



**MONTVERDE TOWN COUNCIL  
SPECIAL MEETING AGENDA  
APRIL 29, 2025, AT 7:30 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  
Caroline Trepanier, Administrative Assistant

**DISCLAIMER**

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

**CALL TO ORDER AND OPENING CEREMONIES**

- Pledge of Allegiance
- Invocation
- Roll Call

**I. DISCUSSION AND ACTION ITEM**

A. Discussion of Council priorities regarding Fiscal Year 2026 Budget

**II. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

A. **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"); Making a legislative finding that conditions of blight exist in an area of the Town of Montverde; adopting the Town of Montverde proposed Community Redevelopment area report; making certain findings and determinations; finding and declaring a need for the creation of a Community Redevelopment Agency pursuant to Chapter 163, Part III, Florida Statutes; establishing the Montverde Community Redevelopment Area; creating the Town of Montverde Community Redevelopment Agency providing authorization to proceed with preparation of the Montverde Redevelopment Plan; declaring the Town Council to be the Agency; and 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**

## **PUBLIC HEARINGS, ORDINANCES & RESOLUTIONS**

## 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"); MAKING A LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT EXIST IN AN AREA OF THE TOWN OF MONTVERDE; ADOPTING THE TOWN OF MONTVERDE PROPOSED COMMUNITY REDEVELOPMENT AREA REPORT; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING AND DECLARING A NEED FOR THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; ESTABLISHING THE MONTVERDE COMMUNITY REDEVELOPMENT AREA; CREATING THE TOWN OF MONTVERDE COMMUNITY REDEVELOPMENT AGENCY PROVIDING AUTHORIZATION TO PROCEED WITH PREPARATION OF THE MONTVERDE REDEVELOPMENT PLAN; DECLARING THE TOWN COUNCIL TO BE THE AGENCY; 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 an approximately 600 acre study area within the Town for establishing the Montverde Community Redevelopment Area (as hereinafter defined), which is illustrated and described in **Exhibit "A"**; and

**WHEREAS**, the Town commissioned the town planning consultant, Parks Consulting Services, to determine whether the conditions in the study area meet the criteria described in s.163.340(7) or (8), Florida Statutes, and

**WHEREAS**, Parks Consulting Services prepared the Town of Montverde Proposed Community Redevelopment Area Report (the "Finding of Necessity"), attached hereto as **Exhibit "B"**, for the Montverde Community Redevelopment Area; and

**WHEREAS**, the Finding of Necessity reports that within the Montverde Community Redevelopment Area 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 the lack of commercial parking facilities, as well as the lack of property maintenance, and need for street lighting, amenities, property maintenance and façade improvements; 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 Area, to each taxing authority which levies ad valorem taxes within the geographic boundaries of the redevelopment area, and such public notice as set forth in Section 166.041(3)(a), Florida Statutes; and

**WHEREAS**, Town Council, after having considered the Finding of Necessity, and its analysis and findings, and evidence presented during a public hearing, finds that conditions are present within the Montverde Community Redevelopment Area which are detrimental to the public health, safety, morals and public welfare of the Town; and

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

**WHEREAS**, the Town Council finds that the rehabilitation, conservation, or redevelopment, of a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the Town; and

**WHEREAS**, the Town Council finds there is a need for a community redevelopment agency to function in the Town to carry out the community redevelopment purposes set forth in Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the Town Council desires to create a community redevelopment agency for the Town; and

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

**WHEREAS**, the Town Council desires to declare itself to be community redevelopment agency of the Town.

**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.        FINDINGS OF CONDITIONS.**

Based upon the evidence, data, analysis and facts presented to it, the Town Council does hereby find:

a. Conditions are present in the area of the Town, illustrated and described Exhibit A, to be known as the “Montverde Community Redevelopment Area”, that are considered to be a “blighted area” as defined in s. 163.340(8), Florida Statutes; and

b. There are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property; and

c. There is a predominance of defective or inadequate street layout, roadways, or public transportation facilities within the Montverde Community Redevelopment Area; and

d. Within the Montverde Community Redevelopment Area streets are defective or inadequate due to narrow width and lack of sidewalks and lighting; and

e. Within the Montverde Community Redevelopment Area streets have no or incomplete swales or engineered drainage system, and lack canopy trees and vegetative buffering; and

f. There exist unsanitary and unsafe conditions within the Montverde Community Redevelopment Area; and

g. Many commercial parcels’ parking facilities are inadequate.

## **SECTION 2. FINDING OF NECESSITY.**

The Town Council does hereby make a legislative finding that the conditions in the Montverde Community Redevelopment Area meet the criteria described in Section 163.340(8), Florida Statutes, and the following:

- a. One or more blighted areas, as defined in Chapter 163, Part III, Florida Statutes, exist in the Montverde Community Redevelopment Area; and
- b. The rehabilitation, conservation, or redevelopment, of a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the Town.

## **SECTION 3. ADOPTING THE TOWN OF MONTVERDE PROPOSED COMMUNITY REDEVELOPMENT AREA REPORT.**

The Town Council adopts the Town of Montverde Proposed Community Redevelopment Area report dated March 2025, a copy of which is attached hereto and incorporated herein as **Exhibit “B”**.

## **SECTION 4. DECLARING THE NEED FOR CREATION OF AN AGENCY.**

Conditions of blight within the Montverde Community Redevelopment Area that meet the criteria described in Section 163.340(8), Florida Statutes, warrant the creation of a community redevelopment agency to implement redevelopment activities within the Montverde Community Redevelopment Area. These conditions are supported by data and analysis, as established by the Town of Montverde Proposed Community Redevelopment Area report dated March 2025 (“Finding of Necessity”). Therefore, the Town Council hereby declares the need for creation of the Montverde Community Redevelopment Agency pursuant to Ch. 163, Part III, Florida Statutes.

**SECTION 5. ESTABLISHING THE MONTVERDE COMMUNITY REDEVELOPMENT AREA.**

Based upon facts presented at the public hearing and contained within the Finding of Necessity, the Town does hereby find the Montverde Community Redevelopment Area, as illustrated and described in Exhibit "A", contains conditions of blight and that such area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statutes. The Montverde Community Redevelopment Area, which consists of approximately 600 acres within the incorporated limits of the Town of Montverde, Lake County, is hereby established.

**SECTION 6. ESTABLISHING THE MONTVERDE COMMUNITY REDEVELOPMENT AGENCY.**

The Town Council does hereby expressly find that it is necessary, appropriate, property and timely that a community redevelopment agency be created to carry out the community redevelopment contemplated by Part III, Chapter 163, Florida Statutes, to further cause, promote and encourage rehabilitation, conservation and redevelopment within the Montverde Community Redevelopment Area.

**SECTION 7. AUTHORIZATION TO PROCEED WITH PREPARATION OF THE MONTVERDE COMMUNITY REDEVELOPMENT AREA 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 Area.

Town Council authorizes the town planning consultant, Parks Consulting Services, to prepare a Redevelopment Plan for the Montverde Community Redevelopment Area in accordance with the Community Redevelopment Act.

**SECTION 8. DECLARING THE TOWN COUNCIL TO BE THE AGENCY.**

The Town Council is delegated authority to create and establish the agency and the Town Council hereby declares itself to be the Agency and to sit as the governing body of the Agency pursuant to Sec. 163.356 and 163.357, Florida Statutes.

The mayor and vice mayor of the Town shall serve respectively as the chair and vice-chair of the Agency.

**SECTION 9. EFFECTIVE DATE.**

This Resolution shall be in force and take effect immediately upon its passage and adoption.



**ADOPTED** by the Town Council of the Town of Montverde, Lake County, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:

\_\_\_\_\_  
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
Vice Mayor Carol Womack		
Vacant		
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
Mayor Joe Wynkoop		



## **Resolution Establishing a Community Redevelopment Area**

Public Hearing: Town Council April 29, 2025

### **Resolution No.: 2025-166**

Requested Action: Approval of Resolution 2025-166, which:

1. Makes a finding of blight.
2. Adopts the Finding of Necessity Report
3. Declares the need for creating a community redevelopment agency
4. Establishes the Montverde Community Redevelopment Area and the Montverde Community Redevelopment Agency
5. Authorizes preparation of the Montverde Redevelopment Plan
6. Declares the Town Council to be the CRA board

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.

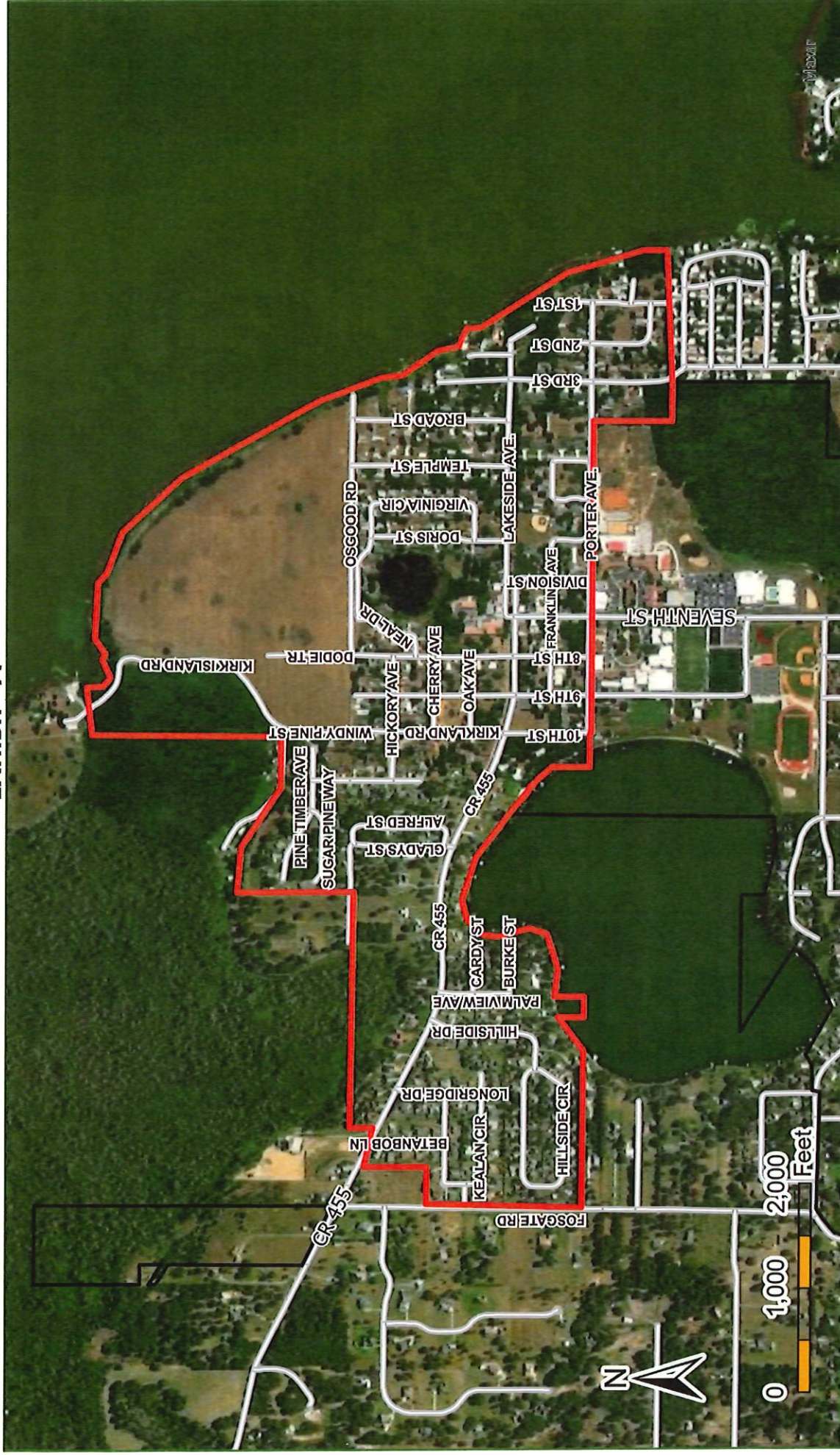
If the Town Council decides to adopt Resolution 2025-166, the next steps will include creating a Redevelopment Plan as instructed in the Resolution, establishing a budget, and formally establishing the Community Redevelopment District Board. This Board may be the Town Council, or a separate body appointed 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 approximately 600 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 approximately 600 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.]





**Legend**

 CRA Area

 Town Limits

**Figure 1**  
**Proposed Montverde**  
**Community Redevelopment**  
**Area (CRA)**  
-Location & Boundary Map-

February 2025



12135 Topaz Street  
Clermont, FL 34711  
www.parksconsultingfl.com  
352-988-7099

Approx. 600 acres within CRA boundary







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## 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 III, 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.

According to Florida Statutes 163.340(8)(a), we meet the definition of Blight, and two or more of the factors (a) through (o) listed above are present. This report provides evidence of factors (a), (c), (d), (e), and (l).

### **3.0 STUDY AREA**

#### **3.1 Location**

The proposed Montverde CRA contains approximately 600 Acres and is located within the mostly historic portion of the Town settled in 1865 and incorporated in 1925. County Road 455, 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 Popka.





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. Appendix A provides the number of complaints and violations and shows a consistent pattern since 2017 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. Appendix B contains photographs of site deterioration and other improvements.

**Inadequate Infrastructure:** As shown in Appendix 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. 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.

Appendix 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 to improve and protect its rural charm. The Town should rely on the information contained in this analysis to justify the approval of a resolution adopting the Finding of Necessity, as the presence of these conditions supports the adoption of the proposed Town of Montverde Community Redevelopment Area.

