Pass Piping	Yes
Protected Openings	Yes
Sight Glass or Level Indicator	N/A
PRV/ARV	N/A
Pressure Gauge	Yes
On/Off Pressure	50/55
Access Secured	Yes
Access Manhole	Yes
Tank Sample Tap Location	Base of standpipe
Date of Inspection	08/2020
Date of Cleaning	07/2017*

Comments
*Interior not cleaned/evaluated during last inspection, interior inspection and cleaning due 07/2022.

HIGH SERVICE PUMPS

Pump Number		
Type		
Make		
Model		
Capacity (gpm)		
Motor HP		
Date Installed		

Comments

DEFICIENCIES:

No deficiencies noted at time of inspection.

MONITORING REMINDER:

- Nitrate and nitrite samples are required to be collected from the point of entry (POE) to the distribution system annually. The 2021 results have not been received.
- The consumer confidence report (CCR) must be delivered to consumers and the Department no later than July 1, 2022, and certification of delivery of the CCR must be submitted to the Department no later than August 10, 2022.
- Monitoring schedules are available on the Central District's FTP site: https://floridadep.gov/central/cd-compliance-assurance/content/resources-drinking-water-facilities-and-operators-central

COMMENTS:

- Contact FRWA (Florida Rural Water Association) at 850-668-2746, or frwa@frwa.net, for free technical assistance with your system. FRWA has extended benefits offered to members.
- Provide documentation that the finished-drinking-water meter has been calibrated at least every 5 years.

  Checking the calibration of finished-drinking-water meters at treatment plants shall be performed in accordance with the equipment manufacturer's recommendations or in accordance with a written preventive maintenance program established by the supplier of water. [Rule 62-555.350(2), F.A.C.]
- Suppliers of water shall submit written notification to the Department before beginning work or alterations to the public water system. Each notification shall be submitted to the appropriate Department of Environmental Protection District Office or Approved County Health Department and shall include the following: a description of the scope, purpose, and location of the work or alterations; and assurance that the work or alterations will comply with applicable requirements listed in Rule 62-555.330, F.A.C. Suppliers of water may begin such work or alterations 14 days after providing notification to the Department unless they are advised by the Department that the notification is incomplete or that a construction permit is required.
- Suppliers of water shall telephone the SWO at 1-800-320-0519 immediately (i.e., within two hours) after discovery of any actual or suspected sabotage or security breach, or any suspicious incident, involving a public water system. [Rule 62-555.350(10)(a), F.A.C.]
- Suppliers of water shall telephone, and speak directly to a person at, the appropriate DEP District Office as soon as possible, but never later than noon of the next business day, in the event of any of the following emergency or abnormal operating conditions:
  - The occurrence of any abnormal color, odor, or taste in a public water system's raw or finished water;
  - The failure of a public water system to comply with applicable disinfection requirements; or
  - The breakdown of any water treatment or pumping facilities, or the break of any water main, in a public water system if the breakdown or break is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(b), F.A.C.]
- Suppliers of water shall notify affected water customers in writing or via telephone, newspaper, radio, or television; and telephone, and speak directly to a person at, the appropriate DEP District Office by no later than the previous business day before taking PWS components out of operation for planned maintenance or repair work if the work is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(d), F.A.C.]

PWS ID # 3350847
Date 10/22/2021

- Suppliers of water shall issue precautionary "boil water" notices as required or recommended in the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(11), F.A.C.]

Sarah Fayed

Inspector Signature

Sarah Fayed
Printed Name

Environmental Specialist
Title

11/22/2021
Date

Jason Seyfert

Reviewer Signature

Jason Seyfert
Printed Name

Environmental Administrator
Title

12/2/21
Date

APPENDIX C: HYDROLOGIC SOIL GROUP RATINGS

Hydrologic Soil Group for Phosphorus Index 2.0 and Nitrate Leaching Index Determination

Introduction

Hydrologic soil group (HSG) is an input needed to derive the New York Phosphorus Index (NY-PI 2.0) and Nitrate Leaching Index (NLI) for a field. The USDA-NRCS classifies all soils of the US into four HSGs (A, B, C, D) based on runoff and percolation potential, determined using the rate of water infiltration when soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms. The depth and hydraulic conductivity of any water impermeable layer and the depth to any high-water table are used to assign a HSG to a map unit. Runoff potential increases from A to D while under identical precipitation levels, soils with a HSG A have the greatest percolation potential and are most conducive to leaching. Some group D soils can have a dual class (A/D, B/D or C/D) to reflect reduced runoff risk if a group D soil is artificially drained (Figure 1).

This factsheet describes each of the four HSGs and includes information on use of dual HSG assignments for soils where artificial drainage changes the runoff potential of a field. See Chapter 7 (Hydrologic Soil Groups) of the National Engineering Handbook Park 630 of the USDA-NRCS for more detailed information on the classification of HSGs. The HSG descriptions are taken from Chapter 7 of the Handbook.

Four Hydrologic Soil Groups

- *Group A*: Soils in this group have a low runoff and high leaching potential (water is transmitted freely through the soil). Group A soils typically have less than 10% clay and predominantly gravel or sand textures, although some soils with loamy sand, sandy loam, loam, or silt loam texture may also be placed in this group if they are well aggregated, of low bulk density, or contain >35% rock fragments. Saturated hydraulic conductivity (K_{sat}) exceeds 5.67 inches per hour. The depth to any water impermeable layer exceeds 20 inches; depth to water table exceeds 24 inches. Soils that are deeper than 40 inches to a water impermeable layer are in group A if K_{sat} of all soil layers exceeds 1.42 inches per hour.
- *Group B*: Soils in this group have a moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded. Group B soils typically have between 10 and 20% clay, 50 to 90% sand, and loamy sand or sandy loam textures. Some soils having loam, silt loam, silt, or sandy clay loam textures may be placed in this group if they are well aggregated, of low bulk density, or contain greater than 35% rock fragments.

Hydrologic Soil Groups of Map Unit Major Components in New York Soil Survey Areas

NRCS-NY November 2021

Area Symbol	Area Name	Map Unit Symbol	Component Percent	Component Name (major components)	Hydrologic Soil Group
NY121	Wyoming County, New York	CcA	80	Canaseraga	C
NY121	Wyoming County, New York	CcB	80	Canaseraga	C
NY121	Wyoming County, New York	CcC	80	Canaseraga	C
NY121	Wyoming County, New York	CdA	80	Caneadea	D
NY121	Wyoming County, New York	CdB	80	Caneadea	D
NY121	Wyoming County, New York	CdC	80	Caneadea	D
NY121	Wyoming County, New York	CeD3	80	Caneadea	D
NY121	Wyoming County, New York	CeE3	80	Caneadea	D
NY121	Wyoming County, New York	CgA	80	Castile	A/D
NY121	Wyoming County, New York	CgB	80	Castile	A/D
NY121	Wyoming County, New York	ChA	80	Castile	A/D

Figure 1: Hydrologic soil groups of map units in New York can be obtained from the electronic Field Office Technical Guide (NRCS eFOTG at https://efotg.sc.egov.usda.gov/#/) Chose New York, submit. Click Section II. Click Soil Information. Click on: Hydrologic Soil Group Data for New York. The file is an Excel file that is downloadable.

The K_{sat} of the least transmissive layer in the top 20 inches ranges from 1.42 to 5.67 inches per hour. The depth to any water impermeable layer exceeds 20 inches; depth to water table exceeds 24 inches. Soils deeper than 40 inches to a restrictive layer or water table are in group B if the K_{sat} of all soil layers within 40 inches is between 0.57 and 1.42 inches per hour.

- *Group C*: Group C soils have a moderately high runoff potential. Water percolation is somewhat restricted. Group C soils typically have 20 to 40% clay and less than 50% sand, and have loam, silt loam, sandy clay loam, clay loam, or silty clay loam textures. Some soils with clay, silty clay, or sandy clay textures may also be placed in this group if they are well aggregated, of low bulk density, or contain 35% or more rock fragments. The K_{sat} in the least transmissive layer in the top 20 inches is between 0.14 and 1.42 inches per hour. The depth to any water impermeable layer exceeds 20 inches; depth to the water table is 24 inches or more. Soils with 40 inches or more to a restriction or water table are in group C if the K_{sat} in the top 40 inches is between 0.06 and 0.57 inches per hour.
- *Group D*: Group D soils have high runoff potential when wet while water movement through the soil is (very) restricted. Group D soils typically have >40% clay, <50% sand, and clayey textures. In some areas, they also have high shrink-swell potential. Soils with a depth to a water impermeable layer <20 inches and soils with a water table within 24 inches are in this group. For soils with a water impermeable layer at a depth between 20 and 40 inches, the K_{sat} in the least transmissive soil layer is ≤0.14 inches per hour. For soils deeper than 40 inches to a restriction or water table, the K_{sat} of all soil layers within 40 inches of the surface ≤0.06 inches per hour.

Dual Hydrologic Soil Groups

Some soils with high permeability are assigned HSG D based solely on the presence of a water table within 24 inches of the surface even though the K_{sat} may be favorable for water percolation. When adequately drained, the runoff potential of these soils is reduced while leaching potential is increased, and as a result these map units are assigned a dual HSG (e.g., A/D, B/D, C/D), with the first letter representing the adequately drained condition, defined as seasonal-high water table at least 24 inches below the soil surface. For NY-PI 2.0 and NLI planning purposes, when a planner determines that adequate drainage is installed in a field, the first HSG letter in the pairing can be used.

Access and Updates

Each year, on October 1, the NRCS official soils database is updated. Web Soil Survey (WSS) reflects the updated soil data. However, NY-NRCS also makes available a statewide data file to make it easier to retrieve HSG designations for multiple regions. Access the spreadsheet at the electronic Field Office Technical Guide (eFOTG at https://efotg.sc.egov.usda.gov/#/). Chose New York, submit. Click Section II. Click Soil Information. Click on: Hydrologic Soil Group Data for New York.

In Summary

The NY-PI 2.0 and NLI use HSG as an input. For soils with dual HSG assignments, if adequate drainage is installed, the first HSG letter in the pairing can be used in the NY-PI 2.0 or NLI.

Additional Resources

- NY Phosphorus Index User Manual and Documentation. http://nmsp.cals.cornell.edu/publications/extension/NYPI_2_User_Manual.pdf.
- The New York Nitrate Leaching Index. http://nmsp.cals.cornell.edu/publications/extension/nleachingindex.pdf.
- USDA-NRCS. Hydrologic Soil Groups. Chapter 7 Part 630. Hydrology National Engineering Handbook. https://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=22526.wba.
- Web Soil Survey. http://websoilsurvey.nrcs.usda.gov/.

Disclaimer

This fact sheet reflects the current (and past) authors' best effort to interpret a complex body of scientific research, and to translate this into practical management options. Following the guidance provided in this fact sheet does not assure compliance with any applicable law, rule, regulation or standard, or the achievement of discharge levels from agricultural land.

For more information

Cornell University Cooperative Extension

Nutrient Management Spear Program
http://nmsp.cals.cornell.edu

Amy Langner (NRCS), Dale Gates (NRCS), Greg Albrecht (NYSAGM), and Quirine Ketterings

2021

APPENDIX D: SWAPP REPORT

SWAPP Quick Links

- Home (/swapp/)
- Search By County (https://prodapps.dep.state.fl.us/swapp/Welcome/links/search_county_v)
- Search by PWS Name or Number (https://prodapps.dep.state.fl.us/swapp/Welcome/links/search_pws_v)
- How to Help? (https://prodapps.dep.state.fl.us/swapp/Welcome/links/help_v)

Definitions

- Aquifers (https://prodapps.dep.state.fl.us/swapp/Welcome/links/aquifers_v)
- Public Water Systems (https://prodapps.dep.state.fl.us/swapp/Welcome/links/public_water_systems_v)
- Assessment (https://prodapps.dep.state.fl.us/swapp/Welcome/links/assessment_v)
- Potential Contaminants (https://prodapps.dep.state.fl.us/swapp/Welcome/links/potential_contaminants_v)
- Susceptibility (https://prodapps.dep.state.fl.us/swapp/Welcome/links/susceptibility_v)
- Prevention (https://prodapps.dep.state.fl.us/swapp/Welcome/links/prevention_v)

Contact Us

- Email (mailto:Marian.Fugitt@floridadep.gov?subject=SWAPP Question)
- Mailing Address (https://prodapps.dep.state.fl.us/swapp/Welcome/links/contact_v)

EPA Source Water Protection Website

(https://www.epa.gov/sourcewaterprotection)

Source Water Assessment & Protection Program

Results For: 2022

MONTVERDE WATER DEPARTMENT (2WPS)
PORTER AVE, N.W. OF CITY HALL
MONTVERDE, FL 34756

Public Water System ID: 3350847
Previously Known As:
MONTVERDE WATER DEPARTMENT
MONTVERDE WATER DEPARTMENT (2 WPS)

County Name: LAKE
DEP Regulatory Office: DEP Central District
3319 Maguire Blvd, Suite 232
Orlando, FL 32803
407-897-4100
Public Water System Type: COMMUNITY
Public Water System Source: GROUND

Primary Use: MUNICIPAL/CITY
Population Served: 1198
Size of Assessment Area:
GROUND: For this system, a 1000-foot radius circle around each well was used to define the assessment area.
Number of Wells: 2

Well ID	Owner ID	FLUWID	Status	Well Depth (ft)	Aquifer
4905	WELL#2 10" 191'/965 850GPM	AAH6017 (//floridadep.gov/water/source-drinking-water/content/florida-unique-well-identification-program)	ACTIVE	965	Floridan Aquifer
4906	WELL #3	AAH6019 (//floridadep.gov/water/source-drinking-water/content/florida-unique-well-identification-program)	ACTIVE	607	Floridan Aquifer

Results:

GROUND WATER:

Number of Unique Potential Contaminant Sources: 4*
*Note: This number represents the total of **unique** potential contaminant sources at this system which commonly is a subset of all of the records (rows) shown in the table below. When these unique potential contaminant sources affect more than one well at this system, they will appear more than once in the following table. Map Direct is a visual tool that can be accessed at Map Direct: Source Water Assessment and Protection (SWAPP) Map (state.fl.us) (https://ca.dep.state.fl.us/mapdirect/?webmap=3733594f71034be2a1b3a84e1e17a221) for more details.

Facility Type	Facility Class	Status	Name	Affected Well	Susceptibility Score	Concern Level
PETROLEUM STORAGE TANK (/swapp/Welcome/links/potential_contaminants_v)	FUEL USER/NON-RETAIL	OPEN	SHAFFNER CITRUS GROVES LTD	4905	8.33 (/swapp/Welcome/links/susceptibility_v)	LOW (/swapp/Welcome/links/susceptibili
DELINEATED AREAS (/swapp/Welcome/links/potential_contaminants_v)	N/A	ACTIVE	35263162	4905	33.33 (/swapp/Welcome/links/susceptibility_v)	MODERATE (/swapp/Welcome/links/susceptibili
PETROLEUM STORAGE TANK (/swapp/Welcome/links/potential_contaminants_v)	RETAIL STATION	OPEN	FRANKLIN POSTALBUILDING INC	4905	8.33 (/swapp/Welcome/links/susceptibility_v)	LOW (/swapp/Welcome/links/susceptibili
DELINEATED AREAS (/swapp/Welcome/links/potential_contaminants_v)	N/A	ACTIVE	35263168	4906	33.33 (/swapp/Welcome/links/susceptibility_v)	MODERATE (/swapp/Welcome/links/susceptibili

APPENDIX E: SOIL COMPOSITION REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Lake County Area, Florida

October 2, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

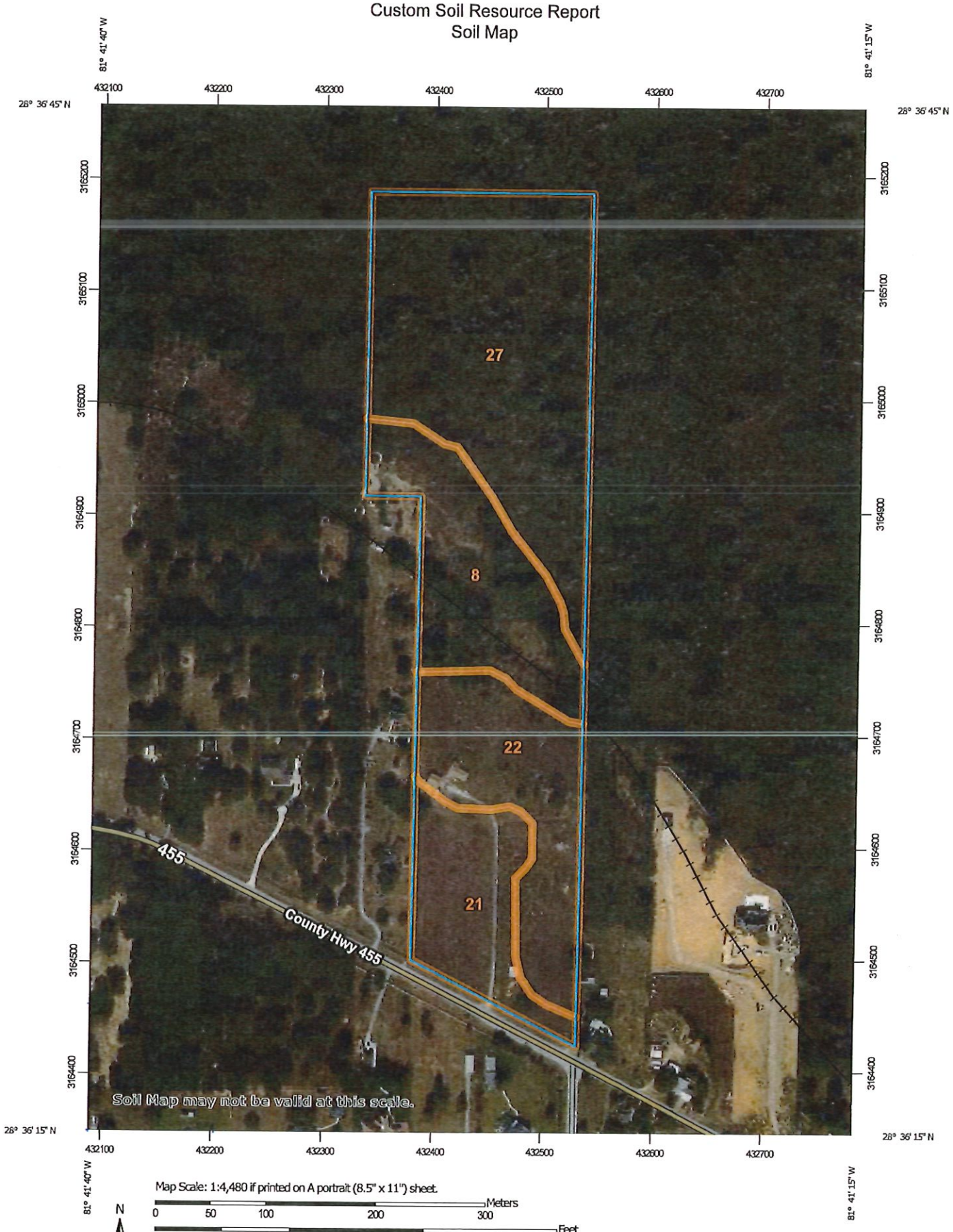
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:4,480 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida
Survey Area Data: Version 23, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Candler sand, 0 to 5 percent slopes	6.4	20.8%
21	Lake sand, 0 to 5 percent slopes	4.4	14.4%
22	Lake sand, 5 to 12 percent slopes	6.2	20.2%
27	Everglades muck, depressional	13.7	44.6%
Totals for Area of Interest		**30.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series.* Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases.* Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas.* Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lake County Area, Florida

8—Candler sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2t3z1
Elevation: 10 to 260 feet
Mean annual precipitation: 47 to 56 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 280 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Candler and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candler

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve, tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian deposits and/or sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 63 inches: sand
E and Bt - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL), Longleaf

Pine-Turkey Oak Hills (R155XY002FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Minor Components

Millhopper
Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)
Hydric soil rating: No

Tavares
Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave, convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)
Hydric soil rating: No

21—Lake sand, 0 to 5 percent slopes

Map Unit Setting
National map unit symbol: 1qt6g
Elevation: 30 to 300 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 340 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition
Lake and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lake

Setting
Landform: Marine terraces, hills, ridges
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Parent material: Eolian deposits or sandy fluvial or marine deposits

Typical profile

A - 0 to 7 inches: sand
C - 7 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)
Hydric soil rating: No

Minor Components

Astatula

Percent of map unit: 10 percent
Landform: Hills on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Sand Pine Scrub (R154XY001FL)
Hydric soil rating: No

Apopka

Percent of map unit: 10 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)
Hydric soil rating: No

22—Lake sand, 5 to 12 percent slopes

Map Unit Setting

National map unit symbol: 1nrvv
Elevation: 40 to 300 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 340 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Lake and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lake

Setting

Landform: Marine terraces, hills, ridges
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Eolian deposits or sandy fluvial or marine deposits

Typical profile

A - 0 to 5 inches: sand
C - 5 to 80 inches: sand

Properties and qualities

Slope: 5 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on strongly sloping to steep side slopes of xeric uplands (G154XB113FL)

Other vegetative classification: Sandy soils on strongly sloping to steep side slopes of xeric uplands (G154XB113FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)
Hydric soil rating: No

Minor Components

Lake, 0 to 5 percent
Percent of map unit: 5 percent
Landform: Marine terraces, hills, ridges
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)
Hydric soil rating: No

Apopka
Percent of map unit: 5 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on strongly sloping to steep side slopes of xeric uplands (G154XB113FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)
Hydric soil rating: No

27—Everglades muck, depressional

Map Unit Setting
National map unit symbol: 1qt6n
Elevation: 0 to 100 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 340 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition
Everglades, depressional, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Everglades, Depressional

Setting
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave

Typical profile

Oa - 0 to 11 inches: muck
Oe - 11 to 80 inches: mucky peat

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very high (about 27.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Forage suitability group: Organic soils in depressions and on flood plains (G154XB645FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G154XB645FL), Freshwater Marshes and Ponds (R154XY010FL)
Hydric soil rating: Yes

Minor Components

Oklawaha, freq. flooded

Percent of map unit: 10 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Organic soils in depressions and on flood plains (G154XB645FL), Freshwater Marshes and Ponds (R154XY010FL)
Hydric soil rating: Yes

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United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

APPENDIX F: IPAC CONSULTATION

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov
https://www.fws.gov/office/florida-ecological-services

In Reply Refer To:
Project code: 2024-0000972
Project Name: Montverde Drinking Water Improvements

October 03, 2023

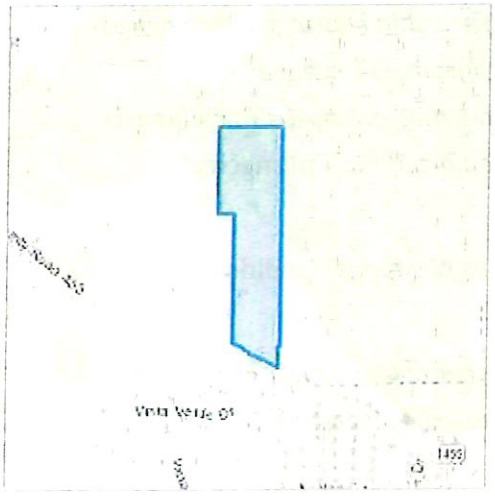
Please provide this document to the Federal agency or their designee with your loan/grant application.

Subject: Consistency letter for the project named 'Montverde Drinking Water Improvements' for specified threatened and endangered species that may occur in your proposed project location, pursuant to the IPaC determination key titled 'Clearance to Proceed with Federally-Insured Loan and Grant Project Requests'.

To whom it may concern:

On October 03, 2023, Morgan French used the IPaC determination key 'Clearance to Proceed with Federally-Insured Loan and Grant Project Requests'; dated May 18, 2023, in the U.S. Fish and Wildlife Service's online IPaC tool to evaluate potential impacts to listed species from a project named 'Montverde Drinking Water Improvements' in Lake County, Florida (shown below):

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@28.608931050000002,-81.69081345033376,14z



The following description was provided for the project 'Montverde Drinking Water Improvements':

> Due to the projected Census growth that the Town is expected to undergo over the next 20 years, drinking water system demands are anticipated to require an increase in drinking water capacity within the planning period. Based on life cycle analysis, it is most economical and advantageous for the Town to provide additional drinking water storage and critical redundant water supply within the water distribution system by way of constructing a redundant Upper Floridan Aquifer (UFA) Well at the existing Water Treatment Plant #1 (WTP 1) and a 300,000-gallon multicolumn elevated water storage tank at the location depicted in Appendix D within the Facilities Plan.

Based on your answers provided, the proposed project is unlikely to have any detrimental effects to federally-listed species or critical habitat. Therefore, per this guidance, Morgan French has determined that Montverde Drinking Water Improvements will have No Effect on the species listed below.

This letter serves as documentation of your consideration of endangered species, bald eagles, and migratory birds. No further coordination with the Service is necessary.

Please be advised that, if later modifications are made to the project that do not meet the criteria described above, if additional information involving potential effects to listed species becomes available, or if a new species is listed, reinitiation of consultation may be necessary.

BIRDS

- Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* Threatened
- Everglade Snail Kite *Rostrhamus sociabilis plumbeus* Endangered
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

FLOWERING PLANTS

- Britton's Beargrass *Nolina brittoniana* Endangered
- Lewton's Polygala *Polygala lewtonii* Endangered
- Papery Whitlow-wort *Paronychia chartacea* Threatened
- Pigeon Wings *Clitoria fragrans* Threatened
- Pygmy Fringe-tree *Chionanthus pygmaeus* Endangered
- Wide-leaf Warea *Warea amplexifolia* Endangered

INSECTS

- Monarch Butterfly *Danaus plexippus* Candidate

REPTILES

- Eastern Indigo Snake *Drymarchon couperi* Threatened
- Sand Skink *Neoseps reynoldsi* Threatened

ADDITIONAL CONSIDERATIONS FOR NON-FEDERALLY LISTED SPECIES

- **Bald Eagle Nest Issues.** If any of the above-referenced activities (rehabilitation, demolition, or rebuilding) are proposed to occur **within 660 feet** of an active or alternate bald eagle (*Haliaeetus leucocephalus*) nest during the nesting season (October 1 through May 15), we recommend the applicant or their designated agent coordinate with the agency responsible for managing wildlife in their state. For additional information, please visit the Service's regional web page: https://www.fws.gov/service/3-200-71-eagle-take-associated-not-purpose-activity-incidental-take.
- **Migratory Bird Issues.** If any native birds are using the structures for nesting then actions should be taken so as not to disturb the adults, nests, eggs, or chicks as this could lead to a potential violation of the Migratory Bird Treaty Act. If nests are present or any birds are using the structures regularly for roosting purposes, we recommend the applicant or their designated agent coordinate with the appropriate Service's Field Office and visit the Service's Migratory Bird Program website at https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds for recommendations on how impacts can be avoided and minimized.

Morgan French answered the determination key questions for this project as follows:

1. Does the project intersect Monroe County, FL?

   Automatically answered

   No

2. Is the project exclusively a Federal loan transfer, where the original lending or mortgage institutions for existing project are no longer holding the loan and the property is being transferred via a federally-backed loan?

   *Yes, this is **exclusively** a Federal loan transfer, as described above.*

Attachments:

- Project questionnaire
- Standard manatee construction conditions
- Determination key description: Clearance to Proceed with Federally-Insured Loan and Grant Project Requests
- U.S. Fish & Wildlife Service contact list

PROJECT INFORMATIONAL QUESTIONNAIRE

As part of completing the determination key, Morgan French provided the following information about their project:

1. Which Federal Agency is the lead agency providing the funding?

   U.S. Environmental Protection Agency (EPA)

2. Which types of activities you will be conducting:

   Utilities

3. Which types of structures this funding will address:

   Water Supply Facility

4. How many square feet of facilities will be affected by this project?

   30

5. Are there bald eagles within 660 feet of the site, or migratory birds or bats using structures on the site?

   None of the above

DETERMINATION KEY DESCRIPTION: CLEARANCE TO PROCEED WITH FEDERALLY-INSURED LOAN AND GRANT PROJECT REQUESTS

This key was last updated in IPaC on May 18, 2023. Keys are subject to periodic revision.