To summarize the results, the analysis found:

1. F.S. 163.340 Factor (a): There is a predominance of defective or inadequate street width and layout, sub-standard paving, curbs and gutters, design 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. Evidence is reported in Appendix B, Photographs 1-13, and 16-18.



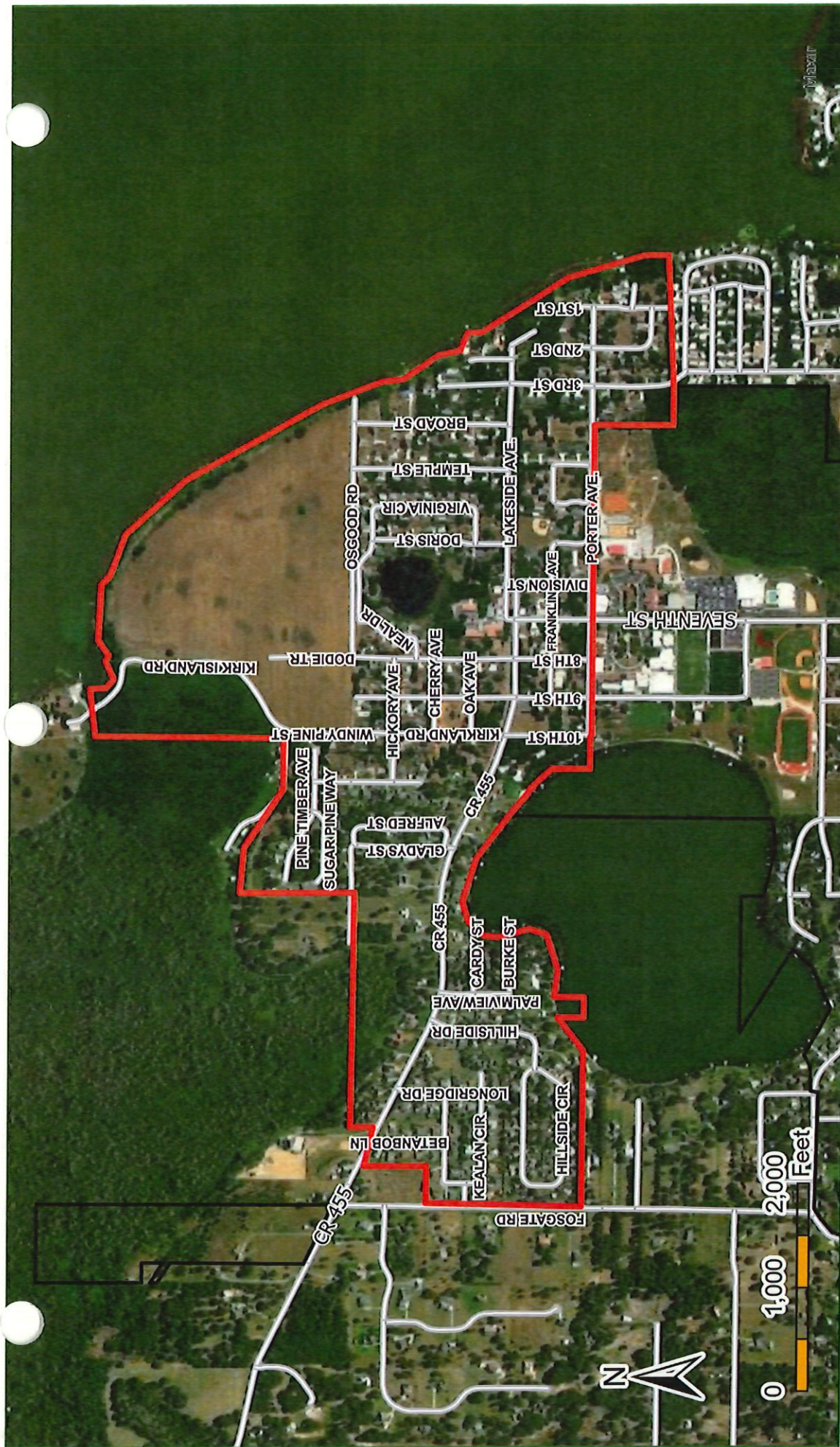
2. F.S. 163.340 Factor (c): There are antiquated lot layouts in relation to size, adequacy, accessibility, or usefulness. There are commercial parcels that have inadequate parking facilities, lack of accessibility and need improvement. Improper layouts are unsafe as they cause traffic confusion and increase the risk of accidents. Evidence of is reported in Appendix B, Photographs 1-7, and 13.
3. F.S. 163.340 Factor (d): There are unsanitary or unsafe conditions existing in the town caused by multiple issues including deteriorating buildings, stormwater runoff issues, and as referenced in Factor (a) above, the lack of sidewalks pose an unsafe environment for pedestrians. Evidence is reported in Appendix B, Photographs 1-18.
4. F.S. 163.340 Factor (e): Deterioration of site or other improvements. Evidence is reported in Appendix B, Photographs 1-4, 14-15.
5. F.S. 163.340 Factor (l): 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. Code enforcement cases from 2017- October 2024 are included in Appendix A.





## FIGURES





### Legend

CRA Area

Town Limits

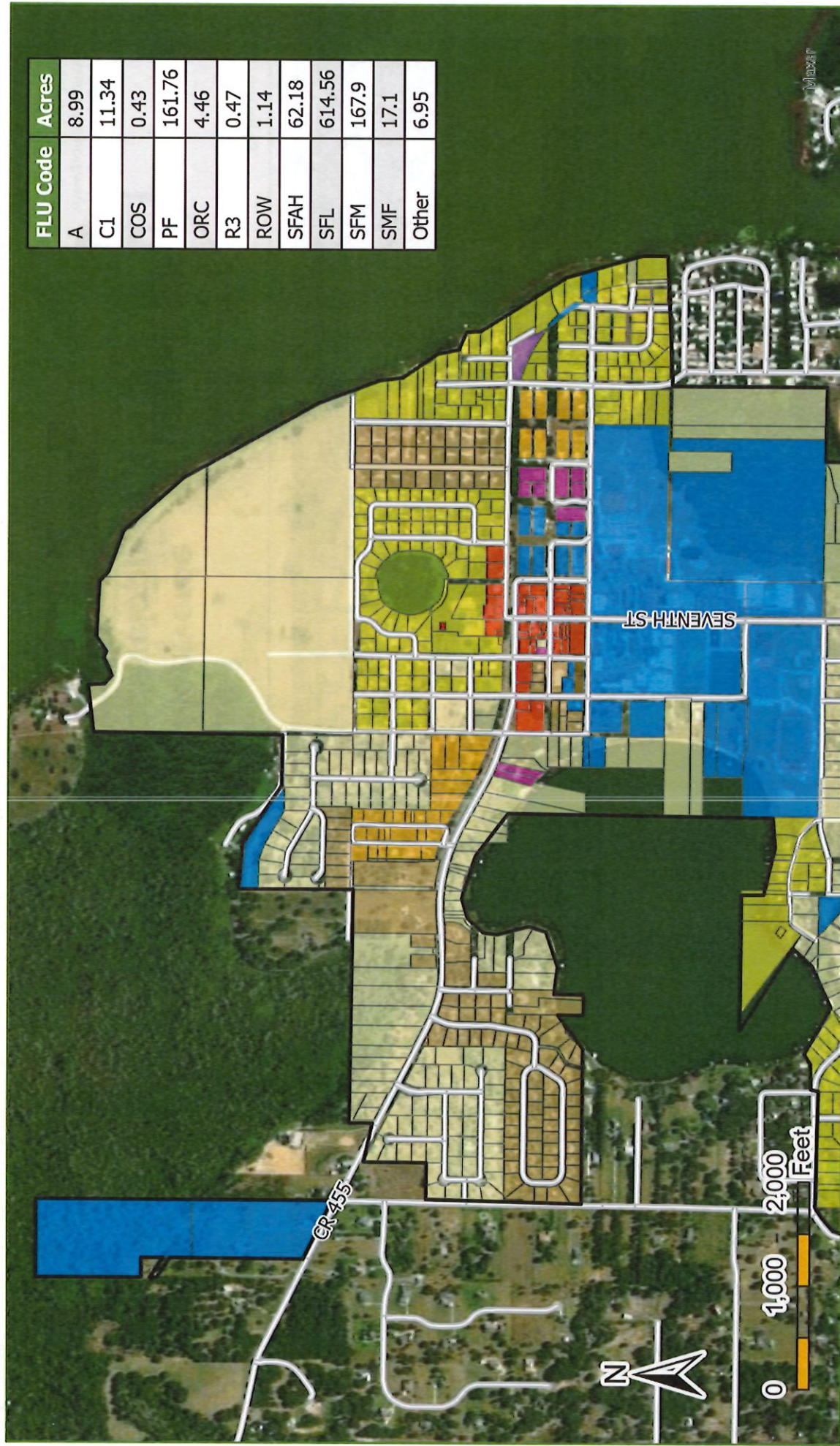
**Figure 1**  
**Proposed Montverde**  
**Community Redevelopment**  
**Area (CRA)**  
 -Location & Boundary Map-

Approx. 600 acres within CRA boundary

February 2025







### Legend

- Commercial General
- Conservation Open Space
- Public Facilities
- Office/Residential/Commercial District
- Multifamily/ High Density
- Right of Way
- Single Family Affordable Housing
- Single Family Low Density
- Single Family Medium Density
- Single Family Mixed Density

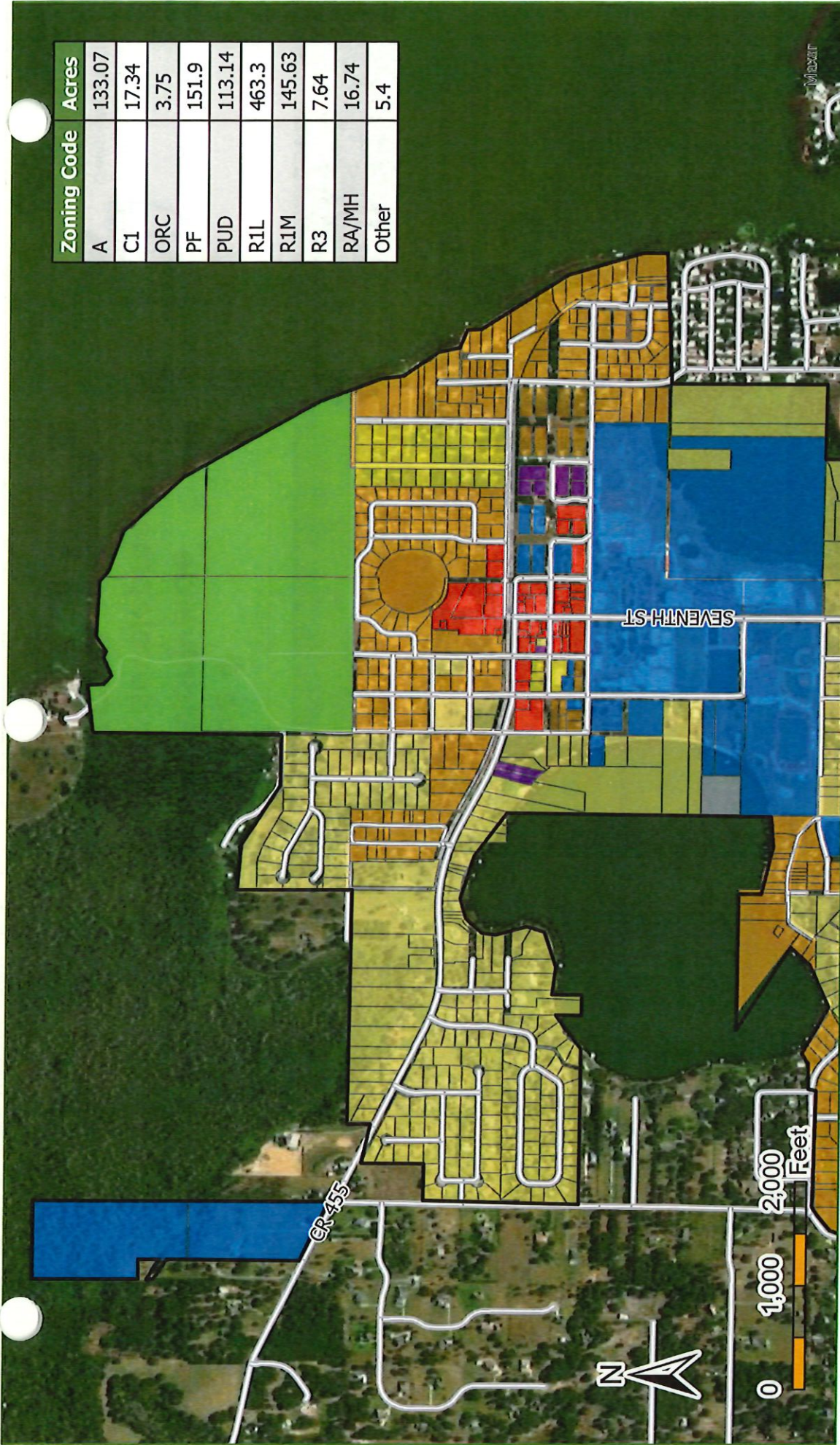
**Figure 2**  
**Proposed Montverde**  
**Community Redevelopment**  
**Area (CRA)**  
 -Future Land Use-

March 2025



12135 Topaz Street  
 Clermont, FL 34211  
 www.parksconsultingfl.com  
 352-988-7099





**Figure 3**  
**Proposed Montverde**  
**Community Redevelopment**  
**Area (CRA)**  
**-Zoning-**

**Legend**

- Agriculture District
- Commercial
- Office/Residential/Commercial District
- Public Facilities
- Single Family Low Density District
- Medium District
- Multifamily
- Single Family Residential
- Affordable/Manufactured
- Housing District
- Other

March 2025



12135 Topaz Street  
 Clermont, FL 34711  
[www.parksconsultingfl.com](http://www.parksconsultingfl.com)  
 352-988-7099





Approx. 26 acres of floodplains within CRA boundary.

## Legend

Zone Type			
1% Annual Chance Flood Hazard		0.2% Annual Chance Flood Hazard	
Regulatory Floodway		Future Conditions 1% Annual Chance Flood Hazard	
Special Floodway		Area with Reduced Risk Due to Levee	
Area of Undetermined Flood Hazard		Area with Risk Due to Levee	

**Figure 4**  
**Proposed Montverde**  
**Community Redevelopment**  
**Area (CRA)**  
**-FEMA Floodplains-**

March 2025



12135 Topaz Street  
 Clermont, FL 34711  
 www.parksconsultingfl.com  
 352-988-7099





Approx. 42 acres of wetlands within CRA boundary.

### Legend

Estuarine and Marine Deepwater	Freshwater Forested/ Shrub Wetland
Estuarine and Marine Wetland	Freshwater Pond
Freshwater Emergent Wetland	Lake
	Other
	Riverine

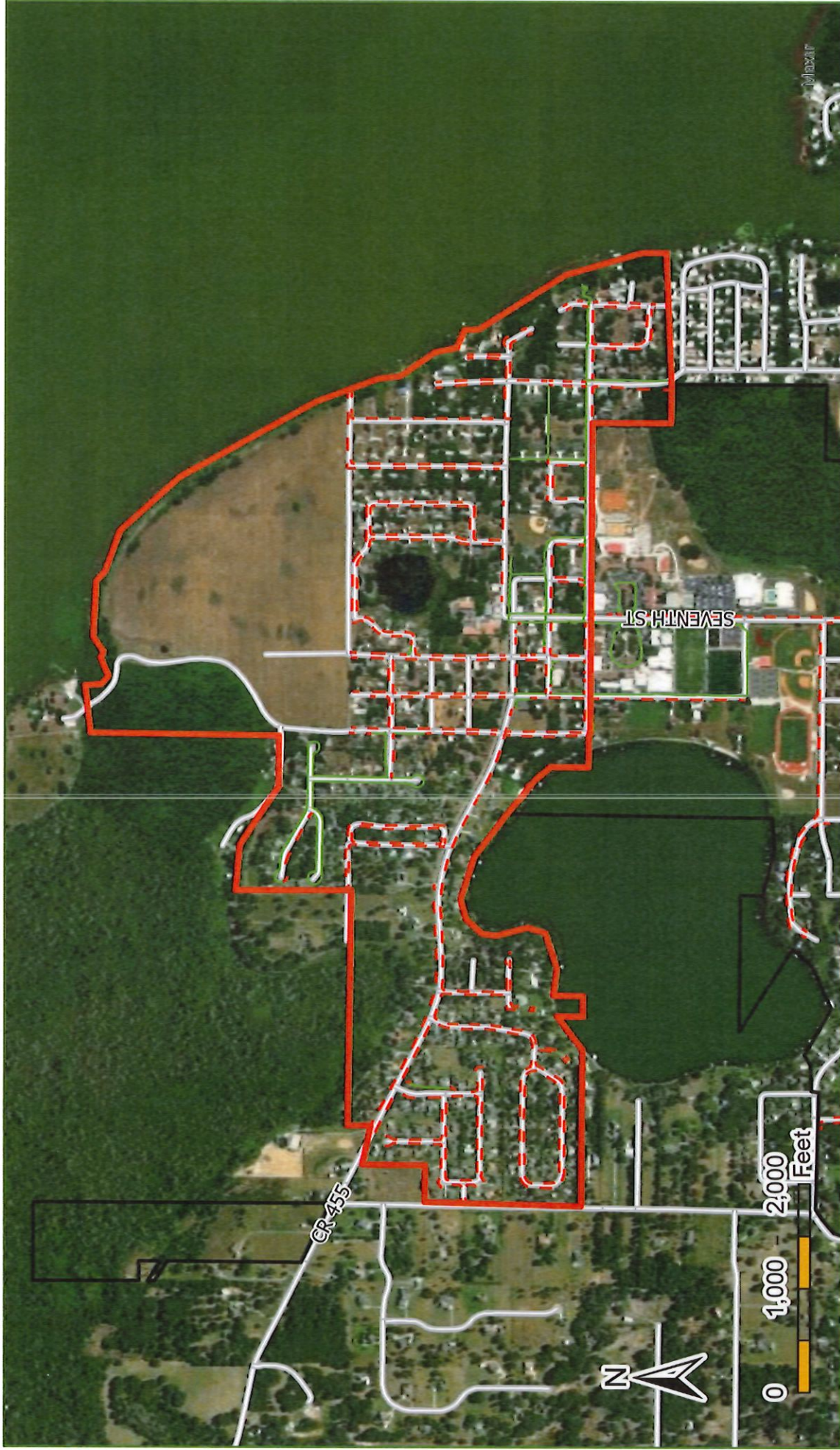
**Figure 5**  
**Proposed Montverde**  
**Community Redevelopment**  
**Area (CRA)**  
 -NWI Wetlands-

March 2025



12135 Topaz Street  
 Clermont, FL 34711  
[www.parksconsultingfl.com](http://www.parksconsultingfl.com)  
 352-988-7099





# Legend

- Existing Sidewalk
- Proposed Sidewalk

**Figure 6**  
**Proposed Montverde**  
**Community Redevelopment**  
**Area (CRA)**  
**-Sidewalks-**

March 2025



12135 Topaz Street  
 Clermont, FL 34711  
 www.parksconsultingfl.com  
 352-988-7099



## APPENDIX A CODE ENFORCEMENT HISTORY





## Appendix A1 (2023-24) Code Enforcement History

Case Number	Violation	Date	Status
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
23-000345	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
24-000020	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
24-000083	Tall Grass and Weeds	03/05/2024	Closed
24-000020	Parking of vehicles within residential districts.	03/06/2024	Open
24-000020	Abandoned, disabled, and inoperable vehicles and repair of	03/06/2024	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
23-000344	Erosion Control - Failure to maintain BMP	09/17/2024	Open
24-000366	Failure to Obtain a Building Permit	10/08/2024	Open



## Appendix A2 (2023) Code Enforcement History

Case Number	Violation	Date	Status
2019-0062	Santana Property	8/16/19	Pending Foreclosure on Pearl Street Home
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
2022-21	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
23--000188	High weeds and grass	6/5/23	Violation letter sent
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
23-000298	Vacant lot fallen trees, debris, high grass	9/5/23	New case



## Appendix A3 (2022) Code Enforcement History

Case Number	Violation	Date Notice	Status
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
23-000254	tall grass backing up to	07/25/2023	Closed
22-000127	Excessive Long-Term Overg	11/26/2022	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
23-000230	Yard needs to be cleaned	07/06/2023	Open
23-000231	high grass right of way	07/06/2023	Open
23-000270	Overgrown property next door	08/12/2023	Open
23-000294	unkept property	08/29/2023	Open
23-000298	Fallen trees and debris	09/05/2023	Open
23-000340	Overgrown and coming through fence	09/26/2023	Open





## Appendix A4 (2021) Code Enforcement History

Case Number	Violation	Date Noticed	Required Compliance Date	Hearing Notice Sent	Hearing Date	Notes	Fine as of 2-14-23
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



## Appendix A5 (2020) Code Enforcement History

Case Number	Violation	Date Noticed	Required Compliance Date	Actual Compliance Date
19-10-29	2 campers in driveway, living in them		Monday, February 3, 2020	
2020-01-03				
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
2020-05-01				
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				
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	fence, no permit not to Code		23-Dec-20	
6/1/20	Building without a permit	6/17/20		



## Appendix A6 (2017) Code Enforcement History

Case Number	Violation	Date Noticed
17-001	High weeds and Grass, junk vehicle	9/18/17





## **APPENDIX B PHOTOGRAPHS**



SW corner of Franklin Ave & 7<sup>th</sup> St showing deteriorating commercial building, inadequate parking and accessibility, sub-standard road construction, no sidewalks or trail connection.  
F.S. 163.340 Factors evidenced: (a), (c), (d), (e).



SE corner of Franklin Ave & 7<sup>th</sup> St. showing deteriorating commercial building, inadequate parking and accessibility, sub-standard road construction, no sidewalks or trail connection.  
F.S. 163.340 Factors evidenced: (a), (c), (d), (e).







Aerial view of 7<sup>th</sup> & Franklin showing deteriorating sites, lack of adequate sidewalks, inadequate parking, faulty accessibility and usefulness. F.S. 163.340 Factors evidenced: (a), (c), (d), (e).



Aerial view of CR 455 & 9<sup>th</sup> Street showing inadequate parking and sidewalks, faulty accessibility and usefulness. F.S. 163.340 Factors evidenced: (a), (c), (d), (e).







5



6

Both photos are of Lakeside Dr. near 7<sup>th</sup> St. showing commercial properties with faulty lot layouts, defective/broken curb, no sidewalk or trail connection. F.S. 163.340 Factors evidenced: (a), (c), (d).



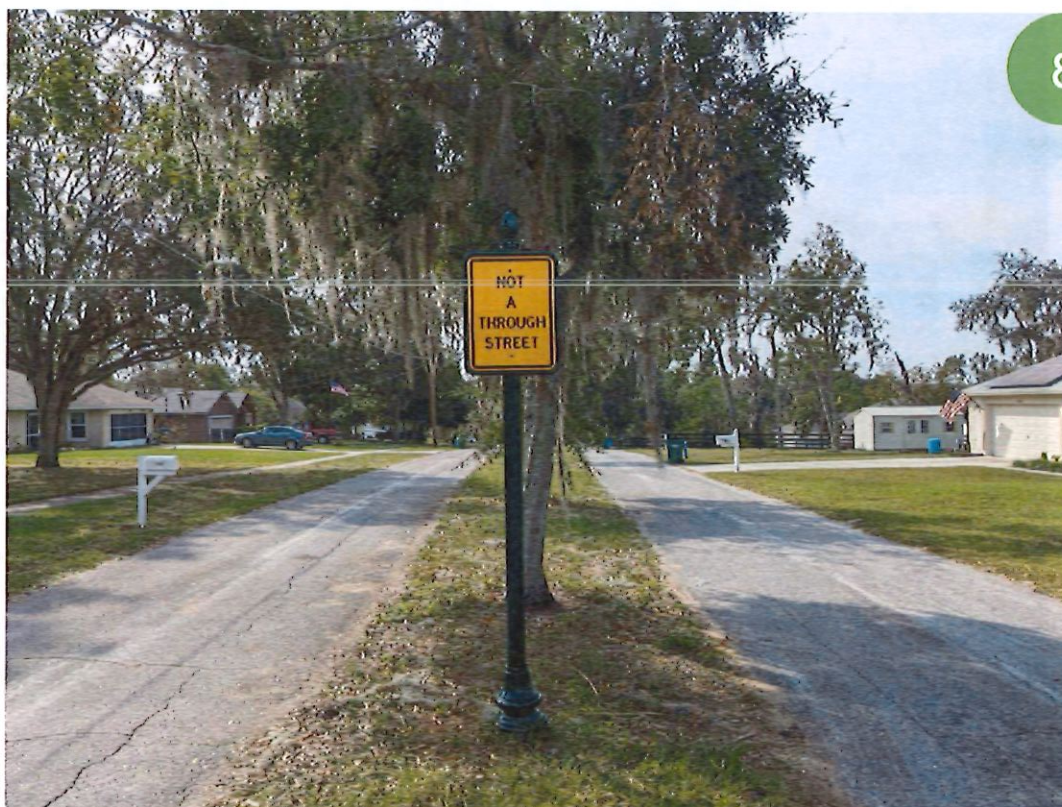
## Town of Montverde Proposed CRA Photo Documentation





7

Corner of CR 455 & Lakeside Dr. showing faulty lot layout,  
no sidewalk and no trail connection.  
F.S. 163.340 Factors evidenced: (a), (c), (d).



8

3rd St. showing inadequate street layout and sidewalk; no trail connection.  
F.S. 163.340 Factor evidenced: (a), (d).







9

Lakeside Drive & Third Street showing inadequate and narrow roadway, no sidewalks, no trail connection.  
F.S. 163.340 Factors evidenced: (a), (d).



10

Third St. showing inadequate and narrow roadway, no sidewalks, no trail connection. F.S. 163.340 Factor evidenced: (a), (d).







11

Looking down Porter Ave from Second St. near the historic Harper home on the National Register of Historic Homes; substandard roadway lacking proper pavement thickness, curbs and gutters, no sidewalk; no trail connection. F.S. 163.340 Factors evidenced: (a), (d).



12

Looking down Second St from Porter Ave; substandard roadway lacking proper pavement thickness, curbs and gutters, no sidewalk; no trail connection. F.S. 163.340 Factors evidenced: (a), (d).