This determination key is for all Federally-insured loans, loan transfers, or grant requests for projects that may be completed without requiring additional clearing of undisturbed habitat beyond the original footprint of the existing project. For the purposes of this key, Federal loan transfers are those transfers where the original lending or mortgage institutions for existing projects are no longer holding the loans and the properties are being transferred via federally backed loans. Projects may include demolition, rehabilitation, renovations, and/or rebuilding of existing structures (*e.g.*, commercial buildings, multi-family housing, single-family housing), and various utilities projects such as water and wastewater treatment facilities, sewer or power line repair, etc.

The U.S. Fish and Wildlife Service is the lead Federal agency charged with the protection and conservation of Federal Trust Resources, such as threatened and endangered species and migratory birds, in accordance with section 7 of the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C. 1531 et seq.), the Bald and Golden Eagle Protection Act, (16 U.S.C. 668-668d) (Eagle Act), and the Migratory Bird Treaty Act (40 Stat. 755; 16 U.S.C. 701 et seq.).

Recently, many Federal agencies have activated programs that have resulted in an increased consumer demand to initiate projects through federally-backed loans and grants, all of which require those same Federal agencies to comply with Section 7 of the Act. Consequently, we have experienced an increase in the number of requests for review of these government-backed loan and grant projects. These include, but are not limited to:

1. U.S. Department of Housing and Urban Development's (HUD) Neighborhood Stabilization and Community Development Block Grant programs, which may be managed by Florida's Department of Economic Opportunity;

2. U.S. Department of Energy's (DOE) Energy Efficiency and Renewable Energy program;

3. U.S. Department of Agriculture's (USDA) Housing Assistance and Rural Development Loan and Grant Assistance programs;

4. U.S. Federal Aviation Administration (FAA) regulatory airport and runway modifications;

5. U.S. Federal Emergency Management Agency's (FEMA) Hazard Mitigation Assistance program; and

6. U.S. Environmental Protection Agency's (EPA) Clean Water State Revolving Fund.

In order to fulfill the Act's statutory obligations in a timely and consistent manner, and to assist Federal agencies, State and local governments, and consultants in addressing Section 7 and National Environmental Policy Act (NEPA) environmental impact review requirements, we provide the following guidance and clearance relative to the criteria stated below for Federally-insured loan and grant project requests.

This guidance is based on the signed letters:
U.S. Fish and Wildlife Service Clearance to Proceed with Federally-Insured Loan and Grant Project Requests in Florida.
U.S. Fish and Wildlife Service Clearance to Proceed with Federally-Insured Loan and Grant Project Requests in Alabama, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

IPAC USER CONTACT INFORMATION

Agency: Montverde town
Name: Morgan French
Address: 1496 Highway 90
City: Chipley
State: FL
Zip: 32428
Email mfrench@woodardcurran.com
Phone: 8507033000

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Florida Department of Environmental Protection

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov
https://www.fws.gov/office/florida-ecological-services

In Reply Refer To:
Project Code: 2024-0000972
Project Name: Montverde Drinking Water Improvements

October 03, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of

this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
(772) 562-3909

PROJECT SUMMARY

Project Code: 2024-0000972
Project Name: Montverde Drinking Water Improvements
Project Type: Water Supply Facility - New Constr
Project Description: Due to the projected Census growth that the Town is expected to undergo over the next 20 years, drinking water system demands are anticipated to require an increase in drinking water capacity within the planning period. Based on life cycle analysis, it is most economical and advantageous for the Town to provide additional drinking water storage and critical redundant water supply within the water distribution system by way of constructing a redundant Upper Floridan Aquifer (UFA) Well at the existing Water Treatment Plant #1 (WTP 1) and a 300,000-gallon multicolumn elevated water storage tank at the location depicted in Appendix D within the Facilities Plan.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@28.608931050000002,-81.69081345033376,14z

Counties: Lake County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 12 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite *Rostrhamus sociabilis plumbeus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

REPTILES

NAME	STATUS
Eastern Indigo Snake *Drymarchon couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Sand Skink *Neoseps reynoldsi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4094	Threatened

INSECTS

NAME — STATUS

Monarch Butterfly *Danaus plexippus* — Candidate
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/9743

FLOWERING PLANTS

NAME — STATUS

Britton's Beargrass *Nolina brittoniana* — Endangered
Population:
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/4460

Lewton's Polygala *Polygala lewtonii* — Endangered
Population:
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/6688

Papery Whitlow-wort *Paronychia chartacea* — Threatened
Population:
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/1465

Pigeon Wings *Clitoria fragrans* — Threatened
Population:
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/991

Pygmy Fringe-tree *Chionanthus pygmaeus* — Endangered
Population:
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/1084

Wide-leaf Warea *Warea amplexifolia* — Endangered
Population:
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/412

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are bald and/or golden eagles in your project area.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read the supplemental information and specifically the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

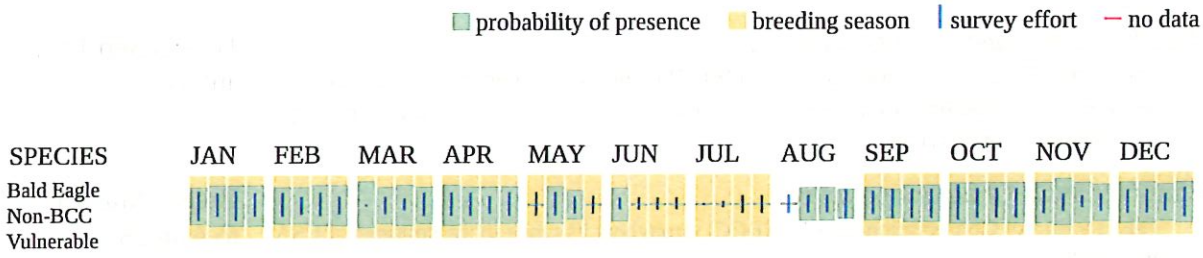
Probability of Presence (▣)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (▪)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Managment https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
King Rail *Rallus elegans* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8936	Breeds May 1 to Sep 5
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird *Fregata magnificens* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Painted Bunting *Passerina ciris* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

NAME	BREEDING SEASON
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read the supplemental information and specifically the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

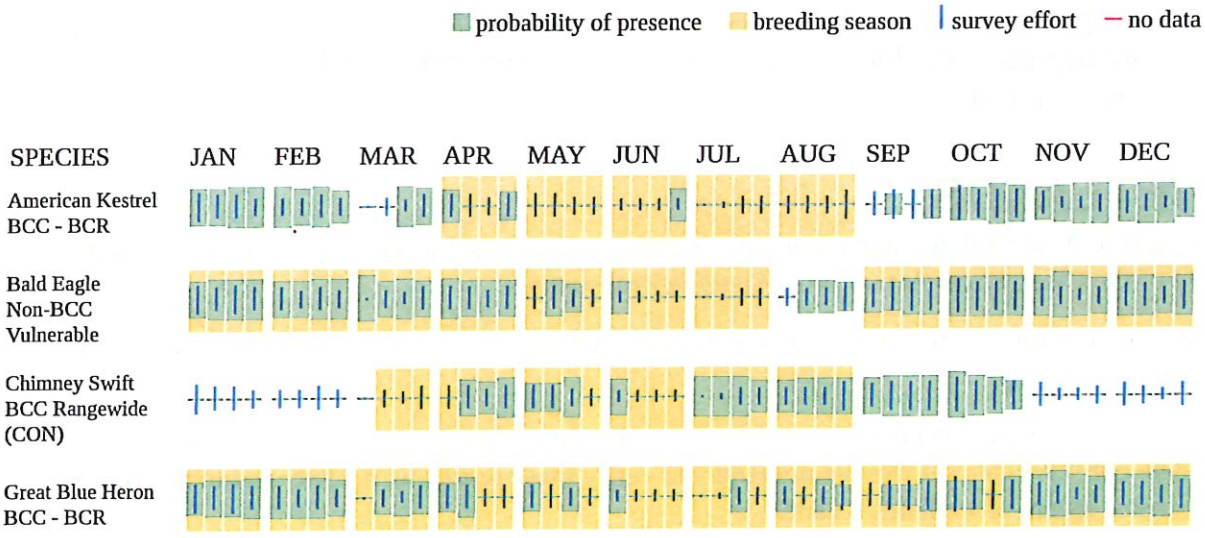
Probability of Presence (▮)

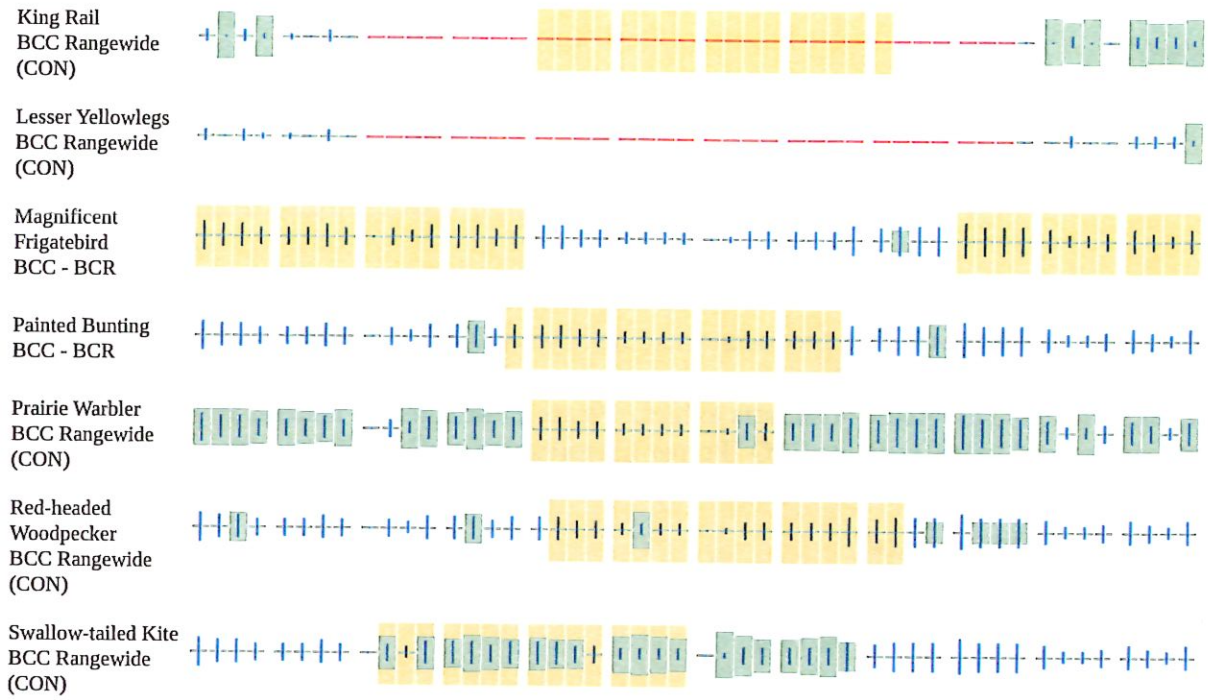
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (▮)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER FORESTED/SHRUB WETLAND

- PFO1F

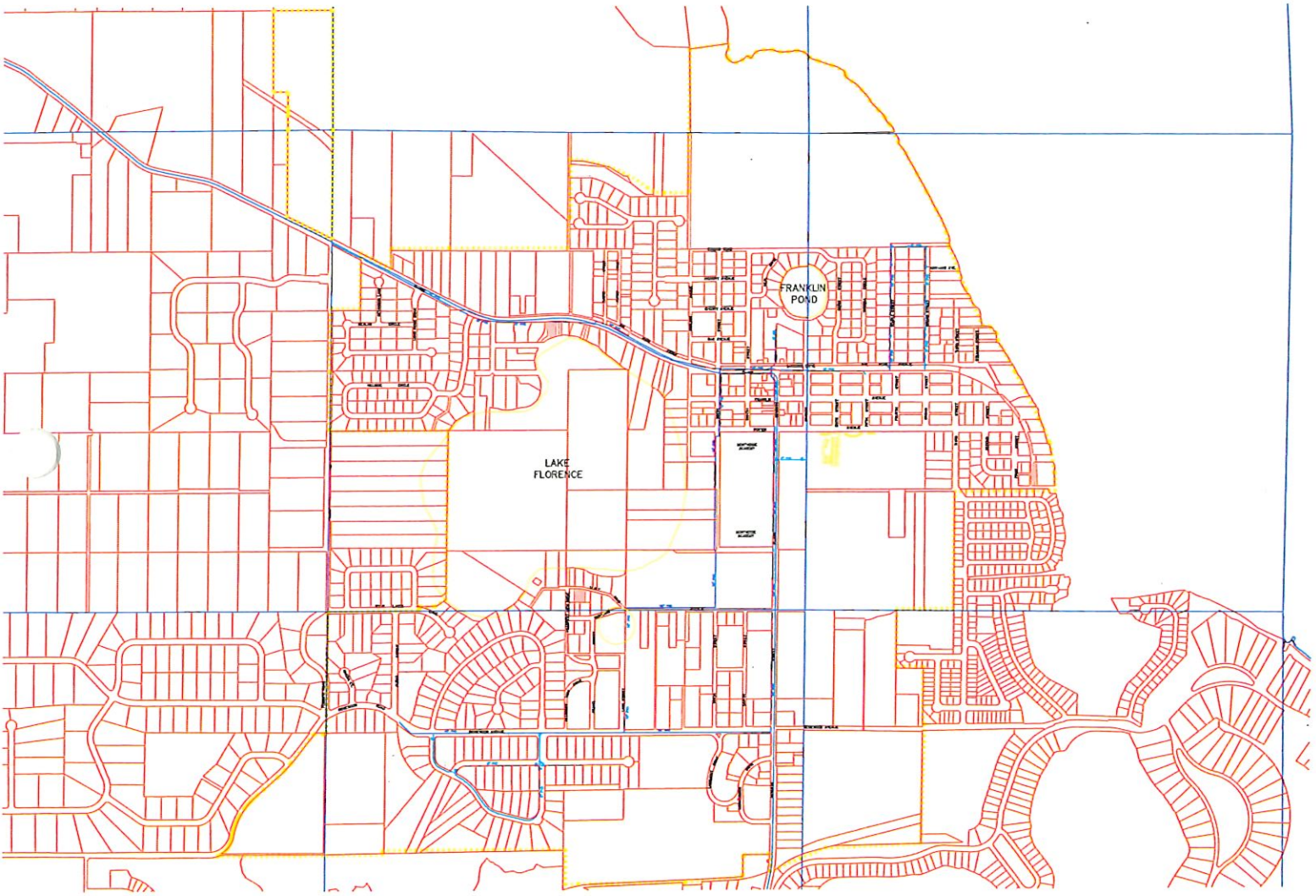
IPAC USER CONTACT INFORMATION

Agency: Montverde town
Name: Morgan French
Address: 1496 Highway 90
City: Chipley
State: FL
Zip: 32428
Email mfrench@woodardcurran.com
Phone: 8507033000

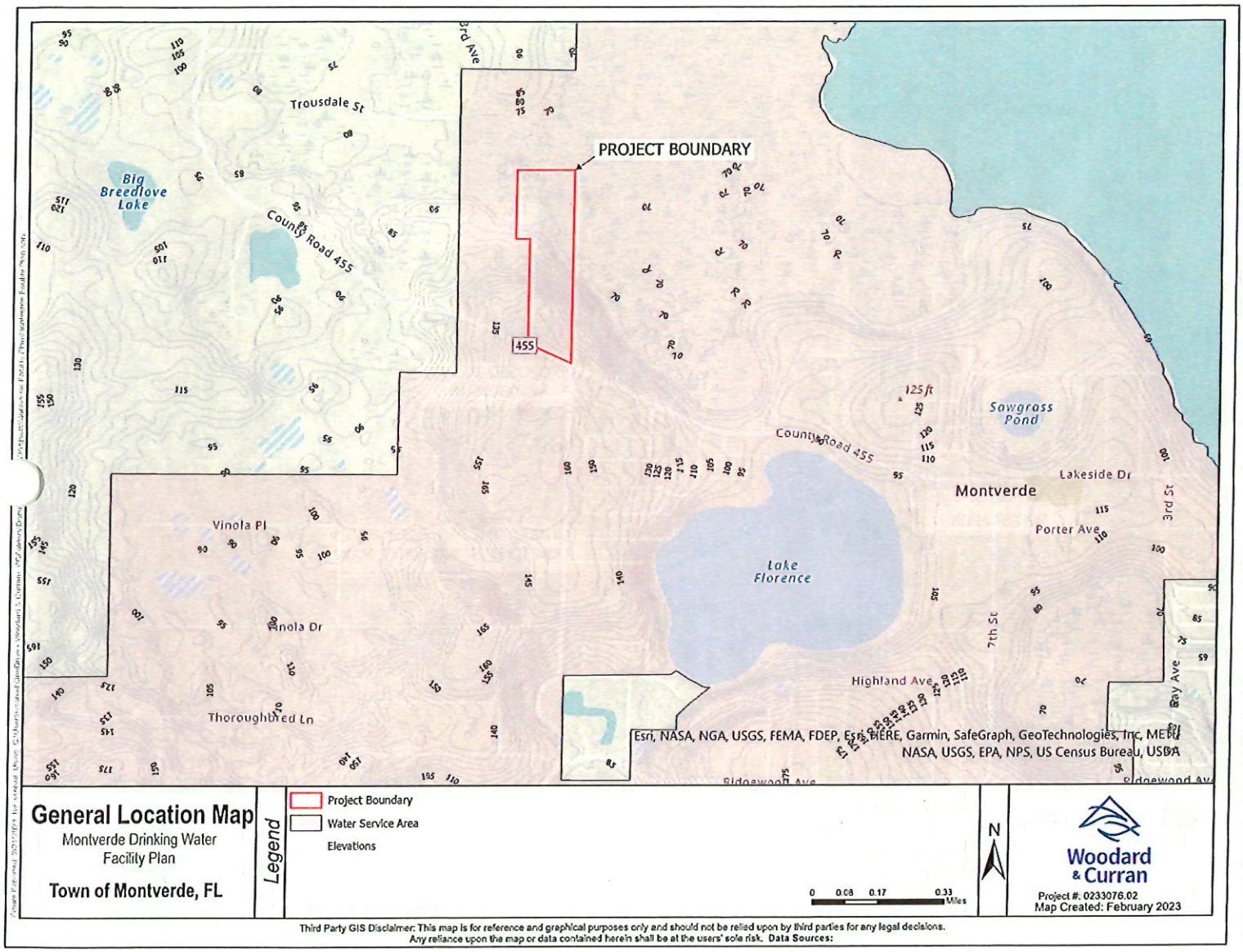
LEAD AGENCY CONTACT INFORMATION

Lead Agency: Florida Department of Environmental Protection

APPENDIX G: EXISTING WATER DISTRIBUTION SYSTEM


FRANKLIN
POND
LAKE
FLORENCE

APPENDIX H: PROPOSED ELEVATED STORAGE TANK SITE



General Location Map

Montverde Drinking Water Facility Plan

Town of Montverde, FL

Legend

- Project Boundary
- Water Service Area
- Elevations

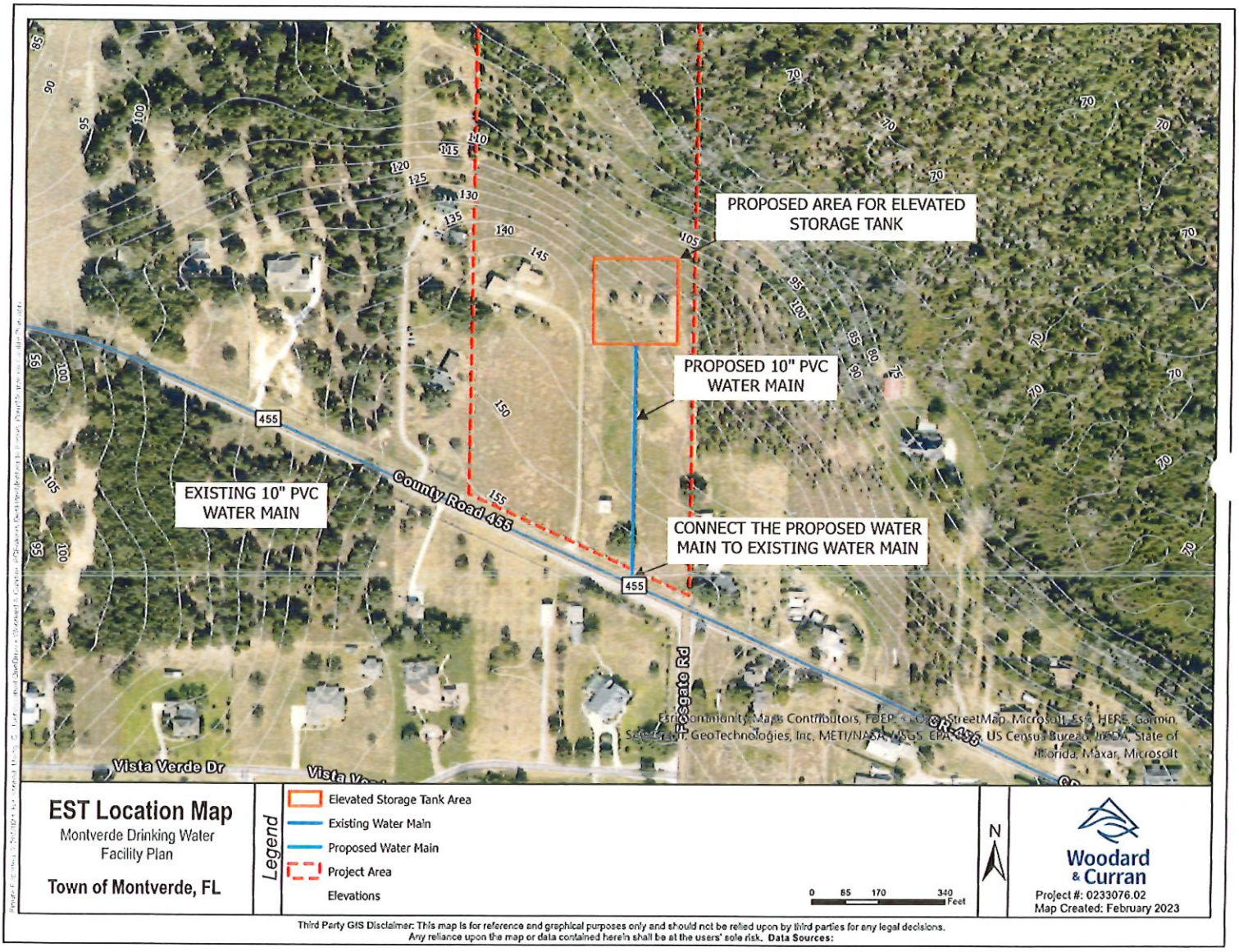
0 0.08 0.17 0.33 Miles

N

Woodard & Curran

Project #: 0233076.02
Map Created: February 2023

Third Party GIS Disclaimer: This map is for reference and graphical purposes only and should not be relied upon by third parties for any legal decisions. Any reliance upon the map or data contained herein shall be at the users' sole risk. **Data Sources:**



EST Location Map

Montverde Drinking Water Facility Plan

Town of Montverde, FL

Legend

- Elevated Storage Tank Area
- Existing Water Main
- Proposed Water Main
- Project Area
- Elevations

0 85 170 340 Feet

N

Woodard & Curran

Project #: 0233076.02
Map Created: February 2023

APPENDIX I: PUBLIC PARTICIPATION

RESOLUTION 2025-168

RESOLUTION 2025-168

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, APPROVING PROPOSAL FOR DESIGN ENGINEERING SERVICES FOR SAHFI FUNDED DRINKING WATER SYSTEM IMPROVEMENTS – PHASES 2 AND 3 DATED MARCH 18, 2025 BETWEEN THE TOWN OF MONTVERDE AND WOODARD & CURRAN, INC.; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Montverde issued RFQ 21-02 for the purposes of selecting an engineering firm for engineering and design services for potable water utility, and such other services as requested by the Town; and

WHEREAS, the Town selected Woodard & Curran, Inc and entered into a Consultant Services Agreement which provides for the issuance of Task Orders; and

WHEREAS, in 2024 the Florida Department of Environmental Protection (FDEP) approved the Town's Drinking Water Facilities Plan prepared by Woodard & Curran which has since been updated; and

WHEREAS, the Town desires to replace its SCADA system, install a new lower Florida aquifer supply well, construct upgrades to the distribution system, and construct new water treatment plant well pump buildings, so it is necessary to prepare design drawings and specifications for the improvements to be reviewed and approved by FDEP for SAHFI eligibility; and

WHEREAS, the parties desire to enter into Proposal for Design Engineering Services for SAHFI Funded Drinking Water System Improvements – Phases 2 and 3 dated March 18, 2025 for the purpose of setting forth the terms and conditions under which Woodard & Curran, Inc. will provide the deliverables set forth in the Proposal; and

WHEREAS, the Town Council finds it beneficial to the Town of Montverde, its residents and businesses to approve the task order with the terms and conditions outlined therein; and

WHEREAS, has home rule authority to take any action in the furtherance of the interest of the Town that is not in conflict with general law, and taking action authorized in this resolution is not in conflict.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Proposal for Design Engineering Services for SAHFI Funded Drinking Water System Improvements – Phases 2 and 3 dated March 18, 2025., a copy of which is attached hereto, is approved.

Section 2. The Council authorizes the Town Manager to execute the Agreement.

Section 3. This resolution shall take effect immediately upon its adoption by the Town Council of the Town of Montverde, Florida.

PASSED AND RESOLVED at a meeting of the Town Council of the Town of Montverde, Florida this ___ day of March 26, 2025.

_____
Joe Wynkoop, Mayor

Attest:

_____
Sandy Johnson, Town Clerk

Approved as to form and legality:

_____
Anita Geraci-Carver, Town Attorney

First Reading _____

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

	YEA	NAY
Vacant		
Allan Hartle, Councilmember		
Joe Morganelli, Councilmember		
Carol Womack, Vice-Mayor		
Joe Wynkoop, Mayor		

1511 N Westshore Boulevard
Suite 420
Tampa, Florida 33607
www.woodardcurran.com

T 800.426.4262

Via Electronic Mail

3/18/2025

Paul Larino
Town Manager
Town of Montverde
17404 Sixth Street
Montverde, FL 34756

RE: Proposal for Design Engineering Services for SAHFI funded Drinking Water System Improvements – Phases 2 and 3
Town of Montverde, FL

Dear Mr. Larino:

Woodard & Curran (W&C) appreciates the opportunity to provide this proposal for professional Design Engineering Services pertaining to Phase 2 and 3 improvements to the Drinking Water System for the Town of Montverde (Town). This project and the proposed scope encompass the recommendations included in the Montverde Drinking Water Facilities Plan that was prepared for the Town of Montverde by W&C to meet the current and future needs of the Town and the requirements of the Florida Department of Environmental Protection's (FDEP's) Special Appropriation for Hurricanes Fiona and Ian (SAHFI) funding awarded to the Town in February 2024.

The Drinking Water Facilities Plan was developed to evaluate utility needs related to drinking water production, storage, operation, and distribution to include improved resiliency, flood protection, health and safety, reliability, O&M efficiency and 20-year growth estimates. This proposal is for the design of additional system improvements described in the Drinking Water Facilities Plan SAHFI Update, which include:

1. **Water Distribution System Improvements and New Emergency Generator** (Phase 2C of Facilities Plan)
2. **New Lower Floridan Aquifer Supply Well** (Phase 2B of Facilities Plan)
3. **Replacement of Supervisory Control and Data Acquisition** (SCADA) System (Phase 2A of Facilities Plan)
4. **Replacement of Water Treatment Plant Well Pump Buildings** (Phase 3 of Facilities Plan)

This Consultant Services Task Order between Woodard & Curran, Inc. (Consultant) and the Town shall be completed in accordance with the Consultant Services Agreement (Agreement) between Consultant and Town executed June 1, 2022. The terms and conditions of the Agreement are incorporated herein by this reference and the Scope of Work, Compensation, and Schedule, are defined in this Task Order.

SCOPE OF WORK - Water Distribution System Improvements (Phase 2C)

Woodard & Curran

Based on the assessment performed in the Drinking Water Facilities Plan SAHFI Update, Design Engineering Services provided by W&C under this proposal will address the following specific Drinking Water System Improvements:

1. The drinking water transmission and distribution piping network will be analyzed by preparing a hydraulic model of the Town's distribution system. Elements of the network, including pipe and valve sizes and hydrants, which can limit the distribution of water will be confirmed and upgrades to the distribution system will be designed to eliminate these bottlenecks to improve system wide supply pressure and system looping.

2. W&C will analyze hydrant flushing reports from the fire department and will discuss hydrant conditions with the Town to identify fire hydrants within the Town boundary limits that need to be replaced.

3. W&C will design a new backup generator infrastructure at the Town's new Emergency Operations Center to improve the Town's ability to consistently maintain operations for the supply of drinking water to the Town during periods of primary utility power outages. Design includes a new permanently mounted natural gas-powered generator, automatic transfer switch, and other equipment and infrastructure necessary to provide reliable backup power for the Emergency Operations Center.

W&C will provide the following Engineering Design Services to the Town to address the Drinking Water Distribution System Improvements described above:

Task 001 – Preliminary Investigations

Task 001 will be composed of Preliminary Investigative work including data gathering and hydraulic modeling. This Phase also includes subcontracted site investigation work including topographic surveys, subsurface utility location work, environmental assessments and geotechnical studies.

1.1 Hydraulic Modelling: W&C will develop a hydraulic model for the Town utilizing the Town's existing drawings of the drinking water distribution system combined with the subsurface utility locate drawings which were completed last year. The model will be run to evaluate flows and pressures throughout the distribution network under current flow conditions to confirm existing problem areas and to identify any new problem areas.

Next, the hydraulic model analysis will be run to assess the flow and pressure impacts on the potable water distribution system resulting from the addition of the future elevated storage tank on the northwest side of Town, along with increased projected demands resulting from buildout of the Osgood, Hills of Montverde, and Willow Ridge developments. The hydraulic model results will include recommendations for replacement of sections of undersized water main piping and installation of new piping to improve distribution network looping and overall system resiliency.

1.2 Field Pressure Logging: To confirm the results of the hydraulic model and calibrate the model to real world conditions, approximately 10-15 pressure data loggers will be installed on fire hydrants throughout the Town for approximately two (2) weeks. Exact quantities and locations of pressure monitors will need to be determined through discussions with the Town. Pressure monitoring will provide accurate data to better understand the distribution system under a variety of actual flow and pressure conditions particularly in the central area of the Town where most of the older distribution piping is located. The results from the pressure data loggers will be analyzed and the data will be used to make adjustments to the hydraulic model to improve the model's accuracy.

A Draft Technical Report summarizing the hydraulic model assumptions and results along with appropriate figures will be submitted to the Town for review. Comments will be incorporated in the Final Technical Report, which will be used to define and verify specific distribution system changes and improvements. The Town will be provided with a copy of the finalized hydraulic model files.

1.3 Survey & Subsurface Utility Locate: W&C will hire a licensed surveyor subconsultant to complete a ground survey using the Town approved horizontal and vertical datum to create a base plan for the detailed design of any new pipelines and, if needed, to create a base plan for the area identified for the new generator for the Emergency Operations Center. Any survey work will include information on property lines, topography, utilities, drainage, physical features, and buildings. This information will also be used to confirm proposed infrastructure locations in comparison to the 100-year and 500-year flood zone. A desktop review of available information will be performed to identify any wetland resource areas in the vicinity of the survey. All survey and subsurface utility locate drawings will be stamped by a Florida professional surveyor. The Town will be provided with copies of all final drawings in both PDF and CAD formats.

1.4 Geotechnical Subsurface Studies: W&C will hire a geotechnical subconsultant to conduct a geotechnical exploration, including soil sampling and borings, to ascertain the necessary geotechnical design parameters along any new proposed pipeline routes and, if needed, in the area identified for the new generator for the Emergency Operations Center. This task includes pre-exploration activities, such as reviewing published soils information and plans of underground utilities to facilitate the completion of subsurface exploratory test borings and analysis. A report summarizing all data and findings will be prepared and provided to the Town.

1.5 Environmental Assessment: A site inspection and desktop analysis of any new pipeline routes will be conducted in those areas where there may be a concern for the presence of wetlands and/or endangered species. A report summarizing all data and findings will be prepared and provided to the Town.

Task 002 – Preliminary Design 0-30%

Task 002 will consist of preliminary design development which will include the preparation of a 30% design set of plans and a draft of a Design Basis Report which will be submitted as part of the FDEP permitting process.

2.1 Mechanical Design: W&C will prepare the basic mechanical design calculations and drawings for the project improvements including plan view single line pipe routing layout drawings, a fire hydrant location map, and general arrangement drawings for the new generator and automatic transfer switch.

2.2 Electrical Design: W&C will prepare a single line electrical diagram for the genset equipment that will provide backup power for the Emergency Operations Center.

2.3 Civil and Structural Design: W&C will prepare a grading and utilities plan for the new generator utilizing the base plan from the ground survey. Structural drawings will be prepared for a reinforced concrete slab upon which the new generator will be installed. Structural design will be based on the conditions identified in the geotechnical exploration work. Layout drawings for a security fence around the generator will be prepared.

The single-line routing of proposed new and replacement pipelines will be established for the transmission and pipe looping mains and new distribution piping. Issues regarding additional easements and land acquisitions will be identified and brought to the Town's attention for resolution.

2.4 Design Basis Report: A draft of the Design Basis Report (DBR) will be prepared to document and describe the design development of the drinking water system improvements. The DBR will be organized to comply with the requirements of Florida Administrative Code and submitted to FDEP as part of the permitting process. A preliminary Engineer's Estimate of Probable Construction Cost (EEOPCC) will be included in the DBR. This report will be submitted to the Town for review and comment.

2.5 Quality Assurance (QA)/Quality Control (QC): W&C will conduct regular internal technical reviews of all calculations, drawings, and reports prior to submitting the information to the Town.

2.6 Project Management: This task occurs concurrently with all the steps outlined above and consists of all those tasks necessary to inform the Town of the project's needs; monitor and control the design process; coordinate information and meetings; coordinate with subcontractors and in-house design staff; reach timely decisions to meet the project schedule; prepare reports to the Client on the progress of the project and status of schedule and budget; and provide technical oversight of project activities.

Meetings: W&C will attend and facilitate the following meetings as part of Phase 002:

- One (1) kickoff meeting at the beginning of the project with Town Staff to confirm W&C's understanding of the Town's goals for the project and to review the written scope of work, project deliverables, project schedule, and project budget; and
- One (1) design review meeting to review the 30% Design drawings with Town Staff.

Task 003 – Intermediate Design 30-60%

Task 003 will consist of intermediate design development which includes the preparation of a 60% set of design plans and a Table of Contents (TOC) for a set of bid specifications. The Design

Basis Report will be finalized and state permitting applications will be completed and submitted to the appropriate agencies under this Phase.

3.1 Mechanical Design: W&C will prepare the full details for the mechanical design including detailed drawings for the new equipment, piping, and valving as well as standard construction details. The fire hydrant location map will be updated to indicate those fire hydrants that have been identified for replacement. Standard fire hydrant details will be added to the drawing set.

3.2 Electrical Design: W&C will prepare the detailed electrical design drawings for the new generator including drawings for natural gas supply connection to the generator, cable pull and termination drawings, wiring diagrams, and cable duct and conduit routing drawings.

3.3 Civil and Structural Design: Two-line pipe routing drawings for proposed new and replacement pipelines for the transmission and pipe looping mains and new distribution piping will be prepared showing plan views and, where appropriate, cross-sectional elevation views. Piping standard details will also be added to drawings.

W&C will prepare site design drawings for the new generator. Design elements to be shown on the drawings are expected to consist of site grading, site layout, site utilities, stormwater management, fencing, and access walkways. The addition of impervious area is expected to be limited; however, any permitting associated with additional impervious area will be addressed in coordination with the appropriate agency.

Structural design and drawings related to the design of the reinforced concrete slab for support of the generator will be updated as needed.

3.4 Design Basis Report: The Design Basis Report (DBR) will be updated as the design work progresses to document the design development of the system improvements as required by FAC. The finalized DBR will be submitted to FDEP as part of the permitting process.

3.5 Permitting: W&C will finalize and submit permit applications required by state and federal requirements. Permits under the scope of work to be prepared by W&C are expected to include the following:

- FDEP Application for a Specific Permit to Construct PWS Components which includes submittal of the Design Basis Report, and
- FDEP Application for a Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs.

All permitting fees will be paid for directly by the Town.

3.6 Quality Assurance (QA)/Quality Control (QC): W&C will conduct regular internal technical reviews of calculations, drawings, and reports prior to submitting the information to the Town.

3.7 Project Management: This task occurs concurrently with all the steps outlined above and consists of all those tasks necessary to inform the Town of the project's needs; monitor and

control the design process; coordinate information and meetings; coordinate with subcontractors and in-house design staff; reach timely decisions to meet the project schedule; prepare reports to the Client on the progress of the project and status of schedule and budget; and provide technical oversight of project activities.

3.8 Specifications: W&C will provide a Table of Contents listing the Bid Specifications that will be prepared by W&C to define the work, equipment, and materials to be performed and provided by the Contractor during the Construction Phase of the project.

Meetings: W&C will attend the following meetings which are included under the scope of this proposal:

- One (1) design review meeting to review the 60% Design drawings with Town Staff.

Task 004 – Final Design 60-100%

Task 004 will consist of final design development which includes the preparation of a 90% complete set of design plans and a full draft set of the construction bid specifications. The 90% design plans and specifications will be reviewed with the Town.

Drawings and specifications will then be updated with any comments from the 90% design review. The drawings and specifications will then go through one last QA/QC technical and content review by W&C Engineering staff and a final set of 100% design construction bid documents will be prepared. All construction bid documents will be stamped and signed by W&C registered Florida Professional Engineers. Construction bid documents will then be submitted to FDEP for review and approval for compliance with all SAHFI funding requirements.

4.1 Process and Mechanical Design: W&C will finalize the full details for the mechanical design and finalize detailed drawings for the new equipment, piping, valving, hydrants, and other construction details.

4.2 Electrical Design: W&C will finalize the detailed design drawings for the new generator including drawings for natural gas supply connection, cable pull and termination drawings, wiring diagrams, and cable duct and conduit routing drawings.

4.3 Civil and Structural Design: The general layout drawings for the generator will be finalized as will the drawings for the new and replacement pipelines for the transmission and pipe looping mains and new distribution piping. Piping standard details will also be finalized.

4.4 Permitting and Design Basis Report: This Phase includes one round of responses by W&C to address a Request for Additional Information (RAI) letter from FDEP pertaining to questions or comments regarding the Permit Applications, including one more revision to the DBR, if required.

4.5 Specifications: W&C will provide a complete set of Specifications that will be prepared to define the work, equipment, and materials to be performed and provided by the contractor. This project will utilize Engineer's standard bidding and contractual (front-end) specifications based on the integrated Engineers Joint Contract Documents Committee (EJCDC) construction series documents, Florida bidding laws and regulations, and FDEP SAHFI funding requirements.

General requirements and technical specifications will be Engineer master guide specifications based on Construction Specifications Institute standards (including MasterFormat) which are coordinated with the EJCDC bidding/contractual documents.

4.6 Quality Assurance (QA)/Quality Control (QC): W&C will conduct regular internal technical reviews of all calculations, drawings, and reports prior to submitting the information to the Town. Finalized 100% Design drawings and specifications will be stamped and signed by certified Florida professionals.

4.7 Project Management: This task occurs concurrently with all the steps outlined above and consists of all those tasks necessary to inform the Town of the project's needs; monitor and control the design process; coordinate information and meetings; coordinate with subcontractors and in-house design staff; reach timely decisions to meet the project schedule; prepare reports to the Client on the progress of the project and status of schedule and budget; and provide technical oversight of project activities.

Meetings: W&C will attend the following meetings which are included under the scope of this proposal:

- One (1) design review meeting to review the 90% Design drawings and specifications with Town Staff.

SCOPE OF WORK - Lower Floridan Aquifer Supply Well (Phase 2B)

This phase includes installing a new LFA drinking water well adjacent to the elevated storage tank designed under Phase 1B. With the installation of the new LFA well, this site will become the location of WTP 3. This location is served by a different electric utility, providing a strategic advantage in the event of a power outage at WTP 1 and 2. If the backup generator at WTP 1 fails or other issues arise that prevent primary water production, the new well will ensure continued water supply from the north side of Town. WTP 2 lacks the capacity to serve as a full backup and is considered a secondary supply source for the Town.

The LFA well offers additional benefits to the Town, particularly in terms of their Consumptive Use Permit (CUP). A new LFA well could help the Town offset CUP credits and enhance the reliability of its water supply. The LFA project will include new electrical and security components (including additional cameras and fencing) and a one-story concrete process and electrical building with a sodium hypochlorite disinfection system.

W&C will provide the following services:

Task 001 - Well Locating and Design

The purpose of this task is to assist with locating, design and bidding for the new well to supply the Town of Montverde, presumably at the site of the future elevated storage tank at the Stetcher property. One site visit will be conducted with the Town to review potential well locations. The well location's conformance with the required FDEP setbacks will be documented

in a schematic. If a wellhead protection ordinance is needed for the desired well location, the development of the wellhead protection ordinance will be a separate, mutually agreed scope.

The following well design services will be provided:

- Prepare well construction design, aquifer testing and construction methodology technical specifications for installation of one Lower Floridan aquifer well for use in bidding. The proposed well and aquifer testing will conform to specifications required by the SJRWMD.
- Include the technical specifications in a frontend document for the Town to issue to bidders.
- Provide hard copy plans and specifications for bidders.

Task 002 – Wellhead and Pipeline Installation

The purpose of this task is to support installation of the well pump and raw water pipeline for the new LFA well at the Stetcher property (or other location as determined). These features will be bid under a separate contract from the well drilling and well installation. W&C will provide the following services:

- We will perform a site survey, which will include ground elevations, control points, available benchmarks, horizontal locations of existing underground utilities, and visible aboveground structures and plantings. We will also perform a subcontracted vertical locate of the existing pipeline in the area of the new pipeline connection.
- W&C will prepare calculations, plans and specifications for the well pump, discharge piping and valves, and disinfection system and pipeline to the elevated tank, and associated site work, as well as onsite electrical service.
- W&C will provide design updates to review key design decisions. 90% plans and specifications and a draft design basis memorandum will be provided for Town review and comment. Upon receipt of comments, W&C will complete the 100% plans and specifications and finalize the design basis memorandum.
- As part of this task, W&C will prepare and submit the FDEP Application for a Specific Permit to Construct Public Water System (PWS) Components. W&C will respond to up to two requests for additional information for the FDEP PWS permit. The Town will provide permit application fees.

SCOPE OF WORK - PHASE 2A (Replacement of SCADA System)

- This Phase includes setting up computers, SCADA software, and establishing wireless communication—via radio or cellular networks—between the three water treatment plants (two existing and one new which will consist of the new EST designed as Phase 1B and the new LFA well described under Phase 2B below), which are located

approximately one mile apart. Additionally, the project will upgrade the water flow meters at WTP 1 and WTP 2 from manually read flow meters to digital flow meters and connect them to the centralized SCADA platform. Security enhancements include installing new remote-monitoring-capable camera systems at WTP 1 and WTP 2.

- The SCADA system will also provide integrated setpoint control and monitoring for water system pressure, flow, and chlorine residual analyzers, as well as water level monitoring and alarms for the two elevated storage tanks. The new SCADA system will have a centralized control and monitoring Operator Interface Terminal (OIT) located in the Town's new Emergency Operations Center. A backup genset with automatic transfer switch will be installed to power the critical infrastructure of the Emergency Operations Center including the SCADA OIT.

- W&C will prepare design drawings and specifications for the improvements to be reviewed and approved by FDEP for SAHFI eligibility. Once approved by FDEP, Woodard & Curran will provide the professional services for the implementation (installation and integration) under a separate task order.

SCOPE OF WORK - PHASE 3 (New WTP Well Pump Buildings)

Both well pump buildings at WTP 1 and WTP 2 were constructed approximately 35 years ago, are in poor condition and have reached the end of their useful life, with significant issues such as damaged roofs and deteriorated structural components. W&C will prepare design documents for the replacement of these buildings to provide improved protection of well pumps, disinfection systems, and electrical and controls equipment to ensure uninterrupted operation of drinking water supply, especially during natural disasters.

The design will also provide for the replacement of the well pumps themselves with new pumps utilizing premium efficient motors. During replacement of the well pumps, each well will be inspected using a video camera to inspect the cased and open hole areas along the entire depth of each well. Damaged areas of the wells will be noted and may be repaired if practical to extend the longevity of the wells to continue to provide high quality drinking water for the Town.

W&C will also incorporate the addition of a portable diesel generator to power any one of the WTPs in the event that one of the generators was inoperable or temporarily out of service upon loss of utility power, and the addition of portable pneumatic valve closing devices for the Town's water utility department. These portable valve actuators will enhance operational efficiency and emergency response capabilities to close isolation valves during water main breaks thereby significantly reducing loss of potable water.

W&C will provide the following Engineering Design Services to the Town to address the improvements described above:

Task 001 – Preliminary Design 0-30%

Preliminary design development will include the preparation of a 30% design set of plans and a draft of a Design Basis Report which will be submitted as part of the FDEP permitting process.

2.1 Mechanical Design. W&C will prepare the basic mechanical design calculations and drawings for the project improvements.

2.2 Electrical Design: W&C will prepare the basic electrical design calculations and drawings for the project improvements.

2.3 Civil and Structural Design: W&C will prepare a grading and utilities plan utilizing the base plan from the ground survey. Structural drawings will be prepared based on the conditions identified in the geotechnical exploration work.

2.4 Design Basis Report: A draft of the Design Basis Report (DBR) will be prepared to document and describe the design development of the drinking water system improvements. The DBR will be organized to comply with the requirements of Florida Administrative Code and submitted to FDEP as part of the permitting process. A preliminary Engineer's Estimate of Probable Construction Cost (EEOPCC) will be included in the DBR. This report will be submitted to the Town for review and comment.

2.5 Quality Assurance (QA)/Quality Control (QC): W&C will conduct regular internal technical reviews of all calculations, drawings, and reports prior to submitting the information to the Town.

2.6 Project Management: This task occurs concurrently with all the steps outlined above and consists of all those tasks necessary to inform the Town of the project's needs; monitor and control the design process; coordinate information and meetings; coordinate with subcontractors and in-house design staff; reach timely decisions to meet the project schedule; prepare reports to the Client on the progress of the project and status of schedule and budget; and provide technical oversight of project activities.

Meetings: W&C will attend and facilitate the following meetings:

- One (1) kickoff meeting at the beginning of the project with Town Staff to confirm W&C's understanding of the Town's goals for the project and to review the written scope of work, project deliverables, project schedule, and project budget; and
- One (1) design review meeting to review the 30% Design drawings with Town Staff.

Task 003 – Intermediate Design 30-60%

Intermediate design development includes the preparation of a 60% set of design plans and a Table of Contents (TOC) for a set of bid specifications. The Design Basis Report will be finalized and state permitting applications will be completed and submitted to the appropriate agencies under this Phase.

3.1 Mechanical Design: W&C will prepare the full details for the mechanical design including detailed drawings for the new equipment, piping, and valving as well as standard construction details.

3.2 Electrical Design: W&C will prepare the detailed electrical design drawings for the new buildings, cable pull and termination drawings, wiring diagrams, and cable duct and conduit routing drawings.

3.3 Civil and Structural Design: W&C will prepare site design drawings for site grading, site layout, site utilities, stormwater management, fencing, and access walkways. The addition of impervious area is expected to be limited; however, any permitting associated with additional impervious area will be addressed in coordination with the appropriate agency.

3.4 Design Basis Report: The Design Basis Report (DBR) will be updated as the design work progresses to document the design development of the system improvements as required by FAC. The finalized DBR will be submitted to FDEP as part of the permitting process.

3.5 Permitting: W&C will finalize and submit permit applications required by state and federal requirements. All permitting fees will be paid for directly by the Town.

3.6 Quality Assurance (QA)/Quality Control (QC): W&C will conduct regular internal technical reviews of calculations, drawings, and reports prior to submitting the information to the Town.

3.7 Project Management: This task occurs concurrently with all the steps outlined above and consists of all those tasks necessary to inform the Town of the project's needs; monitor and control the design process; coordinate information and meetings; coordinate with subcontractors and in-house design staff; reach timely decisions to meet the project schedule; prepare reports to the Client on the progress of the project and status of schedule and budget; and provide technical oversight of project activities.

3.8 Specifications: W&C will provide a Table of Contents listing the Bid Specifications that will be prepared by W&C to define the work, equipment, and materials to be performed and provided by the Contractor during the Construction Phase of the project.

Meetings: W&C will attend the following meetings:

- One (1) design review meeting to review the 60% Design drawings with Town Staff.

Task 004 – Final Design 60-100%

Final design development includes the preparation of a 90% complete set of design plans and a full draft set of the construction bid specifications. The 90% design plans and specifications will be reviewed with the Town.

Drawings and specifications will then be updated with any comments from the 90% design review. The drawings and specifications will then go through one last QA/QC technical and content review by W&C Engineering staff and a final set of 100% design construction bid documents will be prepared. All construction bid documents will be stamped and signed by W&C registered Florida Professional Engineers. Construction bid documents will then be submitted to FDEP for review and approval for compliance with all SAHFI funding requirements.

4.1 Process and Mechanical Design: W&C will finalize the full details for the mechanical design and finalize detailed drawings for the construction details.

4.2 Electrical Design: W&C will finalize the full details for the electrical design and finalize detailed drawings for the construction details.

4.3 Civil and Structural Design: W&C will finalize the full details for the civil and structural design and finalize detailed drawings for the construction details.

4.4 Permitting and Design Basis Report: This Phase includes one round of responses by W&C to address a Request for Additional Information (RAI) letter from FDEP pertaining to questions or comments regarding the Permit Applications, including one more revision to the DBR, if required.

4.5 Specifications: W&C will provide a complete set of Specifications that will be prepared to define the work, equipment, and materials to be performed and provided by the contractor. This project will utilize Engineer's standard bidding and contractual (front-end) specifications based on the integrated Engineers Joint Contract Documents Committee (EJCDC) construction series documents, Florida bidding laws and regulations, and FDEP SAHFI funding requirements. General requirements and technical specifications will be Engineer master guide specifications based on Construction Specifications Institute standards (including MasterFormat) which are coordinated with the EJCDC bidding/contractual documents.

4.6 Quality Assurance (QA)/Quality Control (QC): W&C will conduct regular internal technical reviews of all calculations, drawings, and reports prior to submitting the information to the Town. Finalized 100% Design drawings and specifications will be stamped and signed by certified Florida professionals.

4.7 Project Management: This task occurs concurrently with all the steps outlined above and consists of all those tasks necessary to inform the Town of the project's needs; monitor and control the design process; coordinate information and meetings; coordinate with subcontractors and in-house design staff; reach timely decisions to meet the project schedule; prepare reports to the Client on the progress of the project and status of schedule and budget; and provide technical oversight of project activities.

Meetings: W&C will attend the following meetings:

- One (1) design review meeting to review the 90% Design drawings and specifications with Town Staff.

SCHEDULE

The scope of work will be completed by W&C as indicated in the timeline noted below commencing from Notice-to-Proceed issued by the Town. We understand that the Town may issue separate notices for each task, and on different dates based on confirmation of available funding for each individual task.

PHASE	DESCRIPTION	ESTIMATED SCHEDULE TO COMPLETE
2C	Distribution System Improvements	12 months from Notice-to-Proceed
2B	Lower Floridan Aquifer Supply Well	12 months from Notice-to-Proceed
2A	Replacement of SCADA System	6 months from Notice-to-Proceed
3	New WTP Well Pump Buildings	12 months from Notice-to-Proceed

ASSUMPTIONS AND UNDERSTANDING

The following assumptions and understandings apply to the scope of work, schedule, and budget described herein.

1. The scope of this project is limited to the Town of Montverde water distribution system and backup generator for the Emergency Operations Center identified in the Drinking Water Facilities Plan SAHFI Update.
2. Fees and engineering associated with land purchase, parcel sketches and legal descriptions, and easements (if applicable) are not included.
3. The scope does not include engineering services during bidding and construction. A proposal for this work will be provided to the Town under a separate proposal prior to the bidding and construction phases of the project.
4. A hazardous materials survey is not included in this proposal.
5. The Town will provide access to all existing infrastructure being upgraded during this design effort.
6. The Town will provide W&C with the most recent record plans and distribution system maps (as available).
7. All permitting fees shall be paid directly by the Town.

8. Permitting for county and local permits required for construction will be applied for and obtained by the contractor awarded the construction contract.

9. The design will be in accordance with Town of Montverde Design Standards, when available.

Woodard & Curran

DELIVERABLES

The deliverables for this project consist of the following which will be provided electronically unless otherwise noted:

1. Hydraulic Model files and a Technical Report of the Hydraulic Model analysis.
2. Permitting applications and issued permits.
3. All Preliminary Investigative Work reports and drawings including Environmental Assessments, Subsurface Utility Engineering and Location, Surveys, and Geotechnical Studies as required to complete the Design scope of work.
4. Draft and Final Design Basis Report.
5. 30% Progress Drawings and Preliminary Cost Estimate.
6. 60% Progress Drawings, Specification Table of Contents, and Updated Cost Estimate.
7. 90% Progress Drawings and Full Set of Bid Specifications.
8. Final 100% Stamped and Signed Design Construction Drawings & Specifications and a finalized Construction Cost Estimate.

BUDGET

Compensation for the Engineering Services described herein will be based upon the following budget that is not to be exceeded without prior written authorization from the Town:

Description of Work	Budget
PHASE 2C – Water Distribution System Improvements	$339,070
PHASE 2B – Lower Floridan Aquifer Well	$450,220
PHASE 2A – Water Treatment Plant SCADA System	$22,000
PHASE 3 – New Well Pump Buildings	$180,140
Total Fee	**$991,430**

All phases are lump sum based upon approved contract rates and will be invoiced monthly on a percent complete basis.

TERMS AND CONDITIONS

The Scope of Services will be completed in accordance with the Consultant Services Agreement (Agreement) between Consultant and Town executed June 1, 2022 between the Town and Woodard & Curran, Inc.

CLOSING

We greatly appreciate this opportunity to offer our engineering services. If you accept this proposal and wish to proceed with the Scope of Services, please sign the below Authorization to Proceed and return a copy for our files.

Please feel free to contact me at 407-580-1707 or sshannon@woodardcurran.com if you have any questions regarding this proposal or require any further information.

Sincerely,

Woodard & Curran, Inc.

Scott C. Shannon, PE
Senior Vice President

CC: S. Brown, F. Miller

GSB

The parties hereto have executed this Agreement by their duly authorized agents as of the date indicated below.