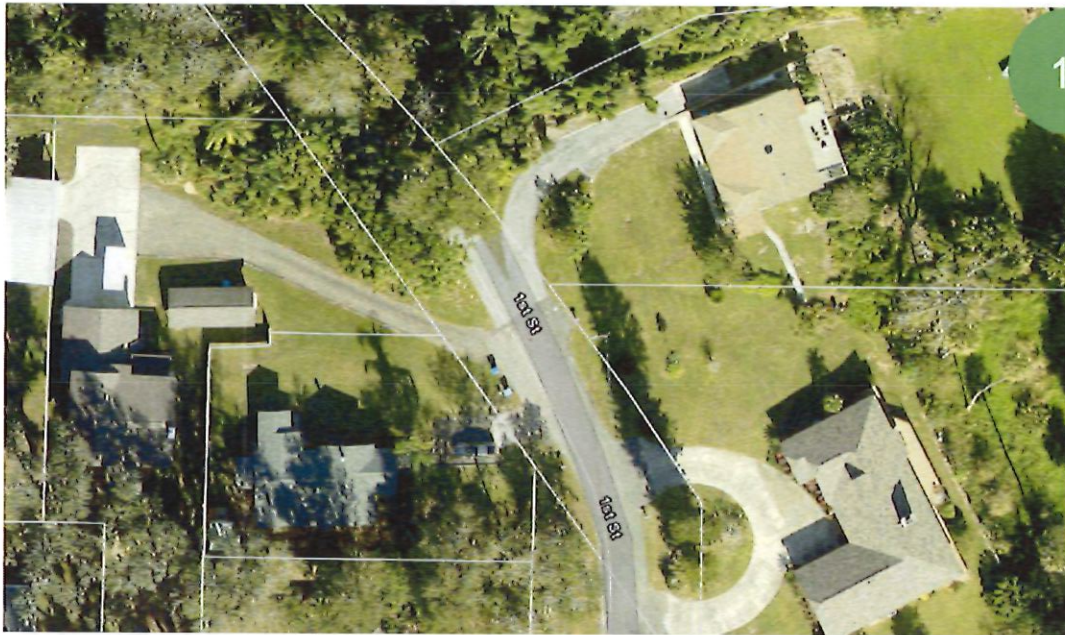
Truskett Park showing faulty lot layout with inadequate accessibility, lack of sidewalk leading to park, improper roadway paving and gutters at intersection, no connection to trail. F.S. 163.340 Factor evidenced: (a), (c), (d).



Truskett Park showing deterioration of improvements and unsafe conditions  
F.S. 163.340 Factors evidenced: (d), (e).







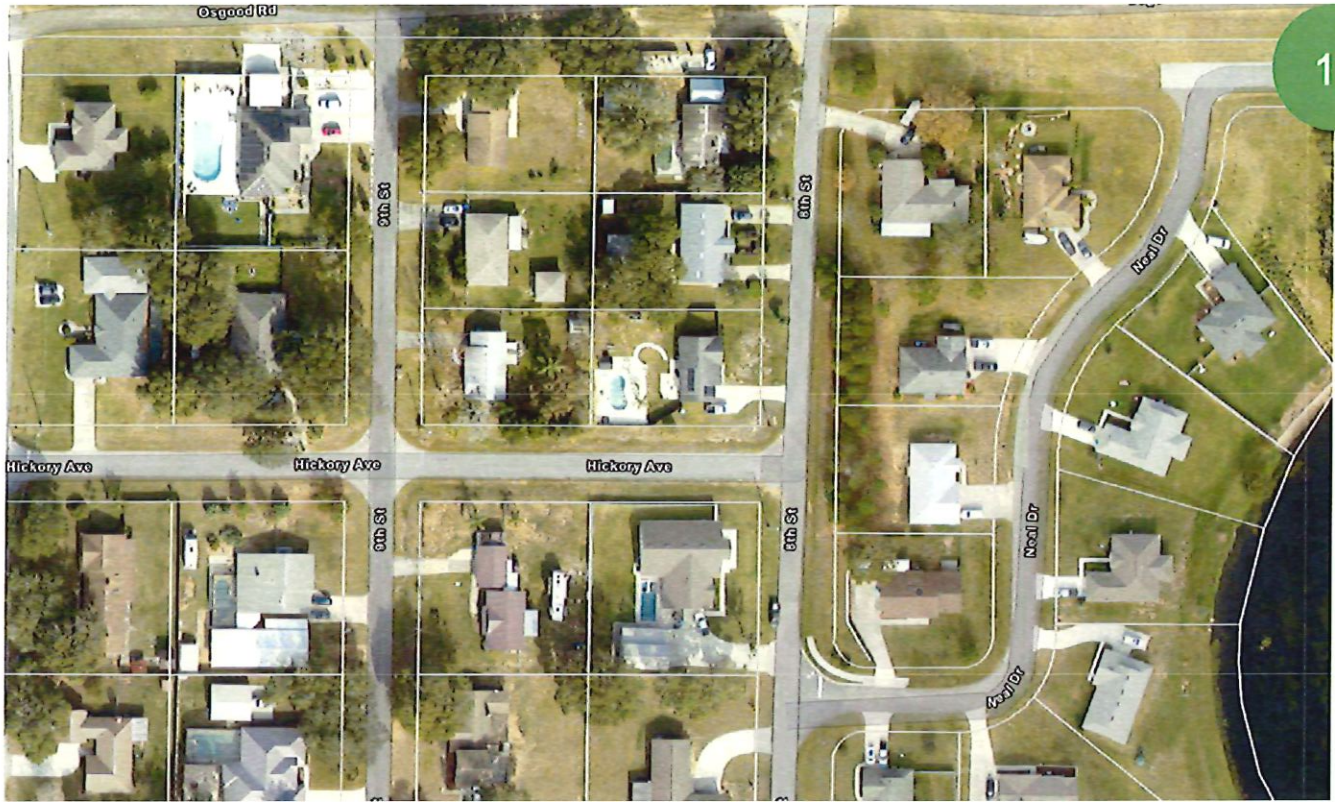
Aerial photo of the dead end on 1<sup>st</sup> St showing defective street layout with no turning radius for emergency vehicles.  
F.S. 163.340 Factors evidenced: (a), (d).



1<sup>st</sup> St showing sub-standard roadway with improper paving, inadequate thickness and gutters causing runoff into Lake Apopka. No sidewalk or connection to trail.  
F.S. 163.340 Factors evidenced: (a), (d).







Aerial photo of Neal Dr and Hickory Ave area showing defective or inadequate roadways causing multiple properties in the area to have stormwater/flooding and erosion issues as well as unsanitary and unsafe conditions. Lack of sidewalks also causes an unsafe condition and there is no connection to trail.

F.S. 163.340 Factors evidenced: (a), (d).



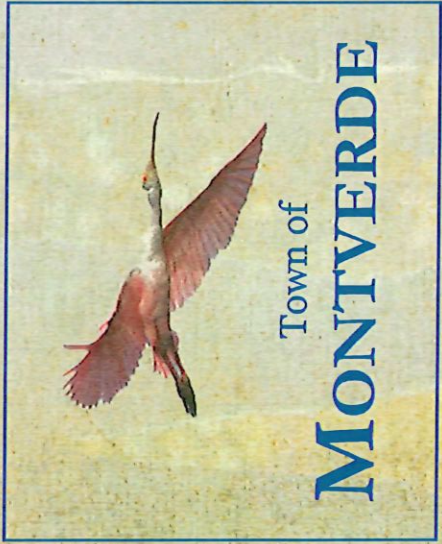
## Town of Montverde Proposed CRA Photo Documentation





## **APPENDIX C MONTVERDE WALKS & COMPLETE STREETS**





# MONTVERDE WALKS

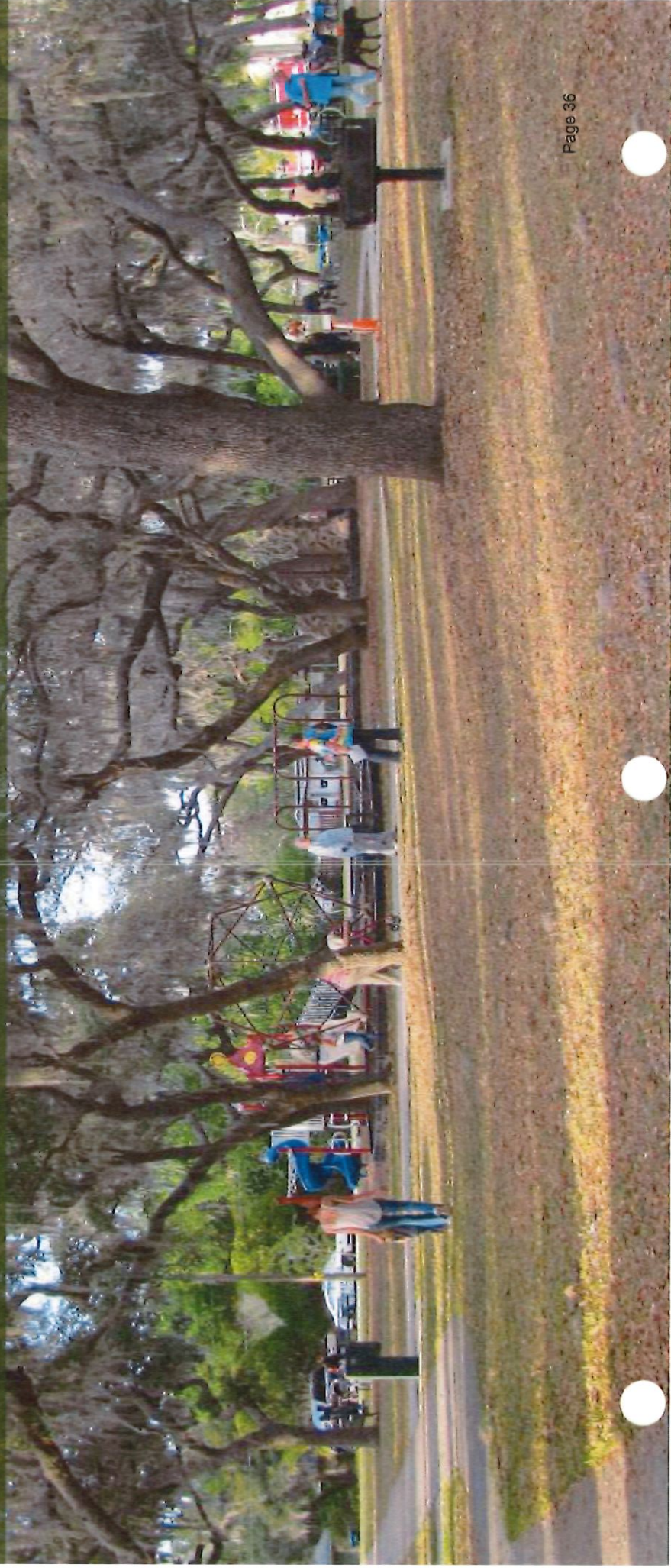
*Creating a pedestrian-friendly town*



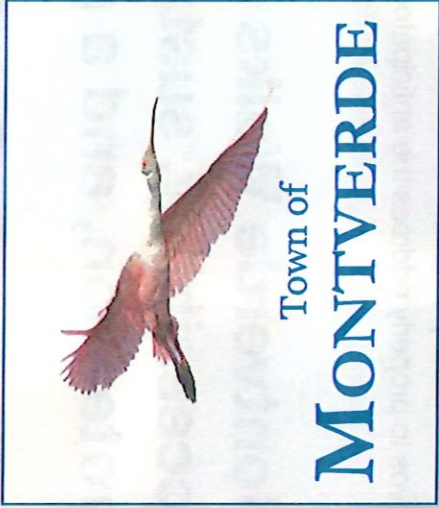


# Everyone is a pedestrian...

The Town of Montverde is dedicated to promoting and encouraging a safe and accommodating infrastructure for pedestrians.







# MONTVERDE WALKS

*Creating a pedestrian-friendly town*

## TABLE OF CONTENTS

Introduction.....	4
Foundation.....	6
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# 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.**

Page 38





**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.

Montverde Heritage Tour

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.







# 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 Administration defines RSA as a process to identify safety issues and provide recommendations to improve pedestrian safety.