AUTHORIZATION BY:

WOODARD & CURRAN, INC.	TOWN OF MONTVERDE, FL
Signature 18 March 2025 Date	Signature Date
Scott C. Shannon, PE	Paul Larino
Name (printed)	Name (printed)
Senior Vice President	Town Manager
Title	Title

RESOLUTION 2025-167

RESOLUTION 2025-167

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, ANNOUNCING THE UPDATING OF THE TOWN'S EXISTING IMPACT FEE STUDIES FOR WATER, TRANSPORTATION, ADMINISTRATIVE, AND PARKS AND RECREATION; PROVIDING THAT DEVELOPMENT AFTER ADOPTION OF ANY INCREASED IMPACT FEE WILL BE SUBJECT TO THE INCREASED IMPACT FEE AS DETERMINED BY THE STUDY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2023 the Town of Montverde commenced a comprehensive study of impact fees as they relate to development within the Town of Montverde; and

WHEREAS, the studies were completed in late 2024, but were not adopted; and

WHEREAS, the Town Council desires to further update the impact fee studies to ensure the that "the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update" consistent with s. 163.30801, Florida Statutes; and

WHEREAS, the Town of Montverde finds it in the best interest of its citizens to notify it citizens and all potential persons and entities that may wish to develop property within the Town of Montverde, that the Town is commencing the process of studying updates of its impact fees and that all development within the Town of Montverde after the date of any adopted adjustments to the Town's impact fees for water, transportation, administrative, and parks and recreation will be subject to the updated impact fee rates.

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

1. **NOTICE OF IMPACT FEES.** The Town of Montverde hereby announces that all development of property within the town limits of the Town of Montverde, shall be subject to impact fees in the amount as determined pursuant to a study of such fees as adopted in the future by the Town of Montverde. The Town of Montverde may impose an increased water impact connection fee, transportation impact fee, administrative impact fee, and parks and recreation impact fee.

2. **CONFLICTS.** All resolutions or parts of resolutions insofar as they are inconsistent or in conflict with the provisions of this resolution are hereby repealed to the extent or any conflict.

3. **SEVERABILITY.** In the event that any portion of section of this resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall not prevent the Town of

Montverde from collecting existing adopted impact fees in the amount that was in effect immediately prior to the adoption of this resolution, and in that event, the former fees shall be deemed to be valid and collectable.

4. This Resolution shall become effective immediately it's adoption by the Town Council of the Town of Montverde, Florida.

ADOPTED at a meeting of the Town Council of the Town of Montverde this ____ day of March, 2025.

_____
Mayor Joe Wynkoop

Attest

_____
Town Clerk

Approved as to form and legality:

_____
Anita Geraci-Carver, Town Attorney

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

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

RESOLUTION 2025-166

NOTICE OF PUBLIC HEARING

The Town of Montverde Town Council will hold a public hearing on **Wednesday, March 26, 2025 at 6:30 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

ORDINANCE 2025-166

A RESOLUTION OF THE TOWN OF MONTVERDE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES (THE "COMMUNITY REDEVELOPMENT ACT"); ESTABLISHING THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT; MAKING A LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT EXIST IN THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FOR APPROVAL AND ADOPTION OF THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT FINDING OF NECESSITY; PROVIDING AUTHORIZATION TO PROCEED WITH PREPARATION OF THE MONTVERDE REDEVELOPMENT PLAN; ESTABLISH A NEED FOR A MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT AGENCY; PROVIDING FOR FILING WITH THE COUNTY CLERK; PROVIDING FOR SUSPENSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

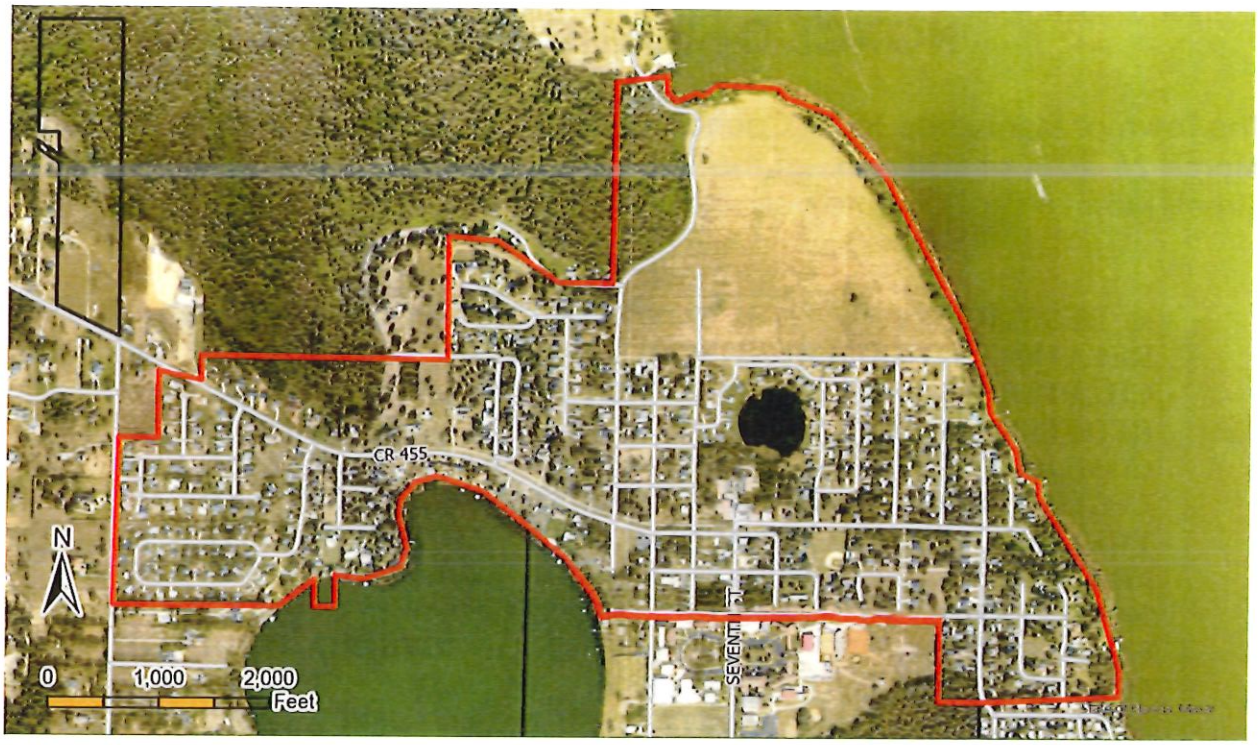
Interested parties may appear at the public hearings and be heard with respect to the proposed resolution. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This resolution is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m.

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

Paul Larino, Town Manager
Town of Montverde

Figure 1



Proposed Montverde Community Redevelopment Area (CRA)

Resolution Establishing a Community Redevelopment Area

Public Hearings: Town Council March 26, 2025

Resolution No.: 2025-166

Requested Action: Approve Resolution 2025-166, establishing a Community Redevelopment District, also known as a Community Redevelopment Area (CRA) in the Town of Montverde, based on the Finding of Necessity Report.

Staff Determination: Staff finds that the Finding of Necessity Report meets the necessary requirements for determining that one or more blighted areas, as defined in Chapter 163, Part III, Florida Statutes, exist. This supports the Town's authority to create the Montverde Community Redevelopment District in concert with Resolution 2025-166.

If the Town Council decides to adopt Resolution 2025-166, the next steps will include entering into an interlocal agreement with the Lake County Board of County Commissioners, creating a Redevelopment Plan as instructed in the Resolution, establishing a budget, and formally establishing the Community Redevelopment District Board. This Board may be the Town Council, or a separate body appointed by the Town Council.

Attachments: Resolution 2025-166 with Exhibits

Town Council Motion Considerations:

1. Adopt Resolution 2025-166, establishing the Montverde Community Redevelopment District, which consists of 1057.28 acres within the incorporated Town limits of Montverde, Lake County.

2. Deny Resolution 2025-166, not establishing the Montverde Community Redevelopment District, which consists of 1057.28 acres within the incorporated Town limits of Montverde, Lake County.

3. Continue action on Resolution 2025-166, pending additional information requested by the Town Council. [Town Council provide specific additional information requested.]

LOCALiQ
The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Lisa Busto
Town of Montverde
Po Box 560008
Montverde FL 34756-0008

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

03/14/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/14/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	$450.80	
Tax Amount:	$0.00	
Payment Cost:	$450.80	
Order No:	11120080	# of Copies:
Customer No:	526464	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

The Town of Montverde Town Council will hold a public hearing on **Wednesday, March 26, 2025 at 6:30 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

RESOLUTION 2025-166

A RESOLUTION OF THE TOWN OF MONTVERDE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES (THE "COMMUNITY REDEVELOPMENT ACT"); ESTABLISHING THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT; MAKING A LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT EXIST IN THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FOR APPROVAL AND ADOPTION OF THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT FINDING OF NECESSITY; PROVIDING AUTHORIZATION TO PROCEED WITH PREPARATION OF THE MONTVERDE REDEVELOPMENT PLAN; ESTABLISH A NEED FOR A MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT AGENCY; PROVIDING FOR FILING WITH THE COUNTY CLERK; PROVIDING FOR SUSPENSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

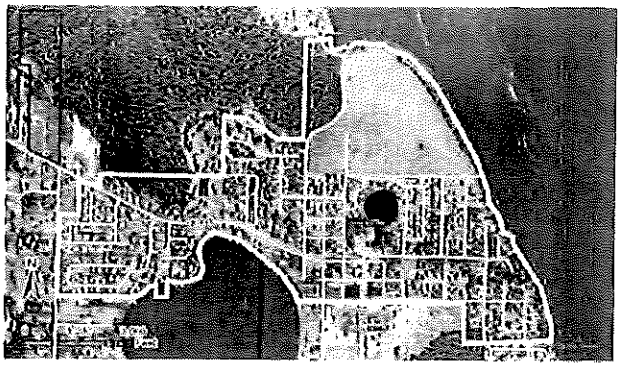
Interested parties may appear at the public hearings and be heard with respect to the proposed resolution.Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This resolution is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m.

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

Paul Larino, Town Manager
Town of Montverde

Figure 1



Proposed Montverde Community Redevelopment Area (CRA)

LF-4143342

RESOLUTION 2025-166

A RESOLUTION OF THE TOWN OF MONTVERDE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES (THE "COMMUNITY REDEVELOPMENT ACT"); ESTABLISHING THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT; MAKING A LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT EXIST IN THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FOR APPROVAL AND ADOPTION OF THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT FINDING OF NECESSITY; PROVIDING AUTHORIZATION TO PROCEED WITH PREPARATION OF THE MONTVERDE REDEVELOPMENT PLAN; ESTABLISH A NEED FOR A MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT AGENCY; PROVIDING FOR FILING WITH THE COUNTY CLERK; PROVIDING FOR SUSPENSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and finding that areas or portions thereof which are deteriorating or economically distressed could be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, Montverde defined a 1055.14 acre study area within the Town for establishing the Montverde Community Redevelopment District, which is described in **Exhibit "A"**; and

WHEREAS, Town Council, commissioned the Town Planning Consultant, Parks Consulting Services, to prepare a Finding of Necessity, attached hereto as **Exhibit "B"**, for the Montverde Community Redevelopment District; and

WHEREAS, within the Montverde Community Redevelopment District there is a predominance of defective or inadequate street layout, lack of commercial parking facilities, lack of mobility (sidewalks), lack of street lighting, the need for improved green infrastructure including landscaping and stormwater management, the need for property maintenance and façade improvements; and

WHEREAS, within the Montverde Community Redevelopment District, the aggregate assessed values of real property in the Community Redevelopment District for ad valorem tax purposes have failed to show any appreciable increase over the five years prior from 2019-2024; and

WHEREAS, the Montverde Community Redevelopment District can be revitalized and redeveloped in a manner that will improve the economic and social conditions of the community; and

WHEREAS, pursuant to Section 163.346, Florida Statutes, Montverde has provided public notice of its intent to consider adopting a resolution declaring a Finding of Necessity for the creation of the Montverde Community Redevelopment District, as set forth in Section 166.041(3)(a), Florida Statutes; and

WHEREAS, Town Council finds that conditions are present within the Montverde Community Redevelopment District which are detrimental to the sound growth and preservation of community character of Montverde, and which substantially impair or arrest appropriate growth within the area, and present conditions and uses which are detrimental to the public health, safety, morals and public welfare; and

WHEREAS, Town Council concurs with the Finding of Necessity Report and finds that one or more blighted areas, as defined in Chapter 163, Part III, Florida Statutes, exist in the Montverde Community Redevelopment District; and

WHEREAS, Town Council finds that there is a need for preparation of a Redevelopment Plan for Montverde Community Redevelopment District; and

NOW, THEREFORE, BE IT RESOLVED BY THE MONTVERDE TOWN COUNCIL, THAT:

SECTION 1. RECITALS.

The foregoing recitations are found and determined to be true and correct and are adopted and incorporated as part of this resolution.

SECTION 2. **ESTABLISHING THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT.**

The Montverde Community Redevelopment District, which consists of 1055.14 acres within the incorporated Town limits of Montverde, Lake County, is hereby established, as illustrated in **Exhibit "A"**.

SECTION 3. **LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT EXIST IN THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT.**

Town Council makes the legislative finding that the conditions in the Montverde Community Redevelopment District meet the criteria described in Section 163.340 (7) or (8), Florida Statues, that warrant the creation of a Community Redevelopment Agency to implement redevelopment activities within the Montverde Community Redevelopment District. This Legislative Finding is supported by data and analysis, as established in the Montverde Community Redevelopment District Finding of Necessity ("Finding of Necessity"), included herein as **Exhibit "B"**.

Town Council finds that one or more blighted areas exist in Montverde.

SECTION 4. **APPROVAL AND ADOPTION OF THE MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT FINDING OF NECESSITY.**

This Resolution is supported by data and analysis, as established in the Montverde Community Redevelopment District Finding of Necessity, included herein as Exhibit B. Town Council makes a legislative finding that the conditions in the Montverde Community Redevelopment District meet the criteria described in Section 163.340(7) or (8), F.S., that warrant the creation of the Community Redevelopment Agency to implement redevelopment activities within the Montverde Community Redevelopment District.

Town Council accepts and adopts the results in the Finding of Necessity, determining that one or more blighted areas exists in the Montverde Community Redevelopment District.

The Board finds that rehabilitation, conservation or redevelopment, or a combination of each, for the Montverde Community Redevelopment District is necessary in the interest of the public health, safety, morals, or welfare of the residents

and property owners within the Montverde Community Redevelopment District, and of the Town.

Town Council hereby approves and adopts the Finding of Necessity in an effort to conserve, rehabilitate, redevelop and protect the public health, safety, morals, or welfare of the residents and property owners within the Montverde Community Redevelopment District, and of the Town.

SECTION 5. AUTHORIZATION TO PROCEED WITH PREPARATION OF THE WEST U.S. 192 REDEVELOPMENT PLAN.

In response to the existence of blight established in the Finding of Necessity, Exhibit "B", Town Council finds that there is a need for the preparation of a Redevelopment Plan to evaluate and implement the mechanisms and methods necessary to remedy the blight in the Montverde Community Redevelopment District.

Town Council authorizes the Planning Consultant, Parks Consulting Services, to prepare a Redevelopment Plan for the Montverde Community Redevelopment District in accordance with the Community Redevelopment Act.

SECTION 6. NEED FOR A MONTVERDE COMMUNITY REDEVELOPMENT DISTRICT AGENCY.

Town Council declares a need for the creation of a Montverde Community Redevelopment District Agency to carry out the actions for redevelopment outlined in the Redevelopment Plan.

SECTION 7. RECORDATION.

This Resolution relating to the Montverde Community Redevelopment District shall be recorded and filed with the Lake County Clerk of the Courts.

SECTION 8. SUSPENSION.

The provisions set forth in this Resolution may be suspended or modified by Town Council action at any time when in the best interest of the Town.

SECTION 9. SEVERABILITY.

It is declared to be the intent of the Town Council that, if any section, subsection, sentence, clause, phrase, or portion of this Resolution, is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such

portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 10. CONFLICT.

Any other resolution or part thereof in conflict with this Resolution or any part hereof is hereby repealed to the extent of the conflict.

SECTION 11. EFFECTIVE DATE.

This Resolution shall be in force and take effect immediately upon its passage and adoption.

DONE AND ADOPTED this _____day of _____, 2025.

MONTVERDE, FLORIDA

By:_____
Mayor/Vice-Mayor

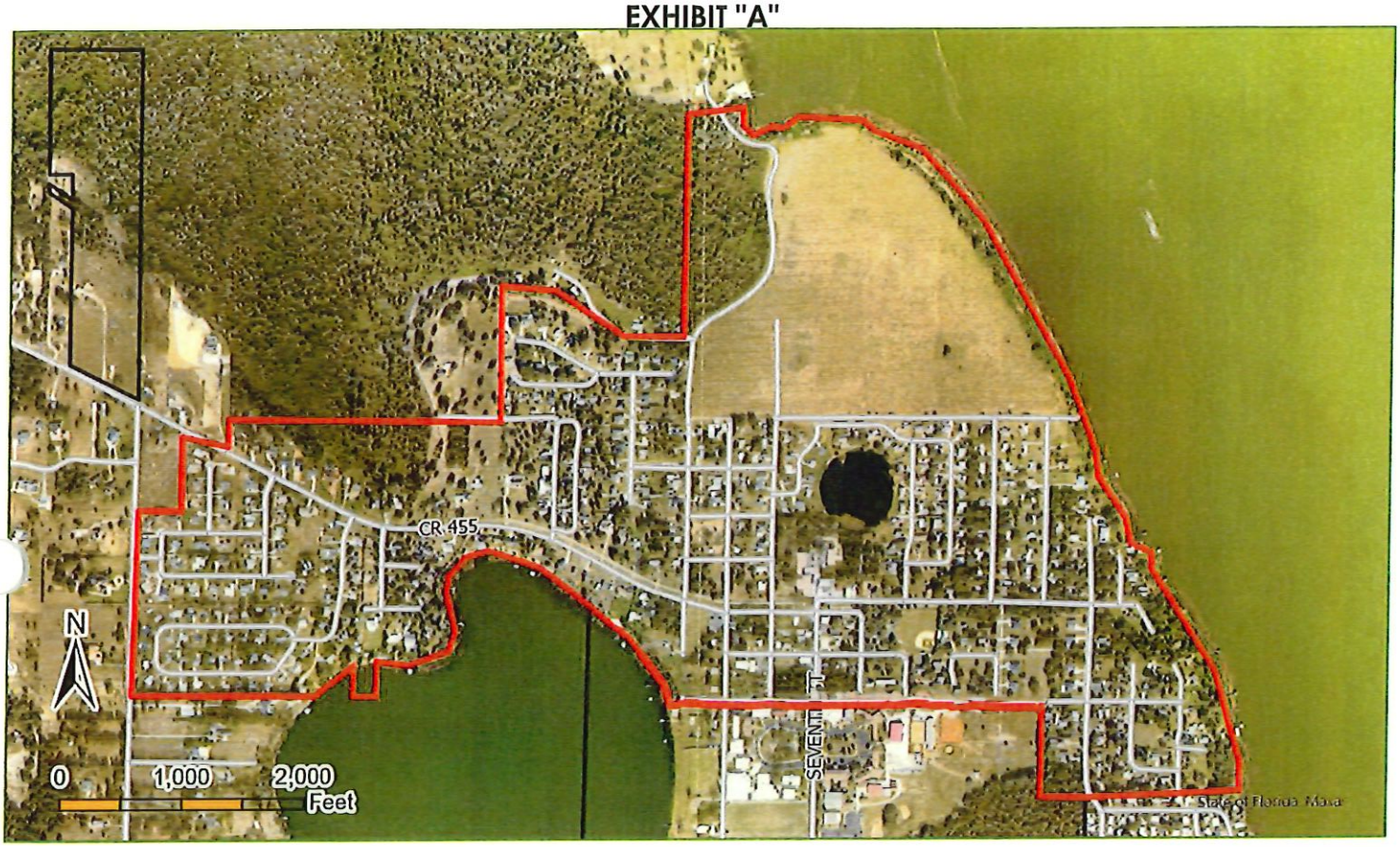
Town Council

ATTEST:

_____
Clerk/Deputy Clerk to Town Council

(SEAL)

EXHIBIT "A"



Legend

- CRA Boundary
- Town Limits

Approx. 453.57 acres within CRA boundary.

Figure 1
Proposed Montverde Community Redevelopment Area (CRA)
-Location & Boundary Map-

March 2025

PARKS CONSULTING SERVICES
12135 Topaz Street
Clermont, FL 34711
www.parksconsultingfl.com
352-988-7099

EXHIBIT "B"

TOWN OF MONTVERDE
PROPOSED COMMUNITY REDEVELOPMENT AREA

March 2025

TABLE OF CONTENTS

PROPOSED COMMUNITY REDEVELOPMENT AREA

1.0 INTRODUCTION

The Town of Montverde (Town) values deeply its small-town charm and unique sense of place. Development pressures around Montverde have increased as Florida and Lake County continue to grow. Important components of Montverde's and the region's past are at risk. Montverde's residents have a strong desire to make every effort to protect, develop sustainably, and redevelop areas of the Town to ensure its long-term vision is sustained.

Montverde will make every practicable effort to preserve the historical significance of the Town's architectural, archeological, and cultural heritage as part of the effort to protect, develop sustainably, and redevelop areas of the Town.

Residents have expressed concerns about maintaining the quality of life while also expressing the desire to address issues such as traffic, dilapidated structures, recreational opportunities and additional small businesses to service the community located within its village core.

In response to those concerns, the Town Council wants to designate a portion of its municipality as a Community Redevelopment Area (CRA). Florida Statutes provide for the creation of CRAs and the use of various funding sources to help communities with their revitalization efforts.

In order to be eligible for CRA status, the redevelopment area must meet the criteria of "Slum" or "Blight" as stated in Chapter 163, Part 111, Florida Statutes (F.S.).

It is the purpose of this study to document conditions which provide evidence of Blight in Town of Montverde and therefore the need for a CRA to implement redevelopment activities.

2.0 DEFINITION OF BLIGHT

Chapter 163.340, F.S. requires that a proposed redevelopment area meet the definition of a "Blighted area" in order to create a CRA. "*Blighted Area*" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated

by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

(d) Unsanitary or unsafe conditions.

(e) Deterioration of site or other improvements.

(f) Inadequate and outdated building density patterns.

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

(h) Tax or special assessment delinquency exceeding the fair value of the land.

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

(j) Incidence of crime in the area higher than in the remainder of the county or municipality.

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

However, the term "Blighted Area" also means any area in which at least one of the factors identified in paragraphs (a) through (o) above is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is Blighted. Such agreement or resolution must be limited to a determination that the area is Blighted.

Therefore, according to Florida Statues, the presence of only one of these conditions is a basis for a "Finding of Necessity" and justification for creating a Community Redevelopment Area upon approval through an interlocal agreement by all taxing authorities.

3.0 STUDY AREA

3.1 Location

The proposed Montverde CRA contains approximately 1,057.28 Acres and is located within the mostly historic portion of the Town settled in 1865 and incorporated in 1925. County Road 455, a county collector and connector road, is the main road through the proposed CRA. County Road 455 has been designated as the "Green Mountain Scenic Byway" (A State of Florida Designation) through Montverde and connects to Mount Dora. Figure 1 depicts the location of the proposed Montverde CRA.

3.2 Site and Vicinity General Characteristics

The proposed Montverde CRA is a low-density village like land use pattern (Figure 2 and Figure 3). The surrounding area, including the Ferndale rural area, is generally suburban and rural in character with residential, light commercial, agricultural uses, and conservation lands. The region is experiencing rapid suburban development pressures.

A review of the Clermont East topographic maps published by the United States Geological Survey (USGS) suggests that the proposed CRA area is at an average elevation of approximately 110-feet above mean sea level (MSL).

3.3 Topography

The Clermont East USGS map shows that the proposed CRA area is at an elevation of approximately 110-feet above MSL and generally slopes East-Northeast towards the Lake Apopka.

A portion of proposed CRA is located within a FEMA Floodplain Zone A as determined by engineers (Figure 4). FEMA Map 120421D (Effective 8/28/2008) indicates a small portion (Approximately 24 acres) of the proposed CRA is located within Flood Zone A or determined Flood Zone AE where there is a 1-percent chance annually for localized flooding to occur.

3.4 Regional Subsurface Geology

The surficial geology in the vicinity of the proposed CRA area is characterized by a stratified sequence of fine sands and gravels of the Cenozoic era. The Hawthorn is approximately 100-ft thick and is comprised of interbedded layers of clay, clayey sand, sandy clay, and phosphatic carbonates. The underlying Tertiary age carbonates gently dip west under an increasing thickness of younger sediments. According to the USDA Soil Survey Geographic Data Base, the soils beneath the proposed CRA area have been generally described as well drained. The regional drainage system is generally towards the north through the St Johns River.

3.5 National Wetlands Inventory Mapping

The U.S. Fish and Wildlife National Wetlands Inventory (NWI) Map, Clermont East, Florida, is presented to evaluate the presence of jurisdictional wetlands. The Wetlands Inventory Map indicated there are potentially jurisdictional wetlands located in portions of the proposed CRA associated with the littoral zone of Lake Apopka, Lake Florence, and Sawgrass Pond. See Figure 5 as provided by the National Wetland Inventory (NWI).

3.6 Listed Species

The U.S. Fish and Wildlife Service (USFWS) regulates and protects federally listed plant and animal species under the Endangered Species Act of 1973. The USFWS and the Florida Fish and Wildlife Conservation Commission (FWC) regulates and protects state and federally listed plant and animal species listed as Endangered (E), Threatened (T), and Species of Special Concern (SSC). The Florida Department of Agriculture and Consumer Affairs (FDAC) lists plants that are considered Endangered, Threatened and/ or Commercially Exploited (C). The agencies

exercise control over the "taking" which includes harming, harassing, wounding, possessing, or killing protected species or their nests.

During field reviews in September 2024, protected USFWS/FWC/FDAC species were not observed within the proposed CRA including Gopher tortoises (*Gopherus polyphemus)*. PCS did not observe other species and habitats that are indicated by FWC's Strategic Habitat Conservation Areas (SHCA) maps as having potential habitat for protected species.

However, Town staff did not access any private property to search for listed species. Gopher tortoises and some listed avian species are likely present within the proposed CRA area on private properties.

3.7 Environmental Liens or Activity and Use Limitations

There is limited information available concerning the existence of Environmental Liens or Activity and Use Limitations (AULs) with respect to the proposed CRA area. An evaluation of the proposed CRA area was conducted via search of public records for potential AULs and/or Environmental Liens. No Environmental Liens or AULs were found.

3.8 Obvious Indicators of the Presence or Likely Presence of Contamination of the Subject Property

During field reviews conducted in August and September 2024, no obvious indicators of the presence or likely presence of contamination exist within the proposed CRA area.

4.0 ANALYSIS OF CONDITIONS OF *BLIGHT*

In varying degrees, many of the conditions outlined in the Florida Statutes exist in the proposed CRA study area. This analysis will concentrate on deterioration of some sites and other improvements and defective or inadequate infrastructure.

Deterioration of Site and Other Improvements: A review of code enforcement complaints and resulting violations indicate an ongoing incidence of complaints and violations within the proposed CRA area. Exhibit A provides the number of complaints and violations and

shows a consistent pattern since 2018 associated with disregard for the negative effect on property values and lack of buy-in to the Town of Montverde's vision for rural, small-town charm.

Inadequate Infrastructure: As shown in Exhibit B, many of the streets within the proposed CRA are substandard due to narrow width and lack sidewalks (Figure 6). Some locations lack adequate stormwater management as evidenced in Exhibit B photos, which show no or incomplete swales or engineered drainage systems. Some areas lack green Infrastructure such as canopy trees and vegetative buffering. The Proposed CRA area contains inadequate street lighting. The area in general is not conducive to pedestrian activity or multi-modal travel as traffic increases over time. Many of the commercial parcels' parking facilities are inadequate and need improvement.

Exhibit C presents the Town's "*Montverde Walks*" plan. This plan is the Town's documented need to improve mobility through the installation of sidewalks and trails. The plan also defines the need for a "Complete Streets" makeover of the Town.

5.0 FINDINGS

PCS has prepared this report in accordance with industry standards, applicable law, and the Accepted Proposal. PCS concludes that based on the analysis conducted by the Town of Montverde, the proposed redevelopment area qualifies for Community Redevelopment Area designation by virtue of the presence of *Blight* as defined by Chapter 163.340, F.S. The study indicates a need to revitalize this area and develop a redevelopment plan to carry out the goals and objectives of the Town of Montverde for revitalization and protection of its rural charm. The Town should rely on information contained in this analysis to justify the approval of a resolution adopting the Finding of Necessity.

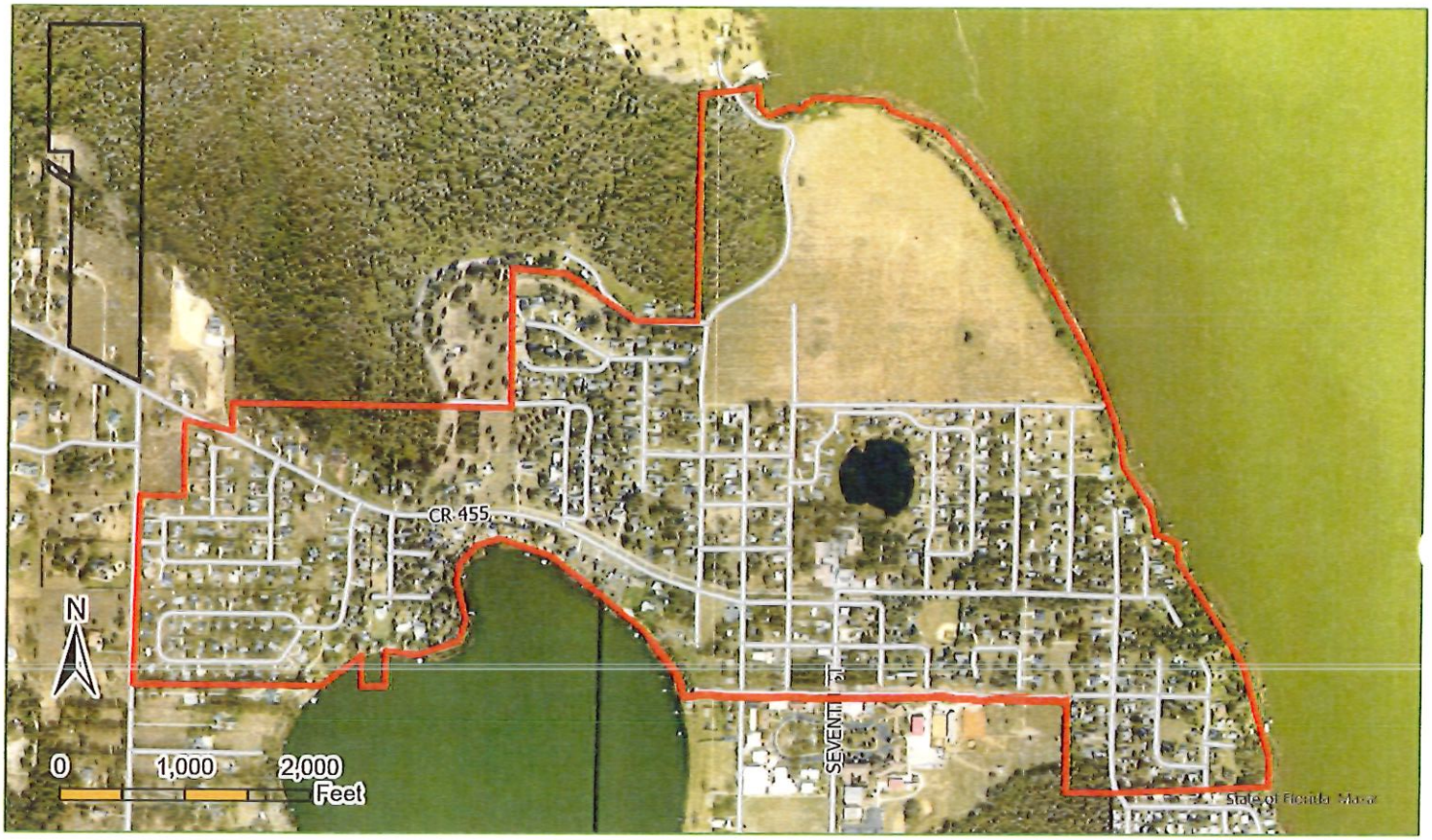
To summarize the results, the analysis found:

1. There is a predominance of defective or inadequate street width and layout, lack of mobility (sidewalks), the need for improved green infrastructure including landscaping and stormwater management, and lack of commercial parking facilities. The Town requires additional funding to implement the "*Montverde Walks*" and "*Complete Streets*" plans. A CRA will provide opportunity to expediate the funding and implementation of these plans for these needed infrastructure improvements.

2. The pattern of code enforcement issues suggests a potential loss of property values based on the degradation of generally accepted aesthetic principles within the proposed CRA such as upkeep of yards and inconsistent architectural design outcomes. A CRA would facilitate the funding of street lighting and amenities thus improving identity and continuing to build on the character of the community, and could potentially assist businesses with façade improvements.

The presence of these conditions provides support to the Finding of Necessity for adoption of the proposed Town of Montverde Community Redevelopment Area.

FIGURES



Legend

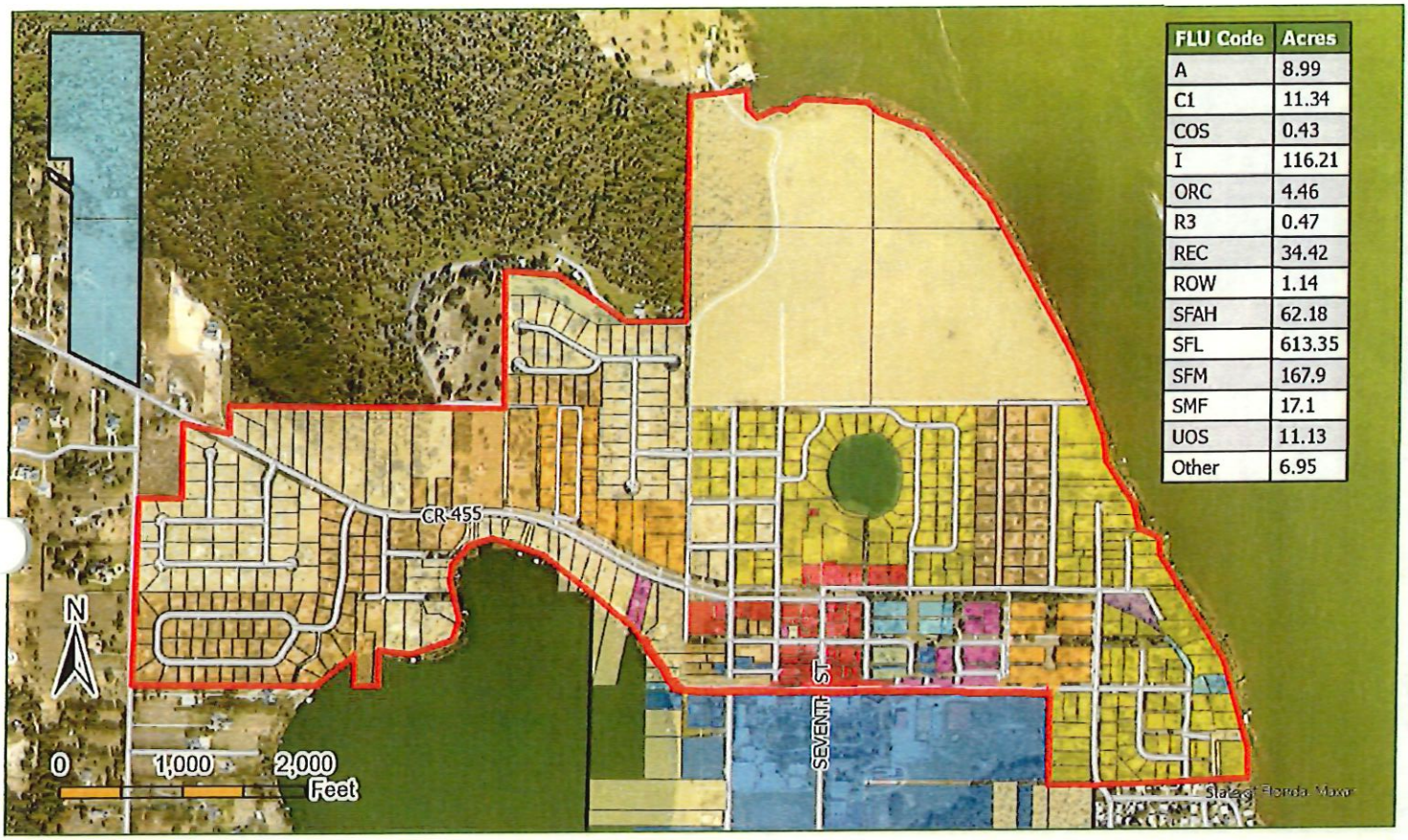
- CRA Boundary
- Town Limits

Approx. 453.57 acres within CRA boundary.

Figure 1
Proposed Montverde Community Redevelopment Area (CRA)
-Location & Boundary Map-

March 2025

PARKS CONSULTING SERVICES
12135 Topaz Street
Clermont, FL 34711
www.parksconsultingfl.com
352-988-7099



FLU Code	Acres
A	8.99
C1	11.34
COS	0.43
I	116.21
ORC	4.46
R3	0.47
REC	34.42
ROW	1.14
SFAH	62.18
SFL	613.35
SFM	167.9
SMF	17.1
UOS	11.13
Other	6.95

Legend

- Commercial General
- Conservation Open Space
- Institutional
- Office/Residential/ Commercial District
- Multifamily
- Recreational
- Right of Way
- Single Family Affordable Housing
- Single Family Low Density
- Single Family Medium Density
- Single/Multifamily Mixed
- Utility Open Space

Figure 2
Proposed Montverde Community Redevelopment Area (CRA)
-Future Land Use-

March 2025

PARKS CONSULTING SERVICES
12135 Topaz Street
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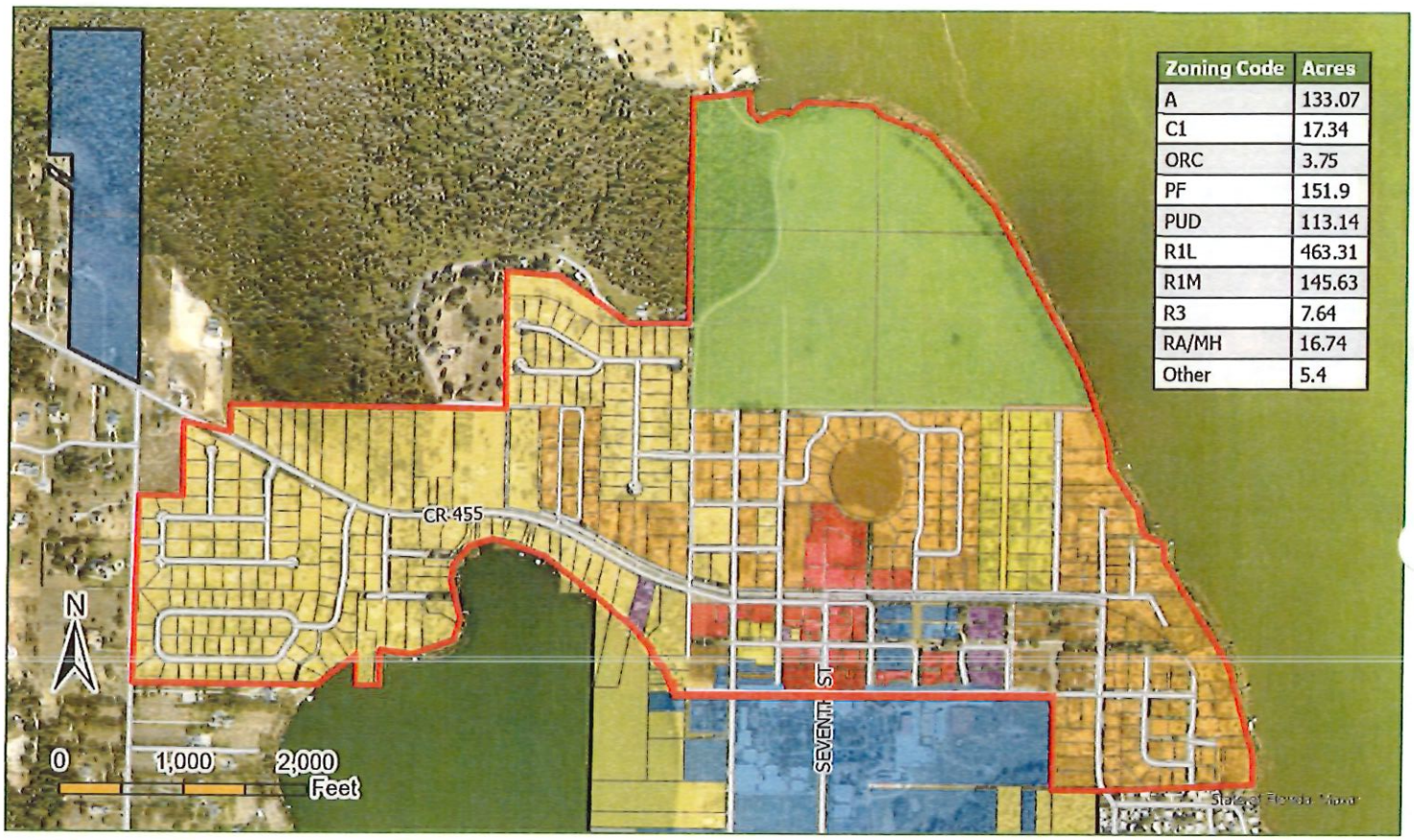
352-988-7099



Zoning Code	Acres
A	133.07
C1	17.34
ORC	3.75
PF	151.9
PUD	113.14
R1L	463.31
R1M	145.63
R3	7.64
RA/MH	16.74
Other	5.4

Legend

- Agriculture District
- Commercial
- Office/Residential/ Commercial District
- Public Facilities
- Planned Unit Development
- Single Family Low Density District
- Medium District
- Multifamily
- Single Family Residential Affordable/ Manufactured Housing District
- Other

Figure 3
Proposed Montverde Community Redevelopment Area (CRA)
-Zoning-

March 2025

PARKS CONSULTING SERVICES
12135 Topaz Street
Clermont, FL 34711
www.parksconsultingfl.com
352-988-7099

Approx. 24 acres of floodplain within CRA boundary.

Legend

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee

Figure 4
Proposed Montverde Community Redevelopment Area (CRA)
-FEMA Floodplains-

March 2025

PARKS CONSULTING SERVICES
12135 Topaz Street
Clermont, FL 34711
www.parksconsultingfl.com
352-988-7099

Approx. 39 acres of wetlands within CRA boundary.

Legend

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Figure 5
Proposed Montverde Community Redevelopment Area (CRA)
-NWI Wetlands-

March 2025

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Clermont, FL 34711
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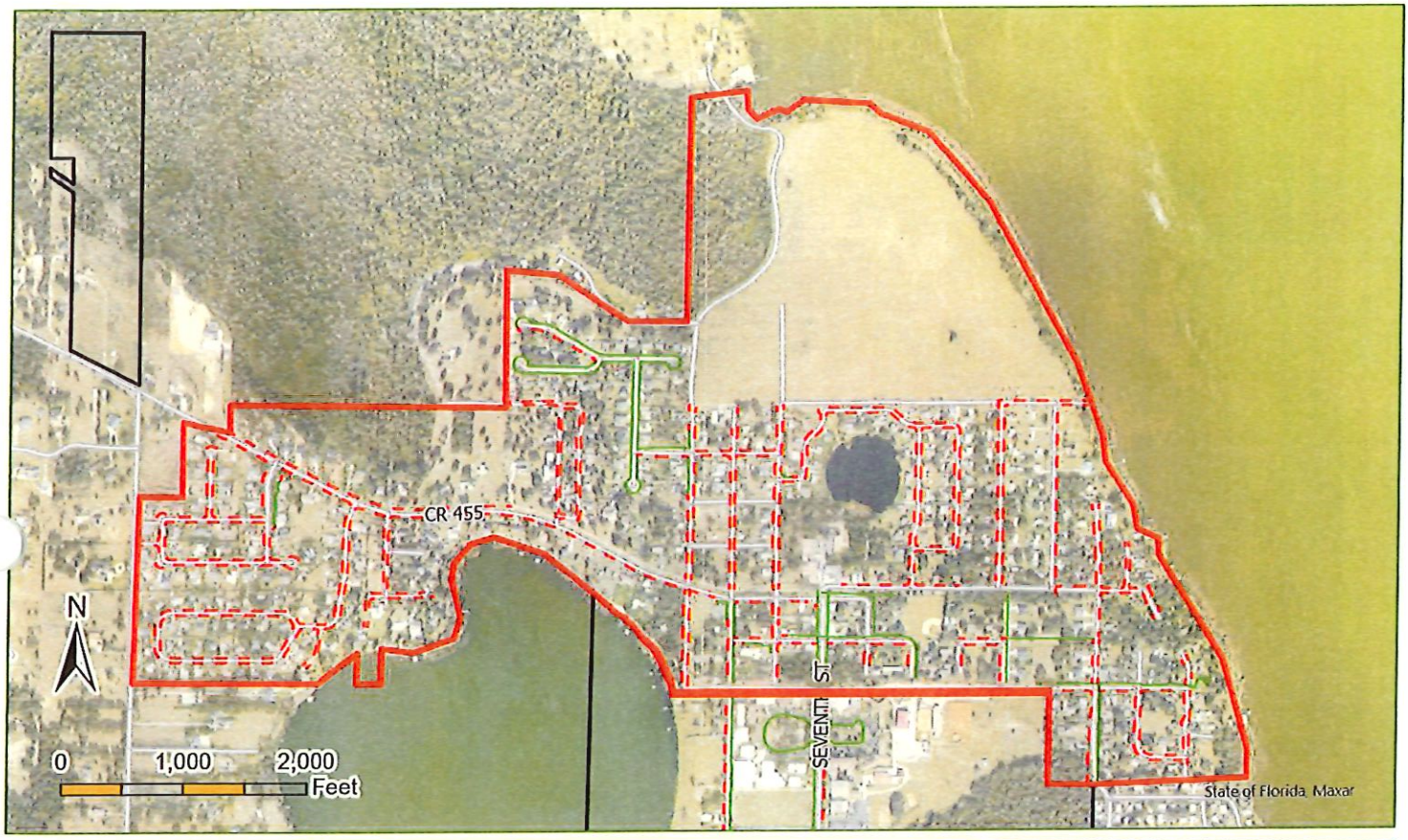
352-988-7099



Legend

- Existing Sidewalk
- Proposed Sidewalk

Figure 6
Proposed Montverde Community Redevelopment Area (CRA)
-Sidewalks-

March 2025

PARKS CONSULTING SERVICES
12135 Topaz Street
Clermont, FL 34711
www.parksconsultingfl.com
352-988-7099

EXHIBIT A
CODE ENFORCEMENT HISTORY

Exhibit A1 (2023-24)
Code Enforcement History

Case Number	Address	Violation	Date	Status
23-000295		Tall Grass and Weeds	09/05/2023	Closed
23-000301		Permit Required for Construction	09/06/2023	Closed
23-000298		Failure to obtain a tree removal permit for diameter greater	09/20/2023	Closed
23-000298		No land disturbance without sediment control plan	09/20/2023	Closed
23-000298		Erosion Control - Failure to maintain BMP	09/20/2023	Closed
23-000312		Tall Grass and Weeds	09/26/2023	Closed
23-000332		Homeowners must maintain cleanness and property free of junk	09/28/2023	Open
23-000332		Sale of goods and services Prohibited in Public Right-of-W	09/28/2023	Open
23-000345		Tall Grass and Weeds	09/28/2023	Open
23-000340		Tall Grass and Weeds	09/28/2023	Open
23-000344		Tall Grass and Weeds	09/28/2023	Closed
23-000344		Failure to obtain a fence permit	09/28/2023	Closed
24-000007		Failure to Obtain a Building Permit	01/09/2024	Open
24-000021		Failure to Obtain a Building Permit	01/25/2024	Open
24-000084		It shall be the responsibility of the owner to maintain the	02/29/2024	Open
24-000020		Parking of vehicles within residential districts.	02/29/2024	Open
24-000085		It shall be the responsibility of the owner to maintain the	03/04/2024	Open
24-000085		Unlawful Disposal of weeds and garbage	03/05/2024	Closed
24-000084		Tall Grass and Weeds	03/05/2024	Open
24-000021		Tall Grass and Weeds	03/05/2024	Closed
24-000021		Permit Required for Construction	03/05/2024	Open
24-000083		Tall Grass and Weeds	03/05/2024	Closed
24-000084		Â Abandoned, disabled, and inoperable vehicles and repair of	03/06/2024	Open
24-000020		Parking of vehicles within residential districts.	03/06/2024	Open
24-000020		Â Abandoned, disabled, and inoperable vehicles and repair of	03/06/2024	Open
24-000024		Tall Grass and Weeds	03/06/2024	Open
24-000113		Removal of Tree Without Permit	03/18/2024	Open
24-000159		Failure to obtain a fence permit	04/24/2024	Open
24-000256		It shall be the responsibility of the owner to maintain the	07/03/2024	Open
24-000276		Failure to obtain a tree removal permit for diameter greater	07/25/2024	Open
24-000276		No land disturbance without sediment control plan	07/25/2024	Open
24-000276		Erosion Control - Failure to maintain BMP	07/25/2024	Open
24-000225		Unlawful Disposal of weeds and garbage	07/25/2024	Open
24-000225		Tall Grass and Weeds	07/25/2024	Open
24-000225		Tall Grass and Weeds	07/25/2024	Open
24-000325		Tall Grass and Weeds	09/11/2024	Open
23-000344		Erosion Control - Failure to maintain BMP	09/17/2024	Open
24-000354		Failure to obtain a tree removal permit for diameter greater	09/26/2024	Open
24-000354		Maintenance of right-of-way responsibility of homeowner	09/26/2024	Open
24-000366		Failure to Obtain a Building Permit	10/08/2024	Open

Exhibit A2 (2023)
Code Enforcement History

Case Number	Address	Violation	Date	Status
2019-0062		Santana Property	8/16/19	Pending Foreclosure on Pearl Street Home
2021-06		Excess junk in yard, mowers being sold and repaired in right of way.	6/2/21	Fine of $612.50 is due - compliance
2021-01		pallets front yard & driveway, no permit, RV's renting space in yard	6/2/21	11-17-21 RV renting stopped parking in yard, Fine started 8-28-2021. 12-14-2023 Foreclosure Order Issued.
2021-12		Building without a permit, interior exterior alterations, solar panels and electrical work, destruction of town property, trash in the right of way, inoperable vehicle parked in yard.	9/9/21	Property inspected by Jeff at Alpha Inspections, numerous building code violations noted in inspection report. Fine started Foreclosure Order Issued.
2021-21		HWG - inoperable vehicles	10/12/21	Order of Enforcement for inoperable vehicles
2022-05		Illegal fence, no permit	3/14/22	Order of Enforcement for illegal fence
2022-09		Driveway without permit, driveway within 50' of wetland, Concrete Pad doesn't meet setback criteria	4/12/22	Mark/Rachel Duncan - pending variance
2022-21		Building deck and fence without permit. Living in RV in residential area	9/22/22	Working with town on obtaining permit.
2022-115		Building without permits interior, boarding house	11/16/22	Red tagged 12/21/22 -Order of Enforcement issued no building permit.
23-000016		Door added and installed without permit, driveway without permit	1/25/23	Door permit obtained and approved, driveway still pending
2023-02		Construction without a permit	2/16/23	Special Magistrate Order of fine
2023-03		No site plan submitted, no construction management plan, storage of trailers/Rv in residential area	2/16/23	Special Magistrate Order of enforcement
23-000112		Grading and no erosion control or measures	4/17/23	
23-000133		Vacant lot, overgrown weeds and grass	5/9/23	Violation letter sent
23--000188		High weeds and grass	6/5/23	Violation letter sent
23-000209		High weeds, grass and pool enclosure needs repair	6/16/23	working with owner to get corrected
23-000189		Illegal cross connection - water theft	6/20/23	Fine $500
23-000224		vacant lot high weeds and grass	6/30/23	Can't find owner address
23-000230		High weeds and grass, unlicensed vehicle	7/17/23	pending
23-000193		Illegal cross connection - water theft	7/18/23	Fine $500
23-000263		Illegal cross connection - water theft	7/18/23	Fine $500
23-000191		Illegal cross connection - water theft	7/18/23	Fine $500
23-000225		High weeds and grass	7/28/23	Property being foreclosed on for other violations
23-000288		Unpermitted structure and concrete pad not in compliance with required rear setbacks, encroaching on property I own at 16649 Morningside.	9/4/23	New case
23-000295		Alt Key 3929560	9/5/23	New case
23-000298		Vacant lot fallen trees, debris, high grass	9/5/23	New case
23-000301		Illegal cross connection - water theft	8/23/23	$500 fine
23-000302		Illegal cross connection - water theft	8/23/23	$500 fine
23-000303		Illegal cross connection - water theft	8/23/23	$500 fine

Exhibit A3 (2022)
Code Enforcement History

Case Number	Address	Violation	Date Notice	Status
22-000138		Overgrown lawn and weeds	12/06/2022	Closed
23-000015		Heritage Tree cut down	01/25/2023	Closed
23-000016		Installation of door with	01/25/2023	Closed
23-000146		tall grass, abandon vehic	05/02/2023	Closed
23-000147		tall grass	05/02/2023	Closed
23-000188		Extremely Tall Grass and	06/05/2023	Closed
23-000224		over grown property bring	06/30/2023	Closed
23-000229		The lot on third Street e	07/06/2023	Closed
23-000232		Jeep sitting in the right	07/06/2023	Closed
23-000244		Although some work has be	07/13/2023	Closed
23-000251		Overgrown lawn	07/24/2023	Closed
23-000254		tall grass backing up to	07/25/2023	Closed
23-000268		Joel Taylor blows lawn clipping in storm sewer	08/08/2023	Closed
23-000287		He only mowed about 60 feet	08/21/2023	Closed
23-000288		Unpermitted structure and	08/21/2023	Closed
23-000295		unkept property	08/29/2023	Closed
23-000312		Overgrown lawn	09/12/2023	Closed
23-000333		seaplane landing and park	09/25/2023	Closed
22-000126		Toilet (eyesore) in front	11/23/2022	Open
22-000127		Excessive Long-Term Overg	11/26/2022	Open
22-000132		Overnight parking on Flor	11/30/2022	Open
22-000144		trailers park in yard	12/08/2022	Open
23-000011		Rooster in backyard. crow	01/17/2023	Open
23-000041		No fence around pool	02/22/2023	Open
23-000133		Overgrowth and weeds and	04/26/2023	Open
23-000148		left cut tree limbs in ri	05/02/2023	Open
23-000179		Lawn has been overgrown w	06/01/2023	Open
23-000209		Pool safety and unkept ya	06/16/2023	Open
23-000225		Grass & weeds overgrown h	07/04/2023	Open
23-000230		Yard needs to be cleaned	07/06/2023	Open
23-000231		high grass right of way	07/06/2023	Open
23-000267		Joel Taylor blows lawn gr	08/08/2023	Open
23-000270		Overgrown property next door	08/12/2023	Open
23-000284		Bambo protruding though neighbors fence	08/19/2023	Open
23-000294		unkept property	08/29/2023	Open
23-000298		Fallen trees and debris	09/05/2023	Open
23-000332		Large sign on 455 looks	09/22/2023	Open
23-000340		Overgrown and coming through fence	09/26/2023	Open