### Presence

- Design
- Placement

### Quality

- Conditions
- Obstructions

### Connectivity

- Continuity
- Closing the gaps

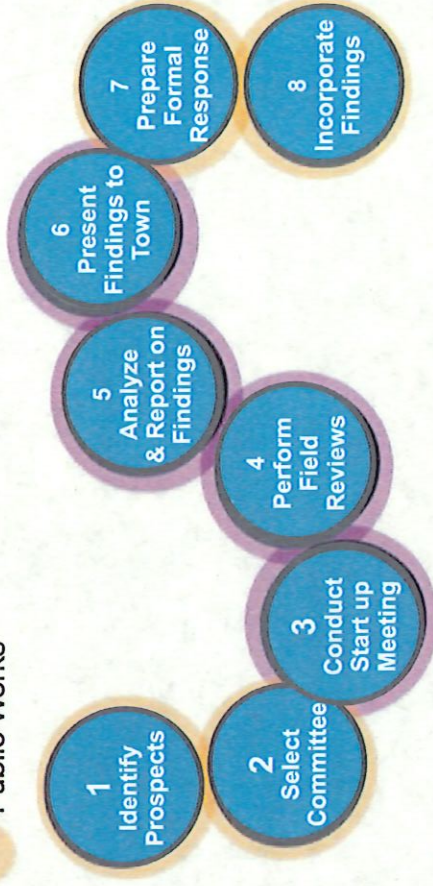
### Signage

- Markings
- Pavements
- Wayfinding

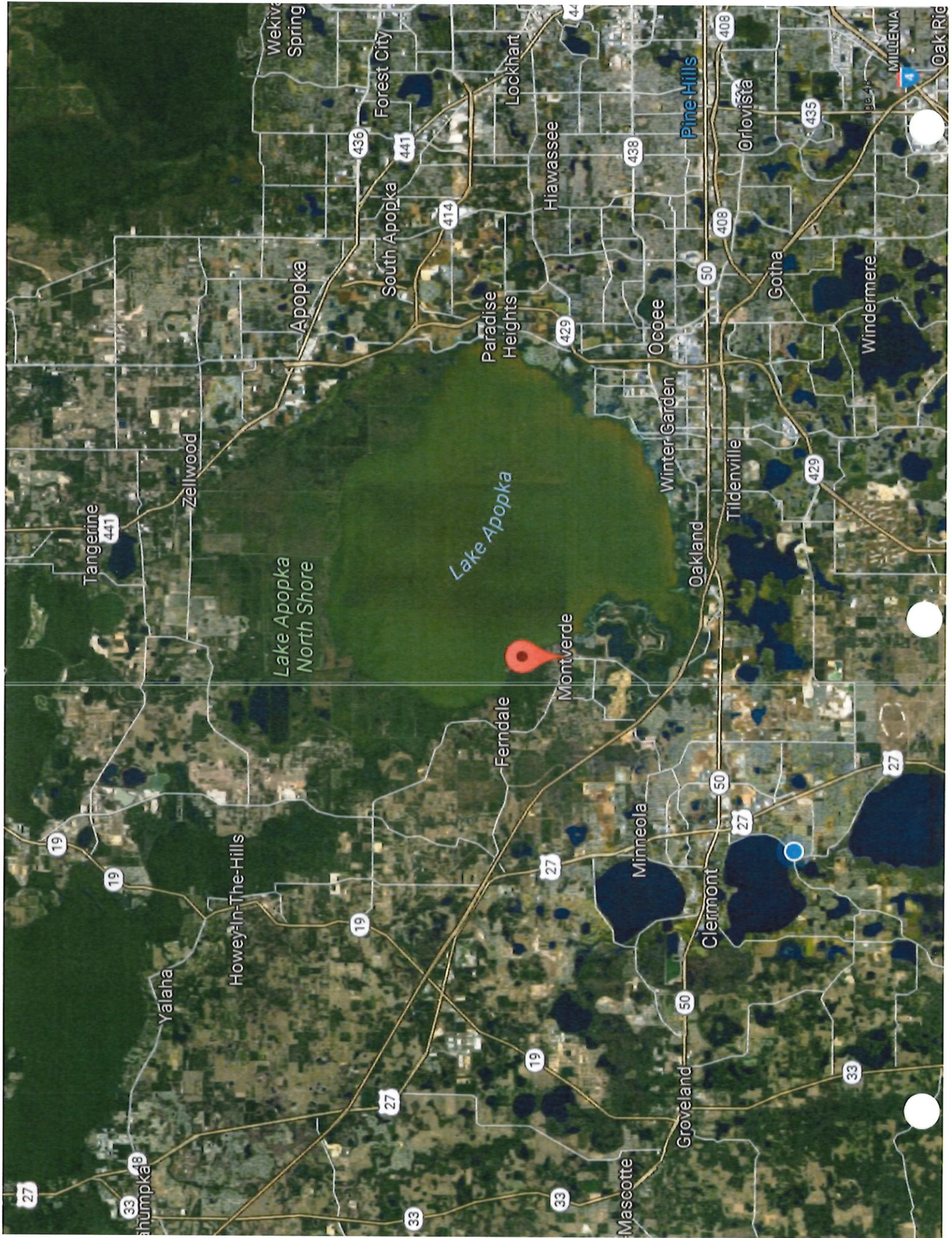
### Responsibilities

Town Visioning Committee

Public Works



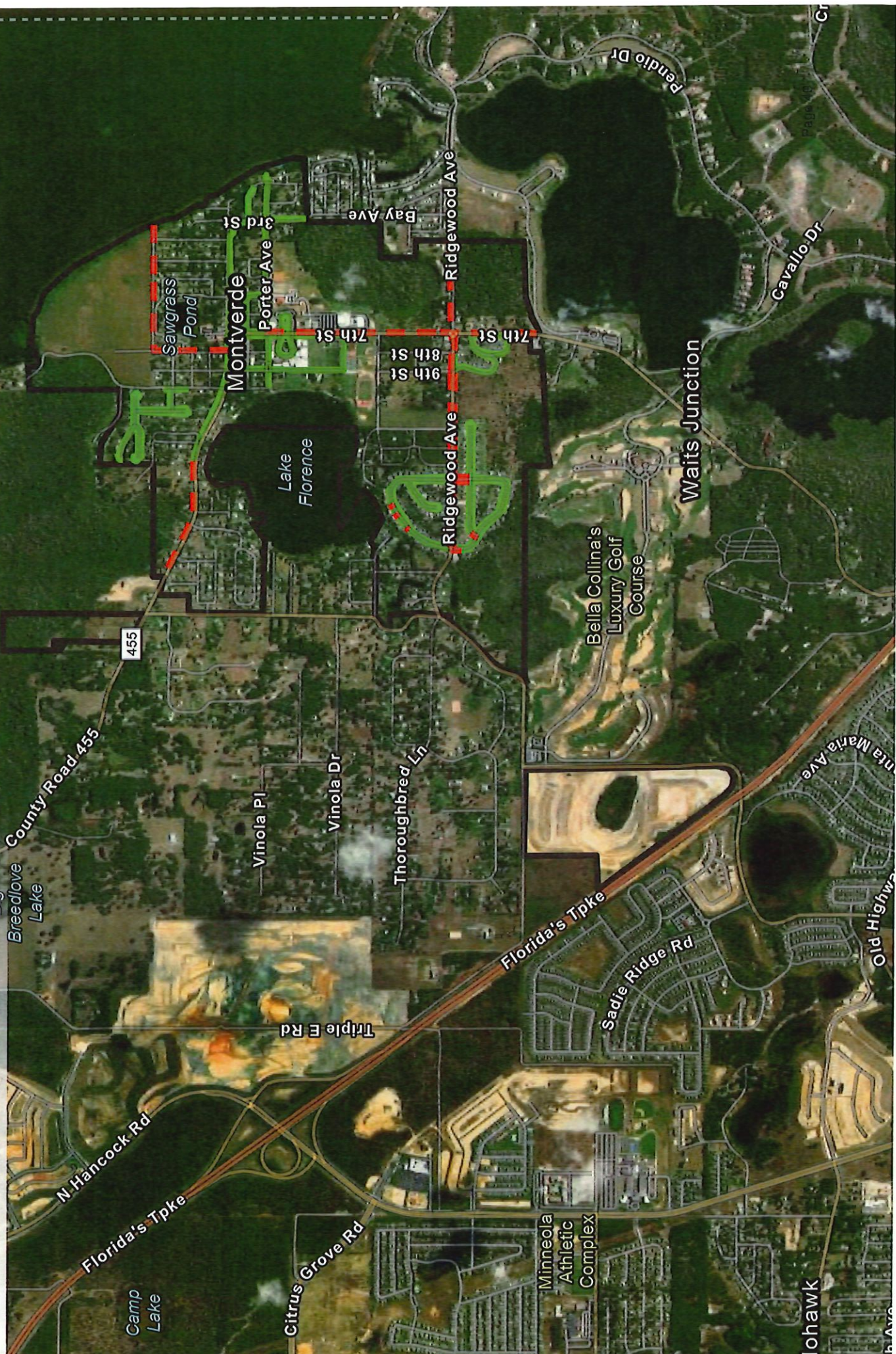






# Town of Montverde

## Town Limits





# Proposed Trail Route

October 2023

FERNDALE PRESERVE

The future connection to  
Green Mountain Scenic  
Overlook and Hancock  
Road Trail to Minneola.

LAKE  
APOPKA

LAKE  
FLORENCE

DODDIE TR

OSGOOD RD

BROAD ST

5TH ST

PORTER AVE

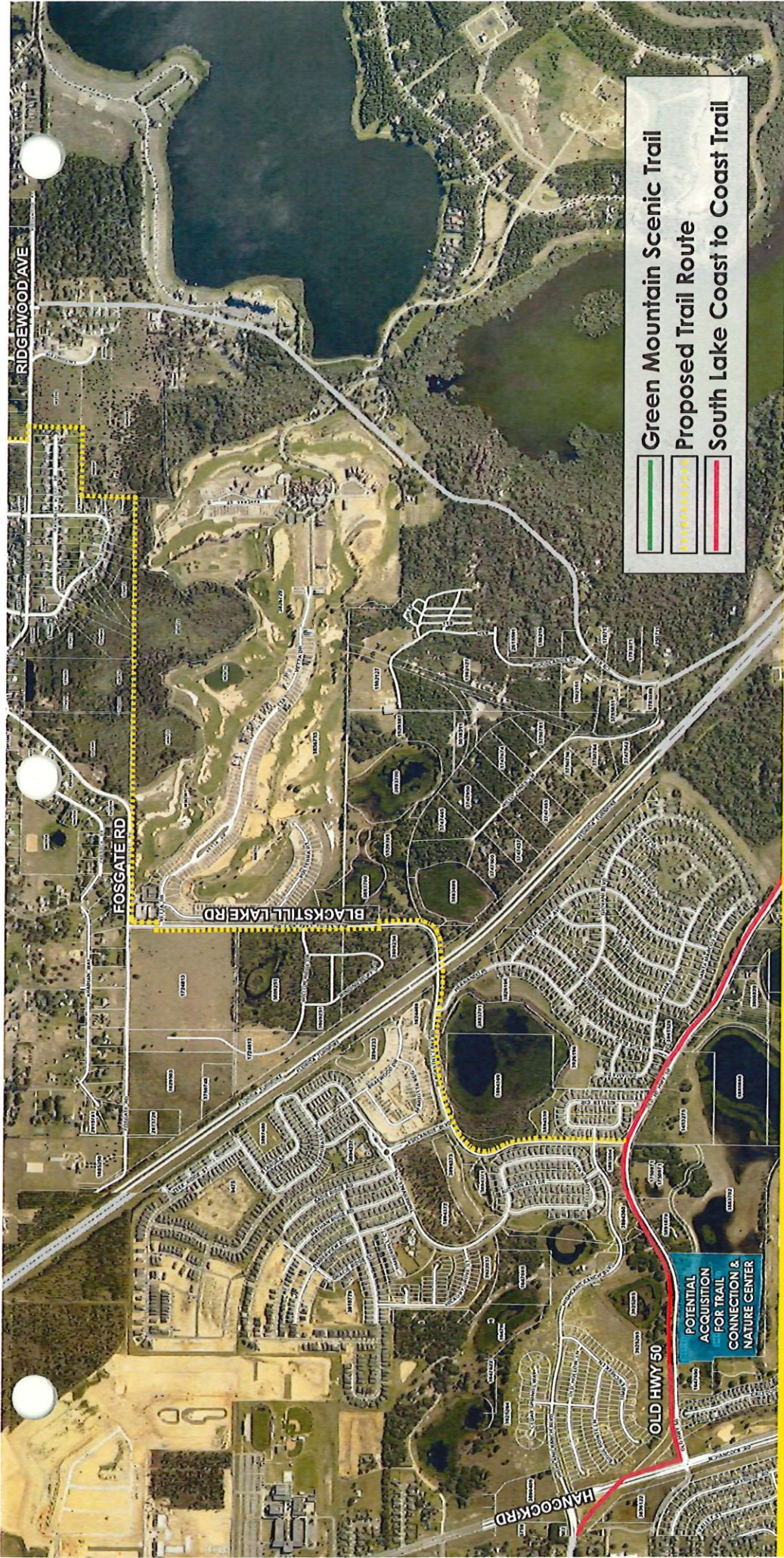
SEVENTH ST (CR 455)

ACADEMY LN

HIGHLAND AVE

LAKESIDE DR





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.

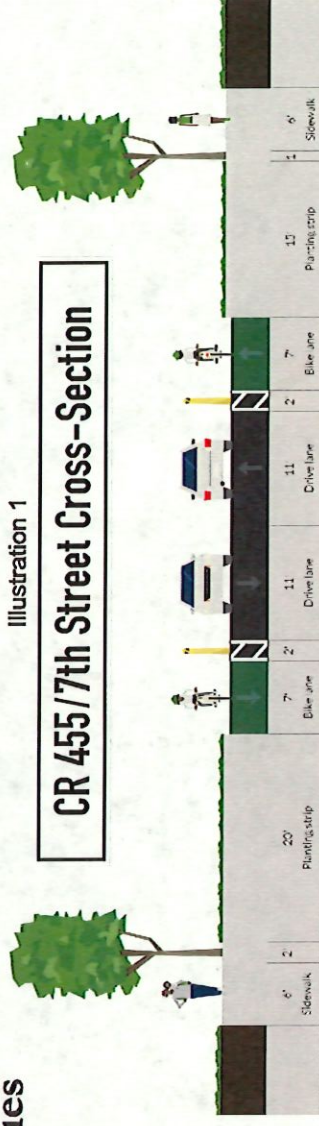
The Town is committed to providing its residents and tourists with a safe and accommodating pedestrian infrastructure. County Road 455, Porter Avenue and Ridgewood Drive were selected for Complete Street designation. Illustration 1 depicts the locations of each roadway segment. Illustration 2 highlights 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