Exhibit A4 (2021)
Code Enforcement History

Case Number	Address	Violation	Date Noticed	Required Compliance Date	Hearing Notice Sent	Hearing Date	Notes	Fine as of 2-14-23	
2021-01		pallets front yard & driveway, no permit, RV's renting space in yard	6/2/21	6/18/21	7/12/21	7/28/21	11-17-21 pallats removed, RV renting stopped parking in yard, Fine started 8-28-2021 spreadsheet created	$8,185.50	Foreclosure
2021-08		Soil erosion control issues	6/21/21	7/2/21	7/12/21	7/28/21	Complied		
2021-12		Building without a permit, interior exterior alterations, solar panels and electrical work, destruction of town property, trash in the right of way, inoperable vehicle parked in yard.	9/9/21	9/23/21	10/12/21	11/17/21	Property inspected by Jeff at Alpha Inspections, numerous violations noted in inspection report. Fine started 12/16/2021 spreadsheet created	$11,300.00	Foreclosure
2021-21		HWG - inoperable vehicles	10/12/21		12/23/21	1/19/22	Notice will need to be posted at the property since they are not receiving by mail. 3/7/22 Mr. Raymond called and said that he was in compliance.	$5,935.00	
2021-23		Building w/o permit; fence, stairs, awning	9/20/21		11/2/21	11/17/21	Applied for permit 11-18-21 for alterations to barn. Planner has requested at survey of property - still waiting for this. Held from 11/17/2021 - 1/19/22 hearing no additional information available. Fence installed without permit and in the right of way were found to be in compliance. Order of Fine 6-15-202. Mr. Santos called 6-29-22 said he was picking the engineering report up on Friday and would bring it in to Paddy on July 5th. Wanted to make sure that he wanted to make sure he doesn't have to pay fine.	$1,900	
2021-02-002		Fence without permit, driveway without permit	12/2/21		1/4/22	1/19/22	Respondent has filed for permits for fence and driveway. Currently at Town Planners for review.Pending rezone application.	Hold for rezone	
2021-01-001		pallets front yard & driveway, no permit, RV's renting space in yard	6/2/21	6/18/21					
2021-02-001		No paying garbage will							
2021-06-001		Excess junk in yard, mowers being sold and repaired in right of way.	6/2/21	6/18/21					

Exhibit A5 (2020)
Code Enforcement History

Case Number	Address	Violation	Date Noticed	Required Compliance Date	Actual Compliance Date
19-10-29		2 campers in driveway, living in them		Monday, February 3, 2020	
2020-01-02					
2020-01-03					
2020-02-01				In Compliance	
2020-02-02				Thursday, March 12, 2020	
2020-02-03		Trash, boat, business. Need CUP per S Parks		In Compliance	
2020-03-01				4/3/2020/Filed for a Variance on 5/27/20	Variance Denied 12/8/20
2020-03-02					
2020-05-01					
2020-05-02				15-Jun-20	
2020-05-03				15-Jun-20	
2020-05-04				15-Jun-20	
2020-06-01			Apr-20	1-Jul-20	
2020-06-02			24-Jun-20	10-Jul-20	
2020-06-03			23-Jun-20	10-Jul-20	
2020-07-01			25-Jun-20	23-Jul-20	
2020-07-02			25-Jun-20	23-Jul-20	
2020-07-03			25-Jun-20	23-Jul-20	
2020-07-04			25-Jun-20	23-Jul-20	
2020-07-05			25-Jun-20	23-Jul-20	
2020-07-06			6-Jul-20	4-Aug-20	
2020-08-001		6/16/20	Town Sent reg letter - 8/3/2020 Code Sent Letter	13-Aug-20	
2020-08-002		Business, Rocks in Row, Vehicles			
9/1/20		Living in RV in driveway	Septmber 15, 2020		
2020-11-001		Boat, trash, debris, business			Compliance 1/12/21
2020-11-002	[redacted]	fence, no permit not to Code		23-Dec-20	

Exhibit A6 (2018)
Code Enforcement History

Case Number	Address	Violation	Date Noticed	Required Compliance Date	Actual Compliance Date	Hearing Notice Sent	Hearing Date	Closed Date
18-032	[redacted]	High weeds and grass	9/17/18					

Exhibit A7 (2017)
Code Enforcement History

Case Number	Address	Violation	Date Noticed	Required Compliance Date	Actual Compliance Date	Hearing Notice Sent	Hearing Date	Closed Date
17-001		High weeds and Grass, junk vehicle	9/18/17					

EXHIBIT B
PHOTOGRAPHS


NOT
A
THROUGH
STREET


DEAD
END


Montverde


Porter
Second


Second

EXHIBIT C

MONTVERDE WALKS & COMPLETE STREETS

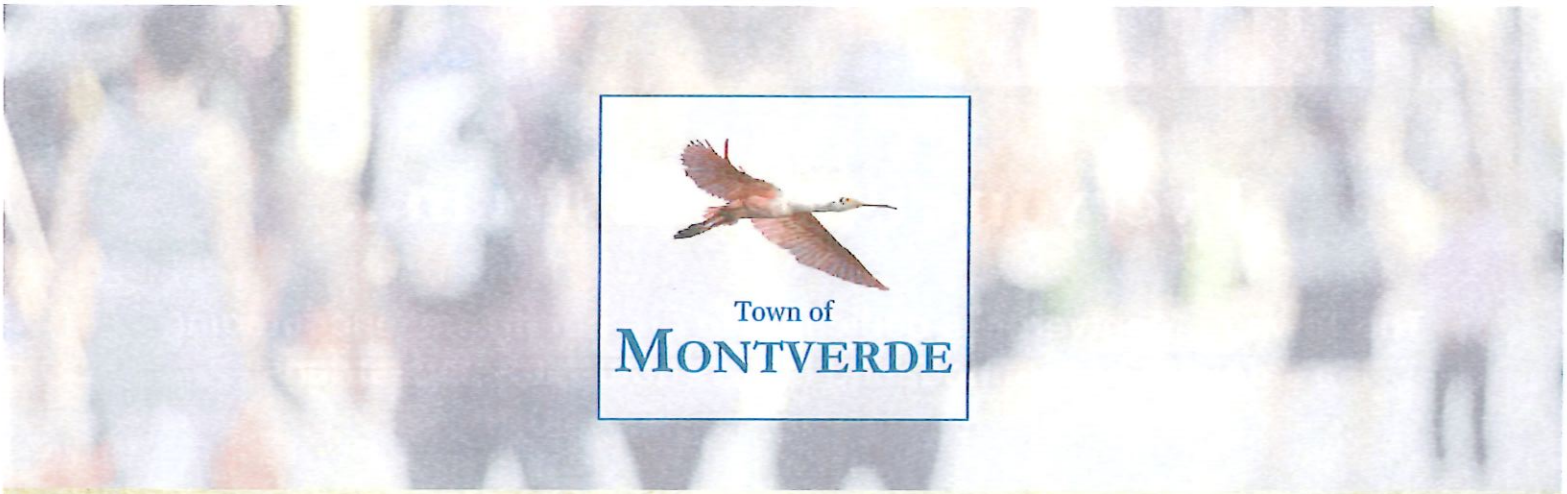
Town of
MONTVERDE

MONTVERDE WALKS

Creating a pedestrian-friendly town

Everyone is a pedestrian...

The Town of Montverde is dedicated to promoting and encouraging a safe and accommodating infrastructure for pedestrians.



Town of
MONTVERDE

MONTVERDE WALKS

Creating a pedestrian-friendly town

TABLE OF CONTENTS

INTRODUCTION

The "Montverde Walks" Plan sets out the Town's vision for the promotion of walking as a safe and convenient transportation choice for the residents of and visitors to Montverde. The Plan builds on the Complete Street Plans and Codes and Neighborhood Design Guidelines adopted in early 2017 that identified the importance of creating a better environment in Montverde for walking and cycling. "Montverde Walks" helps reach the Town's objectives in the areas of safety, health, accessibility, sustainability, environmental protection, and developing a prosperous local economy.

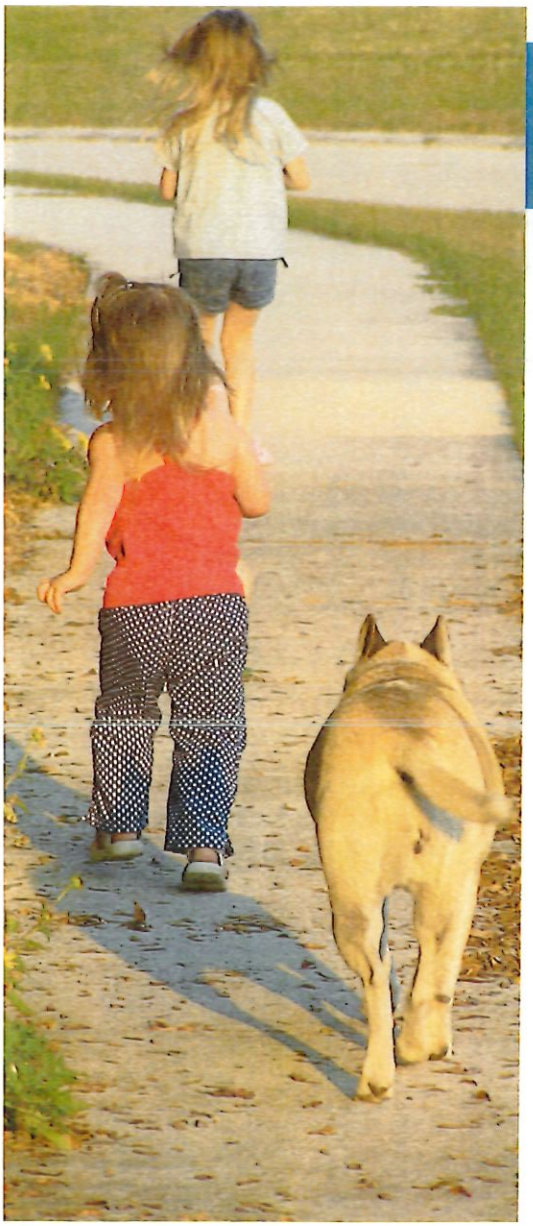
Pedestrian sidewalks and trails within Montverde were thoroughly examined for safety and usefulness through a pedestrian Roadway Safety Audit (RSA). The RSA identified areas for improvement with proposed recommendations. However, the existing conditions in Montverde are generally positive and conducive to creating a more walkable and cycling friendly community. There is plenty of opportunity and infrastructure already in place to help Montverde attain its goal as a leader in walkability and safe neighborhoods.

The strengths, deficiencies, and challenges are presented in this Plan. Additionally, funding measures and performance criteria are stipulated in this plan as the Town of Montverde moves to properly address the anticipated rapid growth over the next decade. Montverde Walks!

Montverde Walks promotes safety, health, accessibility, sustainability, environmental protection, and a prosperous economy.

For many people, each day starts and ends with walking, whether it's going to work, school, shopping, or visiting friends and family.

FOUNDATION



Foundation

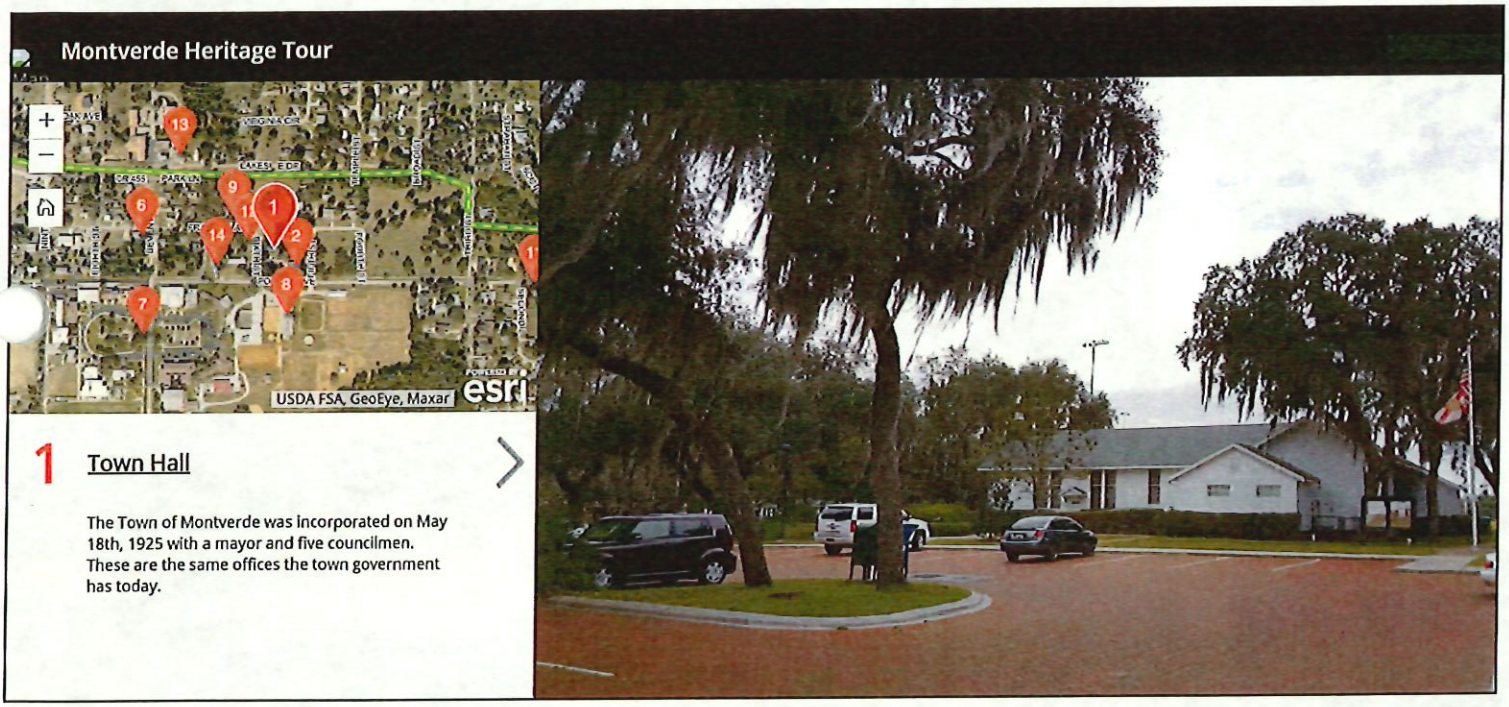
This plan builds on the Complete Streets Plans and Codes and Neighborhood Design Guidelines adopted in early 2017 that identified the importance of creating a better environment in Montverde for walking and cycling.

The goal of Montverde Walks is to look at walking in a comprehensive and innovative manner. The plan should address the issues that deter people from walking.

The plan seeks to create walking routes that connect people to services, goods, education, employment, recreation, and others.

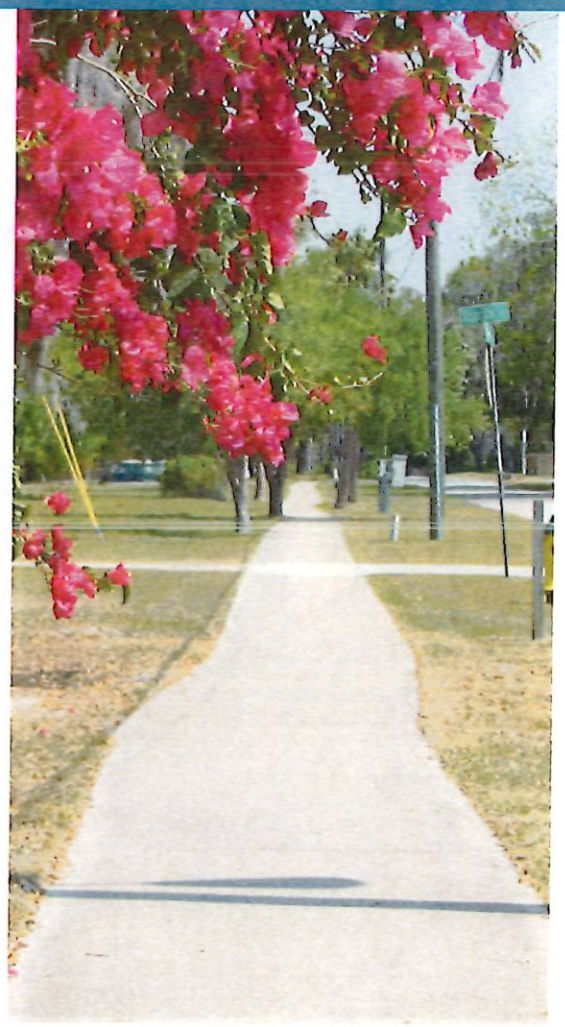
Your tour starts here...

Montverde is on the west shore of Lake Apopka, 17 miles south of Tavares and 30 miles from Leesburg. The site of an early Indian settlement, one may take note of the burial grounds, pottery, beads and arrowheads found in the area. The first residents arrived in 1865 and called the place West Lake Apopka. Tradition says it was later called "Monte Verde," spanish for green mountain, by someone from Vermont who came across Lake Apopka and was impressed by the rolling green hills.



CONTEXT

Existing Pedestrian Infrastructure



Walking is the oldest mode of transportation, and the most widely used method for easy access to Montverde Academy, local businesses, and recreational facilities and parks. Sidewalks enhance the pedestrian experience in Montverde; therefore, this section will focus on tools and measurements used to identify areas of improvements, and provide a vision for Montverde Walks, the Town's sidewalk master plan.

Montverde is surrounded by unique land characteristics. From the scenic hills to the historical Native American artifacts along the southwest-portion of Lake Apopka, the small Town has a lot to offer. Pedestrians have the opportunity to experience the highest-point in peninsular Florida (312 ft. above sea level) at the Green Mountain Scenic Overlook, or enjoy a peaceful walk along Porter Avenue, an area surrounded by beautiful live oak trees overlooking Montverde's Equestrian Center.

THE TOWN DESIRES A PEDESTRIAN NETWORK THAT FOCUSES ON:

Connectivity to Recreational Facilities and Parks

- Kirk Park
- Truskett Park
- Community Center
- Green Mountain Scenic Highway
- Green Mountain Scenic Overlook
- Montverde Scenic Preserve/Stetcher Property
- Bella Collina

Traffic Calming Measures

- Roadway design measurements (i.e., roundabouts)
- Improve signage and roadway markings
- Pedestrian/cyclist mobility barriers (i.e., tree buffers, cycle track, on-street parking)

Promote Healthy Living and Local Economic Activity

- Support healthy and environmentally-friendly mobility options
- Encourage residents and tourists to walk and shop local
- Provide connections to Bella Collina and Montverde Academy

Town's Sidewalk Network Defined

The Town's sidewalk network is defined as all paved walkways constructed on the Town/County-owned right-of-way (ROW). The network includes concrete sidewalks, brick sidewalks, sidewalk access ramps, and trails. The Town's sidewalk network does not include dirt road/walkways, private or public driveways, and private property walkways.

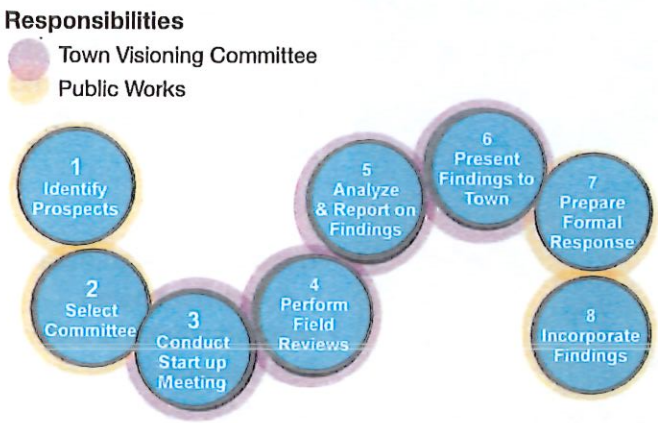
Existing Pedestrian Network Conditions

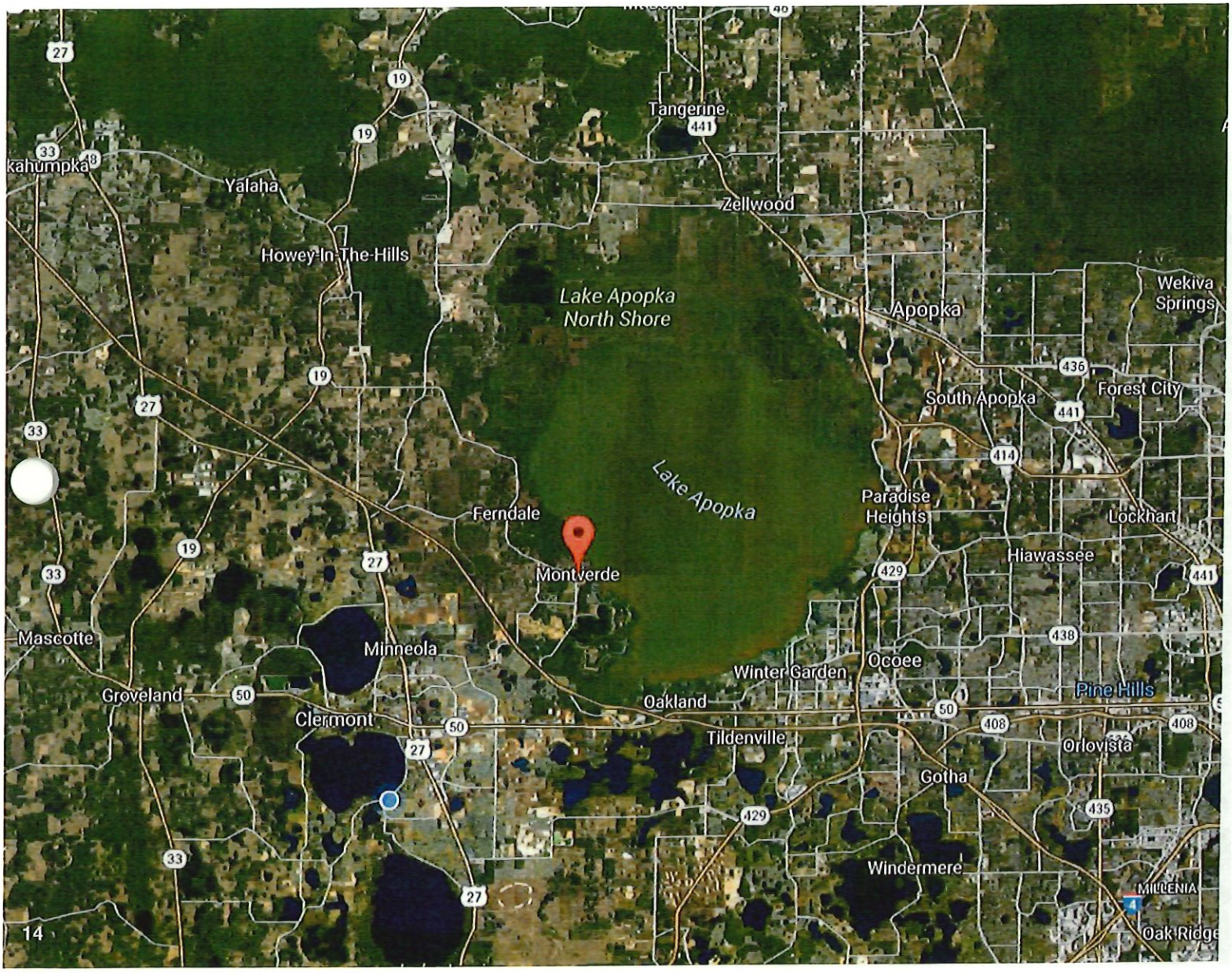
The Town conducted a pedestrian Roadway Safety Audit (RSA) in an effort to identify roadway deficiencies and any barriers pedestrians may experience. The four key elements that were observed were 1) Presence and Placement, 2) Quality, Conditions and Obstructions, 3) Continuity and Connectivity, and 4) Signage and Markings. The field data was collected in the fall of 2016. Montverde Town Planners walked for two days and recorded issues related to the four categories.