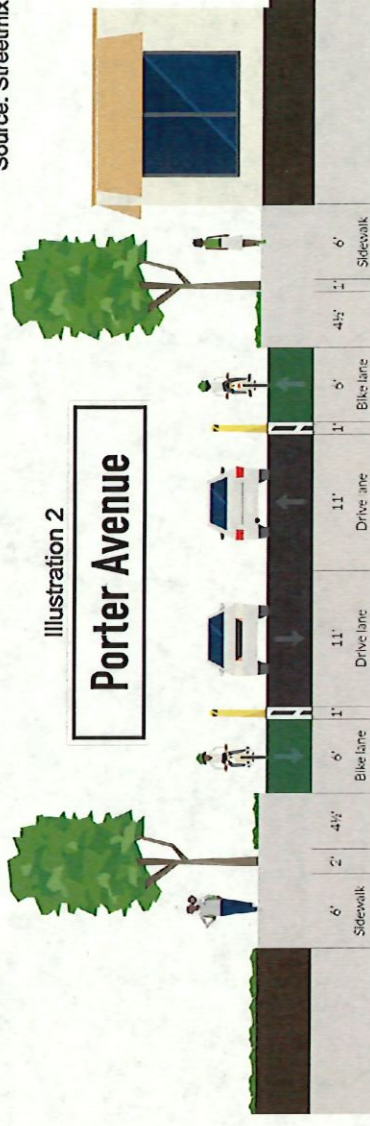
### CR 455/7th Street Cross-Section



Source: Streetmix

Illustration 2

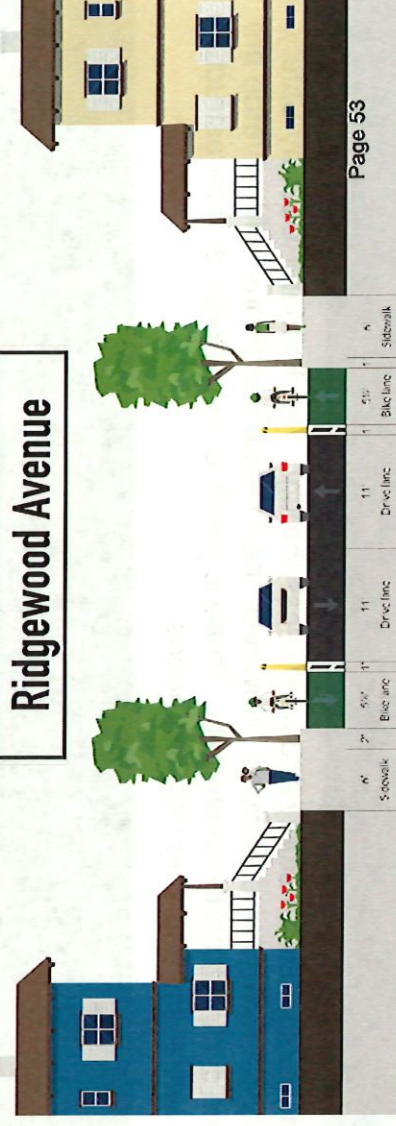
### Porter Avenue



Source: Streetmix

Illustration 3

### Ridgewood Avenue

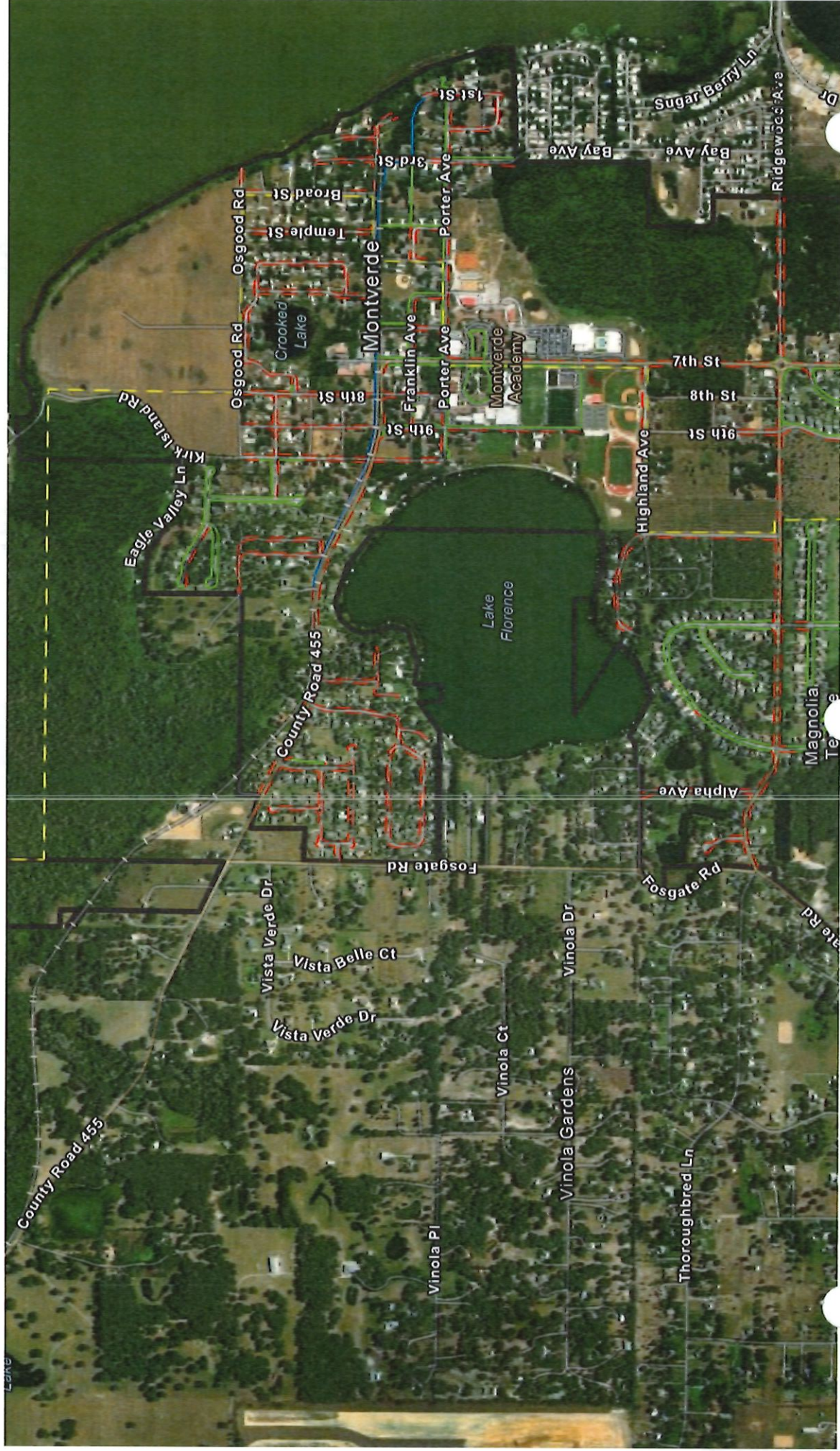


Source: Streetmix

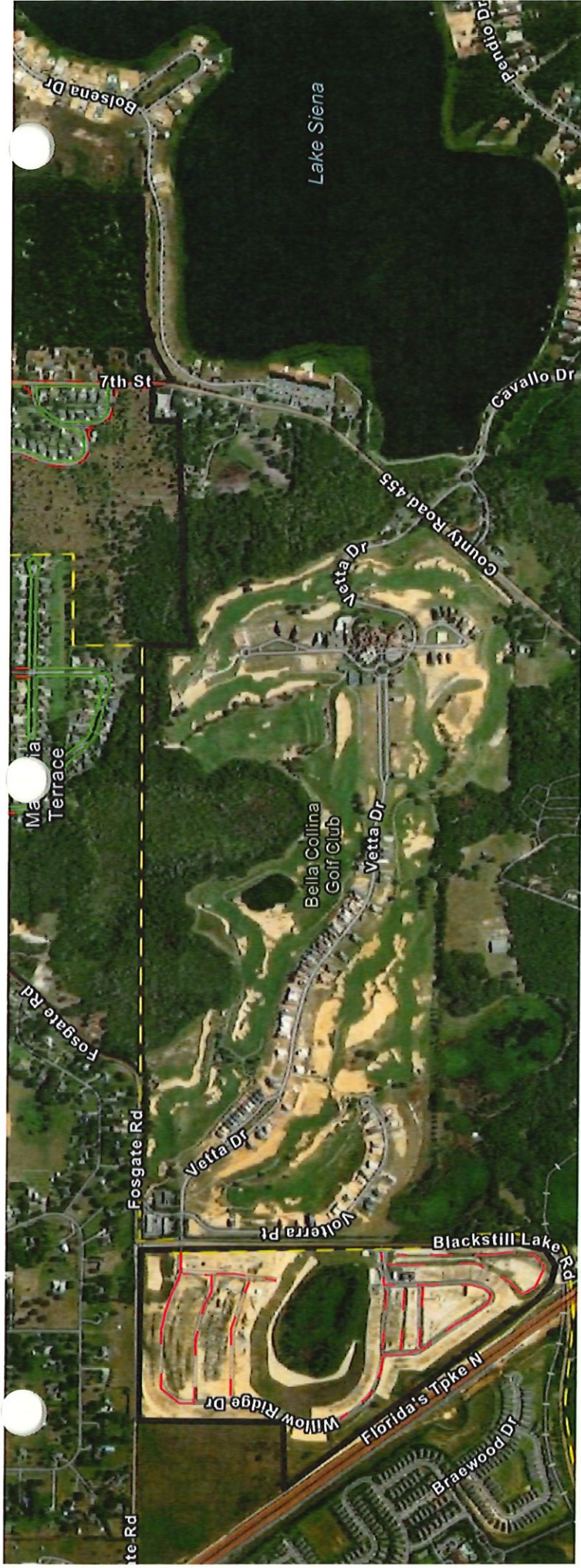


# Pedestrian Map

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.





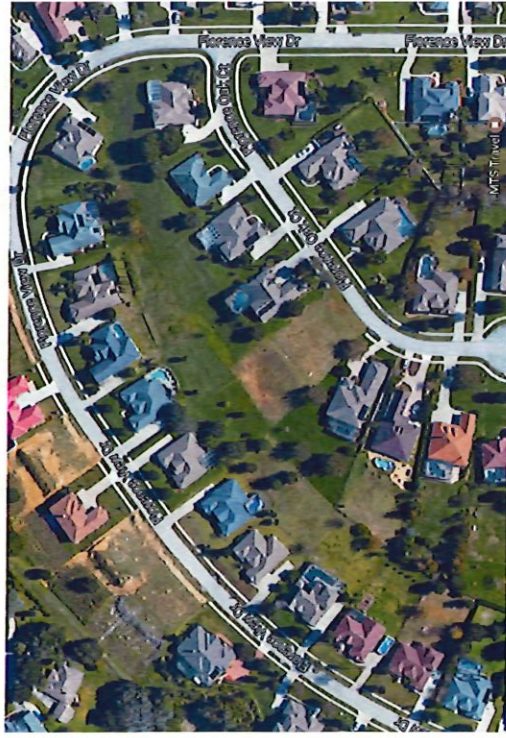


**Legend**

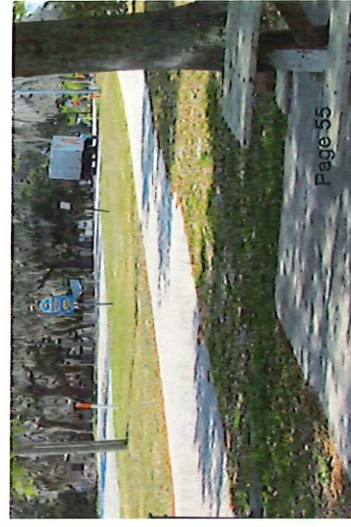
- Existing sidewalks
- Proposed sidewalks
- Existing trailway
- Proposed trailway



Ridgewood Ave



Magnolia Terrace north of Ridgewood Ave



Green Mountain Trail along Lakeside Dr

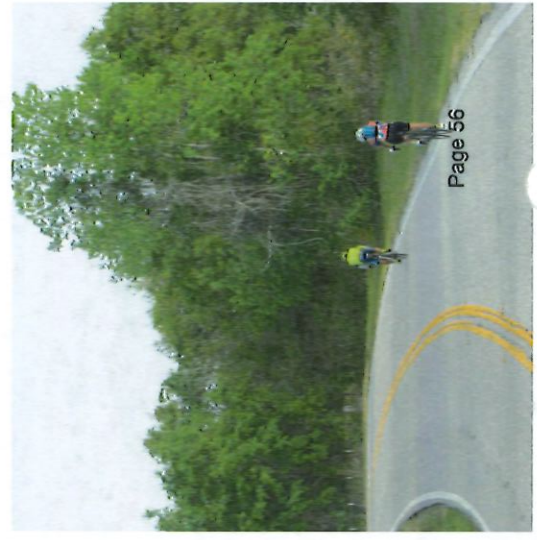
Great opportunities exist to shape Montverde into a walkable community.