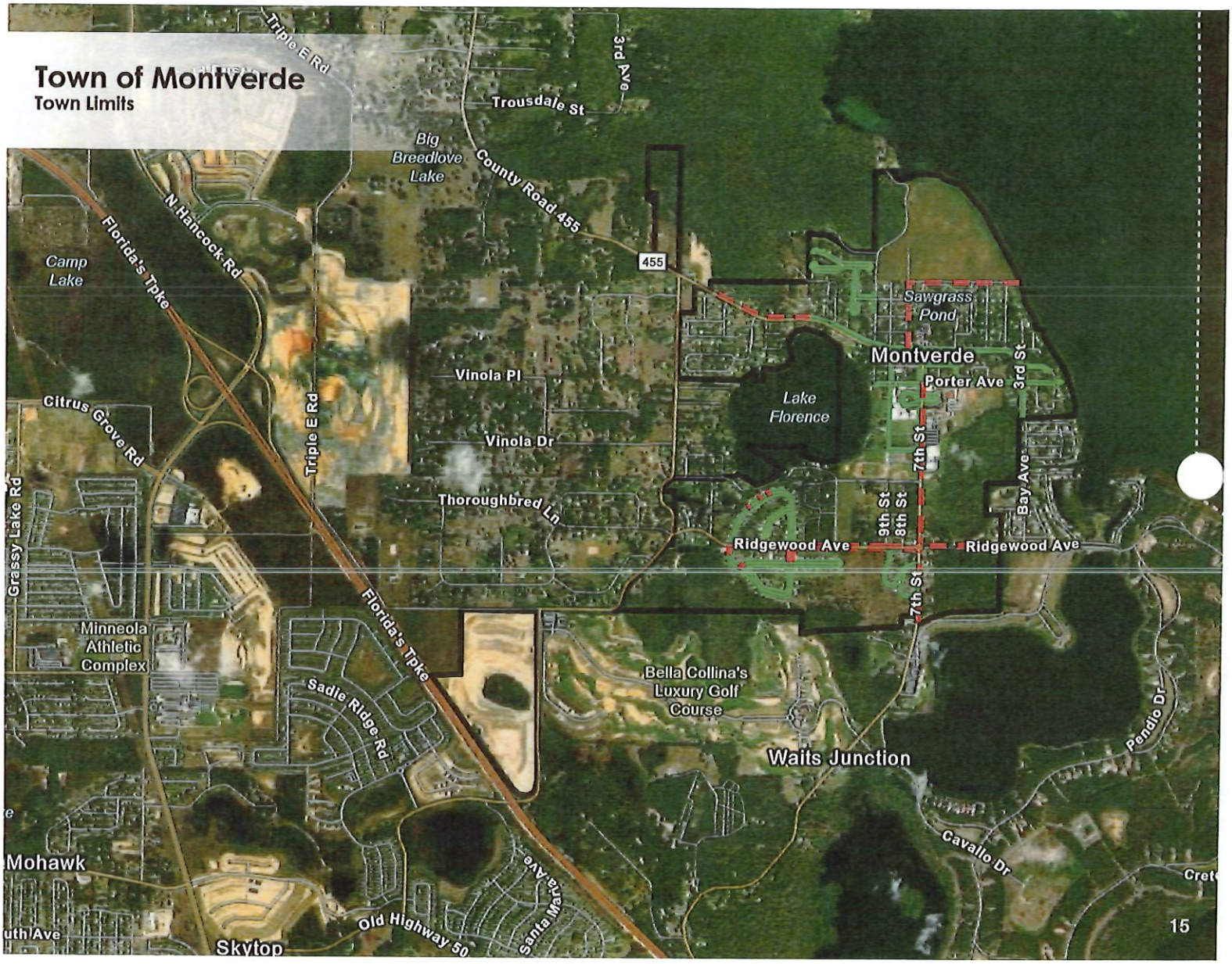
Walking Audit Results

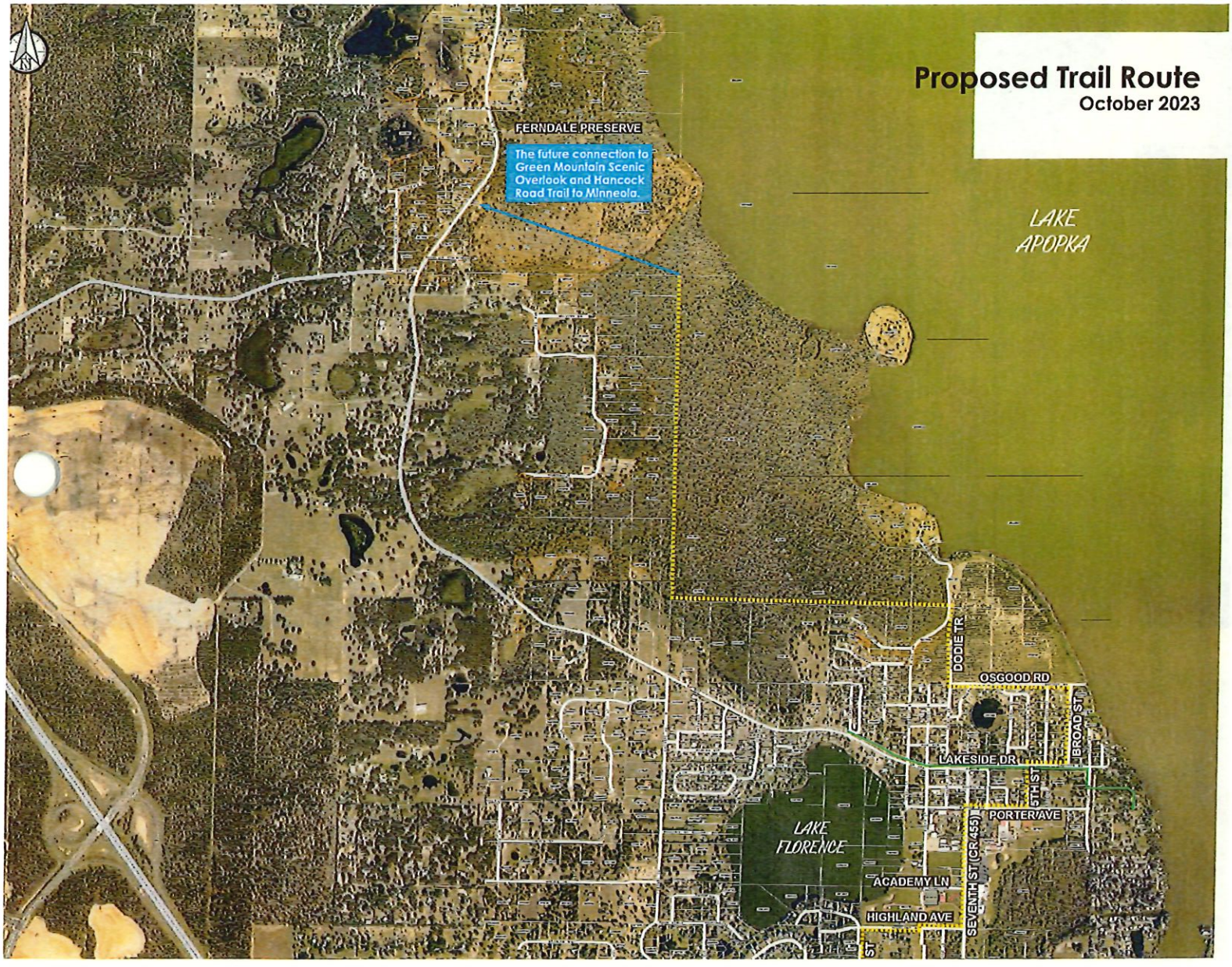
28-deficiencies were identified, see Appendix A for the complete list. 15-out-of-the-28 issues were under the Quality, Conditions, and Obstructions category.

Federal Highway Administrations defines RSA as a process to identify safety issues and provide recommendations to improve pedestrian safety.




Tangerine
Yalaha
Zellwood
Howey-In-The-Hills
Lake Apopka
North Shore
Apopka
Wekiva
Springs
South Apopka
Forest City
Lake Apopka
Paradise
Heights
Lockhart
Ferndale
Montverde
Hiawassee
Mascotte
Minneola
Winter Garden
Ocoee
Groveland
Oakland
Pine Hills
Clermont
Tildenville
Orlovista
Gotha
Windermere
MILLENIA
Oak Ridge


Town of Montverde
Town Limits
Triple E Rd
3rd Ave
Trousdale St
Big Breedlove Lake
County Road 455
455
N Hancock Rd
Florida's Tpke
Camp Lake
Sawgrass Pond
Montverde
Porter Ave
3rd St
Vinola Pl
Lake Florence
Citrus Grove Rd
Vinola Dr
Triple E Rd
7th St
Bay Ave
Thoroughbred Ln
9th St
8th St
Ridgewood Ave
Ridgewood Ave
Grassy Lake Rd
7th St
Florida's Tpke
Minneola Athletic Complex
Bella Collina's Luxury Golf Course
Sadle Ridge Rd
Waits Junction
Pendio Dr
Cavallo Dr
Mohawk
Santa Ana Ave
Old Highway 50
Skytop
15


Proposed Trail Route
October 2023
FERNDALE PRESERVE
The future connection to Green Mountain Scenic Overlook and Hancock Road Trail to Minneola.
LAKE APOPKA
DODIE TR
OSGOOD RD
BROAD ST
LAKESIDE DR
5TH ST
PORTER AVE
LAKE FLORENCE
SEVENTH ST (CR 455)
ACADEMY LN
HIGHLAND AVE
ST

The Town is seeking grant opportunities for the proposed Clermont to Montverde Trail Connection, that begins at the intersection of Old Highway 50 and Blackstill Lake Road and ends at the Ferndale Preserve.

GUIDANCE

Guidance

"To understand barriers, gaps, and opportunities in Montverde's pedestrian network."

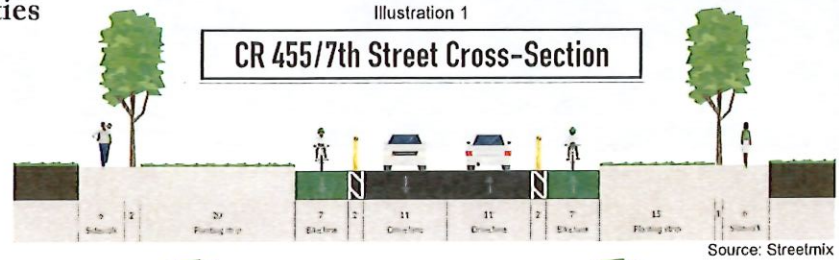
In efforts to improve Montverde's pedestrian network, a series of progressive transportation planning practices and design must be addressed. The Florida Department of Transportation (FDOT) has prioritized this movement by adopting a statewide Complete Streets policy in 2014. This policy sets a holistic approach to multi-modal roadway design. Since the adoption of this policy, countless municipalities have adopted similar policies to address multi-modal accommodations. As a direct result, the state has witnessed an increased interest in pedestrian safety initiatives.

The Town is committed to providing its residents and tourists with a safe and accommodating pedestrian infrastructure. County Road 455, Porter Avenue and Ridgewood Drive were selected for Complete Street designation. Illustration 1 depicts the locations of each roadway segment. Illustration 2 highlights the roadway cross-section concept design for each roadway.

Scenic Sidewalks

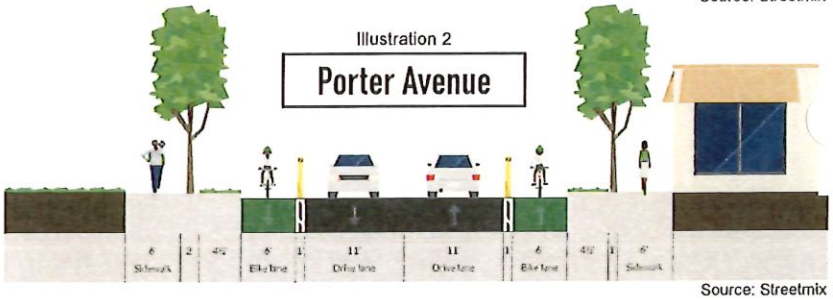
Illustration 3 depicts Montverde's proposed sidewalk design. The sidewalk width will be a minimum of 6-feet. Widening the sidewalk from 4-feet to 6-feet creates a more accommodating feature to pedestrians. Since CR 455 is designated as a scenic highway, extending the trail network in the region could lead to opportunities for scenic sidewalks.

Illustration 1



Source: Streetmix

Illustration 2



Source: Streetmix

Illustration 3

Source: Streetmix

Pedestrian Map

Pedestrian sidewalks and trails within Montverde were thoroughly examined for safety and usefulness through a pedestrian Roadway Safety Audit (RSA). The RSA identified areas for improvement with proposed recommendations. However, the existing conditions in Montverde are generally positive and conducive to creating a more walkable and cycling friendly community. There is plenty of opportunity and infrastructure already in place to help Montverde attain its goal as a leader in walkability and safe neighborhoods.

Magnolia Terrace north of Ridgewood Ave

Ridgewood Ave

Legend

- Existing sidewalks
- Proposed sidewalks
- Existing trailway
- Proposed trailway

Green Mountain Trail along Lakeside Dr

Great opportunities exist to shape Montverde into a walkable community.

Get to know Montverde Walkers

- Montverde Academy students walk along CR 455 to Green Mountain Pizza, the gas-station, and throughout the school campus.
- Residents walk along along CR 455 and Porter Avenue to City Hall, the Community Center, Kirk Park and the Green Mountain Scenic Trail.
- Professional and/or recreational athletes along CR 455, Porter Avenue and Ridgewood Drive to recreational parks and trails.

Staying Connected - Walkable Neighborhoods

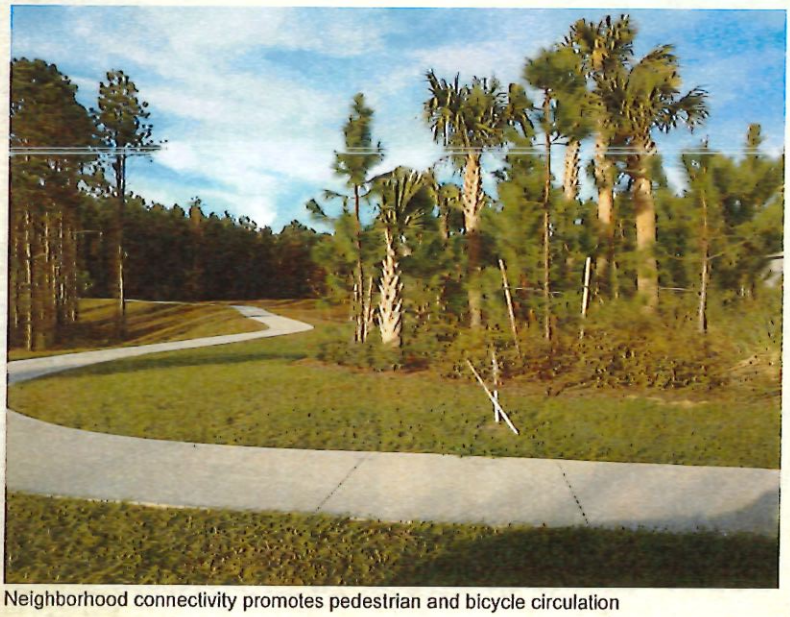
All residential developments shall be designed so as to promote pedestrian and bicycle circulation within the development and to promote access to surrounding areas, including schools, parks, mixed use centers, and other designations, consistent with the Town of Montverde's LDC and ADA requirements.

Traffic Calming – The following Traffic Calming measures are required for all new subdivisions:

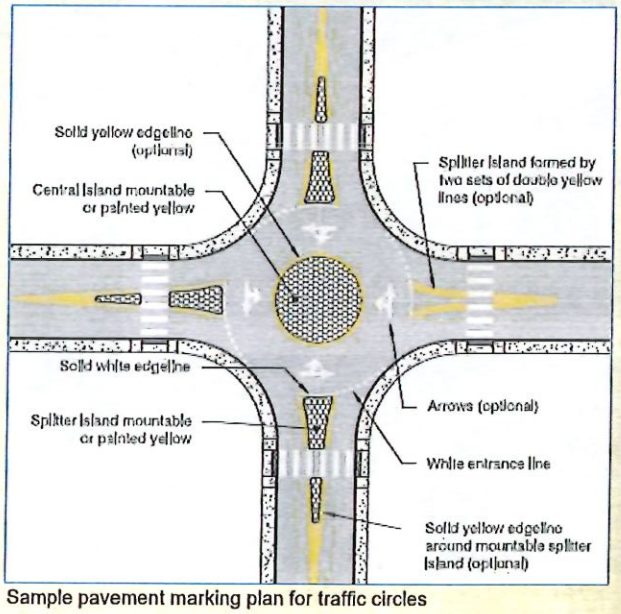
- Intersections along primary entry road(s) to neighborhood must contain a traffic circle.
- The corners of all intersections must be landscaped within the Right of Way with Florida Friendly groundcover species that do not exceed three (3) feet in height.
- Bike "sharrows" signage and striping on streets.

Bike sharrow

Traffic circle

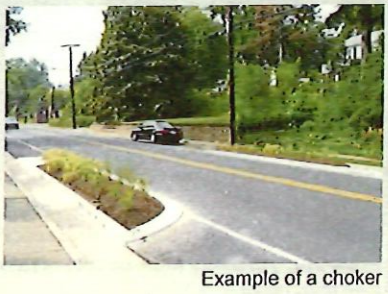


Neighborhood connectivity promotes pedestrian and bicycle circulation



Sample pavement marking plan for traffic circles

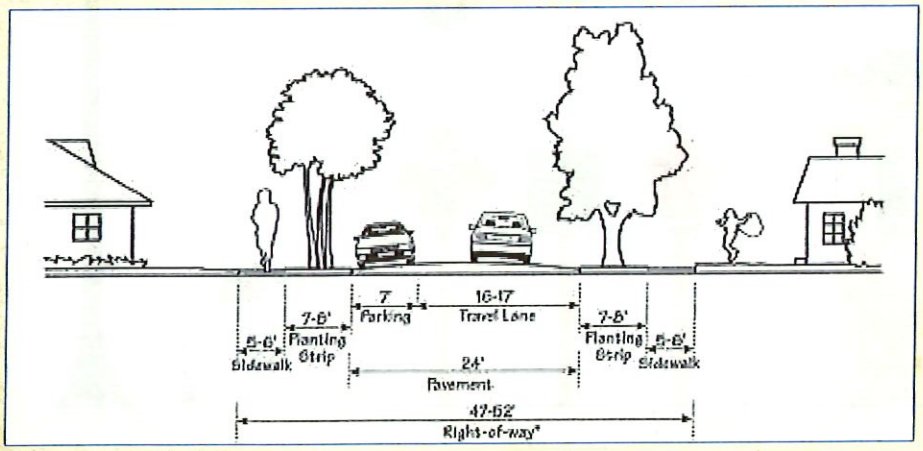
- Additional Complete Streets design measures are required for subdivisions where any street has a projected traffic volume of 500 vehicles or more per day. The applicant/developer must utilize a combination of additional traffic calming measures including but not limited to the following:
  - Chicanes
  - Narrowing of streets where practicable
  - On-Street Parking limited to one side of the road. The pattern of on-street parking are must be clearly designated and parking side must alternate throughout the neighborhood.
  - Chokers – mid-block crossings are encouraged.
  - The use of on-street diagonal parking is encouraged in areas where appropriate.



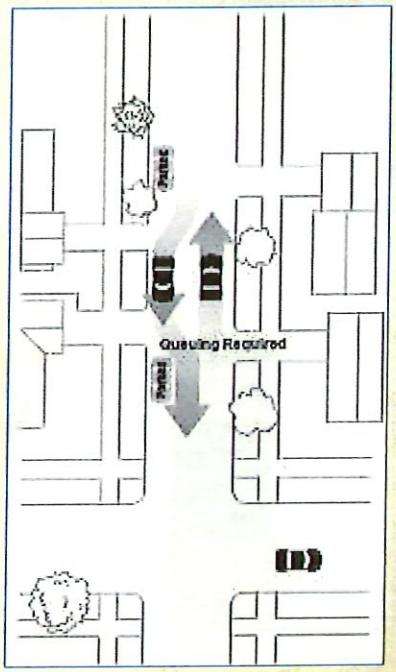
Example of a choker

- The developer may propose other innovative traffic calming measures provided they are consistent with the Florida Department of Transportation's (FDOT) most current version of the "Florida Green Book."

- All street calming and pedestrian/bike friendly measures must be consistent with public safety vehicle access requirements. Public safety vehicle access requirements cannot be utilized as justification by a developer for exemption of traffic calming and pedestrian/bike friendly requirements prescribed herein.



Parking on one side of street



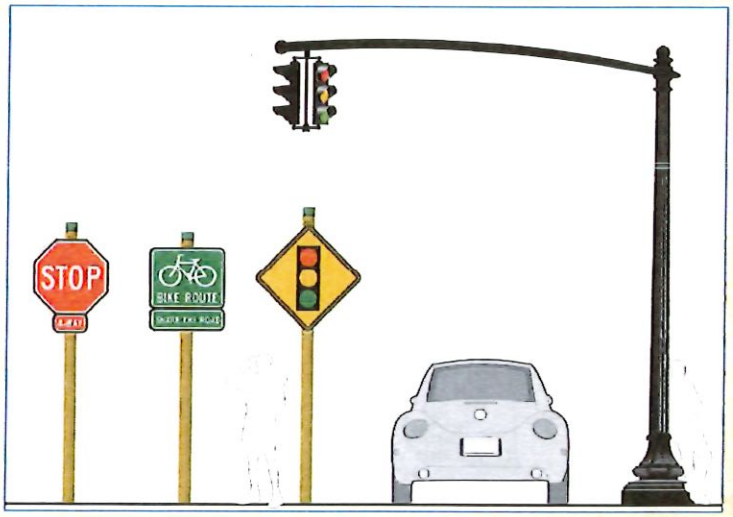
Queuing required

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

- External Sidewalks - Connectivity shall be promoted with short blocks, wide sidewalks, pathways, and a mix of uses within walking distance. There shall be a maximum block length of 500 feet and circumference of 1,300 feet.

- Entry posts, columns, and/ or landscaping should be installed where an internal sidewalk intersects with a public sidewalk or trail. Entry posts, columns, markers must be consistent with the Green Mountain Scenic Byway Criteria depicted below.

- Signage lighting shall be suitable, pedestrian-oriented and not in competition with adjacent illuminated signs.



FUNDING STRATEGIES

Funding Strategies

There are numerous needs throughout Montverde, Lake County and Florida, all of which compete for limited State and local funding. Sidewalks and trails are valuable infrastructure - similar in many ways to the Town's provision of services for everyday needs like water, police and fire protection, and roads. The Town must hold the mindset that sidewalks and trails are worthwhile investments with demonstrable fiscal return. Funding is achieved through careful planning, persistence, and patience!
The Montverde Walks plan identifies several strategies for funding sidewalks and trails.

I - List of Priority Projects (LOPP)

High Priority - Designated Sidewalk Route along CR455 from Bella Collina Hotel and Meeting Space Site to Town Center as a project on the Lake-Sumter Metropolitan Planning Organization (MPO) List of Priority Projects (LOPP).

The Lake Sumter MPO is required to develop a LOPP, in coordination with the Florida Department of Transportation (FDOT) District Planning Staff, and to submit the list to the District by September 1 of each year. The LOPP represents those projects that have not yet been programmed, but are considered high priorities by the MPO.

The Lake Sumter MPO's LOPP must be formally reviewed by the technical and citizens' advisory committees and approved by the MPO before being transmitted to the District. Projects from the LOPP are included in the FDOT Work Program to the maximum extent feasible. The District's review of the Lake Sumter's MPO's List of Priority Projects should ascertain that, at a minimum, it considers the following: the MPO's approved Long Range Transportation Plan (LRTP), the Strategic Intermodal System (SIS) Plan, the priorities developed pursuant to the Transportation Regional Incentive Program (TRIP), and the MPO's public involvement procedures.

II - Partnership with Lake County

Ridgewood Avenue is designated as a 2017-2022 Work Project. The work includes resurfacing and sidewalk installation and roundabout construction at Ridgewood Avenue and CR 455. Additionally, the County and Town are working together to address ROW and design of Montverde Trail gap between its current terminus on CR455 and the Stecher Property.

This is an important gap to fill to achieve the long-term plan of the Green Mountain Scenic By Way to connect Montverde to Coast to Coast Trail and the Green Mountain Scenic Overlook.

III - Partnership with Montverde Academy

Priority one for the Montverde Academy is safety. The Montverde Academy has a vested interest in creating and enhancing a pedestrian friendly environment throughout the Town. The Montverde Academy has constructed through its own funding, several sidewalk links along Porter Avenue, Ninth Street, and Tenth Street. It will be important to continue to work with Montverde to identify and contrast additional links that promote safe access to the school while benefiting walkability for all Montverde residents.

IV - Design Guidelines

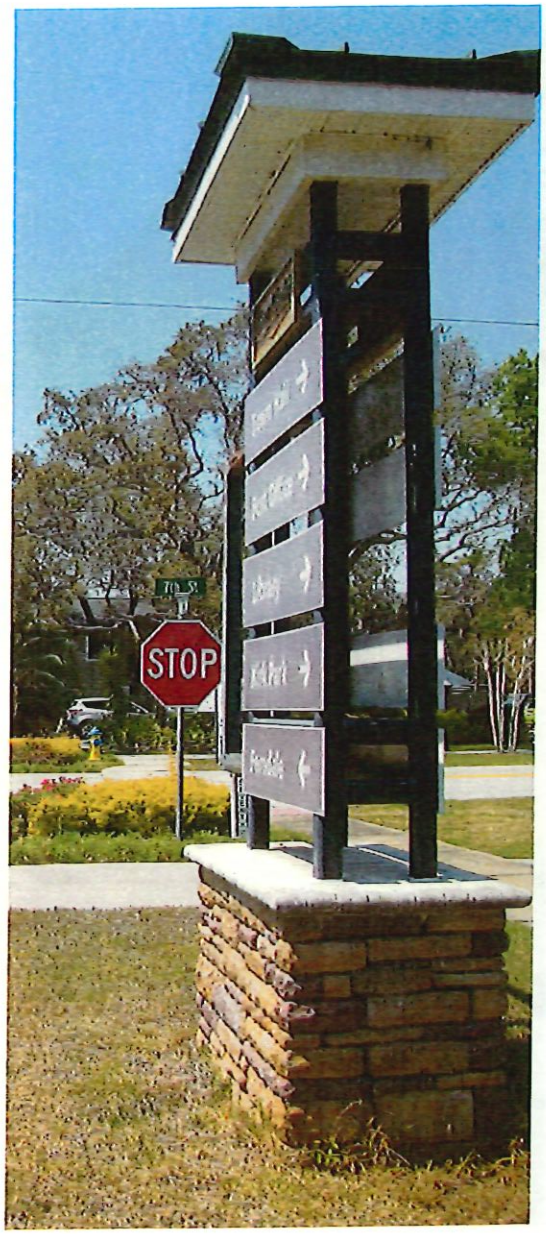
Require new developments to construct new sidewalks with external connections to nearby existing sidewalks and trails.

V – Impact Fees

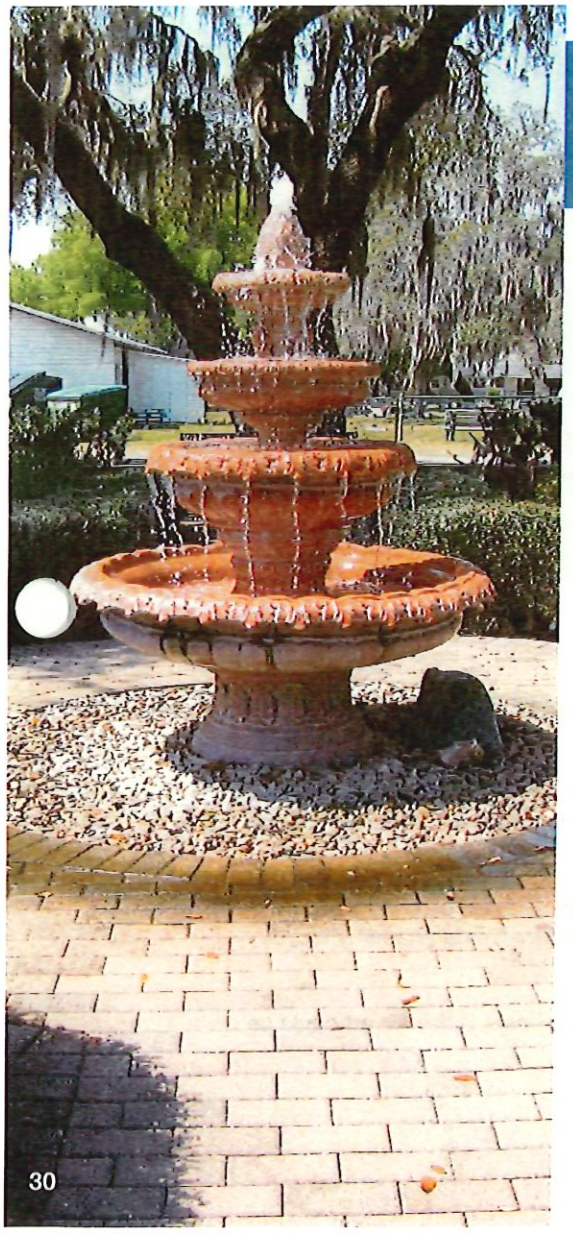
The Town should consider amending the Parks Recreation Impact Fee to include Sidewalks and Trails.

VI - Dedication of General Fund Revenues

The Town should consider a reasonable yearly dedication of general fund monies to construction of new sidewalks. Projects identified for this funding should be included in the Town's Capital Improvements Element – Five Year Plan.



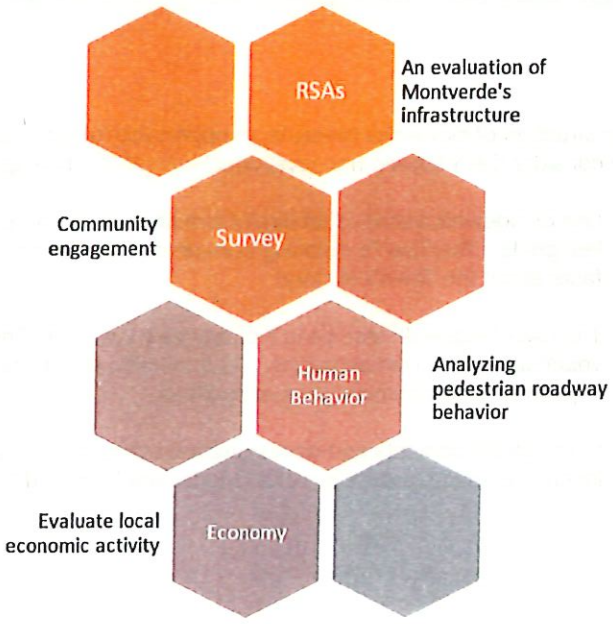

PERFORMANCE MEASUREMENTS



Performance Measurements

The Town will conduct bi-annual RSAs with a human behavior element in efforts to monitor the pedestrian infrastructure conditions and human activity along Porter Avenue, County Road 455/7th Street, and Ridgewood Avenue. In addition to the bi-annual RSAs, the Town will collect economic activity data by interviewing local businesses and assessing pedestrian traffic flow along Porter Avenue and CR 455/7th Street.

A Community survey with questions on pedestrian safety and awareness will be posted on the Town's website in an effort to engage the residents and tourists of Montverde.



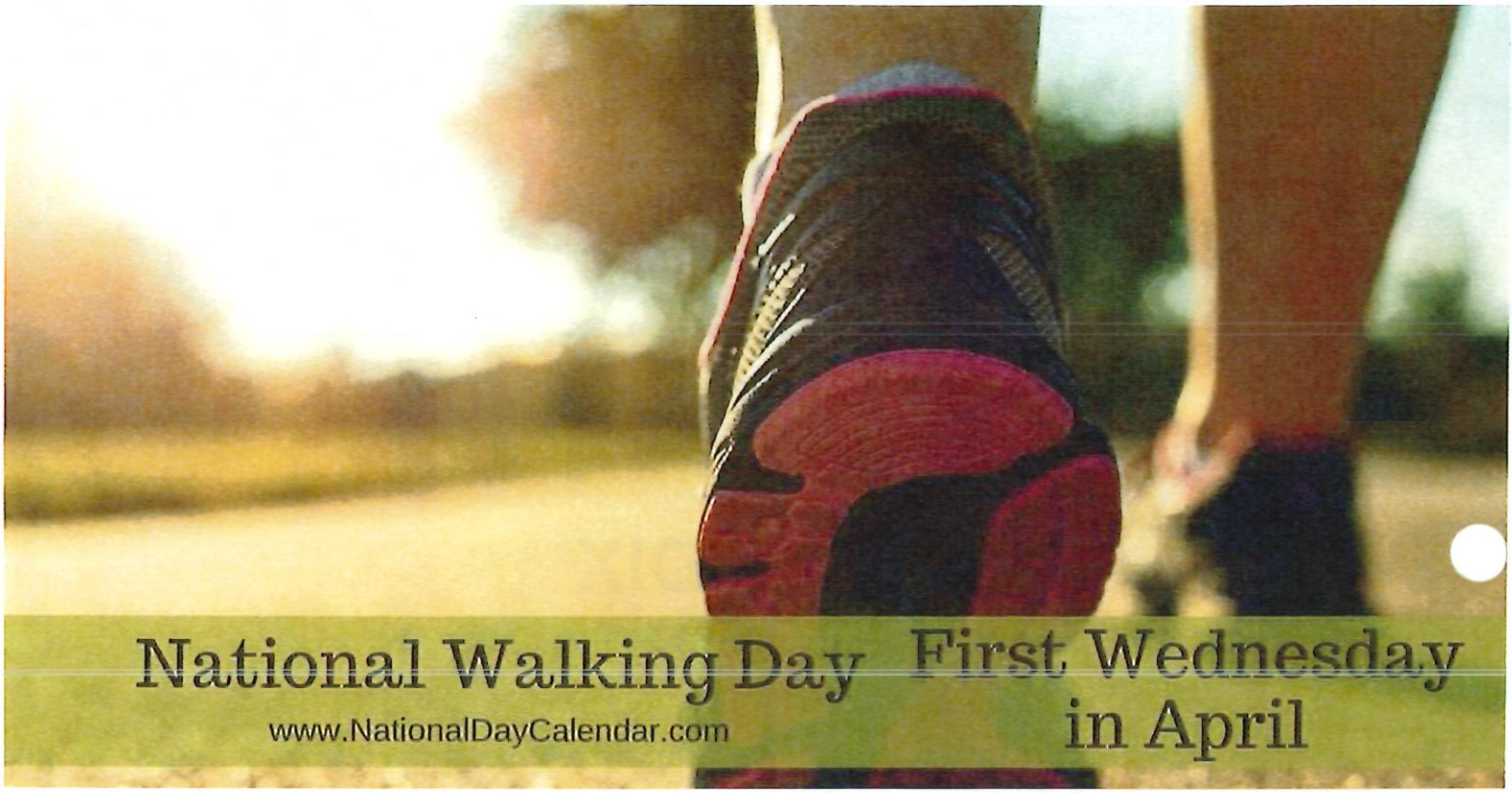
The construction of sidewalks presents an opportunity to build community and promote learning and art. The Town should consider the following unconventional amenities when appropriate.

1.) Use of sidewalk stamps that depict a mathematical formula, letters, quotes, wildlife foot prints and various leaf prints. The Town's visioning committee should lead this process and may want also consider a few facts about the Town's History.

The use of sidewalk stamps is typically very low cost. The process is simple and can be conducted by volunteers with minimal training. A partnership should be explored with the Montverde Academy to implement these immersive learning ideas.

2.) Sidewalk art contests and demonstrations should be conducted on a regular basis. Sidewalk art could be incorporated into events such as "Montverde Day" and "Disco Day."

APPENDIX



The American Heart Association sponsors this day to remind people about the health benefits of taking a walk. Wear your sneakers (or take them with you) to work and at some point in the day, you are encouraged to take a 30-minute walk.

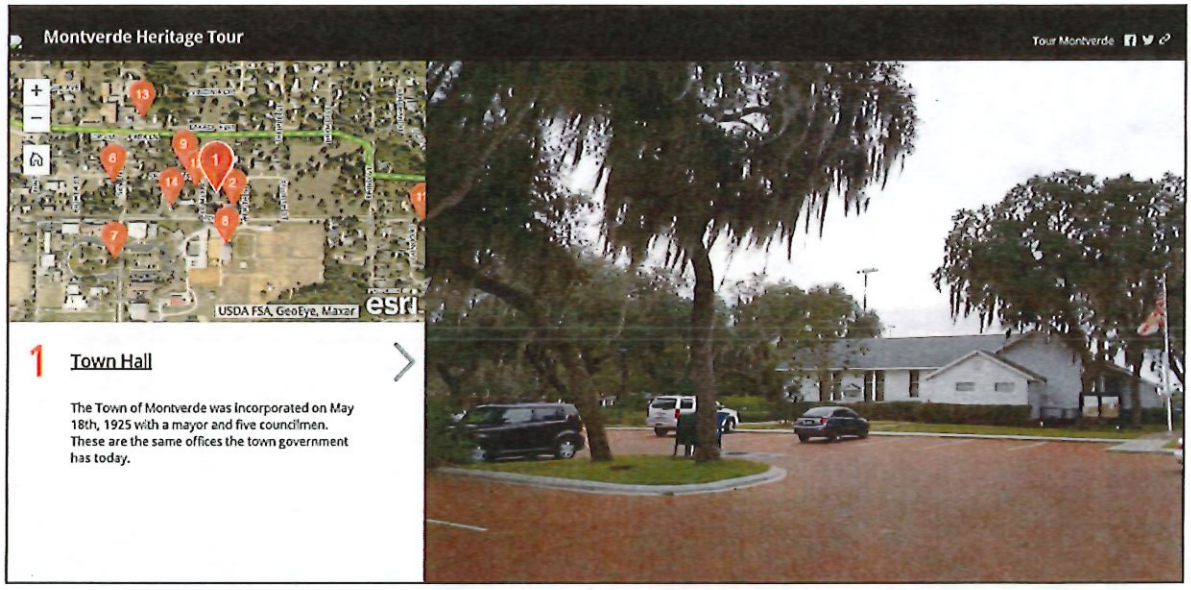
Perhaps the Town could have a "Montverde Walks" Day to coincide with National Walking Day, the first Wednesday in April. The Mayor could start a 30-minute walk at Town Hall and residents and tourists could join him.

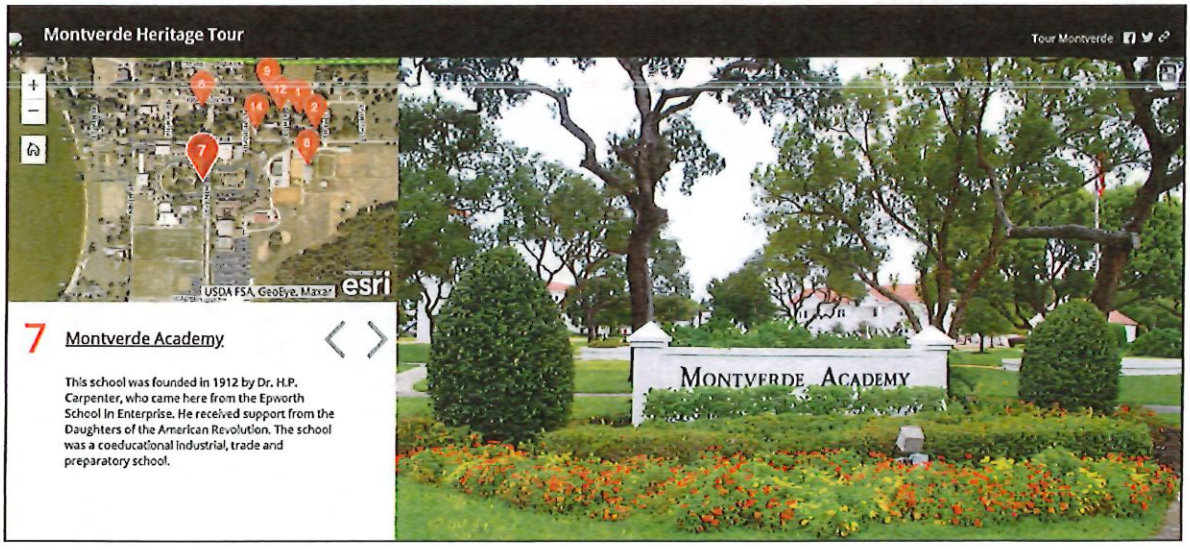
Here are some great ways to make that 30-minutes more enjoyable:

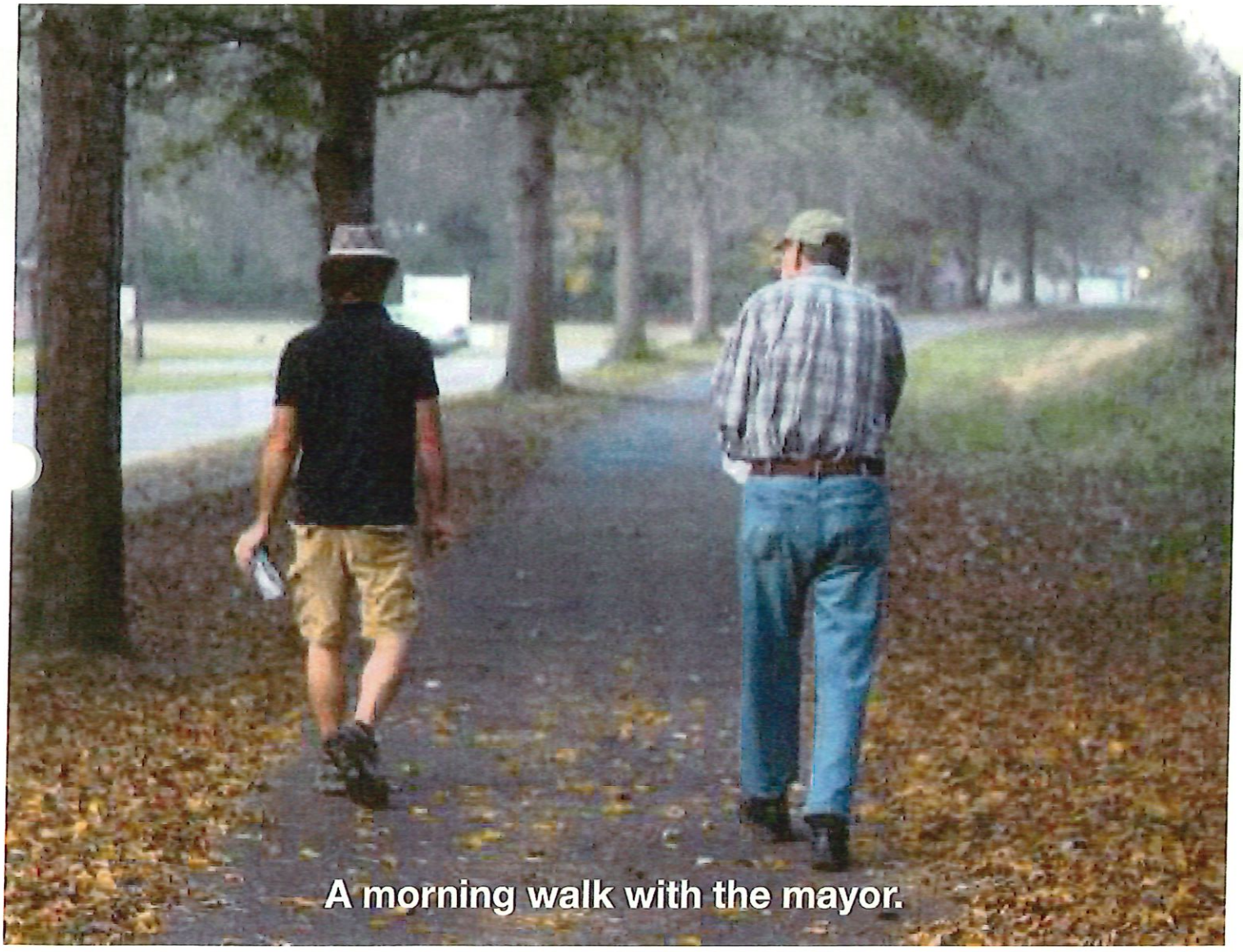
- Wear comfortable clothes.
- Make sure to stretch those muscles.
- Move your arms, too.
- Dring plenty of water.
- Take a friend to pass the time.
- Make sure you have good posture.

Montverde Heritage Tour

Pick up your Walking Guide at the Town of Montverde City Hall.


Montverde Heritage Tour
Tour Montverde
USDA FSA, GeoEye, Maxar
esri
1 Town Hall
The Town of Montverde was incorporated on May 18th, 1925 with a mayor and five councilmen. These are the same offices the town government has today.


Montverde Heritage Tour
Tour Montverde
USDA FSA, GeoEye, Maxar
esri
7 Montverde Academy
This school was founded in 1912 by Dr. H.P. Carpenter, who came here from the Epworth School in Enterprise. He received support from the Daughters of the American Revolution. The school was a coeducational industrial, trade and preparatory school.
MONTVERDE ACADEMY



A morning walk with the mayor.

Acknowledgments & Sources

Town of Montverde
17404 6th Street
Montverde, FL 34756
www.MyMontverde.com
(407) 469-2681

Lake County Public Works
Fred Schneider, P.E.
315 West Main Street
Tavares, FL 32778
(352) 343-9800

Lake-Sumter MPO
Mike Woods
1616 14th Street
Leesburg, FL 34748
(352) 315-0170

Florida Department
of Economic Opportunity
107 E Madison Street
Tallahassee, FL 32399
(800) 204-2418

PREPARED BY

Parks Consulting Services, LLC
Sean M. Parks, AICP
Clermont, FL 34711
(352) 988-7099

Town of
MONTVERDE

MONTVERDE WALKS

Creating a pedestrian-friendly town

RESOLUTION 2025-170

RESOLUTION 2025-170

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, APPROVING THE ALERTLAKE INTERLOCAL AGREEMENT FOR USE OF THE ALERTLAKE EMERGENCY NOTIFICATION SYSTEM BETWEEN LAKE COUNTY, FLORIDA, AND THE TOWN OF MONTVERDE, FLORIDA; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lake County, pursuant to Sections 252.35(2)(a)6 and 252.38, Florida Statutes, entered into a Memorandum of Agreement ("MOA") with the Florida Division of Emergency Management ("Division") for the utilization of the notification system provided by the Division to transmit emergency alerts, notifications, and other authorized public safety messaging to residents, businesses, and visitors located in or transiting through their political subdivisions; and

WHEREAS, the Town desires to use the notification system for the uses allowed by the MOA and Division; and

WHEREAS, Section 163.01, Florida Statutes, provides that local governments may enter into interlocal agreements to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage; and

WHEREAS, the Town Council finds it to be in the public interest to enter into the Agreement with the Lake County for a term ending June 30, 2029.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. The AlertLake Interlocal Agreement between Lake County, Florida, and the Town of Montverde, Florida, a copy of which is attached hereto, is approved.

Section 3. The Town Council approves and authorizes the mayor to execute the Agreement between Lake County, Florida, and the Town of Montverde, Florida.

Section 4. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND RESOLVED this 26th day of March, 2025 by the Town Council of the Town of Montverde, Florida.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

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

	YEA	NAY
Allan Hartle, Councilmember		
Joe Morganelli, Councilmember		
Carol Womack, Vice-Mayor		
Joe Wynkoop, Mayor		

ALERTLAKE INTERLOCAL AGREEMENT
(Town of Montverde)

This Interlocal Agreement (hereinafter the "Agreement") is made by and between Lake County, Florida, a political subdivision of the State of Florida ("COUNTY") and the Town of Montverde, a Florida municipality ("MONTVERDE").

WITNESSETH

WHEREAS, MONTVERDE desires to utilize an emergency alert system to transmit alerts, notifications, and other authorized public safety messaging to residents, businesses, and visitors located in or transiting through the municipality; and

WHEREAS, Section 252.38, Florida Statutes, authorizes and encourages municipalities to create emergency management programs and requires them to coordinate their activities with those of the county emergency management agency; and

WHEREAS, the COUNTY, pursuant to Sections 252.35(2)(a)6 and 252.38, Florida Statutes, entered into a Memorandum of Agreement ("MOA") with the Florida Division of Emergency Management ("Division") for the utilization of the notification system provided by the Division to transmit emergency alerts, notifications, and other authorized public safety messaging to residents, businesses, and visitors located in or transiting through their political subdivisions; and

WHEREAS, the COUNTY must abide by the MOA to access and receive the benefits of the emergency notification system administered by the Division; and

WHEREAS, the COUNTY has continuing access to the "AlertLake" notification system and the ability to add MONTVERDE as a user; and

WHEREAS, Section 163.01, Florida Statutes, known as the Florida Interlocal Government Coordination Act, authorizes public entities to enter into agreements with one another which further the purposes and goals of each entity; and

NOW THEREFORE, in consideration of the foregoing recitals, and in further consideration of the mutual covenants contained herein and other valuable consideration the receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Legal Findings of Fact.** The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this agreement upon adoption hereof.

2. **COUNTY Obligations.**

A. The COUNTY shall be responsible for updating and maintaining the Standard Operating Guidelines (SOGs) which outline the use of the emergency notification system.

B. The County shall be responsible for maintaining the AlertLake contact database (i.e., white pages and yellow pages) for emergency notifications.

C. The COUNTY shall provide MONTVERDE with 24-hour access to AlertLake at no cost to MONTVERDE.

3. **MONTVERDE Obligations.**

A. MONTVERDE shall abide by the COUNTY'S duties and responsibilities as set forth in the MOA, which requirements shall be considered incorporated herein by reference.

B. MONTVERDE shall utilize the AlertLake Standard Operating Guidelines (SOGs) which set forth the use of the emergency notification system when sending outbound messages, which would be limited to MONTVERDE employees only.

C. All public records requests to MONTVERDE shall be forwarded to and be the responsibility of MONTVERDE for processing and response.

4. **Term; Termination.** This Agreement shall become effective upon both parties executing the agreement, and it shall remain in force until June 30, 2029, to align with the Division's contract with the vendor for these services, unless terminated by one of the parties with thirty (30) days written notice to the other. In the event the Division renews or extends its contract with the vendor, this Agreement shall renew or extend automatically for so long as the Division's contract remains in place, unless terminated as provided for herein.

5. **Insurance.** Each party shall secure and maintain, during the life of this Agreement including any renewal, statutory worker's compensation, liability insurance with limits as set forth in Section 768.28, Florida Statutes, and property loss, casualty, or damage coverage sufficient to meet the obligations contained herein. Each party shall retain the option of discharging this obligation by means of a funded self-insurance program.

6. **Notices.** Wherever provision is made in this Agreement for the giving, serving, or delivering of any notice, statement, or other instrument, such notice shall be in writing and shall be deemed to have been duly given, served, and delivered, if delivered by hand or mailed by United States registered or certified mail, addressed as follows:

COUNTY
County Manager
Lake County Administration Building
315 West Main Street, Suite 308
Post Office Box 7800
Tavares, Florida 32778-7800

MONTVERDE
City Manager
17404 Sixth Street
Montverde, Florida 34765

Notice sent by facsimile transmission shall not be accepted.

7. **Binding Agreement.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors, and assigns.

8. **Validity.** The invalidity or unenforceability of any one or more provisions of this Agreement will not affect the validity or enforceability of any other provision of this Agreement, which will remain in full force and effect.

9. **Waiver.** No waiver or modification of this Agreement shall be valid unless in writing and duly authorized and signed by both parties.

10. **Governing Law and Venue.** This Agreement shall be governed by and construed in accordance with the internal laws of the State of Florida venue shall lie exclusively in the courts of Lake County, State of Florida in connection with any matter related to or arising out of this Agreement or any breach thereof.

11. **Third Party Beneficiaries.** This Agreement is made solely for the benefit of the MONTVERDE and COUNTY and no other person shall have any right, remedy, benefit, or interest under or because of this Agreement, except as specifically provided herein.

12. **Counterparts.** To facilitate execution, this Agreement may be executed in as many counterparts as may be required, and it will not be necessary that the signature of each party, or on behalf of each party, appear on each counterpart. It will be sufficient that the signature of, or on behalf of each party appear on at least one counterpart. All counterparts will collectively constitute a single agreement. Further, a facsimile copy of this Agreement and any signatures hereon will be considered for all purposes as originals.

13. **Modification.** It is further agreed that no modification, amendment or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

14. **Entire Agreement.** It is mutually agreed that the entire agreement between the parties is contained herein, and that neither party has made any statement, promise or agreement, or taken upon itself any engagement whatsoever that it is not fully capable of honoring to its fullest.

15. **Liability.**

A. MONTVERDE shall be responsible for all claims, damages, liability, and court awards including costs, expenses and attorney fees incurred because of any negligent action or omission of MONTVERDE or its officers, employees, and agents in connection with the performance of this Agreement.

B. COUNTY shall be responsible for all claims, damages, liability and court awards including costs, expenses and attorney fees incurred as a result of any action or omission of COUNTY or its officers, employees, and agents in connection with the performance of this Agreement.

C. Nothing in this Section or any other provision of this Agreement shall be construed as a waiver of the notice requirements, defenses, immunities, and limitations MONTVERDE or COUNTY may have under Florida law. The provisions of this Section are solely for the benefit of the parties to this Agreement and are not intended to create or grant any rights, contractually or otherwise to any third party.

D. Nothing herein shall be construed as one party designating or otherwise relinquishing to the other party the responsibility for operation of its respective facility. Each party shall continue to remain responsible for the maintenance and operation of its facility.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date indicated below.

TOWN OF MONTVERDE

By:_____
Joe Wynkoop, Mayor

DATED the _____ day of _____, 2025.

ATTEST:

_____
Sandra Johnson, Town Clerk

Approved as to form and legality:

_____
Anita Geraci-Carver, City Attorney

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

_____
Leslie Campione, Chairman

On this _____ day of _____, 2025.

ATTEST:

_____
Gary J. Cooney, Clerk
Board of County Commissioners of
Lake County, Florida

Approved as to form and legality:

_____
Melanie Marsh, County Attorney

RESOLUTION 2025-169

RESOLUTION 2025-169

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, APPROVING THE TOWN OF MONTVERDE CONTRACT FOR SPECIAL MAGISTRATE APPOINTING DAVID M. LANGLEY; AUTHORIZING EXECUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town appoints a Special Magistrate to serve as the Town's Code Enforcement Board;

WHEREAS, the Town previously contracted with an attorney to serve as Special Magistrate; however, the attorney provided notice to terminate the contract; and

WHEREAS, David M. Langley is a licensed attorney in good standing with The Florida Bar and has knowledge in code enforcement, quasi-judicial proceedings, and other local government matters;

WHEREAS, David M. Langley has agreed to act as Special Magistrate for the Town; and

WHEREAS, the Town and David M. Langley would like to enter into an agreement wherein he would serve as the Special Magistrate for the Town.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The Town of Montverde Contract for Special Magistrate, **a copy of which is attached hereto**, is approved.

Section 2. The Council authorizes the town manager to execute the Contract.

Section 3. This resolution shall take effect immediately upon its final adoption by the Town Council of the Town of Montverde, Florida.

PASSED AND RESOLVED at a meeting of the Town Council of the Town of Montverde, Florida this ___ day of March 26, 2025.

_____

Joe Wynkoop, Mayor

Attest:

_____
Sandy Johnson, Town Clerk

Approved as to form and legality:

_____
Anita Geraci-Carver, Town Attorney

First Reading _____

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

	YEA	NAY
Vacant		
Allan Hartle, Councilmember		
Joe Morganelli, Councilmember		
Carol Womack, Vice-Mayor		
Joe Wynkoop, Mayor		

TOWN OF MONTVERDE CONTRACT FOR SPECIAL MAGISTRATE

THIS AGREEMENT is entered into this 11th day of March, 2025, by and between the **Town of Montverde**, State of Florida, a Florida Municipal Corporation (hereinafter "the Town"), and **David M. Langley, Esq.** (hereinafter "Langley"), of Langley and Lowe Law Firm (currently doing business as Jessica Langley Lowe, PA) 161 South Boyd Street, Suite 100, Winter Garden, Florida 34787.

WITNESSETH:

WHEREAS, the Town appoints a Special Magistrate to serve as the Town's Code Enforcement Board;

WHEREAS, the Town is seeking to appoint a qualified individual to serve as the next primary Special Magistrate;

WHEREAS, Langley is a licensed attorney in good standing with The Florida Bar and has knowledge in code enforcement, quasi-judicial proceedings, and other local government matters;

WHEREAS, Langley has agreed to act as Special Magistrate for the Town; and

WHEREAS, the Town and Langley would like to enter into an agreement wherein Langley would serve as the Special Magistrate for the Town.

NOW THEREFORE, the Town, by and through its undersigned officer, and Langley, for and in consideration of the mutual covenants contained herein, the parties agree as follows:

Section 1. **Recitals**. The above referenced recitals are recognized as true and incorporated into this Agreement as if stated herein.

Section 2. **Special Magistrate**. Langley shall serve as Special Magistrate for the Town. The Town shall provide Langley sufficient advance notice of any meetings Langley is required to attend.

Section 3. **Term**. The Term of this Agreement shall be for a period of one (1) year and shall be deemed automatically renewed on a year to year basis unless terminated. Either party may terminate this Agreement for any reason whatsoever by providing the other party written notice at least sixty (60) days in advance that they wish to terminate the Agreement.

Section 4. **Compensation**. The Town shall pay Langley an hourly rate of $175.00 per hour for acting in the capacity of Special Magistrate. Langley shall bill in quarter hourly increments and shall be compensated for travel time to and from the Town, preparation for meetings, attendance at meetings as required, and preparation of orders related to any of the Town's Code Enforcement Board meetings. Langley shall provide an itemized invoice to the Town for each month that work is performed.

Section 5. **Independent Contractor**. Langley shall be an independent contractor and shall not be considered an employee of the Town.

Section 6. **Savings Clause**. If any term or provision of this Agreement shall, to any extent, be declared invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby.

Section 7. **Entire Agreement**. This Agreement contains the entire understanding between the Town and Langley, and may be modified only in a writing executed in the same manner as this Agreement; and no agreements, representations, or statements of any party not contained herein shall be binding upon any party hereto. All prior negotiations and understandings between the Town and Romero shall be deemed merged into this Agreement.

EFFECTIVE DATE of this Contract is _____, 2025.

IN WITNESS WHEREOF, the parties have set their hands and seals this _____ day of _____, 2025.

_____
David M. Langley

TOWN OF MONTVERDE, FLORIDA

_____
Paul Larino, Town Manager

ATTEST:

_____
Sandy Johnson, Town Clerk

_____
Anita Geraci-Carver, Town Attorney

REMINDERS AND ADJORNMENT