## 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.

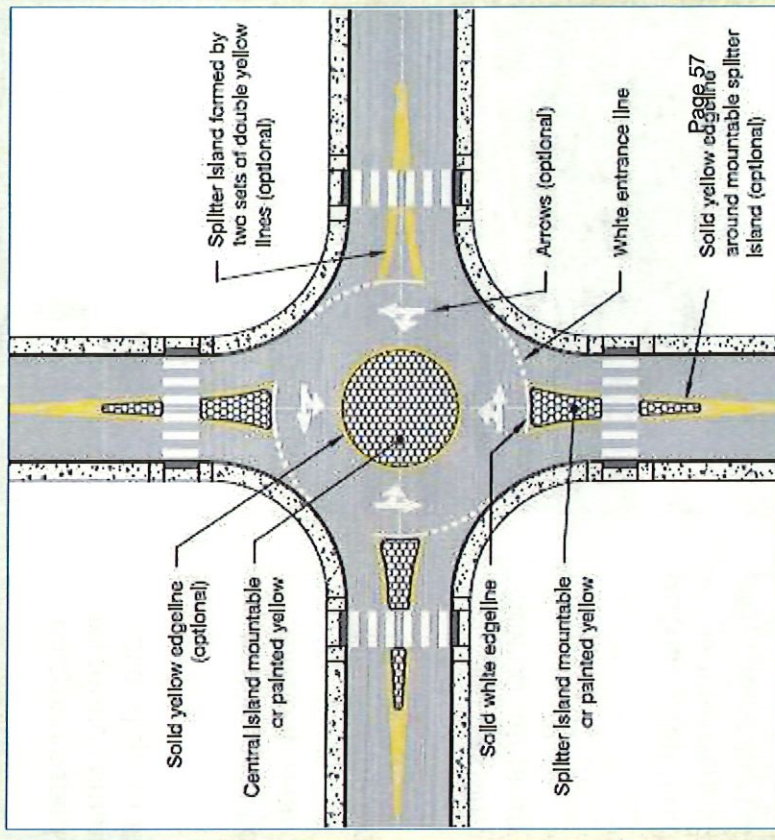
Traffic circle



Bike sharrow



Neighborhood connectivity promotes pedestrian and bicycle circulation



Sample pavement marking plan for traffic circles

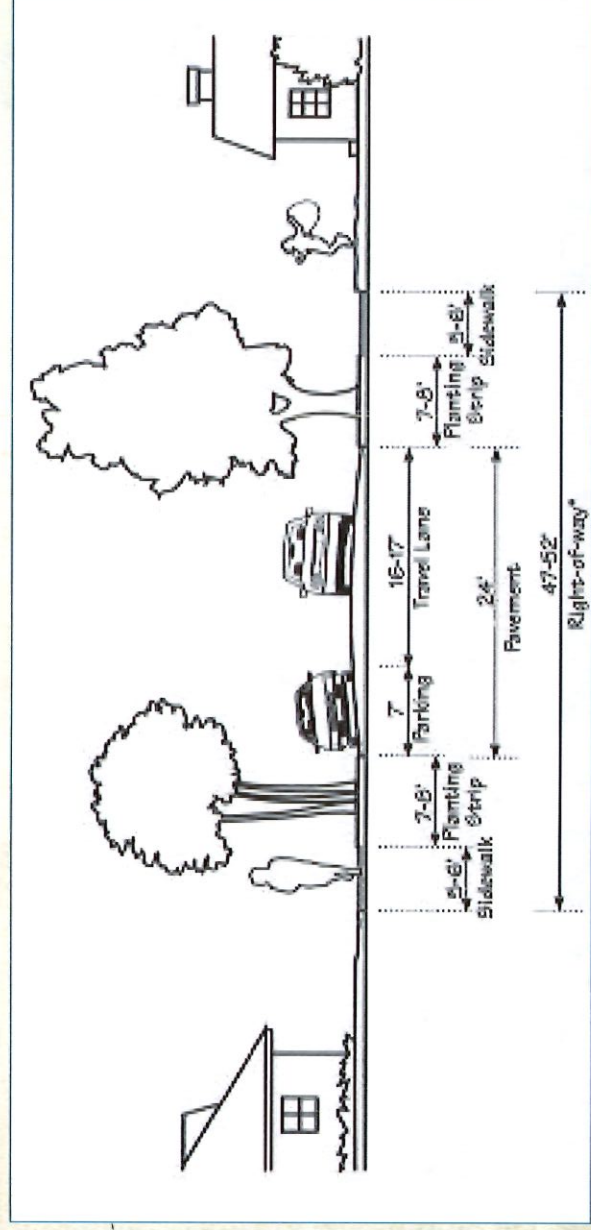


- Additional Complete Streets design measures are required for subdivisions where any street has a projected traffic volume of 500 vehicles or more per day. The applicant/developer must utilize a combination of additional traffic calming measures including but not limited to the following:

- 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.

- 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."

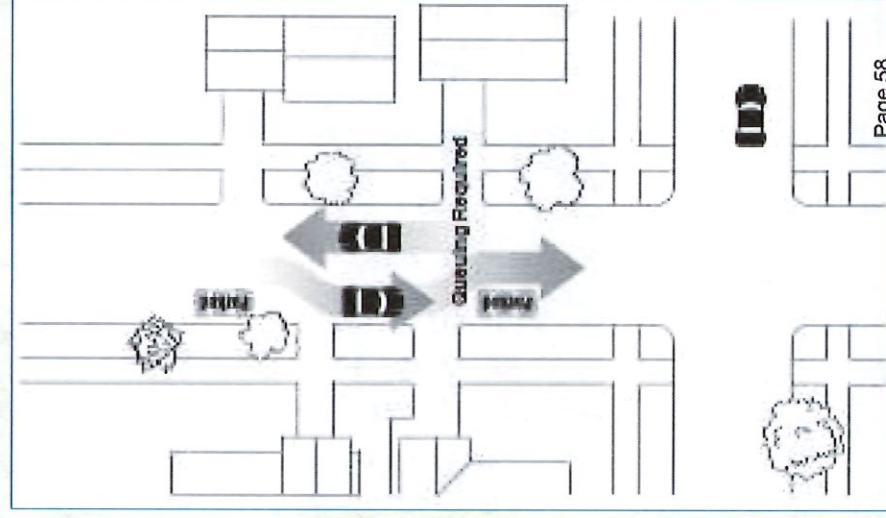
- All street calming and pedestrian/bike friendly measures must be consistent with public safety vehicle access requirements. Public safety vehicle access requirements cannot be utilized as justification by a developer for exemption of traffic calming and pedestrian/bike friendly requirements prescribed herein.



Parking on one side of street

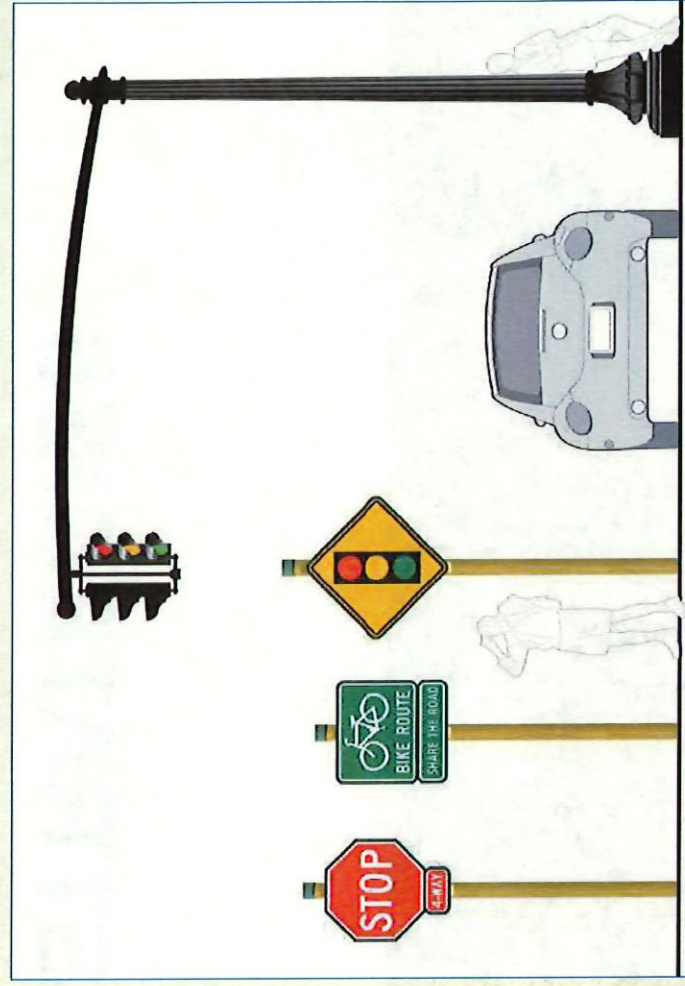
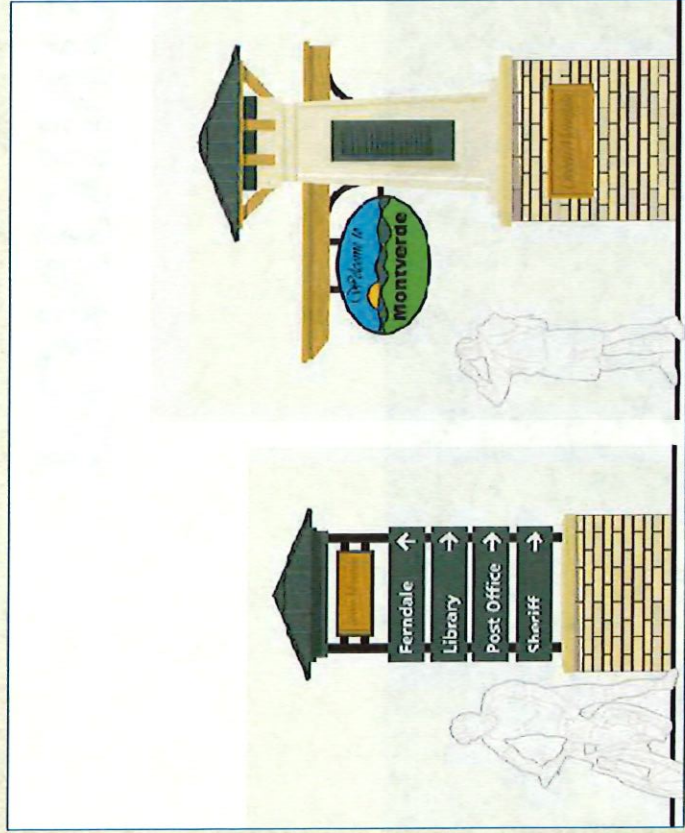


Example of a choker





- ▶ **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.







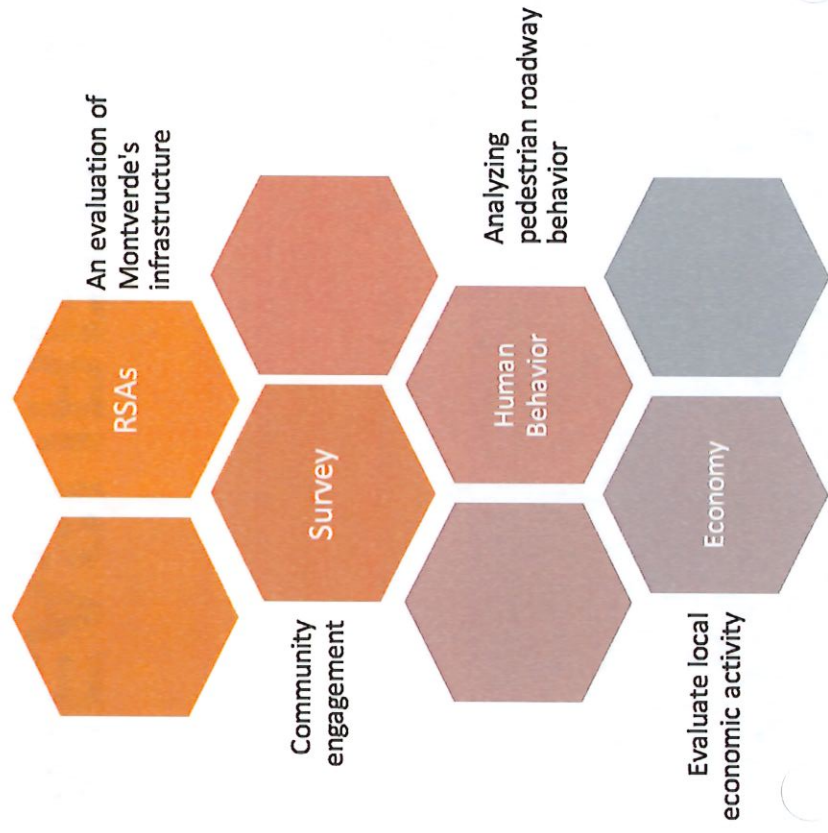
# PERFORMANCE MEASUREMENTS



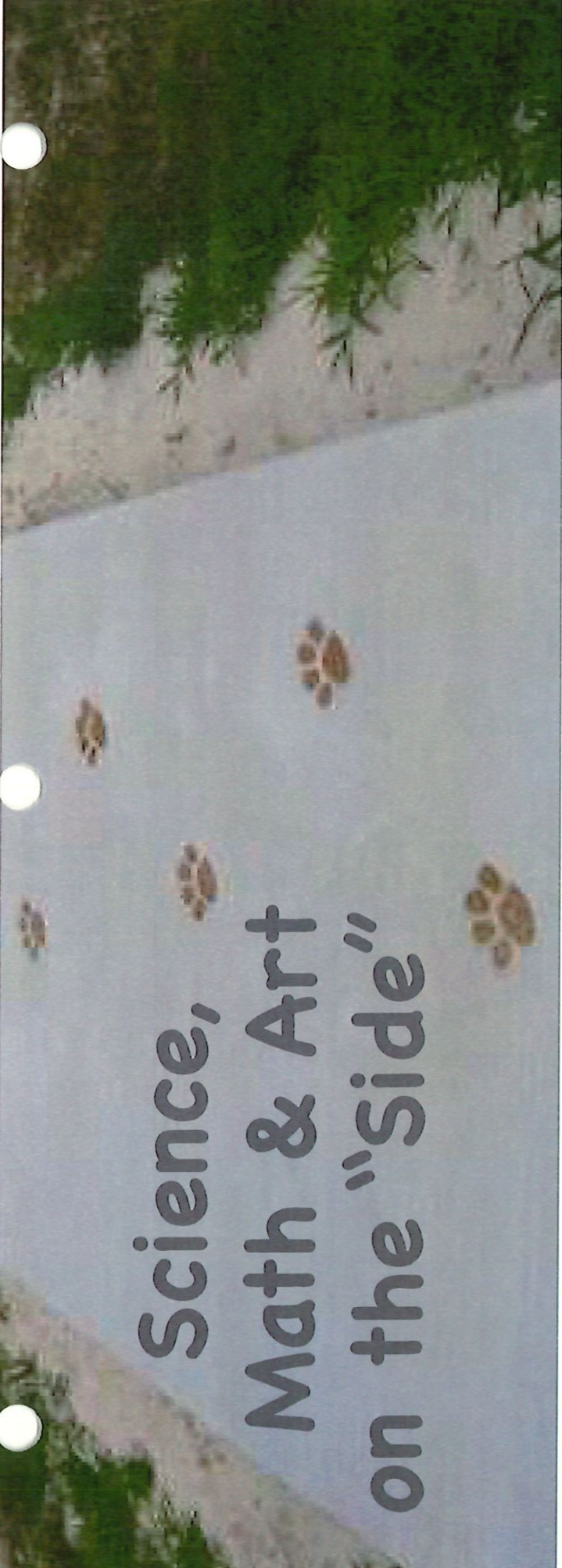
# Performance Measurements

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.







# Science, Math & Art on the "Side"

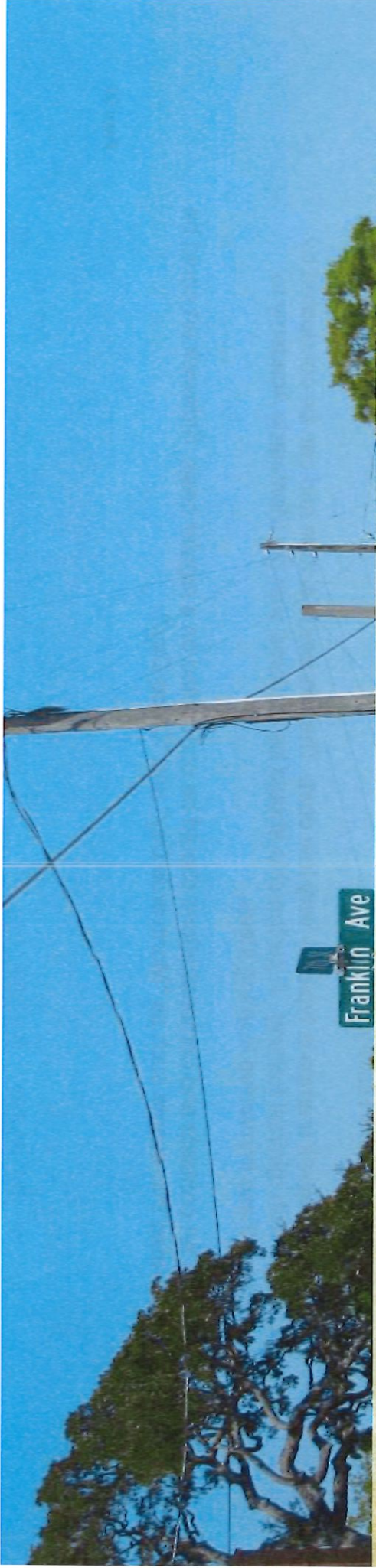
The construction of sidewalks presents an opportunity to build community and promote learning and art. The Town should consider the following unconventional amenities when appropriate.

- 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







# National Walking Day First Wednesday in April

[www.NationalDayCalendar.com](http://www.NationalDayCalendar.com)

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.

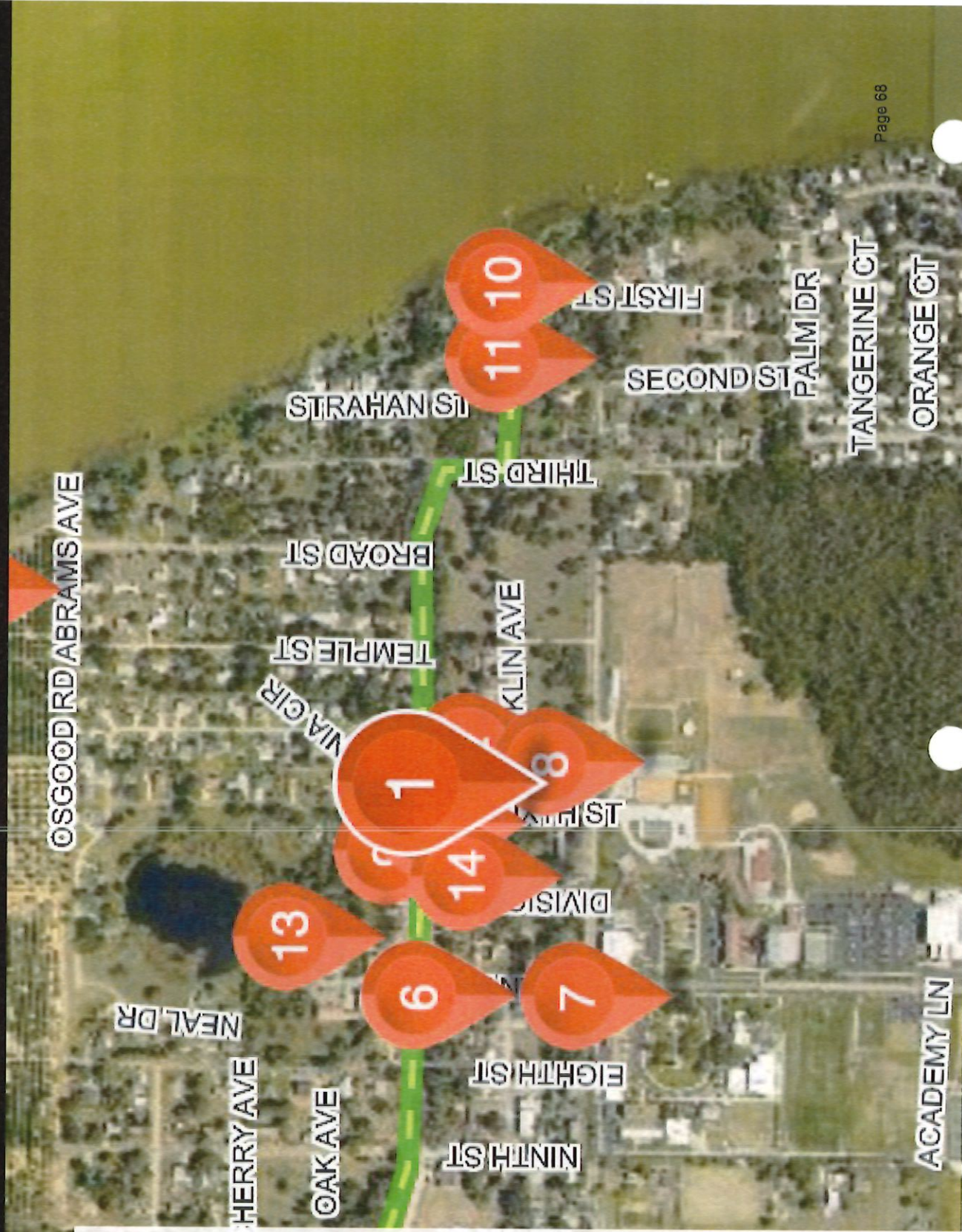
Here are some great ways to make that 30-minutes more enjoyable:

- Wear comfortable clothes.
- Make sure to stretch those muscles.
- Move your arms, too.
- Drink 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.







1

### Town Hall

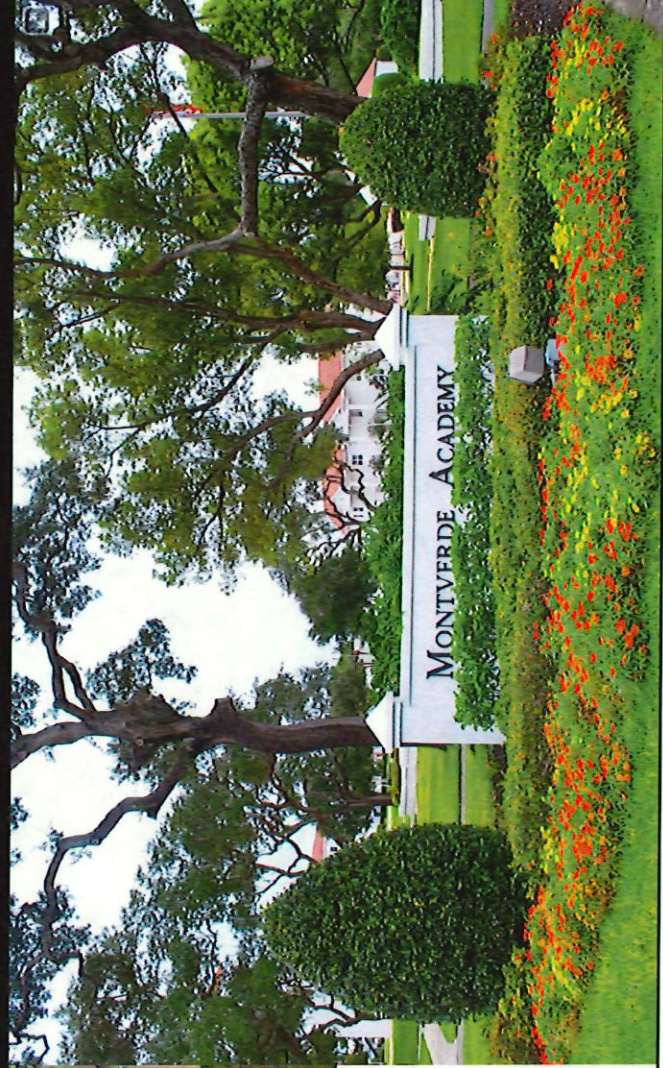
The Town of Montverde was incorporated on May 18th, 1925 with a mayor and five councilmen. These are the same offices the town government has today.



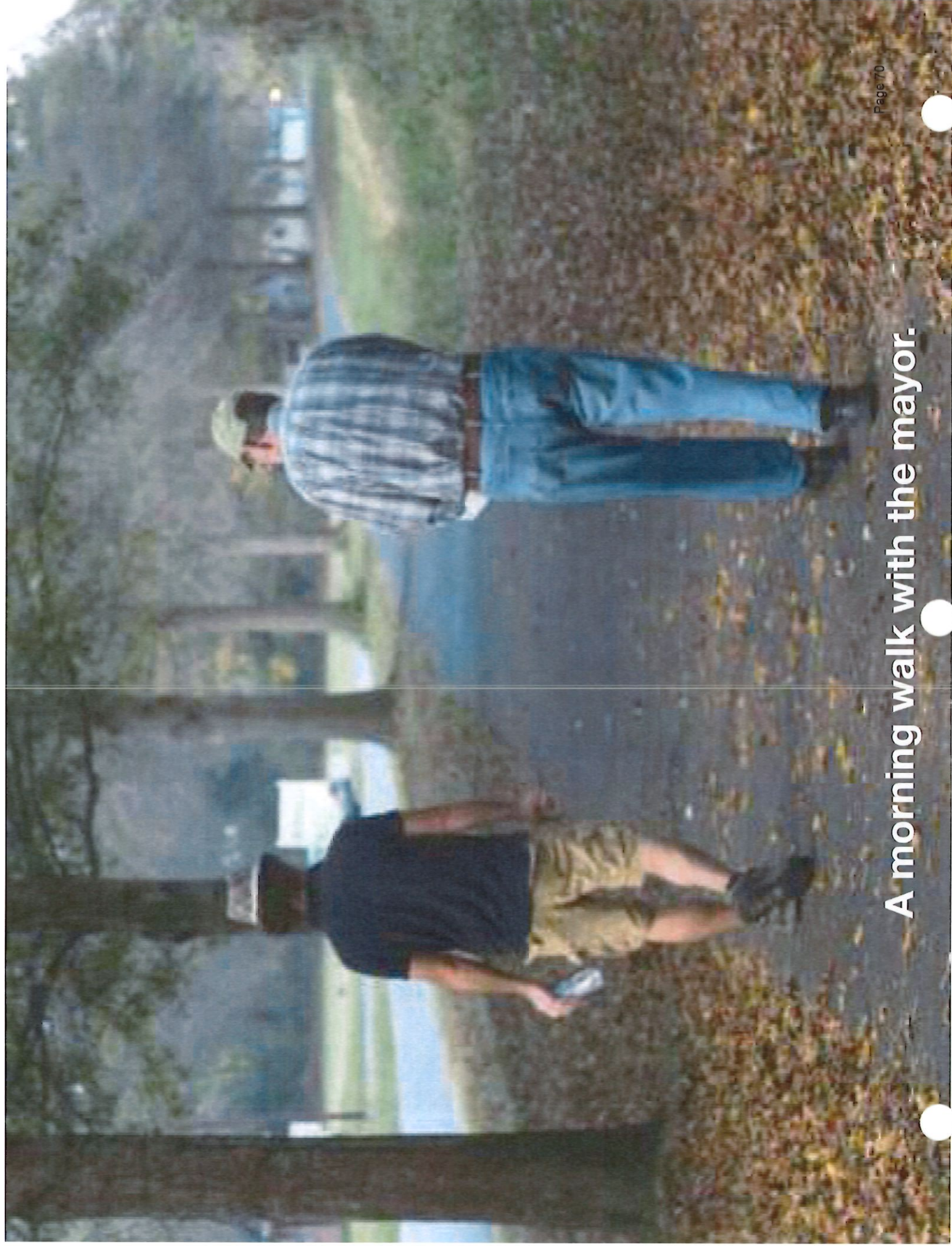
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### Montverde Academy

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.







**A morning walk with the mayor.**



# Acknowledgments & Sources



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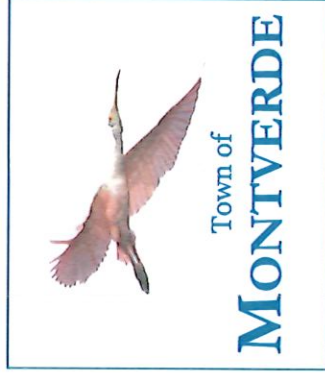
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# MONTVERDE WALKS

*Creating a pedestrian-friendly town*



## **REMINDERS AND ADJOURNMENT**